CITY OF ST AUGUSTINE EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, JUNE 18, 2026 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) May 21, 2026 - Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. Certificate of Appropriateness for a Historic Preservation Ad Valorem Tax Exemption

   a) HP2025-0029
   Justin and Krista Ahmad - Applicant and Owner
   66 Saragossa Street
   To review Part III of a Historic Preservation Ad Valorem Tax Exemption application, to certify the completion of work related to the elevation and exterior and interior rehabilitation of a residential building constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

   b) HP2026-0034
   Moorhouse Construction, LLC - Applicant
   Kelsey Danielle Glover - Owner
   76 Abbott Street
   To review Parts I and II of a Historic Preservation Ad Valorem Tax Exemption application for the proposed rehabilitation of a residential building, constructed c. 1886-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District.

7. Certificate of Appropriateness

a) HP2026-0011
Continued from
March 19, 2026

Duncan Dailey–Applicant
Old City Leasing LLC –Owner
130 St. George Street
To replace the existing storefront with a new storefront system; and, to install a handicap access ramp.

*b) HP2026-0031
Continued from
May 21, 2026
REQUESTING CONTINUANCE TO AUGUST 20, 2026

Tri-State Builders & Remodeling LLC - Applicant
Eric Ryden, Dawn Newton & Megan Hoag - Owners
172 Cordova Street, Units 11 & 12
To construct a new two-story wrap-around deck on the south end of the building visible from the Historic Preservation-One (HP-1) zoning district.

c) HP2026-0038

Don Crichlow - Applicant
Leslie A. Burns - Owner
314 St. George Street
To construct a new addition on the west elevation of the building with associated fenestration changes on the north and west elevations.

8. Opinion of Appropriateness

a) HP2026-0040

Karen Cowart Design Associates, Inc. - Applicant
Presser Properties LLC - Owner
0 Palm Row (PID: 1994200010)
To construct a new 2-story residential structure with associated site and landscape features on a vacant lot within the Historic Preservation-One (HP-1) zoning district.

9. Certificate of Demolition and Partial Demolition

a) HP2026-0039

BCR, Inc. - Applicant
Lynn Marie Shramek - Owner
153 Washington Street
For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including removal and replacement of existing metal panel roofing material with new metal panels of a different design.

b) HP2026-0022
Continued from
April 16, 2026

A & O Builders - Applicant
True Real Estate Investments, LLC - Owner
7 Saragossa Street
For after-the-fact partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District to include wholesale replacement of windows in a different design and fenestration changes. (Following denied application HP2025-0087)

c) HP2026-0037

KRB Construction, LLC - Applicant
SAR 2020 Partners LLC - Owner
7 Aviles Street
To demolish a building, constructed c. 1885-1888, that is recorded in the Florida Master Site File, contributing to the St. Augustine National Register Historic District, and within the Historic Preservation-Two (HP-2) zoning district. (Following emergency demolition, approved by the City Building Official, of structurally unsound portions of the structure).

10. Certificate of Appropriateness – City owned property

*a) HP2026-0032
Continued from
May 21, 2026
REQUESTING CONTINUANCE TO JULY 16, 2026

Verizon Wireless - Applicant
City of St. Augustine - Owner
1 Cordova Street
To install cellular equipment on the exterior of existing parking garage stairwell towers.

11. Planning and Building Staff Communications
    a) Staff Approved Permits Report
12. Other Business
13. Next Scheduled Meeting Date(s):
    a) July 16, 2026 - Regular Meeting
14. 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
May 21, 2026

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, May 21, 2026, in the Alcazar Room at City Hall, St. Augustine, Florida. Linda Potter, Vice-Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:	Linda Potter, Vice-Chairperson Catherine Duncan Gaere MacDonald Michael Blake Paul Weaver
Absent	Brad Beach, Chairperson (Excused)
City Staff:	Julie Courtney, Historic Preservation Officer Candice Seymour, Historic Preservation Planner Isabelle Lopez, City Attorney Michele Fudo, Recording Secretary

2. General Public Comments for Items not on the Agenda

none

3. Approval of Minutes

MOTION

Ms. Duncan MOVED to APPROVE the March 27, 2026 Special Meeting minutes as presented. The motion was SECONDED by Mr. MacDonald.

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

MOTION

Ms. Duncan MOVED to APPROVE the April 16, 2026 minutes with the following change: page five, change architectural to archeological. The motion was SECONDED by Mr. MacDonald.

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

4. Modification and approval of Agenda

Item 6(a) HP2026-0011 130 St. George Street requested a continuance to the June 18, 2026 Regular Meeting.

Item 7.c. HP2026-0022 7 Saragossa Street requested a continuance to the June 18, 2026 Regular Meeting.

MOTION

Ms. Duncan MOVED to APPROVE the Agenda as amended. The motion was SECONDED by Mr. MacDonald and PASSED BY UNANIMOUS VOICE VOTE.

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

5. (a) HP2026-0027 – Tipton Bray – Applicant
Liam and Dorota McDermott – Owner
9 Masters Drive

To demolish a residential building, constructed c. 1910-1917, that is recorded in the Florida Master Site File and not located in a district.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 9 Masters Dive because it is not a local landmark or otherwise designated as a historic building.

Tipton Bray waived his right to a presentation.

Ex Parte Communication:

(None)

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

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

Board Discussion:

There was consensus with the board for approval. The applicant was encouraged to use due diligence to salvage any materials that were historical in nature.

MOTION

Mr. MacDonald MOVED to APPROVE application HP2026-0027 at 9 Masters Drive advising that due diligence should be used regarding the salvaging of any historical materials. The motion was SECONDED by Mr. Weaver.

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

6. Certificates of Appropriateness

6. (a) HP2026-0011 – Duncan Dailey – Applicant
Old City Leasing LLC – Owner
130 St George Street
Continued from March19, 2026

To replace the existing storefront with a new storefront system; and to install a handicap access ramp.

This application requested a continuance to the June 18, 2026, meeting. See item four.

6. (b) HP2026-0028 – 78 Spanish Leasing Agency LLC – Applicant & Owner
78 Spanish Street

To construct a new wood privacy fence.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 78 Spanish Street:

1. APPROVE if the applicant has sufficiently addressed questions related to location and design and the Board finds that the proposed new fence meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design; OR,

CONTINUE the application to allow the applicant time to address outstanding questions related to design and location of the proposed fence.

Joe Tyson reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Scott York, a business owner adjacent to the proposed fence, said he had no issue with the fence being installed.

Public hearing was closed.

The Board discussed:

- This was not an unreasonable request
- The survey was not clear, depicting the location of the fence
- The fence appeared to cover the entire structure
- Verified that there was no fence on the east side of the building
- The style used would be stockade not shadow box
- Gate size would have to fit between the building and the property line and could be square or have an arch
- This was a vernacular building, and the gate should keep with that design
- The concept was fine
- Not enough information, needed to provide the details to the staff for administrative approval
- The board should provide specific directions as to what style of fencing as well as the hardware to be used
- The fence would start at the back, and the gate would be parallel with the back of the house, and the house would not be blocked

MOTION

Mr. MacDonald MOVED to APPROVE application HP2026-0028 78 Spanish Street for the stockade fence to be taken to staff for final approval, on the basis that it runs from the southwest corner of the structure to the southeast corner of the structure, using appropriate hardware for the strapping on the gate. The motion was SECONDED by Mr. Weaver.

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

Ms. Lopez advised the applicant that this was not the final step, and building permits would need to be obtained and approved. She reminded all present that the city would not send emails for processing fees and contact law enforcement directly if one was received.

6. (c) HP2026-0031 – Tri-State Builders & Remodeling LLC – Applicant
Eric Ryden, Dawn Newton & Megan Hoag – Owner
172 Cordova Street, Units 11 & 12

To construct a new two-story wrap-around deck on the south end of the building visible from the Historic Preservation-One (HP-1) zoning district.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can CONTINUE a Certificate of Appropriateness at 172 Cordova Street to allow the applicant time to provide additional details and consider modifications to the proposed deck as recommended by the HARB.

Megan Hoag and Brian Smithco reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Deck seemed too large and changed the visual impact
- The history, construction type, and materials of the building were very important
- Did not think this was appropriate for the second floor
- Pavers on the first floor could work
- The proposed project would hide the building rather than enhance it
- The proposal would add additional deck space and would increase the value; deck would enhance the use of the area

- Try to support the structure independent of the original structure
- Leave original material intact
- Thought that a deck was a modern feature and the concept was incompatible with the historical nature of this building
- A traditional porch would be a better fit
- Needed to present a modified design
- Make the enclosed portion at the end of the building back into a covered porch which it was originally
- Egress to the deck would have to be through a door and that would change the appearance of the building as windows would have to be removed
- Crawl space access would not be impeded with the addition of the concrete slab
- Wrapping the porch around the corner of the building would change the mass of the building
- Placing a deck on one side and not the other would make the building appear unbalanced
- Suggested extending the porch from the existing covered porch, and adding doors for access
- This would keep the addition compatible with the original structure
- Confirmed that there was an HOA in place
- Suggested continuance to get a new design before the board
- Recommended not using a concrete foundation
- Any details that were going to match existing should be shown in the drawings
- Show the mechanism that would attach the proposed structure to the wall

MOTION

Mr. Weaver MOVED to CONTINUE application HP2026-0031 172 Cordova Units 11 & 12 to the June 18, 2026 HARB meeting. The motion was SECONDED by Mr. MacDonald.

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

7. Certificates of Demolition

7. (a) HP2026-0033 – Les Thomas, Architect – Applicant
Francie Rubin and Margot Bradely – Owner
30A Bay View Drive

Mr. MacDonald recused himself from this item because of personal involvement in the project.[1]

To demolish a detached garage structure, constructed c. 1953, that is not recorded in the Florida Master Site File but is contributing to the Fullerwood Park Residential National Register District.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for Partial Demolition at 30A Bay View Drive if the Board finds:

1 The Condition Assessment Report provided by the applicant is sufficient to justify demolition of the contributing garage structure; AND

2 The replacement structure meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

[1] Recusal form attached to original minutes

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

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

The Board discussed:

Mr. Weaver explained that he had participated in the national register district project in both 1980 and the early 2000's. He pointed out that this was an ancillary structure and was not contemporaneous with the main structure that was built in the 1920's. He did not think that there was a reason to maintain this building and that demolition was okay.

Ms. Duncan thought this proposal was fine except for the garage door, she said it was not appropriate and suggested a more historic look would be better

Mr. Blake commended the applicant for maintaining the originality of the building

Mr. Weaver suggested that the door selection could be reviewed by staff
Ms. Potter asked for an explanation of how the roots of the oak tree would be protected.

Mr. Thomas said that the roots of the tree would be protected by sand for support prior to any pavers, etc. being placed in the area.

MOTION

Mr. Weaver MOVED to APPROVE application HP2026-0033 30A Bay View Drive to approve conditionally the design of the replacement garage based on the redesign of the doors with further condition that a record be provided to the staff. The motion was SECONDED by Ms. Duncan.

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

7. (b) HP2026-0006 – Sarah Ryan Architect, LLC – Applicant
Clifton and Rachel Miller – Owner
68 Oneida Street
Continued from February 19, 2026

For partial demolition of a residential building, constructed c. 1871-1885, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, for work related to building elevation and rehabilitation, including modifications to the foundation and enclosed front porch, and removal and replacement of rear additions.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can CONTINUE a Certificate of Demolition for Partial Demolition at 68 Oneida Street to allow the applicant time to modify the mass and scale of the proposed rear addition in keeping with the Secretary of the Interior's Standards and AGHP recommendations.

Sarah Ryan and Rachel Miller reviewed the application.

Ex Parte Communication:

(None)

34 certified notices were sent, 8 were returned in favor, 0 were returned opposed and 0 had comments.

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

The Board discussed:

- Verified that the plate height of the existing house was less than eight feet
- The proposed first floor would be nine feet as well as some parts of the second floor

- The long dormer seemed forced and thought that individual dormers would look better
- Confirmed that the replacement windows would be two over two
- Opening the front porch and adding the turned posts was commendable
- Understood the parking challenges; however, wanted to save as much of the retaining wall as possible
- The hyphen between the old and new portions was important
- Different siding would also help to read the new portion as an addition, novelty siding was not a requirement
- The windows would have separate planes and look historic
- Double hung in the rear and some casements
- Muntins would be on the inside and outside of the window
- Thought that the dormer made more of the addition visible, a gable end roof seemed more appropriate
- Suggested that the pitch on the original building should be matched in the addition
- The retaining wall structure gave the building a unique look, rebuilding it in some way would maintain that look for the building

MOTION

Mr. Blake MOVED to APPROVE application HP2026-0006 for the partial demolition at 68 Oneida Street with the following condition: remove the dormer and raise the plate height as required to have a usable second floor with a simplified roof design to match the roof pitch to the gable on the existing structure; any portion of the wall that was removed, the cap would be salvaged. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Blake, Weaver, MacDonald, Duncan, Potter
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

7. (c) HP2026-0022 – A&O Builders – Applicant
True Real Estate Investments, LLC – Owner
7 Saragossa Street
Continued from April 16, 2026

For after-the-fact partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District to include wholesale replacement of windows in a different design and fenestration changes. (Following denied application HP2025-0087)

This item requested a continuance to the June 18, 2026 meeting. See item four.

8. Certificates of Appropriateness-City Owned Property

8. (a) HP2026-0032 – Verizon Wireless – Applicant
City of St. Augustine – Owner
1 Cordova Street

To install cellular equipment on the exterior of existing parking garage stairwell towers.

Staff does not make recommendations for projects on city property. The HARB must make a determination based upon evidence provided and relevant codes and guidelines.

Chris Milnes, Tom Beck and Courtney Barnhart reviewed the application.

Mr. Weaver asked for a more specific description of the location of the antennas

[2] Break 3:00pm – 3:14pm

and confirmed that they would be outside of the turrets on the side of the building.

Mr. Blake asked if the placement was changed, how effective the coverage would be in the area.

Mr. Milnes advised that the placement had been designed to allow for maximum coverage and moving the antennas would place obstructions in the path of the signal.

Ms. Duncan said the relocation would place the antennas in an area that was not visible from the street.

Mr. Blake confirmed that direct line of sight was necessary for full function of the antennas.

A discussion continued regarding the placement of the antennas to be more aesthetic in nature.

Ex Parte Communication:

(None)

Public hearing was opened.

Scott York said because of his business, he spends a lot of time at the VIC and he said that unreliable cell service directly impacts his business. He thought that the proposed sites for the antennas would not be visible and the concept was getting in the way of the decision to make the coverage accessible to all.

Public hearing was closed.

Tom Beck provided his rebuttal stating that the temporary installation of a tower was a large expense to the phone company, and he explained the difference between coverage and access.

The Board discussed:

Ms. Duncan advised the applicant that the purpose of the HARB was to find ways to add technology to the area in an appropriate way to preserve the historical nature of the area.

Mr. MacDonald said the towers were what would block the transmission of the antenna. He suggested placing the antennas between the towers on the parapet wall, that was blocked from view by a roof structure. He asked if the cables could be placed inside the parapet wall, thus making them invisible to the public from below.

Mr. Blake agreed that getting the mounted antennas off a defining feature of the building was a preferred option.

Mr. Weaver requested a mock-up to get a better picture of the plans.

Mr. Blake suggested moving the generator area to a new spot, and within the parapet wall to use discretion when placing the electrical equipment to minimize exposure.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2026-0032 1 Cordova Street to the June 18, 2026 meeting. The motion was SECONDED by Mr. MacDonald.

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

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

10. (a) May is Preservation Month! Celebrate St. Augustine's rich and unique

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history and cultural resources with these activities:

St. Augustine History Festival: May 6-10, 2026:

See details for this year's lineup of special events, lectures, and tours at www.staugustinehistoryfestival.com

Special Proclamation Reading at the May 11, 2026, City Commission Meeting

Highlighting this year's National Trust for Historic Preservation theme "All People are Created Equal" to mark the 250th anniversary of the Declaration of Independence

Preserve Florida 2026 –
Florida Trust for Historic Preservation Conference: May 14 – 15, 2026 in St. Petersburg Fl: Optional pre and post-conference events on May 13 and May 16 (Details at: www.floridatrust.org/our-work/preserve-florida-2026/)

Ms. Courtney advised that Mr. Weaver had been recognized for the Individual Distinguished Service Award at the Preserve Florida 2026 Conference. She said that there were four other award winners from St. Augustine at the conference

St. Augustine's America 250th Special Events: www.america250staugfl.org/

11. Next Scheduled Meeting Date(s)

11.(a) June 18, 2026 – Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 4:36 P.M.[3]

Linda Potter, Vice-Chairperson

[3] Transcribed by Michele Fudo

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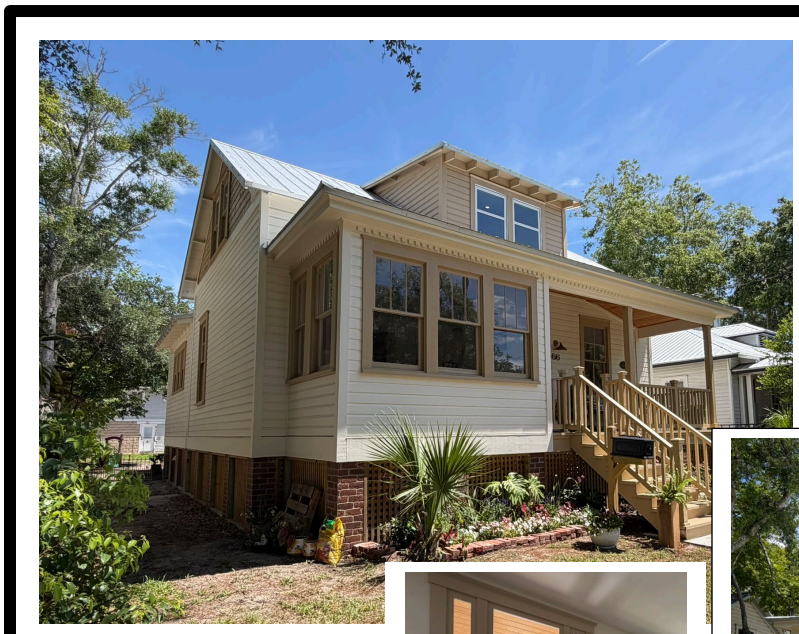
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2026 Meeting





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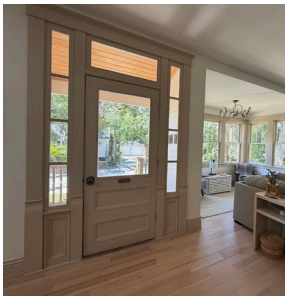



Application: HP2025-0029 Address: 66 Saragossa Street

Applicant & Property Owner: Justin and Krista Ahmad

Project description: To review Part III of a Historic Preservation Ad Valorem Tax Exemption application, to certify the completion of work related to the elevation and exterior and interior rehabilitation of a residential building constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02129
National Register:	Model Land Company NRHD: Contributing	Construction date:	c. 1904-1910
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	2036400000		
Agenda Item:	6(a)	Previous Action(s):	COD HP2024-0027 (Denied)

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application is to review Part III of an Ad Valorem Tax exemption (AVT) application and certify the completed interior and exterior rehabilitation work. If approved, exterior and interior alterations to real property are eligible for inclusion to the real property valuation for the tax exemption.
2. Located on the north side of Saragossa Street on the block between Riberia Street and N. Ponce de Leon Boulevard, this 1-1/2 story Frame Vernacular Residence was constructed between 1904 and 1910. The 1910 Sanborn Map labels the building as 64 Saragossa Street. A completed project scope and additional context on the architecture and building is provided on page 5 of this report.
3. At the April 17, 2025 meeting, the HARB found that the structure qualifies for the AVT application process since it is a contributing property to the Model Land Company National Register Historic District and determined that the proposed rehabilitation work is consistent with the Secretary of Interior's Standards for Rehabilitation (summarized on pages 3-4. 7-9), which fulfills the requirements of Part I and II.
4. For Part III, the HARB is to review the completed improvements to the property and make a final determination that they are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and to certify the requirements for a historic preservation ad valorem tax exemption have been met.
5. The HARB then recommends that the City Commission grant or deny the exemption from ad valorem taxes levied by the City on 100% of the assessed value of the improvement for 10 years. Subsequently, St. Johns County's Board of Commissioners can hear the application to consider the ad valorem tax exemption for the County's property taxes.
6. The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less, and at least 25% of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure. **Both improvement valuation requirements have been met as is indicated below:**
7. **HOUSE VALUATION / PROJECT INVESTMENT**
   - **Value of building per SJCPA (2026): $130,997 / (2024): $130,693**
   - **Taxable Value per SJCPA (2026): $241,595 / (2024): $274,562**
   - **Value of Completed Project: $695,844.67 (for the stabilization/rehabilitation of the historic portion of the house)**
   - Total Project Cost (with addition): $854,324.67

   (More than 26% of the project costs were for the exterior building envelope or foundation, meeting the minimum thresholds for an AVT.)
8. While more historic/existing materials needed to be replaced than was originally estimated, communication with staff of the true conditions and documentation of the deteriorated exterior and interior was provided. As noted in the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines, "latitude is given to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions."

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

SOIS In Relation to the Completed Scope of Work Outlined on Page 5 and the Application Packet:

1. **Compatible New Use: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.:** The use of the property did not change from a single-family residential building, resulting in minimal changes to the existing building overall.
2. **Retention of Distinguishing Architectural Character: The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.:** The exterior design of the original structure and use of exterior materials largely remained intact. The historic wood windows were restored. Cedar shakes under the gables were retained. Part II of the application photos and the previous Certificate of Demolition application heard in 2024, with the accompanying engineer's report, indicated extensive deterioration to the house. This included the need for a completely new foundation and structural system, with the original framing sistered with new. Wood elements, such as the novelty siding, moldings, and rafter tails, were found to be too brittle and deteriorated to reuse, so were replaced with matching or compatible replacements. For example, the dentil molding above the front porch was replaced with custom wood dentil molding. A 5v crimp metal roof with a galvalume finish replaced the existing tin shingle roof. Some of the materials that were removed were reused on other areas of the house, such as the bricks from the remnant chimney being used to face the new foundation piers and as planting bed borders. Previously altered by different additions, the interior floorplan did not dramatically change from the existing. Some of the bigger changes are the new location of the stair and 1st floor bathroom, reconfiguration of the hall and 2nd bedroom, and finishing and dividing the spaces of the 2nd floor attic type space.
3. **Recognition of Historic Period: Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.:**
   With the elevation of the house, the later gabled roof front porch added to the enclosed front porch and entrance was removed. As was approved with an amendment to the Part II, the enclosed front porch was opened and the original front door returned to its use as the entrance to the house. Other elements that existed or were missing on the house were largely replaced with matching materials or compatible features.
4. **Retention of Significant Later Alterations and Additions: Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved.:** As noted above, the front façade was returned closer to its historic appearance with the enclosed front porch opened up and the insignificant later porch addition replaced by a taller set of steps added to service the new building height. The gable dormer had to be rebuilt to accommodate the new framing required, so the paired windows in the dormer had to slightly decrease in overall height, as was also reviewed with the amendment at the May 2025 HARB meeting. Because of the deterioration and instability of the rear kitchen wing, a portion had to be rebuilt, but the design and scale were preserved. Some additional small changes to the floorplan were made to the building plans reviewed under Part II, including shifting the stair to the front corner of the home.
5. **Sensitive Treatment of Distinctive Features and Craftsmanship: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.:** Existing exterior features and finishes that could be retained and selectively repaired or replaced include the 3/1 wood windows with weights being rehung, cedar shakes under the gables, the historic front door with transom and sidelights, most of the existing framing, which was sistered with new lumber, and most of the roof rafters and decking.
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence: Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.:** The wood siding, rafter tails, and dentil molding on the exterior, the foundation members, and most of the interior elements had to be replaced with

SOIS In Relation to the Proposed Scope of Work Outlined on Page 5 / Application Packet (continued):

new material due to its deteriorated state or added since it had already been removed/gutted, as was documented in Part II and the amendment. Matching materials to the existing were used on the exterior, while compatible finishes and fixtures were used for the insignificant or missing interior elements. Engineered White Oak and tile (in all bathrooms) flooring was installed, with carpet on the second floor, and new interior doors throughout the interior. New cabinets and fixtures were installed in the kitchen and bathrooms. All electrical, plumbing, and mechanical systems were replaced.

7. **Cleaning with the Gentlest Possible Method: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.:** No chemical or physical treatments were undertaken.
8. **Protection and Preservation of Significant Archaeological Resources: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.:** The property is not located within an Archaeological Zone.
9. **Compatible Contemporary Design for New Alterations and Additions: New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.:** As was indicated on plans reviewed with Part II of the application, a rear porch deck and 1-story inset rear addition with an ensuite master bedroom/bathroom was added using a board and batten exterior finish, 1/1 or horizontal windows, and exposed cement block piers that differentiated between the newly added spaces and the historic house. The rear corner of the kitchen wing was severely unstable so was rebuilt to the same dimensions and preserved the exterior design. Due to the significantly deteriorated state of the residential building or missing/gutted conditions, replacements included the roof finish materials, exterior wood siding, trim, dentil molding, rafter tails, interior finishes, flooring, doors, and fixtures. Compatible materials were selected. New framing was required throughout and was sistered to the existing framing. Based on the previous 2024 structural report provided with the Certificate of Demolition application, extensive foundation repair and addressing the mostly deficient structural systems was deemed necessary and had already begun at the time of the Part II review.
10. **Reversibility of New Alterations and Additions: New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.:** Much of the historic materials that were proposed to be retained and repaired as needed, such as the siding, dentil molding, and rafter tails were found to be too deteriorated to repair as work progressed. However, matching or compatible materials in style, texture, dimensions were used. Newer materials for the interior such as engineered hardwood and carpet (on the 2nd floor) are reversible. The 1-story inset addition and back porch that were constructed at the rear of the 2-story historic house are subservient to the main structure, are not visible from Saragossa Street, and do not alter the historic front portion of the house.

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds that the HARB can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS for the Historic Preservation Ad Valorem Tax Exemption for 66 Saragossa Street and RECOMMEND to the City Commission, who grants the exemption, with the following findings**:

1. The completion of work to the exterior and interior to the c. 1904-1910 building, which is a qualifying property because it contributes to the Model Land Company National Register Historic District, complies or is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
2. The proposed work meets the criteria established by the Department of State (see last document of attachments).

Julie Courtney
Julie Courtney, Historic Preservation Officer

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

1. The existing 2-story building before work began featured side gable metal shingle roof, a central dormer, a hip roofed enclosed front porch with exposed rafter tails and dentil molding under the eave, a covered entry with decorative iron supports, novelty wood siding, 3/1 and other divided double-hung wood windows, and a brick chimney on the west elevation had been partially dismantled with the stack removed. The house rested on brick piers before it was elevated.
2. A Certificate of Demolition (COD) application for full demolition included structural engineer reports which indicated extensive structural damage in the home. A home inspection report, also provided by the previous applicant (a home builder company on behalf of the now current owners), detailed exterior and interior structural and electrical concerns with detailed photographs. The HARB heard and continued the application at the June 20, 2024 meeting to allow the applicant time to provide additional information, including factoring the cost-savings of potential variances to the building and flood codes for historic structures and the Ad Valorem Tax Exemption Program into the calculations for rehabilitation costs. At the July 2024 HARB meeting, the COD applicant provided additional economic hardship documentation, along with an Elevation Certificate indicating that the building is below the 8-foot finished floor elevation requirement for new construction and substantial improvements. Because the structure contributes to a National Register District, it was noted that a variance could be sought for elevation of this building. The COD application was denied by the HARB.

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

Completed to Exterior and Interior of Existing Building:

Exterior:

- House was elevated ~ 2' (front porch and west elevation's remnant of chimney base was removed at that time) before Part II's review
- New concrete pier foundation system, sill beams, and other structural members replaced the older piers
- Elements proposed to be replaced in a different design/material:
  - Tin shingle roofing material replaced with 5v crimp metal panel roof material
  - Front porch's scrolled decorative metal columns (ended up being permanently removed and the previously enclosed front porch opened/restored)
- Elements rebuilt / replaced – keeping same or compatible design/scale/type of material
  - Areas of structurally insufficient framing and floor joists throughout the house
  - Front dormer on the roof with new wooden members with slightly shorter window opening to accommodate updated framing and insulation, as approved with amendment*
  - Northwest corner of rear (kitchen) wing had to be rebuilt due to extensive deterioration. Window openings preserved.
  - Wood novelty siding, trim, dentil molding, rafter tails
  - Previously existing gable roof entry porch at doorway removed for elevation and replaced with higher flight of wood steps and rails leading to opened up previously enclosed front porch and original door entry
- All 3/1 historic wood windows were restored, with weights restrung, except paired windows in modified dormer*

Interior:

- New/replacement cabinets and fixtures for the kitchens and bathrooms, and new electrical, plumbing, and mechanical systems.
- New ceiling, walls, and flooring (engineered white oak, tile, and carpet on 2nd story) to cover existing or replace areas where it had been previously gutted and continued throughout the interior
- **Minimal 1st floor reconfigurations of historic house portion:** Some partition walls were removed, a bathroom was located in the area of an existing bedroom and a hall put in its place, while the existing staircase area became pantry, hall, laundry/utility closets. Additional reconfigurations were done to proposed floorplans reviewed with Part II and amendment, with a half bath added in the area of the linen closet, a full bathroom connected to the 2nd bedroom on the main level, small changes to the first floor hall, and the kitchen layout returned closer to the previously existing.
- 2nd floor reconfigurations: The mostly unfinished attic space under the roof line was finished and additional walls were added to create an open bedroom / home office / craft area, bathroom, and storage spaces.

Additions:

- 1-story rear wing addition inset from historic house with master bedroom, bathroom, and closet, and rear back porch

Site / Site Features

No major modifications or alterations to the site: sidewalk to front porch, plantings were added around house, and grass seed has been planted

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Frame Vernacular

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

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

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

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

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

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

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

Historic Preservation Property Tax Exemption

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

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

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

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

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

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

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

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

Secretary of the Interior's Standards for Rehabilitation

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

Secretary of the Interior's Standards for Rehabilitation: Guidelines

Choosing Rehabilitation as a Treatment

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

Identify, Retain, and Preserve Historic Materials and Features

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

Protect and Maintain Historic Materials and Features

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

Repair Historic Materials and Features

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

Replace Deteriorated Historic Materials and Features

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

Design for the Replacement of Missing Historic Features

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

Alterations/Additions for the New Use

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

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

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

City of St. Augustine Code of Ordinances

Sec. 2-381. - Title.

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

Sec. 2-382. - Intent.

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

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

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

Sec. 2-383. - Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 2-384. - Exemption.

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

Sec. 2-385. - Exemption period.

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

Sec. 2-386. - Procedures.

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

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

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

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

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

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

Sec. 2-387. - Evaluation of improvements.

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

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

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

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

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

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

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

Sec. 2-388. - Appeals.

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

Sec. 2-389. - Commencement of work.

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

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

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

Sec. 2-391. - Covenant.

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs: June 2026, 2025, 2024
2. Florida Master Site File
3. Model Land National Register Historic District: National Register Nomination Contributing sheet
4. Sanborn Maps
5. Polk City Directory Research
6. Order from July 2024 HARB hearing to deny the full demolition proposed in the Certificate of Demolition application
7. State Statutes for the Tax Exemption for Historic Properties

STAFF PHOTOGRAPHS
66 Saragossa Street – June 2026



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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026







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66 Saragossa Street – June 2026



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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026







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66 Saragossa Street – June 2026





Returned enclosed porch to open front porch







STAFF PHOTOGRAPHS
66 Saragossa Street – June 2026
Restored front doorway entrance and historic mail slot

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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026





Salvaged bricks from dismantled chimney

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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026







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66 Saragossa Street – June 2026







Rear Elevation with new 1-story addition and back porch

STAFF PHOTOGRAPHS
66 Saragossa Street – June 2026







Rear Elevation with new 1-story addition and back porch

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66 Saragossa Street – June 2026





New rear porch

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66 Saragossa Street – June 2026





Rear Elevation with new 1-story addition and back porch

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66 Saragossa Street – June 2026



Rear Elevation
with new 1-story addition



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66 Saragossa Street – June 2026







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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026





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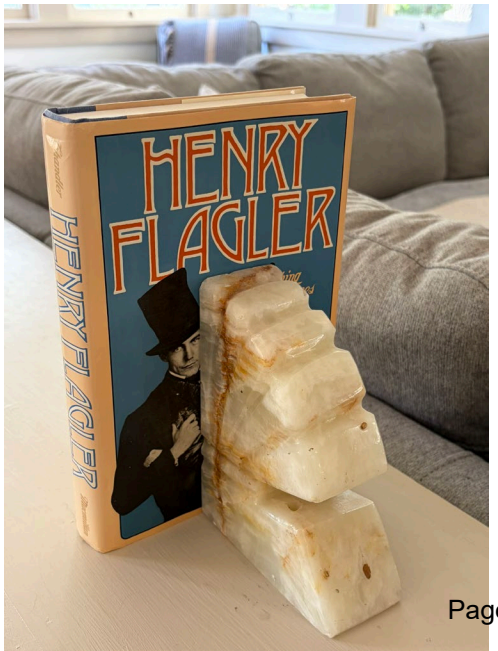
66 Saragossa Street – June 2026







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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026







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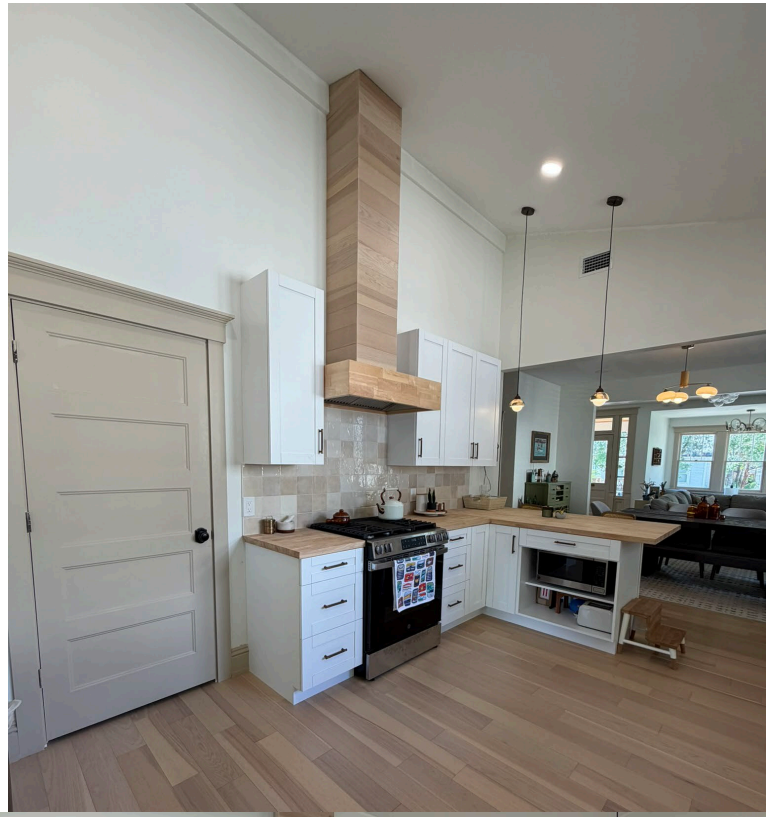
66 Saragossa Street – June 2026







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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026





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66 Saragossa Street – June 2026
Magazines found in attic







STAFF PHOTOGRAPHS
66 Saragossa Street – June 2026
Wallpaper found on historic interior's walls





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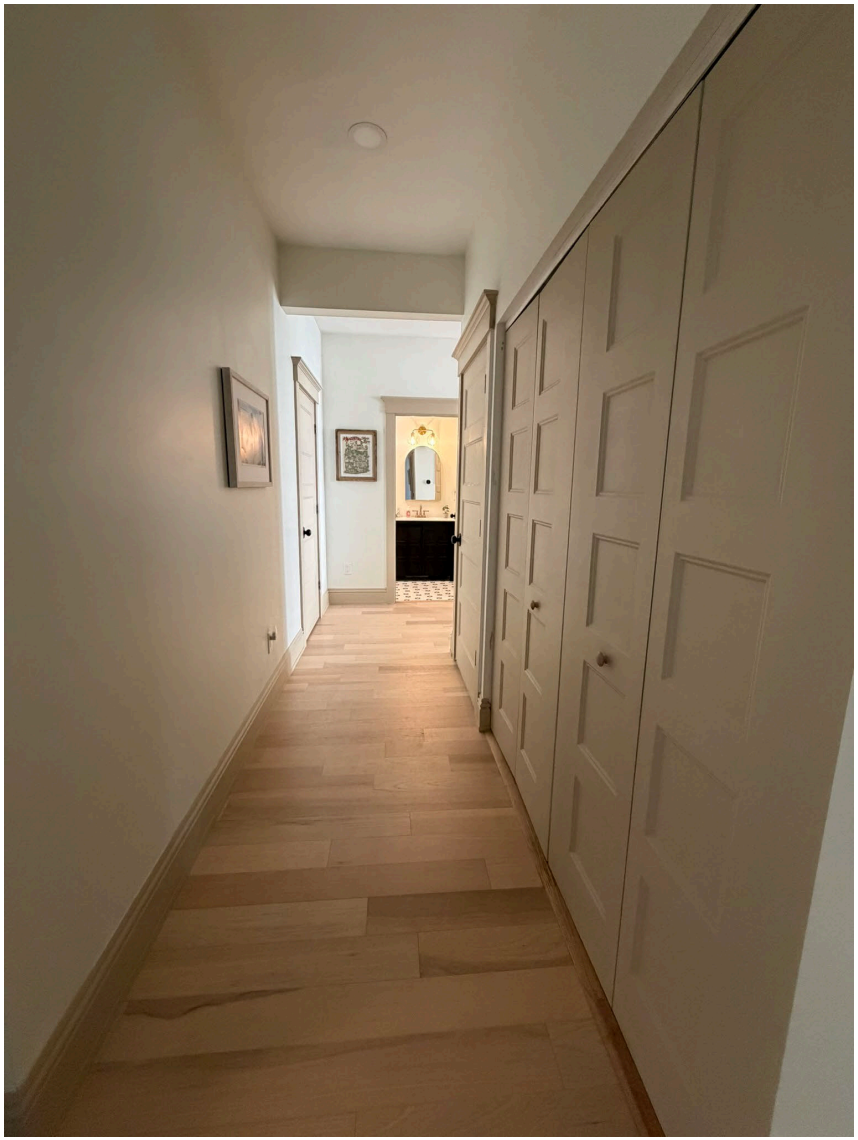
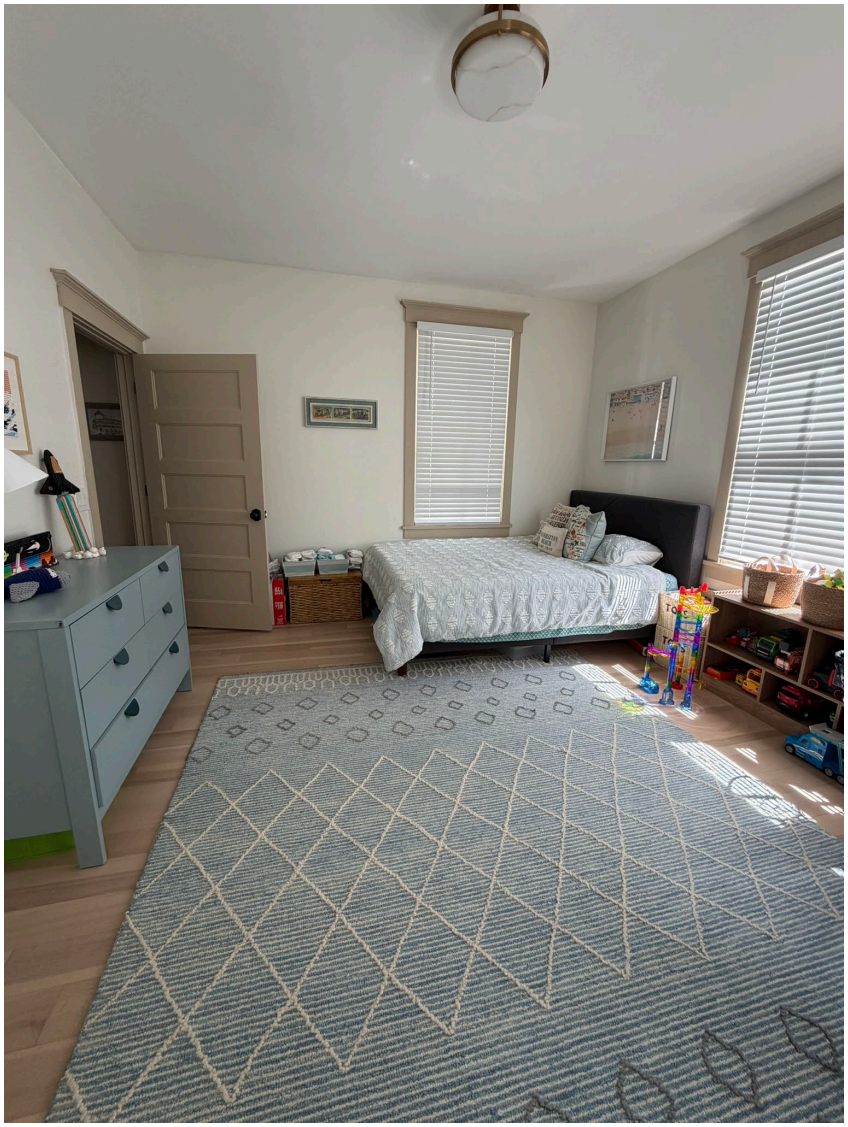
66 Saragossa Street – June 2026





STAFF PHOTOGRAPHS
66 Saragossa Street – June 2026









STAFF PHOTOGRAPHS
66 Saragossa Street – June 2026
NEW ADDITION SPACE





STAFF PHOTOGRAPHS
66 Saragossa Street – June 2026
Relocated/New stair to 2nd Floor





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66 Saragossa Street – June 2026
Relocated stair to 2nd Floor







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66 Saragossa Street – June 2026
Relocated stair to 2nd Floor



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66 Saragossa Street – June 2026
2nd Floor

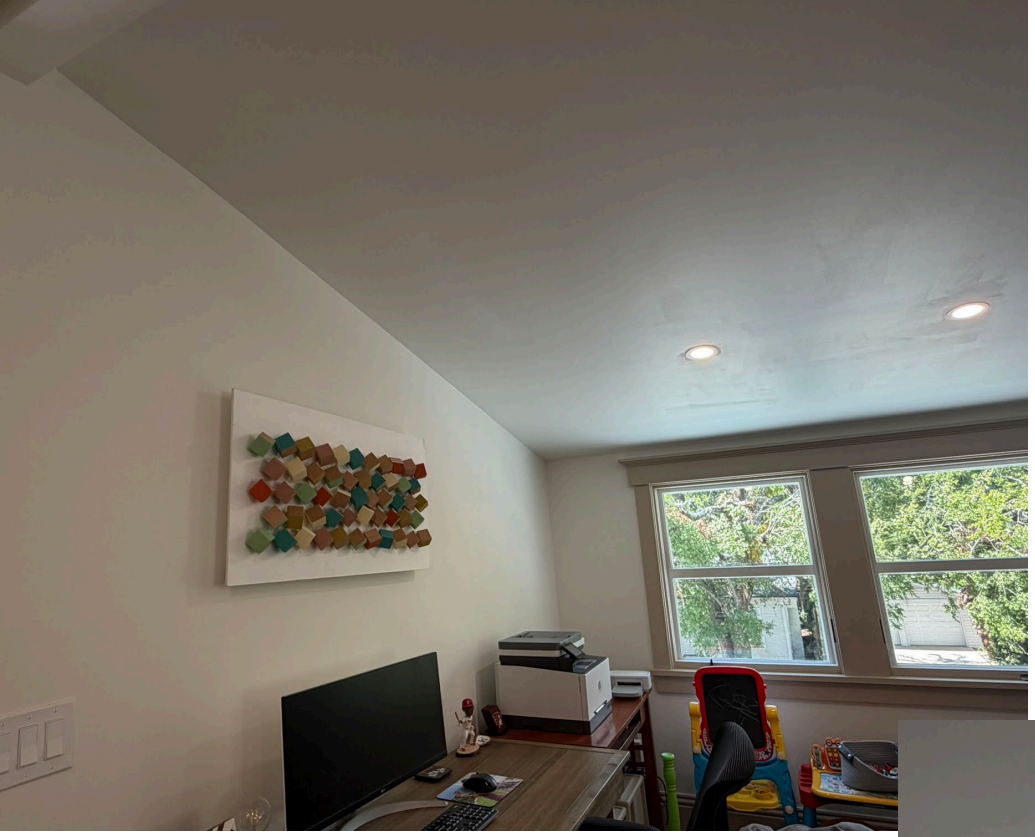




STAFF PHOTOGRAPHS
66 Saragossa Street – June 2026
2nd Floor







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66 Saragossa Street – June 2026
2nd Floor



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66 Saragossa Street – June 2026
2nd Floor





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66 Saragossa Street – June 2026
2nd Floor





2025
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66 Saragossa Street



Front Facade / South Elevation

2025
STAFF PHOTOGRAPHS
66 Saragossa Street



Front Facade / Southwest Elevations

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66 Saragossa Street







West Elevation

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66 Saragossa Street





Front Facade / Southeast Elevations

2025
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66 Saragossa Street





East Elevation

2025
STAFF PHOTOGRAPHS
66 Saragossa Street



Rear / North Elevation

2025 STAFF PHOTOGRAPHS
66 Saragossa Street
Enclosed Front Porch with original doorway intersected by enclosure





2025
STAFF PHOTOGRAPHS
66 Saragossa Street





2025
STAFF PHOTOGRAPHS
66 Saragossa Street





2025
STAFF PHOTOGRAPHS
66 Saragossa Street





2025
STAFF PHOTOGRAPHS
66 Saragossa Street





2025
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66 Saragossa Street



Kitchen (northwest corner) that will have lower framing members removed and replaced





2025
STAFF PHOTOGRAPHS
66 Saragossa Street
2nd Floor / Attic





Received 05/20/2024
Planning and Building Department



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66 Saragossa Street



Southwest Elevation

2024
STAFF PHOTOGRAPHS
66 Saragossa Street



East Elevation

2024
STAFF PHOTOGRAPHS
66 Saragossa Street



North (rear) Elevation

2024
STAFF PHOTOGRAPHS
66 Saragossa Street





Interior

2024
STAFF PHOTOGRAPHS
66 Saragossa Street





Interior

2024
STAFF PHOTOGRAPHS
66 Saragossa Street





Interior

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ2129 1009==

Site Name: 66 Saragossa Street 830== Survey Date: 7807 820==

Address: 66 Saragossa Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) A (block) 8 (lot) 868==

868==

Owner of Site: Name: Wolfe, Guy B. & Lillian S.;

Address: 66 Satagossa Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RG1

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

UTM: 17 (zone) 469120 (easting) 3307056 (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==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Drop siding with cornerboards, wood shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 3/1, 4/2 942==

Foundation: Brick piers with lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch, gable hood, shed dormer 942==

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

Chimney Location: End exterior front slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, novelty shingles 882==

Ornament Exterior: Dentil mouldings, ornamental ironwork 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Railroads

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Frame Vernacular residence at 66 Saragossa Street was constructed between 1904 and 1910. Significant details include dentil mouldings and ornamental ironwork. A one-story enclosed porch extends from the front.

The western section of the Model Land Company has some Victorian and early 20th century homes along Orange, Carrera and Valencia Streets and some larger buildings connected with the railroad and tourist trade. But the bulk of the houses here were part of a World War I period tract development by the Model Land Company that provided modest homes on small lots, many of them occupied by people employed by the railroad and fishing industry. These tract homes are generally one-story and owe their influence to the Bungalow style popular at the time. The railroad yards and repair shops that originally formed the western boundary of this neighborhood have been removed, and replaced by US 1. This has resulted in traffic, commercial development, and zoning problems that threaten the western end of this area.

HISTORY

The westernmost section of the Model Land Company Subdivision was nothing but marshes of the San Sebastian River until Henry Flagler reclaimed the land in the mid-1880's in order to expand his recently acquired landholdings to the east. In recognition of the Spanish heritage of the old city, Flagler named most streets in the subdivision after cities in Spain. A railroad station and park, the steam laundry for the Flagler hotels, a hotel, a baseball stadium (located between Saragossa and Carrera Streets), and tract housing along Orange and Carrera Streets for employees of his local enterprises were the first buildings and sites developed in this area. Widespread residential housing did not commence until Flagler conveyed title to the Model Land Company in 1903, and residences were constructed in the next twenty years primarily for workers of the newly-established adjacent railroad offices. Lot sales were maximized in this section of the subdivision by dividing the original larger blocks with Lemon, Almeria, and Oviedo Streets. The dualization of US 1 in the 1950's encroached considerably on the western fringes of this area.(1)

This house at 66 Saragossa Street was once the residence of Emily C. Vanaman, widow of Clayton D. Vanaman, Master Mechanic and Engineer for the Florida

(over)

V. BIBLIOGRAPHY

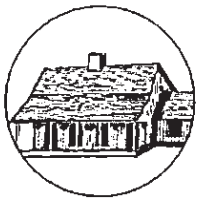
1. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

2. St. Augustine City Directory, 1930, 1937.

East Coast Railway Company.(2)



☐ Original
☒ Update



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

Site#8 SJ02129
Field Date 10-8-2020
Form Date 12-21-2020
Recorder # MAP

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) 66 Saragossa Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	66		Saragossa	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2036400000 — Landgrant _____
Subdivision Name Model Land Company — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1910 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1910 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature: dormer windows, chimney
Additions: ☐yes ☐no ☒unknown Date: _____ Nature: _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Rectangular — Number of Stories: 2
Exterior Fabric(s): 1. Drop siding 2. Wood/Plywood 3. _____
Roof Type(s): 1. Gable 2. _____ 3. shed dormer
Roof Material(s): 1. Metal shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension 2. gable extension
Windows (types, materials, etc.)
paired and grouped 3/1 wood sash windows, 1/1 metal windows

Distinguishing Architectural Features (exterior or interior ornaments)
horizontal wood siding, side facing gable roof, exposed rafter tails, enclosed porch w denticulated cornice under hip extension, removed brick chimney

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
walkway, 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. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site #8 SJ02129

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. Brick 2. _____

Main Entrance (stylistic details)

centrally located entry w multi light, behind porch door, under gable extension

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

enclosed porch under hip extension, gable extension over masonry steps, concrete block knee wall, decorative iron supports

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

Narrative Description of Resource

This 1910 Frame Vernacular style building is 2 stories with Drop siding exterior and a Gable roof. It appears to be in fair condition.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

This building has retained its historic massing and materials, and contributes to the district. There are no known significant architectural associations or features and as such it is not individually eligible.

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

1. Architecture 3. _____ 5. _____

2. Community planning & developm 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.

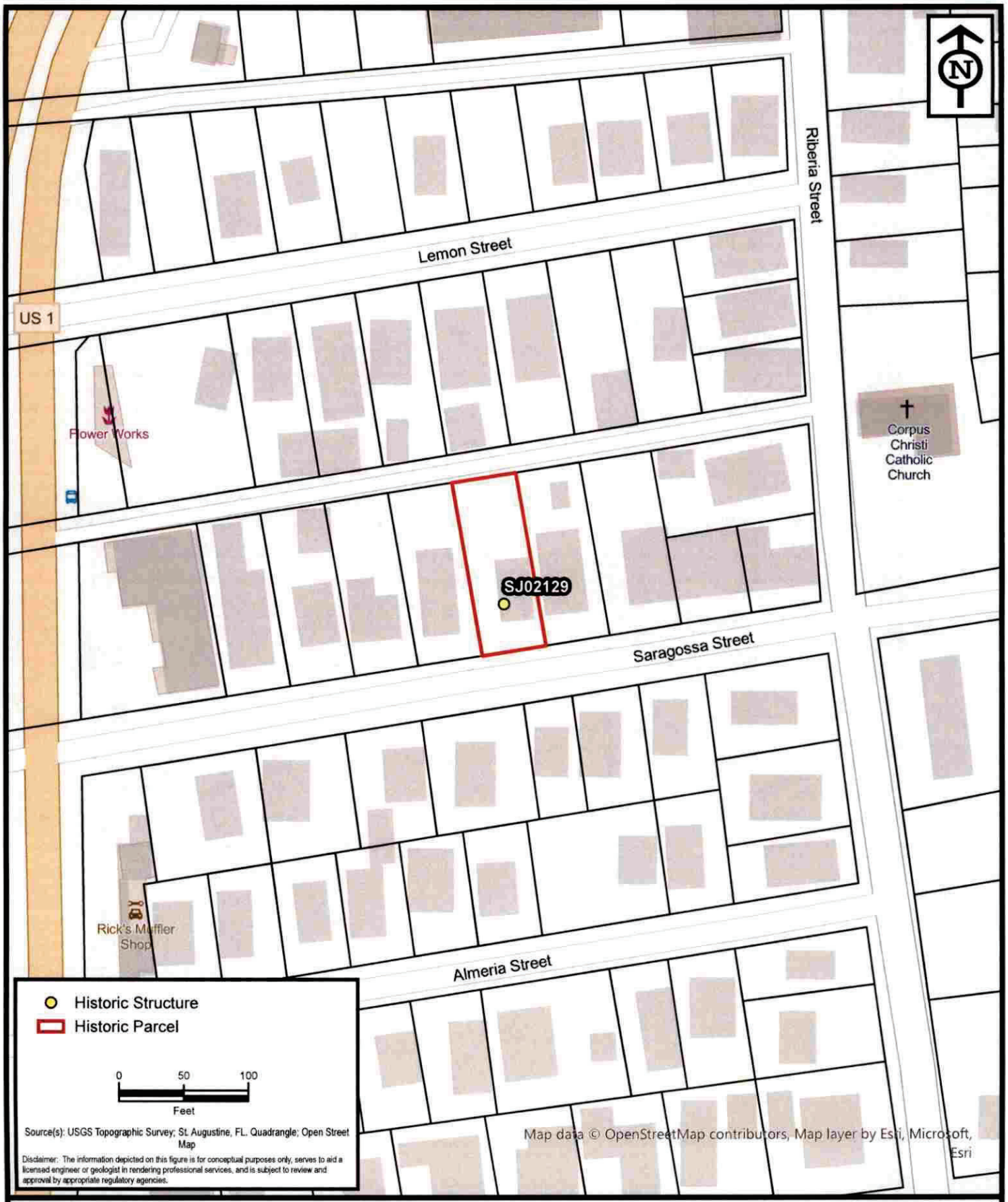
Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/:
(address / phone / fax / e-mail)

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 - SJ02129

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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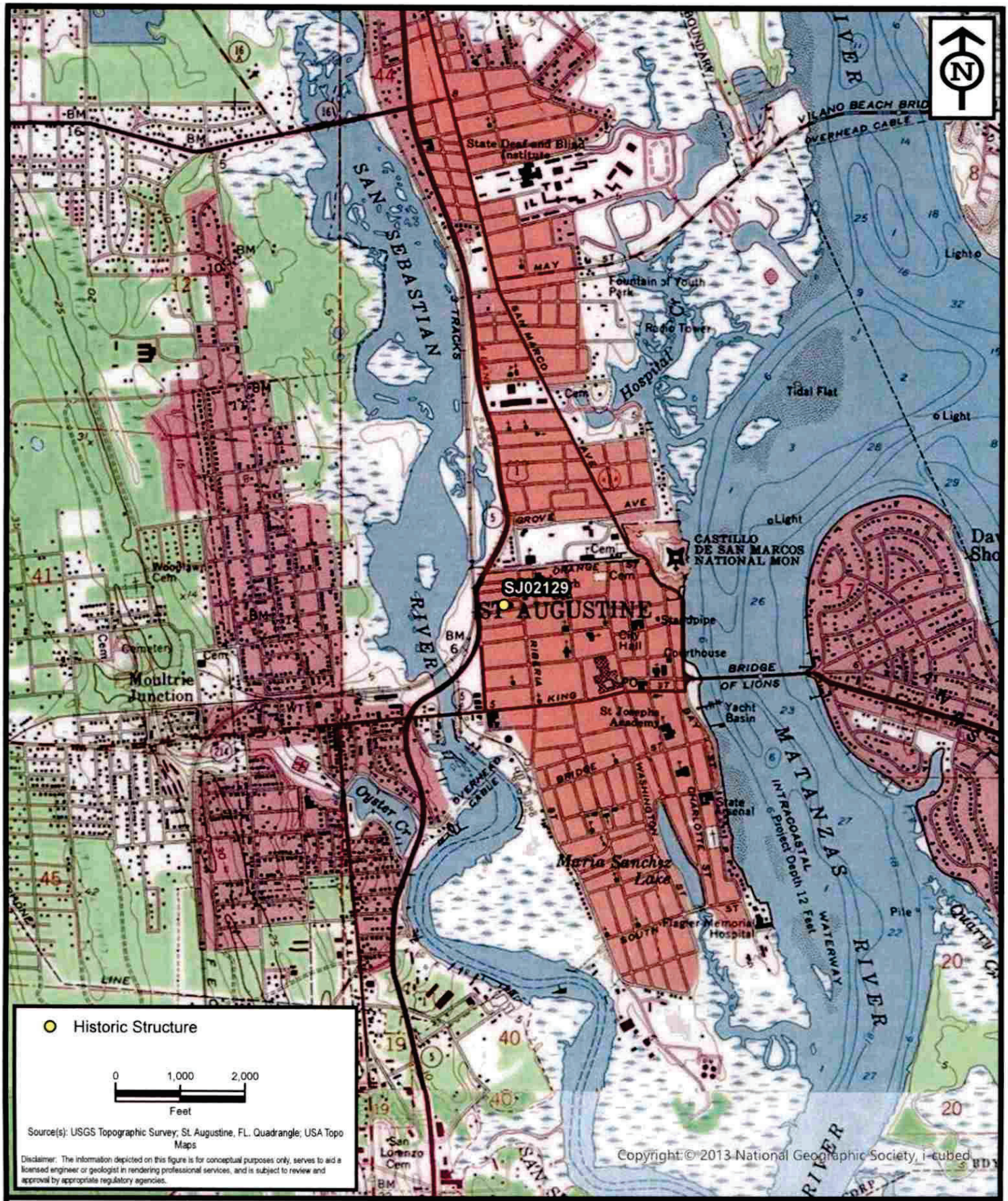

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St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

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66

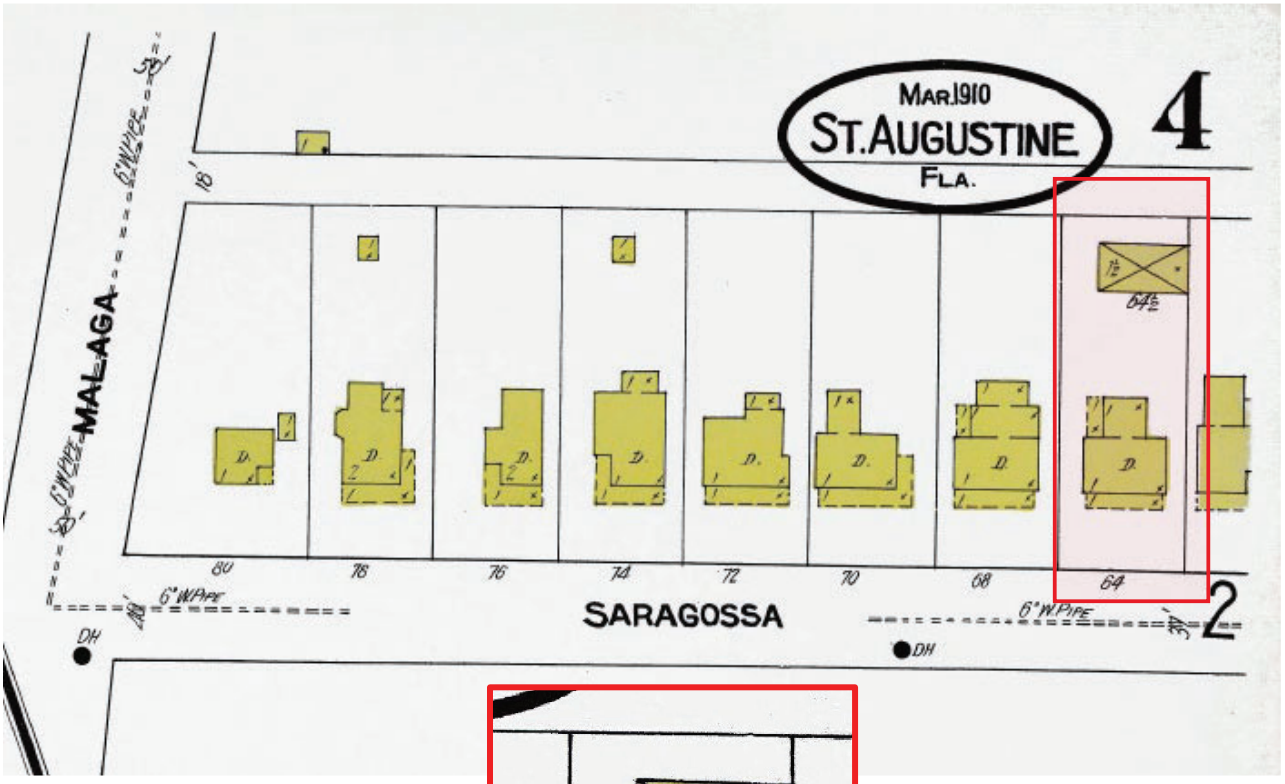


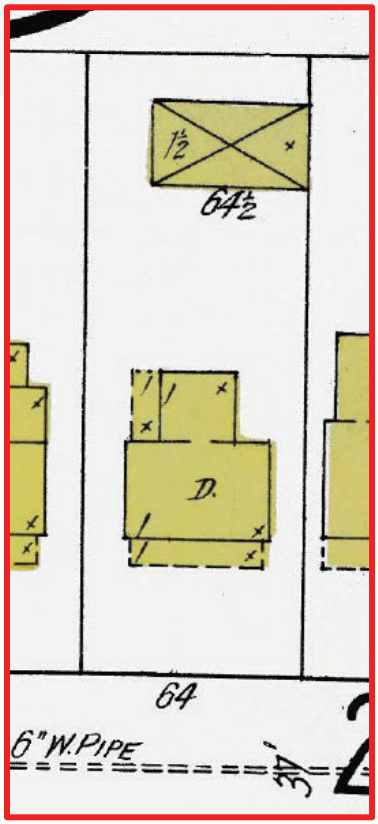
Saragossa Street

Address/ Name	Photo No.	Date	Size/ Style	Ext. Fabrics	Use	Classification
40		1904	2½-story FV	Drop Siding, Novelty Shingles	Apartments	C
41		1910	1½-story FV	Weatherboard	Residence	C
42		1910	1½-story Bungalow	Wood Shingles	Residence	A
45		1910	1-story FV	Weatherboard	Residence	C
45½		1917	1-story FV	Drop Siding	Residence	A
46		1924	2-story Med Rev	Stucco, Asbestos Shingles	Apartments	A
58		1924	1-story FV	Weatherboard	Religious	C
60		1914	1½-story FV	Wood Siding	Residence	C
62		1899	1-story FV	Weatherboard, Concrete Block	Residence	A
63		1918	1½-story FV	Aluminum Siding	Residence	A
65		1918	1½-story Bungalow	Weatherboard	Residence	C
65½		1918	1-story FV	Weatherboard	Residence	C
66		1904	1½-story FV	Drop Siding, Wood Shingles	Residence	A

SANBORN MAPS
66 Saragossa Street

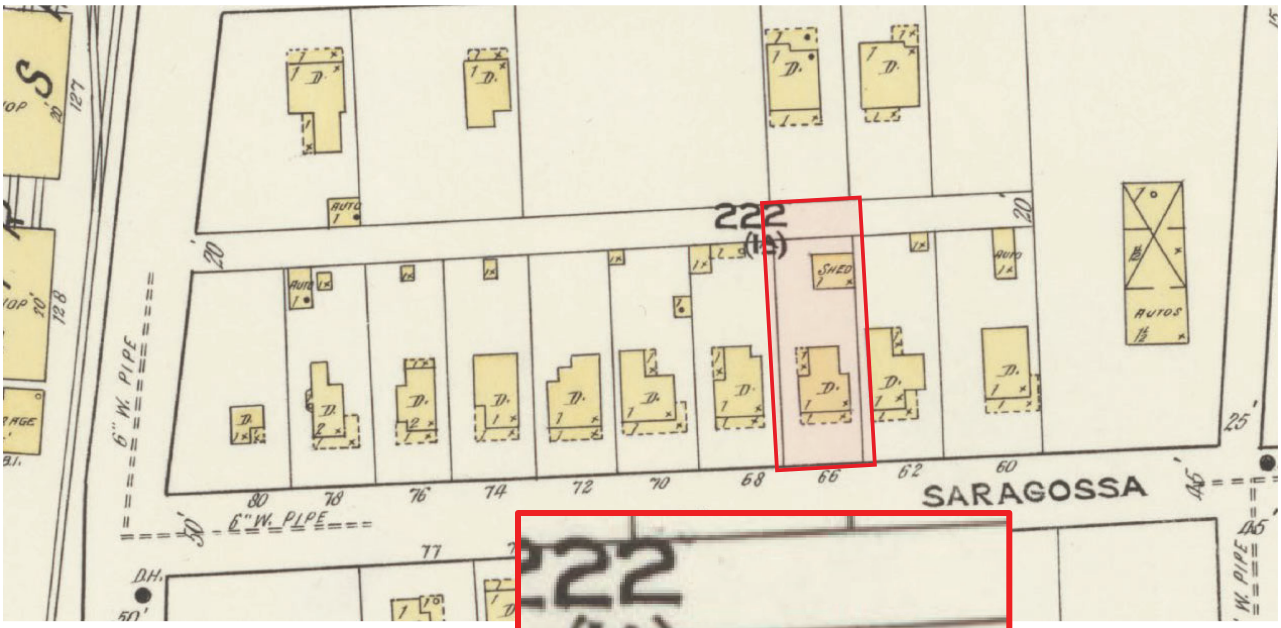
1910

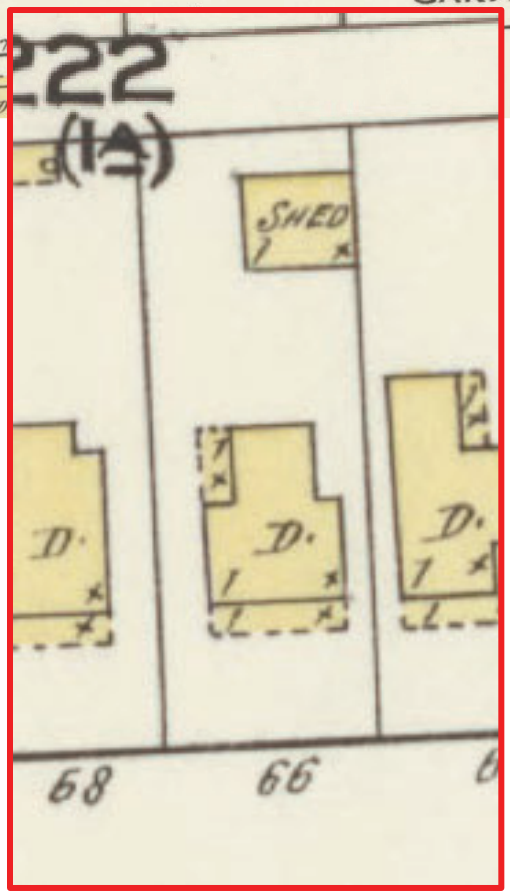




SANBORN MAPS
66 Saragossa Street

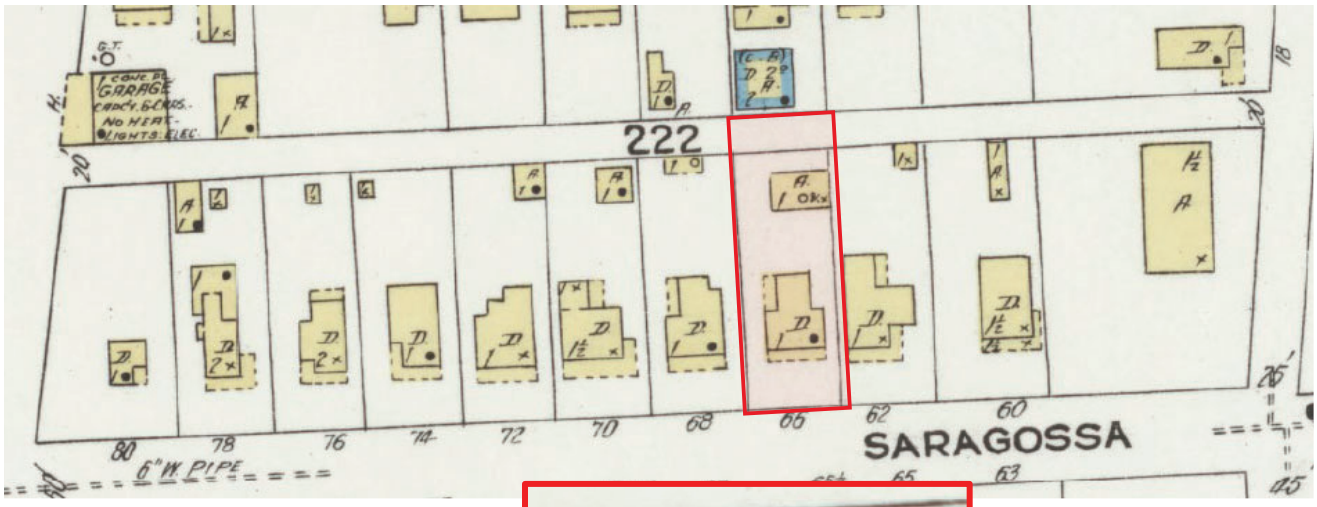
1917

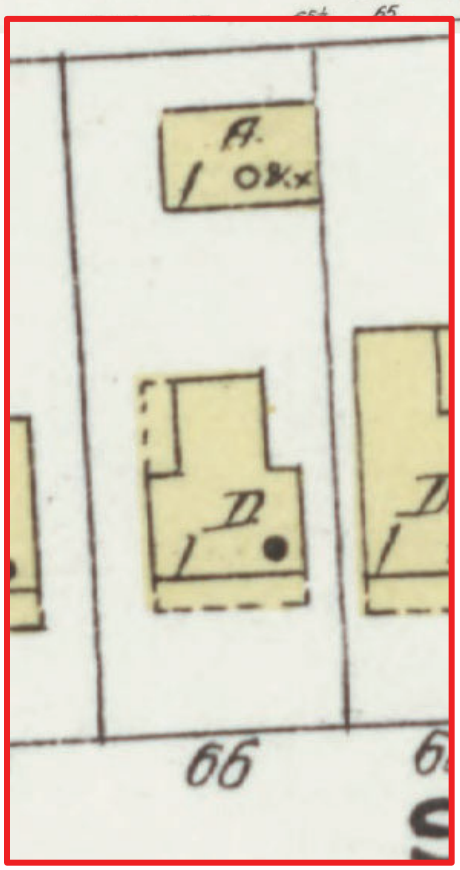




SANBORN MAPS
66 Saragossa Street

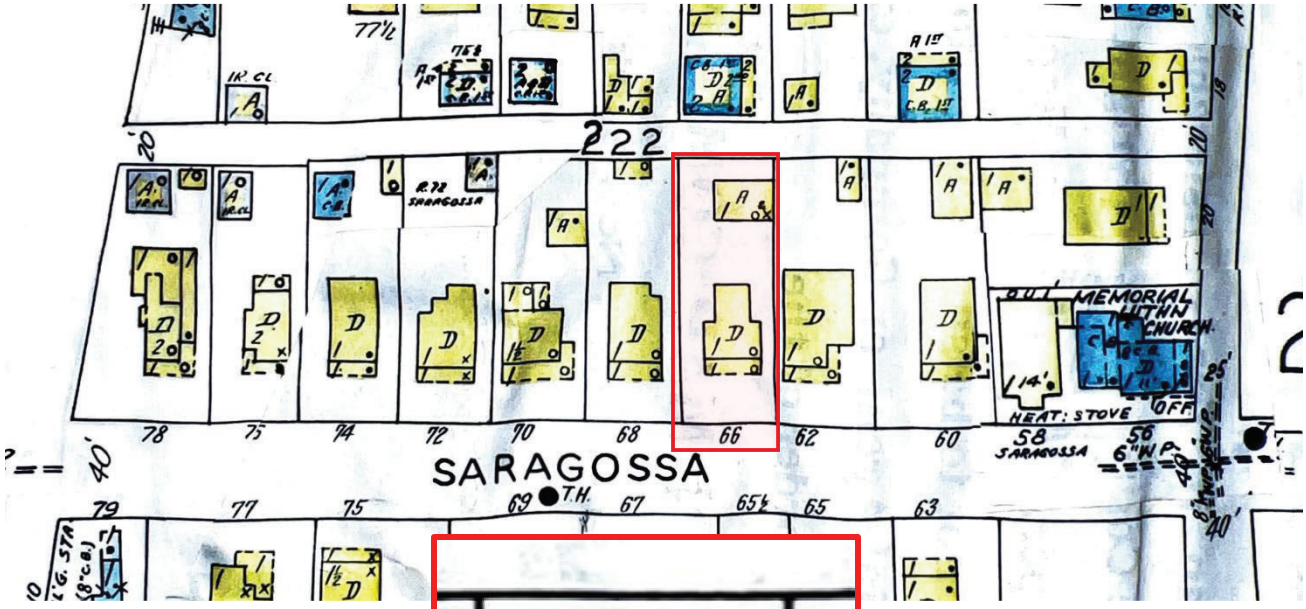
1924

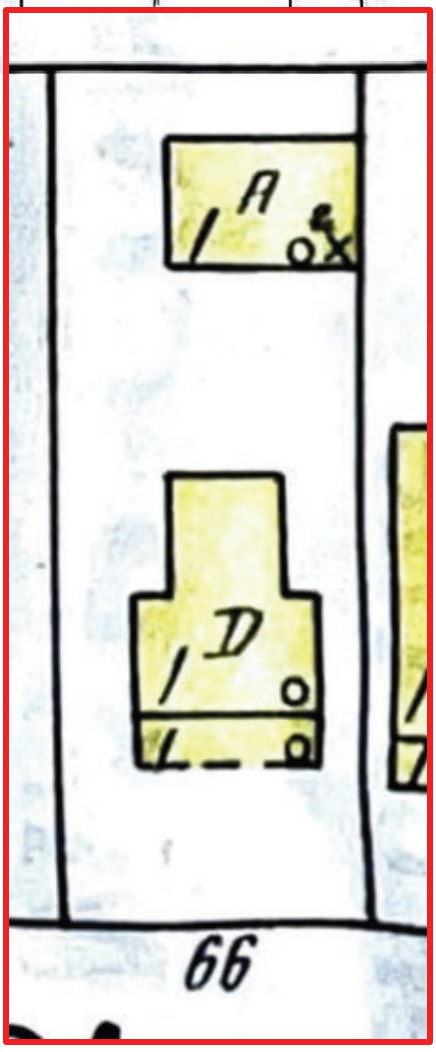




SANBORN MAPS
66 Saragossa Street

1930 updated to 1965





66 Saragossa Street (c. 1904-1910)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1914-15	J. Edward Crutchfield (Wife: Jeanette)		Electrician
1920-21	William J. McGuire (Wife: Edna M.)		Clerk, Florida East Coast
1924-25	Mrs. Emily Vanaman		Widow, Clayton D.
1930	Mrs. Emily Vanaman		Widow, Clayton D.
1934	Mrs. Mary Harrison		Not Listed
1940	Joseph W. Fox (wife: Helen C)	(o)	Assistant to Receivers
	Martha J Fox		Student
1945	Guy B. Wolfe (wife: Lillian)	(o)	Rate Clerk
1951	Guy B. Wolfe (wife: Lillian S.)	(o)	Clerk Florida East Coast Railway
1955	Guy B. Wolfe (wife: Lillian S.)	(o)	Rate Clerk Florida East Coast
	Donald W. Wolfe		United States Air Force
1960	Guy B. Wolfe (wife: Lillian S.)	(o)	Clerk FEC Railway
1965	Guy B. Wolfe (wife: Lillian S.)	(o)	Assistant Accountant
	William S. Wolfe		Student
1970	Guy B. Wolfe (wife: Lillian S.)	(o)	Accountant, Florida East Coast
1975	Guy V. Wolfe (wife: Lillian S.)	(o)	Retired
1980	Guy V. Wolfe (wife: Lillian S.)	(o)	Retired

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

July 22, 2024

Jason Stancil/ Colour Homes
34 Cordova Street
Saint Augustine, FL 32084

cc: Siefken Living Trust/ Mary and Scott Siefken

Re: Certificate of Demolition (Full) - 66 SARAGOSSA ST, Saint Augustine, FL, 32084 - HP2024-0027

Dear Jason Stancil/ Colour Homes,

On June 20, 2024, the Historic Architectural Review Board (HARB) met and discussed your application To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

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

A denial can be appealed to the City Commission by submitting an application for appeal within 30 days of the HARB order date. A full transcript of the meeting item, obtained independently through a court reporter, must be submitted with the appeal application. Minutes taken by city staff are not sufficient. The City Clerks office can provide an audio file if necessary.

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.:	HP2024-0027
Applicant:	Jason Stancil/ Colour Homes
Owner:	Siefken Living Trust/ Mary and Scott Siefken
Address:	66 Saragossa Street
Parcel Number:	2036400000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JUNE 20, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the Thursday, June 20, 2024, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Residential General-One (RG-1)
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- Based on lack of demonstrated economic hardship from the owner.
- Owner could sell the building at a profit.
- Building official did not rule structure as danger to the public
- Onus is on owner to maintain safety of the property

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

Case No. HP2024-0027

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Gaere MacDonald

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

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.

CHAPTER 1A-38
TAX EXEMPTIONS FOR HISTORIC PROPERTIES

1A-38.001 Purpose (Repealed)
1A-38.002 Definitions
1A-38.003 Application for Exemption
1A-38.004 Evaluation of Property
1A-38.005 Evaluation of Improvements
1A-38.006 Covenant
1A-38.007 Certification of Local Historic Preservation Office

1A-38.001 Purpose.

Rulemaking Authority 120.53, 196.1997(6), (13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Repealed 12-18-95.

1A-38.002 Definitions.

The following words and phrases, when used in this chapter, shall have the following meanings, except where the context clearly indicates a different meaning:

(1) "Contributing property" means a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was present during the period of significance of the district, and possesses historic integrity reflecting its character at that time,

(b) Is capable of yielding important information about the period, or

(c) It independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR Part 60.4, incorporated by reference.

(2) "Division" means the Division of Historical Resources of the Department of State.

(3) "Historic property" means a building, site, structure, or object which is:

(a) Individually listed in the National Register of Historic Places;

(b) A contributing property in a National Register listed historic district;

(c) Designated as a historic property or landmark under the provisions of a local historic preservation ordinance; or

(d) A contributing property in a historic district designated under the provisions of a local historic preservation ordinance.

(4) "Improvements" means changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall include additions and accessory structures (i.e., a garage, cabana, guest cottage, storage/utility structure) so long as the new construction is compatible with the historic character of the building and site in terms of size, scale, massing, design and materials, and preserves the historic relationship between a building or buildings, landscape features and open space.

(5) "Local government" means the board of county commissioners or the governing authority of the municipality that has adopted an ordinance providing for property tax exemption for improvements to historic properties pursuant to section 196.1997 or 196.1998, F.S.

(6) "Local historic preservation office" means a local government agency certified by the Division as qualified to review applications for property tax exemptions pursuant to sections 196.1997 or 196.1998, F.S.

(7) "National Register of Historic Places" means the list of historic properties significant in American history, architecture, archeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966 (Public Law 89-665; 80 STAT. 915; 16 U.S.C. 470), as amended.

(8) "Noncontributing property" means a building, site, structure, or object which does not add to the historic architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was not present during the period of significance of the district,

(b) Due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or

(c) It does not independently meet the National Register of Historic Places criteria for evaluation.

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

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

(11) “Useable space” means that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

Rulemaking Authority 196.1997, 196.1998 FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.003 Application for Exemption.

(1) Except as provided in subsection 1A-38.003(2), F.A.C., application for the property tax exemption shall be made on the three-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, revised 9-3-00 and incorporated by reference. This form may be obtained by writing the Division at: Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, Florida 32399-0250, or from the local historic preservation office in the jurisdiction of the local government. Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements may be submitted before or during construction, or upon completion of the improvements; however, property owners are strongly encouraged to submit these parts of the application to ensure property eligibility and secure preliminary project approval before construction is initiated. Part 3-Request for Review of Completed Work shall be submitted upon completion of the improvements. For improvements completed before application is made, Part 3-Request for Review of Completed Work must accompany the Part 2 submission.

(2) In lieu of DOS Form No. HR3E101292, any local government with a local historic preservation office certified pursuant to Rule 1A-38.007, FAC., may develop an alternative application form for use by property owners within its jurisdiction; however, such alternative application form shall:

(a) At a minimum, require the property owner to provide the information indicated in DOS Form No. HR3E101292,

(b) Be in the two-part format of DOS Form No. HR3E101292; and,

(c) Be approved by the Division.

(3) The completed Part 1-Evaluation of Property Eligibility, Part 2-Description of Improvements and Part 3-Request for Review of Completed Work shall be submitted by the property owner to the local historic preservation office or the Division, whichever is designated by the local ordinance as the representative of the local government for the purpose of reviewing applications for the property tax exemption.

(4) Upon receipt of the completed Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine.

(a) Whether the property for which an exemption has been requested satisfies section 196.1997(11)(a), F.S.;

(b) Whether the proposed, in progress, or completed improvements are consistent with The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990), U.S. Department of the Interior, National Park Service, incorporated by reference, and the criteria in Chapter 1A-38, F.A.C.; and,

(c) For applications submitted under the provisions of section 196.1998, F.S., whether the improvements meet the criteria in subsections 1A-38.004(3) and (4), F.A.C. Part 2-Description of Improvements will not be reviewed prior to review of Part 1-Evaluation of Property Eligibility and certification that the subject property is a historic property as defined in subsection 1A-38.002(3), F.A.C. and, for applications submitted under the provisions of Section 196.1998, F.S., that the property meets the criteria in subsections 1A-38.004(4) and (5), F.A.C. Copies of the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may be obtained by writing the Division at the address indicated in subsection 1A-38.003(1), F.A.C. or from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

(5) Upon completion of the review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, the local historic preservation office or Division shall notify the applicant and the local government in writing of the results of the

review and shall make recommendations for correction of any planned or completed work deemed to be inconsistent with the standards cited in Rule 1A-38.005, F.A.C.

(6) Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by the Division shall be completed within 30 days following receipt of the completed application and all required supporting materials. Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

(7) Upon receipt of Part 3-Request for Review of Completed Work and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in an approved Part 2-Description of Improvements, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. If Part 2-Description of Improvements and Part 3-Request for Review of Completed Work are submitted after completion of the improvements, both shall be reviewed concurrently for compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The local historic preservation office or the Division, as applicable, reserves the right to inspect the completed work to verify such compliance.

(8) On completion of the review of a Request for Review of Completed Work, the local historic preservation office or the Division shall recommend that the local government grant or deny the exemption. The recommendation, and the reasons therefor, shall be provided in writing to the applicant and to the local government. The recommendation shall advise the applicant of his right to a fair hearing pursuant to section 120.57, F.S., and procedures set forth by the local government.

(9) Each review of a Request for Review of Completed Work conducted by the Division shall be completed within 30 days following receipt of the completed request and all required supporting materials. Each review of a Request for Review of Completed Work conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.004 Evaluation of Property.

(1) Part 1-Evaluation of Property Eligibility submitted to the Division for properties which have been individually designated as historic properties or landmarks under the provisions of a local historic preservation ordinance shall include documentation substantiating such designation and describing the historic, archaeological or architectural features which provided the basis for designation. Acceptable documentation shall include a copy of the designation report for the property and official correspondence notifying the property owner of designation.

(2) For properties located in a historic district listed in the National Register of Historic Places, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.002(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(3) For properties located in a historic district designated by local ordinance, the local historic preservation office or the Division shall apply the criteria set forth in the local ordinance to determine whether the property is a contributing property. If the local ordinance does not include criteria or a process sufficient to determine whether the property is a contributing property, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.004(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(4) For purposes of the exemption under Section 196.1998, F.S., a property is being used for government or nonprofit purposes if the occupant or user of at least 65 percent of the useable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a nonprofit corporation whose articles of incorporation have been filed by the Department of State in accordance with section 617.0125, F.S.

(5) For purposes of the exemption under section 196.1998, F.S., a property is considered regularly and frequently open to the public if public access to the property is provided not less than 52 days a year on an equitably spaced basis, and at other times by appointment. Nothing in this rule shall prohibit the owner from charging a reasonable nondiscriminatory admission fee.

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.005 Evaluation of Improvements.

The local historic preservation office or the Division shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property. For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the local historic preservation office or the Division shall apply the following additional standards:

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

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

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

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

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

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.006 Covenant.

(1) Except as provided in subsection 1A-38.006(2), F.A.C., a property owner qualifying for an exemption pursuant to Sections 196.1997 and 196.1998, F.S., and the local government granting the exemption shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, effective 1-31-94 and incorporated by reference. DOS Form No. HR3E111292 may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C. or from the local historic preservation office in the jurisdiction of the local government. On or before the effective date of the exemption, as established by the applicable local government, the owner of the property shall have the Covenant recorded with the deed for the property in the official records of the county in which the property is situated.

(2) In lieu of DOS Form No. HR3E111292, any local government may develop an alternative form of covenant for use within its jurisdiction; however, such alternative form of covenant shall:

(a) At a minimum, bind the parties to conditions and requirements equivalent to those set forth in DOS Form No. HR3E111292; and,

(b) Be approved by the Division.

(3) The following conditions shall provide justification for removal of a property from eligibility for the property tax exemption provided under section 196.1997, F.S.:

(a) The owner is in violation of the provisions of the Historic Preservation Tax Exemption Covenant; or

(b) The property has been damaged by accidental or natural causes to the extent that the historic integrity of the features, materials, appearance, workmanship and environment, or archaeological integrity which made the property eligible for listing in the National Register or designation under the provisions of the local preservation ordinance have been lost or so damaged that restoration is not feasible.

(4) For the exemption provided under Section 196.1998, F.S., the following conditions, as well as those indicated in Rule 1A-38.006(3), F.A.C., shall justify removal of a property from eligibility for the exemption:

(a) The property is sold or otherwise transferred from the owner who made application and was granted the exemption; or

(b) The property no longer meets the requirements set forth in subsections 1A-38.004(4) and 1A-38.004(5), F.A.C.

Rulemaking Authority 196.1997(7) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.007 Certification of Local Historic Preservation Office.

(1) Criteria for certification shall be as set forth in sections A and B of the Florida Certified Local Government Guidelines (Revised November 1993) promulgated by the Division and incorporated by reference. These guidelines may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C.

(2) Existing Certified Local Governments shall automatically be designated local historic preservation offices for the purposes set forth in Sections 168.1997 and 168.1998, F.S.

(3) Other local governments requesting certification of a local historic preservation office shall apply on the Application for Certification, Florida Certified Local Governments Program, which is Appendix C to the Florida Certified Local Government Guidelines.

(4) Within 45 days following receipt of a complete Application for Certification and all required supporting material, the Division shall render a written determination regarding the application, either approving or denying certification for the purposes set forth in sections 196.1997 and 196.1998, F.S. For denials, the Division shall provide the applicant with an explanation, clearly indicating the reasons for denial.

(5) Certification pursuant to this rule shall remain in effect so long as the local government maintains a program which meets the minimum requirements set forth in sections A and B of the Florida Certified Local Government Guidelines.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

Received May 19, 2026
Planning & Building Department

Historic Preservation Property Tax Exemption Application
Part 3 – Request for Review of Completed work

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number: 2036400000

Address of property: Street 66 Saragossa Street

City St Augustine County St Johns Zip Code 32084

2. Data on restoration, rehabilitation, or renovation project:

Project starting date 11/01/24 Project completion date: 4/15/26

Estimated cost of entire project: $ 904,450

Estimated costs attributed solely to work on historic buildings or archaeological site: $ 834,450

3. Owner Attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Name	Signature	Date
	Justin Ahmad	5/15/26

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

Title _____ Organization name _____

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone Number (___) _____

Received May 19, 2026
Planning & Building Department

List Additional Owners:

Name Justin Ahmad
Street 66 Saragossa St
City St Augustine State FL Zip Code 32084

Name Krista Ahmad
Street 66 Saragossa St
City St Augustine State FL Zip Code 32084

Name Andrew Varacalli
Street 29 Meadow Creek drive
City Clermont State NJ Zip Code 08210

If there are additional owners, provide the indicated information for each on a separate sheet of paper.

REVIEW OF COMPLETED WORK
For Local Historic Preservation Office or Division Use Only

Property Identification Number _____

Property Address _____

The ☐ Local Historic Preservation Office ☐ Division has reviewed Part 3 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☐ Determines that the completed improvements to the property **are consistent with the Secretary of the Interior's Standards for Rehabilitation** and Guidelines for Rehabilitating Historic Buildings, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends approval** of the requested historic preservation tax exemption.

☐ Determines that the completed improvements to the above referenced property **are not consistent with the Secretary of the Interior's Standards for Rehabilitation** and Guidelines for Rehabilitating Historic Buildings, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends denial** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments: _____

Gaere MacDonald Construction Inc, 23 Water St, St Augustine Fl 32084. Tel; 904 814 7799

66 Saragossa St Ad Valorem 5/25/2026

The total cost of work performed at 66 Saragossa St was $854,324.67

Breakdown as follows;

Historic renovation of the existing structure- $695,844.67

Total new rear addition- $158,480.00 (Breakdown below)

The new (486 s/f) rear addition-$145,880.00

The new (126 s/f) rear-covered porch- $12,600.00

A copy of the schedule of values for the restoration of the original structure is attached for reference if needed.

Sincerely

Gaere MacDonald

(President)

Work item	Scheduled value	Complete to date	This application	Material stored
66 Saragossa St				
Permits/ Fees	$7,326.22	$7,326.22		
Demolition	$13,805.65	$13,805.65		
Houselift	$42,450.00	$42,450.00		
Piers	$18,163.20	$18,163.20		
Dumping fees	$2,852.77	$2,852.77		
Framing labour	$213,163.16	$213,163.16		
Framing mats	$68,039.86	$68,039.86		
Window & door	$3,823.62	$3,823.62		
W/D repair	$8,400.00	$8,400.00		
Siding & trim	$38,492.48	$38,492.48		
Electric	$22,732.60	$22,732.60		
Plumbing	$21,690.00	$21,690.00		
HVAC	$20,160.00	$20,160.00		
Insulation	$13,254.13	$13,254.13		
Drywall	$12,918.00	$12,918.00		
Roofing	$18,576.00	$18,576.00		
Trim carpentry	$34,645.00	$34,645.00		
Trim materials	$12,752.30	$12,752.30		
Int Doors	$3,521.61	$3,521.61		
Kitchencab	$9,735.00	$9,735.00		
Stone counters	$4,264.02	$4,264.02		
Tile labour	$10,750.00	$10,750.00		
Tile materials	$3,245.32	$3,245.32		
Glass	$1,875.32	$1,875.32		
Vanities	$1,252.25	$1,252.25		
Closets	$2,342.00	$2,342.00		
Sub-floors	$5,250.00	$5,250.00		
Flooring	$12,522.07	$12,522.07		
Hardware	$438.62	$438.62		
Gas &ODWH	$3,832.00	$3,832.00		
Lattice	$4,752.76	$4,752.76		
Ext stairs	$8,452.73	$8,452.73		
Protection	$447.24	$447.24		
Flatwork	$1,808.51	$1,808.51		
Painting	$23,752.35	$23,752.35		
Arch Plans	$9,000.00	$9,000.00		
Rentals	$3,732.88	$3,732.88		
Tree Removal	$5,200.00	$5,200.00		
Totals	$695,844.67	$695,844.67	$0.00	$0.00

Exterior Cost Breakdown (Historic Structure Only)

-House Lift: $42,450

-Foundation Piers: $18,163.20

-Lattice: $4,752.76

-Flatwork (Concrete for walkway): $1,808.51

-Roofing: $18,576

-Window Restoration: $8,400

-Glass (Window + Door): $1,875.32

-Siding and Ext Window Trim: $38,492.48

-Exterior Stairs + Railings: $8,452.73

-Dormer Window + Double Door: $3,823.62

-Ext Painting: $18,752

-Tongue and Grove (Deck Flooring+ Ceiling): $5,200

-Pier Wrap (Brick): $3,300

-Front Deck Framing/Labor: $8,000

-Ornate Trim: $2,800

-Exterior Hardware (House numbers, Circa Plaque, Mail Slot): $580

-Mail Box: $300

Total= $185,726.62

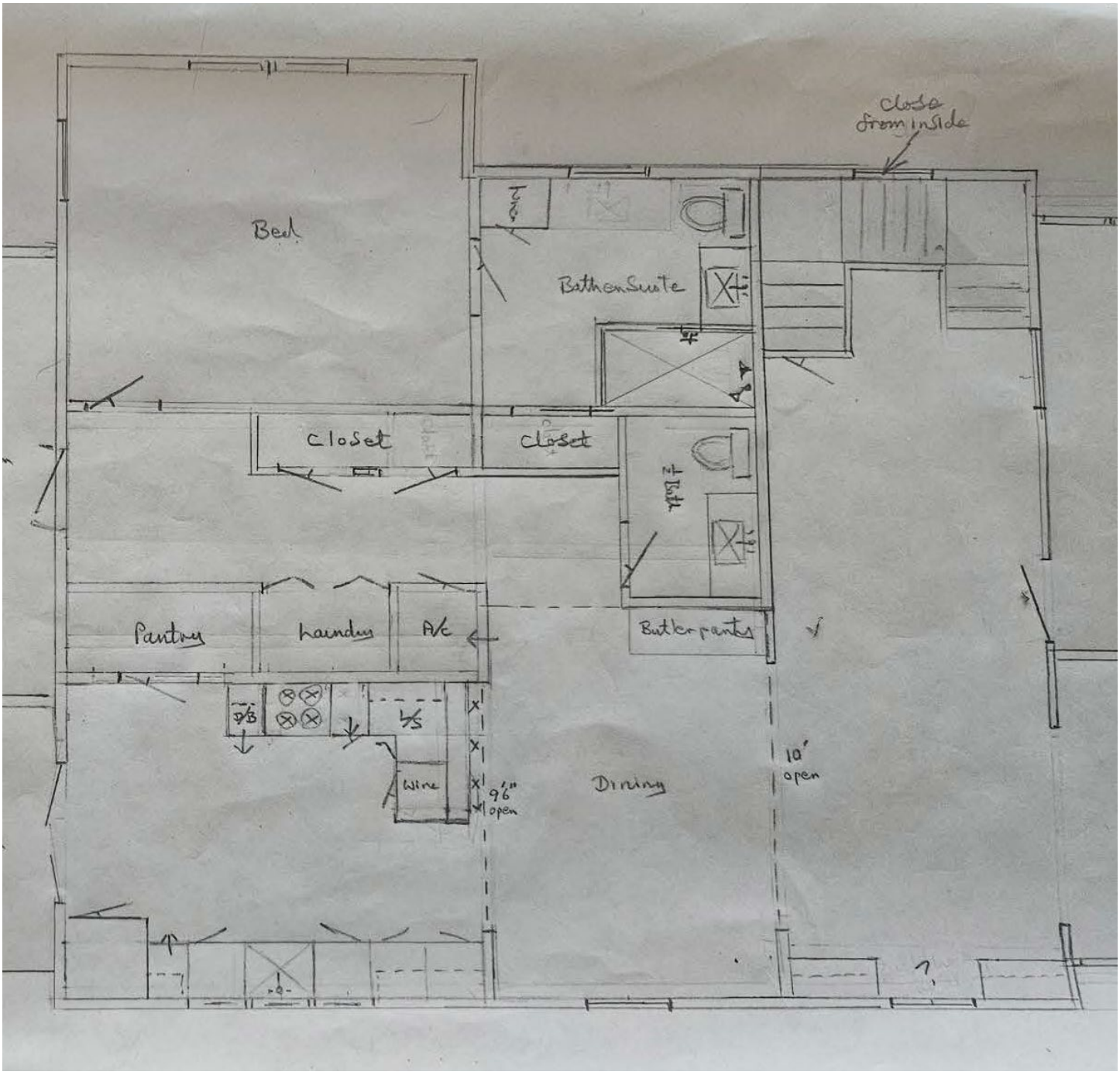
Historic Renovation Cost= $695,844.67

Total Exterior Renovation % = 26.69%

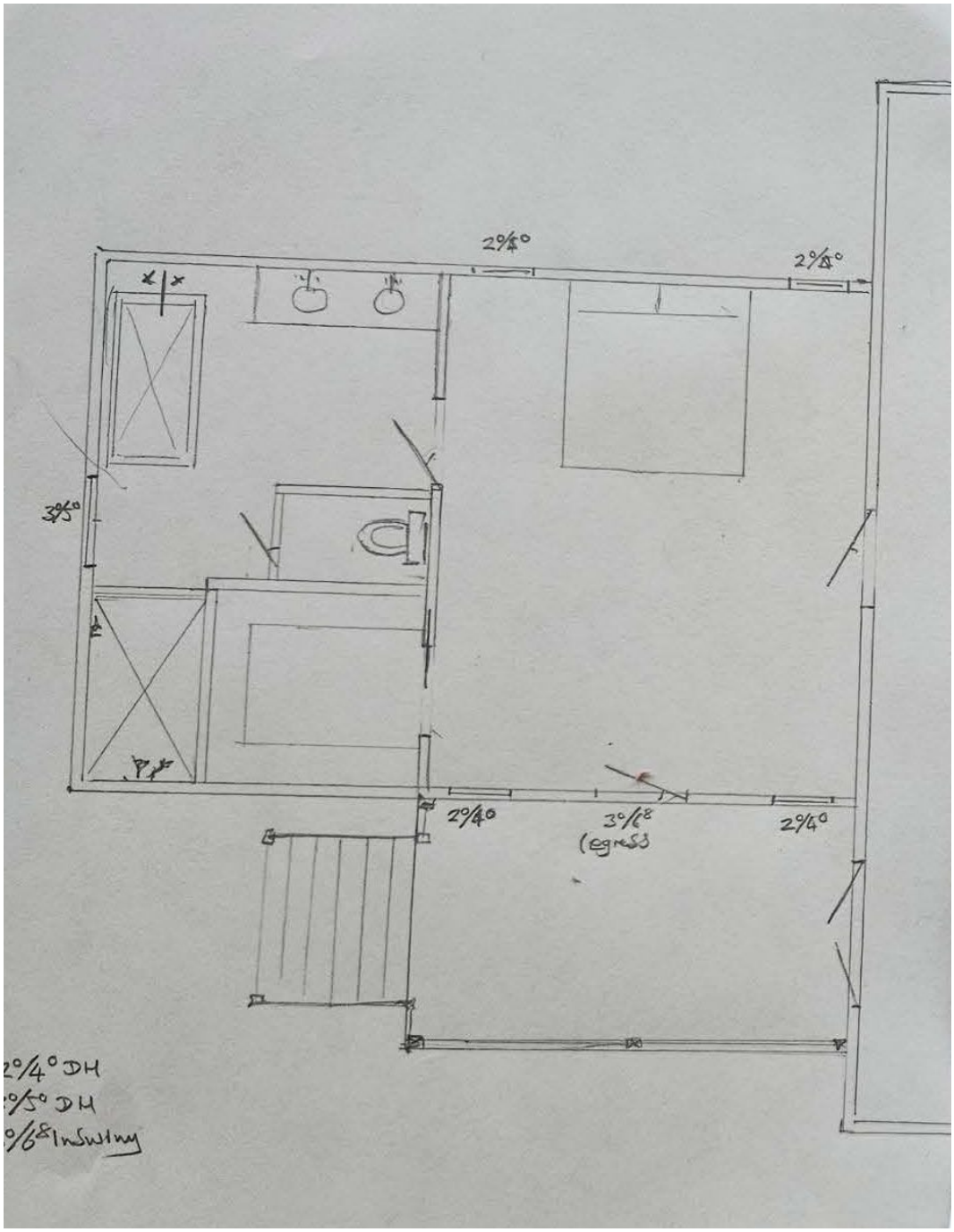
66 Saragossa Street

Slightly Reconfigured Interior Floor Plan Spaces from Original Proposed Floor Plans

First Floor - Historic House Portion



New First Floor Rear Wing (Showing Reconfigured Master Bathroom) and Back Porch:




66


LETTERS


CIRCA
1900













Finished Upstairs















Upstairs Bathroom



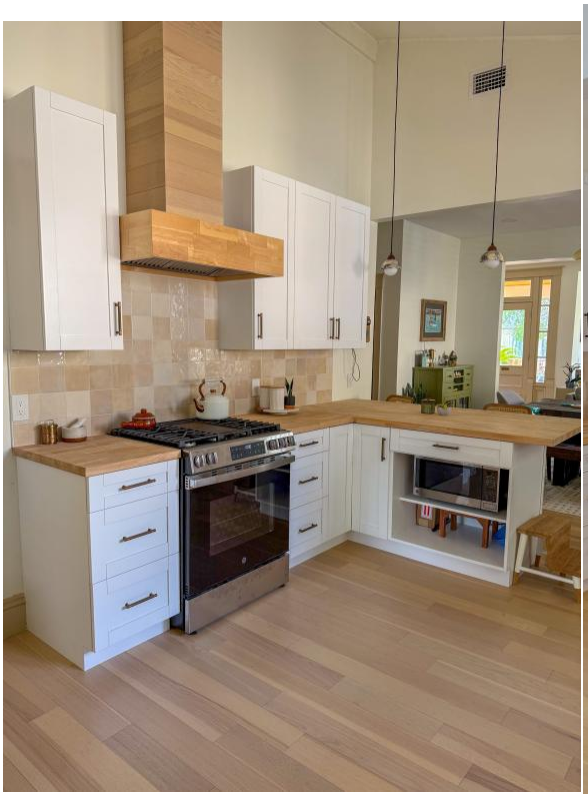






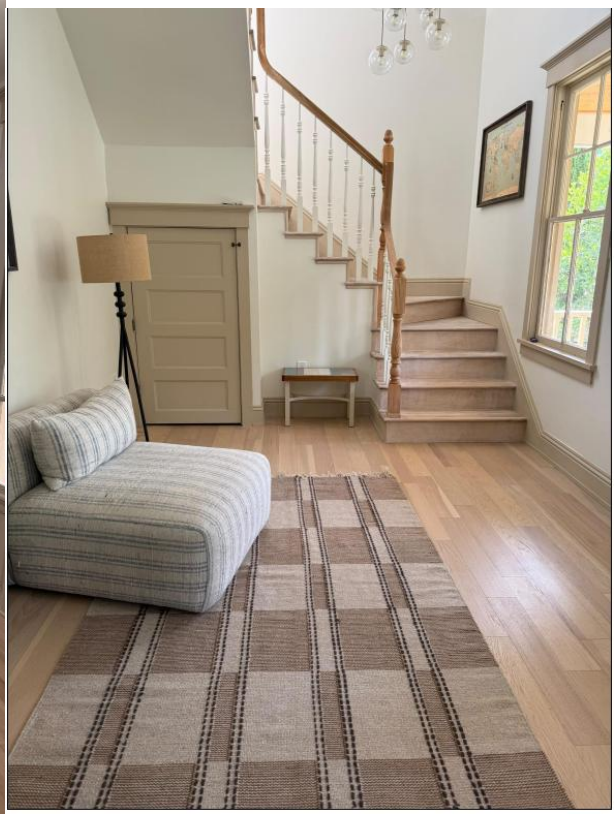
































Repurposed Materials From Original Home

Bricks from the previous Chimney. We used the clay chimney flute as planters









Framed some original wall paper we salvaged and pages from a few National Geographic Magazines(1947) we found in the attic









Master Bedroom Addition









66 Saragossa Street









Additional Photos During Restoration





























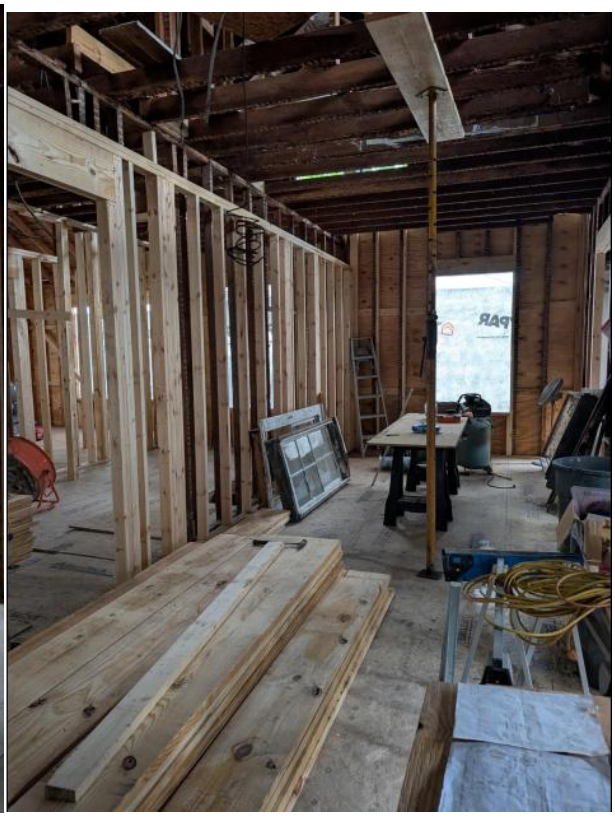












Windows






















Received June 9, 2026
Planning & Building Department



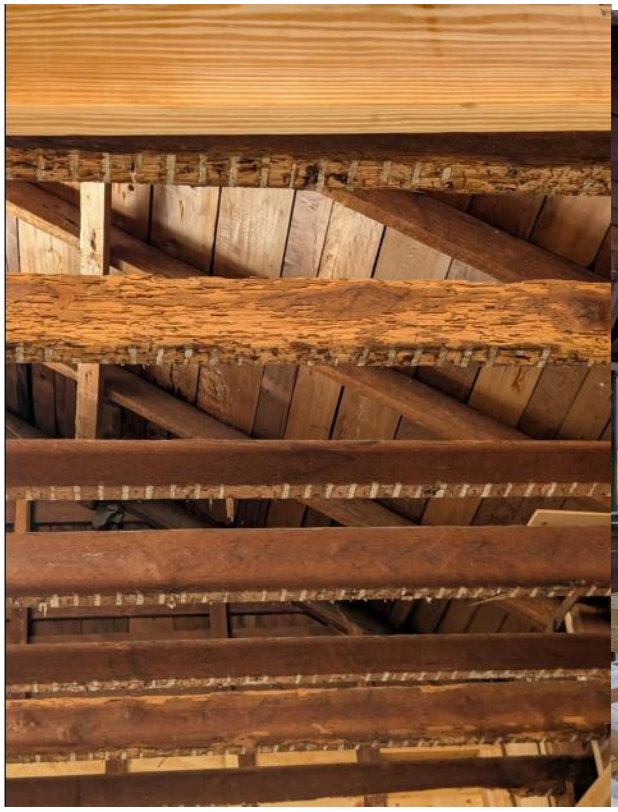
Received June 8, 2026
Planning & Building Department




METROWRAP






















TYPAR


TYPAR


TYPAR
METROWRAP COMMERCIAL
BRING ON THE ELEMENTS.




TYPAR


TYPAR
















66

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2025-0029
Applicant:	Justin Ahmad
Owner:	Krista Ahmad
Address:	66 Saragossa Street Saint Augustine FL 3
Parcel Number:	2036400000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MONDAY, MAY 19, 2025, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the Monday, May 19, 2025, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RG-1
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

Subject to the following conditions:

- As presented
- _____
- _____
- _____
- _____
- _____
- _____

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

Case No. HP2025-0029

REQUEST **APPROVED / DENIED / CONTINUED**

_____
Sign Name

Brad Beach
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 19th day of May, A.D., 2025.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

_____
Notary Public, State of Florida

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

ADDITIONAL MATERIALS RECEIVED
FOR MAY 19, 2025
HARB MEETING

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

SUBMITTED BY APPLICANT

Received April 28, 2025
Planning & Building Department

DOS Form No. HR3E101292
Revised 09/03/00

Historic Preservation Property Tax Exemption Application
Amendment Sheet

Property Identification Number 2036400000

Address of property: Street 66 Saragossa Street

City Saint Augustine County St. Johns Zip Code 32084

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

See additional document.

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

Justin Ahmad | Justin Ahmad | 04/25/2025

Name | Signature | Date

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

Title | Organization name

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone Number (____) _____

Local Historic Preservation Office or Division Use Only

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

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

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

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

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

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

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

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

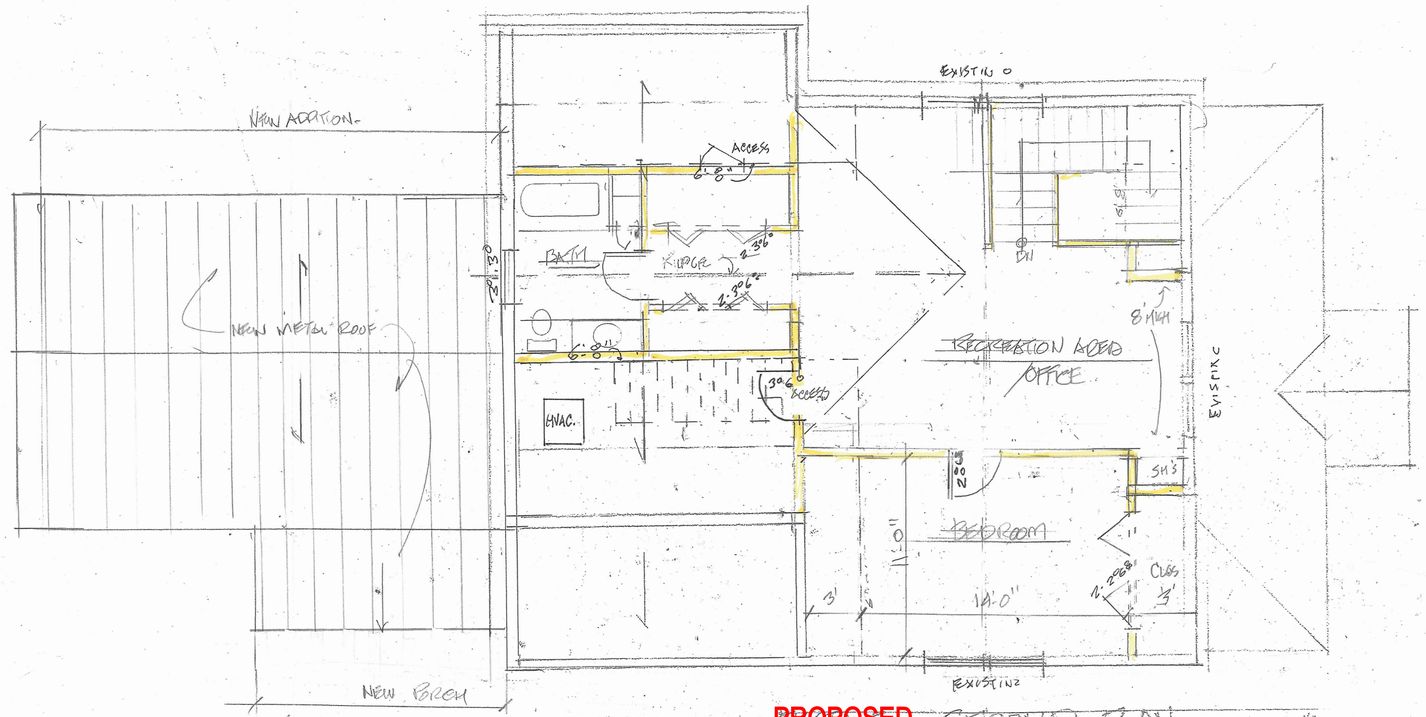
The 2nd change would be to the front dormer windows. We are seeking a minor reduction in the window size. This is due to the framing and insulation material encroaching on the window encasements. To properly frame and insulate the area to meet code we need to reduce the size of the window incasements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

Received April 28, 2025
Planning & Building Department

AMENDMENT: FRONT FACADE ELEVATION



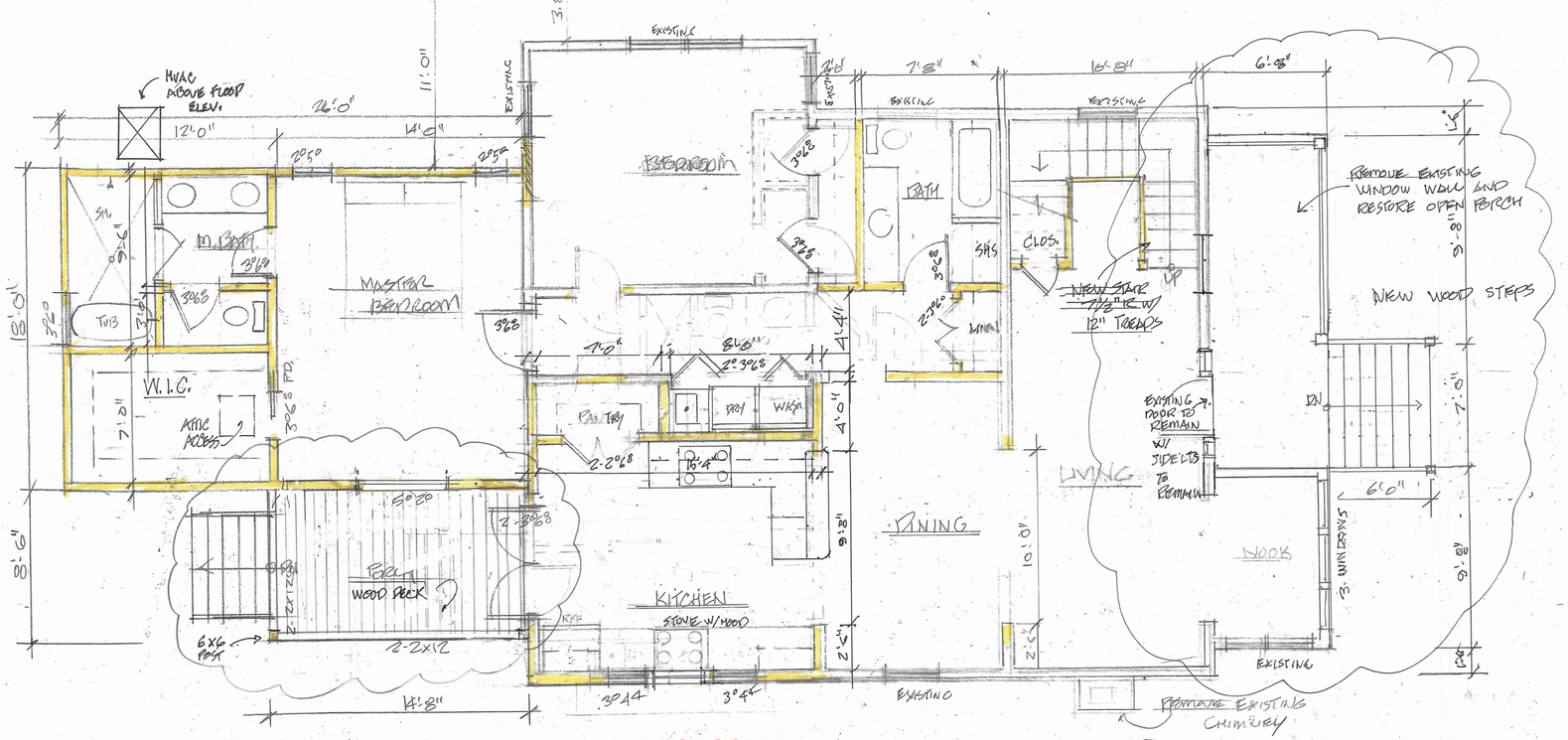
AMENDMENT PLANS



PROPOSED

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

PROPOSED



PROPOSED

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

PROPOSED

REVISED 4-18-24

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

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

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

SHEET
A-3

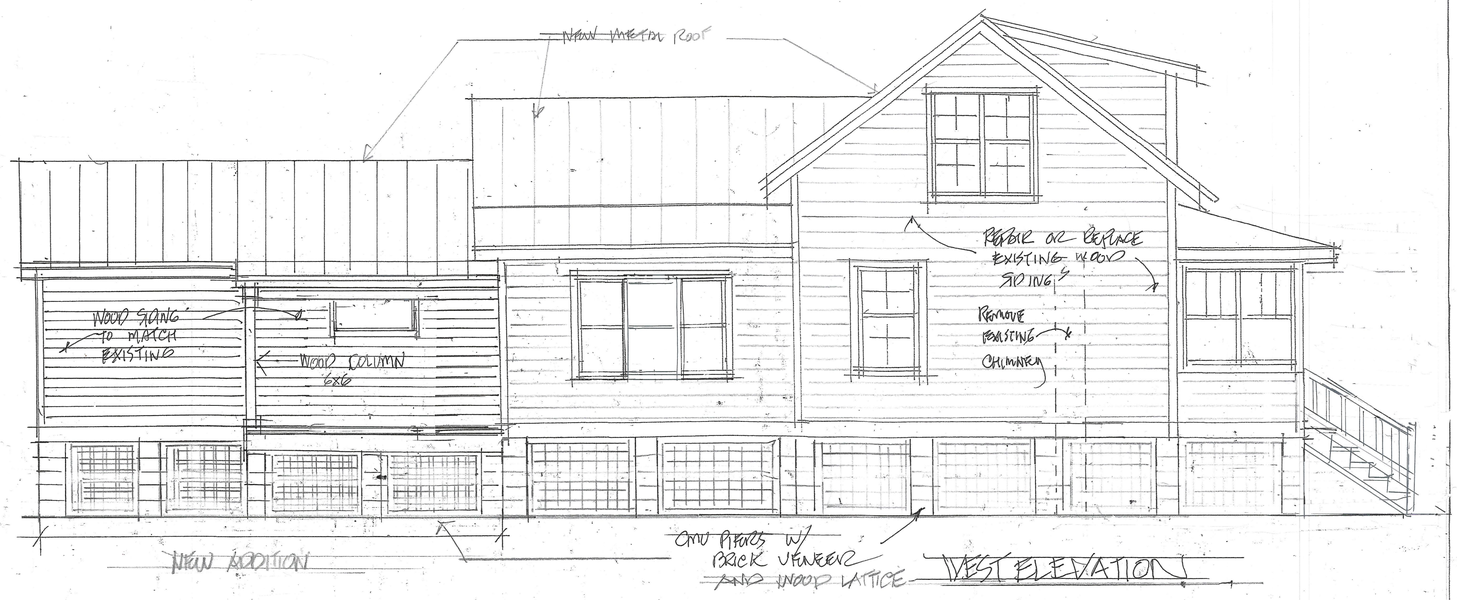
AMENDMENT PLANS



FRONT ELEVATION (LIFTED 2'0")

REVISED FRONT SHOWING NEW OPEN PORCH

REVISED 4-30-25



WEST ELEVATION



EAST ELEVATION

REVISED FRONT SHOWING NEW OPEN PORCH

REVISED 4-30-25



REVISED 1-30-25

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

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

1-10-25

Scale: AS NOTED

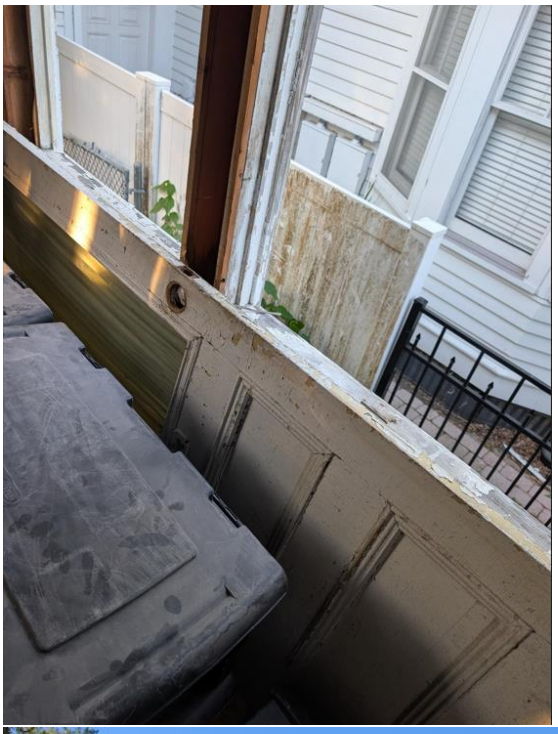
Drawn:

File:

SHEET
A-4



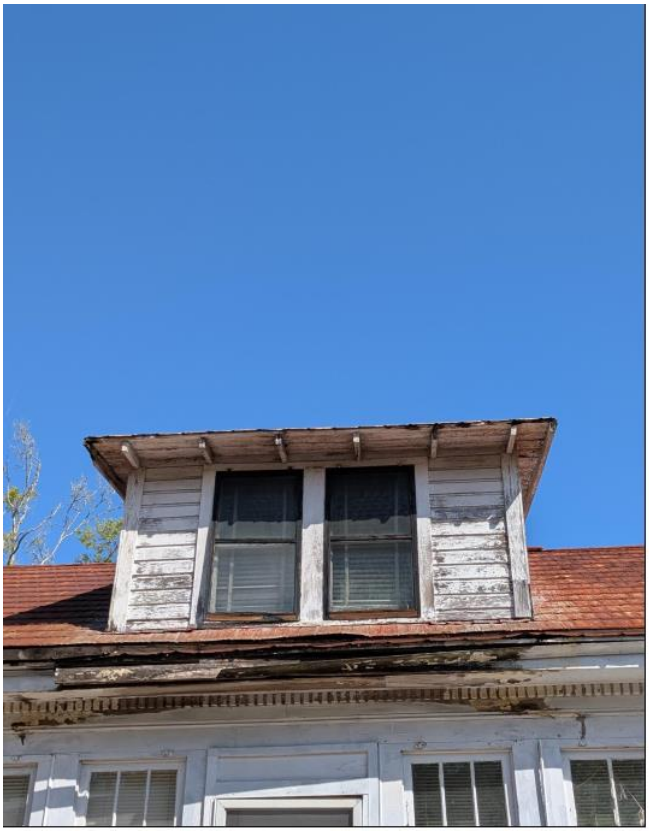


















BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2025-0029
Applicant:	Justin Ahmad
Owner:	Krista Ahmad
Address:	66 Saragossa Street Saint Augustine FL 3
Parcel Number:	2036400000

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

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the Thursday, April 17, 2025, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RG-1
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

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

Subject to the following conditions:

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

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

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

Case No. HP2025-0029

REQUEST **APPROVED** / **DENIED** / **CONTINUED**

Sign Name

Brad Beach

Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Ad Valorem Tax Exemption

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

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

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

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

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

5. SCOPE OF WORK:

Information attached by applicant includes:

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

Received 3/17/2025
Planning & Building Department

March 15, 2024

Dear Members of the Historical Architecture Review Board,

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

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

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

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

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

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

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

Justin and Krista Ahmad

DOS Form No. HR3E101292
Revised 09/03/00

Historic Preservation Property Tax Exemption Application
Part 1 – Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 2036400000 *Attach legal description of property*

Address of property: Street 66 Saragossa Street

City Saint Augustine County St. Johns Zip Code 32084

- ☐ Individually National Register listed
- ☑ In a National Register district
- ☐ Locally designated historic property or landmark*
- ☐ In a locally designated district

** For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.*

Name of historic district Flagler Model Land

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office _____

Mailing Address _____

City _____ State _____ Zip Code _____

Telephone Number (_____) _____

2. Type of request:

- ☑ Exemption under 196.1997, F.S. (standard exemption)
- ☐ Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the pubic) *If applying under s. 196.1998, F.S., complete* Question 9 *on page five.*

3. Owner information:

Name of individual or organization owning the property Justin Ahmad and Krista Ahmad

Mailing address 264 Kingston Drive

City Saint Augustine State FL Zip code 32084

Daytime Telephone Number (609) 602-4417

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

DOS Form No. HR3E101292
Revised 09/03/00

Page Two – Historic Preservation Property Tax Exemption Application

Property Identification Number 2036400000

Property Address 66 Saragossa St, Saint Augustine FL 32084

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office ,where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Justin Ahmad	Justin Ahmad	03/15/2025
Name	Signature	Date

Complete the following if signing for an organization or multiple owners:

Title	Organization name

EVALUATION OF PROPERTY ELIGIBILITY
(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

One and a half story wood frame vernacular residential single family building with a gable hip roof structure. There is a one story enclosed front porch that extends from the front. The roof has metal shingles with a hip extension and gable extension. The foundation uses brick piers and loose concrete block. Exterior is made up of wood drop siding with cornerboards and 3-1 double hung wood sash windows.

Date of Construction 1904-1910 Date(s) of Alteration(s) Full rehabilitation 2025

Has building been moved? ◯ Yes ◉ No If so, when?_____

6. Statement of Significance:

This residential building is recorded as a contributing building to the Flagler Model Land National Register Historic District. It has retained its historic massing and materials, and contributes to the district. It was constructed between 1904-1910.

The Model Land district primarily provided modest homes on small lots that were used by employees of the nearby railroad offices. The first recorded owner of the residence was J. Edward Crutchfield who was an electrician followed by different individuals who were employed by Florida East Coast Railway

Received 3/17/2025
Planning & Building Department

Property Identification Number 2036400000

Property Address 66 Saragossa St. Saint Augustine FL 32084

7. Photographs and maps:
Attach photographs and maps to application.

DOS Form No. HR3E101292
Revised 09/03/00

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

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

Property Identification Number 2036400000

Property Address 66 Saragossa St. Saint Augustine FL 32084

Feature 1

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

Feature 2

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

Feature 3

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

DOS Form No. HR3E101292
Revised 09/03/00

Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number 2036400000

Property Address 66 Saragossa St. Saint Augustine FL 32084

Feature 4

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

Feature 5

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

Feature 6

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

DOS Form No. HR3E101292
Revised 09/03/00

Page Six – Historic Preservation Property Tax Exemption Application

Property Identification Number 2036400000

Property Address 66 Saragossa St. Saint Augustine FL 32084

Feature 7

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

Feature 8

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

Feature 9

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

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Planning & Building Department

DOS Form No. HR3E101292
Revised 09/03/00

Property Identification Number 2036400000

Property Address 66 Saragossa St. Saint Augustine FL 32084

Property Use (To be completed by all applicants):

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

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

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

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

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

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

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

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

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

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

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

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

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

Received 3/17/2025
Planning & Building Department

Part 2 – Description of Improvements

Feature 1 – Roof

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

Feature 2 – Dormer

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

Feature 3 – Exterior Siding

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

Feature 4 – Enclosed Front Porch

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

Feature 5 – Foundation

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

Feature 6 – Rear New Addition

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

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

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

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

Feature 8 – Interior Floor Plan

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

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

Feature 9 – Windows

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

Roof









Foundation








East Elevation



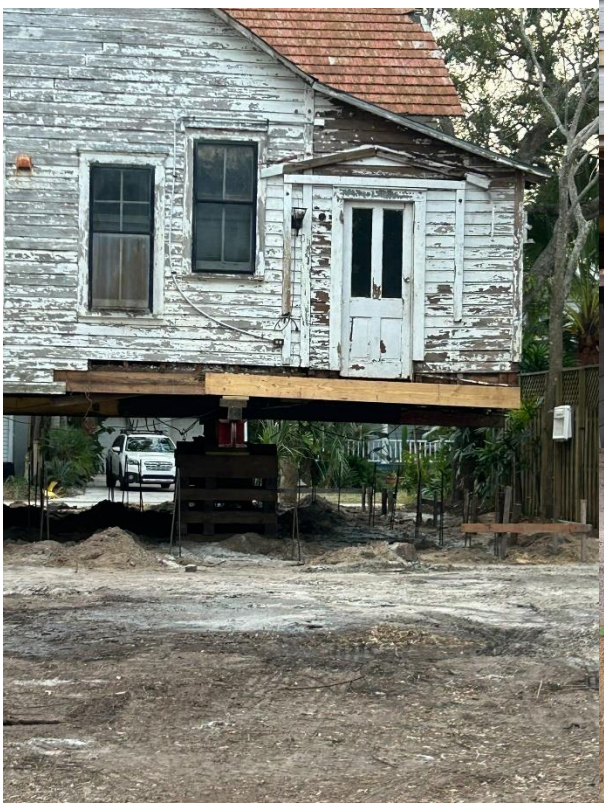














Enclosed front porch



Interior

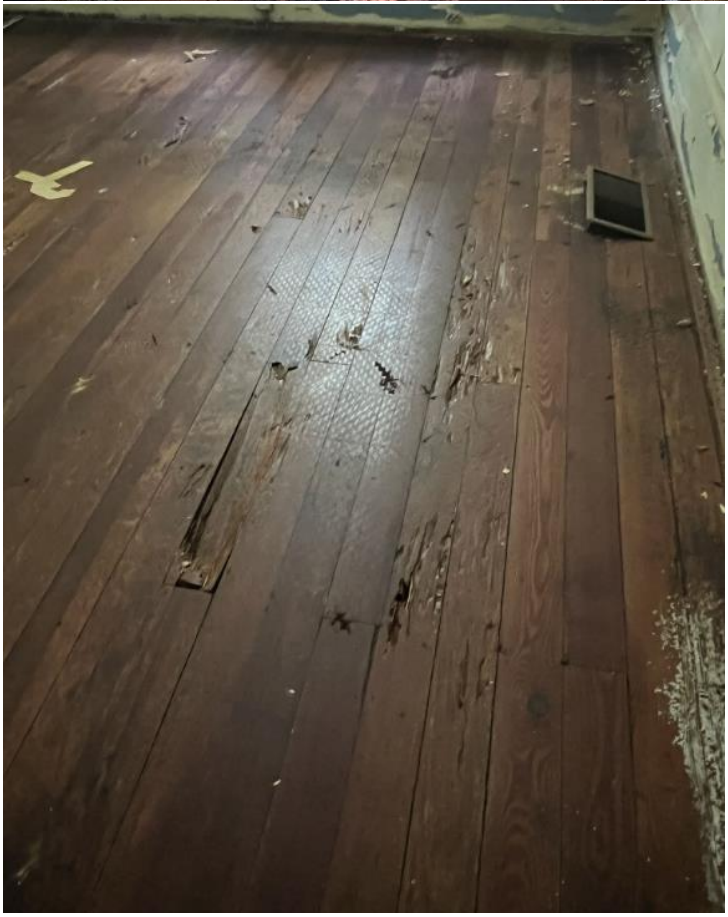








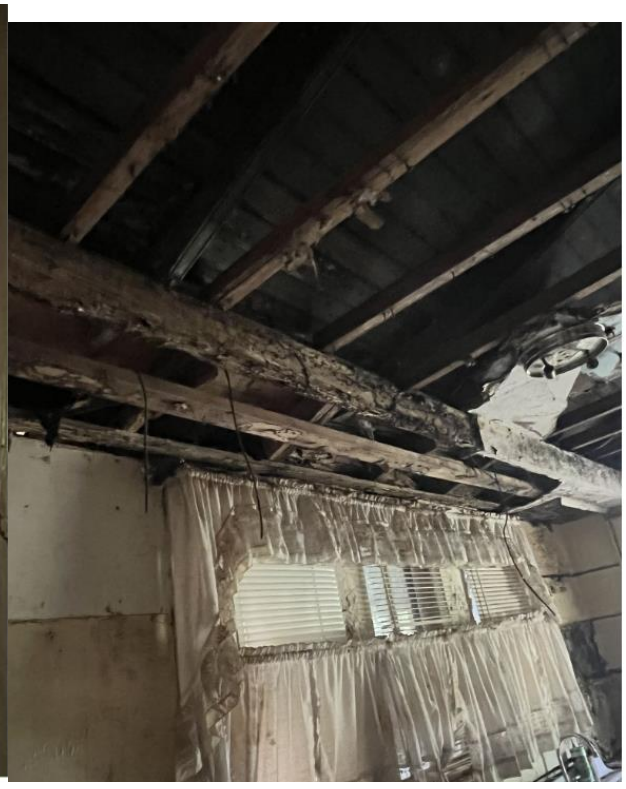






Kitchen





Upstairs







Exterior siding and Windows















SEE REVISED PLANS WITH AMENDMENT AND SHEETS AT FRONT OF PACKET

BUILDING FOOTAGE INFORMATION

EXISTING 1st FLOOR CONDITIONED ——— 1083 Sq Ft

STRUCTURE INFORMATION

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

TYPE OF CONSTRUCTION

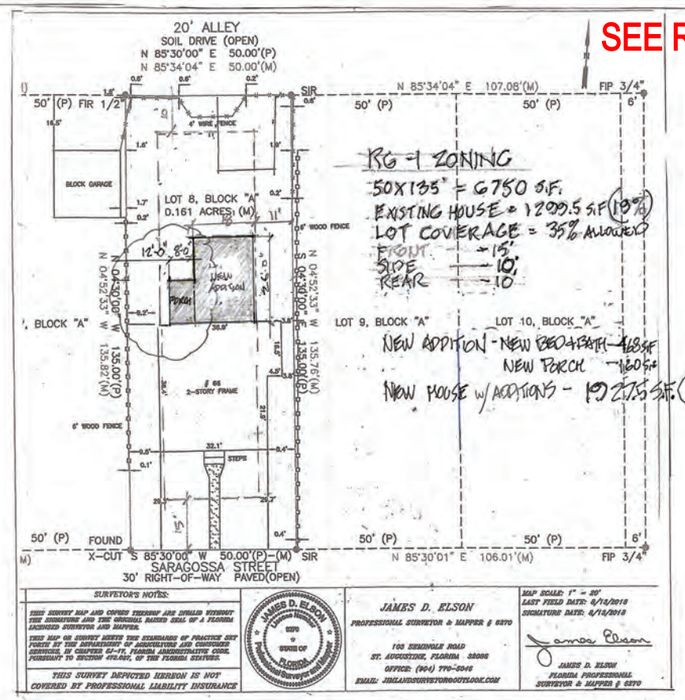
TYPE VB
PROJECT IS LOCATED EAST OF I-95
WIND BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

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

CODE ANALYSIS

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



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

NEW ADDITION - NEW BED & BATH - 468 S.F.
NEW PORCH - 160 S.F.
NEW HOUSE W/ ADDITIONS - 1937.5 S.F. (28%)

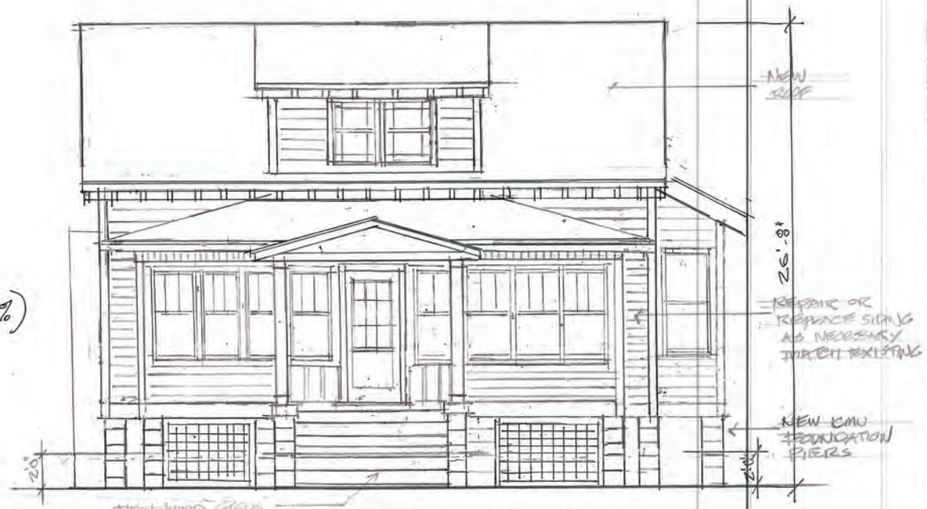
SURVEYOR'S NOTES:
THIS SURVEY MAP AND COPIES THEREOF ARE INVALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES.
THIS SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

JAMES D. ELSON
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

JAMES D. ELSON
PROFESSIONAL SURVEYOR & MAPPER # 6170
105 SEMINOLE ROAD
ST. AUGUSTINE, FLORIDA 32086
OFFICE: (904) 770-2046
EMAIL: JDELSONSURVEYOR@OUTLOOK.COM

MAP SCALE: 1" = 20'
LAST FIELD DATE: 6/14/2016
SIGNATURE DATE: 6/14/2016

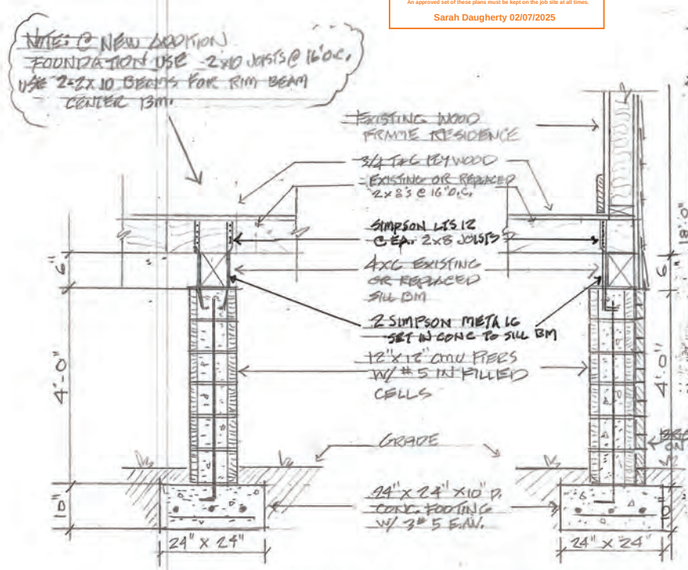
JAMES D. ELSON
FLORIDA PROFESSIONAL SURVEYOR & MAPPER # 6170



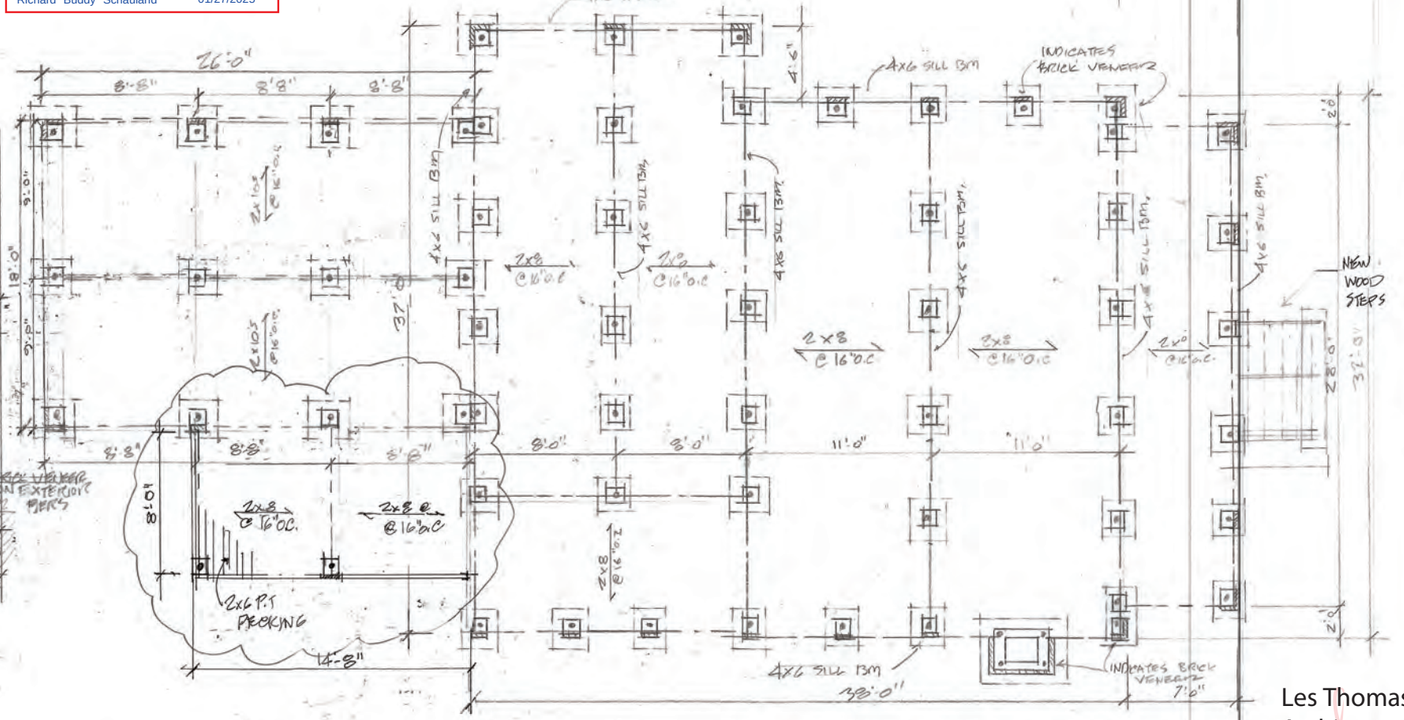
FRONT ELEVATION (WEST 25')

Approved
These plans have been reviewed and found to be in substantial compliance with the provisions of the 2023 Florida Building Code and the City of St. Augustine building ordinances. Any deviations or revisions to these plans must be approved by the City of St. Augustine Building Official.
Richard "Buddy" Schauland 01/27/2025

APPROVED
These plans have been reviewed for compliance with the City of St. Augustine Land Use & Development Codes. Any deviation from these plans or specifications related to the above codes must be reviewed and approved in advance in writing by the Planning & Building Department.
An approved set of these plans must be kept on the job site at all times.
Sarah Daugherty 02/07/2025



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



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

REVISED 1-30-25

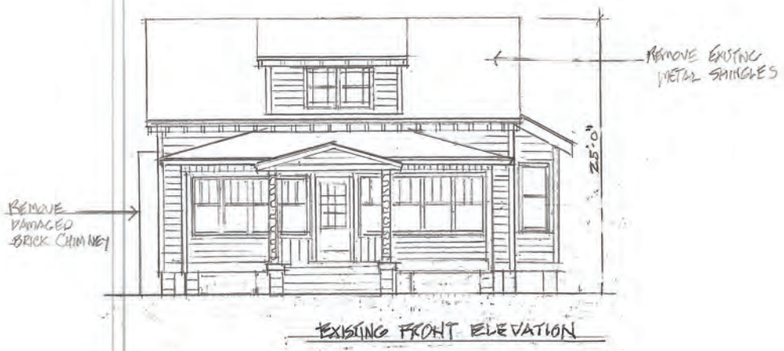
LES THOMAS
ARCHITECT
82 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9505

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

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

SHEET
A-1

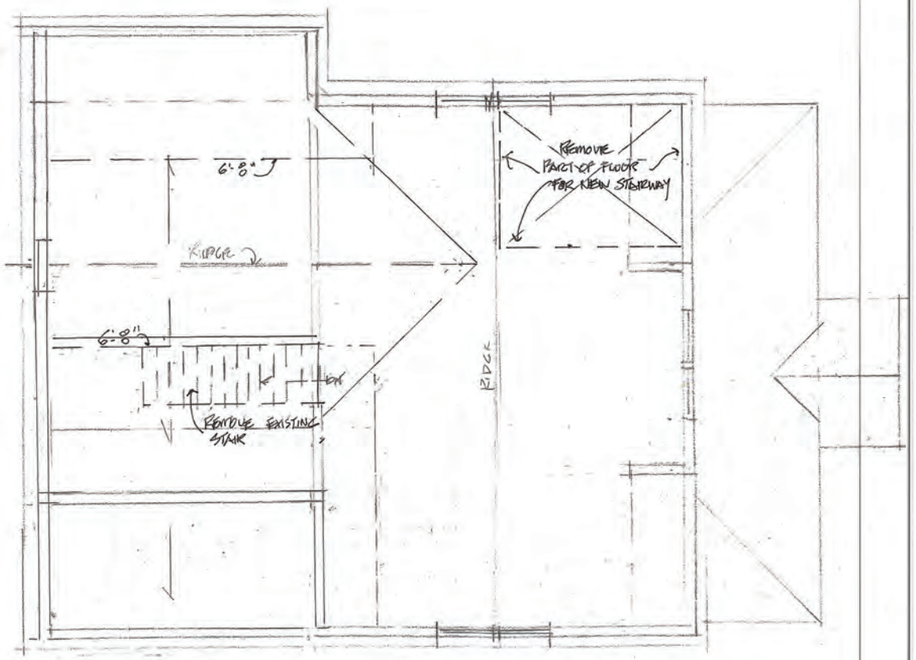
Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2025.01.30 15:40:01 -05'00'



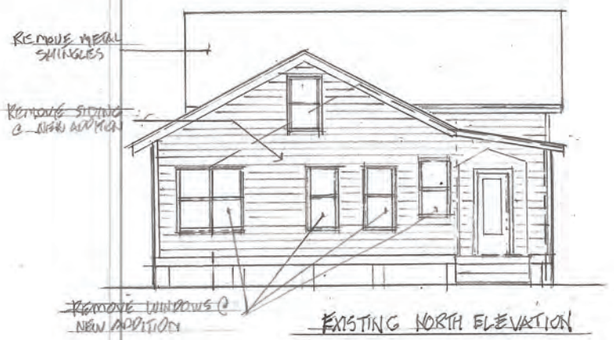
EXISTING FRONT ELEVATION



EXISTING WEST ELEVATION



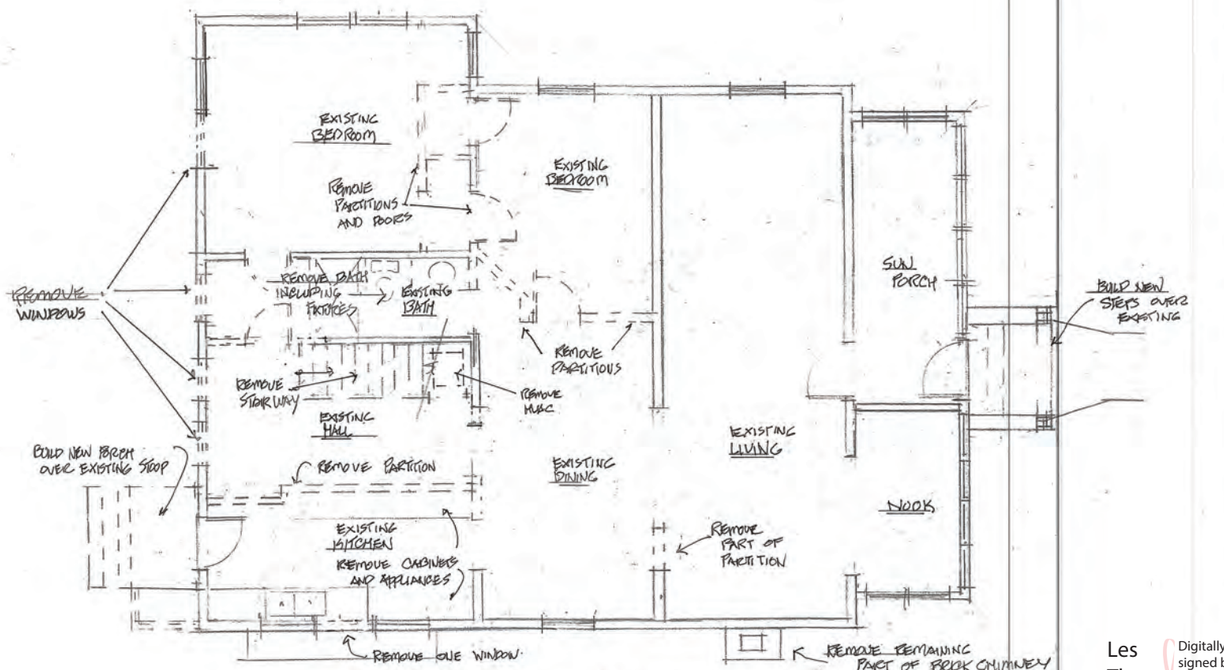
EXISTING SECOND PLAN 1/4"=1'-0"



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



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

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

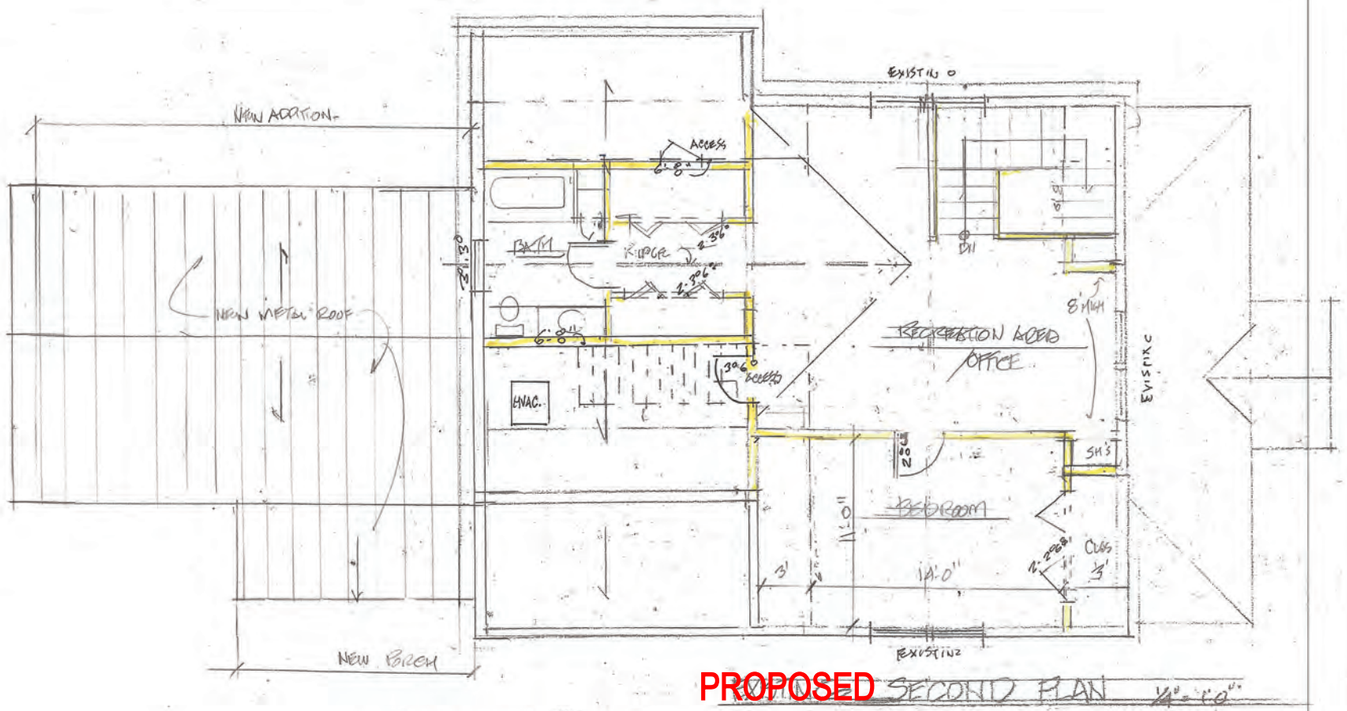
REMODEL + ADDITION
66 SARAGOSSA ST.
ST. AUGUSTINE, FL.

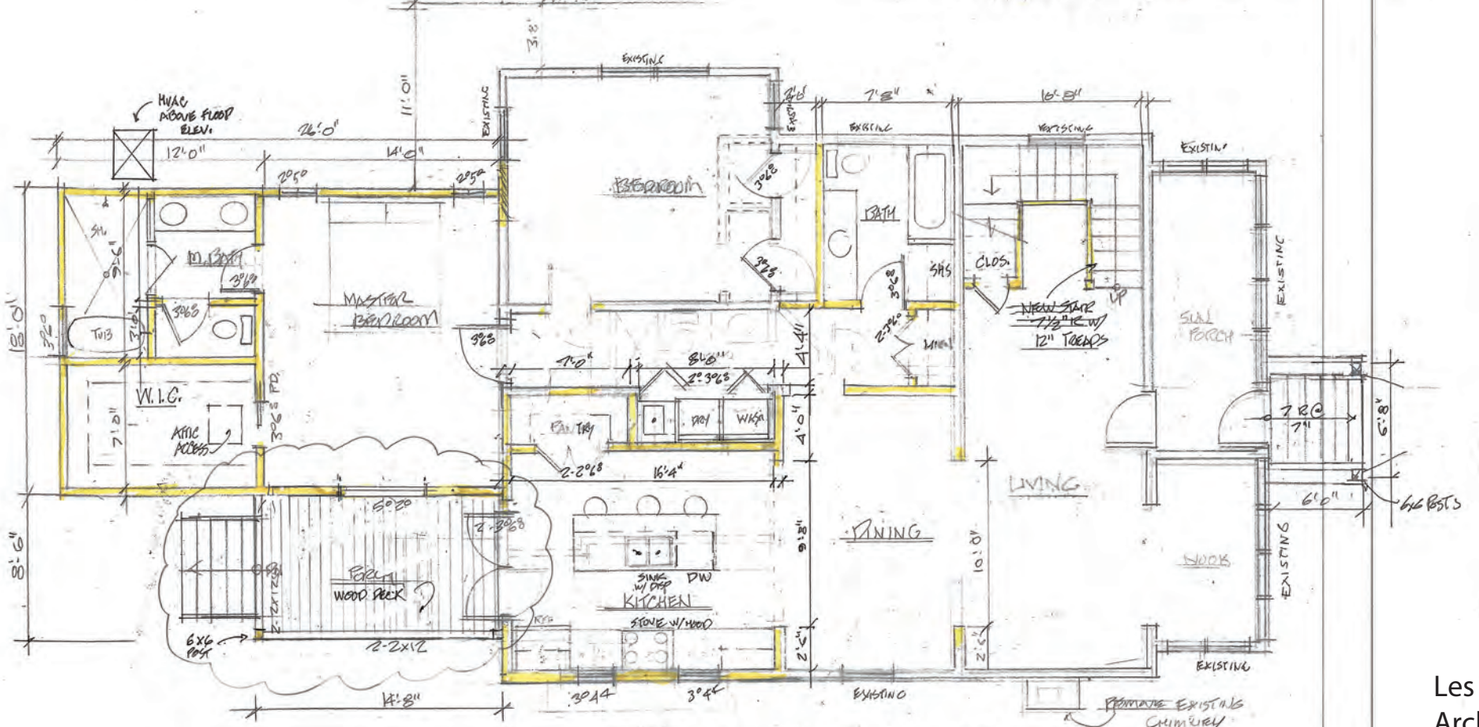
1-10-25
Scale: AS NOTED
Drawn: LT
File:

SHEET
A-2

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

SEE REVISED FLOORPLANS WITH AMENDMENT REVIEW DOCUMENTS & RECONFIGURED 1st FLOOR SPACES AT FRONT OF PACKET





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

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

1-10-25
Scale: AS NOTED
Drawn: AT

SHEET
A-3

Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2025.01.30 18:47:23 -05'00'

SEE REVISED ELEVATIONS WITH AMENDMENT REVIEW DOCUMENTS



FRONT ELEVATION (UNDER 25')

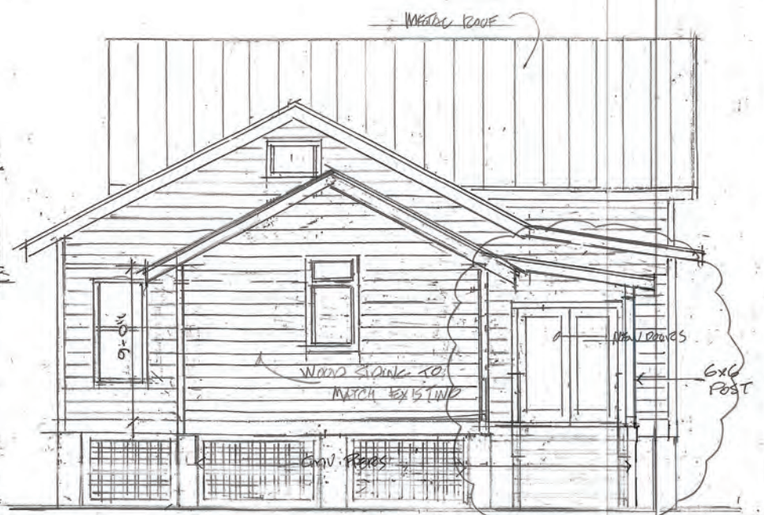


NEW ADDITION

WEST ELEVATION



EAST ELEVATION



REVISED 1-30-25

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

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

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

SHEET
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Les Thomas Architect
Digitally signed by Les Thomas Architect
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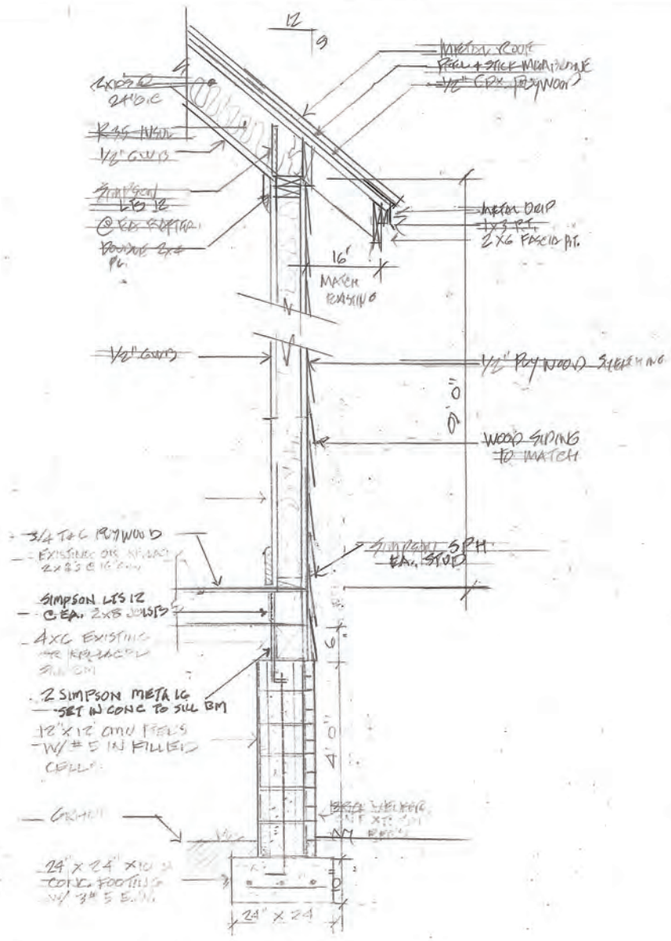
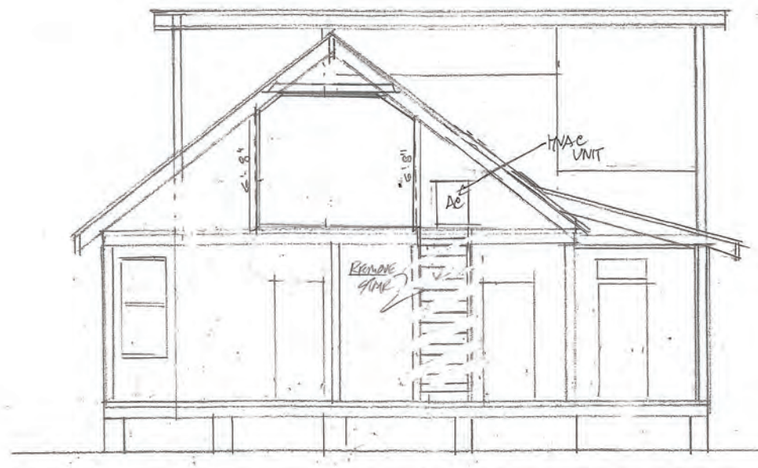
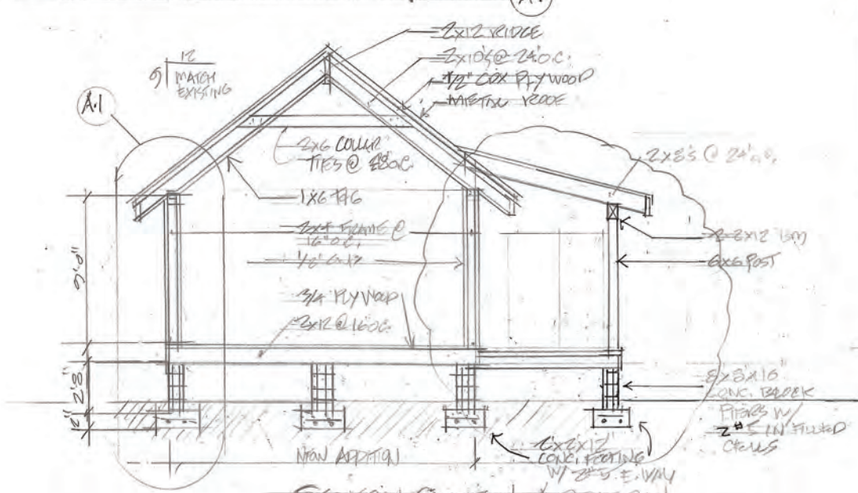


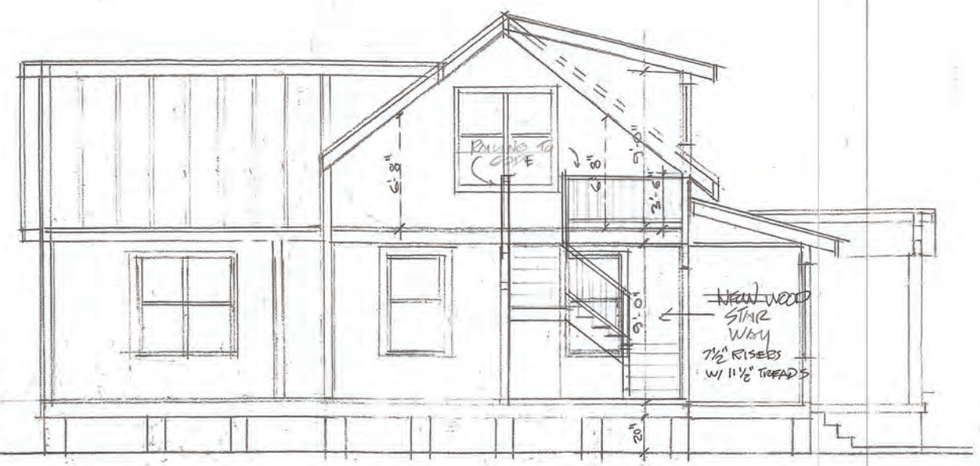
SECTIONS @ PIERS + FOOTING 3/4"=1'-0" (A.1)



EXISTING EAST/WEST SECTION 1/4"=1'-0"



SECTION @ NEW ADDITION



(A.2) NORTH/SOUTH SECTION 1/4"=1'-0"

REVISED 1-30-25

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

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

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

SHEET
A.5

Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2025.01.30 18:49:11 -05'00'

5/8" ZIP BOARD ROOF SHEATHING

2x4 OUTRIGGER @ 24"

BLOCKING REQUIRAD BETWEEN OUTRIGGERS

SIMPSON H25A

2x4 SCAB CONT. TOP TO BOTTOM CHORD @ 8' FROM GABLE

3-12D NAILS TYPICAL AT X BRACING

2x4 SCAB IF VERT. WEB IS NOT PRESENT

CONT. 2x4x8' @ LATERAL BRACE @ 48" O.C.

2x4 BLOCKING @ 48" O.C. BETWEEN GABLE AND FIRST

½" PLYWOOD OR OSB WALL SHEETING SHALL BE FASTENED W/ 8d 6" IN FIELD AND 6" ON EDGE

GABLE END TRUSS SHALL HAVE 2x4 Y.P. @ 24" O.C. FOR WALL SHEETING APPELLATION

ALL MEMBERS SHALL BE SYP

HURRICANE CLIP H2.5 or EQUAL @ 48" O.C.

2x4 BARGE RAFTER CONT.

SHINGLE STRIP

FASCIA

TOP CHORD OF GABLE END TRUSS DROP 3 1/2"

CONT. 2x4 SCAB FROM TOP TO BOTTOM CHORD @ X-BRACING (PROVIDE ADDITION 2x4'S @ VERTICAL IF HIGHER THAT 48" TO FROM AN "L" SHAPE

TOE NAIL TRUSS TO DOUBLE PLATE W/16D COM. @ 8" O.C.

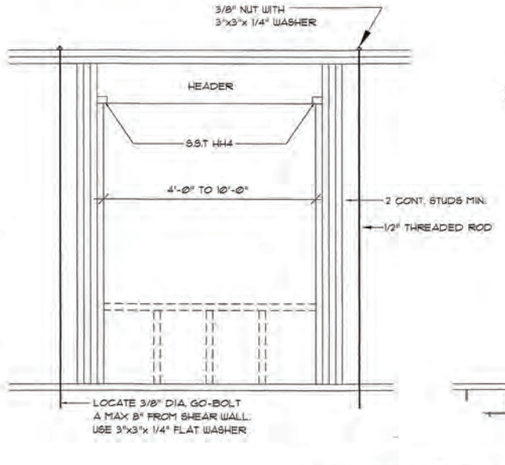
BOTTOM CHORD OF GABLE END TRUSS

2-2x4 TOP PLATE

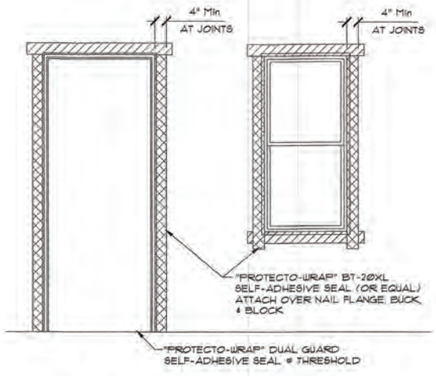
SIMPSON LSTA 24 @ 48" O.C.

2X4 STUDS @ 16" O.C.

Typ Gable End Bracing
N.T.S.



Header Details
½"=1'-Ø"



Exterior Open. Flashing
½"=1'-Ø"

WEATHER RESISTIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

STEPS

① IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.

② APPLY SILL FLASHING

③ APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.

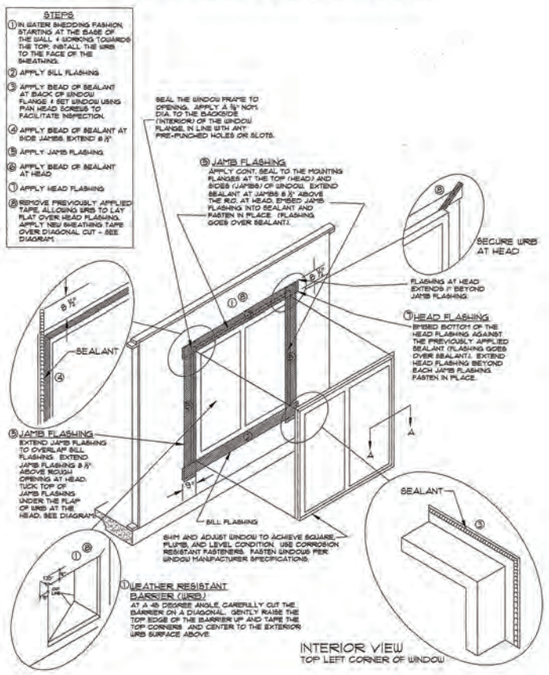
④ APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½".

⑤ APPLY JAMB FLASHING

⑥ APPLY BEAD OF SEALANT AT HEAD

⑦ APPLY HEAD FLASHING

⑧ REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

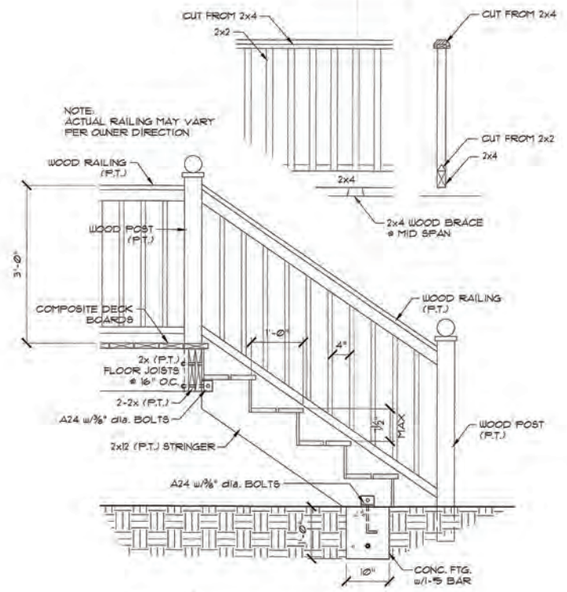


Header Schedule

OPENING WIDTH	BEARING WALL OR SHEAR WALL	NON-BEARING WALL	JACK and KING STUDS
Ø'- Ø" TO 3'- Ø"	(2) 2"X 8"	(2) 2"X 6"	1 J - 2 K
3'- 1" TO 5'- Ø"	(2) 2"X 10"	(2) 2"X 6"	2 J - 2 K
5'- 1" TO 7'- Ø"	(2) 2"X 12"	(2) 2"X 10"	2 J - 3 K
7'- 1" TO 10'- Ø"	(2) 2"X 12" WITH 1/2" PLYWOOD FLITCH	(2) 2"X 10"	3 J - 3 K
10'- 1" and LARGER	LVL (ENGINEERED)	LVL (ENGINEERED)	4 J - 3 K

NOTES:
1. USE HEADER SIZE ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2. PRIMARY FRAMING (BEAMS, GIRDERS, EXT.) WERE SIZED USING:
   1800 "Fo" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY
3. JOISTS, RAFTER, LENTEL, ECT WERE SIZED USING
   1200 "Fo" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY

PORCH SECTION
3/4"= 1'-0"



Stair/Railing Detail
¾"=1'-Ø" Typical

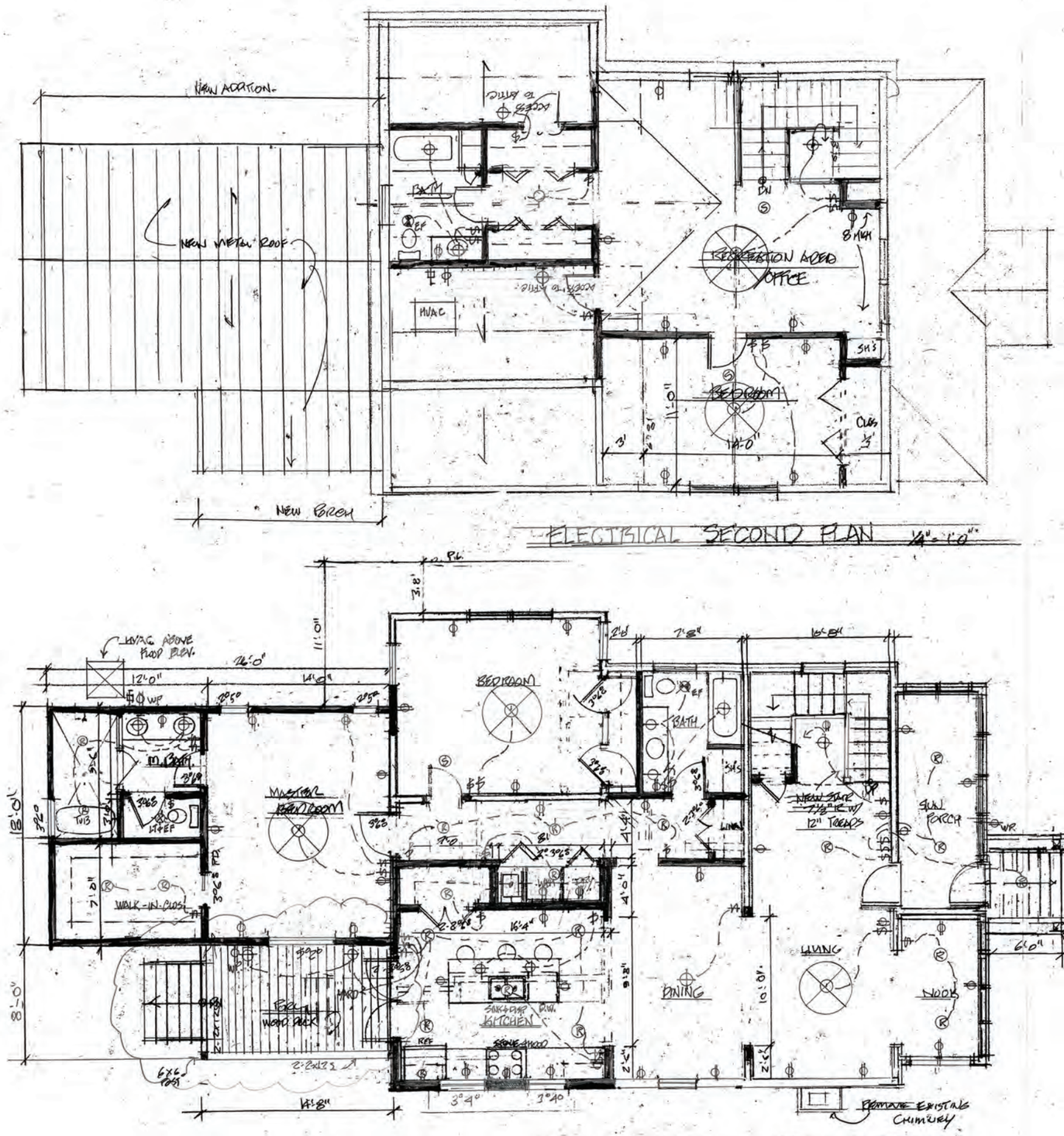
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BENODEL & ADDITION
66 SABAGOSSA ST.
ST. AUGUSTINE, FL.

Date: 1-10-25
Scale: As Noted
Drawn: JT
File:

SHEET
A6

Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2025.01.30 18:49:45 -05'00'



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

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

1-10-25

Scale: AS NOTED

Drawn: LT

File:

SHEET

E-1

Les Thomas Architect
Digitally signed by Les Thomas Architect
Date: 2025.01.30 18:50:26 -05'00'

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

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

Hey Julie,

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

From: justin ahmad
To: Julie Courtney; krista.purcell@hotmail.com
Subject: Re: 66 Saragossa Street - Ad Valorem Tax Exemption application for the April 17, 2025 Historic Architectural Review Board meeting
Date: Tuesday, April 8, 2025 9:49:15 AM
Attachments: image002.png
image003.png
image004.png

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Here are photos of some of the wood damage they are encountering. This is mainly towards the back of the house because the front part of the house hasn't been opened up yet. As for the roof, we are going to do everything we can to go with a 5v metal roof. So at this time that is the plan. It would only change if we go significantly over budget and just can't swing it. Even then we'd probably be inclined to make cuts elsewhere so that we can still have the metal roof.

I will send an email outlining the kitchen plans.

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Tuesday, April 8, 2025 8:41:27 AM
To: justin ahmad <justin.ahmad@hotmail.com>; krista.purcell@hotmail.com <krista.purcell@hotmail.com>
Subject: RE: 66 Saragossa Street - Ad Valorem Tax Exemption application for the April 17, 2025 Historic Architectural Review Board meeting

Hello Justin,
If it is easy enough to send some photos of the wood rot, I can include those in your application packet. I tried to take some as well.
Possibly more importantly because I don't think it was indicated on your original application materials: if you could send a separate email explaining that the rear kitchen portion of the house will have to be rebuilt, but will be rebuilt with the same dimensions, materials, etc, that would be helpful. We need this to be very clear to the HARB of what is being permanently removed and how it is being replaced.

And you are thinking the asphalt shingle roof for now instead of metal panel?

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


Received April 8, 2025
Planning & Building Department


Received April 8, 2025
Planning & Building Department


Received April 8, 2025
Planning & Building Department


Received April 8, 2025
Planning & Building Department

















SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

June 9, 2024

Jason Stancil
66 Saragossa Street
St. Augustine, FL 32084

RE: 66 Saragossa Street
St. Augustine, FL 32084

Dear Mr. Stancil:

Per your request, we made a site visit to the address listed above on June 6th, 2024. The purpose of the site visit was to perform a structural inspection of the building to assess the existing condition of the structural members. The inspection was limited to easily visible members, we did not perform destructive testing of any kind, nor did we remove finishes to view structural members beyond.

The building is a one-story structure with wood floor joist over crawl space at the 1st level. The load-bearing walls are wood framed. The roof system is conventional wood roof rafters. Foundations are assumed to be shallow cast-in-place concrete foundations. According to the St. Johns County Property Appraiser's website, the structure was built in 1900.

ASSUMPTIONS:

We assume that the work done on the original construction was performed in accordance with the accepted industry practices at the time of construction. We assume the structure was not built to any building code at the time of construction, because there was no established building code in 1900.

Areas inspected were visible and accessible and are assumed to represent the non-visible nor accessible portions.



Figure 1: Front View of Structure

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

OBSERVATIONS:

The first level floor framing beams sit on dry stack masonry piers, wood planks/posts, and bricks which elevate the first level (Images 1, 2, and 3). It appears that some beams and masonry piers (added at a later date, not part of the original construction) were added to support part of the floor framing. The masonry piers appear to be dry-stacked and not in any uniform pattern/locations. There also appears to be no concrete foundations under at least some of the piers. Typical masonry pier construction would include grout, reinforcement, and mortar to bond the blocks together and connect them to the foundations. These piers consisted of hollow blocks stacked on top of each other with no mortar, grout or reinforcement as shown in image 2. The first level floor system had no visible positive connection to the piers (See Images 1, 2, and 3 below). Without a positive connection to the foundation, the structure is susceptible to overturning and sliding failure in a wind event. A failure of a pier would likely lead to a catastrophic failure of the structure.

The front porch area appeared to be slopping (Image 4), likely due to missing piers/replaced piers over time. All the front piers appeared to have been replaced with wood or wood planks on dry stack CMU (Image 1 and 3).



Image 1: wood planks on dry stack pier



Image 2: Hollow Block, Pieces of Concrete and brick pier



Image 3: Wood Pier



Image 4: Slopping Front Porch

The floor/roof beams and load-bearing wood walls, where exposed, showed extensive deterioration likely from moisture exposure and wood-destroying organisms, such as termites. (See Image 5 below).



Image 5: Termite Infestation Evidence

While walking the structure, it was noticed that there were gaps and missing sheathing/waterproofing on the exterior walls (you can see from the interior to the exterior). Images 6 and 7 show gaps in the exterior covering the interior of the structure.





Image 6: Missing section of wood on Exterior **Image 7: Gap in wall, Open to Exterior**

The floor sheathing throughout the structure displayed signs of deterioration from wood-destroying organisms, such as termites, see Image 8 below. We assume, based on the floor sheathing condition, there is likely section loss to the floor joists below the sheathing as well. In some locations, the structural joists were exposed. The joists displayed signs of rot from moisture intrusion and termites.



Image 8: Floor with Moisture Rot



Image 9: Wood rot/termites



Image 10: Missing/Damaged Ceiling

The attic provided access to view the conventional roof framing. The rafters appeared to be in poor condition with signs of rot/damage. The roof sheathing displayed discoloration likely from unintentional moisture exposure. See image 11 below.



Image 11: Moisture Damage to Roof Decking

CONCLUSIONS:

Based on the representative samples inspected, the house appears to have had various repair attempts to fix the floor framing. The slopping floors are likely from the multiple types of piers and previous repair attempts. The structure has also been infested with wood-destroying organisms at some point in the past which has caused severe section loss in load-bearing components. Moisture intrusion was also noted in many locations which has affected the structural capacity in the members. There is no positive load path from the roof to the foundation. The beams supporting the floor, walls, and roof are not strapped or secured to the piers. In summary, at least a portion of all visible structural elements, that were inspected, have been compromised to the point of substantial capacity reduction or complete failure. The structure in its current state is at risk of collapse in any wind event.

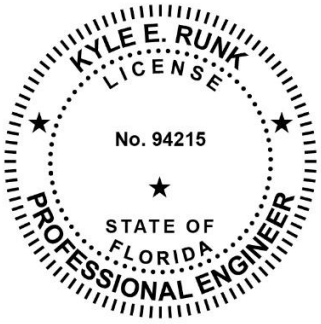
SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

In our professional opinion, the structure has extensive damage and is in such poor condition that repairs would not be practical or cost-effective. Due to the overall condition of the residence, attempted repairs would cause further damage to the structure and would likely cause a complete collapse. The structure should be considered Dangerous and Unsafe as defined in the 8th Edition (2023) Florida Building Code- Existing Building. Given the magnitude of the damage and the potential for sudden collapse, the structure should be immediately cordoned off and demolished.

Our conclusions stated in this letter are based solely on our observations and years of experience evaluating existing structures. We have not done any testing of materials, calculations, or otherwise analyzed the existing structure or soil nor attempted to observe conditions that are not easily visible. We have not specifically reviewed plumbing, mechanical, and electrical conditions nor have we reviewed the structure for code-related issues.

Sincerely,
Swanson Structural, Inc.
C.O.A. 34434

June 9, 2024



Kyle Runk, P.E.

Florida P.E. #94215

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

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

Hey Julie,

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

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

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

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

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

66 Saragossa

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

FTD – 99,999.89

F A/C – (8,660.85)

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

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

In, Return and Prepared by:
Carol Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
203640-0000
File No.: 64990

WARRANTY DEED

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

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

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

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

264 Kingston Dr St Augustine FL 32084,
hereinafter called the "Grantee".

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

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

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

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2023, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

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

Witness 1 Signature

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

Witness 2 Signature

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

THE SIEFKEN LIVING TRUST DATED AUGUST 1, 2011

Scott W. Siefken
Trustee and as to his individual interest

Mary C. Siefken
Trustee and as to her individual interest

COPY

State of Florida
County of St Johns
The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23rd day of October, 2024 by SCOTT W. SIEFKEN AND MARY C. SIEFKEN, husband and wife and as Trustees of the SIEFKEN LIVING TRUST dated August 1, 2011. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

Notary Public Signature (SEAL)
Printed Name:
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

CAROL A. LAGASSE
Notary Public
State of Florida
Comm# HH538205
Expires 7/21/2028

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

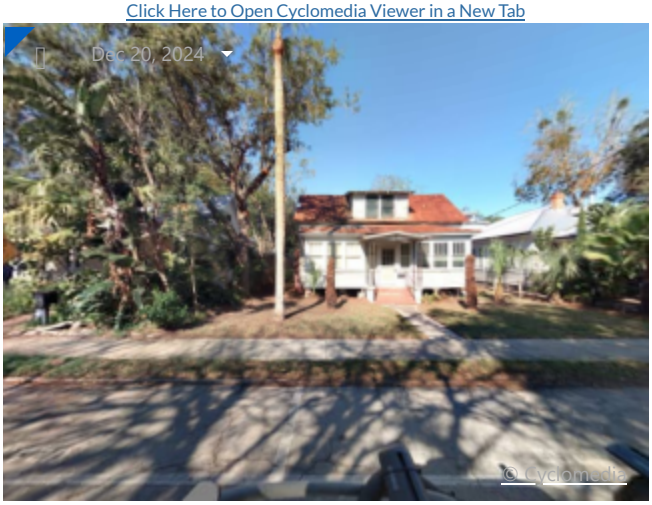
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2036400000
Location Address	66 SARAGOSSA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (610.3)
Tax Description*	2-44 MODEL LAND CO SUB CITY LOT 8 BLK A OR6040/1518 ***The Description above is not to be used on legal documents.**
Property Use Code	Single Family (0100)
Subdivision	Model Land Co.'s Subdivision Of A Part O
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.150
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

AHMAD KRISTA ET AL 100% 66 SARAGOSSA ST SAINT AUGUSTINE, FL 32084-0000	AHMAD JUSTIN 100% 66 SARAGOSSA ST SAINT AUGUSTINE, FL 32084-0000	VARACALLI ANDREW 100% 66 SARAGOSSA ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead Band		$26,411
Homestead		$25,000

Map



Valuation Information

Assessed Year	2026
Building Value	$130,997.00
Extra Features Value	$0.00
Total Land Value	$204,000.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$334,997.00**
Total Deferred	
Assessed Value	**$293,006.00**
Total Exemptions	$51,411.00
Taxable Value	**$241,595.00**

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

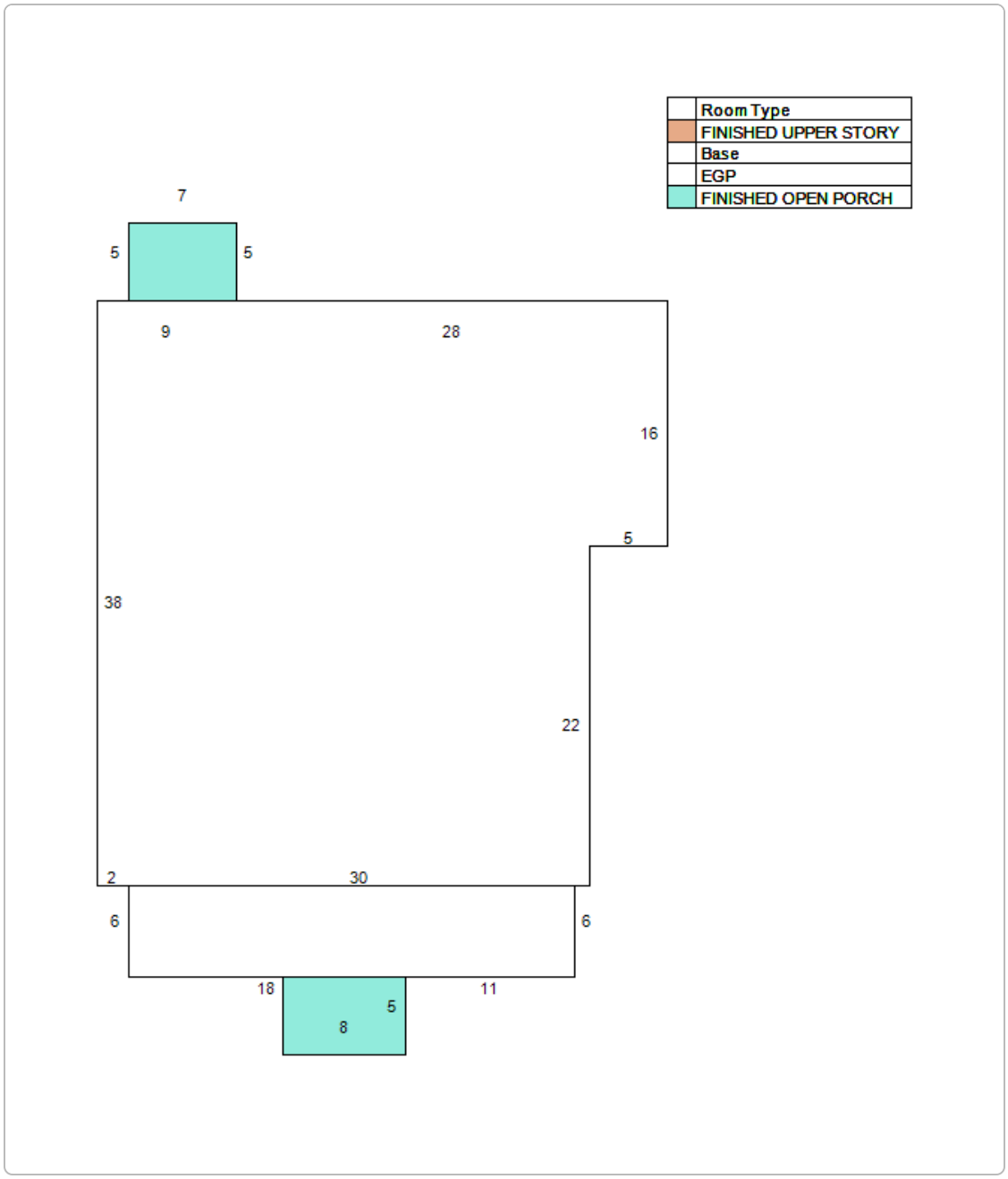
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$137,598	$0	$204,000	$0
2024	$130,693	$0	$204,000	$0
2023	$133,393	$0	$204,000	$0
2022	$107,760	$0	$171,360	$0
2021	$60,933	$0	$145,350	$0
2020	$62,105	$0	$145,350	$0
2019	$56,321	$0	$145,350	$0
2018	$75,094	$0	$145,350	$0
2017	$75,094	$908	$145,350	$0
2016	$67,944	$908	$126,225	$0
2015	$60,793	$908	$114,750	$0

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$130,997	**Roof Structure**	Gable Hip
Year Built	1900	**Interior Flooring**	Carpet, Pine Wood
Actual Area	2193	**Interior Wall**	Drywall
Conditioned Area	1944	**Heating Type**	Forced Air
Use	Single Family Residence	**Air Conditioning**	Window
Style	01	**Bedrooms**	3
Exterior Wall	Wood	**Baths**	1

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

Sketch Information



Land Information

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

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

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

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

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2026 Meeting







Photo From Florida Master Site File SJ012176 2020 Survey

Application: HP2026-0034 Address: 76 Abbott Street

Applicant: Moorhouse Construction, LLC

Property Owner: Kelsey Danielle Glover

Project description: To review Parts I and II of a Historic Preservation Ad Valorem Tax Exemption application for the proposed rehabilitation of a residential building, constructed c. 1886-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District.

Architectural Style:	Folk Victorian/Frame Vernacular	Florida Master Site File:	SJ012176
National Register:	Abbott Tract NRHD: Contributing	Construction date:	c. 1886-1894
Archaeology Zone:	IIA	Zoning District:	RS-2
Parcel number:	1950100000		
Agenda Item:	6(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application is to review the submitted Parts I and II of an ad valorem tax exemption application. Because this building is a contributing property to the Abbott Tract National Register Historic District, the HARB can find that it is a is a qualifying property and fulfills the requirement of Part I. For Part II, the HARB is to determine if the proposed rehabilitation work is appropriate for an ad valorem tax exemption based on if the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, which are summarized on page 4-5 and 7. When the overall rehabilitation project is completed, the HARB is to certify the requirements for a historic preservation ad valorem tax exemption have been met under the final and last Part III of the application.
2. A building permit application was initiated by a different contractor on behalf of the current owner for the siding replacement. Historic Preservation staff administratively approved the replacement after verifying that the proposed new siding matched the existing siding. Building Permit BP2026-0199 was issued on February 9, 2026.
3. Current Architectural Context: Located on the west side of Abbott Street and the first house south of Pine Street, the small Frame Vernacular 1-1/2 story residential structure was constructed between 1886-1894. A side gable roof with 5v-crimp galvalume panels covers the front block of the original portion of the house, while 2 connected wings, each with lower, rear facing gables, extend to the back. Wood rafter tails are visible under all the roofs except for the side facing gable on the main portion of the house. Wood novelty siding was in the process of being replaced under a separate permit application. Large, multi-lite fixed wood windows crowned with dentil molding flank the centered doorway that features a historic half-lite paneled wood door. Currently, a shed roofed front porch, which has an altered design from an earlier version, has squared post columns and decorative jig-saw cut flat balusters that extend on either side of the centered steps, across the front façade. Replacement vinyl 4/4 windows with interior muntins are visible on a side elevations. A brick chimney is on the south elevation and appears to be detached from the structure.
4. Historic Architectural Context: Sanborn Map research show that the building was modified with a front porch added across the front by 1904 and a rear wing and porch by 1924. The Florida Master Site File (FMSF) architectural survey from 1978 references Victorian features that appear to have been removed, which included decorative spindle work on the porch balustrade and a gable hood secondary roof structure. In addition, the early FMSF survey states that the gable roof had turned posts that extended above the entrance. Looking at a c. 1980 photo that accompanies this early survey, these written descriptions of Victorian design elements appear to be referring to a front porch with a front facing gabled roof that extended from the front door only, supported by turned columns, and what appears to be a metal hand railing on either side of the porch steps. A balustrade with turned balusters extends across the remainder of the porch that runs across the front façade. GoogeMaps show the existing front porch since at least 2007, the earliest year available on the Street View feature.. A variety of window types including 6/6 double-hung, other multi-lite sashes, fixed, with a louver covered opening at the attic level and a 3v crimp metal roof were listed in the 1978 FMSF. In the same survey, the building's condition is listed as "fair" and notes that it has been altered.
5. Historic Context: Early residents of the house included descendants from the Andreu and Masters families, who were Minorcan colonists, according to the FMSF.
6. **Foundation:** The existing pier foundation consisting of cement block piers will be reinforced with new and replacement piers and footings. Sill beams have suffered from termite damage and will be replaced.
7. **Building Elevation:** An elevation certificate was submitted for this application's review. The stated height of the finished floor elevation is 8.0' NAVD 1988. The base flood elevation (BFE) for the structure is 7' NAVD 1988. The minimum design flood elevation for the property is 8' NAVD 1988 (BFE+1). Under the estimated cost that were submitted, lifting the house was included. **The applicant should confirm if the house will be permanently raised or just lifted for the needed sill beam replacement and foundation work, and if the front porch and chimney are able to withstand being lifted or adjacent to the lifted house. If the house is proposed to be permanently elevated, the proposed height should be reviewed with this application or an amendment.**

STAFF SUMMARY AND ANALYSIS (continued):

8. **Exterior:** Limited changes are proposed to the building's visible exterior; however, the applicant should verify what is meant by wall demo on the list of expenses. The wooden novelty siding proposed for full replacement after sheathing, and insulation is applied to the walls. Reframing the wall structures is also included in the list of expenses. As more deteriorated wood is potentially exposed or becomes more evident, additional areas of wooden members may need to be addressed, including the porch deck and railings. **Any character defining element, such as the porch or chimney, that must be removed even temporarily for the house to be lifted must have HARB's approval.**
9. **Interior:** No work is planned for the interior, which appears to have been previously renovated.
10. **The property is within Archaeology Zone IIA.** Although an A14 application has been submitted, the fee must be paid in order for the project to be added to the queue for archaeological review. The City Archaeologist must be able to review the project area with soil testing before the building is lifted or soil is disturbed.
8. **HOUSE VALUATION / ESTIMATE PROJECT INVESTMENT**
   Value of building per SJCPA (2026): $295,797
   Taxable Value per SJCPA (2026): $402,397
   Estimated Value of Proposed Project*: $95,000
   *The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less, and at least twenty-five (25) percent of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.
9. For Part III, thorough documentation is to include work on the existing home and site and will be needed to show the full extent of the work that was completed, with a breakdown of costs between exterior and interior work.
10. For ad valorem projects, it is important to document how much historic material is being replaced and take care to not remove what can be repaired or replace more than is necessary.
11. **During this AVT review, the HARB will need to determine with the work that has already begun or is proposed under Part II (what is currently being reviewed), or later during the Part III review, if the overall work that was completed during the rehabilitation of the existing building, exceeds or is inconsistent with the recommendations of the Secretary of the Interior's Standards for Rehabilitation. ****
    ***See summary of proposed work related to SOIS on pages 4-5*
    The Board should determine if more photos of the house are needed to understand the conditions before work began.
12. As noted in the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines "latitude is given [in the SOIS for Rehabilitation Guidelines] to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions."

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS** for Parts I and II of the Historic Preservation Ad Valorem Tax Exemption **at 76 Abbott Street if the HARB finds:**

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

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

Julie Courtney
Julie Courtney, Historic Preservation Officer

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

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

Elevating house:
Applicant should confirm if the house is to be permanently elevated or lifted temporarily for the work noted below.
If the house is to be permanently elevated, the HARB must approve the proposed height and related changes to the exterior elements, such as the porch and chimney.

Foundation / Structural:
- Add and replace foundation piers and footings - **CLARIFY WHAT SCREENING THAT WILL BE USED AROUND PIERS**
- Reconstruct floor structure

Exterior:
- Wall demo - **CLARIFY EXTENT**
- Reframing wall structure
- Adding sheathing, insulation
- Replace wood novelty siding with matching
- Paint exterior

Interior:
Applicant stated there were no modifications or alterations proposed to the site.

Site / Site Features:
Applicant stated there were no modifications or alterations proposed to the site.

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

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

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

1. **Compatible New Use: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.:** The use of the property will not be changed from a single-family residential building that is being used for the personal use of the building owner and short-term rentals, resulting in minimal changes to the existing building overall.
2. **Retention of Distinguishing Architectural Character: The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.:** The exterior of the original structure may remain intact visually if the proposed replacements match the design of the previous (recently removed) / existing elements and all the elements are returned, such as the corner boards. The proposed wall demo should be clarified. Any other alterations to the exterior should be clearly noted with this application's review or through an amendment.
3. **Recognition of Historic Period: Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.:**
The current project scope is to replace deteriorated exterior materials, such as the wood novelty siding, and insufficient structural/foundation elements, with matching materials and design,
4. **Retention of Significant Later Alterations and Additions: Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved.:** As noted above and in Scope of Work, the house has already been altered over time. The existing design of the exterior will largely remain unchanged visually with the proposed work, unless elements will be rebuilt or replaced in a way that does not match. Additions or changes to the interior, which has already been altered, are not proposed.

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

5. **Sensitive Treatment of Distinctive Features and Craftsmanship: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.:** The existing exterior siding is proposed to be replaced after sheathing and insulation is added.
   Care should be taken to protect the house from new or other types of moisture issues with the addition of materials that change how the house breathes compared to its late 1800s construction.
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence: Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.:** Part II of the application indicates the primary visible exterior elements that are being replaced is the wood siding. The applicant should confirm if the corner boards will be added back to the exterior, as they were removed with the siding project that was already started. Based on the application documents, foundation repair/replacement and addressing the structural systems was also deemed necessary. Confirmation is needed for this review (Part II) of what is planned for the wall demolition and any other changes that may be visible to the exterior, or any work planned for the interior that will be included in the project costs evaluated for the tax exemption, and then on Part III for all modifications that were actually completed.
5. **Cleaning with the Gentlest Possible Method: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.:** Part II of the application indicates no chemical or physical treatments.
6. **Protection and Preservation of Significant Archaeological Resources: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.:** The property is located within Archaeological Zone IIA. Because of the AVT requirements, close adherence to the steps related to an archaeological review should be followed. Archaeological review should take place BEFORE soil disturbance begins.
7. **Compatible Contemporary Design for New Alterations and Additions: New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.:** No significant alterations to the existing design of the building or additions are proposed.
8. **Reversibility of New Alterations and Additions: New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.:** No additions or major alterations are proposed. For elements that are deemed too deteriorated for repair, matching or compatible materials in style, texture, dimensions should be used.

See more detailed recommendations from the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines on page 7-9.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Frame Vernacular

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

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

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

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

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

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

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

Historic Preservation Property Tax Exemption

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

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

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

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

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

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

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

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

Secretary of the Interior's Standards for Rehabilitation

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

Secretary of the Interior's Standards for Rehabilitation: Guidelines

Choosing Rehabilitation as a Treatment

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

Identify, Retain, and Preserve Historic Materials and Features

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

Protect and Maintain Historic Materials and Features

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

Repair Historic Materials and Features

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

Replace Deteriorated Historic Materials and Features

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

Design for the Replacement of Missing Historic Features

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

Alterations/Additions for the New Use

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

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

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

City of St. Augustine Code of Ordinances

Sec. 2-381. - Title.

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

Sec. 2-382. - Intent.

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

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

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

Sec. 2-383. - Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 2-384. - Exemption.

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

Sec. 2-385. - Exemption period.

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

Sec. 2-386. - Procedures.

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

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

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

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

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

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

Sec. 2-387. - Evaluation of improvements.

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

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

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

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

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

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

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

Sec. 2-388. - Appeals.

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

Sec. 2-389. - Commencement of work.

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

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

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

Sec. 2-391. - Covenant.

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Abbott Tract National Register Historic District: National Register Nomination Contributing sheet
4. Sanborn Maps
5. State Statutes for the Tax Exemption for Historic Properties

STAFF PHOTOGRAPHS
76 Abbott Street – June 2026



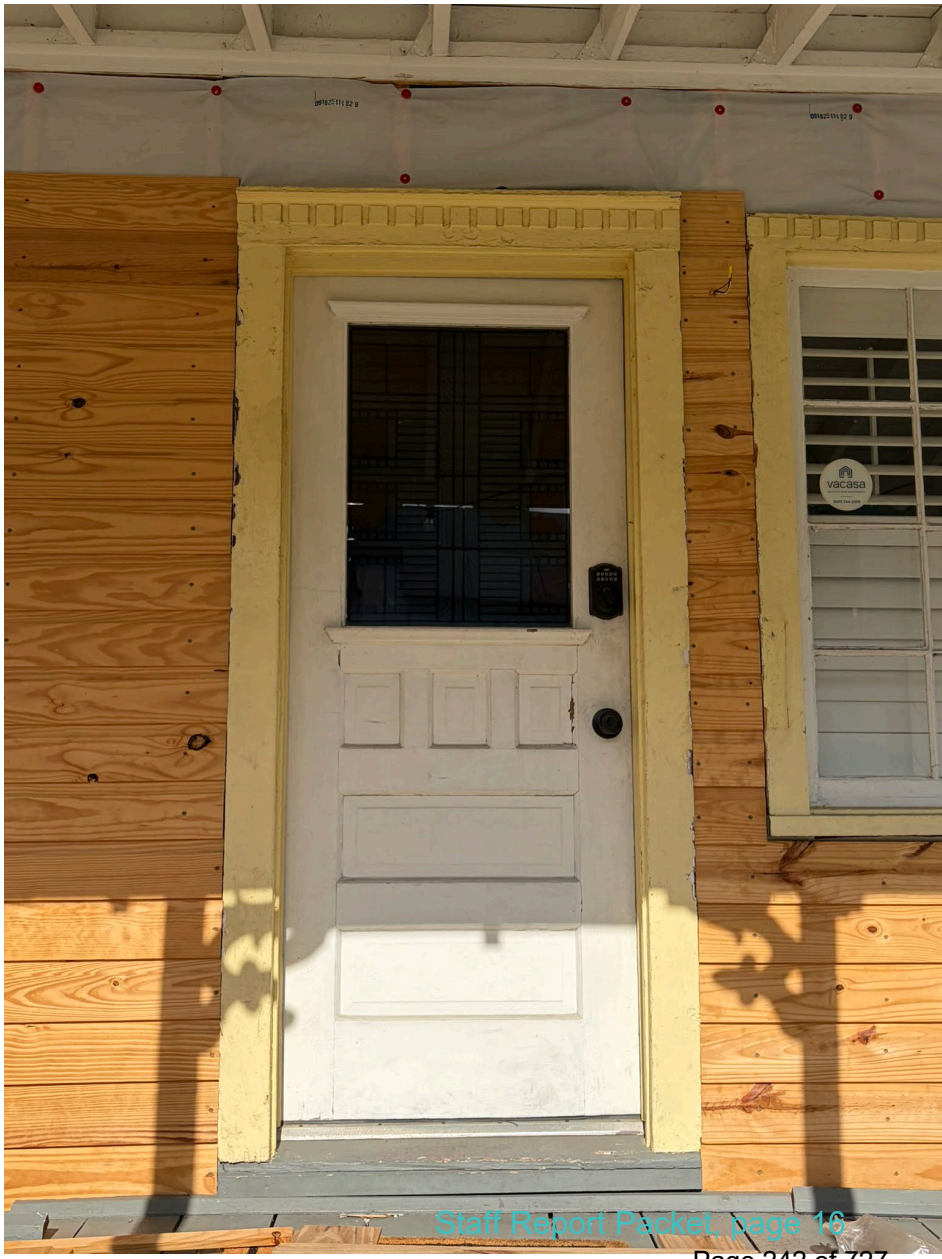
STAFF PHOTOGRAPHS
76 Abbott Street – June 2026





STAFF PHOTOGRAPHS
76 Abbott Street – June 2026





STAFF PHOTOGRAPHS
76 Abbott Street – June 2026







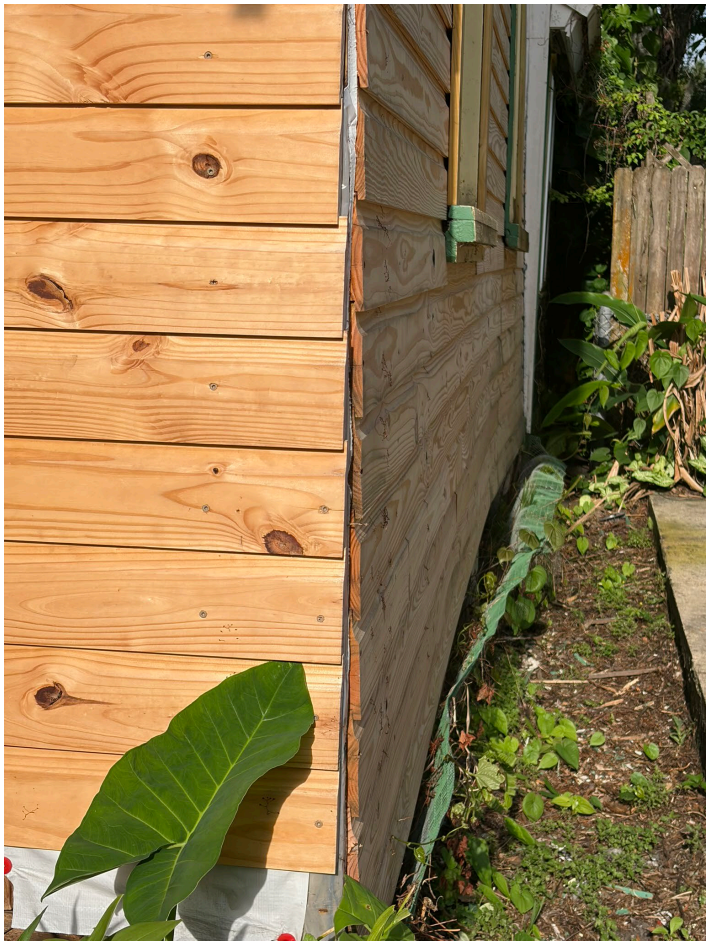
STAFF PHOTOGRAPHS
76 Abbott Street – June 2026





STAFF PHOTOGRAPHS
76 Abbott Street – June 2026





STAFF PHOTOGRAPHS
76 Abbott Street – June 2026



South Elevation

STAFF PHOTOGRAPHS
76 Abbott Street – June 2026





South Elevation

STAFF PHOTOGRAPHS
76 Abbott Street – June 2026





South Elevation

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76 Abbott Street – June 2026





South Elevation

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76 Abbott Street – June 2026



South Elevation



STAFF PHOTOGRAPHS
76 Abbott Street – June 2026





South Elevation

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76 Abbott Street – June 2026





South Elevation

STAFF PHOTOGRAPHS
76 Abbott Street – June 2026





East Elevation of
Rear Wing

STAFF PHOTOGRAPHS
76 Abbott Street – June 2026



North and East Elevations / Rear Wing



STAFF PHOTOGRAPHS
76 Abbott Street – June 2026



East Elevation of
Rear Wing



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76 Abbott Street – June 2026





North Elevation

STAFF PHOTOGRAPHS
76 Abbott Street – June 2026





North Elevation

STAFF PHOTOGRAPHS
76 Abbott Street – June 2026





Newer water damage on window below HVAC vent on North Elevation

STAFF PHOTOGRAPHS
76 Abbott Street – June 2026



North Elevation

STAFF PHOTOGRAPHS – Rear Yard
76 Abbott Street – June 2026









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. 8SJ121 1009==

Site Name: 76 Abbott Street 830== Survey Date: 7808 820==

Address: 76 Abbott Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Abbott Tract (subdivision) E (block) East 88.3 feet of (lot) 868==

Lot 13, Block E 868==

Owner of Site: Name: Faw, William & Luba B.;

Address: 32 Avenida Menendez

St. Augustine, Fla. 32084 902==

Occupant or Manager: Cavaleri, J.; Topaz, Howard (Occupants) 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469560 (easting) 3307800 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

Recorder: Name & Title: Harper, Robert W. (Assistant Curator);

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) 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==

(x) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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: Rectangular 966==

Exterior Fabrics: Wood, Drop siding with Cornerboards 854==

Structural Systems: Wood Frame 856==

Features of Structure: (942)

Window Type: DHS 6/6, multi-pane, fixed; attic louver 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Gable hood 942==

Porches & Balconies: 942==

Chimney Location: Offset rear slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 3-V Crimp 882==

Ornament Exterior: Spindle work, turned posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Less set back than its neighbors to the south. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks, Minorcans

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 76 Abbott Street was constructed between 1886 and 1894. A gable roof with turned posts extends above the entrance. Victorian features also include decorative spindle work on the porch balustrade. The small structure with original wood exterior is typical of houses in this section of Abbott Tract subdivision.

Abbott Tract was developed between 1872 and 1930, although some newer homes are also in evidence. As a result of this long period of development, it contains a wide range of architectural styles, including Victorian styles ranging from simple Frame Vernacular to elaborate Queen Anne and an exotic Moorish Revival. Colonial Revival and Mediterranean Revival area also exemplified along with Masonry Vernacular structures in a commercial strip. The area has retained its residential character which is enhanced by the proximity of the North River to the east, the Mission grounds to the north, and the Castillo de San Marcos property to the south. A scattering of commercial establishments along San Marco Avenue forms its western boundary. The ambience of Water Street, on the easternmost portion of the subdivision, is derived from large elegant residences which line the riverside thoroughfare. The Victorian look of 19th century structures dominates the neighborhood with two and two and one-half story 20th century residences harmoniously contributing to the street's grandure.

HISTORY

Abbott Tract, one of the first areas to be settled outside colonial St. Augustine, evolved from three 19th century subdivisions. The property was once within the colonial defense perimeter known as Mil y Quinientos (The Fifteen Hundred).(1) Between 1800 and 1808 land grants were given to Jose Noda, Jose Garcia, Juan Gianopoly, Pedro Estopa, and Juan Villalonga.(2) During the Second Spanish Period Jose Noda, a native of the Canary Islands, purchased the Garcia property. In 1837 Peter Sken Smith, a land speculator from New York state, purchased the combined properties naming it the Noda Concession. The following year Smith divided the land into lots for private sale. Later called North City, the property extended north from Clinch Street, now the northern boundary of the fort green, to Joyner Street.(3) North of Smith's property was Davis' Range, land comprised of the three re-

(over)

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), V, 414.

2. American State Papers, V, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), IV, 143; III, 53; III, 13.

3. Florida Herald Southern Democrat, July 15, 1839; St. Johns County Courthouse, Map Book No. 1, p. 53.

4. St. Johns County Courthouse, Deed Records, Book C, p. 186; Book F,

maining Spanish grants consolidated and purchased by Mary Ann and William Davis during the 1820's and 1830's.(4) This property was also subdivided into lots for resale but did not meet with the success of the rapidly developing Noda Concession. After the Civil War land developers Mary Ann and William Van Ness bought the northern portion of Davis' Range renaming it Van Ness Tract. Lucy Abbott, a spinster from South Carolina, invested in the Noda Concession and other properties and building as far north as Locust Street.(5) By 1923 her name was solely associated with the North City community. The settlement became home for a variety of inhabitants: bankers, physicians, retired generals, laborers, and a large Black community.(6)

The names of Masters, Felany, Usina, and Pacetti prevail on the list of property owners on Abbott Street in the 1880's.(7) By 1904 the street still consisted of numerous home owners and renters who descended from the New Smyrna coloists.(8) A large number of Blacks also resided on the street both as renters and home owners. Before 1900 Abbott Street was known as Washington Street.(9)

An early resident of this house at 76 Abbott Street was Epiphany Andreu. A later occupant was Necia Masters.(10) Members of the Andreu and Masters families descend from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777.

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p. 69; Book H, p. 105; Book O, p. 83; WPA, Spanish Land Grants in Florida, III, 13.

5. Deed Records, Book W. pp. 355-357.

6. Goold T. Butler "Official Map of the City of St. Augustine, 1923."

7. Deed Records, Book Y, p. 634; Book AAA, pp. 137, 168, 467; Book BB, pp. 449, 651; Book CC, p. 22; Book DD, p. 201; Book FF, pp. 542, 544; Book MM, p. 36; Book WW, pp. 89, 291.

8. St. Augustine City Directory, 1904; Charles D. Manucy and Robert Ransom, Supplement to Official City Map, 1905, p. 16.

9. Deed Records, Book 2, p. 226.

10. City Directory, 1904, 1911-12.



☐ Original
☒ Update



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

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

Site#8 SJ00121
Field Date 10-2-2020
Form Date 10-22-2020
Recorder # KP

Site Name(s) (address if none) 76 Abbott 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
76		Abbott	Street	

Address:
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 30W — Section 7 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1950100000 — Landgrant _____
Subdivision Name Abbott Tract — 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: select windows, removal of gable ext
Additions: ☐yes ☐no ☒unknown Date: _____ Nature: possibly rear addition
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Samson Derek Shane

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1.5
Exterior Fabric(s) 1. Wood siding 2. Drop siding 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed extension 2. flat extension
Windows (types, materials, etc.)

6/6 and 1/1 single replacements, multi light sash & fixed, denticulated window surrounds

Distinguishing Architectural Features (exterior or interior ornaments)

horizontal wood siding, corner boards, decorative brackets, exposed rafters, decorative millwork spindles

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

single car drive, hedges and 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. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ00121

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details)

slightly off center multipanel wood w single light, denticulated cornice & arched surround

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

raised full width porch w shed extension, exposed rafters, decorative brackets and millwork spindles, wood square supports, wooden platform and masonry steps

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

This 1894 Frame Vernacular resource is in good condition. It has a Gable roof, Wood siding siding, and is 1.5 stories.

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)

This building has retained its historic massing and materials, and contributes to the district. There are no known significant architectural associations or features and as such it is not individually eligible.

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 _____

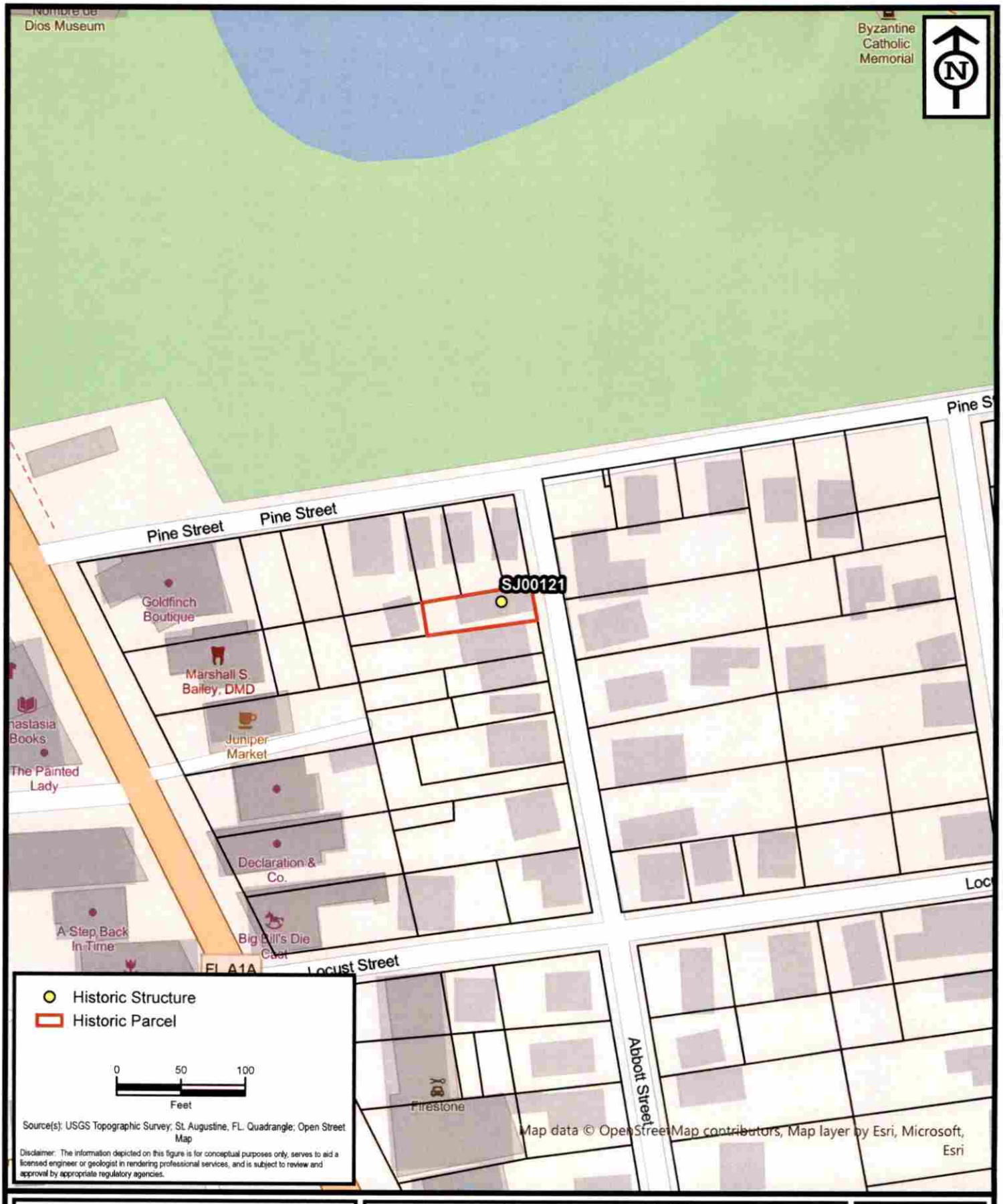
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

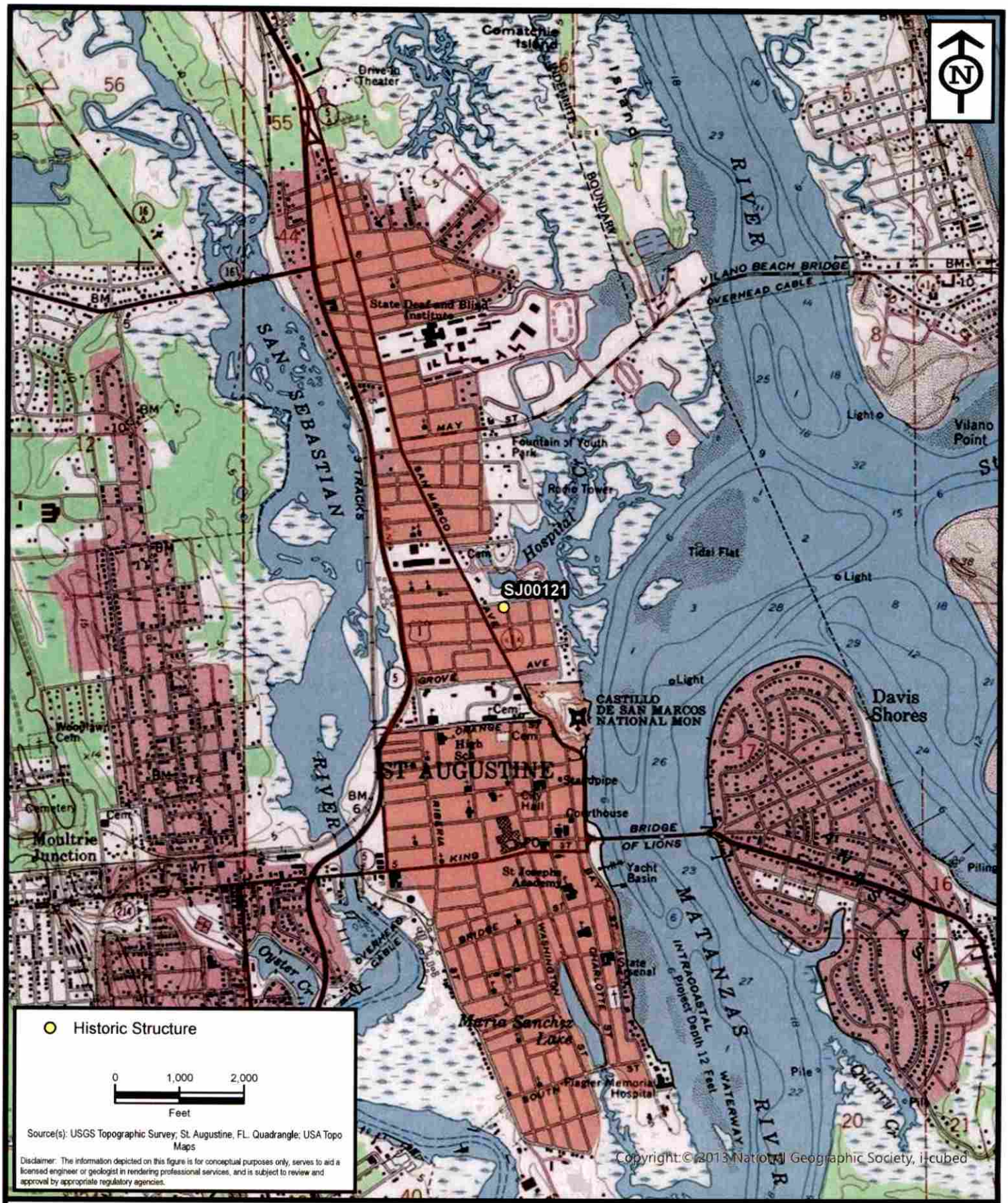
Parcel Location - SJ00121

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Oct 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 10/23/2020 2:56 PM



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Project Location - SJ00121

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Oct 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

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HISTORIC RESOURCES

The current contributing status of each building is under "eligibility," the previous contributing status from the 1983 nomination is under "previous NR."

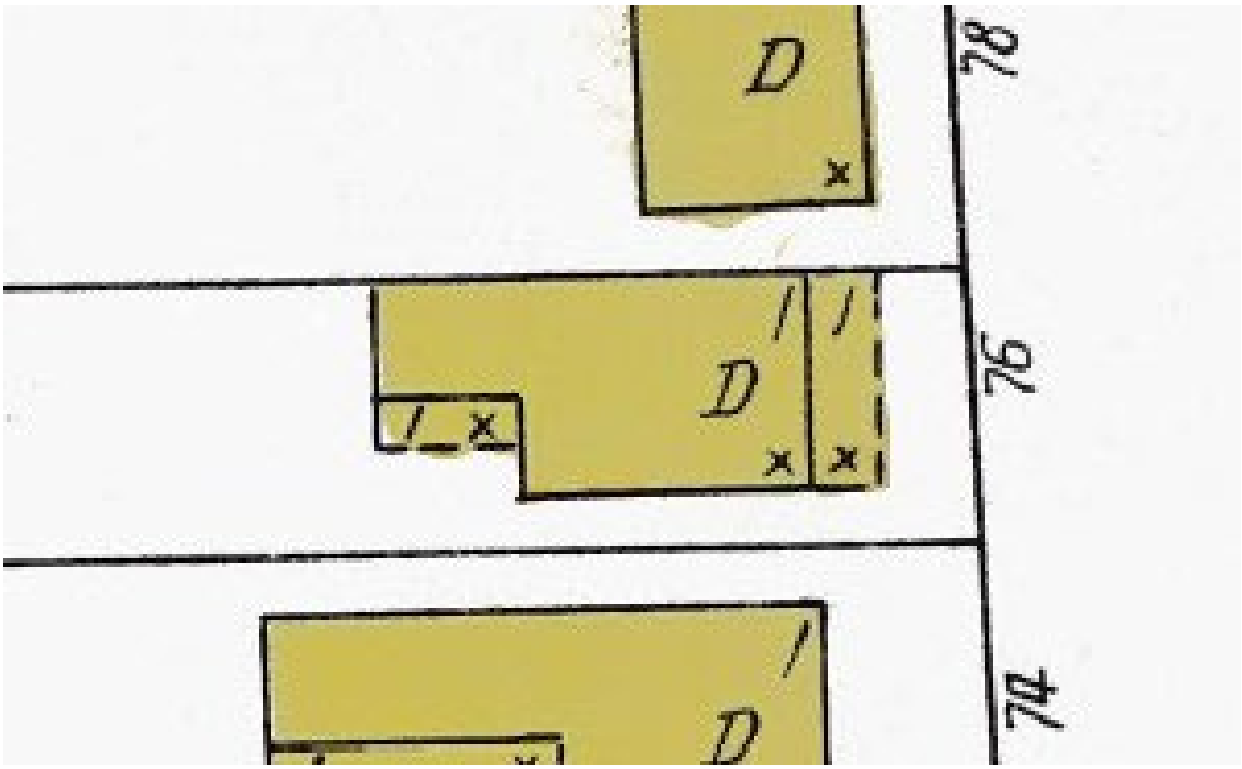
Street #	Year	Style	Use	Eligibility	Reason	FMSF No	Previous NR
Abbott Street							
40	1865	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00100	Contributing
41	1882	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ00101	Contributing
41B	c1946	No Style	Garage	Noncontributing	Outside of POS	N/A	Not Listed
42	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00102	Contributing
45	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00103	Contributing
47	1885	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00104	Contributing
51[9]	1885	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ00974	Not Listed
53	1894	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00105	Contributing
54	1865	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ00106	Contributing
54B[10]	1930	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ00107	Contributing
55	c1993	No Style	Single Family Residence	Noncontributing	Non-Historic Age	N/A	Noncontributing
56	1885	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ00108	Contributing
56B	c2021	No Style	Pool House	Noncontributing	Non-Historic Age	N/A	Not Listed
56C	c1990	No Style	Shed	Noncontributing	Non-Historic Age	N/A	Not Listed
61	1930	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ00110	Contributing
63	1894	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00111	Contributing
63B	c2019	No Style	Shed	Noncontributing	Non-Historic Age	N/A	Not Listed
66	1885	Frame Vernacular	Multi-Family Residential	Noncontributing	Lacks Integrity	SJ00112	Contributing
67	1899	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00113	Contributing
68	1885	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ00114	Contributing
69	1885	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ00115	Contributing
69B	1885	Frame Vernacular	Single Family Residence	Contributing	Retains Integrity	SJ00115	Not Listed
70	1894	Shotgun	Single Family Residence	Contributing	Retains Integrity	SJ00116	Contributing
72	1894	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ00117	Contributing
73	1894	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ00118	Contributing
74	1894	Florida Cracker	Single Family Residence	Contributing	Retains Integrity	SJ00119	Contributing
76	1894	Folk Victorian	Single Family Residence	Contributing	Retains Integrity	SJ00121	Contributing

[9] 51 Abbott Street was not addressed in the 1983 nomination as it was a vacant lot at the time. The current building was moved to this lot from 12 Joiner Street on January 15, 1989, approximately 300 feet from its original location.
[10] Listed as 54 ½ Abbott Street in the 1983 nomination.

76 ABBOTT STREET
1899 SANBORN MAPS

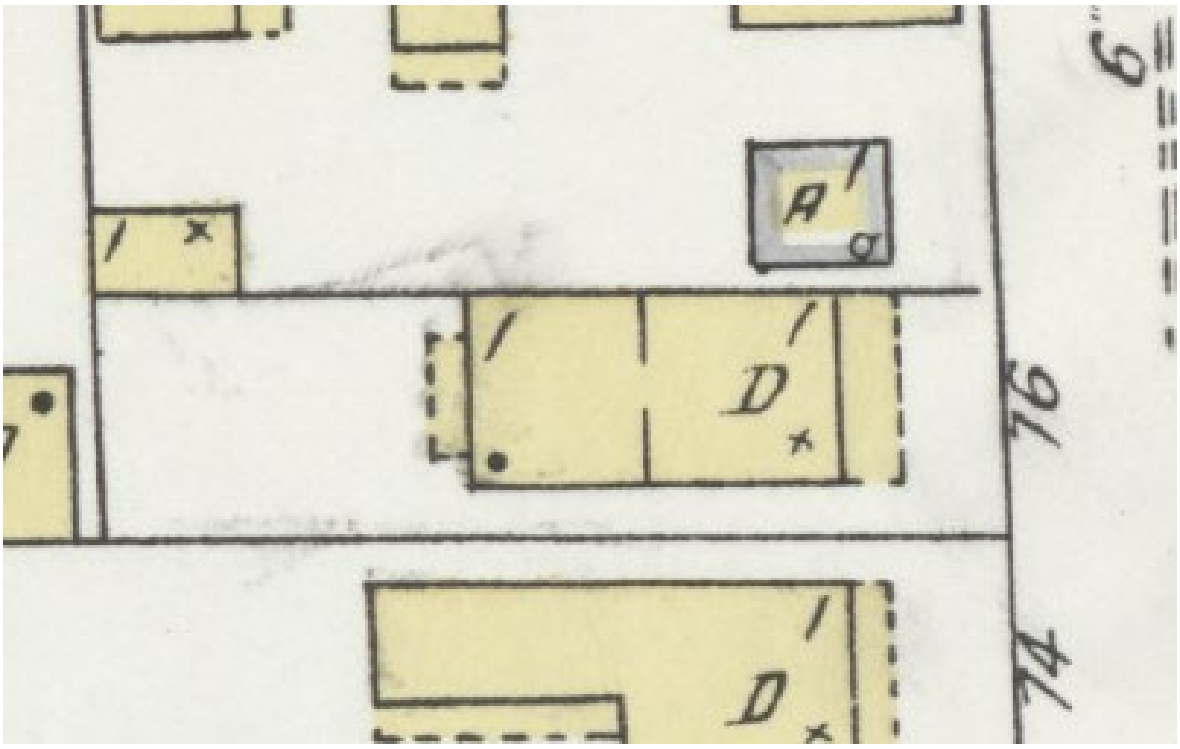


76 ABBOTT STREET
1904 SANBORN MAPS



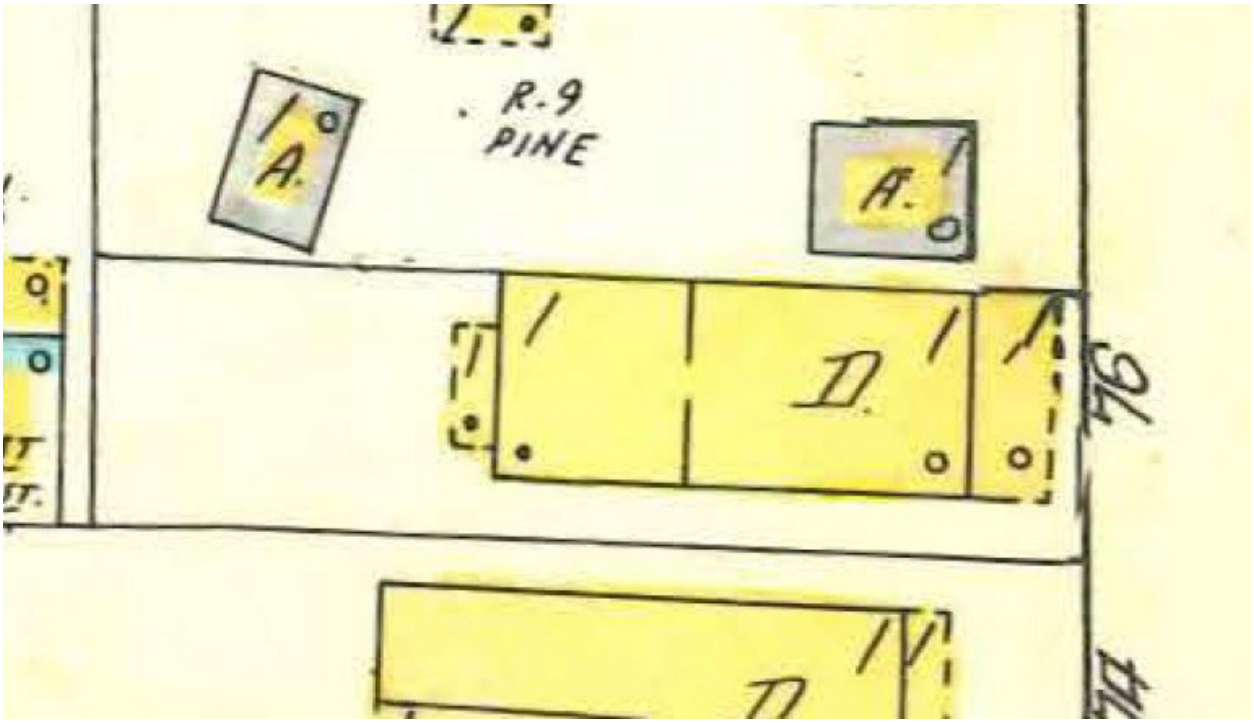
Shows the addition of the front porch

76 ABBOTT STREET
1924 SANBORN MAPS



Shows the addition of the rear wing and a rear porch

SANBORN MAPS: 1930 Basemap, Revised to 1965



Shows no further alterations

CHAPTER 1A-38
TAX EXEMPTIONS FOR HISTORIC PROPERTIES

1A-38.001 Purpose (Repealed)
1A-38.002 Definitions
1A-38.003 Application for Exemption
1A-38.004 Evaluation of Property
1A-38.005 Evaluation of Improvements
1A-38.006 Covenant
1A-38.007 Certification of Local Historic Preservation Office

1A-38.001 Purpose.

Rulemaking Authority 120.53, 196.1997(6), (13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Repealed 12-18-95.

1A-38.002 Definitions.

The following words and phrases, when used in this chapter, shall have the following meanings, except where the context clearly indicates a different meaning:

(1) "Contributing property" means a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was present during the period of significance of the district, and possesses historic integrity reflecting its character at that time,

(b) Is capable of yielding important information about the period, or

(c) It independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR Part 60.4, incorporated by reference.

(2) "Division" means the Division of Historical Resources of the Department of State.

(3) "Historic property" means a building, site, structure, or object which is:

(a) Individually listed in the National Register of Historic Places;

(b) A contributing property in a National Register listed historic district;

(c) Designated as a historic property or landmark under the provisions of a local historic preservation ordinance; or

(d) A contributing property in a historic district designated under the provisions of a local historic preservation ordinance.

(4) "Improvements" means changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall include additions and accessory structures (i.e., a garage, cabana, guest cottage, storage/utility structure) so long as the new construction is compatible with the historic character of the building and site in terms of size, scale, massing, design and materials, and preserves the historic relationship between a building or buildings, landscape features and open space.

(5) "Local government" means the board of county commissioners or the governing authority of the municipality that has adopted an ordinance providing for property tax exemption for improvements to historic properties pursuant to section 196.1997 or 196.1998, F.S.

(6) "Local historic preservation office" means a local government agency certified by the Division as qualified to review applications for property tax exemptions pursuant to sections 196.1997 or 196.1998, F.S.

(7) "National Register of Historic Places" means the list of historic properties significant in American history, architecture, archeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966 (Public Law 89-665; 80 STAT. 915; 16 U.S.C. 470), as amended.

(8) "Noncontributing property" means a building, site, structure, or object which does not add to the historic architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was not present during the period of significance of the district,

(b) Due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or

(c) It does not independently meet the National Register of Historic Places criteria for evaluation.

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

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

(11) "Useable space" means that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

Rulemaking Authority 196.1997, 196.1998 FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.003 Application for Exemption.

(1) Except as provided in subsection 1A-38.003(2), F.A.C., application for the property tax exemption shall be made on the three-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, revised 9-3-00 and incorporated by reference. This form may be obtained by writing the Division at: Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, Florida 32399-0250, or from the local historic preservation office in the jurisdiction of the local government. Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements may be submitted before or during construction, or upon completion of the improvements; however, property owners are strongly encouraged to submit these parts of the application to ensure property eligibility and secure preliminary project approval before construction is initiated. Part 3-Request for Review of Completed Work shall be submitted upon completion of the improvements. For improvements completed before application is made, Part 3-Request for Review of Completed Work must accompany the Part 2 submission.

(2) In lieu of DOS Form No. HR3E101292, any local government with a local historic preservation office certified pursuant to Rule 1A-38.007, FAC., may develop an alternative application form for use by property owners within its jurisdiction; however, such alternative application form shall:

(a) At a minimum, require the property owner to provide the information indicated in DOS Form No. HR3E101292,

(b) Be in the two-part format of DOS Form No. HR3E101292; and,

(c) Be approved by the Division.

(3) The completed Part 1-Evaluation of Property Eligibility, Part 2-Description of Improvements and Part 3-Request for Review of Completed Work shall be submitted by the property owner to the local historic preservation office or the Division, whichever is designated by the local ordinance as the representative of the local government for the purpose of reviewing applications for the property tax exemption.

(4) Upon receipt of the completed Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine.

(a) Whether the property for which an exemption has been requested satisfies section 196.1997(11)(a), F.S.;

(b) Whether the proposed, in progress, or completed improvements are consistent with The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990), U.S. Department of the Interior, National Park Service, incorporated by reference, and the criteria in Chapter 1A-38, F.A.C.; and,

(c) For applications submitted under the provisions of section 196.1998, F.S., whether the improvements meet the criteria in subsections 1A-38.004(3) and (4), F.A.C. Part 2-Description of Improvements will not be reviewed prior to review of Part 1-Evaluation of Property Eligibility and certification that the subject property is a historic property as defined in subsection 1A-38.002(3), F.A.C. and, for applications submitted under the provisions of Section 196.1998, F.S., that the property meets the criteria in subsections 1A-38.004(4) and (5), F.A.C. Copies of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may be obtained by writing the Division at the address indicated in subsection 1A-38.003(1), F.A.C. or from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

(5) Upon completion of the review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, the local historic preservation office or Division shall notify the applicant and the local government in writing of the results of the

review and shall make recommendations for correction of any planned or completed work deemed to be inconsistent with the standards cited in Rule 1A-38.005, F.A.C.

(6) Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by the Division shall be completed within 30 days following receipt of the completed application and all required supporting materials. Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

(7) Upon receipt of Part 3-Request for Review of Completed Work and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in an approved Part 2-Description of Improvements, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. If Part 2-Description of Improvements and Part 3-Request for Review of Completed Work are submitted after completion of the improvements, both shall be reviewed concurrently for compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The local historic preservation office or the Division, as applicable, reserves the right to inspect the completed work to verify such compliance.

(8) On completion of the review of a Request for Review of Completed Work, the local historic preservation office or the Division shall recommend that the local government grant or deny the exemption. The recommendation, and the reasons therefor, shall be provided in writing to the applicant and to the local government. The recommendation shall advise the applicant of his right to a fair hearing pursuant to section 120.57, F.S., and procedures set forth by the local government.

(9) Each review of a Request for Review of Completed Work conducted by the Division shall be completed within 30 days following receipt of the completed request and all required supporting materials. Each review of a Request for Review of Completed Work conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.004 Evaluation of Property.

(1) Part 1-Evaluation of Property Eligibility submitted to the Division for properties which have been individually designated as historic properties or landmarks under the provisions of a local historic preservation ordinance shall include documentation substantiating such designation and describing the historic, archaeological or architectural features which provided the basis for designation. Acceptable documentation shall include a copy of the designation report for the property and official correspondence notifying the property owner of designation.

(2) For properties located in a historic district listed in the National Register of Historic Places, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.002(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(3) For properties located in a historic district designated by local ordinance, the local historic preservation office or the Division shall apply the criteria set forth in the local ordinance to determine whether the property is a contributing property. If the local ordinance does not include criteria or a process sufficient to determine whether the property is a contributing property, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.004(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(4) For purposes of the exemption under Section 196.1998, F.S., a property is being used for government or nonprofit purposes if the occupant or user of at least 65 percent of the useable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a nonprofit corporation whose articles of incorporation have been filed by the Department of State in accordance with section 617.0125, F.S.

(5) For purposes of the exemption under section 196.1998, F.S., a property is considered regularly and frequently open to the public if public access to the property is provided not less than 52 days a year on an equitably spaced basis, and at other times by appointment. Nothing in this rule shall prohibit the owner from charging a reasonable nondiscriminatory admission fee.

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.005 Evaluation of Improvements.

The local historic preservation office or the Division shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property. For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the local historic preservation office or the Division shall apply the following additional standards:

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

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

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

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

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

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.006 Covenant.

(1) Except as provided in subsection 1A-38.006(2), F.A.C., a property owner qualifying for an exemption pursuant to Sections 196.1997 and 196.1998, F.S., and the local government granting the exemption shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, effective 1-31-94 and incorporated by reference. DOS Form No. HR3E111292 may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C. or from the local historic preservation office in the jurisdiction of the local government. On or before the effective date of the exemption, as established by the applicable local government, the owner of the property shall have the Covenant recorded with the deed for the property in the official records of the county in which the property is situated.

(2) In lieu of DOS Form No. HR3E111292, any local government may develop an alternative form of covenant for use within its jurisdiction; however, such alternative form of covenant shall:

(a) At a minimum, bind the parties to conditions and requirements equivalent to those set forth in DOS Form No. HR3E111292; and,

(b) Be approved by the Division.

(3) The following conditions shall provide justification for removal of a property from eligibility for the property tax exemption provided under section 196.1997, F.S.:

(a) The owner is in violation of the provisions of the Historic Preservation Tax Exemption Covenant; or

(b) The property has been damaged by accidental or natural causes to the extent that the historic integrity of the features, materials, appearance, workmanship and environment, or archaeological integrity which made the property eligible for listing in the National Register or designation under the provisions of the local preservation ordinance have been lost or so damaged that restoration is not feasible.

(4) For the exemption provided under Section 196.1998, F.S., the following conditions, as well as those indicated in Rule 1A-38.006(3), F.A.C., shall justify removal of a property from eligibility for the exemption:

(a) The property is sold or otherwise transferred from the owner who made application and was granted the exemption; or

(b) The property no longer meets the requirements set forth in subsections 1A-38.004(4) and 1A-38.004(5), F.A.C.

Rulemaking Authority 196.1997(7) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.007 Certification of Local Historic Preservation Office.

(1) Criteria for certification shall be as set forth in sections A and B of the Florida Certified Local Government Guidelines (Revised November 1993) promulgated by the Division and incorporated by reference. These guidelines may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C.

(2) Existing Certified Local Governments shall automatically be designated local historic preservation offices for the purposes set forth in Sections 168.1997 and 168.1998, F.S.

(3) Other local governments requesting certification of a local historic preservation office shall apply on the Application for Certification, Florida Certified Local Governments Program, which is Appendix C to the Florida Certified Local Government Guidelines.

(4) Within 45 days following receipt of a complete Application for Certification and all required supporting material, the Division shall render a written determination regarding the application, either approving or denying certification for the purposes set forth in sections 196.1997 and 196.1998, F.S. For denials, the Division shall provide the applicant with an explanation, clearly indicating the reasons for denial.

(5) Certification pursuant to this rule shall remain in effect so long as the local government maintains a program which meets the minimum requirements set forth in sections A and B of the Florida Certified Local Government Guidelines.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Ad Valorem Tax Exemption

Case Number: HP2026-0034 **Meeting Date: Thursday, June 18, 2026**

1. NAME OF APPLICANT: Charles J Moorhouse
   Business (if applicable):
   Address: 132 Shamrock Rd.
   City: St Augustine State: FL Zip Code: 32086
   Daytime Telephone: 3302050122 E-Mail Address: thebuilderscollectivefl@gmail.com

2. NAME OF PROPERTY OWNER: Kelsey Glover
   Business (if applicable):
   Address: 5715 Heritage Hill Ct
   City: Alexandria State: VA Zip Code: 22310
   Daytime Telephone: 267-229-1671 E-Mail Address: glovin.it93@icloud.com

3. PROJECT LOCATION: 76 ABBOTT ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE ABBOTT TR E88.3FT OF LOT 13 BLK E OR5137/836

5. SCOPE OF WORK:

Information attached by applicant includes:

- Ad Valorem Tax Exemption Application Form
- Maps
- Photos
- Plans
- 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: 76 Abbott Street, Saint Augustine, FL 32084

Applicant's Name: Charles Moorhouse Applicant's Signature: _____

Owner's Name: Kelsey Glover 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 May 1, 2026
Planning and Building Dept.

DOS Form No. HR3E101292
Revised 09/03/00

Historic Preservation Property Tax Exemption Application
Part 1 – Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 1950100000 *Attach legal description of property*

Address of property: Street 76 Abbott Street

City Saint Augustine County Saint Johns Zip Code 32084

- ☐ Individually National Register listed
- ☐ In a National Register district
- ☐ Locally designated historic property or landmark*
- ☑ In a locally designated district

** For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.*

Name of historic district Abbott Tract

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office Historic Architectural Review Board

Mailing Address 75 King Street

City Saint Augustine State FL Zip Code 32084

Telephone Number (904) 825-1007 (City Historic Preservation Officer: 904.209.4283)

2. Type of request:

- ☑ Exemption under 196.1997, F.S. (standard exemption)
- ☐ Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the pubic) *If applying under s. 196.1998, F.S., complete* Question 9 *on page five.*

3. Owner information:

Name of individual or organization owning the property Kelsey Glover

Mailing address 5715 Heritage Hill Ct

City Alexandria State VA Zip code 22310

Daytime Telephone Number (267) 229-1671

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

Received May 1, 2026
Planning and Building Dept.

Page Two – Historic Preservation Property Tax Exemption Application

Property Identification Number 1950100000

Property Address 76 Abbott Street, St Augustine, FL 32084

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office ,where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Kelsey Glover	Kelsey Glover	13 March 2026
Name	Signature	Date

Complete the following if signing for an organization or multiple owners:

Title	Organization name

EVALUATION OF PROPERTY ELIGIBILITY
(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

Building within a registered historic district: This two-story, currently unpainted due to re-siding the entire structure but will be back to its original green paint with yellow accents around the windows, rectangular in shape single-family house, was constructed in 1890. It features randomly spaced rectangular windows on the first and second floors, and a wooden front porch with white trim accents. On the interior, the first floor has an open-plan kitchen and family room, with two bedrooms and two bathrooms. As far as is documented, the original wood flooring is still present throughout the first floor. There is a spiral staircase leading up the loft area where there is another bed. The house sits on cement blocks with wood beams as a foundation with a crawlspace.

Date of Construction 1890 Date(s) of Alteration(s) _____

Has building been moved? ◯ Yes ◉ No If so, when? _____

6. Statement of Significance:

Building within a National Register historic district: The district is an intact grouping of architecturally significant homes that display a variety of styles and types of architectural ornamentation. This modest home is typical in appearance and history to the majority of the homes in the district and must not be demolished or rebuilt to fit a more modern style. The building is similar to its neighbors in size, scale, materials, and style. The foundation is unstable and must be repaired to preserve the house itself.

Received May 1, 2026
Planning and Building Dept.

Page Three – Historic Preservation Property Tax Exemption Application

Property Identification Number 1950100000

Property Address 76 Abbott Street, St Augustine, FL 32084

7. Photographs and maps:
Attach photographs and maps to application.

Received May 1, 2026
Planning and Building Dept.

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. 8SJ121 1009==

Site Name: 76 Abbott Street 830== Survey Date: 7808 820==

Address: 76 Abbott Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Abbott Tract (subdivision) E (block) East 88.3 feet of (lot) 868==

Lot 13, Block E 868==

Owner of Site: Name: Faw, William & Luba B.;

Address: 32 Avenida Menendez

St. Augustine, Fla. 32084 902==

Occupant or Manager: Cavaleri, J.; Topaz, Howard (Occupants) 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469560 (easting) 3307800 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

Recorder: Name & Title: Harper, Robert W. (Assistant Curator);

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) 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==

(x) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

Received May 1, 2026
Planning and Building Dept.

☐ Original
☒ Update



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

Site#8 SJ00121
Field Date 10-2-2020
Form Date 10-22-2020
Recorder # KP

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) 76 Abbott 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
76		Abbott	Street	

Address:
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 30W — Section 7 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1950100000 — Landgrant _____
Subdivision Name Abbott Tract — 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: select windows, removal of gable ext
Additions: ☐yes ☐no ☒unknown Date: _____ Nature: possibly rear addition
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Samson Derek Shane

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1.5
Exterior Fabric(s) 1. Wood siding 2. Drop siding 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed extension 2. flat extension
Windows (types, materials, etc.)

6/6 and 1/1 single replacements, multi light sash & fixed, denticulated window surrounds

Distinguishing Architectural Features (exterior or interior ornaments)

horizontal wood siding, corner boards, decorative brackets, exposed rafters, decorative millwork spindles

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

single car drive, hedges and 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. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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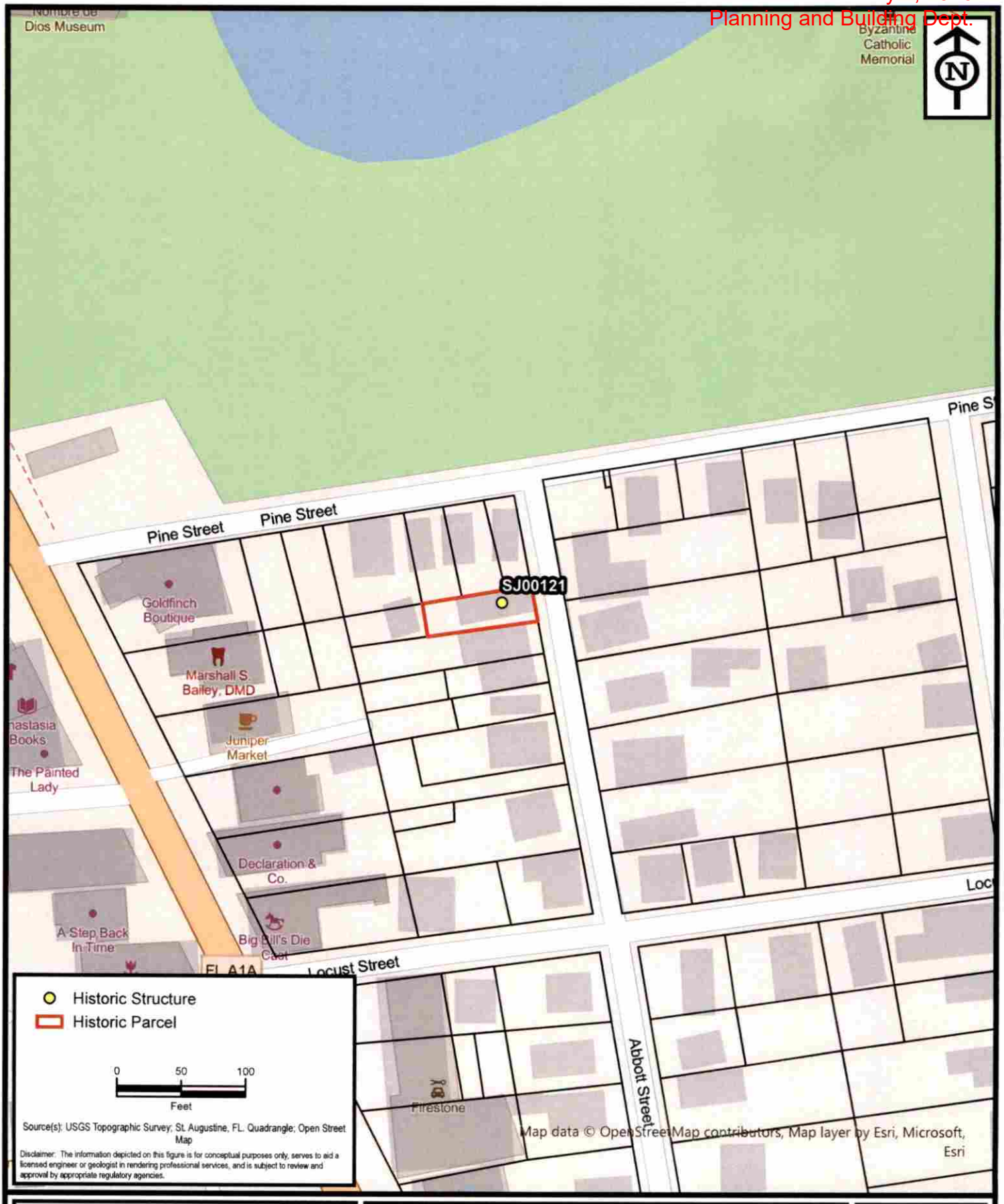


ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Parcel Location - SJ00121

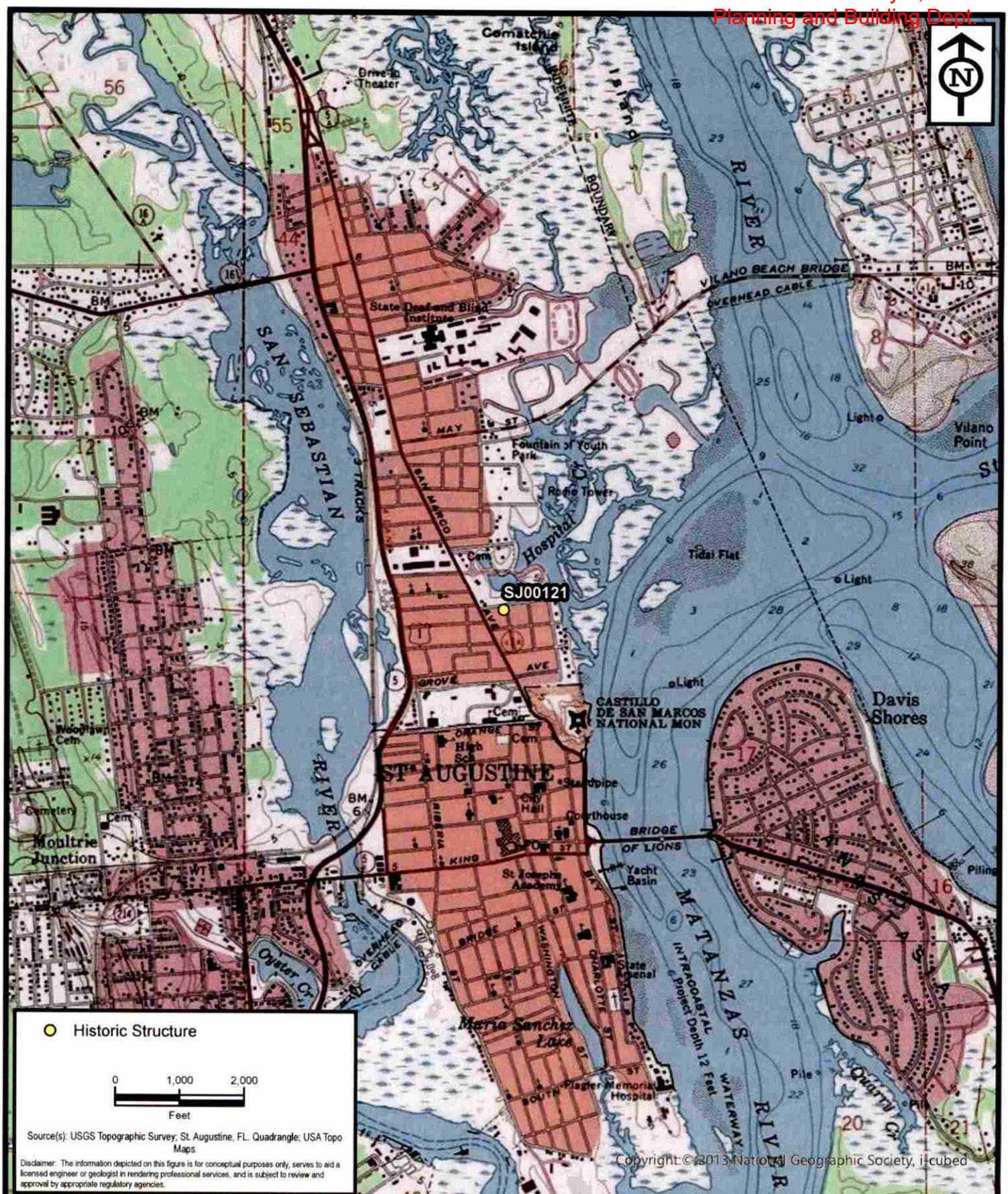
St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Oct 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 10/22/2020 2:56 PM

Received May 1, 2026
Planning and Building Dept.



ENVIRONMENTAL SERVICES, INC.
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PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ00121

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Oct 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 10/22/2020 12:59 PM

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

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

Property Identification Number 1950100000

Property Address 76 Abbott Street, St Augustine, FL 32084

Feature 1

Feature Foundation Approx. date of feature 1890 Describe existing feature and its condition: Cement blocks on the corners and wood beams across. Photo no._____ Drawing no._____	Describe work and impact on existing feature: Cement blocks need reinforcement and the beams need to be replaced due to long-term termite damage.

Feature 2

Feature External Walls Approx. date of feature 1890 Describe existing feature and its condition: Walls are wood with wood siding. Photo no._____ Drawing no._____	Describe work and impact on existing feature: Wood siding is already being redone in a previously approved permit request. Extra work is needed to replace some internal damaged wood and added insulation. No impact to facade.

Feature 3

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Photo no._____ Drawing no._____	Describe work and impact on existing feature:

Received May 1, 2026
Planning and Building Dept.

DOS Form No. HR3E101292
Revised 09/03/00

Property Identification Number 1950100000

Property Address 76 Abbott Street, St Augustine, FL 32084

Property Use (To be completed by all applicants):

1. **Use(s) before improvement:** Personal and short-term rentals
2. **Proposed use(s) after improvement:** Personal and short-term rentals

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

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

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:

_____

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

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

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

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

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

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

_____

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

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

Received June 9, 2026
Planning and Building Dept.

The Builders Collective
132 Shamrock Rd., Saint Augustine, FL 32086

June 7, 2026

HARB
City of Saint Augustine

As mentioned previously, and per the instruction of the Historic Preservation Office of the City of St. Augustine, with the degree of structural damage present at 76 Abbott St., repairs will be conducted as follows:

- All siding will be removed.
- All wdo damaged woood will be removed or sistered to.
- Insufficient framing will be augmented as appropriate with best building practices.
- Sheathing will be installed to provide additional structural improvement.
- Novelty pine siding will be reinstalled on the exterior.

































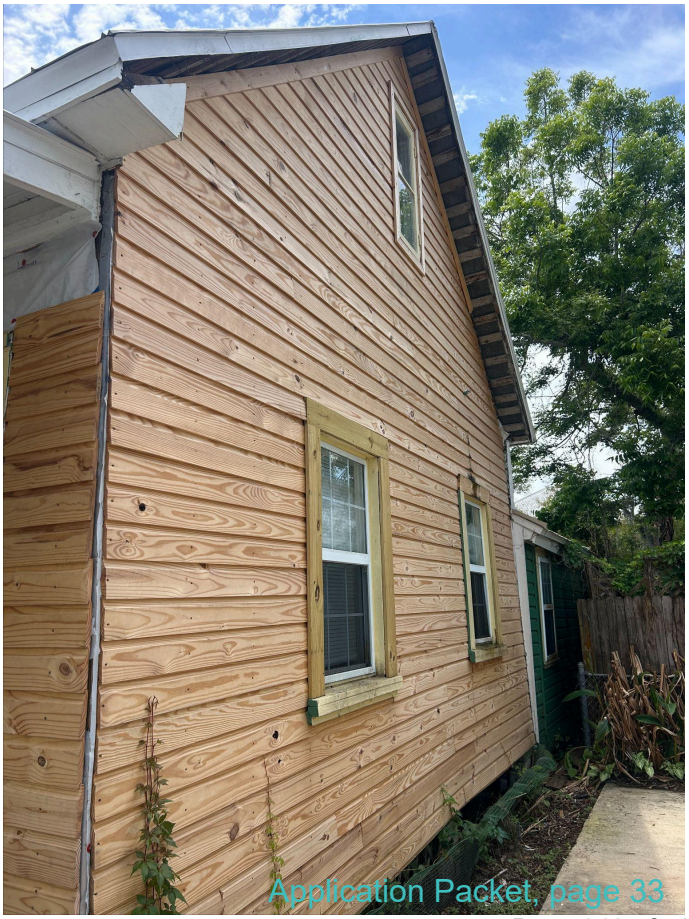


76 Abbott St.









76 Abbott St.









76 Abbott St.







The Builders Collective
132 Shamrock Rd., Saint Augustine, FL 32086

June 7, 2026

HARB
City of Saint Augustine

76 Abbott St. - Estimated Costs	
Permitting/Plans	$2500.00
Lifting House	$25000.00
Foundation Work/Footings	$10000.00
Floor Structure	$10000.00
Wall Demo	$5000.00
Reframing Wall Structure	$15000.00
Insulation	$5000.00
Sheathing	$5000.00
Siding	$10000.00
Painting	$7500.00
Estimated Total	$95000.00

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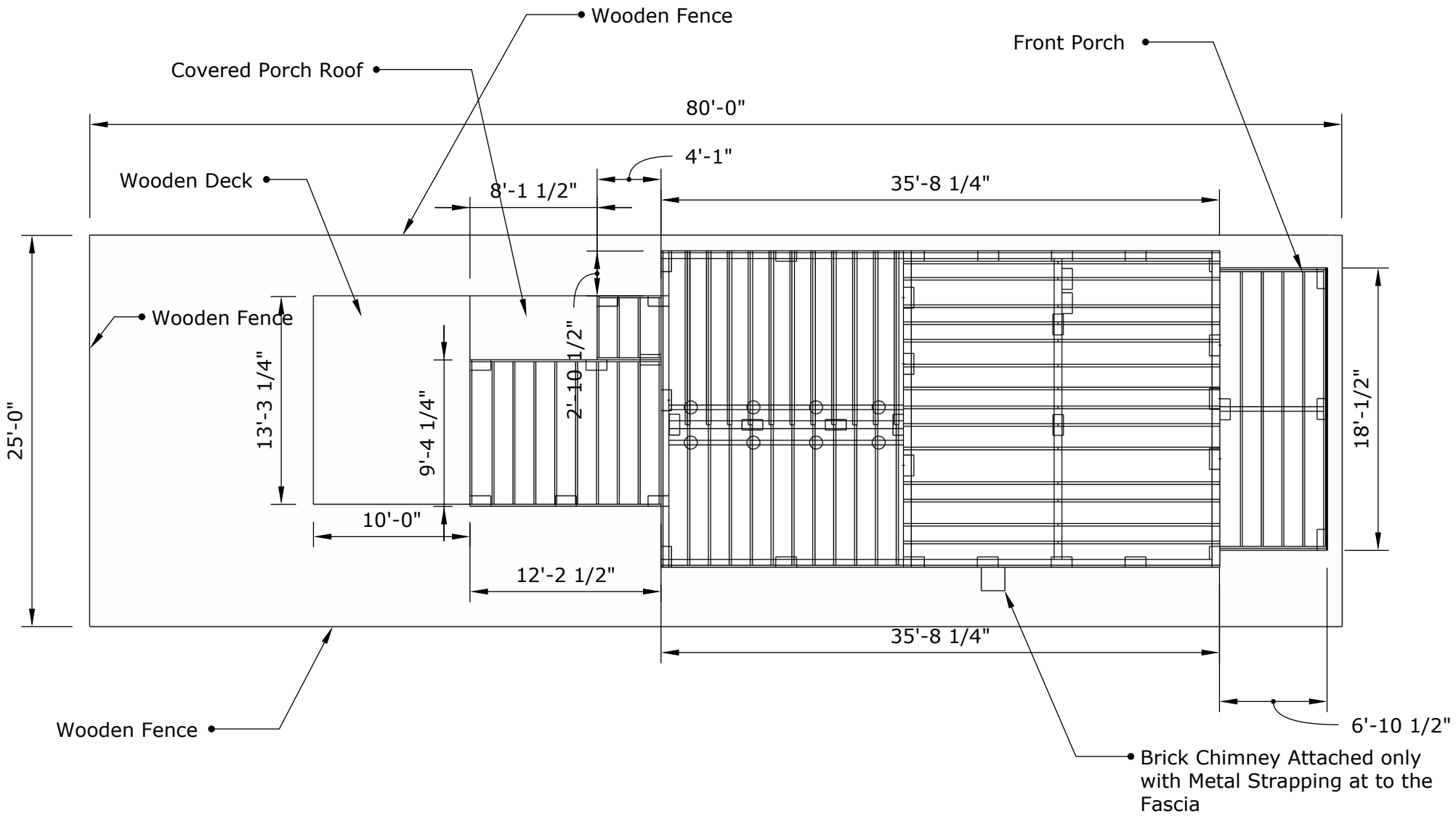
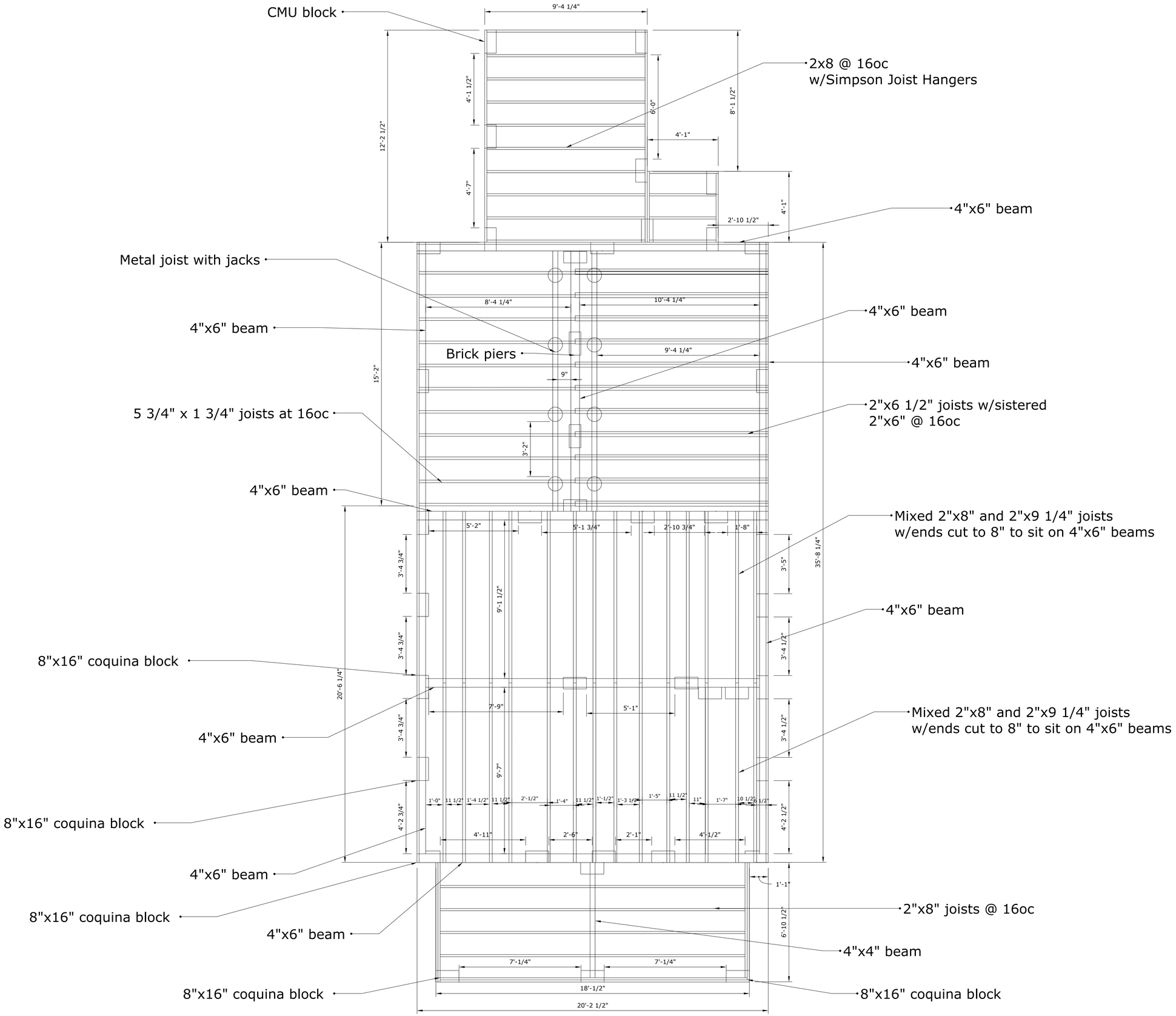
Planning and Building Dept.



Received June 9, 2026
Planning and Building Dept.



SWANSON STRUCTURAL, INC.
201 OWENS AVE. ST. AUGUSTINE, FL 32080

April 29, 2026

Jacob Moorhouse
76 Abbott Street
St. Augustine, FL 32084

RE: 76 Abbott Street
St. Augustine, FL 32084

To whom it may concern:

It is our understanding that some of the piers are being replaced. We recommend removing and replacing piers that do not have a foundation, are leaning, or failing. Below is a detail for the requirements for new CMU piers.

We understand that some of the floor joist may be replaced. Any damaged or failing floor joist should be replaced or have new members sistered onto them. New members are to be full length and the same size as original members (minimum) If new members are deeper than the original members, the ends may be notched ¼" of the depth of the joist to bear on top of the beam. If new membered are sistered onto existing members, the new members are to be nailed to the existing member with 0.131"x3" nails at 6 inches on center. New floor joist are to be attached to the beams in the same manner as the original attachment. If original attachment cannot be determined, joist are to be hung into the beams with LUS26 hanger or attached to top of the beam with H2.5A OR SDWC15600 screw.

We also understand that some of the beams may be removed and replaced. The replaced beams are to be the same size as existing beams (minimum). New beams are to be attached to the piers with (1) MSTAM36 or (2) HTSM20 or (1) HETA20.

Please note the purpose of this letter/detail is solely to improve existing conditions. We have not brought the existing structure up to current structural code nor have we performed any calculations to determine existing structures adequacy to resist current code design loads.

Sincerely,
Swanson Structural, Inc.
C.O.A. 34434

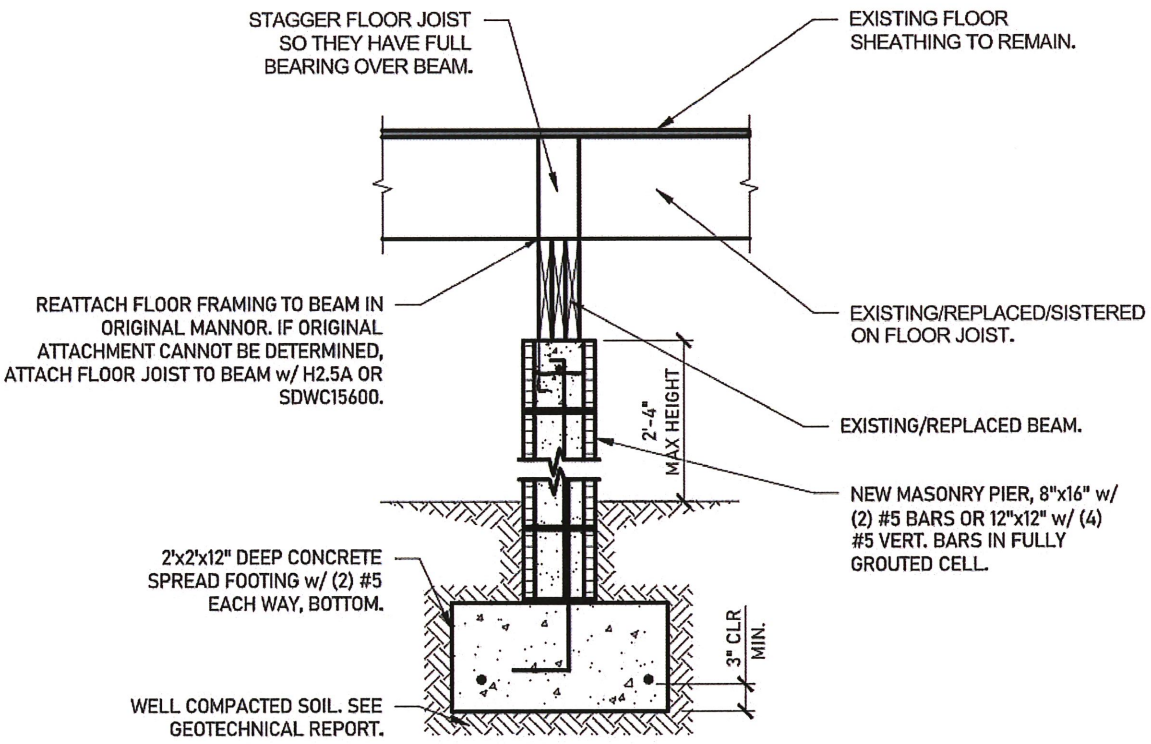
April 29, 2026

Kyle Runk, P.E.
Florida P.E. #94215

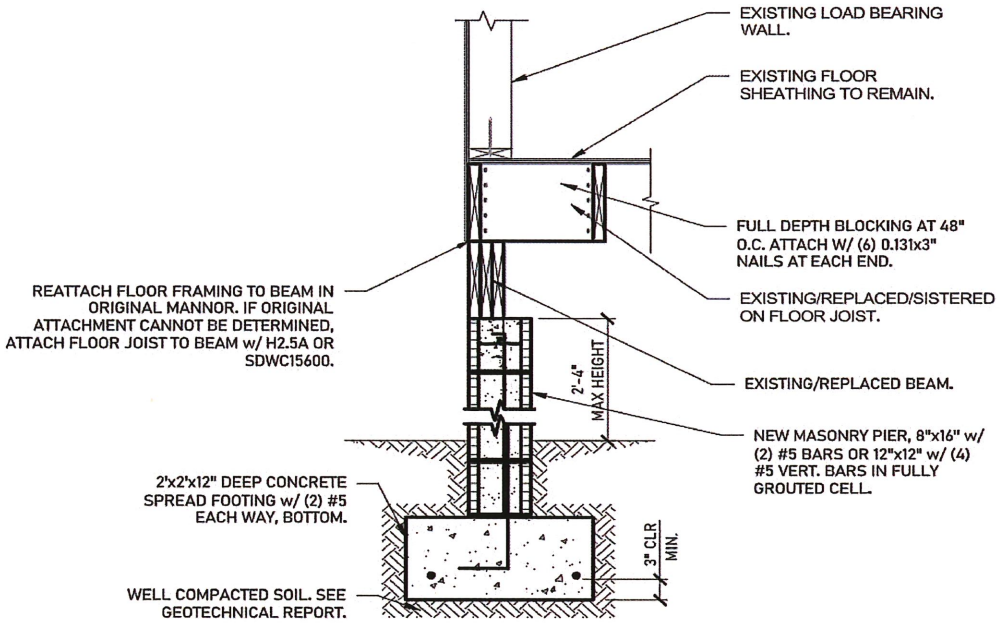
KYLE E RUNK

KYLE E. RUNK
LICENSE
No. 94215
STATE OF FLORIDA
PROFESSIONAL ENGINEER

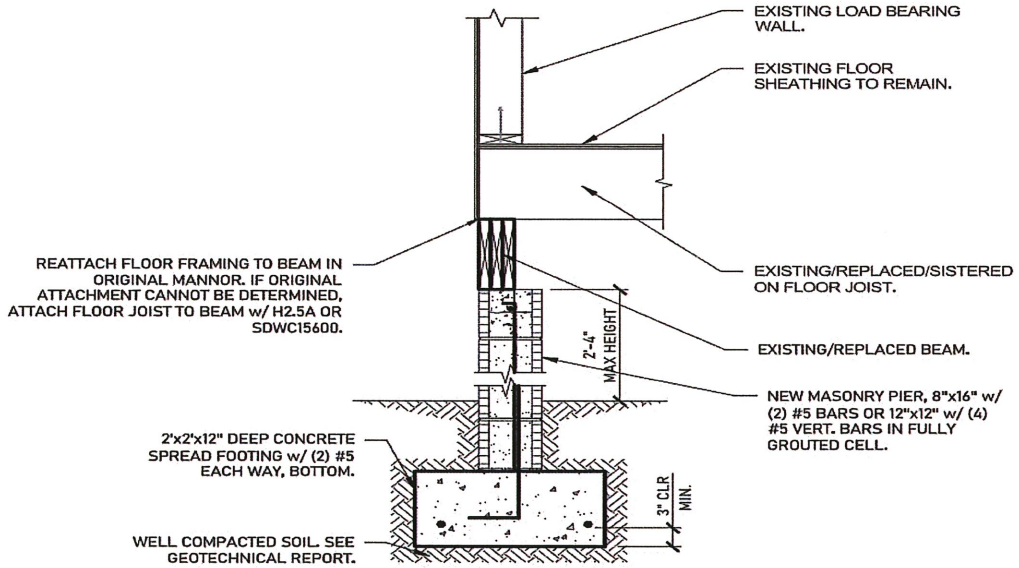
SWANSON STRUCTURAL, INC.
201 OWENS AVE. ST. AUGUSTINE, FL 32080



NEW PIER AT CENTER BEAMS



NEW PIER AT EXTERIOR BEAM (PARALLEL JOIST)



NEW PIER AT EXTERIOR BEAM PERPENDICULAR JOIST

Instr #2020119212 BK: 5137 PG: 836, Filed & Recorded: 12/29/2020 12:34 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $2,422.00

Prepared by and Return to:
Jessica Peel
Olde Towne Title Group
93 Orange St, Ste A
St. Augustine, FL 32084

File: OT20-1285C

General Warranty Deed

Made this 30th day of November, 2020 A.D. Derek Shane Samson, an unmarried man,, whose address is: P.O. Box 3231, St. Augustine, FL 32085, hereinafter called the grantor, to Kelsey Danielle Glover, a married woman, whose post office address is: 510 35th Ave N, St. Petersburg, FL 33704, hereinafter called the grantee:

COPY

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns, Florida, viz:

The East 88.3 feet of Lot 13, Block E, of Abbott Tract, according to the 1923 Map of the City of St. Augustine on file with the Clerk of Courts, St. Johns County, Florida.

Parcel ID Number: 195010-0000

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Printed Name Jessica Peel

Witness Printed Name JACQUELINE WATSON

Derek Shane Samson (Seal)
Address:

(Seal)
Address:

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of (✓) Physical presence or ( ) online notarization this 30th day of November, 2020, by Derek Shane Samson, who is/are personally known to me or who has produced drivers license as identification.

JESSICA PEEL
MY COMMISSION EXPIRES SEPTEMBER 11, 2021
FF 025558
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public
Print Name:

My Commission Expires:

COPY

Received June 9, 2026
Planning and Building Dept.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: GLOVER KELSEY DANIELLE

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 76 ABBOTT STREET

City: ST. AUGUSTINE State: FL ZIP Code: 32084

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: TAX PARCEL # 1950100000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL

A5. Latitude/Longitude: Lat. 29.902381 Long. -81.315238 Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 5

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 1054 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: ST. JOHNS COUNTY B1.b. NFIP Community Identification Number: 125145

B2. County Name: ST. JOHNS COUNTY B3. State: FL B4. Map/Panel No.: 12109C0314 B5. Suffix: J

B6. FIRM Index Date: 12/07/2018 B7. FIRM Panel Effective/Revised Date: 12/07/2018

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 7'

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

Received June 9, 2026
Planning and Building Dept.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 76 ABBOTT STREET

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: SJC-GPS Vertical Datum: N.A.V.D. 88

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	6.0	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	8.0	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☐ feet ☐ meters
d) Attached garage (top of slab):	N/A	☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	N/A	☐ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	5.8	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	6.0	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	5.4	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: NICHOLAS H. FRANKLIN License Number: PSM 4620

Title: REGISTERED LAND SURVEYOR

Company Name: PROPRIETOR

Address: 224 LAKEWAY DR.

City: GEORGETOWN State: FL ZIP Code: 32139

Telephone: (904) 471-6877 Ext.: Email: jimelson1959@gmail.com

Signature: Date: 06/08/2026

NICHOLAS H FRANKLIN License Number 4620 STATE OF FLORIDA Professional Surveyor and Mapper

Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
SECTION E,F,G AND I N/A
EQUIPMENT TYPE: A/C N/A

Received June 9, 2026
Planning and Building Dept.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 76 ABBOTT STREET

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

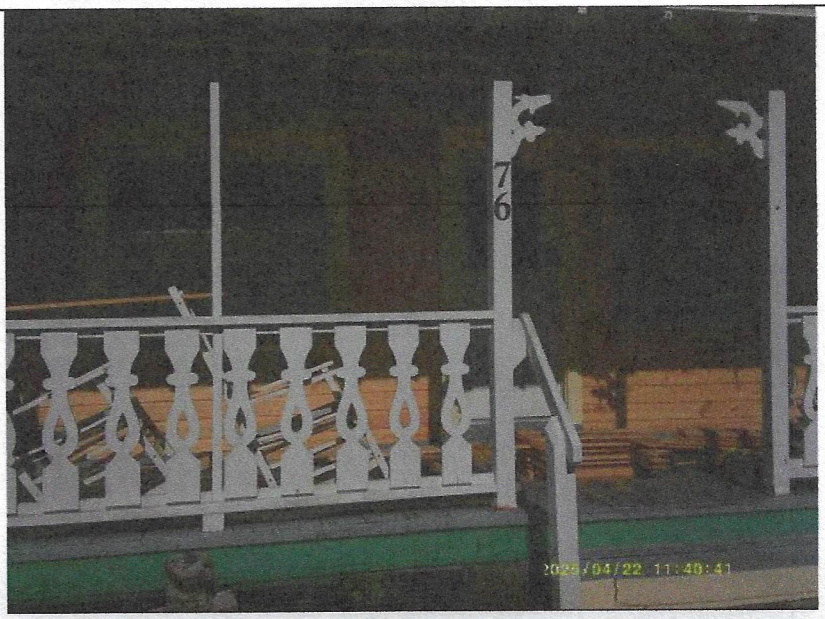


Photo One

Photo One Caption: FRONT VIEW- 06/08/2026

Clear Photo One



Photo Two

Photo Two Caption: REAR VIEW- 06/08/2026

Clear Photo Two

Received June 9, 2026
Planning and Building Dept.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 76 ABBOTT STREET

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

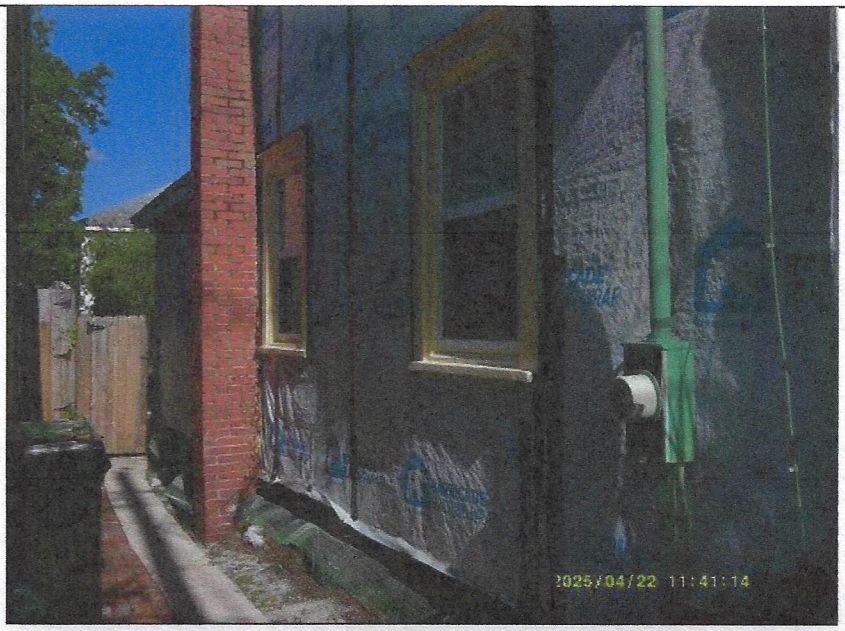


Photo Three

Photo Three Caption: LEFT SIDE VIEW- 06/08/2026

Clear Photo Three



Photo Four

Photo Four Caption: RIGHT SIDE VIEW- 06/08/2026

Clear Photo Four

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	1950100000
Location Address	76 ABBOTT ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	CITY OF ST AUGUSTINE ABBOTT TR E88.3FT OF LOT 13 BLK E OR5137/836 ***The Description above is not to be used on legal documents.**
Property Use Code	Single Family (0100)
Subdivision	Abbott Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.050
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

GLOVER KELSEY DANIELLE
100%
PSC 37
BOX 0016
APO, AE 09459-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$295,797.00
Extra Features Value	$0.00
Total Land Value	$106,600.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$402,397.00**
Total Deferred	
Assessed Value	**$402,397.00**
Total Exemptions	$0.00
Taxable Value	**$402,397.00**

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

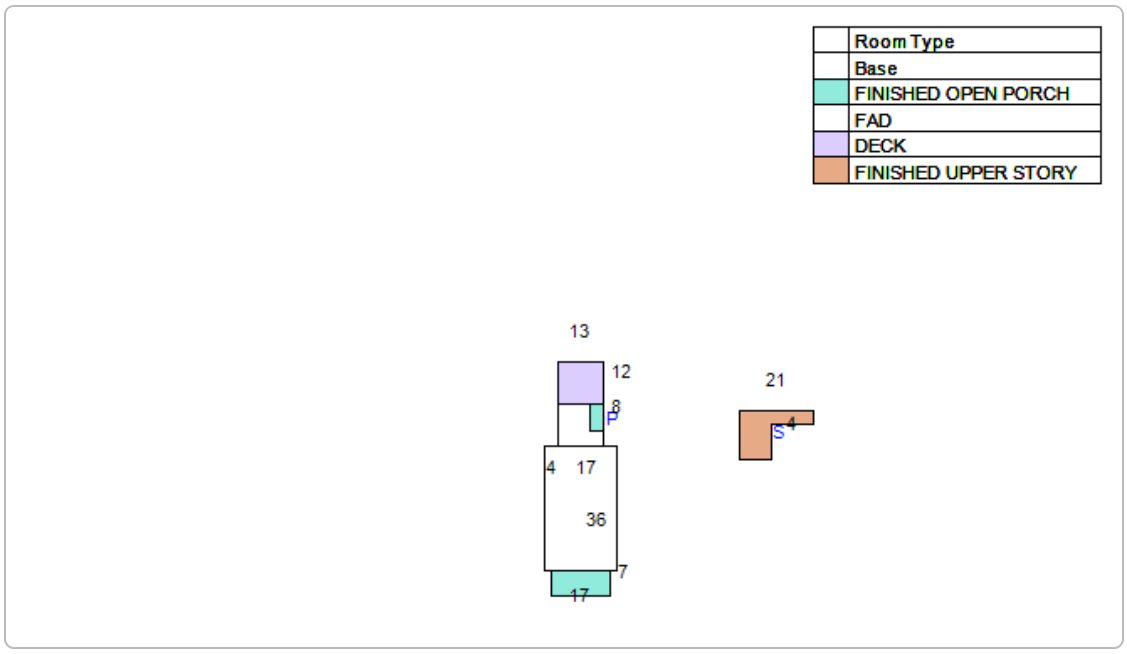
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$278,784	$0	$106,600	$0
2024	$260,877	$0	$106,600	$0
2023	$263,744	$0	$97,375	$0
2022	$216,622	$0	$107,100	$0
2021	$184,307	$0	$93,750	$0
2020	$160,740	$19,474	$87,125	$0
2019	$146,231	$19,474	$87,125	$0
2018	$148,756	$0	$87,125	$0
2017	$143,395	$118	$69,700	$0
2016	$145,006	$118	$63,550	$0
2015	$110,461	$32	$50,738	$0

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$295,797	**Roof Structure**	Gable Hip
Year Built	1890	**Interior Flooring**	Ceramic Tile, Hardwood
Actual Area	1361	**Interior Wall**	Drywall
Conditioned Area	1054	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	2
Exterior Wall	Wood	**Baths**	2

Description	Square Footage
FINISHED UPPER STORY	174
FINISHED DECK	156
ADDITION	124
FINISHED OPEN PORCH	32
BASE AREA	756
FINISHED OPEN PORCH	119
Total SqFt	1361

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	25	80	25	EF	$106,600

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/29/2020	11/30/2020	$346,000.00	WARRANTY DEED	5137	836	Q	I	SAMSON DEREK SHANE	GLOVER KELSEY DANIELLE
3/9/2018	3/9/2018	$310,000.00	WARRANTY DEED	4514	632	Q	I	NOLDE MARK,RACHEL	SAMSON DEREK SHANE
4/30/2015	4/30/2015	$269,000.00	WARRANTY DEED	4021	295	Q	I	FORTICH CARLOS M IV,TRACEY L	NOLDE MARK,RACHEL
8/25/2009	8/14/2009	$220,000.00	WARRANTY DEED	3233	250	Q	I	MURRAY BARBARA M & MARPLES JOHN R	FORTICH CARLOS M IV,TRACEY L
	3/10/2005	$223,000.00	WARRANTY DEED	2393	1117	Q	I	PRYTHERCH LAEL	MURRAY BARBARA M & MARPLES JOHN R (H&W)
	10/28/1999	$105,000.00	WARRANTY DEED	1451	1047	Q	I	COLEMAN CHARLES	PRYTHERCH LAEL
	5/24/1995	$100.00	CORRECTIVE DEED	1144	822	U	I	PROCTOR CUSTIS N,JACQUELINE	COLEMAN CHARLES
	3/4/1992	$49,500.00	WARRANTY DEED	950	780	Q	I	BALCH ROBERT K,ELLEN B	PROCTOR CUSTIS N,JACQUELINE
	11/15/1991	$2,000.00	WARRANTY DEED	915	1398	U	I	PROCTOR CUSTIS N,JACQUELINE	BALCH ROBERT K,ELLEN B
	10/1/1988	$0.00		799	89	U	I		PROCTOR CUSTIS N,JACQUELINE
	9/1/1988	$0.00		798	1522	U	I		
	5/1/1985	$25,000.00		674	898	Q	I		
	12/1/1982	$17,500.00		565	182	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/27/2026, 3:52:41 AM

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CITY OF ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2026 Meeting



Application HP2026-0011 Address: 130 St. George Street

Applicant: Duncan Dailey

Property Owner: Old City Leasing LLC

Project description: To replace the existing storefront with a new storefront system; and, to install a handicap access ramp. (*Continued from March 19, 2026)*

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ01909
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1894-1899
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1976300000		
Agenda Item:	7(a)	Previous Action(s):	COA 2001-0297

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the March 19, 2026 meeting to allow the applicant time to consider alternatives to the material and design of the proposed new storefront system, as well as to come up with possible alternatives to the proposed ADA access ramps which were determined to be infeasible due to their location on St. George Street. The applicant requested continuances for the April and May meetings as they worked with their engineer to finalize new drawings.
2. At the March meeting, the HARB recommended using a fixed window system with a wood veneer rather than the proposed storefront system that would have modified the storefront windows and door more dramatically.
3. The applicant has provided new plans as detailed in the scope of work below that reflect the HARB's recommendation to match the original storefront fenestration pattern.
4. The Architectural Guidelines for Historic Preservation (AGHP) recommends that replacement storefronts be consistent with the architectural and historic character of the building and streetscape. New framing plans proposed show a pressure-treated wood system that will fit a new storefront entry with a door, sidelight, transom, and storefront picture windows in the existing configuration. The applicant did not provide specifications for the material and design of the new windows and door. These could be provided at the meeting for the Board's consideration or be administratively approved with Board direction.
5. Finishes include cladding and veneer finishes to match existing. It appears that the proposed structural elements will have limited visual impacts once properly veneered. The structural beam across the top of the storefront would be mostly hidden from view by the existing awning and could be finished to match what exists currently.
6. New plans do not include modifications for the previously proposed ADA access. The applicant should clarify whether that element of the application is being withdrawn from the scope of work moving forward.
7. Due to potential trip hazards, Public Works staff confirmed that installation of proposed handicap access ramps will not be approved unless the applicant can provide clear evidence that the ramps would not impose on the St. George Street right-of-way. The only graded accessibility ramps allowing access from St. George Street appear to be storefronts that are inset from the front plane of the building, allowing the ramp to reach the entry door threshold without projecting out into St. George Street.
8. This building may qualify for waivers or exceptions to accessibility requirements due to its status as a contributing building and/or the potential hardship of installing accessibility features on the building through the Florida Accessibility Advisory Council and the Florida State Historic Preservation Office (SHPO). The applicant should explore these options since the proposed ramps appear to be infeasible.

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 **130 St. George Street** if the HARB finds that:

1. The replacement storefront, as presented or modified by the HARB meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design; and,
2. The previously proposed access ramp has been removed from the project scope and future approval would be required for that modification.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK (New modifications in red):

1. Install new structural system and replacement windows:
    a. New steel header and posts
        i. New 2' x 2' x 12" deep concrete footer if existing footers are not sufficient
    b. New wood-framed infill wall with window configuration to match existing
        i. Window specifications not provided
        ii. Door Specifications not provided
        iii. Cladding and veneer finishes to match existing
2. Install concrete handicap access ramp (Unsure if an alternative to this proposal is still in progress):
    a. 12" run for every 1" of rise
    b. Finished with coquina shell

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Storefronts

Do...

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

Don't...

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

Post-1821

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

Accessibility

The Florida Accessibility Code for Building Construction contains detailed requirements implementing both the federal Americans with Disabilities Act of 1990 and the more stringent Florida Americans with Disabilities Accessibility Implementation Act of 1993.

Historic sites and buildings, replicas, reproductions and reconstructions are not exempt from these regulations. However, historic properties and new buildings can generally be made accessible while preserving their architectural character through careful planning and sensitive design.

Do...

- Review the historical significance of a property and identify character-defining features.
- Assess the property's existing and required level of accessibility.
- Evaluate accessibility options within a preservation context.
- Comply with barrier-free access requirements in such a manner that character-defining spaces, features and finishes are preserved.
- Work with local disability groups, access specialists and historic preservation specialists to determine the most appropriate solution to access problems.
- Provide barrier-free access that promotes independence for the disabled person to the highest degree practical, while preserving significant historic features.
- Provide barrier-free access through removable or portable, rather than permanent, ramps
- Design new or additional means of access that are compatible with the historic property and its setting.
- If providing barrier-free access threatens the integrity of an historic property, consult with the State Historic Preservation Officer (SHPO) about using alternative minimum requirements. These alternative minimum requirements have been established for qualified historic properties that cannot be made physically accessible without threatening or destroying their significance. Qualified historic properties include those listed or eligible to be listed in the National Register of Historic Places, those in locally designated historic preservation zoning districts HP-1 through HP-5, or those abutting HP-1, HP-2 or HP-3. Owners of qualified historic properties must first consult with the SHPO before using the alternative minimum requirements. If the SHPO determines that compliance with the full accessibility requirements would threaten or destroy the significance of the building, then the alternative minimum requirements may be used.

  The Florida Board of Building Codes and Standards of the Department of Community Affairs may grant individual modifications to, or exceptions from, the literal requirements of the Florida Accessibility Code for Building Construction. These waivers or exceptions must be based on a determination of unnecessary or extreme hardship. The waivers shall not violate federal accessibility laws or regulations, and must be reviewed by the Handicapped Accessibility Advisory Council. Criteria for reviewing applications for waivers are established by Florida Administrative Code.

Don't...

- Undertake code-required alterations before identifying those spaces, features or finishes which are character-defining and must therefore be preserved.
- Alter, damage or destroy character-defining spaces, features and finishes while making modifications to a building or site to comply with barrier free access.
- Make changes to buildings without first seeking expert advice from access specialists and historic preservationists to determine solutions.
- Install permanent access ramps that damage or diminish character-defining spaces.
- Provide access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.
- Design new or additional means of access without considering the impact on the historic property and its setting.
- Provide barrier free access which destroys significant features of an historic property without first consulting the State Historic Preservation Officer.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

Staff Photographs
130 St. George Street



Front (east) Elevation

Staff Photographs
130 St. George Street



Front (east) Elevation

Staff Report Pg. 8

Staff Photographs
130 St. George Street



Front (east) Elevation

Staff Photographs
130 St. George Street



Front (east) Elevation

Staff Photographs
130 St. George Street





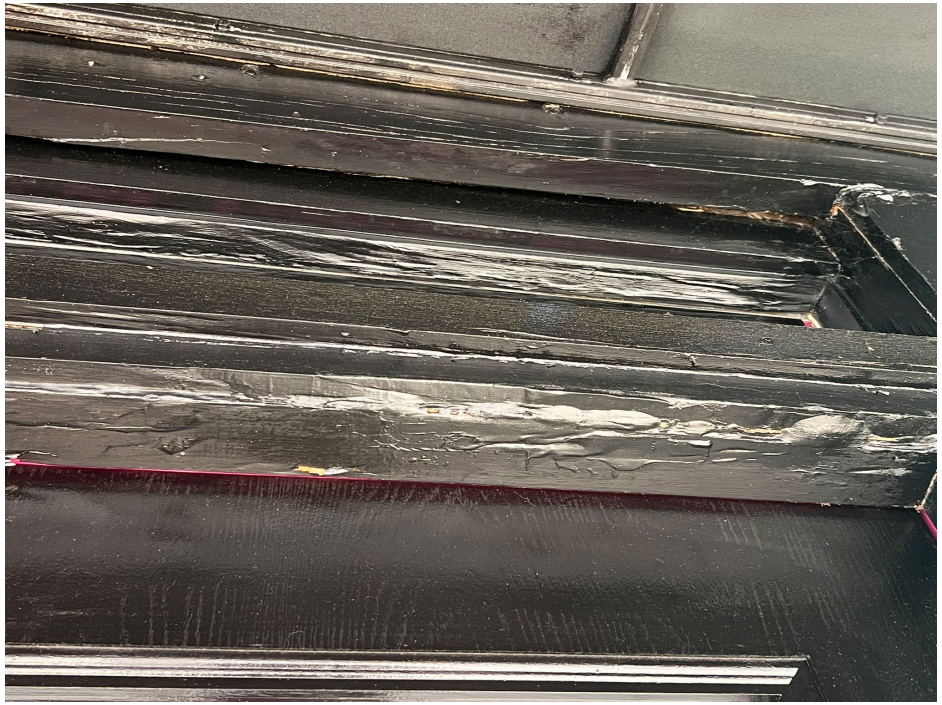


Door Details

Staff Report Pg. 11

Staff Photographs
130 St. George Street

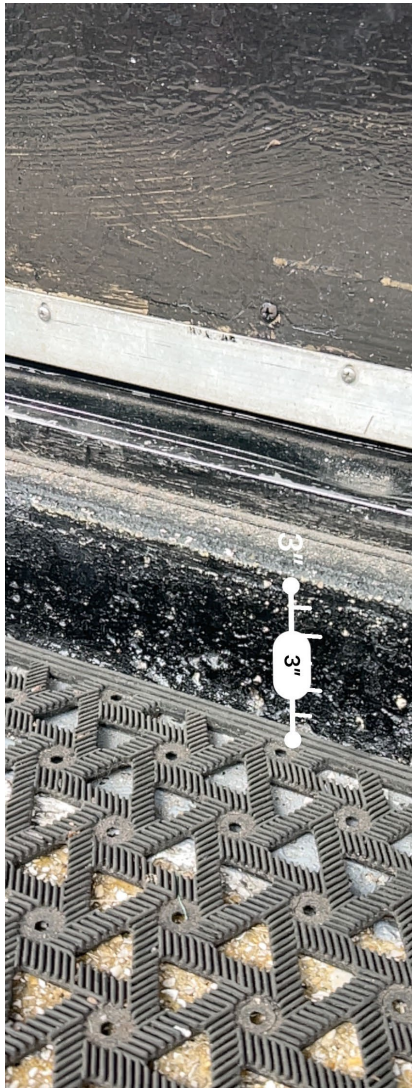




Door Details

Staff Photographs
130 St. George Street







Ramp Location

Staff Photographs
130 St. George Street





Window Details

Staff Photographs
130 St. George Street





Window Details

Staff Photographs
130 St. George Street



View of whole building from the northeast

Staff Photographs
130 St. George Street



Unit 128



Staff Photographs
130 St. George Street



Unit 132



Staff Photographs
130 St. George Street





Unit 132

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. 8SJ1909 1009==

Site Name: 128-132 St. George Street 830== Survey Date: 7809 820==

Address: 128-132 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 14 (block) 2&4 (expart leased to city) (lot) 868==

868==

Owner of Site: Name: Genovar, May (Estate) c/o Genova, Eugenia;

Address: 271 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469760 (easting) 3306860 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==
(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: +1899 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Brick, running 854==

Structural Systems: Masonry, brick 856==

Features of Structure: (942)

Window Type: Plate glass, fixed 942==

Foundation: Brick wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built-up 882==

Ornament Exterior: Decorative brick frieze 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: On commercial portion of the street leading to restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Real Estate, Minorcans, Families, Women, Art 920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Mediterranean Revival building at 128-132 St. George Street was constructed between 1894 and 1899. The stucco finish and flat parapet roof create the Mediterranean appearance. A decorative brick frieze adds a distinctive touch. The building has been continuously occupied by commercial enterprises. It is on a street leading into the restored area.

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is today an area that combines a commercial business district, tourist attractions, and some residential units. The buildings date from colonial times to the present, with a sprinkling from each period, with no one style having a visual dominance in the area. The neighborhood has been touched by restoration efforts over the years. Some older buildings have been remodeled and some new ones have been constructed in the St. Augustine Colonial Revival style. The ambiance of the area is different than that found in the restored area just to the north. This area has narrow colonial street patterns and six colonial buildings which are scattered along five streets. But as a business district it is faced with modern problems of traffic and parking--the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping, and the putting of backs of buildings on public display. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels. The eastern section of this area was burned over by major fires in 1887 and 1914, leaving developments in later architectural styles in an area earlier known for its colonial ambiance. The area is bordered on the west by the Ponce de Leon Hotel (now Flagler College) and on the east by the seawall and bayfront, long a famous scenic attraction. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; St. Augustine Record, April 7, 1914; July 4, 1937;

San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Burt, Joaneda, and Perez-Snow Houses.(1) In the Territorial period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late 19th century. By this time Spanish Street had become one of several exclusive Black residential neighborhoods outside Lincolnville with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses, and a bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

This building at 128-132 St. George Street has been occupied by various commercial ventures over the years. A few of the businesses operating from 128 St. George Street include: Arnold Kurth's Curiosity Shop, (Kurth's Island on the way to Vilano Beach is named for the Kurth family.); Bennett and Company--Shoes; and another shoe store operated by Emanuel J. Masters.(3) In number 130, the Vermont-Florida Realty Company functioned. The company, run by Noel W. Mier, George F. Grey, and C. B. Miller established Vermont Heights near Elkton. Other merchants included: Joseph T. Pacetti; Herbert J. Usina, hardware; and the Montgomery Sisters, Gertrude and May who operated a Leather Goods shop.(4) The store at 132 was also occupied by Joseph T. Pacetti who ran a hardware company with T. A. Pacetti. Later Winifred E. and Minerva E. Muir opened a hand craft shop.(5) The store is currently occupied by Moeller's Jewelry Store. William Moeller is a member of the Historic Architectural review board. He and his wife, Rubylee have restored an old house on St. George Street. Members of the Masters and Usina families descend from Minorcan colonists and members of the Pacetti family from Italian colonists all who migrated to St. Augustine from New Smyrna in 1777.

Prior to the erection of this building, the site was occupied by a two-story stone building on the eastern part of the lot which housed a "Book Store" and a "Palmetto Works". A "Boarding House" stood on the west end. By 1893 the stores in the stone building are listed as "curios" and "mill'y".

ARCHAEOLOGY

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

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

3. City Directory, 1904, 1907, 1927-28, 1934.
4. Ibid., 1904, 1911-12, 1914-15, 1927-28.
5. Ibid., 1907, 1924-25, 1927-28, 1930.
6. Sanborn Fire Insurance Maps, 1884, 1888, 1893, 1899.

☐ Original
☒ Update

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

Site #8 SJ01909
Field Date 5-3-2016
Form Date 5-3-2016
Recorder # _____

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

Site Name(s) (address if none) 128-132 St George Street — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within 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:	128		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 # 1976300000 — 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: 1899 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): _____ To (year): _____
Current Use Commercial — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature storefront
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 Commercial — Exterior Plan Rectangular — Number of Stories 1-2
Exterior Fabric(s) 1. Brick — 2. _____ — 3. _____
Roof Type(s) 1. Flat — 2. _____ — 3. parapet
Roof Material(s) 1. Composition roll — 2. _____ — 3. brick
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.) large single pane store front windows (transom on 132); covered transom on 128-130

Distinguishing Architectural Features (exterior or interior ornaments) 132 has more traditional storefront with round metal posts and recessed entry; sawtooth brick work and corbelled parapet

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01909

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Brick 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) single wood door with rectangular window; 132 recessed entry; 128 and 130 flush with facade
Porch Descriptions (types, locations, roof types, etc.) _____

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 would contribute to a district

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

DOCUMENTATION

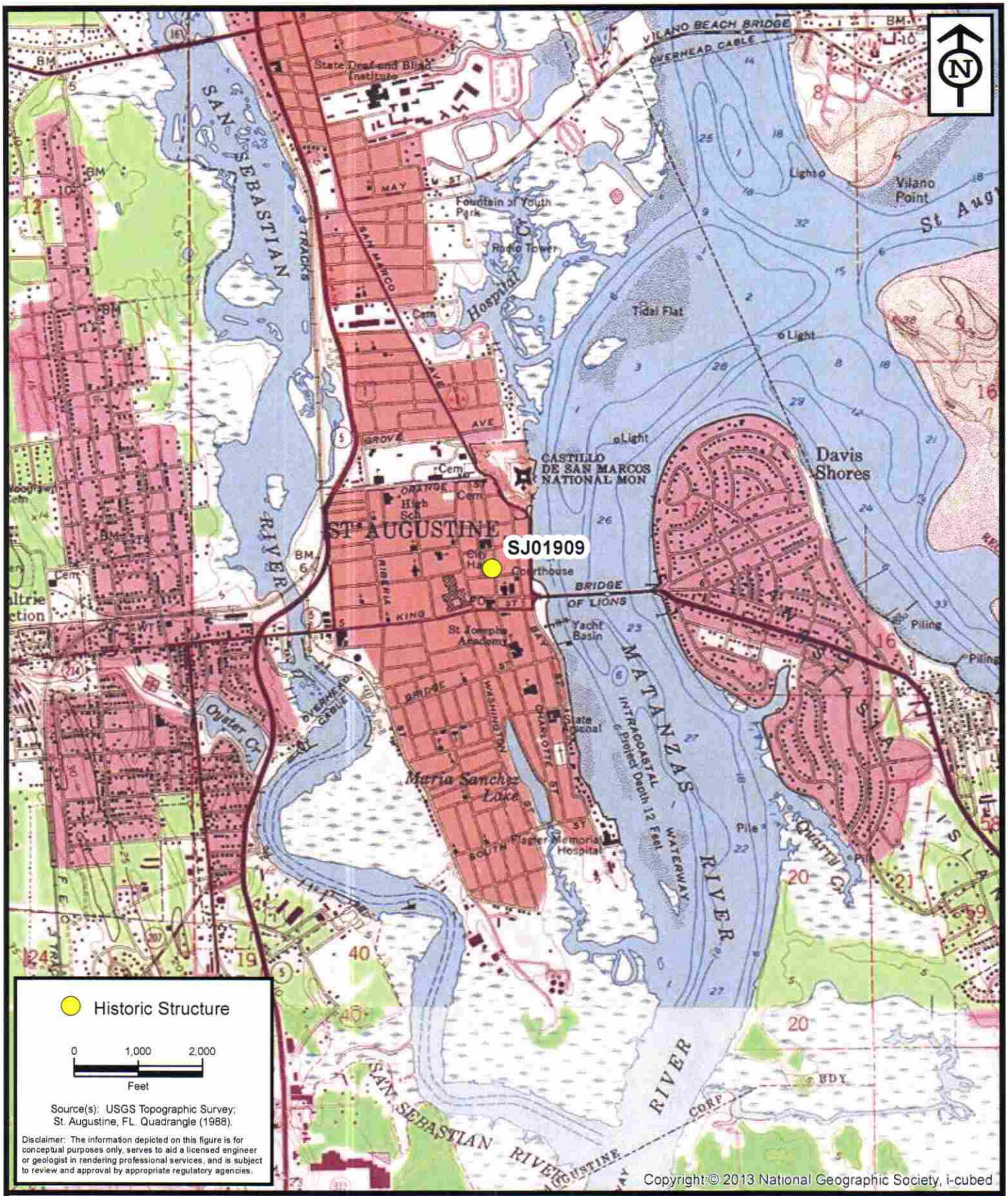
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01909

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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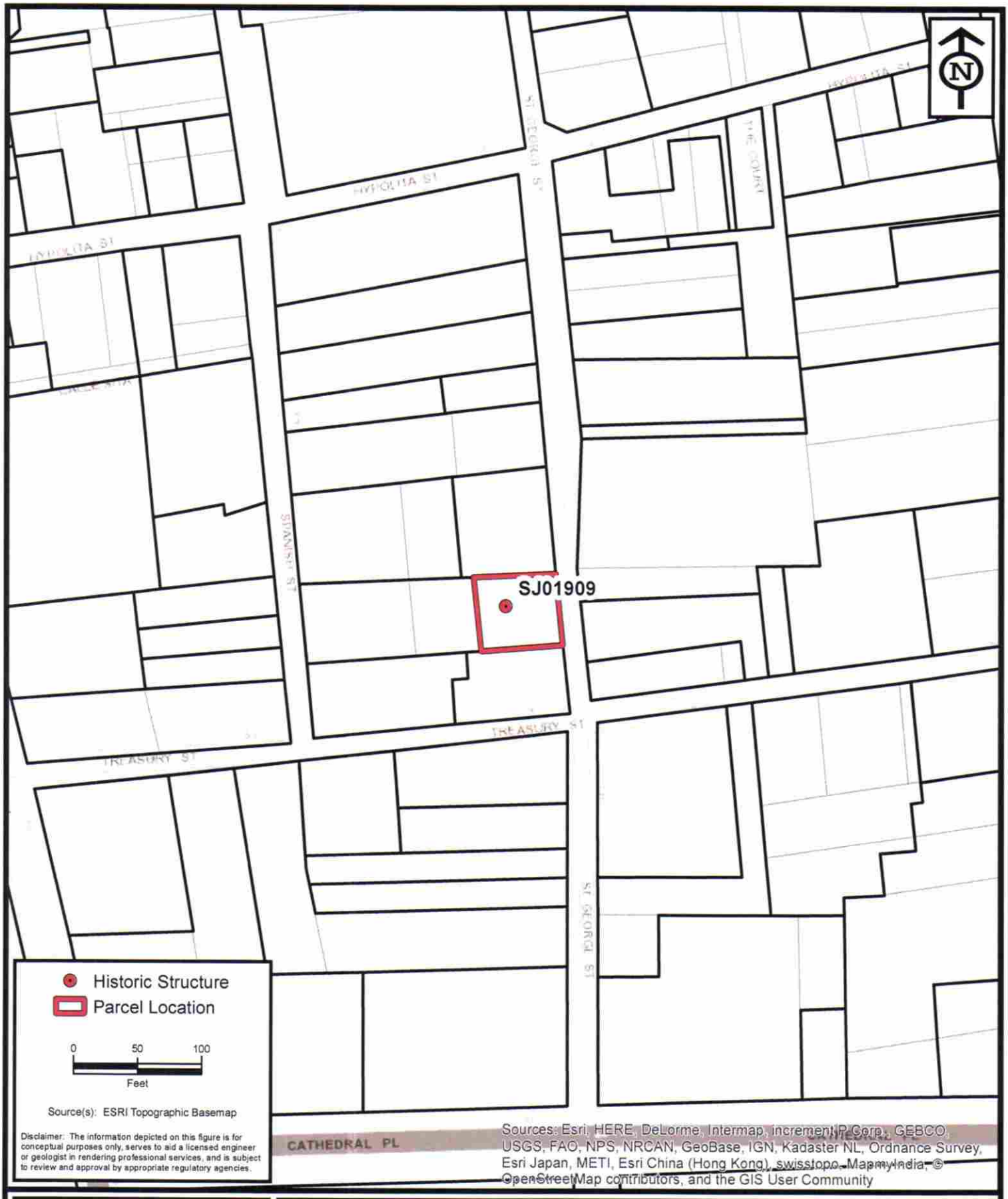
SJ01909



ENVIRONMENTAL SERVICES, INC.
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Parcel Location - SJ01909

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
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Figure:	2

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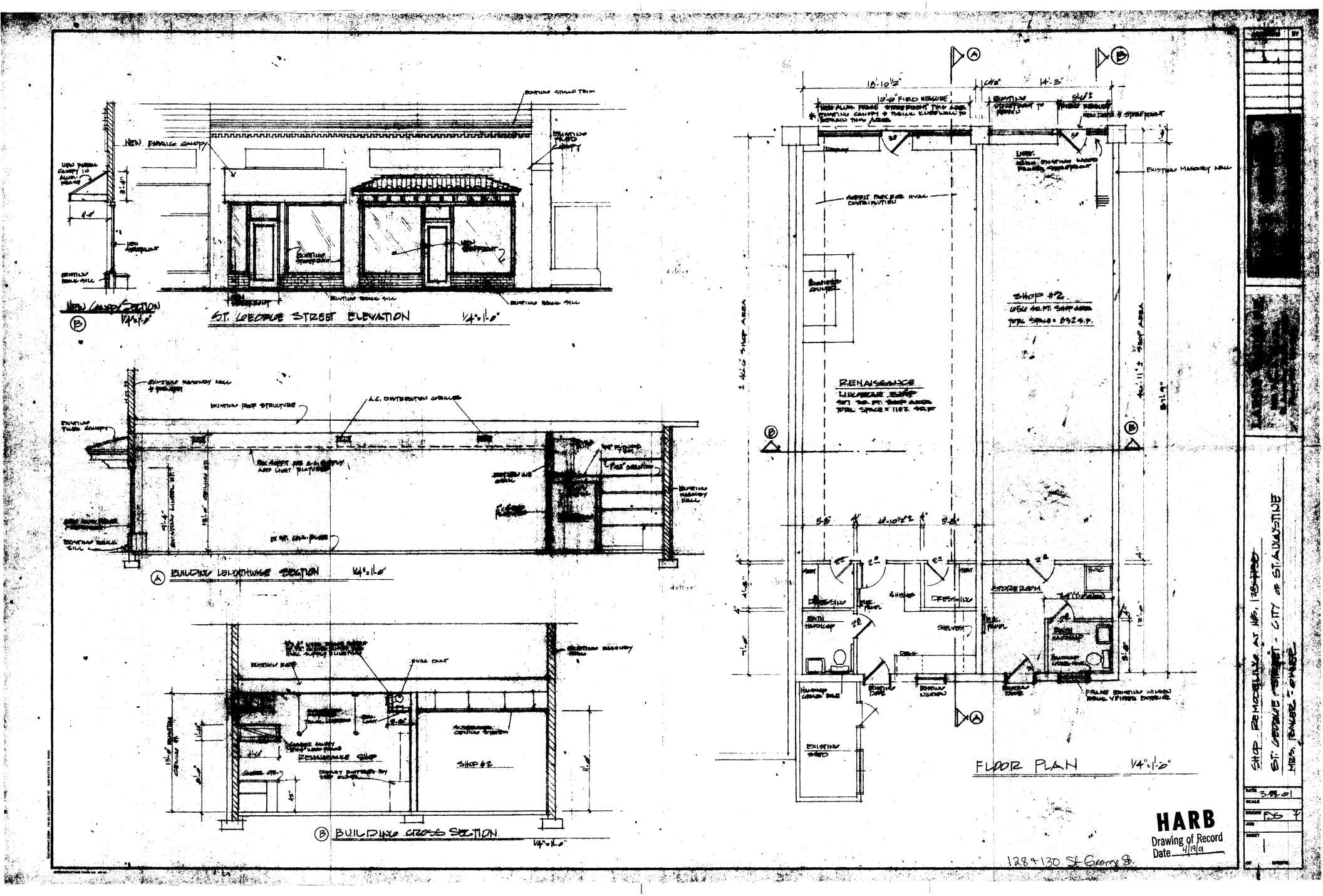
SJ01909


26
26


132
HELP WANTED
GALLERY


136
132
GALLERY
TROLLEY TICKETS SOLD HERE
SPY
SPY


ST. GEORGE STREET ELEVATION 1/4"=1'-0"
NEW CANOPY SECTION 1/4"=1'-0"
BUILDING LENGTHWISE SECTION 1/4"=1'-0"
BUILDING CROSS SECTION 1/4"=1'-0"
RENAISSANCE SHOP
SHOP #2
FLOOR PLAN 1/4"=1'-0"
HARB
Drawing of Record
Date 4/19/01
128+130 St George St.
SHOP REMODELING AT NOS. 128+130
ST. GEORGE STREET - CITY OF ST. AUGUSTINE
MRS. BAKER - OWNER

FOR THE JUNE 18, 2026 HARB MEETING

COA HP2026-0011
130 ST. GEORGE STREET

New Materials Submitted June 8, 2016

Received June 8, 2026
Planning and Building Dept.

DESIGN CRITERIA

DESIGN CODE:
2023 FLORIDA BUILDING CODE, 8TH EDITION – BUILDING, EXISTING AND CURRENT REFERENCED CODES AND STANDARDS

CLASSIFICATION OF WORK:
REPAIR -------------------------- **EXTERIOR WALL REPAIR**

FLOOD ZONE CRITERIA: --------------- FEMA AE-7

RAIN LOAD DESIGN:
RAIN INTENSITY --------------------------- 4.5 IN/HR

ROOF LOADING (CONVENTIONAL): (Cd=1.25)
LIVE LOAD -------------------------------- 20 PSF
DEAD LOAD (SHINGLE OR METAL) --------------- 17 PSF
DEAD LOAD (TILE) ------------------------- 25 PSF

ROOF LOADING (PRE-ENGINEERED TRUSS): (Cd=1.25)
TOP CHORD LIVE LOAD ---------------------- 20 PSF
TOP CHORD DEAD LOAD (SHINGLE OR METAL) -------- 7 PSF
TOP CHORD DEAD LOAD (TILE) ---------------- 20 PSF
BOTTOM CHORD LIVE LOAD ------------------- 10 PSF
BOTTOM CHORD DEAD LOAD ------------------- 5 PSF

PRE-ENGINEERED TRUSS LOADING NOTES
1. UNINHABITABLE ATTICS WITH LIGHT STORAGE SHALL HAVE ROOF TRUSS BOTTOM CHORD LIVE LOAD INCREASED TO 20 PSF. CONTACT EOR IF ANY OTHER LOADING REQUIREMENTS ARE NEEDED.
2. ROOF TRUSS MAY BE DESIGNED WITH ROOF BOTTOM CHORD LIVE LOAD (10 PSF) APPLIED NON-CONCURRENTLY WITH ROOF TOP CHORD LIVE LOAD (20 PSF)
3. FOR WIND UPLIFT, TRUSSES SHALL BE DESIGNED WITH A MIN. 5 PSF TOP AND BOTTOM CHORD DEAD LOAD.
4. REACTIONS SHALL BE REDUCED PER ASD LOAD COMBINATION D + 0.75 (L + LR)

ROOF FRAMING DEFLECTION: (MAX: 0.75")
LIVE LOAD ------------------------------- L/240
TOTAL LOAD ------------------------------ L/240

WIND LOADING NOTES:
1. FOR WIND UPLIFT, TRUSSES SHALL BE DESIGNED WITH A DEAD LOAD CONDITION OF 5 PSF TOP CHORD AND 5 PSF BOTTOM CHORD. WIND UPLIFT REACTIONS SHALL BE REDUCED PER ASD LOAD COMBINATION: 0.6D + 0.6W.

WIND LOADING: (ASCE 7-22)
ULTIMATE WIND SPEED ------------------- 130
NOMINAL WIND SPEED ------------------- 101
EXPOSURE CATEGORY ------------------- D
BUILDING RISK CATEGORY ---------------- II
BUILDING ENCLOSURE CLASSIFICATION --------- ENCLOSED
INTERNAL PRESSURE COEFFICIENT ----------- ±0.18
COMPONENTS AND CLADDING -------------- SEE TABLES

SCOPE OF SERVICE

MEANS AND METHODS:
THE STRUCTURAL ENGINEER OF RECORD AND FORTRESS ENGINEERING GROUP SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES; FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE FOR ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

LIMITS OF STRUCTURAL ENGINEERING DESIGN RESPONSIBILITIES:
THE ITEMS SPECIFICALLY DESIGNED BY THE STRUCTURAL ENGINEER ARE LIMITED TO THE FOLLOWING: STRUCTURE TO SUPPORT GRAVITY LOADS, RESIST UPLIFT, AND RESIST LATERAL LOADS, AND MAINTAIN CONTINUITY FROM THE STRUCTURE TO SOILS BELOW. ITEMS NOT DESIGNED INCLUDE, BUT NOT LIMITED TO, PRE-ENGINEERED TRUSS DESIGN, TRUSS-TO-TRUSS CONNECTIONS, OR ANY ARCHITECTURAL, MECHANICAL OR ELECTRICAL SYSTEM.

THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING/SHORING, TEMPORARY SUPPORTS AND OTHER SUCH ITEMS OR MEASURES NECESSARY TO PROTECT THE STRUCTURE AND ANY PERSONNEL DURING CONSTRUCTION. THE SAFETY OF THE STRUCTURE AND PERSONNEL DURING CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR THE DESIGN/ INSTALLATION OF ALL WATERPROOFING.

RENOVATIONS, ADDITIONS AND EXISTING STRUCTURES:
INFORMATION SHOWN ON THESE DRAWINGS REGARDING EXISTING CONDITIONS HAVE BEEN OBTAINED BASED ON AVAILABLE SOURCES AT THE TIME OF DESIGN INCLUDING ASSUMPTIONS BASED ON EXPERIENCE WITH SIMILAR STRUCTURES. THE ACTUAL AS-BUILT CONDITION FOUND IN THE FIELD MAY VARY FROM INFORMATION INDICATED IN THESE DRAWINGS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY ENGINEER IN WRITING BEFORE BEGINNING NEW CONSTRUCTION OF ANY INTERFERENCES AND/OR DISCREPANCIES THAT MIGHT EXIST BETWEEN THESE DRAWINGS AND/OR ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL REPAIR/REPLACE ANY DAMAGED EXISTING STRUCTURAL MEMBERS DISCOVERED DURING CONSTRUCTION.

GENERAL FOUNDATION NOTES

FOOTING AND FOUNDATIONS:
FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES. **FOOTINGS HAVE BEEN DESIGNED WITH A MINIMUM SOIL BEARING PRESSURE OF 2000 PSF. A SOILS INVESTIGATION REPORT BY OTHERS IS RECOMMENDED TO VERIFY SUITABLE SUBSURFACE CONDITIONS.** IF THE FOOTING ELEVATIONS SHOWN OCCUR IN A DISTURBED OR UNSTABLE SOIL, THE EOR SHALL BE NOTIFIED. SOIL SHALL BE FREE OF ORGANIC AND COHESIVE (CLAY) MATERIAL. EXISTING SOIL AND STRUCTURAL FILL SHALL BE COMPACTED TO A MIN. OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

FOUNDATION PLAN ONLY CONVEYS STRUCTURAL INFORMATION. SEE ARCHITECTURAL PLANS FOR GENERAL FEATURES, CONDUITS, ELECTRICAL EMBEDS, STEP HEIGHTS AND OTHER NON-STRUCTURAL INFORMATION. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.

MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3" IN FOOTINGS. PROVIDE #3 @ 48" OC OR ROD CHAIRS PER FOUNDATION DETAILS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR CONCRETE ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. SPLICES IN REINFORCING SHALL BE 48 BAR DIAMETERS, WHERE PERMITTED.

STEM WALLS CONSTRUCTED W/ MASONRY UNITS SHALL BE COURSED W/ RUNNING BONDS. STACKED BONDS ARE NOT PERMITTED. ALL EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT AS SPECIFIED ON PLAN AND AT CORNERS, WALL ENDS, AND WALL INTERSECTIONS. PROVIDE CONTINUITY OF REINFORCING AT INTERSECTIONS OF PERPENDICULAR MASONRY ELEMENTS BY INSTALLING CORNER BARS, MINIMUM OF 40 BAR DIAMETERS INTO EACH ELEMENT. AT STEM WALLS CONSTRUCTED OF 5 OR MORE COURSES, PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY, EVERY OTHER COURSE. VERTICAL REINFORCING SHALL BE INCREASED AS NOTED ON PLAN. LAP JOINT REINFORCING SHALL BE A MINIMUM OF 6".

SLABS ON GRADE:
CONCRETE SLABS ON GRADE SHALL BE INSTALLED OVER MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" AND SEALED OVER CLEAN, COMPACTED EARTH OR FILL WITH APPROVED CHEMICAL SOIL TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES. SAWCUT CONTROL JOINTS SHALL BE INSTALLED THROUGHOUT ENTIRE SLAB ON GRADE. SAWCUTS 1/4" THE DEPTH OF THE SLAB SHALL PLACED IN A 12'x12' GRID WITHIN 4 TO 12 HOURS OF CONCRETE PLACEMENT

GENERAL FRAMING NOTES

PRE-ENGINEERED WOOD TRUSSES:
SHALL BEAR THE SEAL OF AN ENGINEER IN THE STATE WHERE PROJECT IS BEING BUILT AND SHALL COMPLY WITH NFPA, TPI, AND AITC 100. CONTRACTOR SHALL VERIFY THAT ADEQUATE TRUSS BEARING IS INSTALLED AT ALL TRUSSES AS INDICATED IN THE TRUSS SHOP DRAWINGS. ALL TRUSS-TO-TRUSS CONNECTIONS AND TRUSS PROFILES ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER. ALL TRUSSES SHALL HAVE TEMPORARY BRACING PER 'COMMENTARY' AND RECOMMENDATION FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-91." AT MULTIPLE STRAP CONNECTIONS, SPREAD STRAPS TO AVOID NAILING CONFLICTS THROUGH TRUSS. WHEN USING (2) STRAPS ON SINGLE PLY TRUSSES, PLACE STRAPS DIAGONALLY ACROSS DBL. TOP PLATE FROM EA. OTHER.

WOOD FRAMING SPECIFICATIONS:
ALL WOOD FRAMING HAS BEEN DESIGNED IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION, LATEST EDITION. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE-TREATED. IF, ACQ OR NON-DOT BORATE PRESERVATIVE TREATMENT IS USED, ALL ATTACHED FASTENERS SHALL BE HOT DIPPED GALVANIZED. IF ACZA PRESERVATIVE IS USED, ALL ATTACHED FASTENERS SHALL BE STAINLESS STEEL.

ROOF COVERING SPECIFICATIONS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE ROOF COVERING SYSTEM. ASPHALT SHINGLES SHALL COMPLY WITH ASTM D3161 AND BE INSTALLED ACCORDING TO THE MANUFACTURER'S REQUIREMENTS. TILE ROOFS SHALL BE INSTALLED PER THE "CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL." AND THE MANUFACTURER'S REQUIREMENTS. STANDING SEAM METAL ROOFS SHALL COMPLY WITH ASTM E1514 AND BE INSTALLED ACCORDING TO THE MANUFACTURER'S REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL METAL FLASHING AND VALLEY MATERIALS.

GUARDRAILS AND HANDRAILS:
THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY GUARDRAILS OR HANDRAILS NOT SPECIFICALLY DETAILED IN THESE PLANS. ALL GUARDRAILS AND HANDRAILS SHALL BE DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS AND CONFORM TO THE SPECIFICATIONS OF THE **2023 FBC**.

PRE-ENGINEERED MISCELLANEOUS STRUCTURES:
ANY EYEBROW, CANOPY, ALUMINUM COMPONENT OR ANY OTHER BUILDING APPENDAGES NOT SPECIFICALLY DETAILED HEREIN SHALL BE DESIGNED BY OTHERS AT THE EXPENSE OF THE CONTRACTOR. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MISCELLANEOUS ATTACHED STRUCTURES TO THE MAIN STRUCTURE INDICATING CONNECTION POINTS, REACTIONS AND FASTENER REQUIREMENTS PRIOR TO FABRICATION OF MISCELLANEOUS STRUCTURE AND PRIOR TO CONSTRUCTION OF MAIN STRUCTURE. CONTRACTOR SHALL COORDINATE LOADING REQUIREMENTS WITH ANY OTHER PRE-ENGINEERED COMPONENT SUCH AS ROOF FLOOR AND ROOF TRUSS ENGINEERING.

MATERIAL SPECIFICATIONS

ANCHOR BOLTS & THREADED ROD: SHALL BE IN ACCORDANCE WITH ASTM A307 OR ASTM F1554 GRADE 36.

WASHERS: SHALL BE IN ACCORDANCE WITH ASTM A500 (GRADE B).

NUTS: SHALL BE IN ACCORDANCE WITH ASTM A563 GRADE A HEX.

METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO EXTERIOR SHALL BE GALVANIZED OR BETTER.

RETROFIT REBAR/ROD INSTALLATION: EMBEDMENT OF RODS OR REBAR DOWELS SHALL BE 12 BAR DIAMETER MINIMUM, HOLES SHALL BE 1/4" LARGER THAN REBAR SIZE AND 1/8" LARGER THAN THREADED ROD SIZE. (UON)

EPOXY: SIMPSON SET-XP (MINIMUM EDGE DISTANCE PER MANUFACTURES SPECIFICATION).

REINFORCING STEEL: SHALL BE ASTM A615, GRADE 60.

STRUCTURAL STEEL: SHALL BE ASTM A992, GRADE 50.

WELDED WIRE FABRIC (WWF): SHALL BE ASTM A1064.

LAMINATED VENEER LUMBER (LVL): ALL LAMINATED VENEER LUMBER SHALL MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES – ELASTIC MODULUS (E) 2,000 KSI, BENDING STRESS (Fb) 2600 PSI, PLY WIDTH OF 1 3/4"

CONCRETE SPECIFICATIONS:
ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 301, 318 AND ALL OTHER APPLICABLE REFERENCED STANDARDS. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

CONCRETE MASONRY SPECIFICATIONS:
MASONRY SHALL BE DESIGNED, CONSTRUCTED AND TESTED IN ACCORDANCE WITH ACI 530, ACI530.1 AND ASTM C90. MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING, GRADE N, TYPE 1, NORMAL WEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI (F'M=1500 PSI).

GROUT AND MORTAR SHALL BE DESIGNED, CONSTRUCTED AND TESTED IN ACCORDANCE ASTM C476, ASTM C1019, ASTM C270. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND A MAXIMUM COURSE AGGREGATE SIZE OF 3/8" PLACED AT AN 8"-11" SLUMP. MORTAR SHALL BE TYPE M OR S.

CELLS CONTAINING VERTICAL REINFORCEMENT SHALL BE GROUTED IN 5'-0" MAXIMUM LIFTS. WHEN LIFT SHALL EXCEED 5'-0", PROVIDE CLEAN OUTS IN BOTTOM COURSE OF MASONRY WALL.

CLAY MASONRY (BRICK):
BRICK SHALL BE IN ACCORDANCE WITH ASTM C62, C216, OR C652 FOR BUILDING BRICK, FACING BRICK, & HOLLOW BRICK, RESPECTFULLY. TYPE N MORTAR MAY BE USED IN BRICK VENEER.

SHEATHING SPECIFICATIONS

TYPICAL SHEATHING NOTES:
1. SHEATHING GAPS SHALL BE MIN. 1/8" AND MAX. 5/16", SEE DETAIL 3/SD1.
2. SEE TABLE 5/C1 FOR "NAIL SIZE LEGEND" FOR TYPICAL NAIL SPECIFICATIONS.

TABLE 1: WALL SHEATHING

SPECIFICATION	TYPICAL NAILING	SHEARWALL NAILING
MIN. 7/16", 24/16, APA RATED OSB OR PLYWOOD SHEATHING	8d COMMON @ 6" OC EDGE, 12" OC FIELD	8d COMMON @ 3" OC EDGE, 6" OC FIELD

WALL SHEATHING NOTES:
1. FLEXIBLE FINISH INCLUDES WOOD, CEMENT OR VINYL SIDING, HARDI PANEL AND BRICK. ALL OTHER SIDING SHALL BE CONSIDERED BRITTLE FINISH.
2. SHEATHING MAY BE INSTALLED HORIZONTALLY OR VERTICALLY.
3. PANEL EDGE BLOCKING IS REQUIRED AT SHEAR WALLS AND WALLS WITH BRITTLE FINISH. BLOCKING SHALL BE FLATWISE MIN 2x4 SPF#2 FASTENED EA END W/ (3)10d TOE-NAILS.

TABLE 2: ROOF SHEATHING

SPECIFICATION	TYPICAL NAILING	GABLE END NAILING
SHINGLE: MIN. 19/32", 40/20, APA RATED OSB OR PLYWOOD SHEATHING	10d RING SHANK @ 6" OC EDGE, 6" OC FIELD	10d RING SHANK @ 4" OC EDGE, 4" OC FIELD W/IN 4' OF ROOF END
TILE: MIN. 19/32", 40/20, APA RATED OSB OR PLYWOOD SHEATHING	10d RING SHANK @ 6" OC EDGE, 6" OC FIELD	10d RING SHANK @ 4" OC EDGE, 4" OC FIELD W/IN 4' OF ROOF END
METAL: MIN. 19/32", 40/20, APA RATED OSB OR PLYWOOD SHEATHING	10d RING SHANK @ 6" OC EDGE, 6" OC FIELD	10d RING SHANK @ 4" OC EDGE, 4" OC FIELD W/IN 4' OF ROOF END

ROOF SHEATHING NOTES:
1. SHEATHING TO BE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS.
2. PANEL EDGE BLOCKING PER MANUFACTURER RECOMMENDATIONS.

TABLE 3: PORCH CEILING SHEATHING

SPECIFICATION	TYPICAL NAILING	SHEARWALL NAILING
MIN. 19/32", 40/20, APA RATED OSB OR PLYWOOD SHEATHING	10d COMMON @ 6" OC EDGE, 12" OC FIELD	10d COMMON @ 3" OC EDGE, 6" OC FIELD

PORCH CEILING SHEATHING NOTES:
1. PANEL EDGE BLOCKING IS NOT REQUIRED.

TYPICAL MEMBER FASTENING

TABLE 4: WOOD MEMBER FASTENING SCHEDULE

MEMBER CONNECTION	TYPE	FASTENERS
TOP PLATE TO TOP PLATE	FACE NAIL	(3)ROWS 10d @ 12" OC STAGGERED
TOP PLATE LAP	FACE NAIL	(16)10d EVENLY SPACED
TOP PLATE TO STUD (BOTTOM PLY OF DOUBLE TOP PLATE END NAILED)	END NAIL	(2)10d @ 2x4 WALL
		(3)10d @ 2x6 WALL
		(4)10d @ 2x8 WALL
STUD TO BOTTOM PLATE	TOE NAIL	(3)10d @ 2x4 WALL
		(4)10d @ 2x6 WALL
		(5)10d @ 2x8 WALL
RIM BOARD TO TOP PLATE	TOE NAIL	10d @ 6" OC
CEILING JOIST TO TOP PLATE	TOE NAIL	(5)10d
CEILING JOIST TO RAFTER	FACE NAIL	(8)10d
TRUSS/RAFTER TO TOP PLATE	TOE NAIL	(2)12d COMMON
JACK RAFTER TO HIP	TOE NAIL	(3)10d
RAFTER TO RIDGE	TOE NAIL	(3)10d
BOTTOM PLATE TO RIBBON	FACE NAIL	16d COMMON @ 8" OC
BLOCKING	TOE NAIL	(3)10d @ 2x4
		(4)10d @ 2x6
		(5)10d @ 2x8

WOOD MEMBER FASTENING NOTES:
1. FASTENERS NOTED ON PLAN SHALL SUPERCEDE THE TABLE ABOVE.
2. SEE DETAIL 4/SD1 FOR TYPICAL BUILT UP MEMBER FASTENING REQUIREMENTS.
3. SEE TABLE 5/C1 FOR TYPICAL NAIL SPECIFICATIONS.

TABLE 5: NAIL SIZE LEGEND

PLAN REFERENCED NAIL	LENGTH	DIAMETER
8d COMMON	2 1/2"	0.131"
8d RING SHANK	2 3/8"	0.113"
10x1 1/2"	1 1/2"	0.148"
10d	3"	0.131"
10d COMMON	3"	0.148"
10d RING SHANK	3"	0.148"
12d COMMON	3 1/4"	0.148"
16d COMMON	3 1/2"	0.162"

NAIL SIZE LEGEND NOTES:
1. USE THIS LEGEND FOR ALL NAILS NOT SPECIFICALLY NOTED WITH THE DIAMETER AND LENGTH WITHIN PLANS AND DETAILS.
2. USE BORED HOLES WHERE NEEDED TO PREVENT SPLITTING OF WOOD. BORED HOLES SHALL NOT BE GREATER THAN 75% OF THE NAIL DIAMETER.
3. NOMINAL NAIL LENGTHS AND DIAMETERS FROM **TABLE 5** SHALL BE MET PRIOR TO THE APPLICATION OF ANY PROTECTIVE COATING.

C&C WIND PRESSURES

ASCE 7-22 COMPONENT AND CLADDING DESIGN
GABLE ROOF PRESSURES

EFFECTIVE WIND AREA	POSITIVE (PSF)	ZONE 1 (PSF)	ZONE 2 (PSF)	ZONE 3 (PSF)	OVERHANG (PSF)
0 – 10 (SF)	+27.73	-55.95	-96.95	-96.95	-127.16
11 – 50 (SF)	+25.40	-48.14	-70.39	-83.17	-112.05
51 – 100 (SF)	+22.25	-40.84	-55.61	-67.73	-94.79
100+ (SF)	+19.76	-37.69	-44.33	-59.60	-85.33

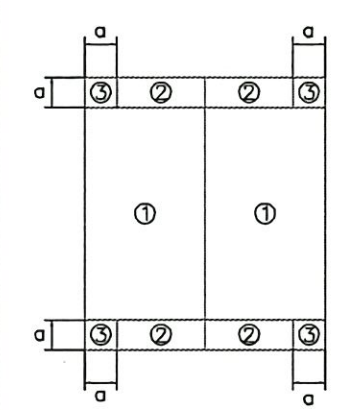
ASCE 7-22 COMPONENT AND CLADDING DESIGN
HIP ROOF PRESSURES

EFFECTIVE WIND AREA	POSITIVE (PSF)	ZONE 1 (PSF)	ZONE 2 (PSF)	ZONE 3 (PSF)	OVERHANG (PSF)
0 – 10 (SF)	+22.58	-50.80	-66.24	-71.38	-101.60
11 – 50 (SF)	+19.43	-44.82	-59.60	-64.25	-93.13
51 – 100 (SF)	+15.44	-37.02	-50.97	-54.62	-81.84
100+ (SF)	+12.29	-31.05	-44.49	-47.48	-73.38

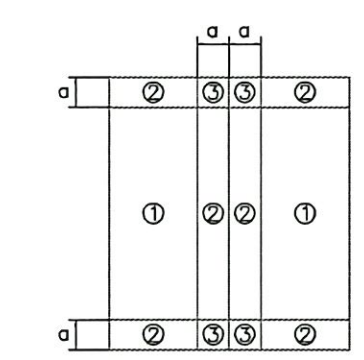
ASCE 7-22 COMPONENT AND CLADDING DESIGN
DOORS, WINDOWS, WALLS, AND SOFFIT WALL PRESSURES

LOCATIONS	EFFECTIVE WIND AREA	INTERIOR ZONE 4 (PSF)		END ZONE 5 (PSF)	
DOORS WINDOWS WALLS	0 – 10 (SF)	+30.22	-32.87	+30.22	-40.51
	11 – 50 (SF)	+27.06	-29.72	+27.06	-34.20
	51 – 100 (SF)	+25.73	-28.39	+25.73	-31.54
GARAGE DOOR	16 x 7 (FT)	NA		+25.73	-28.56
SOFFIT	NA	+30.22	-32.87	+30.22	-40.51

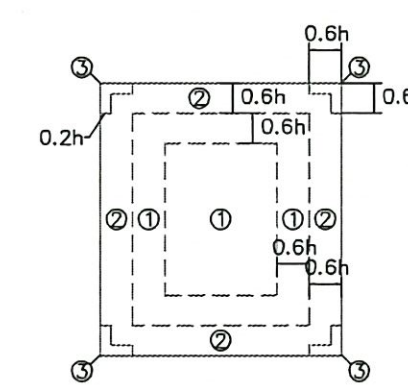
ENDZONE | a = 4'-0"



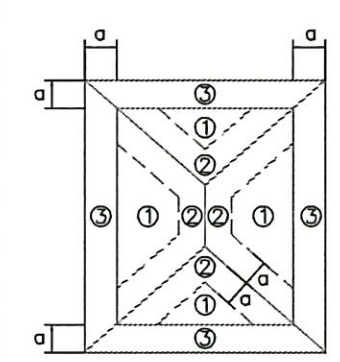
GABLE ROOF
7° < θ ≤ 45°



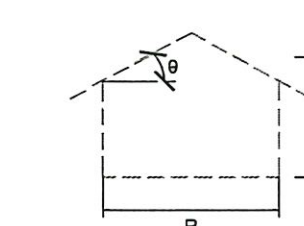
GABLE ROOF
7° < θ ≤ 27°



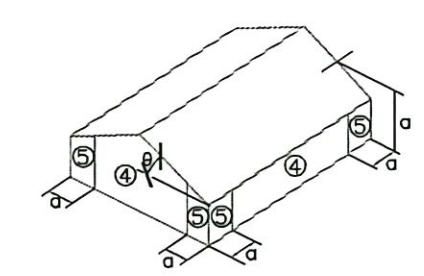
GABLE ROOF
θ < 7°



HIP ROOF
7° < θ ≤ 45°



ELEVATION VIEW



DOORS, WINDOWS AND WALLS

NOTES:
1. ROOF OVERHANG LOADS SHALL BE DETERMINED BY SUMMING THE APPLICABLE ROOF ZONE PRESSURE WITH THE ADJACENT WALL ZONE PRESSURE.
2. THE PRESSURES SHOWN ABOVE HAVE BEEN REDUCED PER ASD LOAD COMBINATION 0.6W.
3. (+) = PRESSURE AND (–) = SUCTION. COMPONENT AND CLADDING ELEMENTS SHALL BE DESIGNED FOR BOTH POSITIVE AND NEGATIVE PRESSURES SHOWN IN TABLE ABOVE.
4. DESIGN OF WINDOW AND DOOR FASTENING TO WALL FRAMING IS THE RESPONSIBILITY OF THE WINDOW/DOOR MANUFACTURER AND SHALL MEET BOTH POSITIVE AND NEGATIVE PRESSURES SHOWN ABOVE.

SHEET INDEX

SHEET: DESCRIPTION:
C1 -------------------- DESIGN SPECIFICATIONS & NOTES
C2 -------------------- DESIGN SPECIFICATIONS & NOTES
S1 -------------------- FOUNDATION & WALL FRAMING PLAN
SD1 -------------------- FRAMING DETAILS

Stephen L. McCorvey

VERY IMPORTANT FIELD ALTERATION AND PLAN SCALING NOTE:
PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL CONTACT FORTRESS ENGINEERING GROUP AT 904-821-7300.
DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. ALL DIMENSIONS SHALL BE APPROVED BY THE ARCHITECT OR PROJECT CONTRACTOR. ***ANY FIELD MODIFICATIONS MADE PRIOR TO BEING APPROVED BY FEG ARE SUBJECT TO ADDITIONAL DESIGN & INSPECTIONS AND FEES.***

Fortress ENGINEERING GROUP
6622 SOUTHPOINT DR S SUITE 240
JACKSONVILLE, FL 32216
904-821-7300 FL CA# 34117

REVISION	DATE	TYPE
#1	05.28.26	CITY COMMENTS
#2	-	-
#3	-	-

EXTERIOR WALL REPAIR PLAN
130 ST. GEORGE ST
ST. AUGUSTINE, FL 32084

DRAWN BY	SAL
CHECKED BY	SLM

STEPHEN MCCORVEY
FL PE# 88723

STEPHEN LEIGH MCCORVEY LICENSE No. 88723 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Stephen L. McCorvey 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.

PRINT DATE
10-24-25

FEG JOB#
FEG25 - 295

SHEET
C1
DESIGN SPECIFICATIONS & NOTES

Received June 8, 2026
Planning and Building Dept.

TYPICAL METAL HANGERS

TABLE 1: SIMPSON SOLID SAWN HANGER SCHEDULE

STANDARD HANGERS		
CONNECTOR	CARRIED MEMBER	CARRYING MEMBER
LUS24	(2)0.148"x3"	(4)0.148"x3"
LUS26	(4)0.148"x3"	(4)0.148"x3"
HUS26	(6)0.162"x3½"	(14)0.162"x3½"
LUS28	(4)0.148"x3"	(6)0.148"x3"
HUS28	(8)0.162"x3½"	(22)0.162"x3½"
LUS210	(4)0.148"x3"	(8)0.148"x3"
HUS210	(10)0.162"x3½"	(30)0.162"x3½"
LUS24-2	(2)0.162"x3½"	(4)0.162"x3½"
HU24-2*	(2)0.148"x3"	(4)0.162"x3½"
HUS26-2	(4)0.162"x3½"	(4)0.162"x3½"
HUS28-2	(6)0.162"x3½"	(6)0.162"x3½"
HUS210-2	(8)0.162"x3½"	(8)0.162"x3½"
HUS212-2	(10)0.162"x3½"	(10)0.162"x3½"
HU26-3*	(6)0.148"x3"	(12)0.162"x3½"
HU28-3*	(6)0.148"x3"	(12)0.162"x3½"
HU210-3*	(10)0.148"x3"	(18)0.162"x3½"
HU212-3*	(10)0.148"x3"	(22)0.162"x3½"
HU28-4*	(6)0.162"x3½"	(14)0.162"x3½"
HU210-4*	(8)0.162"x3½"	(18)0.162"x3½"
SLOPED AND SKEWED HANGERS		
CONNECTOR	CARRIED MEMBER	CARRYING MEMBER
HU26	(2)0.148"x1½"	(4)0.162"x3½"
LSSJ26Z	(4)0.148"x3"	(4)0.148"x3"
HU28	(4)0.148"x1½"	(6)0.162"x3½"
LSSJ28Z	(5)0.148"x3"	(5)0.148"x3"
HU210	(4)0.148"x1½"	(8)0.162"x3½"
LSSJ210Z	(6)0.148"x3"	(6)0.148"x3"
HU212	(6)0.148"x1½"	(10)0.162"x3½"
HU24-2*	(2)0.148"x3"	(4)0.162"x3½"
HU26-2*	(6)0.148"x3"	(12)0.162"x3½"
HU28-2*	(6)0.148"x3"	(14)0.162"x3½"
HU210-2*	(10)0.148"x3"	(18)0.162"x3½"
HU212-2*	(10)0.148"x3"	(22)0.162"x3½"

TYPICAL HANGER NOTES:
1. HANGERS SHOWN ARE SIMPSON STRONG-TIE. ALTERNATIVE MANUFACTURER IS ACCEPTABLE AS LONG AS PUBLISHED VALUES ARE GREATER.
2. FOR HANGERS NOT SHOWN ABOVE, CONSULT THE SIMPSON STRONG-TIE CATALOG AND INSTALL FASTENERS THAT WILL PROVIDE THE GREATEST CAPACITY.
3. * INCLUDES CONCEALED FLANGE VERSION OF NOTED HANGER.
4. HANGERS ARE LISTED IN ORDER FROM LEAST TO GREATEST CAPACITY. ANY HANGER NOTED ON PLAN MAY BE SUBSTITUTED FOR A HANGER OF THE SAME HEIGHT AND WIDTH FURTHER DOWN THE LIST.
5. IF HANGER NOTED ON PLAN IS NOT INCLUDED IN THE CHARTS ABOVE, CONTACT EOR IF ALTERNATIVE HANGER IS REQUIRED.

TABLE 2: SIMPSON ENGINEERED WOOD HANGER SCHEDULE

STANDARD HANGERS		
CONNECTOR	CARRIED MEMBER	CARRYING MEMBER
IUS1.81/9.5	N/A	(8)0.148"x3"
IUS1.81/11.88	N/A	(10)0.148"x3"
IUS1.81/14	N/A	(14)0.148"x3"
IUS1.81/16	N/A	(16)0.148"x3"
IUS2.06/9.5	N/A	(8)0.148"x3"
IUS2.06/11.88	N/A	(10)0.148"x3"
IUS2.06/14	N/A	(12)0.148"x3"
IUS2.06/16	N/A	(14)0.148"x3"
IUS2.37/9.5	N/A	(8)0.148"x3"
IUS2.37/11.88	N/A	(10)0.148"x3"
IUS2.37/14	N/A	(14)0.148"x3"
IUS2.37/16	N/A	(16)0.148"x3"
HHUS46	(6)0.162"x3½"	(14)0.162"x3½"
HUS48	(6)0.162"x3½"	(6)0.162"x3½"
HUS410	(8)0.162"x3½"	(8)0.162"x3½"
HU410*	(10)0.148"x3"	(18)0.162"x3½"
HUS412	(10)0.162"x3½"	(10)0.162"x3½"
HU412*	(10)0.148"x3"	(22)0.162"x3½"
HU414*	(12)0.148"x3"	(24)0.162"x3½"
HU416*	(12)0.148"x3"	(26)0.162"x3½"
HU68*	(6)0.148"x3"	(14)0.162"x3½"
HU610*	(8)0.162"x3½"	(18)0.162"x3½"
HU612*	(8)0.162"x3½"	(22)0.162"x3½"
HU614*	(12)0.162"x3½"	(24)0.162"x3½"
HU616*	(12)0.162"x3½"	(26)0.162"x3½"
HU410-2*	(8)0.148"x3"	(18)0.162"x3½"
HU412-2*	(8)0.148"x3"	(22)0.162"x3½"
HU414-2*	(12)0.148"x3"	(26)0.162"x3½"

TYPICAL HANGER NOTES:
1. HANGERS SHOWN ARE SIMPSON STRONG-TIE. ALTERNATIVE MANUFACTURER IS ACCEPTABLE AS LONG AS PUBLISHED VALUES ARE GREATER.
2. FOR HANGERS NOT SHOWN ABOVE, CONSULT THE SIMPSON STRONG-TIE CATALOG AND INSTALL FASTENERS THAT WILL PROVIDE THE GREATEST CAPACITY.
3. * INCLUDES CONCEALED FLANGE VERSION OF NOTED HANGER.
4. HANGERS ARE LISTED IN ORDER FROM LEAST TO GREATEST CAPACITY. ANY HANGER NOTED ON PLAN MAY BE SUBSTITUTED FOR A HANGER OF THE SAME HEIGHT AND WIDTH FURTHER DOWN THE LIST.
5. IF HANGER NOTED ON PLAN IS NOT INCLUDED IN THE CHARTS ABOVE, CONTACT EOR IF ALTERNATIVE HANGER IS REQUIRED.

FLORIDA PRODUCT APPROAL:
FL# FOR TYPICAL SIMPSON PRODUCTS SPECIFIED ON PLAN ARE LISTED BELOW.
FL 10441, FL 10446, FL10456, FL 10531, FL 10860, FL 11473, FL 11496, FL 13872.

TYPICAL METAL CONNECTORS

TABLE 3: SIMPSON FASTENING SCHEDULE

FRAMING ANGLES		
CONNECTOR	CARRIED MEMBER	CARRYING MEMBER
LS30	(3)0.148"x1½"	(3)0.148"x1½"
A34	(4)0.131"x1½"	(4)0.131"x1½"
LS50	(4)0.148"x1½"	(4)0.148"x1½"
LS70	(5)0.148"x1½"	(5)0.148"x1½"
A35	(6)0.131"x1½"	(6)0.131"x1½"
LS90	(6)0.148"x1½"	(6)0.148"x1½"
HGA10KT	(4)¼"x1½" SDS	(4)¼"x1½" SDS
HGAM10KT	(4)¼"x1½" SDS	(4)¼"x2¾" TITEN TURBO
HURRICANE CLIPS AND TIES		
CONNECTOR	RAFTER/STUD	TOP/BOTTOM PLATE
H3	(4)0.131"x2½"	(4)0.131"x2½"
H2.5A	(5)0.131"x1½"	(5)0.131"x1½"
DSP	(8)0.148"x3"	(6)0.148"x3"
FLAT AND TWIST STRAPS		
CONNECTOR	UPPER MEMBER	LOWER MEMBER/FOUNDATION
MTS12	(5)0.148"x2½"	(5)0.148"x2½"
LSTA18	(7)0.148"x2½"	(7)0.148"x2½"
HTSM16	(8)0.148"x1½"	(4)¼"x2¼" TITEN TURBO
HTS16	(8)0.148"x1½"	(8)0.148"x1½"
HTSM20	(8)0.148"x1½"	(4)¼"x2¼" TITEN TURBO
HTS20	(8)0.148"x1½"	(8)0.148"x1½"
MSTAM24	(9)0.148"x2½"	(5)¼"x2¼" TITEN TURBO
MSTA24	(9)0.148"x2½"	(9)0.148"x2½"
MSTAM36	(13)0.148"x2½"	(8)¼"x2¼" TITEN TURBO
MSTA36	(13)0.148"x2½"	(13)0.148"x2½"
CS16	(5)0.148"x2½"	(5)0.148"x2½"
HOLDDOWNS AND BASE ANCHORS		
CONNECTOR	POST/STUDS	FOUNDATION
DTT2Z	(8)¼"x2½" SDS	½" TR EPOXIED 4"
ABU44Z	(12)0.162"x3½"	⅝" TR EPOXIED 6"
LTTP2	(12)0.148"x2½"	½" TR EPOXIED 4"
ABU66Z	(12)0.162"x3½"	⅝" TR EPOXIED 6"
ABU88Z	(18)0.162"x3½"	(2)⅝" TR EPOXIED 6"
HTT5	(26)0.162"x2½"	½" TR EPOXIED 7½"

CONNECTOR NOTES:
1. FOR CONNECTORS NOT SHOWN ABOVE, CONSULT THE SIMPSON STRONG-TIE CATALOG AND INSTALL FASTENERS THAT WILL PROVIDE THE GREATEST CAPACITY.
2. CONNECTORS SHOWN ARE SIMPSON STRONG-TIE. ALTERNATIVE MANUFACTURER IS ACCEPTABLE AS LONG AS PUBLISHED VALUES ARE GREATER.
3. CONNECTORS ARE LISTED IN ORDER FROM LEAST TO GREATEST CAPACITY. ANY CONNECTOR NOTED ON PLAN MAY BE SUBSTITUTED FOR A CONNECTOR OF THE SAME TYPE FURTHER DOWN THE LIST.

TABLE 4: ROOF ANGLES

ANGLE OF SLOPED ROOF	
ROOF PITCH	ROOF ANGLE
1/12	4.8°
2/12	9.5°
3/12	14°
4/12	18.4°
5/12	22.6°
6/12	26.6°
7/12	30.3°
8/12	33.7°
9/12	36.9°
10/12	39.8°
11/12	42.5°
12/12	45°
13/12	47.3°
14/12	49.4°

CONNECTOR NOTES:
1. THESE ANGLES ARE TO BE USED WHEN FIELD-ADJUSTABLE HANGERS ARE NOT INSTALLED.

HANGER IDENTIFICATION

HU210X SKR45 SLD26

- HU210X — BASE HANGER MODEL
- SKR45 — SKEW IDENTIFIER: SKR = SKEWED RIGHT, SKL = SKEWED LEFT; ANGLE OF SKEW
- SLD26 — ANGLE OF SLOPE; SLOPE IDENTIFIER: SLU = SLOPED UP, SLD = SLOPED DOWN

FLORIDA PRODUCT APPROAL:
FL# FOR TYPICAL SIMPSON PRODUCTS SPECIFIED ON PLAN ARE LISTED BELOW.
FL 10441, FL 10446, FL10456, FL 10531, FL 10860, FL 11473, FL 11496, FL 13872.

TYPICAL PLAN ABBREVIATIONS

ADJ	ADJACENT	LVL	LAMINATED VENEER LUMBER
BM	BEAM	MANUF	MANUFACTURER
BOT	BOTTOM	MONO	MONOLITHIC
BRG	BEARING	OC	ON CENTER
CMU	CONC. MASONRY UNIT	OSB	ORIENTED STRAND BOARD
CONC	CONCRETE	PERP	PERPENDICULAR
CONT	CONTINUOUS	PRE ENG	PRE-ENGINEERED
DBL	DOUBLE	PSF	POUNDS PER SQUARE FOOT
EA	EACH	PSI	POUNDS PER SQUARE INCH
EE	EACH END	PSL	PARALLEL STRAND LUMBER
EOR	ENGINEER OF RECORD	PT	PRESSURE TREATED
EQ	EQUAL	REINF	REINFORCING
EW	EACH WAY	REQD	REQUIRED
EXT	EXTERIOR	SF	SQUARE FOOT
FDN	FOUNDATION	SPF	SPRUCE PINE FUR
FT	FOOT	SYP	SOUTHERN YELLOW PINE
FTG	FOOTING	TR	THREADED ROD
GT	GIRDER TRUSS	TYP	TYPICAL
HGR	HANGER	UON	UNLESS OTHERWISE NOTED
HDR	HEADER	VERT	VERTICAL
HORIZ	HORIZONTAL		

***CONTRACTOR SHALL CONTACT FORTRESS ENGINEERING GROUP AT 904-821-7300.
VERY IMPORTANT FIELD ALTERATION AND PLAN SCALING NOTE:
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Fortress ENGINEERING GROUP
6622 SOUTHPOINT DR S SUITE 200
JACKSONVILLE, FL 32216
904-821-7300 FL CA# 34111

REVISION		
	DATE	TYPE
#1	05.28.26	CITY COMMENTS
#2	-	-
#3	-	-

EXTERIOR WALL REPAIR PLAN
130 ST. GEORGE ST
ST. AUGUSTINE, FL 32084

DRAWN BY	SAL
CHECKED BY	SLM

STEPHEN MCCORVEY
FL PE# 88723

STEPHEN LEIGH MCCORVEY LICENSE No. 88723 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Stephen L. McCorvey on the date adjacent to the seal.

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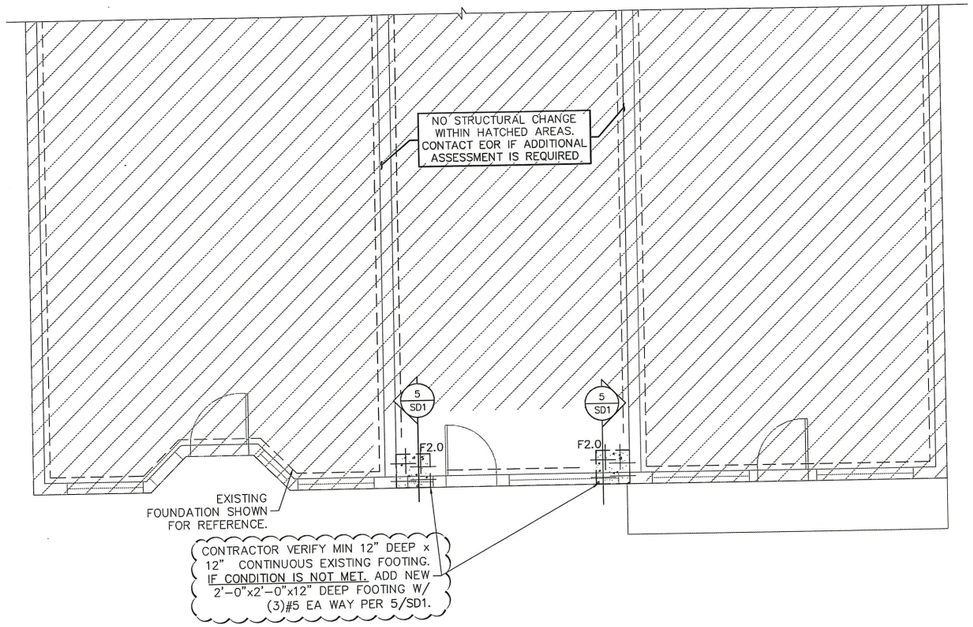
PRINT DATE
10-24-25

FEG JOB#
FEG25 - 295

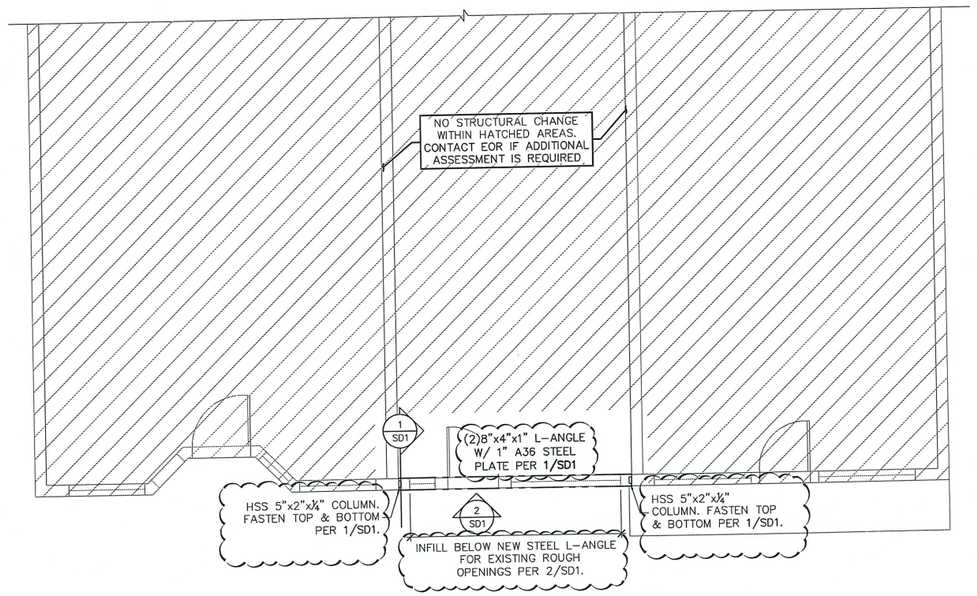
SHEET
C2
DESIGN SPECIFICATIONS & NOTES

Received June 8, 2026
Planning and Building Dept.



FOUNDATION PLAN

SCALE : ¼"=1'-0"



WALL FRAMING PLAN

SCALE : ¼"=1'-0"

IMPORTANT NOTES FOR RENOVATIONS, ADDITIONS AND EXISTING STRUCTURES

INFORMATION SHOWN ON THESE DRAWINGS REGARDING EXISTING CONDITIONS HAVE BEEN OBTAINED BASED ON AVAILABLE SOURCES AT THE TIME OF DESIGN INCLUDING ASSUMPTIONS BASED ON EXPERIENCE WITH SIMILAR STRUCTURES. THE ACTUAL AS-BUILT CONDITION FOUND IN THE FIELD MAY VARY FROM INFORMATION INDICATED IN THESE DRAWINGS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY ENGINEER IN WRITING BEFORE BEGINNING NEW CONSTRUCTION OF ANY INTERFERENCES AND/OR DISCREPANCIES THAT MIGHT EXIST BETWEEN THESE DRAWINGS AND/OR ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL REPAIR/REPLACE ANY DAMAGED EXISTING STRUCTURAL MEMBERS DISCOVERED DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING/SHORING, TEMPORARY SUPPORTS AND OTHER SUCH ITEMS OR OTHER MEASURES NECESSARY TO PROTECT THE STRUCTURE AND ANY PERSONNEL DURING CONSTRUCTION. SAFETY OF THE STRUCTURE AND PERSONNEL DURING CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FEMA RELATED DESIGN CRITERIA
FEMA (BFE) = **FEMA AE 7**

GENERAL FOUNDATION NOTES
THE STRUCTURAL ENGINEER DID NOT ESTABLISH FINISHED FLOOR ELEVATIONS. THE FINISHED FLOOR ELEVATION SHALL MEET THE MINIMUM REQUIRED ELEVATIONS REQUIRED BY THE FRC & LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND/OR CONTRACTOR TO ESTABLISH THE FFE AND COORDINATE THAT IT MEETS ALL REQUIREMENTS PRESCRIBED IN THE FLORIDA RESIDENTIAL CODE FRC 2023, FBC 2023 AND ALL LOCAL BUILDING CODES

VERY IMPORTANT FIELD ALTERATION AND PLAN SCALING NOTE:
PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL CONTACT FORTRESS ENGINEERING GROUP AT 904-821-7300. DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. ALL DIMENSIONS SHALL BE APPROVED BY THE ARCHITECT OR PROJECT CONTRACTOR. ***ANY FIELD MODIFICATIONS MADE PRIOR TO BEING APPROVED BY FEG ARE SUBJECT TO ADDITIONAL DESIGN & INSPECTIONS AND FEES.***

Fortress ENGINEERING GROUP
6622 SOUTHPOINT DR S SUITE 240
JACKSONVILLE, FL 32216
904-821-7300 FL CA# 34111

REVISION		
	DATE	TYPE
#1	05.28.26	CITY COMMENTS
#2	-	-
#3	-	-

EXTERIOR WALL REPAIR PLAN
130 ST. GEORGE ST
ST. AUGUSTINE, FL 32084

DRAWN BY	SAL
CHECKED BY	SLM

STEPHEN MCCORVEY
FL PE# 88723

STEPHEN LEIGH MCCORVEY LICENSE No. 88723 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Stephen L. McCorvey on the date adjacent to the seal.

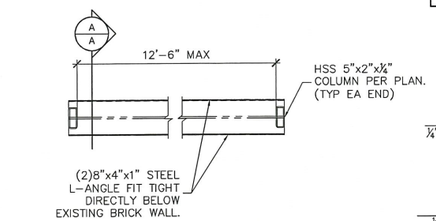
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PRINT DATE
10-24-25

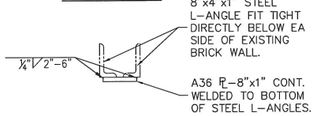
FEG JOB#
FEG25 - 295

SHEET
S1
FOUNDATION & WALL FRAMING PLAN

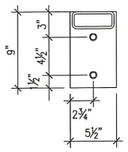
Received June 8, 2026
Planning and Building Dept.



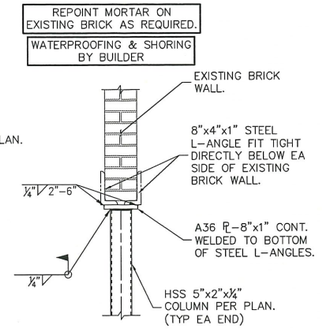
PLAN VIEW

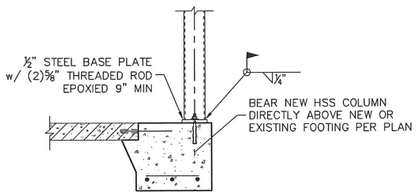


SECTION A-A



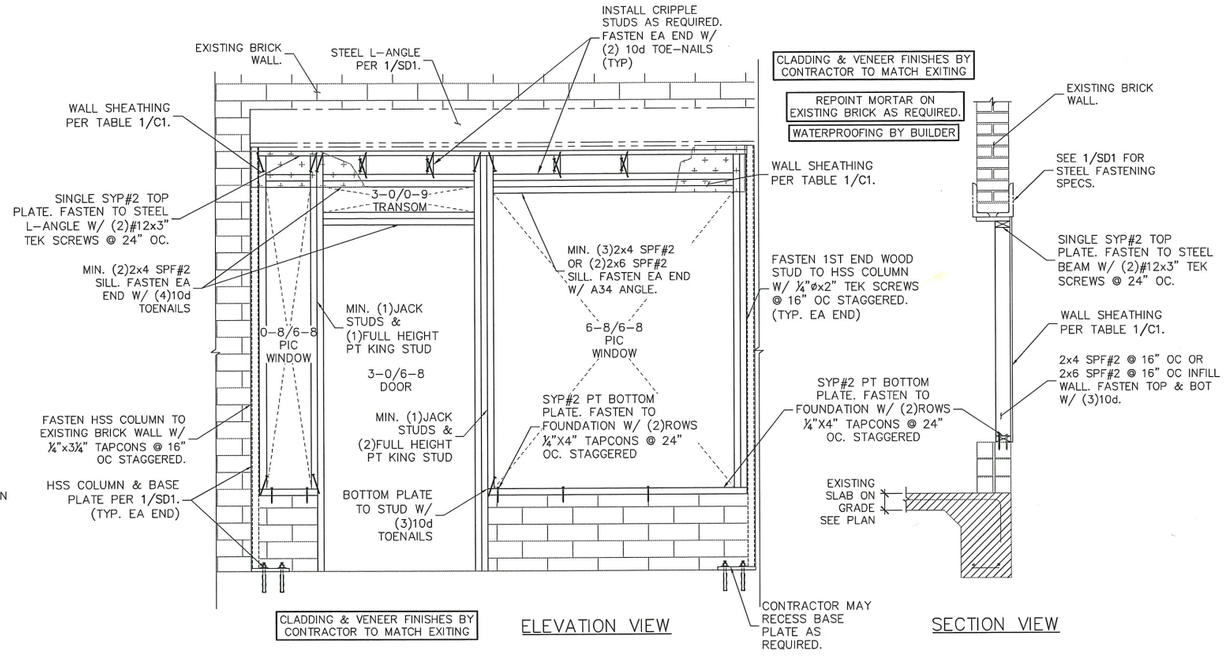
BASE PLATE DETAIL





SECTION VIEW A-A

CLADDING & VENEER FINISHES BY CONTRACTOR TO MATCH EXITING



ELEVATION VIEW

SECTION VIEW

1/SD1 STEEL BEAM W/ ANGLE & HSS COLUMN CONNECTION

TYPICAL, APPLY WHERE APPLICABLE

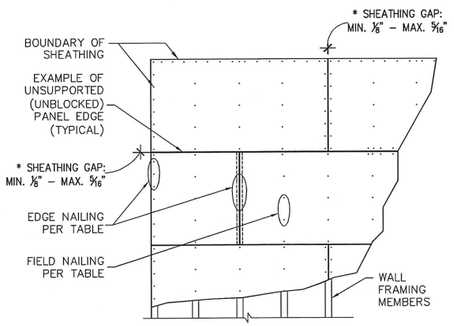
REVISED DETAIL

2/SD1 WOOD INFILL WALL

TYPICAL, APPLY WHERE APPLICABLE

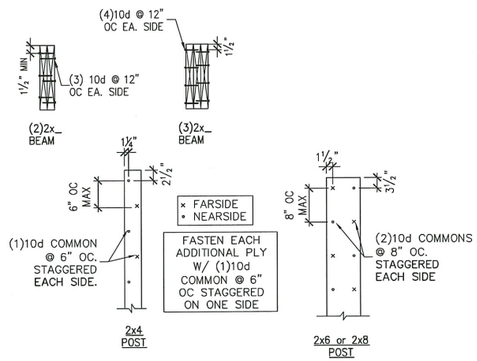
REVISED DETAIL

*ADD FRAMING MEMBERS WHEN MAX SHEATHING GAP IS EXCEEDED



3/SD1 WALL SHEATHING LAYOUT

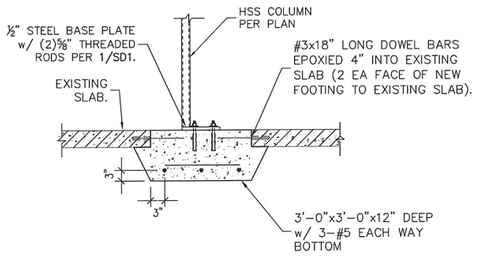
TYPICAL, APPLY WHERE APPLICABLE



NOTES:
1. TYPICAL CONNECTION AT STUD COLUMNS, JACK-TO-KING ASSEMBLIES, CORNER POSTS, ETC.
2. SEE FASTENMASTER FOR FLATLOK INSTALLATION RECOMMENDATIONS

4/SD1 BUILT UP MEMBER FASTENING

TYPICAL, APPLY WHERE APPLICABLE



5/SD1 NEW FOOTING DETAIL

ONLY WHERE NOTED ON PLAN

REVISED DETAIL

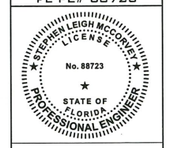
Fortress ENGINEERING GROUP
6622 SOUTHPOINT DR S SUITE 200
JACKSONVILLE, FL 32216
904-821-7300 FL CA# 3411

REVISION	DATE	TYPE
#1	05.28.26	CITY COMMENTS
#2	-	-
#3	-	-

EXTERIOR WALL REPAIR PLAN
130 ST. GEORGE ST
ST. AUGUSTINE, FL 32084

DRAWN BY	SAL
CHECKED BY	SLM

STEPHEN MCCORVEY
FL PE# 88723



This item has been digitally signed and sealed by Stephen L. McCorvey 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.

PRINT DATE
10-24-25

FEG JOB#
FEG25 - 295

SHEET
SD1
FRAMING DETAILS

VERY IMPORTANT FIELD ALTERATION AND PLAN SCALING NOTE:
PRIOR TO MAKING ANY STRUCTURAL FIELD MODIFICATIONS WHICH MAY VARY FROM THE INTENT OF THE ORIGINAL CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL CONTACT FORTRESS ENGINEERING GROUP AT 904-821-7300.
DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS. ALL DIMENSIONS SHALL BE APPROVED BY THE ARCHITECT OR PROJECT CONTRACTOR. ***ANY FIELD MODIFICATIONS MADE PRIOR TO BEING APPROVED BY FEG ARE SUBJECT TO ADDITIONAL DESIGN & INSPECTIONS AND FEES.***

May 22, 2026

Duncan Dailey
205 West Davis Industrial Dr. STE5
St. Augustine, FL 32084

cc: Melissa Richardson

Re: Certificate of Appropriateness - 130 SAINT GEORGE ST - HP2026-0011

Dear Duncan Dailey,

On May 21, 2026, the Historic Architectural Review Board (HARB) met and discussed your application to replace the existing storefront with a new storefront system; and, to install a handicap access ramp.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the June 18, 2026 meeting as described in the attached copy of the executed Order.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by June 8, 2026.

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.:	HP2026-0011
Applicant:	Duncan Dailey
Owner:	Melissa Richardson
Address:	130 St.George St
Parcel Number:	1976300000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace the existing storefront with a new storefront system; and, to install a handicap access ramp.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, MAY 21, 2026, 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, May 21, 2026, 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 replace the existing storefront with a new storefront system; and, ~~to install a handicap access ramp~~..

Subject to the following conditions:

- Continued to June 18, 2026
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of May, A.D., 2026, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2026-0011 **REQUEST** **APPROVED / DENIED / CONTINUED**

Linda Potter
Sign Name

Linda Potter
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, Linda Potter, 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 May, A.D., 2026.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Michele Fudo
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.

From: Buma Company
To: Michelle Triantafyllidis
Cc: Julie Courtney
Subject: Re: HARB Order from the 04-16-2026 Meeting
Date: Thursday, May 7, 2026 4:37:55 PM
Attachments: image002.png
image003.png
image004.png

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

Good Afternoon:
The engineer and I are very close to a resolution for this project. However, I am not 100% positive that we will have everything submitted before the deadline for May. I am going to ask for a continuance until June when hopefully the engineer and I will have everything that the HARB has asked from us.

Thanks in advance!
Duncan Dailey

On Wed, Apr 22, 2026 at 2:13 PM Michelle Triantafyllidis <MTriantafyllidis@citystaug.com> wrote:

> Good afternoon Duncan,
>
> Please find the attached order and findings regarding your application heard at the above-referenced meeting.
>
> Have a good day!
>
> *Michelle Triantafyllidis*
>
> *Planning and Building Clerk*
>
> E: MichelleT@citystaug.com | P: 904.209.4325 | W: www.CityStAug.com
>
> CITY OF ST AUGUSTINE EST. 1565
>
> **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

communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

Avoid Scams!: The City of St. Augustine clearly posts all for applications on our website (https://www.citystaug.com). Additional fees invoiced to applicants are always sent via a citystaug.com email address for legal ads in the *St. Augustine Record* and/or based on the number of certified notices, as required for applications heard by the HARB, CRC, or PZB, per City Ordinance and State Statute. All fees should be paid via the Permits Portal, by check mailed to the City, or paid in person at the Planning & Building Department. **The City of St. Augustine will never request that fees be wire transferred.** If there is any question as to whether an invoice you received is legitimate, please call me or 904-825-1065 to confirm.

--
Best Regards
Jennie Dailey
Buma Office Team
904-501-2196- Direct Line
www.BumaLandscaping.com



April 22, 2026

Duncan Dailey
205 West Davis Industrial Dr. STE5
St. Augustine, FL 32084

cc: Old City Leasing LLC

Re: Certificate of Appropriateness - 130 SAINT GEORGE ST - HP2026-0011

Dear Duncan Dailey,

On April 16, 2026, the Historic Architectural Review Board (HARB) met and discussed your application to replace the existing storefront with a new storefront system; and, to install a handicap access ramp.

Specifically, based upon evidence presented, the HARB CONTINUED your application to the May 21, 2026 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by May 11, 2026.

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.:	HP2026-0011
Applicant:	Duncan Dailey
Owner:	Old City Leasing LLC
Address:	130 St.George St
Parcel Number:	1976300000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace the existing storefront with a new storefront system; and, to install a handicap access ramp.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, APRIL 16, 2026, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the Thursday, April 16, 2026, 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 replace the existing storefront with a new storefront system; and, to install a handicap access ramp..

Subject to the following conditions:

- TO May 21, 2026
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 16th day of April, A.D., 2026, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2026-0011 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Brad Beach
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 16th day of April, A.D., 2026.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

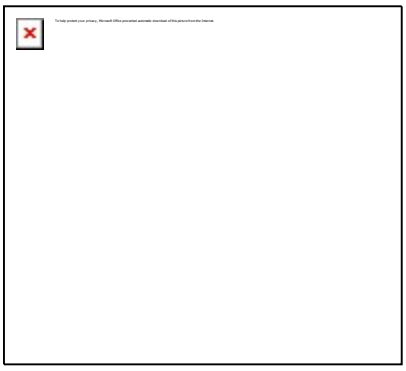
Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

Candice Seymour

From: Duncan Dailey
Sent: Tuesday, April 7, 2026 7:00 AM
To: Candice Seymour
Subject: Re: 130 St. George Street HARB application

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

Good morning. Yes, we will need a continuance. The engineers are still needing additional time for calculations and exploratory evaluation to see what additional avenues we can take that don't involve the steel columns.



Duncan Dailey
Owner/Field Operations
bumalandscaping.com
904.814.3195
-Colossians 3:23-
Work willingly at whatever you do, as though you were working for the Lord rather than for people.

On Mon, Apr 6, 2026, 9:27 AM Candice Seymour <cseymour@citystaug.com> wrote:

> Good morning,
>
> Today is the deadline for additional materials related to your application which is on the agenda for the April 16, 2026 meeting.
>
> If you need additional time, you may consider requesting a continuance to the May 21, 2026 meeting.
>
> Feel free to reach out with any question.

Candice Seymour

Historic Preservation Planner

City of St. Augustine

cseymour@citystaug.com

904-209-4326

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

Avoid Scams! The City of St. Augustine clearly posts all application fees on our website. Additional fees invoiced to applicants are always sent via a citystaug.com email address and are generally for legal ads in the *St. Augustine Record* and/or certified notices as required for applications heard by the HARB, CRC, or PZB, per City Ordinance and State Statute. All fees should be paid via the Permits Portal, by check made out to the City of St. Augustine, or paid in person at the Planning & Building Department. The City of St. Augustine will never request that fees be wire transferred. If there is any question as to whether an invoice you received is legitimate, please call me or 904-825-1065 to confirm.

March 20, 2026

Duncan Dailey
205 West Davis Industrial Dr. STE 5
St. Augustine, FL 32084

cc: Old City Leasing LLC

Re: Certificate of Appropriateness - 130 SAINT GEORGE ST - HP2026-0011

Dear Duncan Dailey,

On March 19, 2026, the Historic Architectural Review Board (HARB) met and discussed your application to replace the existing storefront with a new storefront system; and, to install a handicap access ramp.

Specifically, based upon evidence presented, the HARB CONTINUED your application to the April 16, 2026 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by April 6, 2026.

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.:	HP2026-0011
Applicant:	Duncan Dailey
Owner:	Old City Leasing LLC
Address:	130 St.George St
Parcel Number:	1976300000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace the existing storefront with a new storefront system; and, to install a handicap access ramp.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, MARCH 19, 2026, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the Thursday, March 19, 2026, 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 replace the existing storefront with a new storefront system; and, to install a handicap access ramp..

Subject to the following conditions:

- - Consider using fixed window w/ wood veneer rather than slug track system.
- - To April 16, 2026
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 19th day of March, A.D., 2026, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2026-0011 **REQUEST** **APPROVED / DENIED / CONTINUED**

Linda Potter
Sign Name

Linda Potter
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, Linda Potter, by means of [ ] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 19th day of March, A.D., 2026.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Michele Fudo
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.

PORTIONS OF ORIGINAL SUBMITTAL FROM MARCH 19, 2026

COA HP2026-0011
130 St. George Street

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0011 **Meeting Date: Thursday, March 19, 2026**

1. NAME OF APPLICANT: Duncan Dailey
   Business (if applicable):
   Address: 205 West Davis Industrial Dr. STE5
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Melissa Richardson
   Business (if applicable):
   Address: 146 Drake Rd
   City: St.Augustine State: FL Zip Code: 32086
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

3. PROJECT LOCATION: 130 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG LOT 4 BLK 14 (7)(EX PART LEASED TO CITY) OR5110/1092

5. SCOPE OF WORK: to replace the existing storefront with a new storefront system; and, to install a handicap access ramp.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Drawing of existing storefront (from permit application)
- Proposed wall repair plans (from permit application)
- Replacement Storefront Drawings (from permit application)
- Storefront Specs

Received February 17, 2026
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: 130 St.George St. St.Augustine, FL 32084

Applicant's Name: Duncan Dailey Applicant's Signature: _____

Owner's Name: Melissa Richardson 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 February 25, 2026
Planning and Building Dept.

CITY OF ST. AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Duncan Dailey with Ruma Landscaping is/are hereby authorized TO ACT ON BEHALF OF Melissa Richardson the owner(s) of those lands described within ☐ the attached application, or ☑ described within the previously filed Application number: HP2026-0011, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historical Board, for an application related to the structure located at: 130 St. George Street, St Augustine, FL 32084

BY: Melissa Richardson
Signature of Owner

Melissa Richardson
Print Name of Owner

904-501-4001
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 24 day of February, 2026

By Melissa Richardson

Identification verified:

Oath sworn: ✓ Yes ____ No

JULIA NEWTON
Notary Public-State of Florida
Commission # HH 328082
My Commission Expires
November 01, 2026

Notary Signature: _____

My Commission expires: _____

Rev:120219 jw

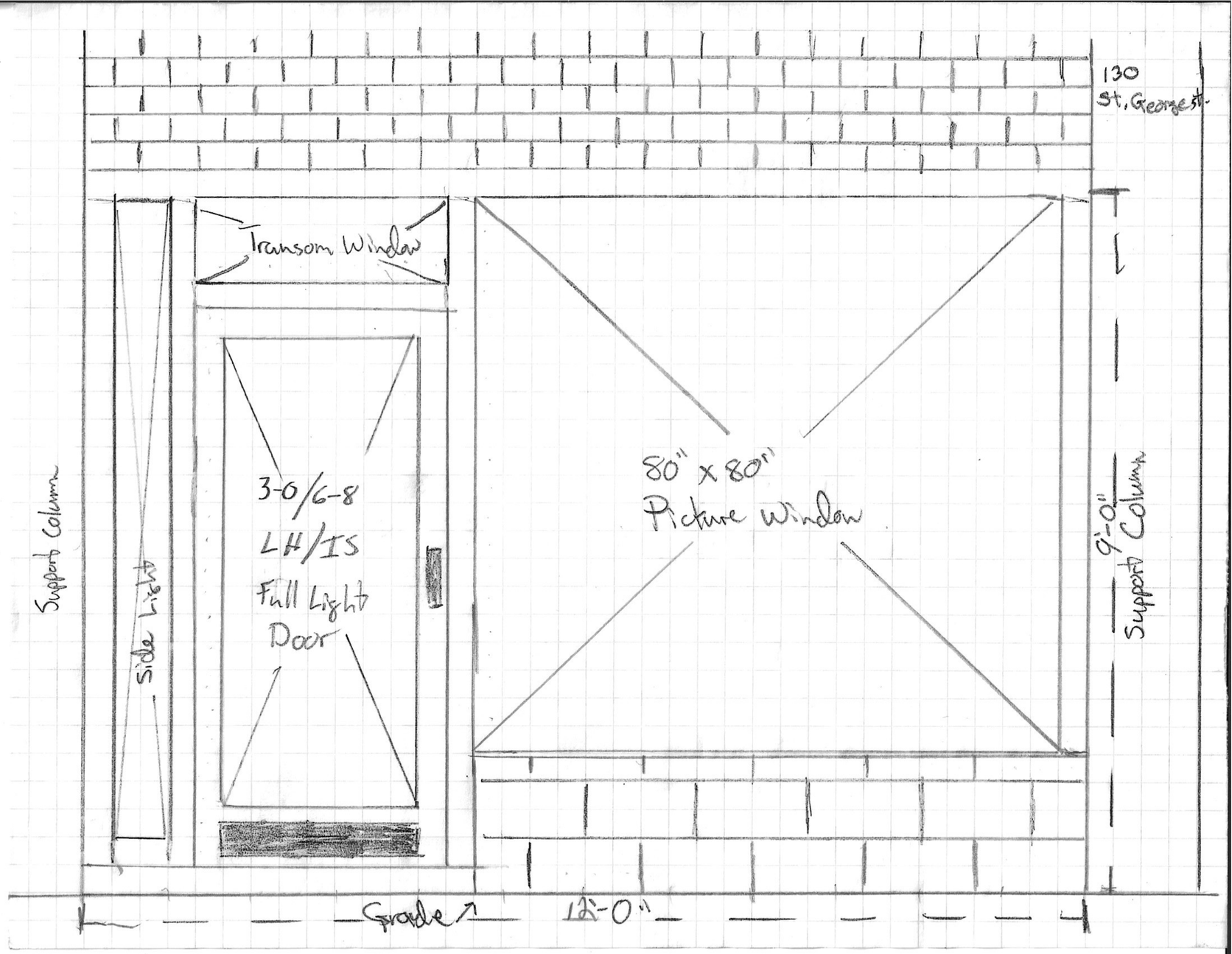
Received February 17, 2026
Planning and Building Dept.

Received February 17, 2026
Planning and Zoning Dept.



Received February 17, 2026
Planning and Building Dept.

Drawing of Existing Storefront
Submitted 2/4/2026 for Building Permit
Added to application by Staff



From: Ricardo Stallings
To: Michelle Triantafyllidis
Cc: Harb; brianszmitko@yahoo.com; megan.hoag13@gmail.com
Subject: Re: Certificate of Appropriateness application HP2026 0031 for 172 Cordova Street,
Date: Tuesday, June 9, 2026 9:40:27 AM
Attachments: image002.png
image003.png
image004.png

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

Good morning,

Thank you for the reply. Could we push it back to the August meeting to be on the safe side so that the owner could attend as well?

On Mon, Jun 8, 2026 at 11:52 AM Michelle Triantafyllidis <MTriantafyllidis@citystaug.com> wrote:

> Good afternoon Ricardo,
>
> We have received your request to continue to the July 16th meeting. Please note that additional meeting material for the July 16th meeting is due by July 6, 2026. If you are still not ready by that date, you can request an additional continuance to the meeting on August 20, 2026.
>
> Thank you and have a great day!
>
> *Michelle Triantafyllidis*
>
> *Planning and Building Clerk*
>
> E: MichelleT@citystaug.com | P: 904.209.4325 | W: www.CityStAug.com
>
> CITY OF ST AUGUSTINE EST. 1565
>
> **City of St. Augustine**
> P.O. Box 210
>
> St. Augustine, FL 32085
>
> ***Avoid Scams!:*** The City of St. Augustine clearly posts all fees for applications on our website (https://www.citystaug.com). Additional fees invoiced to applicants are always sent via a citystaug.com email

address for legal ads in the *St. Augustine Record* and/or based on the number of certified notices, as required for applications heard by the HARB, CRC, or PZB, per City Ordinance and State Statute. All fees should be paid via the Permits Portal, by check mailed to the City, or paid in person at the Planning & Building Department. The City of St. Augustine will never request that fees be wire transferred. If there is any question as to whether an invoice you received is legitimate, please call me or 904-825-1065 to confirm.

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

From: Ricardo Stallings <ricardostallings3@gmail.com>
Sent: Monday, June 8, 2026 11:25 AM
To: Harb <harb@citystaug.com>
Cc: brianszmitko@yahoo.com; megan.hoag13@gmail.com
Subject: Certificate of Appropriateness application HP2026 0031 for 172 Cordova Street,

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

Good afternoon,

Would it be possible to move our meeting from June 18th to the July meeting date?

We are still working on gathering and updating the documents needed for our resubmittal.

Thank you for your consideration, and please let me know if this can be accommodated.

Best regards,

Ricardo Stallings
Tri-State Builders & Remodeling

--

Ricardo M. Stallings

Project Manager

(904) 553-7134

ricardostallings3@gmail.com

Tri State Builders & Remodeling, LLC

107 Marshall Circle

St Augustine, FL 32086

Info@tristatebdr.com

(904) 481-6004 Office

#CBC1262613

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2026 Meeting



Application HP2026-0038 Address: 314 St. George Street

Applicant: Don Crichlow

Property Owner: Leslie A. Burns

Project description: To construct a new addition on the west elevation of the building with associated fenestration changes on the north and west elevations.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01952
National Register:	N/A	Construction date:	c. 1911-1917
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2008200000		
Agenda Item:	7(c)	Previous Action(s):	COA 1998-0379 COA 2002-0301

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of St. George Street on the block between St. Francis Street and where St. George and Cordova Streets merge to the south. The through-lot fronts Cordova Street to the rear.
2. The HARB has previously approved modifications to the rear and south side of the building including fenestrations changes, a new deck, and a rear addition.
3. The applicant is seeking a new addition and fenestration changes as detailed in the Scope of Work below.
4. All proposed modifications to the structure are for previously modified portions of the building. The existing double French doors with transom proposed to become a single door were approved by the HARB, along with the existing wood deck and casement windows in south sunroom, in 1998. The existing rear addition, proposed for extension with this application, was approved in 2002. Previous plans have been attached to this report for reference.
5. Per the AGHP, additions should be located on the rear of a historic structure, be subordinate to the historic structure, and be differentiated from the historic structure while referencing existing design motifs. The proposed side-gable roofed addition will continue the previously approved front gabled addition ~20'8" westward toward Cordova Street maintaining the 3' side yard setback. The existing addition is subordinate to the historic structure. The new addition, while clearly larger from a floorplan perspective, and slightly taller at the peak, may not appear as massive due to the deep yard setback from Cordova Street. The addition is still subordinate to the 2-story historic structure.
6. The existing roof and wood shingle siding would be matched with this proposal; however, existing fenestration on the west elevation of the addition would be eliminated. The applicant may consider re-installing the triple windows on the addition's west elevation, or adding another fenestration pattern, to reduce the blank wall space which would modify the look of the building from Cordova Street and may make the addition look more visually obvious. Enclosing the windows from the interior, as is proposed with the existing north elevation windows, would maintain the fenestration pattern while still allowing for desired interior wall space.
7. The most obvious fenestration changes not related to the rear addition are the modification of existing double French doors to a single French door (removing the transom and left/north door) and an additional paired casement window adjacent to the doorway on the west elevation. Prior to the 1998 HARB approval this area featured two sash window openings. The HARB should determine whether the new fenestration pattern is compatible with the historic character of the building. The AGHP states that casement windows are common in all time periods for Frame Vernacular houses.

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 **314 St. George Street** if the HARB finds that the proposed addition, as proposed or modified by the HARB meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. New 20'2" x 16' addition on west elevation:
    a. Kolbe Heritage wood sash windows on south elevation of addition
    b. No windows on west or north elevation of addition
    c. Wood shingles to match existing
    d. Side gable roof with metal 5v panels to match existing
2. Fenestrations changes to existing house:
    a. Fill in one (1) upper-story sash window from interior, retain window on exterior
    b. Fill in three (3) first-floor sash windows from interior, retain windows on exterior
    c. Reduce existing west elevation double French doors with transom to a single French door.
    d. Add additional paired wood casement window to right of existing

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Additions

Do...

- Place functions and services required for a new use in non character defining interior spaces rather than constructing a new addition.
- Keep new additions to historic buildings and adjacent new construction to a minimum.
- Protect architectural details and features that contribute to the character of the building during construction.
- Construct the new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- Locate an attached exterior addition at the rear or on an inconspicuous side of an historic building, and limit its size and scale in relationship to the historic building.
- Design for new work should always be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.

- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.

Post-1821
Additions to post-1821 buildings should reference design motifs from the historic building.

Windows and Window Treatments

Do...
- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Design and install new windows when the historic windows are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.

Don't...
- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installations prove necessary, window units should be placed on secondary elevations not visible from the public right-of-way.

Post-1821
Frame Vernacular windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Sanborn Maps
4. 2002 Approved Addition (Existing) Floorplan and Elevations, pgs. 28-29
5. 1998 Approved Modification Elevations, pg. 30
6. Pre-1998 Elevations pg. 31

STAFF PHOTOGRAPHS
314 St. George Street



Front (east) Elevation

STAFF PHOTOGRAPHS
314 St. George Street



Southeast Elevation

STAFF PHOTOGRAPHS
314 St. George Street



Northeast Elevation

STAFF PHOTOGRAPHS
314 St. George Street



North Elevation Windows to be Retained but Enclosed from Interior

STAFF PHOTOGRAPHS
314 St. George Street



Rear (west) Elevation – Project Site

STAFF PHOTOGRAPHS
314 St. George Street



Rear (west) Elevation – Project Site View from Cordova Street

STAFF PHOTOGRAPHS
314 St. George Street



Rear (west) Elevation – Project Site View from Cordova Street

STAFF PHOTOGRAPHS
314 St. George Street



Location of Proposed Rear Addition

STAFF PHOTOGRAPHS
314 St. George Street



FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1952 1009==

Site Name: 314 St. George Street 830== Survey Date: 7808 820==

Address: 314 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39C (block) Re-subdivision of (lot) 868==

Lot 4, Lot 39 868==

Owner of Site: Name: Hammock, Ray;

Address: 314 St. George Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

UTM: 17 (zone) 469975 (easting) 3305970 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(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: +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, shingles, butt

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1 942==

Foundation: 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Shed porch, bay 942==

Porches & Balconies: 1 story enclosed porch on south side

942==

Chimney Location: Offset, rear slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, novelty 882==

Ornament Exterior: Shingled posts, jigsawn rafters, bungalow brackets

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Overlooks Maria Sanchez Creek

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Frame Vernacular residence at 314 St. George Street was constructed between 1911 and 1917 and is one of the later houses built in this neighborhood. There are shingled posts on the one-story enclosed southside porch. There is also a bay on the front, jigsawn rafters, and bungalow brackets under the eaves. Maria Sanchez Lake is visible from the west side of the house.

The area south of St. Francis Street between the Matanzas River and Maria Sanchez Lake has a large military complex on the north and a large health-care complex on the south, but is otherwise residential in nature. Construction dates in the area run from colonial through modern times. Development in the area proceeded generally from north to south and from east to west. The section along the east side of Maria Sanchez Lake was built on filled, previously marshy land. In addition to the colonial Llambias House and St. Francis Barracks, there are a few Victorian houses, representing early development in this area. But the bulk of the buildings are 20th century and show the influence of Bungalow, Mediterranean Revival and Colonial Revival styles popular in earlier decades. Tree-lined streets, walking distance from downtown, make this one of the city's pleasant and distinctive residential neighborhoods. Of particular note are a series of wood-shingle residences with palmetto porch posts on south St. George Street that were the work of architect Fred A. Henderich, whose family helped to develop the neighborhood. Also noteworthy is the fact that buildings in this area generally back up to Maria Sanchez Lake rather than face it, as the houses on the west side of the Lake do. The same thing is true along the Matanzas River, so maximum advantage is not taken of the waterfront property in this area. The area from St. Francis Street to San Salvador Street forms the southern section within the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustin," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.

2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustin de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis Barracks, St. Augustine," Florida Historical Quarterly, XXI (January, 1943); Rufus King Sewall, Sketches of St. Augustine (Gainesville, 1976), p. 16.

3. 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1893-1930.

attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early 18th century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis.(1) The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modest Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex which became a permanent U. S. Military Reservation in 1832, this section remained undeveloped until the late 19th and early 20th centuries. The British and Spanish used the vacant land west of Charlotte Street as garden plots for the garrison, and the property south of the barracks was used as a military cemetery in the Territorial period, with the victims of the Dade Massacre being interred there. This burial ground became a National Cemetery in the 1880's.(2) After the Civil War, houses were built on Federal property for military personnel, and a Black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890's, but the neighborhood did not fully develop until the first three decades of the 20th century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the old St. Francis Barracks complex as the State's Military Headquarters.(3)

From 1924 until the early 1960's the house at 314 St. George Street was the residence of Albert E. Bell, a local barber. In 1976 it was the home of Ann C. MacRae, an employee of the Historic St. Augustine Preservation Board.(4)

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4. St. Augustine City Directory, 1924-25, 1927-28, 1930, 1934, 1940, 1960, 1962, 1976, 1977; Historic Properties Inventory Research File.

Page 1

☐ Original
☒ Update

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

Site #8 SJ01952
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) 314 ST GEORGE STREET Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	314		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 20 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 2008200000 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: 1917 ☐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 _____
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 1.5
Exterior Fabric(s) 1. Wood shingles 2. Wood/Plywood 3. _____
Roof Type(s) 1. Gable 2. _____ 3. intersecting
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. metal, novelty
Roof secondary strucs. (dormers etc.) 1. _____ 2. Shed porch, bay
Windows (types, materials, etc.) single wood DHS, 1/1 and 1/1 in bay, 8 light paired casement windows in enclosed porch on south side
Distinguishing Architectural Features (exterior or interior ornaments) Shingled posts, jigsawn rafters, bungalow brackets

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01952

DESCRIPTION (continued)

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

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

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

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

Main Entrance (stylistic details) single wood 3-panel door with rectangular window tucked under recessed front porch in asymmetrical facade

Porch Descriptions (types, locations, roof types, etc.) 1-story enclosed porch on south side

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

Narrative Description of Resource see original for by David Nolan for additional information

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

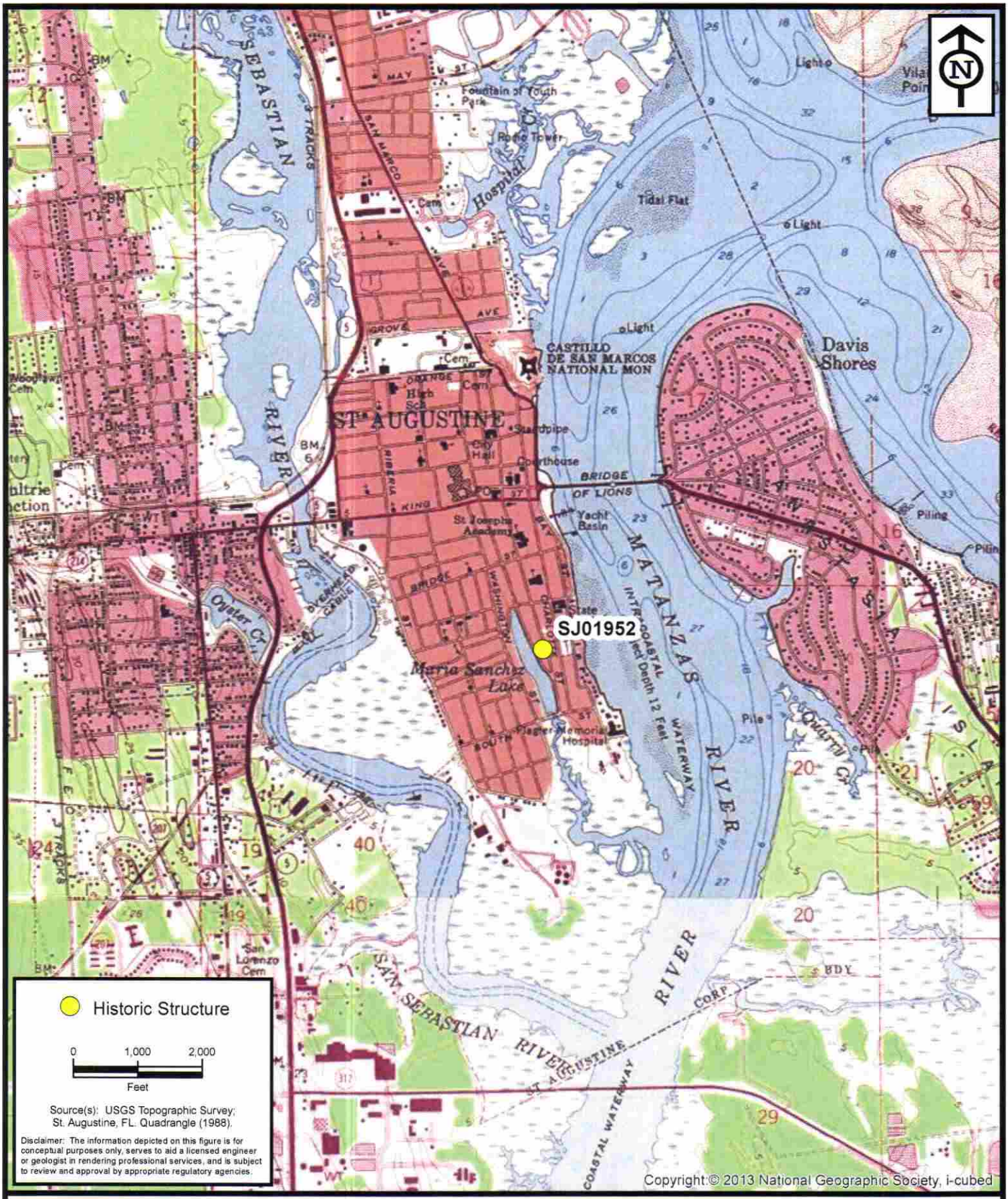
Required Attachments

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 - SJ01952

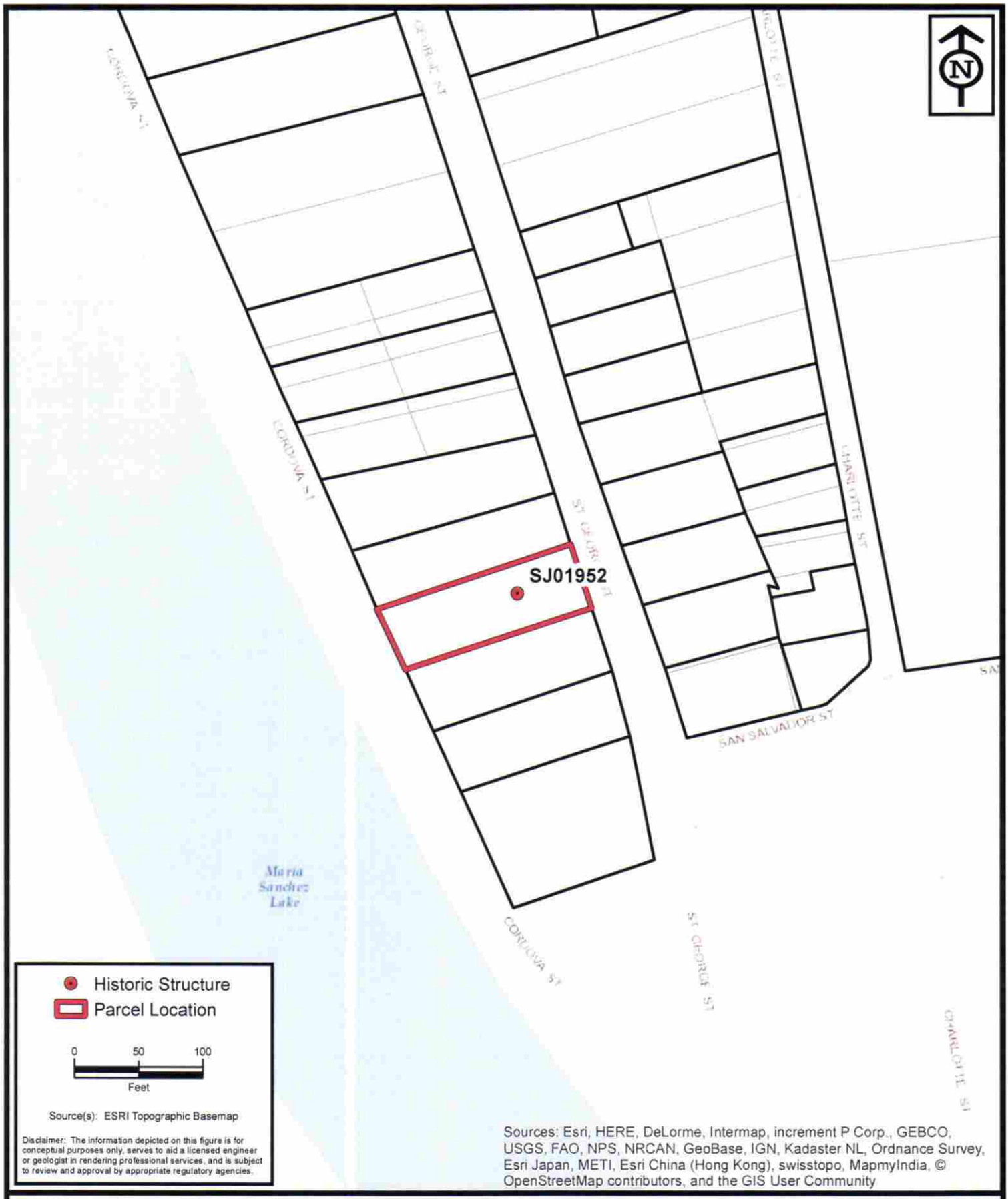
City of St. Augustine
Historic Structure Survey

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\SJ01952\Location.mxd Date: 1/29/2016 11:41:05 AM

SJ01952



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

Parcel Location - SJ01952

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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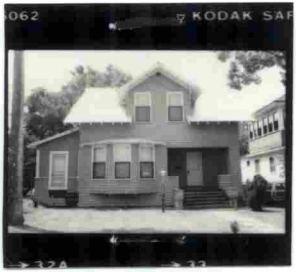
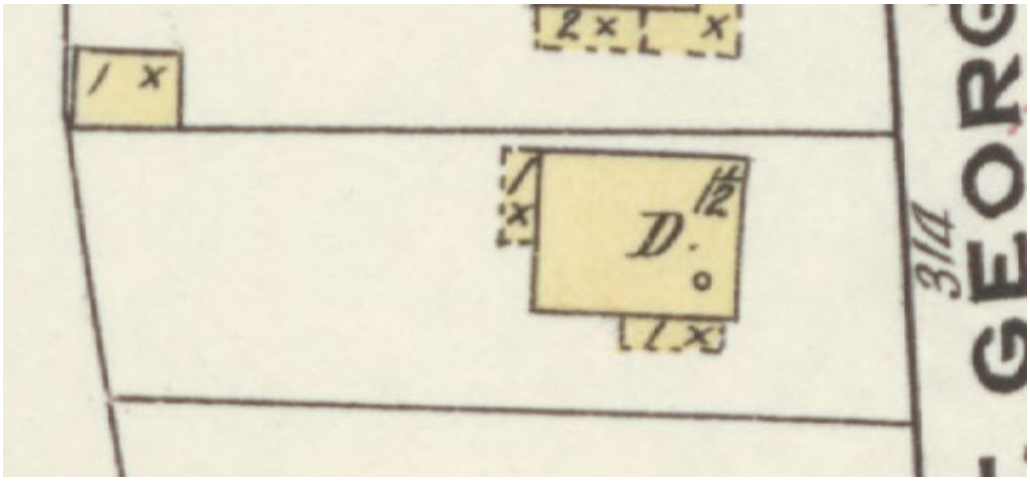
SJ01952


062
KODAK SAF



Staff Report Pg. 26

SANBORN MAPS
314 St. George Street



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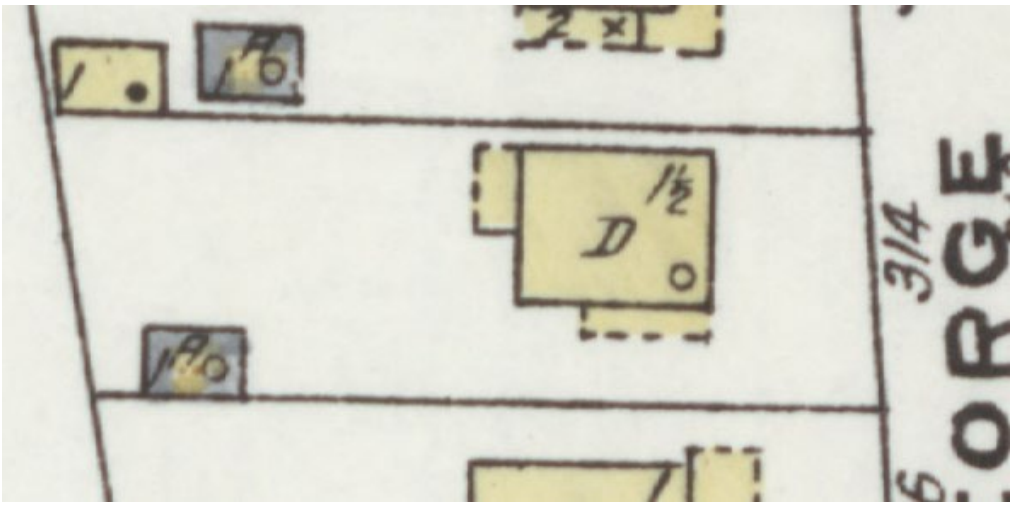

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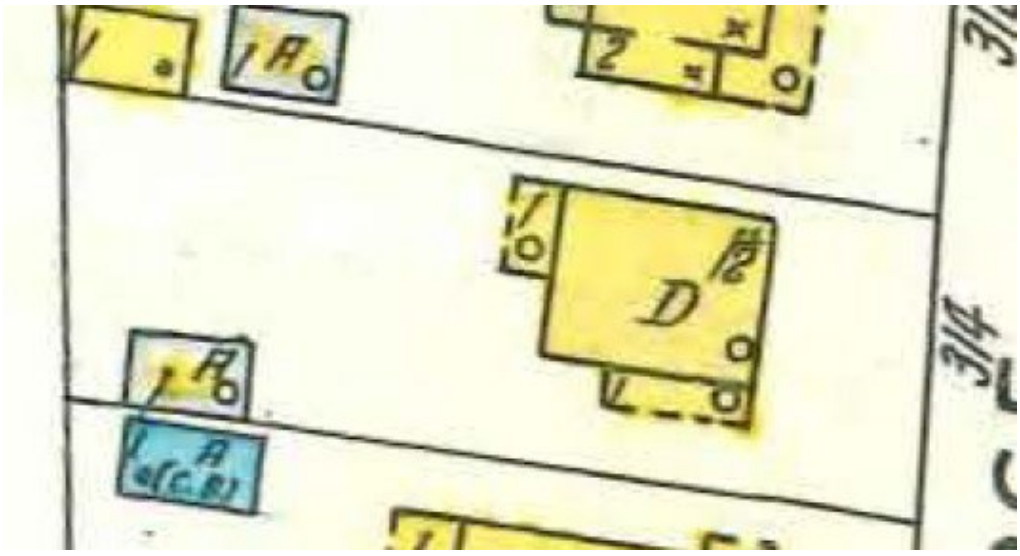


1930 Updated to 1965

314 GEORGE ST. (2)

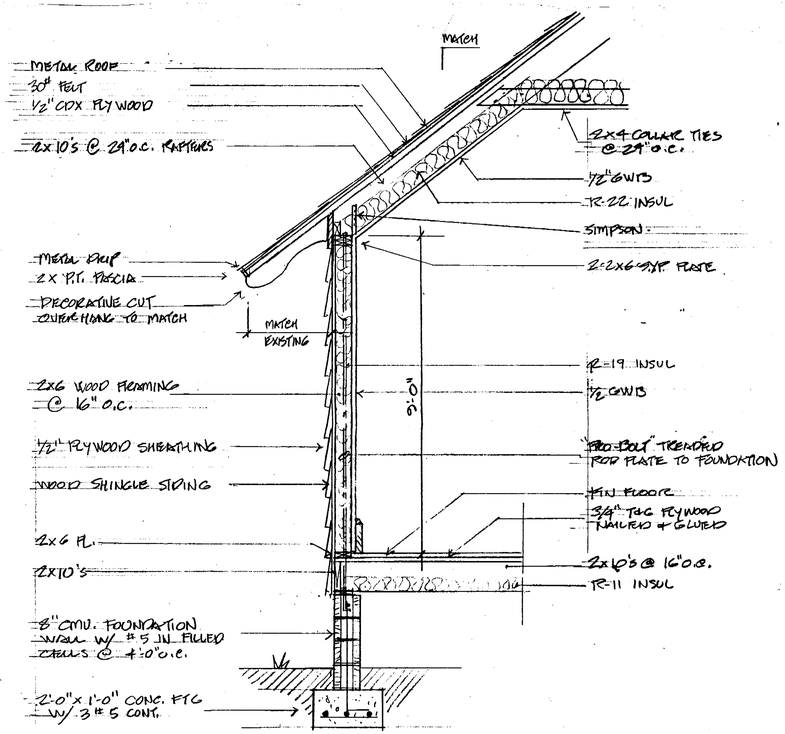
HARB
Drawing of Record
Date 3/21/02



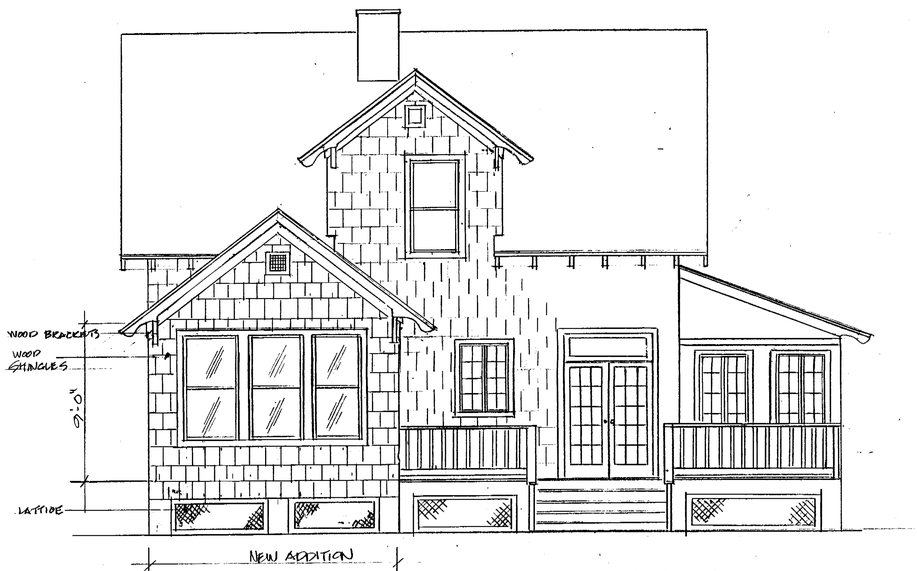
SOUTH



NORTH



TYPICAL WALL SECTION ½"=1'-0"



WEST

REVISIONS	BY

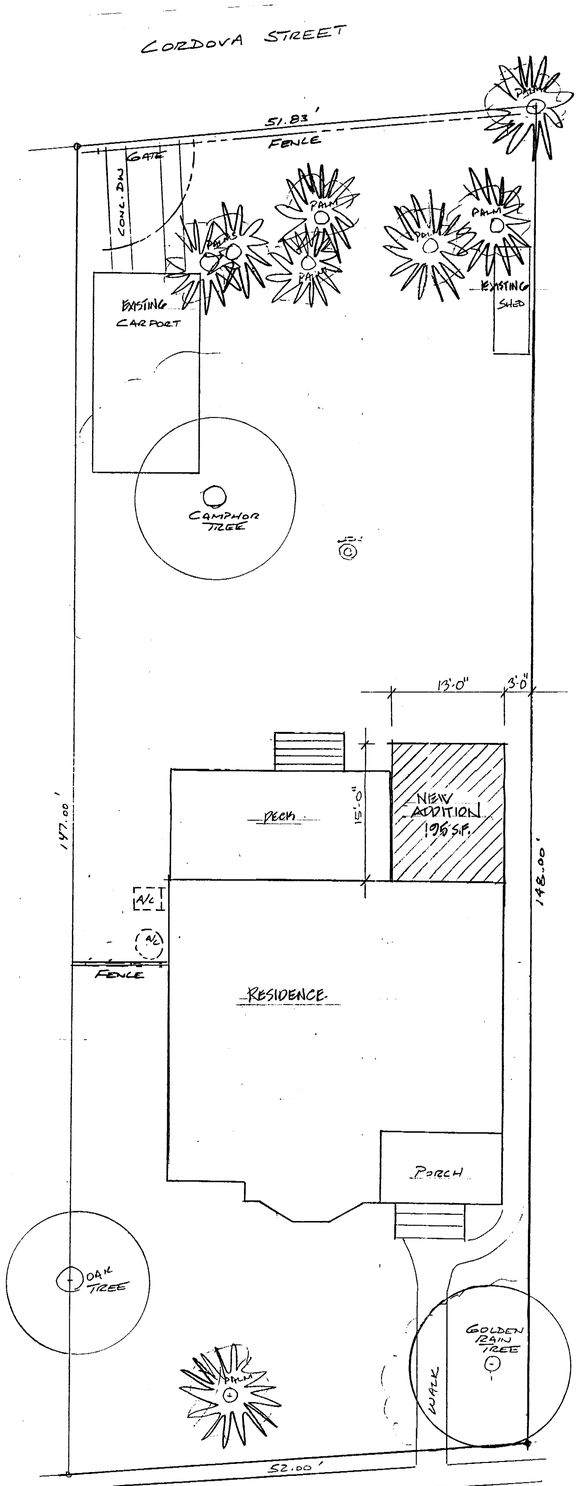
LES THOMAS
ARCHITECT
32 CORDOVA STREET
ST. AUGUSTINE, FLORIDA
PHONE - FAX
(904) 824-5508

NEW ADDITION
TO
MIDDLETON/MURPHY RESIDENCE
314 ST. GEORGE ST. ST. AUGUSTINE, FLA.

Date 2-27-02
Scale A.N
Drawn LT
Job
Sheet 2
Of 2 Sheets

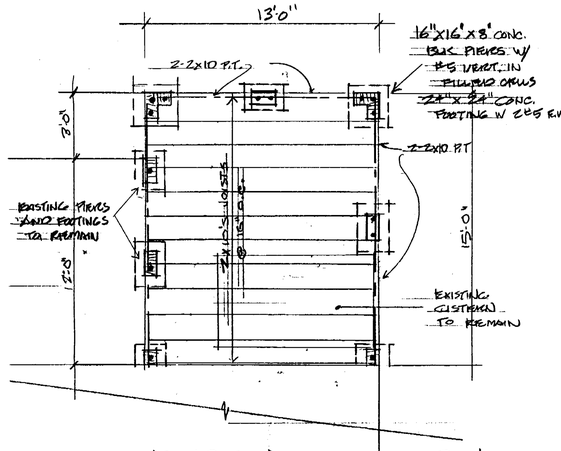
24 X 36 PRINTED ON NO. 1000H CLEARPRINT ®

HARB
Drawing of Record
Date 3/21/02

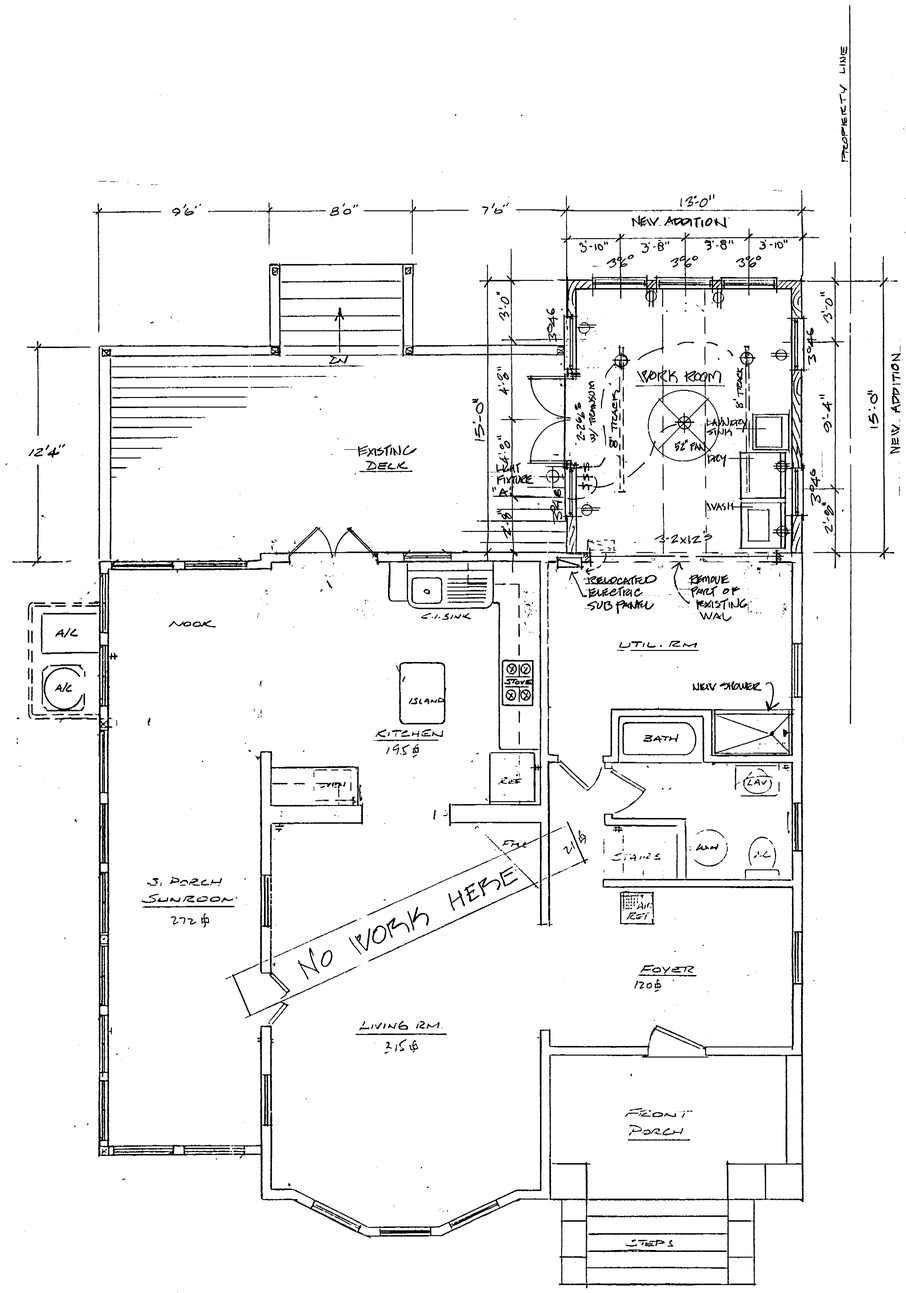


ST. GEORGE ST. SITE PLAN 1/8" 1'-0"

LOT SIZE ——— 7124 S.F.
BUILDING COVERAGE
EXISTING ——— 1652 S.F.
PROPOSED ——— 1847 S.F. (26%)



FOUNDATION & FRAMING PLAN



FIRST FLOOR PLAN

HARB SUBMITTAL

REVISIONS	BY

LES THOMAS
ARCHITECT
32 CORDOVA STREET
ST. AUGUSTINE, FLORIDA
PHONE - FAX
(904) 824-9508

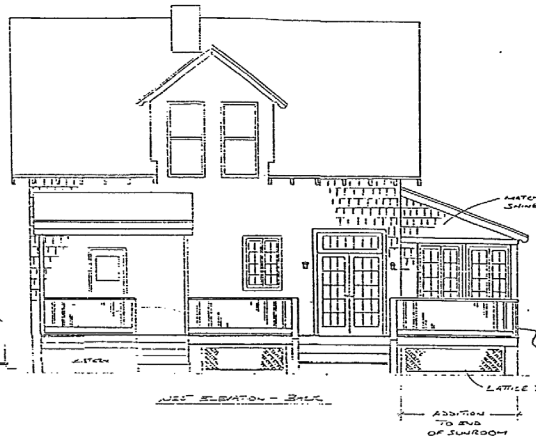
NEW ADDITION
TO
MARBLES/MURRAY RESIDENCE
514 ST. GEORGE ST. ST. AUGUSTINE, FLA.

Date 2-27-02
Scale A.N.
Drawn LT
Job
Sheet 1
Of 2 Sheets

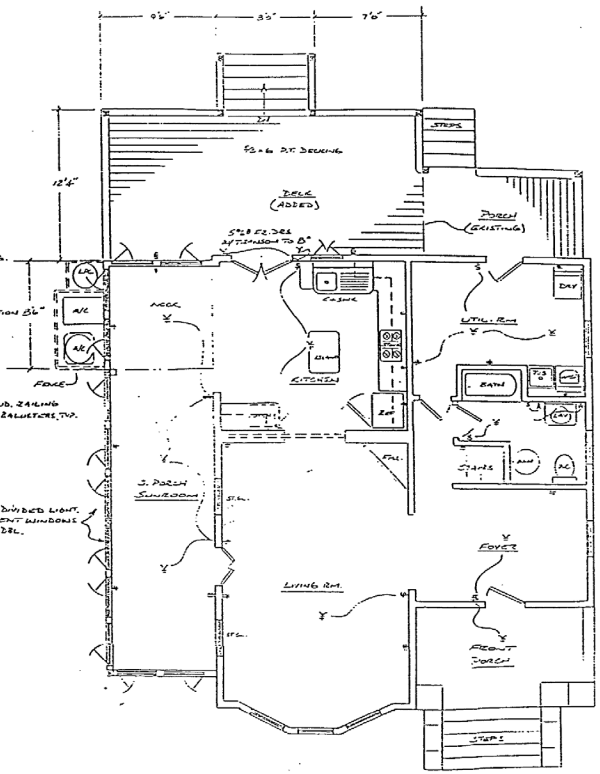
24 X 36 PRINTED ON NO. 1000H CLEARPRINT ®



NORTH ELEVATION - SIDE

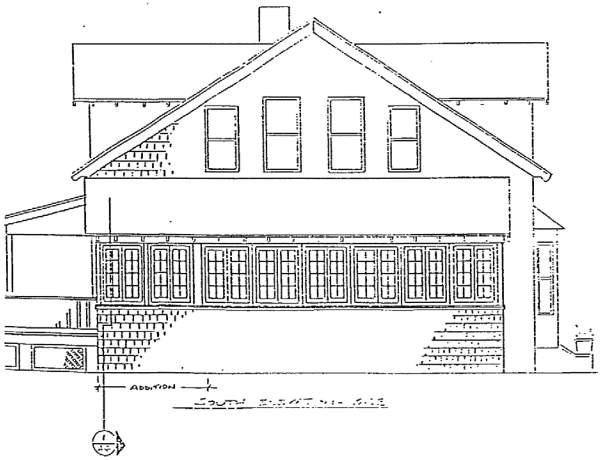


WEST ELEVATION - BACK

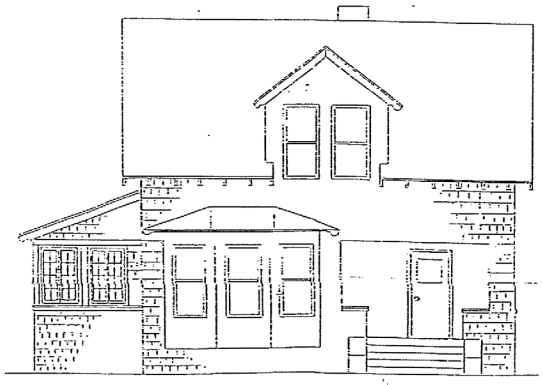


1ST FLOOR PLAN
SCALE: 1/4"=1'

N



SOUTH ELEVATION - SIDE



EAST ELEVATION - FRONT

WOOD, DIVIDED LIGHT CASEMENT WINDOWS 1'8" x 2'8".

RECEIVED
MAY 04 1998
PLANNING/BUILDING DEPT.

RENOVATION PLAN

HAMILEC / MURRAY RESIDENCE
314 ST GEORGE ST. SAINT AUGUSTINE, FL. 32084

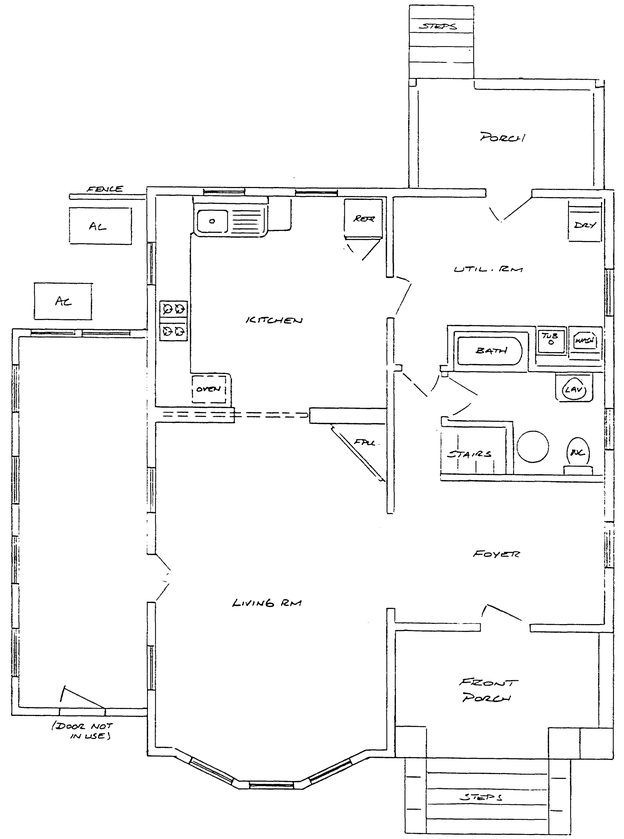
SCALE 1/4"=1' REVISION: 1 DATE: 3/98 DR. J. HAMILEC



NORTH ELEVATION - SIDE



WEST ELEVATION - BACK



1ST FLOOR PLAN



SOUTH ELEVATION - SIDE



EAST ELEVATION - FRONT

RECEIVED
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PLANNING/BUILDING DEPT.

EXISTING ELEVATIONS / 1ST FLOOR PLAN

MARPLES / MURRAY RESIDENCE
314 ST GEORGE ST, SAINT AUGUSTINE, FL

SCALE: 1/4" = 1' REVISION: A DATE: 3/98 DR. J. MARPLES

SET A
SHEET 2

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0038 **Meeting Date: Thursday, June 18, 2026**

1. NAME OF APPLICANT: Donald Crichlow
   Business (if applicable):
   Address: 302 St. George St.
   City: St. Augustine State: FL Zip Code 32084
   Daytime Telephone: Available on request E-Mail Address: Available on request

2. NAME OF PROPERTY OWNER: Doug Burns
   Business (if applicable):
   Address: 10314 Elizabeth Lake Rd.
   City: White Lake State: MI Zip Code: 48386
   Daytime Telephone: Available on request E-Mail Address: Available on request

3. PROJECT LOCATION: 314 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG RE-SUB OF LOT 4 BLK 39-C LOT 39 OR6263/1395

5. SCOPE OF WORK: to construct a new addition on the west elevation of the building with associated fenestration changes on the north and west elevations.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Architectural Plans
- Product Specifications

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 314 St. George St.

Applicant's Name: Donald Crichlow Applicant's Signature: Donald Crichlow

Owner's Name: Douglas Burns Owner's Signature: Doug B

Owner's Name: Leslie Burns Owner's Signature: LBurns

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 May 15, 2026
Planning and Building Dept.



Received May 15, 2026
Planning and Building Dept.

Received May 15, 2026
Planning and Building Dept.

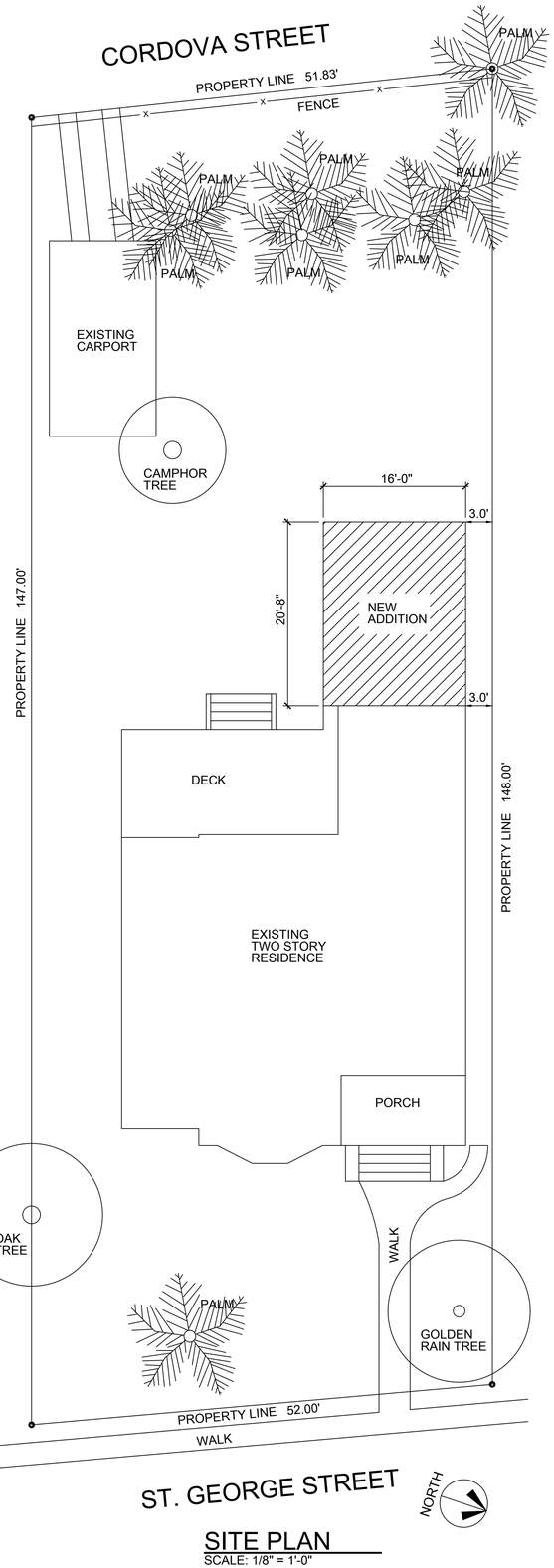


Received May 15, 2026
Planning and Building Dept.

Received May 15, 2026
Planning and Building Dept.

Received June 1, 2026
Planning and Building Dept.

314 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084



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



PROJECT LOCATION MAP
NTS

CODE INFORMATION

FLORIDA BUILDING CODE - 2023 (FBC)
LIFE SEFETY CODE - 2021 NFPA
FLORIDA FIRE PREVENTION CODE - 2021 NFPA

ZONING REQUIREMENTS

EXISTING LOT AREA	7,748 SF
EXISTING LOT COVERAGE	20.4%
PROPOSED LOT COVERAGE	24.5 %
ALLOWABLE LOT COVERAGE	70.0 %

SETBACKS

SIDE - 3 FT
REAR - 3 FT

INDEX OF DRAWINGS

ARCHITECTURAL

A1 INDEX OF DRAWINGS, LOCATION MAP, CODE INFORMATION, SITE PLAN
A2 1ST & 2ND FLOOR PLANS, SECTION, WINDOW SCHEDULE
A3 ELEVATIONS

REGISTRATION SEAL

DRAWN BY: R.L. RANGEO
SCALE: AS NOTED
DATE: 31 MAY 2026

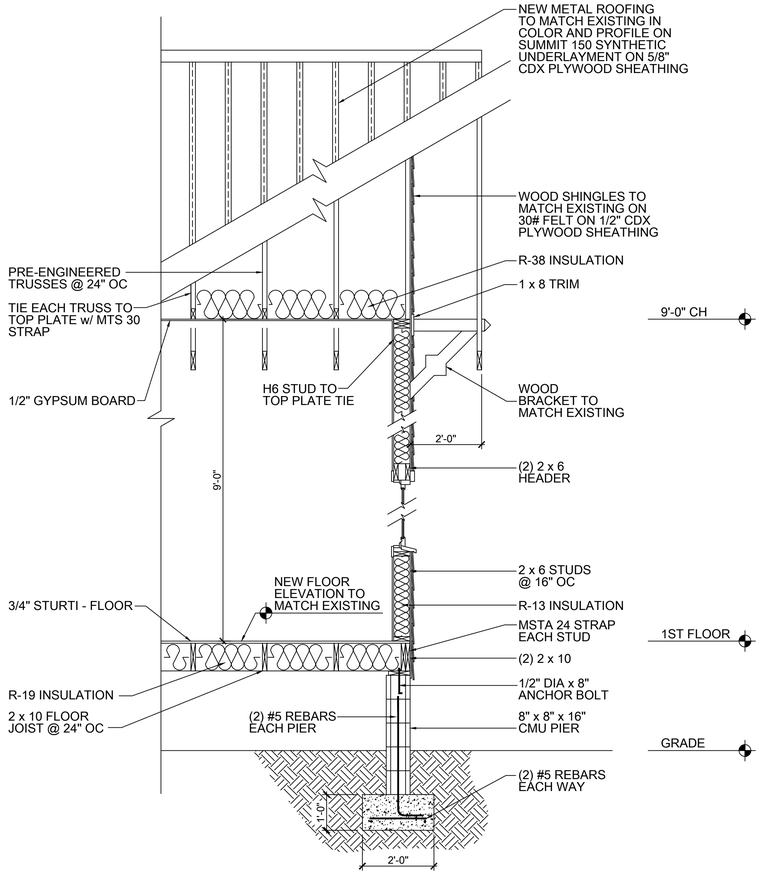
INDEX OF DRAWINGS, LOCATION MAP, CODE INFORMATION, SITE PLAN

314 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
302 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5785
ARCHITECT

SHEET A1

Received June 1, 2026
Planning and Building Dept.

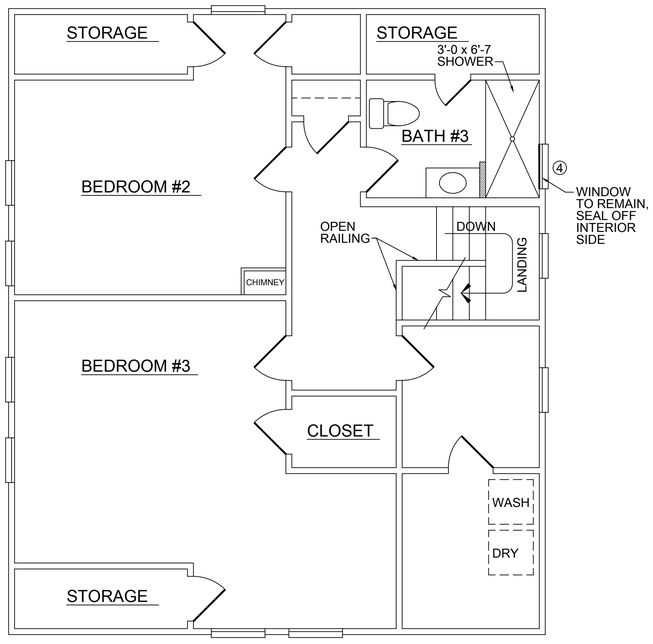


SECTION
SCALE: 1/2" = 1'-0

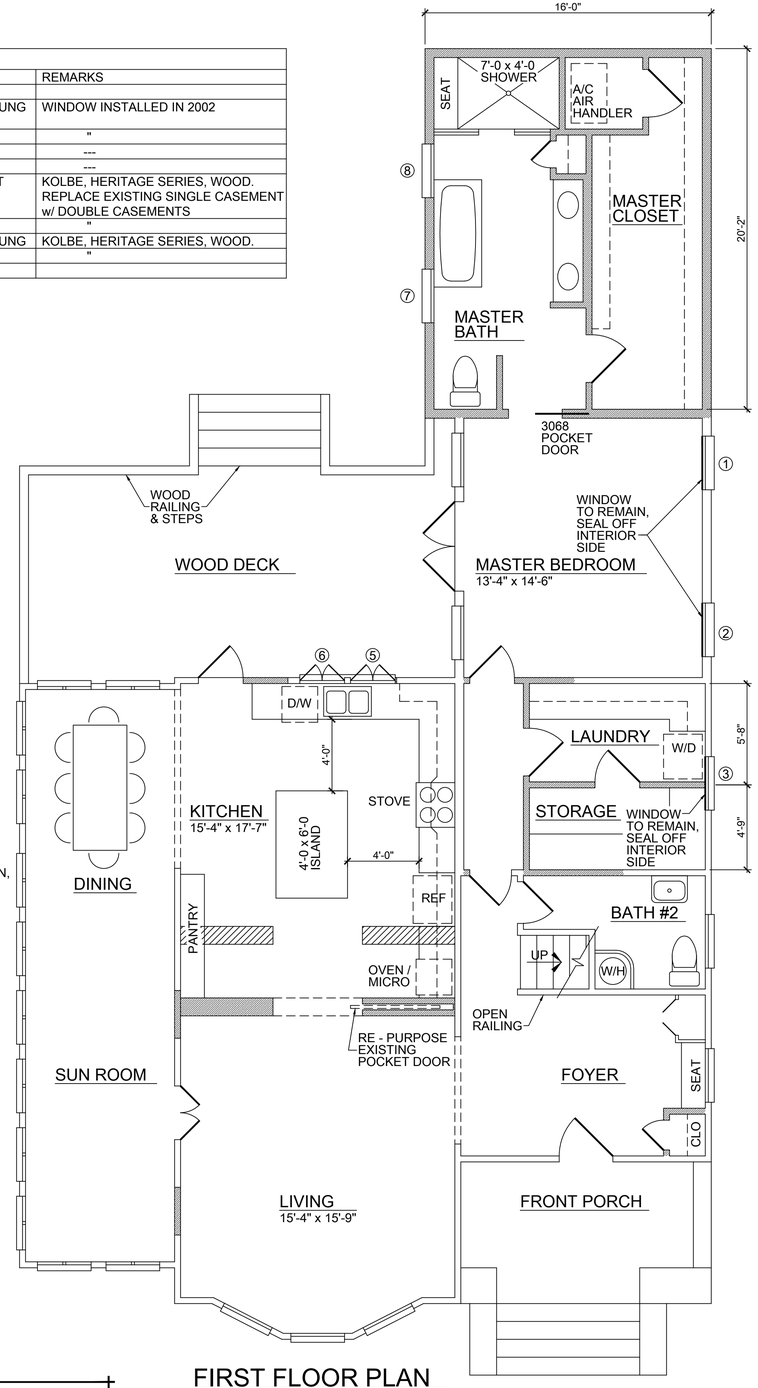
WINDOW SCHEDULE

MARK	PROPOSED WORK	SIZE	TYPE	REMARKS
①	WINDOW TO REMAIN, SEAL OFF INTERIOR SIDE	---	DOUBLE HUNG	WINDOW INSTALLED IN 2002
②	"	---	"	"
③	"	---	"	---
④	"	---	"	---
⑤	NEW WINDOW	2'-6" x 4'-0"	CASEMENT	KOLBE, HERITAGE SERIES, WOOD. REPLACE EXISTING SINGLE CASEMENT w/ DOUBLE CASEMENTS
⑥	"	"	"	"
⑦	"	3'-0" x 5'-0"	DOUBLE HUNG	KOLBE, HERITAGE SERIES, WOOD.
⑧	"	"	"	"

NOTE: ALL OTHER WINDOWS TO REMAIN



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



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

WALL LEGEND
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL

NORTH

REGISTRATION SEAL

DRAWN BY: R.L. RANGEO
SCALE: AS NOTED
DATE: 31 MAY 2026

FIRST & SECOND FLOOR PLANS, SECTION

314 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES ARCHITECT
302 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5785

SHEET A2

Received June 1, 2026
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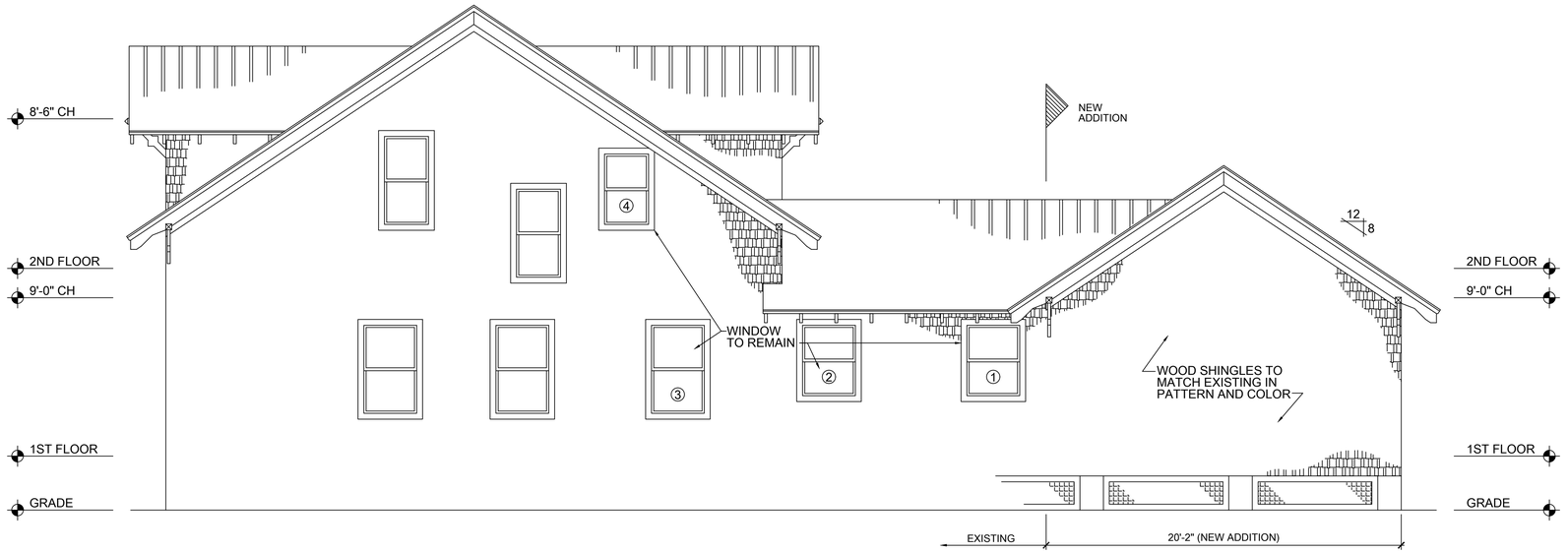
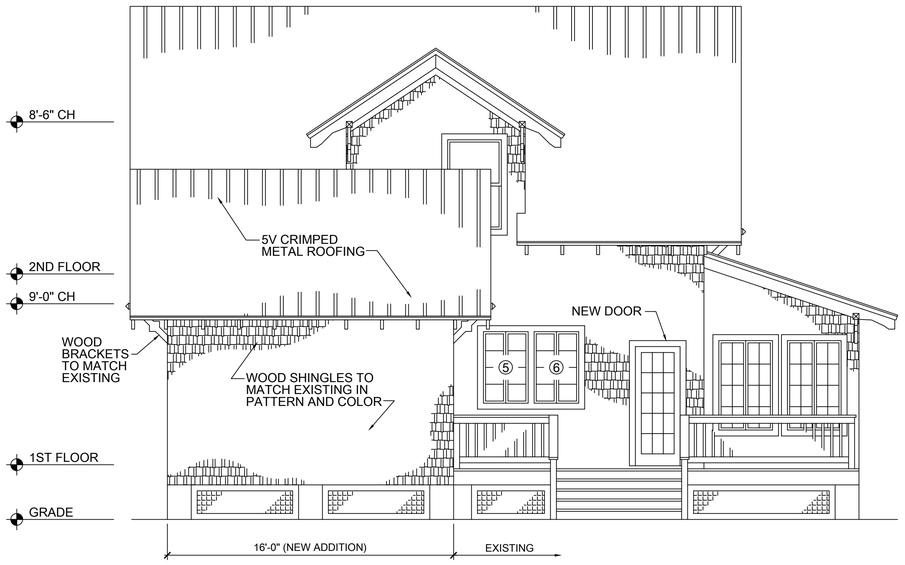


NORTH ELEVATION
SCALE: 1/4" = 1'-0



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



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

REGISTRATION SEAL

DRAWN BY: R.L. RANGEO
SCALE: AS NOTED
DATE: 31 MAY 2026

ELEVATIONS

314 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

DON CRICHLOW & ASSOCIATES
ARCHITECT
302 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5785

SHEET A3

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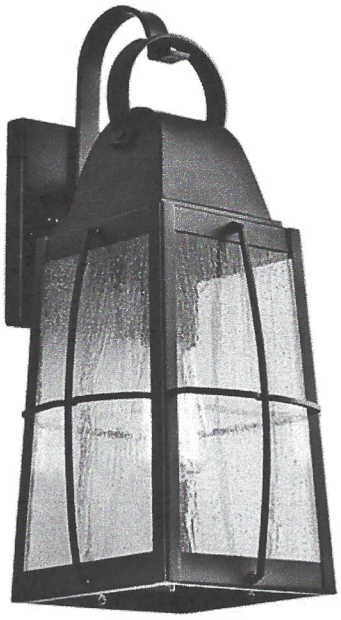
< *Outdoor Lighting*

Tolerand 1 Light 18 inch Textured Black Outdoor Wall, Medium

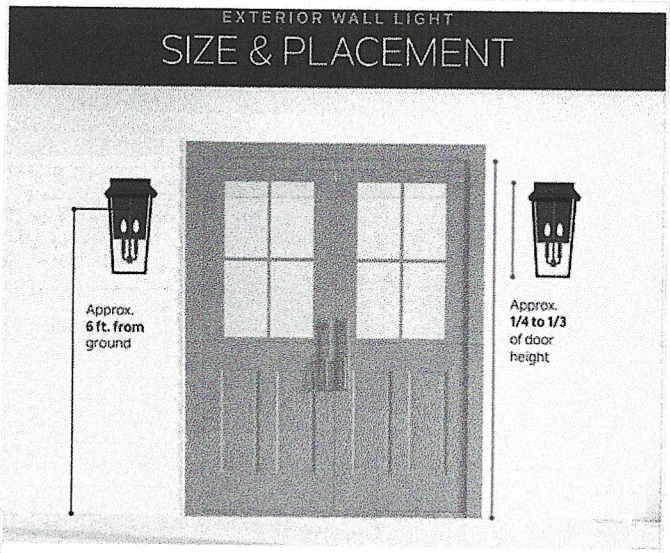
by **Kichler**

SKU: 49553BKT

★★★★★ 6 Reviews



1/2



2/2 Select fixtures about 1/4-1/3 the height of your door and install them at least 6 ft. from the ground to center of mounting bracket.

1/2

No Restocking Fee

$294.99 *(100+ in stock)*

1 | Add to Cart

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In stock items ship in 1-2 business days.

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Application Pg. 12

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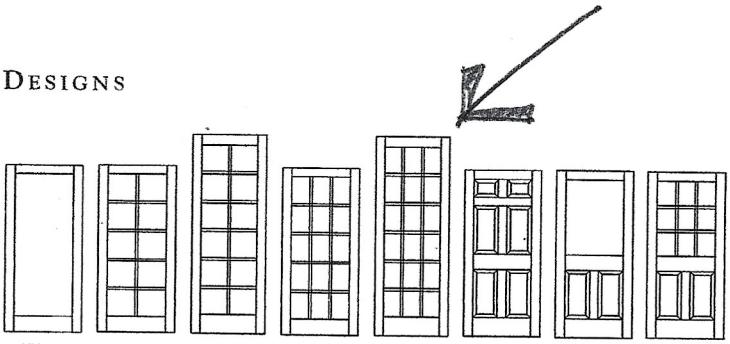
MANOR SASH DESIGNS



Product I.D. Code	Sash Design#:	KK610	KK625	KK626	KK635	KK636	KK108-6	KK6210	KK6233
WXD- or CXD-	2068 / 4068	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A
WXD- or CXD-	2668 / 5068	✓	✓	N/A	✓	N/A	✓	✓	✓
WXD- or CXD-	2868 / 5468	✓	✓	N/A	✓	N/A	✓	✓	✓
WXD- or CXD-	3068 / 6068	✓	✓	N/A	✓	N/A	✓	✓	✓
WXD- or CXD-	2070 / 4070	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A
WXD- or CXD-	2670 / 5070	✓	✓	N/A	✓	N/A	✓	N/A	N/A
WXD- or CXD-	2870 / 5470	✓	✓	N/A	✓	N/A	✓	✓	✓
WXD- or CXD-	3070 / 6070	✓	✓	N/A	✓	N/A	✓	✓	✓
WXD- or CXD-	2080 / 4080	✓	N/A	✓	N/A	N/A	N/A	N/A	N/A
WXD- or CXD-	2680 / 5080	✓	N/A	✓	N/A	✓	N/A	N/A	N/A
WXD- or CXD-	2880 / 5480	✓	N/A	✓	N/A	✓	✓	✓	✓
WXD- or CXD-	3080 / 6080	✓	N/A	✓	N/A	✓	✓	✓	✓

NOTES:

Manor sash designs KK108-6, KK6210 and KK6233 have raised panels and are not available in clad.

Sash designs KK625, KK626, KK635 and KK636 have cutlite glass. If a different grille type is needed, specify sash design KK610 and the type of grille and grille configuration.

To see more sash design ideas, contact your Kolbe Windows & Doors supplier for an Exterior Entrance Systems Brochure (#5029900).

DIMENSION CALCULATIONS

Elevation charts provide wood unit dimensions for units with the standard 1 15/16" brickmould. Below are the calculations to determine the frame size of units with brickmould.

	WIDTH	HEIGHT
1 15/16" brickmould; U.D. to F.S.	-2 1/2"	-1 1/4"
3 1/2" flat or profiled casing; U.D. to F.S.	-5 5/8"	-2 13/16"
3 1/2" casing and backband; U.D. to F.S.	-7 1/8"	-3 9/16"

NOTE: On clad units, unit dimension and frame size are the same.

F.S. to Panel O.S.M. (1-wide, wood)	-2 13/32"	-2 19/32"
(1-wide, clad)	-2 13/32"	-2 27/32"
Panel O.S.M. to G.S. (1-wide, wood)		
(6-8 ht.)	-8 1/8"	-12 7/8"
(7-0 ht.)	-8 1/8"	-16 7/8"
(8-0 ht.)	-8 1/8"	-15 3/8"
(6-6 ht., remodel.)	-8 1/8"	-11 3/32"
(8-0 ht., remodel.)	-8 1/8"	-15 3/8"
Panel O.S.M. to G.S. (1-wide, clad)		
(6-8, 7-0, 8-0 hts.)	-8 1/8"	-11 1/8"
(6-6 ht., remodel.)	-8 1/8"	-11 3/32"
(8-0 ht., remodel.)	-8 1/8"	-11 1/8"
Panel Opening Width to G.S. (2-wide)	-17 3/8"÷2	
(3-wide)	-26 5/16"÷3	
F.S. to Panel Opening Width	-2 1/8"	
G.S. to D.L.O.	-1"	-1"

NOTE:

Dimension calculations for sidelites and transoms may be obtained from your Kolbe Windows & Doors supplier.

Clear opening dimensions can be found on pg. 346.

F.S. = Frame Size • G.S. = Glass Size • O.S.M. = Outside Measurement
D.L.O. = Daylight Opening • U.D. = Unit Dimension

Application Pg. 13
Page 435 of 727

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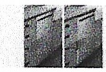

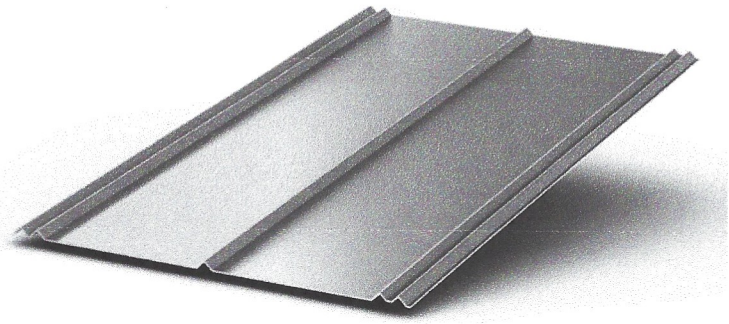

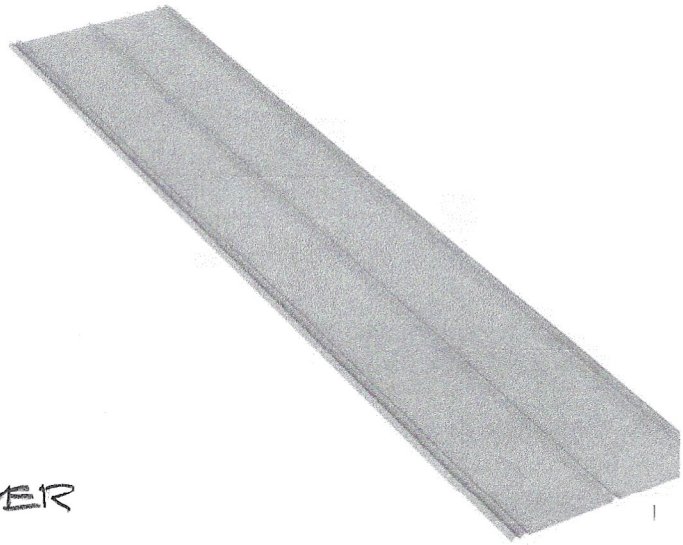

COLOR: SILVER

Feedback

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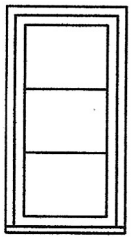
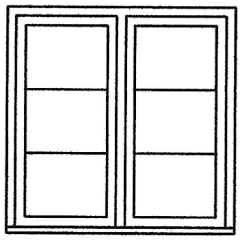
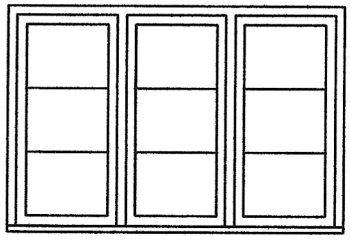
KOLBE
WINDOWS & DOORS

HERITAGE SERIES
CRANK-OUT/PUSH-OUT CASEMENT/AWNING - FIXED - SINGLE TO 3-WIDE UNITS
UNIT DIMENSION WIDTH 2' 2-1/2" TO 6' 2-1/2" - HEIGHT 4' 2" TO 6' 2" - ELEVATIONS

11/26/19

U.D.	2'-2 1/2"	4'-2 1/2"	6'-2 1/2"
R.O.	2'-0 1/2"	4'-0 1/2"	6'-0 1/2"
G.S.	19 1/4"	19 1/4"	19 1/4"
G.S.*	17 13/16"	17 13/16"	17 13/16"

4'-2" 4'-0 1/2" 43 1/4" 41 13/16"		BASIC UNIT 2040		
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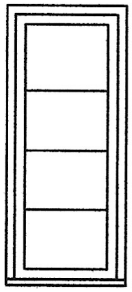
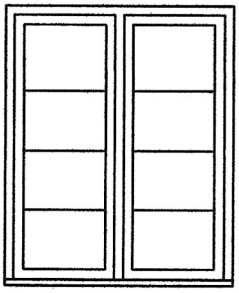
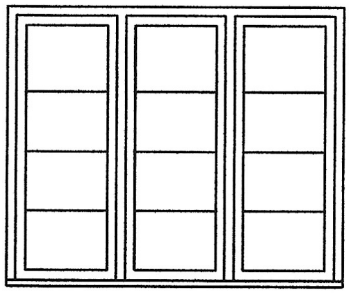
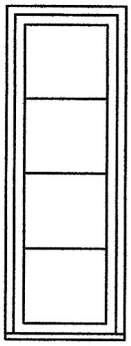
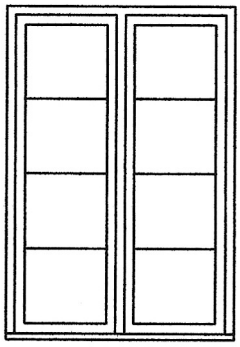
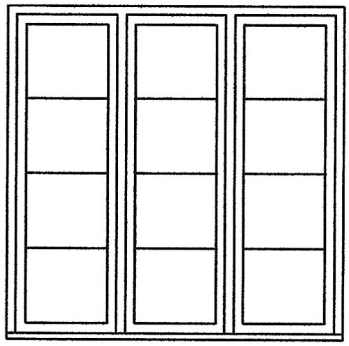
5'-2" 5'-0 1/2" 55 1/4" 53 13/16"		BASIC UNIT 2050		
	20501		20502	20503
6'-2" 6'-0 1/2" 67 1/4" 65 13/16"		BASIC UNIT 2060		
	20601		20602	20603

* GLASS SIZE FOR PUSH-OUT CASEMENTS/AWNINGS

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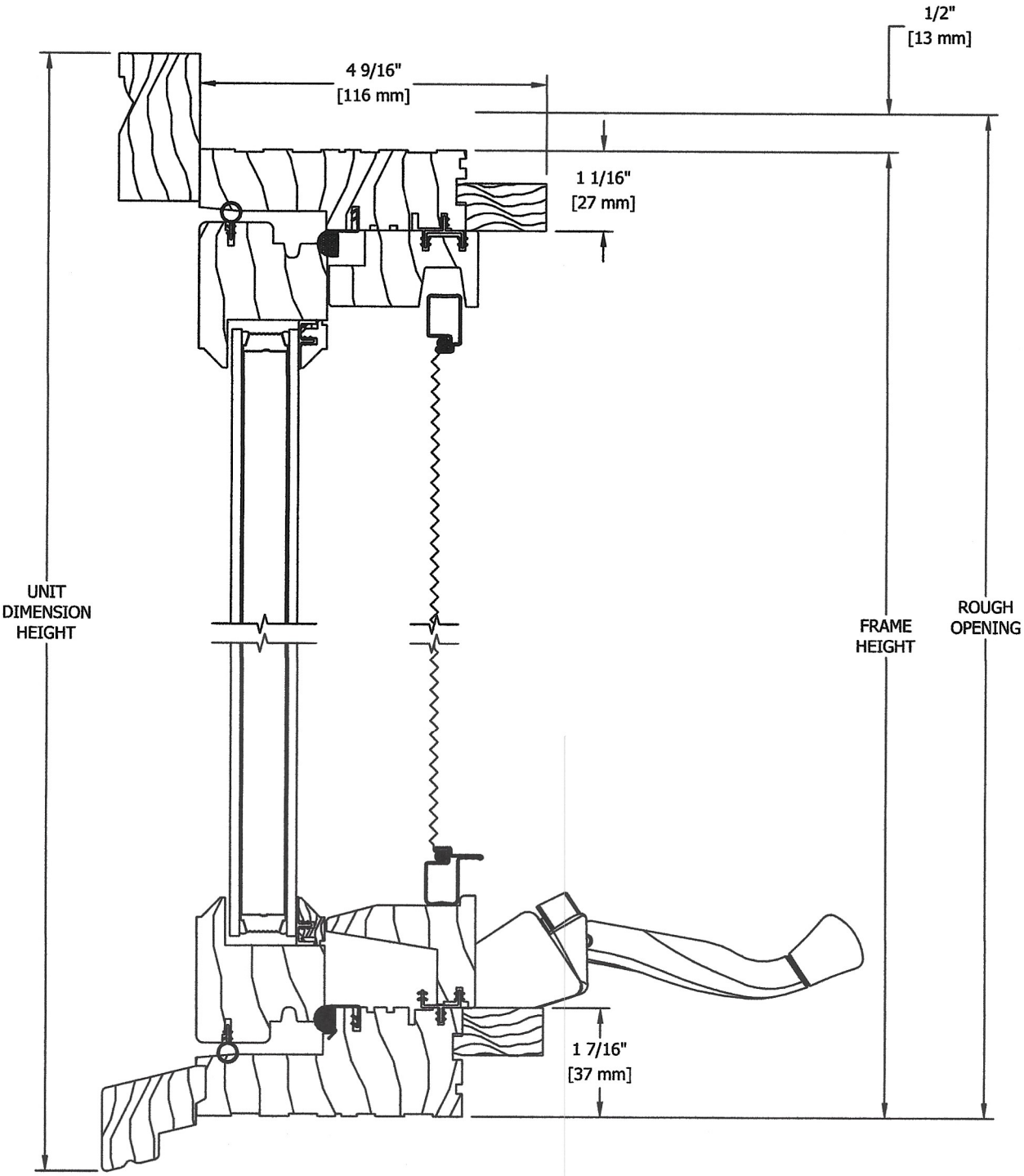
KOLBE
WINDOWS & DOORS

HERITAGE SERIES
CRANK-OUT CASEMENT/AWNING - OPERATING
4-9/16" JAMB - SCREEN
DOUBLE PANE GLASS
VERTICAL CROSS SECTION

10/09/24



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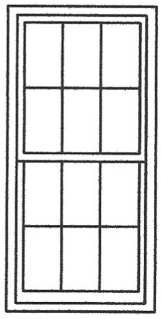
KOLBE WINDOWS & DOORS

HERITAGE SERIES
STERLING/X-L STERLING/TRADITIONAL DOUBLE/SINGLE HUNG - 1-WIDE UNITS - EQUAL & COTTAGE STYLE SASH SPLIT
UNIT DIMENSION WIDTH 3' 3-7/8" TO 3' 11-7/8" - HEIGHT 5' 10-1/8" TO 6' 10-1/8" - ELEVATIONS

U.D.	3'- 3 7/8"	3'- 7 7/8"	3'- 11 7/8"
R.O.	3'-2"	3'-6"	3'-10"
S.O.	3'-0"	3'-4"	3'-8"

6'-10 1/8"
6'-9"
6'-6"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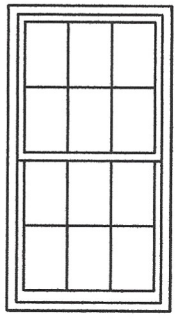
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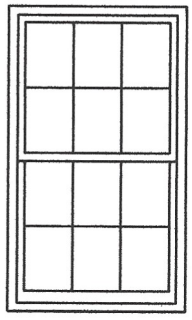
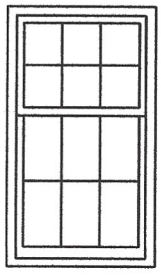
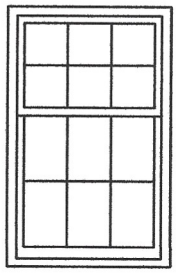
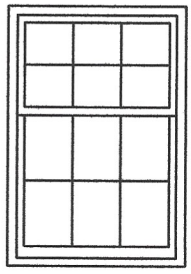

DH4036

5'-10 1/8"
5'-9"
5'-6"


DH3224/36


DH3624/36


DH4024/36

* NOTE: Grilles configuration shown are typical for width and height combinations shown.
U.D.= UNIT DIMENSION
R.O.= ROUGH OPENING
S.O.= SASH OPENING

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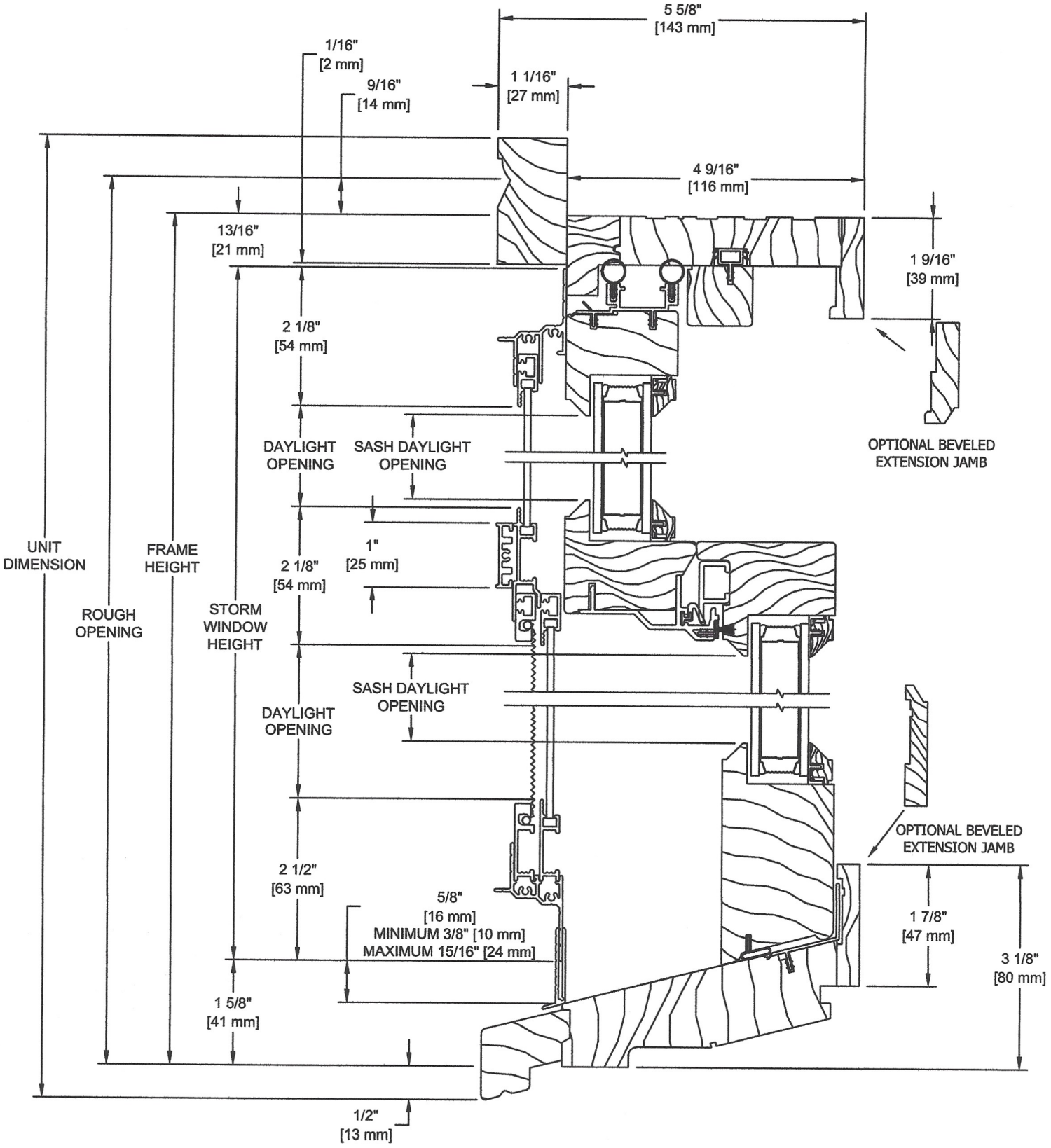
KOLBE WINDOWS & DOORS

HERITAGE SERIES
STERLING DOUBLE HUNG - OPERATING - STANDARD PERFORMANCE
4-9/16" JAMB - STORM WINDOW
DOUBLE PANE GLASS
VERTICAL CROSS SECTION



619319

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2026 Meeting



Application HP2026-0040 Address: 0 Palm Row (PID: 1994200010)

Applicant: Karen Cowart Design Associates, Inc.

Property Owner: Presser Properties LLC

Project description: To construct a new 2-story residential structure with associated site and landscape features on a vacant lot within the Historic Preservation-One (HP-1) zoning district.

Architectural Style:	Frame Vernacular (proposed)	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	N/A
Archaeology Zone:	IIA	Zoning District:	HP-1
Parcel number:	1994200010		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This property is located at the northwest corner of St. George Street and Palm Row in the Historic Preservation-One (HP-1) zoning district. The parcel currently features a masonry wall along St. George Street, a brick paved driveway and a carport, likely added to the property between 1965 and 1984, that were once associated with the structure immediately across the street at 1 Palm Row.
2. The applicant is seeking an Opinion of Appropriateness (OOA) for removal of the existing driveway and carport and construction of a new two-story residential structure on the site. The HARB must determine whether the general concept, preliminary construction plans, details, and/or specifications of a project meet the Architectural Guidelines for Historic Preservation with the understanding that information submitted is insufficient to meet the requirements for a Certificate of Appropriateness or to obtain a building permit.
3. The Frame Vernacular architectural style of the proposed new residential structure appears appropriate among the other Frame Vernacular structures along Palm Row and the building footprint appears consistent with others along the streetscape. The new design borrows common features and decorative elements from the existing duplex and other Palm Row residences including the covered entry stoop, screened porches, and bracketing below the attic windows. While the original Palm Row houses have brick piers, the new structure is proposed to have a continuous foundation with brick veneer and flood vents that reflect the design of the pier foundation infill on the original houses.
4. Traditional materials/designs are proposed such as cedar wood novelty siding, 5V crimp metal panels for the roof (color should be specified), exposed rafter tails, porch design, 1/1 wood windows, shutters and paint colors. A brick veneer over a continuous concrete foundation is proposed for the new construction rather than piers, and the new construction will not include a chimney.
5. A written summary outlining how the design is compatible with the other Palm Row residential structures, and design features that would differentiate the building from the historic structures, was provided by the applicant. According to streetscape elevations provided in the application packet, the proposed new house will be slightly shorter in height and width compared to adjacent residences on Palm Row. The new residence will have a greater overall length, including a 1-story rear wing extending north, that will have a greater visual impact on St. George Street. The proposed fenestration pattern and window heights on the side and rear elevations are irregular compared to the other Palm Row houses.

Archaeology Context and Considerations:

Ponce de Leon Site (Block 36 Lot 4) at 1 Palm Row – Contributing Archaeological Site

The Palm Row site was excavated in 1978 by the Florida State University Field School under Dr. Deagan. During the eighteenth century, the property was occupied by Francisco Ponce de Leon, then Sergeant Major of the Spanish regiment and a member of an old criollo family (People of full Spanish descent born in the Americas rather than in Spain). Excavations recovered remains of occupation dating from the sixteenth century through the Second Spanish Period. Barrel wells from both the sixteenth and eighteenth centuries were excavated, as well as structural posts and trash deposits from both periods.

The proposed work will occur within Archaeological Zone IB. More specifically, the property falls within archaeological site 8SJ05683 (Block 36) and portions are within the Ponce de Leon Site (Block 36 Lot 4). Archaeologically, this is one of the most sensitive areas of town and there have been documented archaeological deposits on the property dating as early as the late 1500s. Archaeological review and excavation are required prior to the initiation of construction activities. Archaeological review can be initiated with the submittal of an A-14 Application for Archaeological Review via the portal to the Planning and Building Department. The archaeological fee for projects in Zone I is 1.5% of the estimated construction cost. Archaeological investigations could take some time. To avoid interruptions in the construction schedule, it is recommended the applicant coordinate with the City Archaeologist and submit the A14 application as soon as possible.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **take the following actions for an Opinion of Appropriateness at 0 Palm Row**:

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

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct new residence
   a. 2 stories (~30'-3" in height from grade, 27'-8" from10' FFE)
   b. 26' x 54'-4", ~1,330 sf building footprint
   c. Continuous brick veneered foundation
   d. Wood novelty siding
   e. Wood 1/1 DHS windows w/ wood shutters
   f. Wood Doors
   g. 5v Crimp metal roofing material
   h. 4' tall open-weave brick wall for a/c unit along west elevation
   i. Chamfered porch posts, exposed rafter tails, and scalloped barge boards
2. Site features:
   a. Brick pavers for driveway and walkway/patio area.
   b. 6' tall cedar board fence around rear yard space

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.

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
0 Palm Row



Subject property from Palm Row facing north

STAFF PHOTOGRAPHS
0 Palm Row



Subject property from Palm Row facing northeast

STAFF PHOTOGRAPHS
0 Palm Row



Subject property from Palm Row facing northwest

STAFF PHOTOGRAPHS
0 Palm Row



Subject property from Palm Row facing northwest

STAFF PHOTOGRAPHS
0 Palm Row



Subject property from St. George Street facing southwest

STAFF PHOTOGRAPHS
0 Palm Row



View of carport from the east

STAFF PHOTOGRAPHS
0 Palm Row



Carport and driveway from Palm Row

STAFF PHOTOGRAPHS
0 Palm Row



Subject property from St. George Street facing northwest

STAFF PHOTOGRAPHS
0 Palm Row



Subject property from St. George Street facing southwest

STAFF PHOTOGRAPHS
0 Palm Row



View down Palm Row facing west

STAFF PHOTOGRAPHS
0 Palm Row



1 Palm Row

STAFF PHOTOGRAPHS
0 Palm Row





3 Palm Row and associated garage on north lot adjacent to subject property

STAFF PHOTOGRAPHS
0 Palm Row



5 Palm Row

STAFF PHOTOGRAPHS
0 Palm Row



7 Palm Row

STAFF PHOTOGRAPHS
0 Palm Row



STAFF PHOTOGRAPHS
0 Palm Row



STAFF PHOTOGRAPHS
0 Palm Row



View down Palm Row facing east

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Opinion of Appropriateness

Case Number: HP2026-0040 **Meeting Date: Thursday, June 18, 2026**

1. NAME OF APPLICANT: Karen Cowart
   Business (if applicable):
   Address: 4220 S Francis Rd
   City: St Augustine State: FL Zip Code: 32092
   Daytime Telephone: Available on request E-Mail Address: Available on request

2. NAME OF PROPERTY OWNER: Tara Presser
   Business (if applicable):
   Address: 150 North River Drive
   City: St Augustine State: FL Zip Code: 32095
   Daytime Telephone: Available on request E-Mail Address: Available on request

3. PROJECT LOCATION: PALM ROW, Saint Augustine, 32084

4. LEGAL DESCRIPTION: PALM ROW SUBD CITY E50FT OF N1/2 OF LOT 4 OR6108/1031

5. SCOPE OF WORK: to construct a new 2-story residential structure with associated site and landscape features on a vacant lot within the Historic Preservation-One (HP-1) zoning district.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Product Specifications
- Arborist Report

Received May 19, 2026
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: 0 Palm Row

Applicant's Name: Karen Cowart Applicant's Signature: Karen Cowart

Owner's Name: Tara Presser Owner's Signature: Tara Presser

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.

Opinion of Appropriateness
Sufficiency Checklist

Case Number HP2026-0040
PALM ROW, Saint Augustine, 32084

Checklist Item	Checklist Item Description	Status	Comments
PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	For COA
EXTERIOR DOORS - For new openings, a scaled wall section	For new openings, a scaled wall section	Need	For COA
WINDOWS - For new openings, a scaled wall section with proposed window	For new openings, a scaled wall section with proposed window	Need	For COA
FENCES/WALLS/GATES - Drawing of proposed fence/wall/gate	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section	Need	For COA
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	For the COA, you will need to provide details for all outdoor features noted on your site plan, including the rear fire pit and bench seating.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	For COA
NEW CONSTRUCTION - Scaled landscape plan	Scaled landscape plan	Need	For COA
NEW CONSTRUCTION - Wall sections	Wall sections	Need	For COA

Other Details Necessary for Review

N/A

Received May 19, 2026
Planning and Building Dept.

karen cowart
DESIGN ASSOCIATES, INC.

Project Description

To: City of St. Augustine HARB -Opinion of Appropriateness
From: Karen Cowart Design Associates, Inc.
Date: May 19, 2026
Re: New residence at 0 Palm Row & Demolition of Carport

This application has two parts. The first part requests the demolition of a carport and brick pavers that were constructed between 1965 and 1984 as determined by City staff and deemed not of any historical interest. The carport has 4 round metal poles for support with a flat roof. See photos attached.

The second part is construction of a new two story residence at the vacant lot located on the northeast corner of Palm Row and Saint George Street. The architectural style is Frame Vernacular and will duplicate some of the design features and materials of the existing homes on Palm Row. Parking for 3 vehicles is provided for on site.

Design features to match the existing houses on Palm Row

8:12 sloped gable roof with 5v crimp metal roof
Lower sloped 3:12 roof slope at side porch
Exposed rafter tails at all roofs
Scalloped barge board gable ends
1 x 6 Novelty drop siding with exposure to match
1 x 4 corner trim
Entry Porch gable feature similar to 5 Palm Row, railing is painted kiln dried wood
Chamfered 6 x 6 wood posts
Double hung 1 over 1 wood windows by Tucker, Coastal Window & Sash
Window trim to match
Brick stairs and driveway / patio pavers
Wood screened enclosure system between porch posts
Louvered wood shutters with operable hinges, paint finish Mindful Gray SW 7016 color match for historical color Light Gray Stone
White paint finish on all siding, trim, tongue and groove wood soffits, rafter tails and fascia boards
Gas lanterns on each side of front door

Design features to differentiate the design

Thin brick veneer adhered to the concrete block stemwall foundation - note that the siding will drop down below the slab to mimic the siding over the wood framed floor systems of the Palm Row houses. The brick pier exposure on the existing houses varies from 12 to 16 inches. The brick exposure for 0 Palm Row will vary from 15 to 18 inches.

The new construction does not have a chimney.

The new construction has less ornamentation similar to 1 Palm Row.

Exterior ash front door is not historic and is custom stained.

The Certificate of Appropriateness will provide more detailed drawings and sections, finishes, lighting, landscaping and other amenities.

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0 Palm Row

View from St. George Street

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Overview of 0 Palm Row - Project Site

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Carport at 0 Palm Row - request for Demolition

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Side view of Carport (0 Palm Row) and Garage at 3 Palm Row

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Palm Row Bricks

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Palm Row Street View

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1 Palm Row from St. George Street

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1 Palm Row

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3 Palm Row Brick Stairs

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3 Palm Row

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3 Palm Row Garage on north side of Palm Row

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5

5 PALM ROW

THE NORTHERN GULF GROUP

B A PINEDA LLC

5 Palm Row Brick Stairs

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5 Palm Row

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7 Palm Row

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9 Palm Row

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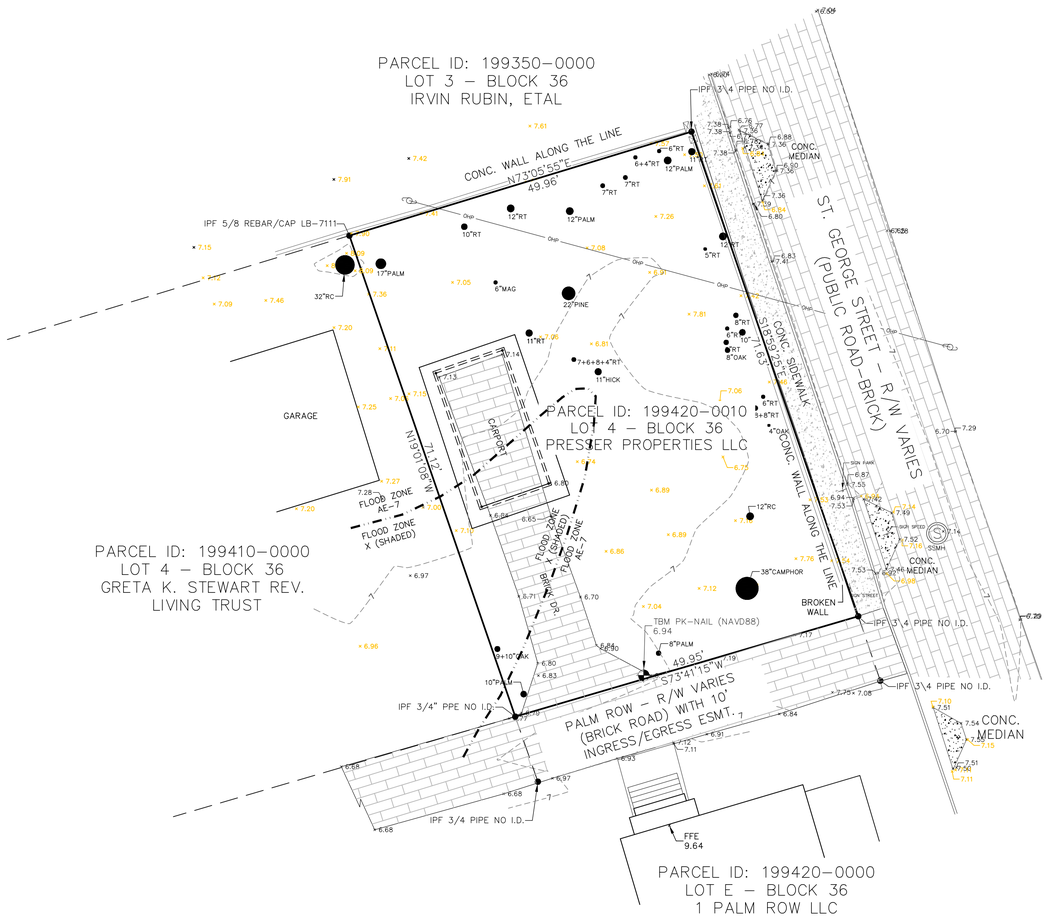
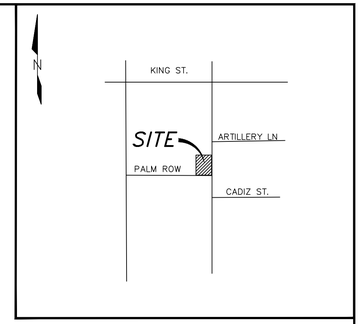
N

MB 55, PG 32





LOCATION MAP
NOT TO SCALE

LINE LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE

TREE LEGEND

RC	EASTERN RED CEDAR
PALM	PALM
RT	RAIN TREE
MAG	MAGNOLIA

SYMBOL LEGEND

IRON PIN FOUND (IPF)
IRON PIN SET (#5 REBAR)
TEMPORARY BENCHMARK (T.B.M.)
12.75 SPOT ELEVATION

REFERENCE & NOTES:

1. BEARINGS REFERENCED TO A PLAT BY FIRST CHOICE SURVEYING, INC., DATED 12/27/2021 PROVIDED BY THE CLIENT.
2. DEED: OR BK 6108, PG 1031
3. PID: 199420-0010
4. BASED ON F.I.R.M. 12109C0318J & 12109C0314J, EFFECTIVE DATE DECEMBER 7, 2018, THIS PROPERTY IS LOCATED IN FLOOD ZONE X(SHADED) AND FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 7.0(NAVD88).
5. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, DEEDS, COVENANTS & RESTRICTIONS, SETBACKS, AND APPLICABLE ZONING ORDINANCES OF RECORD UNKNOWN TO THE SURVEYOR.
6. THIS SURVEY DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN.
7. THIS SURVEY IS PROTECTED BY COPYRIGHT AND CERTIFIED ONLY TO THE PARTIES LISTED HEREON. USE OF THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SURVEYOR IS PROHIBITED. © COPYRIGHT 2025 ALL RIGHTS RESERVED.
8. VERTICAL DATUM: NAVD88, CONTOUR INTERVAL: 1.0'

TOPOGRAPHIC SURVEY PREPARED FOR
PRESSER PROPERTIES LLC

EAST 50' FEET OF THE NORTH 1/2 OF LOT 4 PALM ROW SUBDIVISION ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA DATED JUNE 12 1923 ON FILE IN THE CLERK OF THE CIRCUIT COURT FOR ST. JOHNS COUNTY FLORIDA.
PARCEL ID: 199420-0010
BEING A PORTION SECTION 18, TOWNSHIP 7 SOUTH, RANGE 30 EAST
ADDRESS: 0 PALM ROW, SAINT AUGUSTINE, FLORIDA, 32084

GRAPHIC SCALE
0 10' 20'
(in feet)
1" = 10'

MAY 18, 2026

SCALE 1" = 10'

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS ESTABLISHED BY TITLE XII, CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSEPH L. MCINTYRE P.S.M. ON MAY 18, 2026.

JOSEPH L. MCINTYRE, P.S.M. # LS7346

JOSEPH L. MCINTYRE License Number LS7346 STATE OF FLORIDA Professional Surveyor and Mapper

MCINTYRE SURVEYING, LLC
6443 BREVARD STREET, ST. AUGUSTINE, FL 32080 – (843)-209-7357
LICENSED BUSINESS NO. 8495

FB: T-501
PROJECT: 26-008

I:\2026\26-008 0 palm row - presser\dwg\26-008 0 palm row survey.dwg - 24X36

Received May 19, 2026
Planning and Building Dept.

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

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

Sales Questionnaire Form

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

Summary

Parcel ID	1994200010
Location Address	PALM ROW SAINT AUGUSTINE 32084-0000
Neighborhood	Palm Row/St George St (610.14)
Tax Description*	PALM ROW SUBD CITY E50FT OF N1/2 OF LOT 4 OR6108/1031 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Palm Row
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.080
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

PRESSER PROPERTIES LLC
100%
150 N RIVER DR
SAINT AUGUSTINE, FL 32095-0000

Map



Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$216,000	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	50	72	3600	SF	$288,000

Sale Information

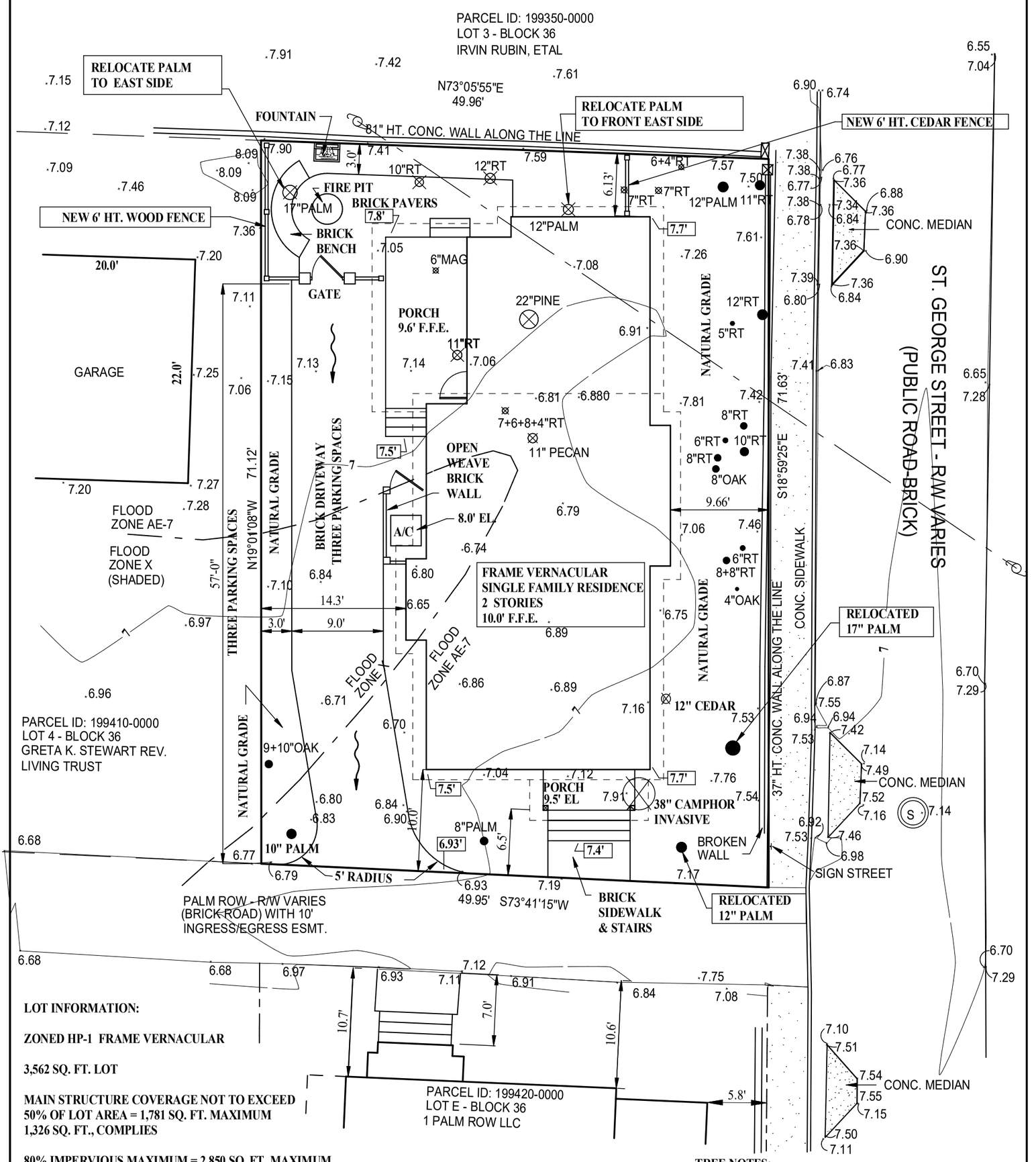
By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/5/2025	2/28/2025	$385,000.00	WARRANTY DEED	6108	1031	Q	V	1 PALM ROW LLC	PRESSER PROPERTIES LLC
10/28/2024	10/25/2024	$100.00	WARRANTY DEED	6041	1781	U	I	OASIS EQUITY HOLDINGS LLC	1 PALM ROW LLC

No data available for the following modules: 2024 TRIM Notice, Exemption Information, Valuation Information, Building Information, Sketch Information, Extra Feature Information.

User Privacy Policy GDPR Privacy Notice
Last Data Upload: 5/19/2026, 3:49:47 AM

SCHNEIDER GEOSPATIAL



LOT INFORMATION:

ZONED HP-1 FRAME VERNACULAR

3,562 SQ. FT. LOT

MAIN STRUCTURE COVERAGE NOT TO EXCEED 50% OF LOT AREA = 1,781 SQ. FT. MAXIMUM 1,326 SQ. FT., COMPLIES

80% IMPERVIOUS MAXIMUM = 2,850 SQ. FT. MAXIMUM 1,326 SQ. FT. BUILDING + 657 SQ. FT. DRIVEWAY, SIDEWALKS, & STAIRS & A/C PAD + 180 SQ. FT. PAVER COURTYARD & BENCH = 2,163 SQ. FT. = 61% IMPERVIOUS, COMPLIES

FRONT SETBACK = 85% TO 115% OF AVERAGE FRONT SETBACK BY ADJACENT STRUCTURES. WHEN ALL BUILDINGS ON A GIVEN BLOCK HAVE SAME SETBACK, NEW CONSTRUCTION MUST MATCH

SECONDARY FRONT- HALF OF THE REQUIRED FRONT SETBACK

TWO SIDE SETBACKS - 3 FT. OR A DISTANCE WITHIN 15% OF THE AVERAGE DISTANCE BETWEEN ADJACENT STRUCTURES WITH THE SAME INTENSITY OF SCALE AND MASS ON THE BLOCK FACING THE SAME STREET, WHICHEVER IS GREATER

35 FT. MAXIMUM HEIGHT, 2 1/2 STORIES

FLOOD ZONE: X AND AE 7'
F.I.R.M 12109C 0318 J AND 12109C 0314 J, REVISED: 12/7/2018

SITE PLAN

SCALE: 1" = 10'

TREE NOTES:

12" CEDAR- REQUEST PZB REMOVAL
PLANT TWO CEDARS - SIZE PER BUILDING OFFICIAL

REMOVE 40" CAMPHOR TREE - INVASIVE SPECIES, NO PERMIT REQUIRED

REMOVE SIX RAIN TREES - EXEMPT NO PERMIT REQUIRED

REMOVE 12" PECAN

REMOVE 22" PINE

REMOVE 6" MAGNOLIA

RELOCATE 12" PALM TO EAST / FRONT AREA

RELOCATE 17" PALM TO EAST SIDE

DATE: MAY 19, 2026	0 PALM ROW PARCEL NO. 1994200010 LOT 4, BLOCK 36 CITY OF SAINT AUGUSTINE, FLORIDA NEW RESIDENCE FOR: PRESSER PROPERTIES LLC
SCALE: 1" = 10'	
ST-1	

karen cowart
DESIGN ASSOCIATES, INC.
4220 South Francis Road
St. Augustine, Florida 32092
(904) 669-4904
karencowartda@gmail.com

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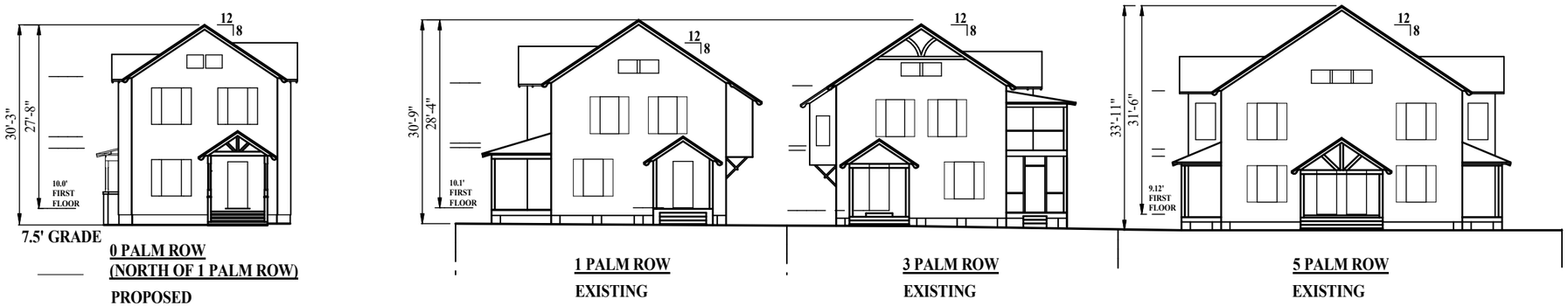
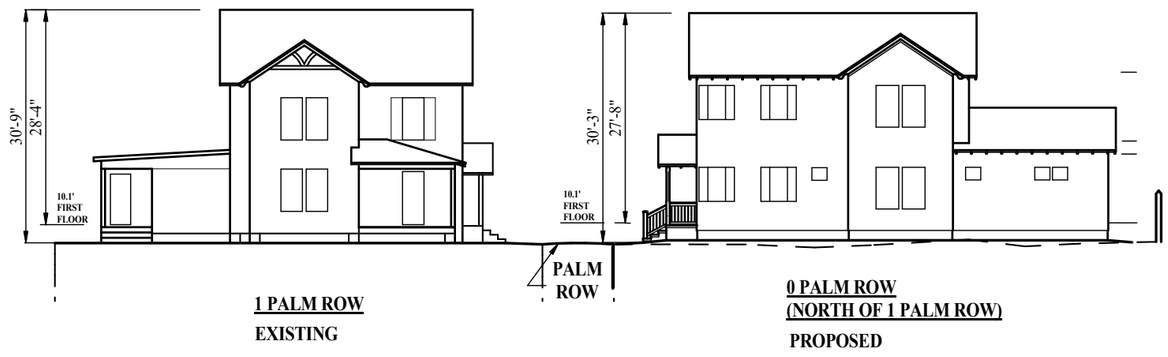


PALM ROW - STREETSCAPE ELEVATIONS

SCALE: 1" = 20'



SAINT GEORGE STREET - STREETSCAPE ELEVATIONS

SCALE: 1" = 20'

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St. Augustine, Florida 32092
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karencowartda@gmail.com

0 PALM ROW PARCEL NO. 1994200010
CITY OF SAINT AUGUSTINE, FLORIDA

NEW RESIDENCE FOR:
PRESSER PROPERTIES LLC

DATE:
MAY 19, 2026

ST-2

STREETSCAPE
ELEVATIONS

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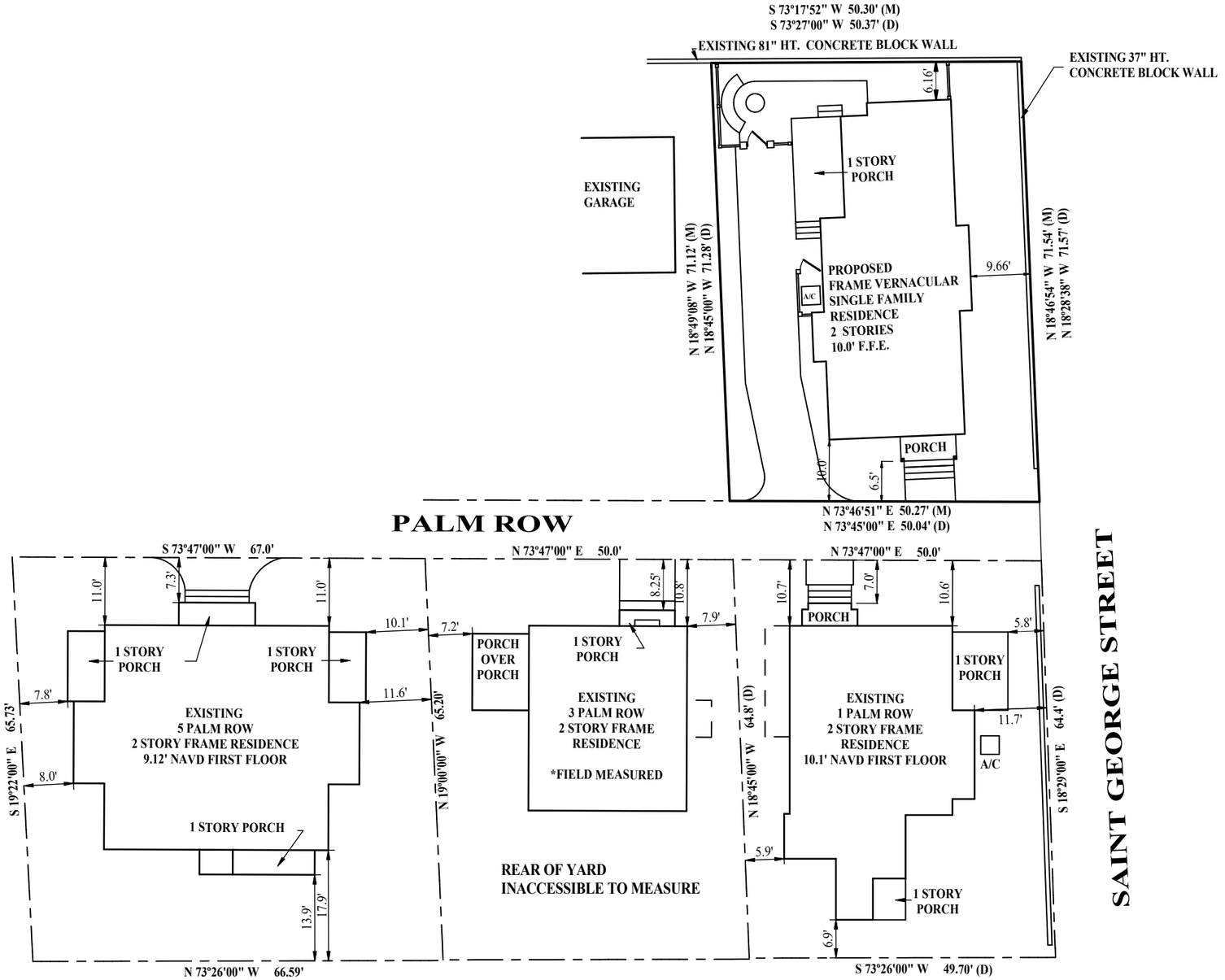

STREETSCAPE SITE PLAN

SCALE: 1" = 20'

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ST-3

STREETSCAPE SITE PLAN

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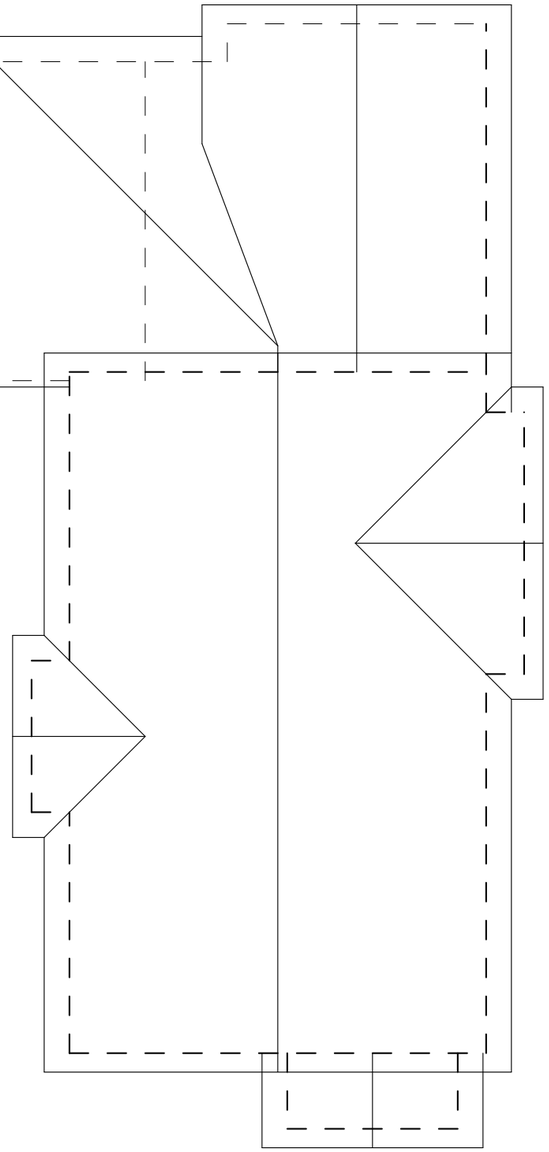
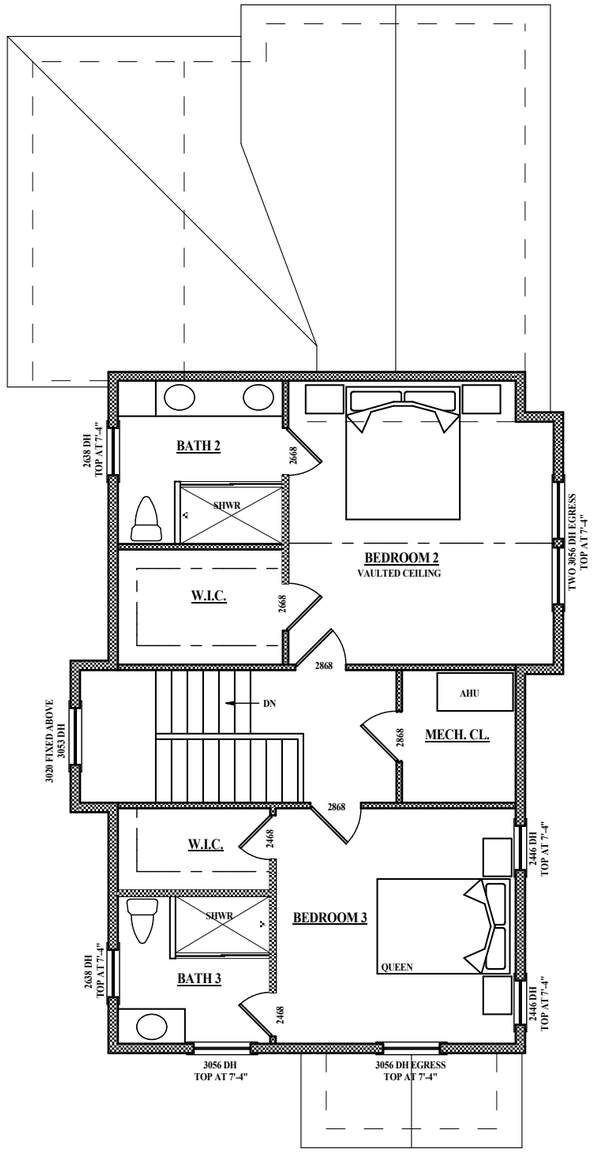


ROOF DIAGRAM

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

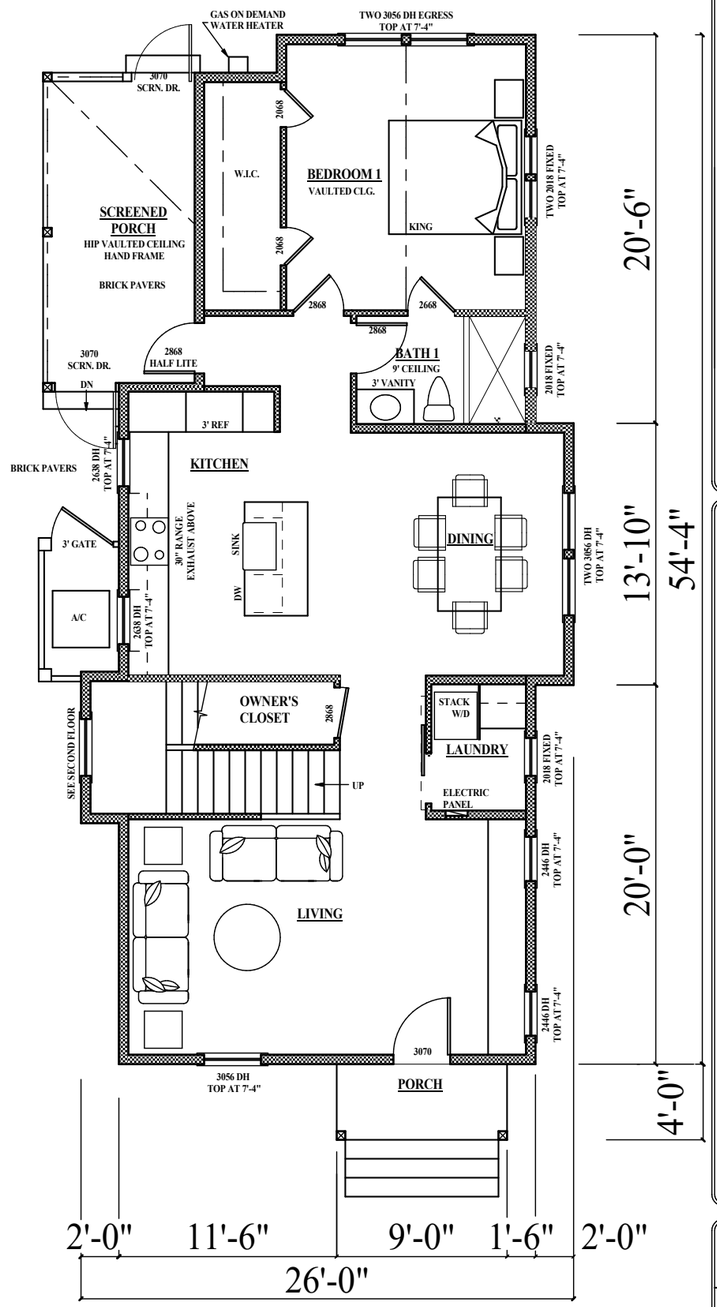


SECOND FLOOR PLAN

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

SQUARE FOOTAGE CALCULATIONS

	1,157 SQ. FT. LIVING FIRST FLOOR (A/C)
+	764 SQ. FT. LIVING SECOND FLOOR (A/C)
	1,921 SQ. FT. LIVING TOTAL
	133 SQ. FT. REAR PORCH
+	36 SQ. FT. FRONT PORCH
	169 SQ. FT. NON AIR CONDITIONED AREA
	2,090 SQ. FT. TOTAL UNDER ROOF



FIRST FLOOR PLAN

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

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CITY OF SAINT AUGUSTINE, FLORIDA

NEW RESIDENCE FOR:
PRESSER PROPERTIES LLC

DATE:
MAY 19, 2026

A-1

FLOOR PLANS

Received May 19, 2026
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EXTERIOR MATERIALS

ROOF -
TRI COUNTY METALS, 5 V CRIMP GALVALUME
WITH AZ55 ACRYLIC COATING

FASCIA
1 X 8 SCALLOPED BARGE BOARD AT GABLE ENDS
WHITE PAINT FINISH
EXPOSED RAFTERS AT EAVES

SOFFIT
1 X 6 TONGUE AND GROOVE WOOD
WHITE PAINT FINISH

WALLS
1 X 6 PRIMED PINE NOVELTY DROP SIDING WITH 3 1/2" FLAT AREA
TO MATCH PALM ROW HOUSES

WALL TRIM
1 X 4 PRIMED PINE, WHITE PAINT FINISH

WINDOWS
TUCKER, COASTAL WINDOW & SASH, WOOD DOUBLE HUNG
WHITE PAINT FINISH

EXTERIOR DOORS
TUCKER, CUSTOM STAINED ASH WITH BRONZE KNOXVILLE STYLE #4310
HANDLE SET AND LOCK BY EMTEK

SHUTTERS WITH HINGE HARDWARE
CUSTOM BUILT PRIMED CEDAR, PAINT FINISH WITH HISTORIC COLOR
MINDFUL GRAY SW 7016 COLOR MATCH FOR LIGHT GRAY STONE

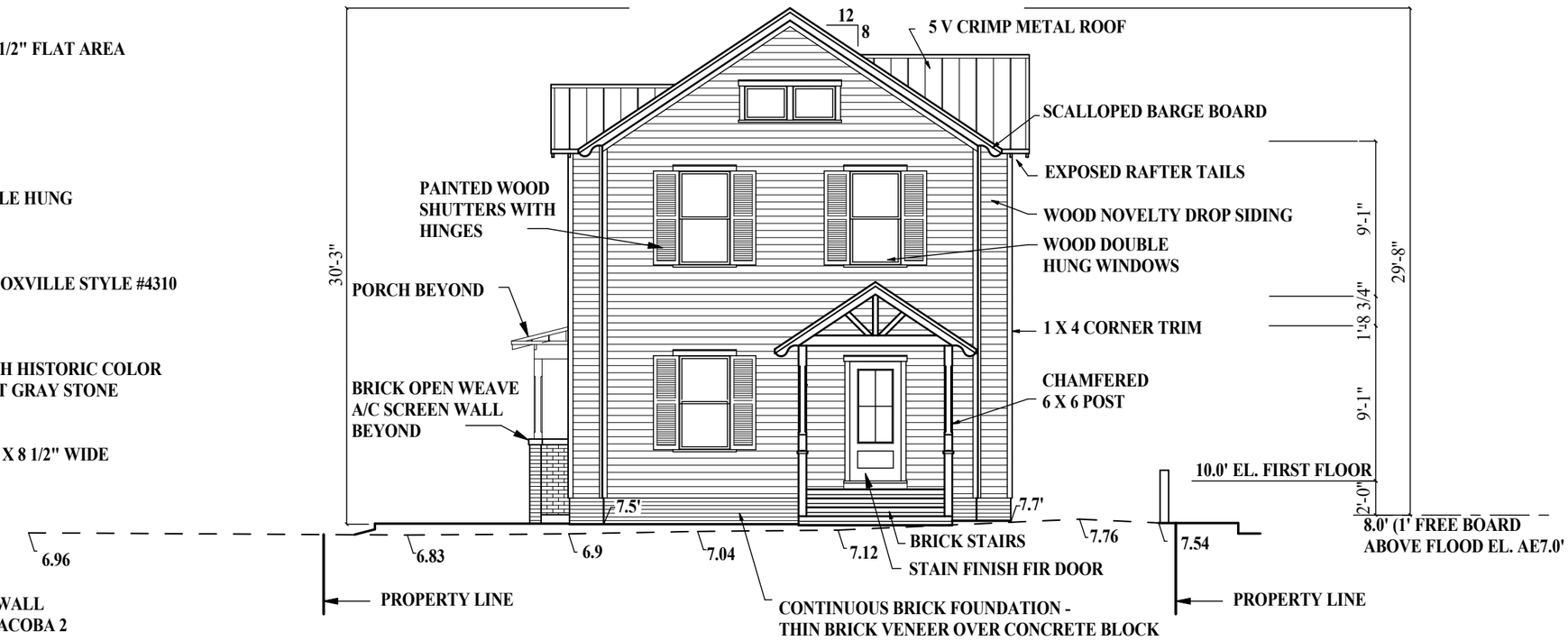
EXTERIOR FRONT LIGHTS
THE COPPER SMITH - HYLAND 21 GAS, 21 1/2" TALL X 8 1/2" WIDE

RAILING AND HANDRAIL
PAINT FINISH KILN DRIED WOOD

FOUNDATION
THIN BRICK VENEER ON CONCRETE BLOCK STEMWALL
CASH BUILDING SUPPLY - COLUMBUS BRICK, WERACOBA 2

EXTERIOR STAIRS & BRICK A/C WALL
FULL BRICK, COLUMBUS, WERACOBA 2

DRIVEWAY & PATIO
CASH BUILDING SUPPLY - 4 X 8 RUMBLED PINE HALL BRICK



FRONT ELEVATION (SOUTH) - PALM ROW

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

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CITY OF SAINT AUGUSTINE, FLORIDA

NEW RESIDENCE FOR:
PRESSER PROPERTIES LLC

DATE:
MAY 19, 2026

A-2

ELEVATIONS

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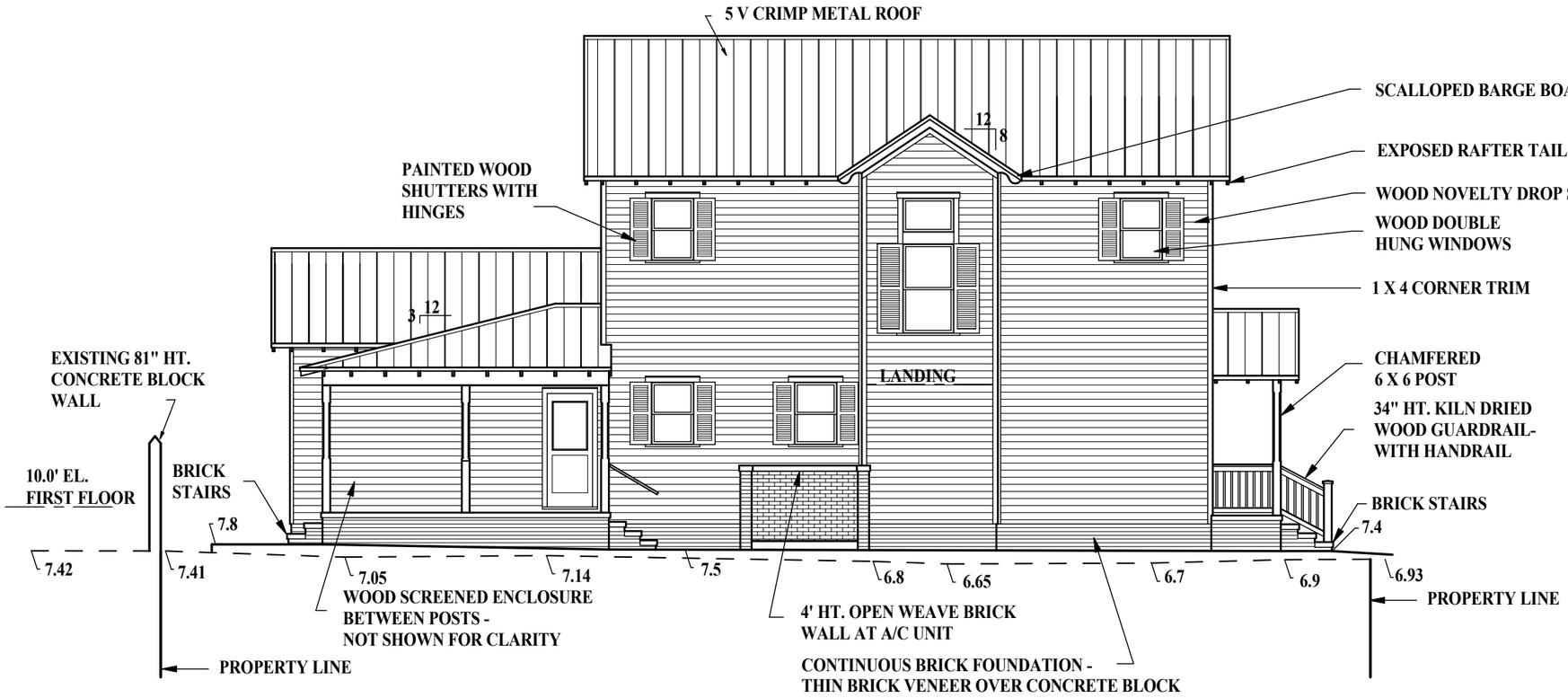

LEFT SIDE ELEVATION (WEST)

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

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0 PALM ROW PARCEL NO. 1994200010
CITY OF SAINT AUGUSTINE, FLORIDA

NEW RESIDENCE FOR:
PRESSER PROPERTIES LLC

DATE:
MAY 19, 2026

A-3

ELEVATIONS

Received May 19, 2026
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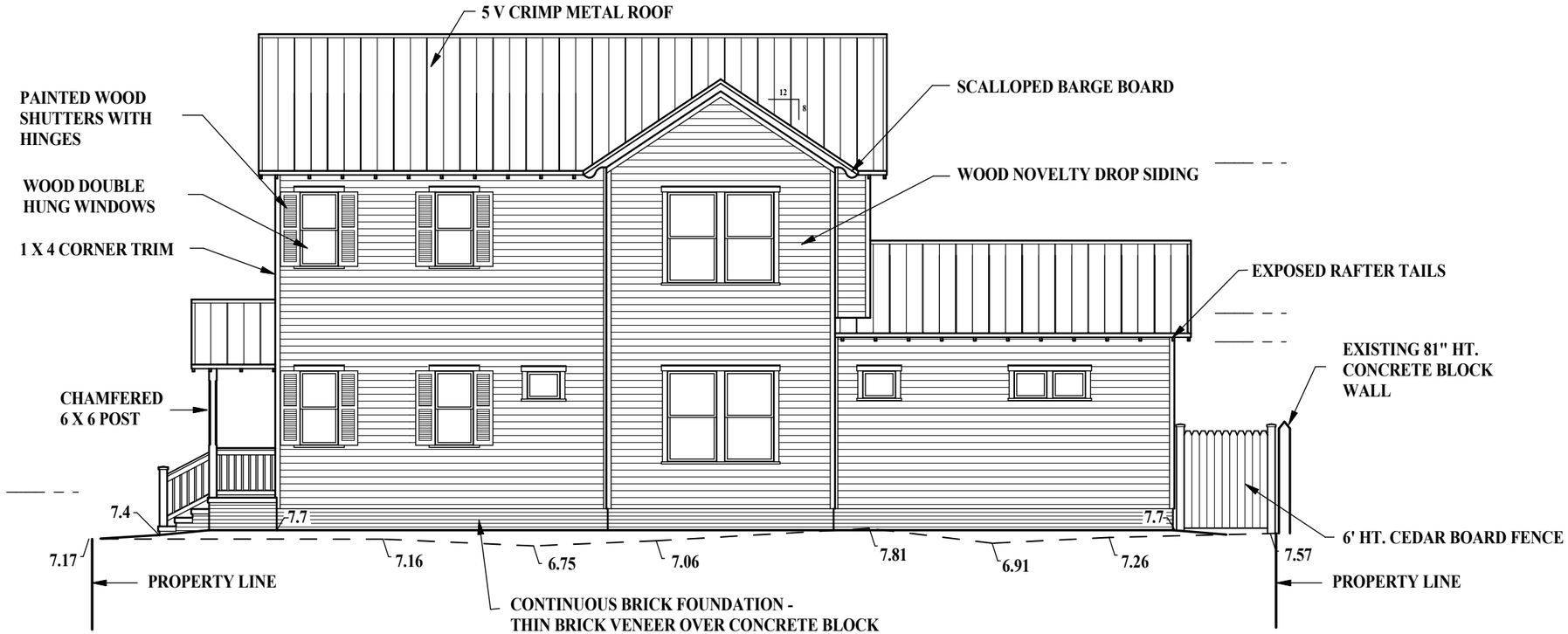

RIGHT SIDE ELEVATION (EAST) SAINT GEORGE STREET

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

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CITY OF SAINT AUGUSTINE, FLORIDA

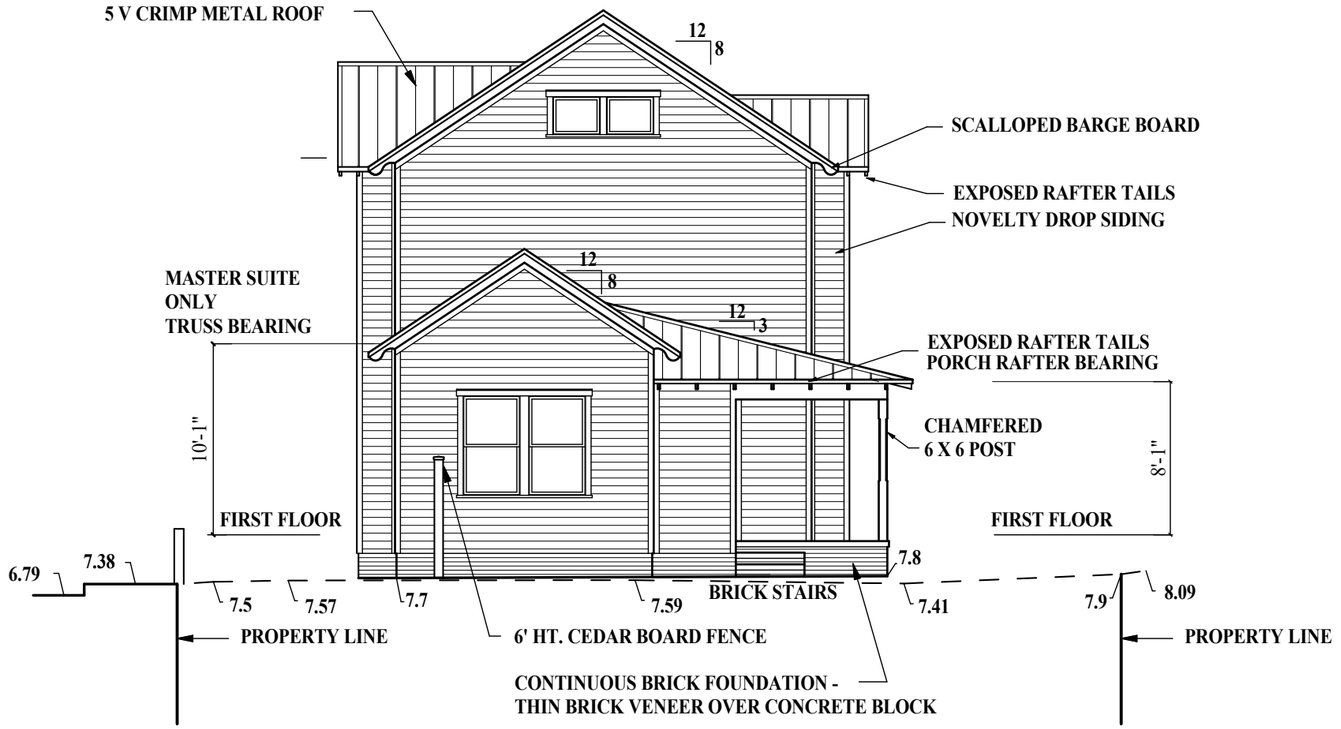
NEW RESIDENCE FOR:
PRESSER PROPERTIES LLC

DATE:
MAY 19, 2026

A-4

ELEVATIONS

Received May 19, 2026
Planning and Building Dept.



REAR ELEVATION

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

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0 PALM ROW PARCEL NO. 1994200010
CITY OF SAINT AUGUSTINE, FLORIDA

NEW RESIDENCE FOR:
PRESSER PROPERTIES LLC

DATE:
MAY 19, 2026

A-5

ELEVATIONS

Received May 19, 2026
Planning and Building Dept.

5V

Make Your Next Roof Your Last

www.TriCountyMetals.com





TRI COUNTY METALS



5V

Make You Next Roof Your Last

Overview

This panel is manufactured at our TCM plant.

Applications: Residential, Light Commercial and Agricultural

Gauge: 26 Ga. and .032" Aluminum (inquire for special order)

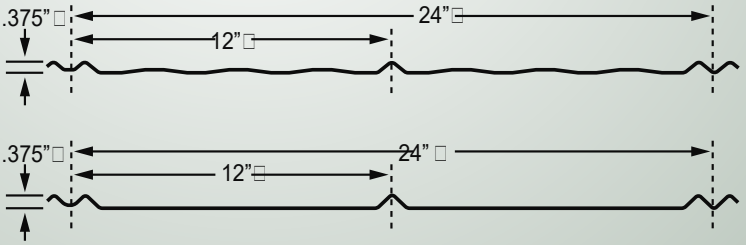
Minimum Slope: 2 / 12

Panel Pro le: 24" net coverage, 5 ribs 12" and 24" on-center, 3/8" high rib

Substrate: Galvalume® steel sheet, conforming to ASTM A792 Aluminum Sheet, 3105 H24, conforming to ASTM B209

Finish: Mil Finish AZ55 Acrylic Coated Galvalume®; 25 year limited warranty

TCM exclusive paint systems: Warranty: 50-year limited paint warranty Core or Max, 25-year limited paint warranty Coastal, or 45 years limited Mill Finish warranty.





Overlap Details

colors

Contact your salesperson for availability.



Benefits

- Superior Enery Star service colors with stability proven through extensive Valspar® testing.
- TCM exclusive Coastal Protector Series for projects with tough environmental locations.
- Enhanced design from maximum leak resistance, low maintenance, long life.
- Recommend Lifetime Screws for weather tight seals and a durable screw head.

TRI COUNTY METALS

Make Your Next Roof Your Last

FLORIDA PRODUCT APPROVALS: A current list of Florida Product Approvals is available on our website. For the most up-to-date Florida Product Approvals, please visit our website: TriCountyMetals.com/ orida-product-approvals/

For other installation con gurations, please inquire with your salesperson for site-speci c accomodations.

Received May 19, 2026
Planning and Building Dept.

TRADITIONAL SERIES 2100

This is where it all began, bringing back the traditional look of a double hung window. The wide stile, primed sash, provides an architectural look that enhances the beauty of your home. With the durability and weather tightness of a precision made wood window, the engineered design will keep out the cold, heat and dust for years to come. The traditional looking window improves the curb appeal of your home and is available in a wide range of design options.

STANDARD FEATURES

1. • 6/4 wide stile sash parts for strength, durability, insulating values.
   • Treated with Wood life 111 water repellent and wood preservative.
2. • Primed exterior and ready for painting
   • Natural interiors ready for painting or staining
   • Continuous routed finger lift for easy operation
3. • Cardinal Low-e 270 11/16" Insulated Glass
   • Boot Glaze sashes design to weep the gathering of moisture
   • Sashes are design to be easily reglazed in case of broken glass
   • Adjustable foam filled weather stripping for a weather tight fit
4. • Dual action sash locks with adjustable keeper for better security
   • Tilt in sashes for ease of cleaning
   • Full 4-9/16" Jambs for better strength and performance
   • Standard PVC brick mould for easy installation
5. • Composite sill and sill nosing
   • White heavy duty bridge back compression jamb liners





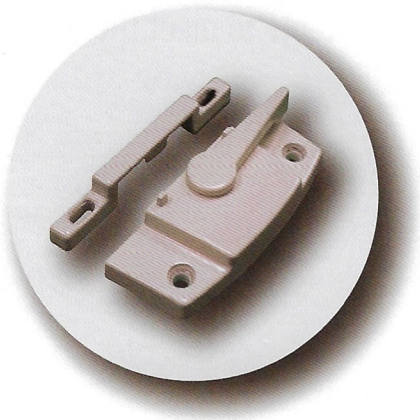
OPTIONAL FEATURES

- Tan Boot Glaze
- Bronze Sash Locks
- GBG bars-White or Tan
- SDL Options - 7/8" & 1-1/8" profile bars, 7/8" Putty
- Cardinal Low-e 366 glass
- Argon Glass
- Factory applied PVC exterior trim: 5/4 x 4, 5/4 x 6
- Extension Jambs
- Tan Jamb liners
- Full Length Screens
- DP50 Performance Upgrades

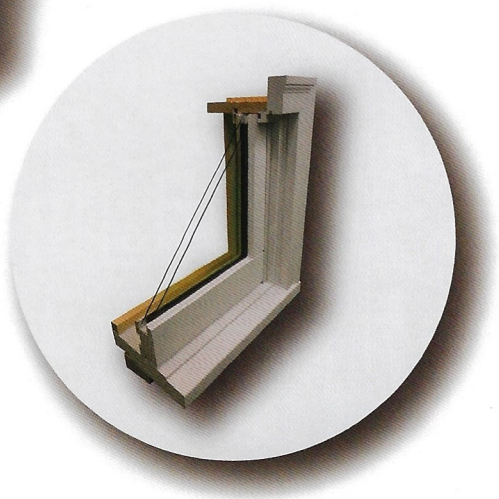
Application Pg. 33
Page 496 of 727

Received May 19, 2026
Planning and Building Dept.

PRIMED WOOD WINDOW







Received May 19, 2026
Planning and Building Dept.



Door 4621LEFRE (IG) in Fir with Modified Ovolo Sticking



Door **512FRE (SG)** in Fir with Modified Ovolo Sticking



Door **46216LTLEFRE (Low-E)** in Fir with Ovolo Sticking



Door **5512FRE IG** in Fir with Modified Ovolo Sticking



Door **410FRE (SG)** in Fir with Ovolo Sticking



Door **5512LEFRE (IG)** in Fir with Ovolo Sticking



Door Warranty, Installation & Care Information

Please see pages 30-34



FRONT DOOR

Application Pg. 35

Received May 19, 2026
Planning and Building Dept.

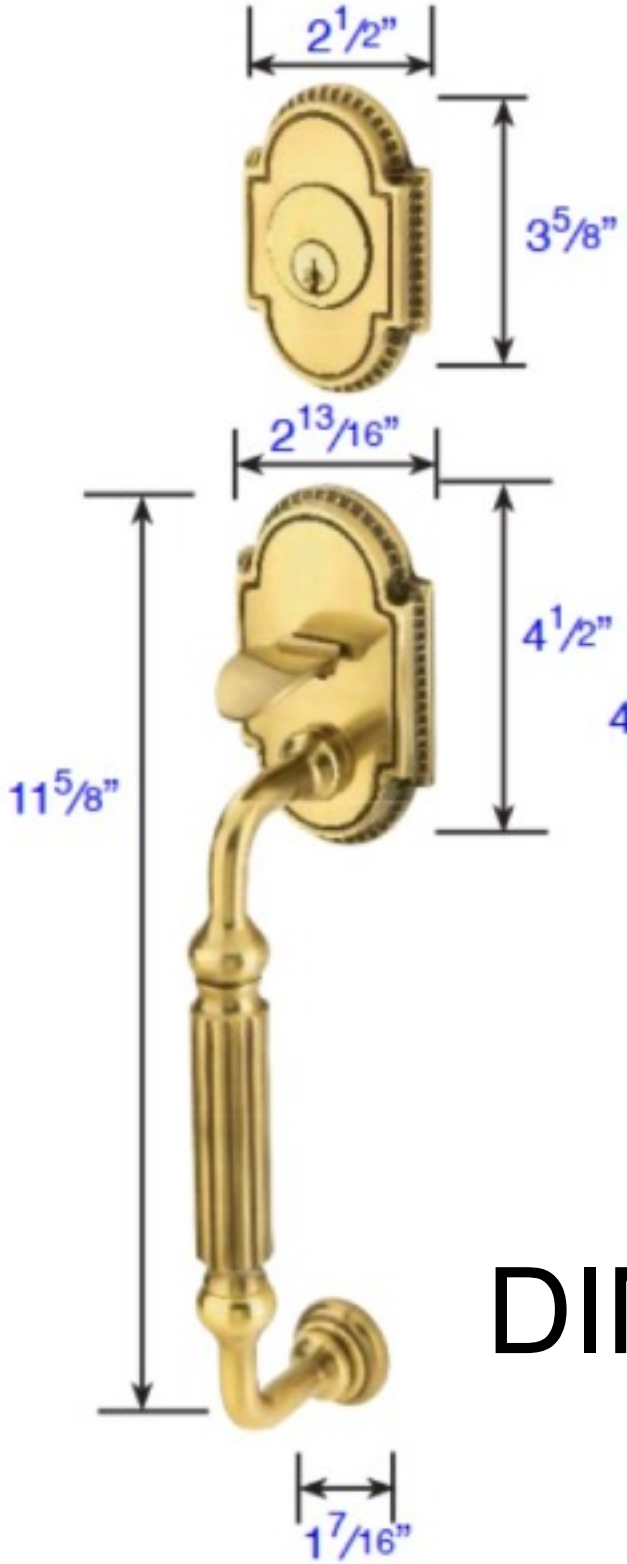


Received May 19, 2026
Planning and Building Dept.

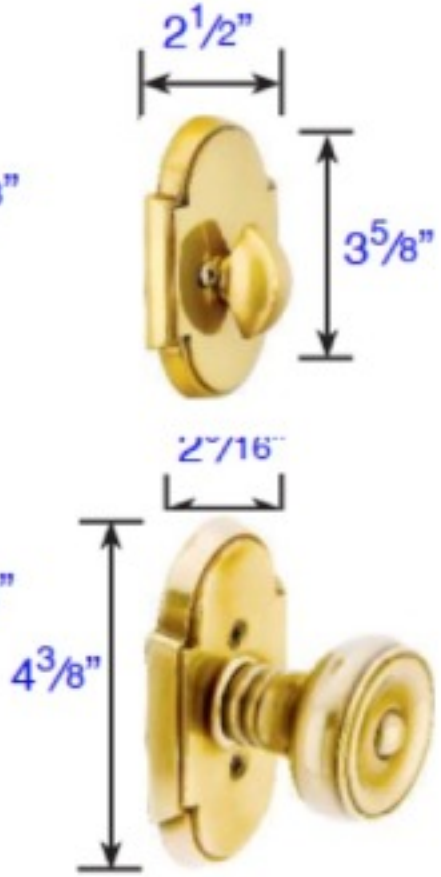


FRONT DOOR HANDLE SET & LOCK□

Received May 19, 2026
Planning and Building Dept.



Knoxville Style
Part # 4310



Standard interior trim
Part # 4310

DIMENSIONS

Received May 19, 2026
Planning and Building Dept.



WOOD SHUTTERS

Received May 21, 2026
Planning and Building Dept.

5/19/2026

To: Tara Presser
From: Bill Hartford – HCSI
Re: Shutter Specifications

We build custom wood shutter to fit any window.

Our painted wood shutters are constructed of Primed Cedar We have used this primed cedar to build shutters for nearly 15 years, with overwhelming success.

The shutter is fully customizable, with the exception of the louver spacing. The rail and stiles or made of 2x materials and the louvers are made from 1x materials. Our standard shutter consist of 2 inch stiles and 3 inch rails, with a 2 inch center rail if desired. These dimensions can be modified to fit the design required.

We commend priming with a slow drying oil based primer,followed by two coats of a qulaity exterior paint.

Please feel free to contact with any other questions..

Thanks,
Bill Hartford

Numbers refer to Sherwin Williams paints

Received May 19, 2026
Planning and Building Dept.



Light Gray Stone
(Match: Mindful Gray SW 7016)



Medium Gray Stone
(Match: Dorian Gray SW 7017)



Dark Gray Stone
(Match: Anonymous SW 7046)



Light Slate
(Match: Online SW 7072)



Medium Slate
(Match: Software) SW 7074)



Dark Slate
(Match: Web Gray SW 7075)



Light Brownstone
(Match: Sensational Sand SW 6094)



Medium Brownstone
(Match: Toasty SW 6095)



Dark Brownstone
(Match: Grounded SW 6089)



Rookwood Dark Red
SW 2801



Rookwood Red
SW 2802



Rookwood Terra Cotta
SW 2803

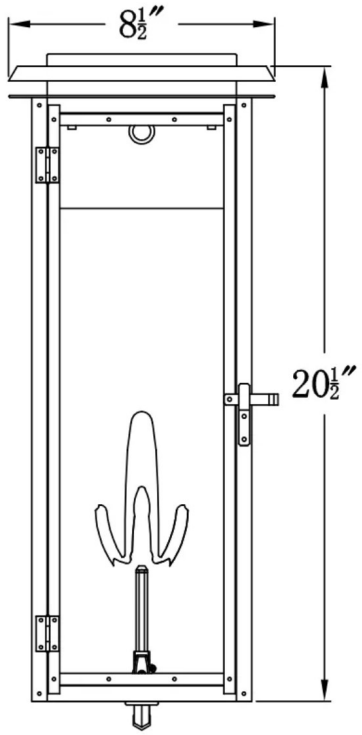
Received May 19, 2026
Planning and Building Dept.

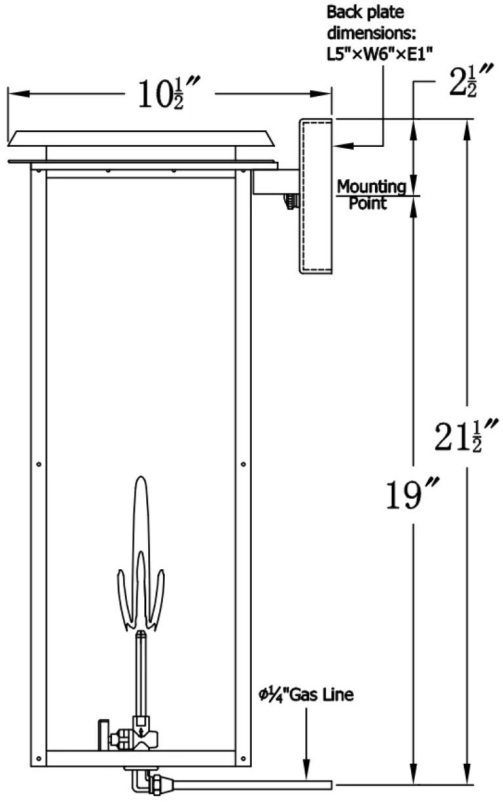


GAS LANTERN

Received May 19, 2026
Planning and Building Dept.

HYLAND 21 Gas (HL-21G)
Standard Wall Mount





The CopperSmith		
Product Description	Drawing Description	9152 Hard Drive Foley Alabama 36536
Burner:Single	REV:A/0	
Gas Valve Name:VNG(P)70	Date:03/11/2022	SKU Number:HL-21G
	Drawing by:Jason Huang	Product Name:Hyland 21 Gas

Application Pg. 43

Received May 19, 2026
Planning and Building Dept.



BRICK PAVERS

Received May 19, 2026
Planning and Building Dept.



THIN BRICK VENEER

Received May 21, 2026
Planning and Building Dept.

Tree Medic
Tree Surgeons, Inc.

Phone: (904) 794-0003 • treemedicoffice@yahoo.com
Quality Work, Quick Response, 24 Hour Storm & Emergency Service

TREE EVALUATION **05/19/26**
Attention: Tara Presser
Palm Row
St. Augustine, FL 32084

1. **Species, 10 Inch diameter Red Cedar**. Condition: fair. Tree has a slight lean and girdling root due to the Camphor tree being adjacent.

There are several wounds on base drunk of the tree that have mostly healed from improper pruning over the years with a machete.

This tree is covered by vines (Virginia creeper) as well as Smylax.

Looking at the plans for the Home with a two-story structure, I do not see a way to save or protect the tree. The south corner and the stem wall will be within 6 inches of the Trees trunk.

Bridging the root system unfortunately will not accommodate the canopy which is mostly growing to the west, towards the structure.

My recommendation is removal prior to construction to avoid the death of the tree and nullifying the anci300 standards for root pruning distance.

2. **Species: 39 inch diameter Camphor tree**. This tree is invasive and has been cut back over the last 20 years severely. This tree is recommended for removal prior to Construction.

In closing, most of the trees on the property are Golden Rain trees with the one exception being an 8 inch diameter Southern Magnolia to the north. There is also a misidentified tree in the center of the lot that is listed as a Hickory but is actually a Southern Pecan. This tree has a severe decay problem especially in the canopy. Removal is recommended.

Edward Conlon
ISA Certified Arborist FL0829A
Owner and consulting Arborist
Tree Medic Tree Surgeons, Inc.
ISA Florida Tree Risk Assessment Qualified FL/6/14-present

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2026 Meeting



Application: HP2026-0039 Address: 153 Washington Street

BCR, Inc – Applicant Lynn Marie Shramek – Owner

Project description: For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including removal and replacement of existing metal panel roofing material with new metal panels of a different design.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02361
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1917-1924
Archaeology Zone:	IIB	Zoning District:	RS-2
Parcel number:	2002500000		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the east side of Washington Street along Lake Maria Sanchez, this Frame Vernacular residence was constructed c. 1917-1924 and contributes to the Lincolnville National Register Historic District. The building features a steeply pitched side gable metal roof with dormers extending from the eastern slope facing the lake. Sanborn Fire Insurance Map research indicates the original roof may have been a composition material. A 5V-crimp metal roof was installed by the time the 1980 Florida Master Site File survey was being conducted.

The applicant is seeking approval replace the existing 5v-crimp metal panel roof with a 1" standing seam metal roof.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of 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 **153 Washington Street** if the Board finds that:

1. The proposed replacement metal roof maintains the historic character and integrity of the structure and is compatible with the historic structure's building envelope
2. Replacement of the 5v crimp design with the proposed standing seam design will not compromise the overall historic character and integrity of the structure or Lincolnville NRHD.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Partial demolition to include:
    a. Removal of existing 5v crimp metal panels
    b. Replacement with new GulfLok metal 1" standing seam striated panel

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 Lincolnville 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. Though set back from the street, the building is greater in mass and scale to immediately adjacent residences. The steep side gable roof is oriented so that a large expanse of roof is visible from both Washington Street and across Lake Maria Sanchez.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The existing 5v metal panel design is most appropriate to the time period and architectural style of the building, according to the Architectural Guidelines for Historic Preservation (AGHP), and is a common roof panel design within Lincolnville and throughout St. Augustine.

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 proposed replacement material is a 1" standing seam striated metal roof panel. While standing seam roofs were used historically, they were not a common feature of residential structures in St. Augustine where 3v, 5v, and corrugated metal were the most common metal roof styles for residential structures. The AGHP specifically calls out "Galvalume or galvanized steel 5-V crimp, unpainted metal roof" and "Corrugated, unpainted galvanized or aluminum metal roof (such as the wavy or S-profile of the 'Patented Galvanised Iron' roofs in an 1854 catalog described by the National Park Service Publication Roofing for Historic Buildings)" as the two administratively approvable metal roof designs for Frame Vernacular structures. The proposed standing seam panel is available in both 12" and 16" widths with smooth or striated finishes. The 16" width striated panel appears to be proposed for this project. The Board must determine whether the proposed GulfLok standing seam system is appropriate for the Frame Vernacular contributing structure. No finish color was provided with this application. While colors are not generally regulated in this area, a galvalume or unpainted finish is most appropriate for the historic structure. The Silver finish, often widely used, is generally glossier than is appropriate for historic structures.

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 it contributes to its district.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. The shift from 5v crimp to standing seam would replace a historically common roof style with one not often seen on residential structures within the 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 Frame Vernacular structure that has seen some modifications over time but currently retains a historically appropriate style of metal roof representative of the materials accessible to earlier residents of the area.

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 5v crimp metal panel roof material is commonly found throughout St. Augustine which is indicative of its widespread use, particularly as wood shingles were phased out in preference of more fire resistant materials.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** The existing metal roof design is still widely available, and many hold equivalent Florida Product Approval ratings to more modern metal panel designs. Replacement with the proposed striated standing seam metal roof will look significantly different.

11. ***The justification for the proposed partial demolition.*** Standing seam roofs have been commonly requested over 5v crimp roofs because they utilize concealed fasteners that reduce the likelihood for leaks and can increase roof longevity. The striated pattern prevents oil-canning—warping of the flat portions of the roof—which building owners sometimes consider visually undesirable. Wider panel widths are generally preferred for ease of installation.

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 1924, 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 roof material does not use in-kind features or match architectural elements of previously existing roof material.

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
4. Metal Panel Profile Comaprison

STAFF PHOTOGRAPHS
153 Washington Street



Front (west) Elevation

STAFF PHOTOGRAPHS
153 Washington Street



Front (west) Elevation of house and north elevation of detached structure

STAFF PHOTOGRAPHS
153 Washington Street



Front (west) Elevation of house and north elevation of detached structure

STAFF PHOTOGRAPHS
153 Washington Street



Close-up of western roof slope

STAFF PHOTOGRAPHS
153 Washington Street



Southeast Elevation

STAFF PHOTOGRAPHS
153 Washington Street



East Elevation

STAFF PHOTOGRAPHS
153 Washington Street



Northeast Elevation

STAFF PHOTOGRAPHS
153 Washington Street



Nearby Rib Panel (left) and 5v-crimp panel (right) Examples
No Standing Seam Panel Examples in Immediate Area

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 2361 1009==

Site Name: 153 Washington Street 830== Survey Date: 7808 820==

Address: 153 Washington Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 38B (block) 26 (lot) 868==

Meeting St SJ 3248 868==

Owner of Site: Name: Allen, J. B. Lawrence;

Address: 153 Washington Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469960 (easting) 3305690 (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==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1924 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, weatherboard

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

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

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed, dormer, porches 942==

Porches & Balconies:

942==

Chimney Location: End, exterior, ridge 942==

Materials: (882)

Chimney: Brick 882==

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

Ornament Exterior:

882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Residential 864==

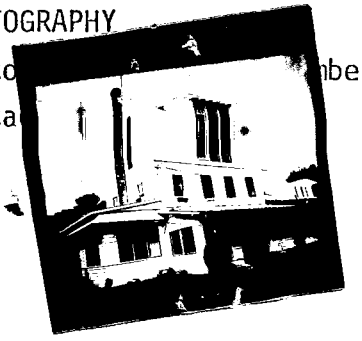
Relationship to Surroundings: Fronts on Maria Sanchez Lake

859==

III. PHOTOGRAPHY

Photo bers: 860==

Conta



IV. SIGNIFICANCE

Areas of Significance: Architecture, Railroads

920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular residence at 153 Washington Street (formerly 48 Venancio) was constructed between 1917 and 1924 and fronts on Maria Sanchez Lake.

The area along the west side of Maria Sanchez Lake is one of the most distinctive 20th century residential neighborhoods in St. Augustine. Layout, planning, landscaping, and natural beauty combine to give the area its uniqueness. The development dates from the 1920's in an area then called Water Park. The most singular feature is that the road runs behind the houses and the only thing between the front of the houses and the lake is a walkway called Venancio. The houses have had addresses on both Washington Street and Venancio over the years. The houses are mostly one-story and wood frame (though there are larger ones at the south end of the block) and owe their influence to the Bungalow and Colonial Revival styles popular at the time. Most of the houses have (or have acquired over the years) porches or a great deal of glass overlooking Maria Sanchez Lake. Many have garages or outbuildings facing Washington Street. Some of the houses have foundations of locally produced coquina concrete block, popular in St. Augustine construction in the 1920's and 1930's. This area sits on the borderline of traditional White and Black neighborhoods and is within walking distance from the downtown area.

HISTORY

Until the late 19th century, this block fronting Maria Sanchez Lake formed the western bank of the Creek bearing the same name. After the Civil War, the community of Africa, later called Lincolnville, soon developed along the northern part of the marshes as newly-freed Blacks began renting the property from the city.(1) In the early 1890's the St. Augustine Water Park Association, a local subsidiary of Heth Canfield's St. Augustine Improvement Company, acquired the marshlands and began converting the area south of St. Francis Street into a waterfront park. By 1897 the creek was widened and deepened, and the dredged earth was used to build a high bank around the lake. The plan to make three lakes, surrounded by a broad driveway and tropical plants, crossed by several bridges, and lined with "handsome villas" was not fully implemented, although the Improvement Company subdivided the embankment and generally modest residences were constructed between 1917 and 1940.(2)

(over)

V. BIBLIOGRAPHY

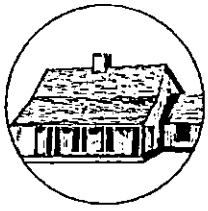
1. St. Johns County Courthouse, Deed Records, Book R. p. 298; 1885 and 1894 Birds-Eye Views; Constance Fennimore Woolson, "The Ancient City," Harper's New Monthly Magazine, CCXCV (1874-75), pp. 1-23, 165-185.

2. Tatler, January 27, 1894, p. 2; April 7, 1894, p. 4; January 12, 1895, p. 18; January 26, 1895, p. 20; February 13, 1897, p. 16; Sanborn Fire Insurance Maps, 1910-1958.

3. St. Augustine City Directory, 1924-25.

The house at 153 Washington Street was once the residence of Henry McCarrel, architect for the Florida East Coast Railway Company.(3)

☐ Original
☒ Update



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

Site#8 SJ02361
Field Date 12-9-2020
Form Date 1-11-2021
Recorder # MAP

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) 153 Washington 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:	153		Washington	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 # 2002500000 — Landgrant _____
Subdivision Name City of St. Augustine — 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: 1924 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1924 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1924 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature: 2nd story wing addn, 1st floor porch
Additions: ☒yes ☐no ☐unknown Date: _____ Nature: 2nd story porch,
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Quigley Renate K

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Central Block, 1 wing — Number of Stories: 2
Exterior Fabric(s): 1. Wood siding 2. _____ 3. _____
Roof Type(s): 1. Gable 2. Flat 3. _____
Roof Material(s): 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed dormer 2. _____
Windows (types, materials, etc.)

full length single pane grouped windows and sliding glass doors, replacement windows

Distinguishing Architectural Features (exterior or interior ornaments)

horizontal siding, side facing gable roof, shed dormer, 2nd story porch added, 1st story porch un-enclosed, 2nd story addn above wing

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

fronts Lake, mature trees and manicured lawn, rear fronts Washington Street, detached front facing gable single car garage on Washington Street

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02361

DESCRIPTION (continued)

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

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

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

Foundation Material(s): 1. Poured Concrete Footing 2. _____

Main Entrance (stylistic details)

multiple entries, paired segmental arch doors w multi lights, sliding glass doors,

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

2 story porch added since last recording, 1st floor open w rounded columns, 2nd story w square wood railings w decorative pattern, no shelter

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

Narrative Description of Resource

This 1924 2 story Frame Vernacular style building is in good condition, and has a Gable roof and Wood siding 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)

This building's mass and form has been significantly altered since its last recording.

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)

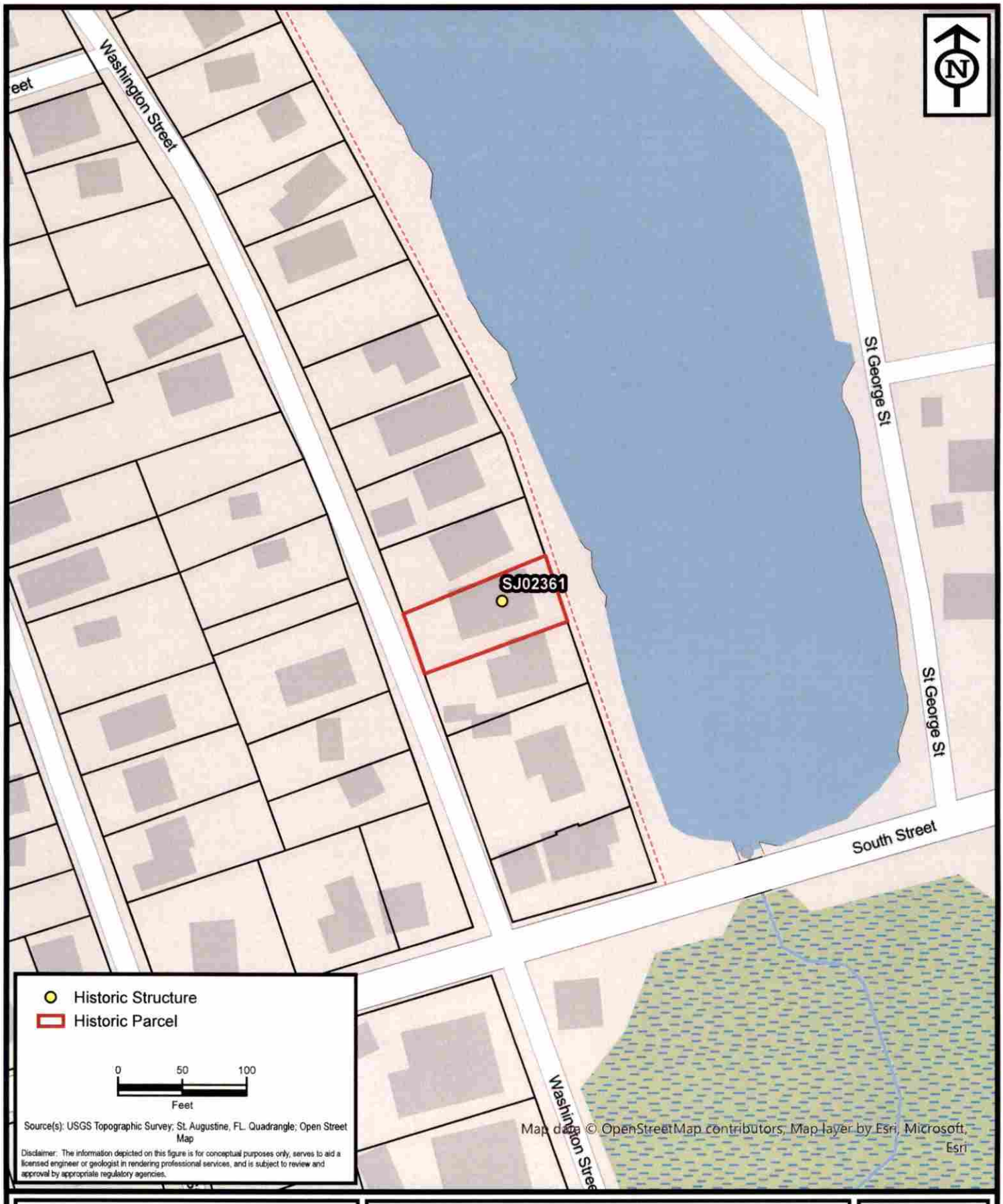
Required Attachments

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

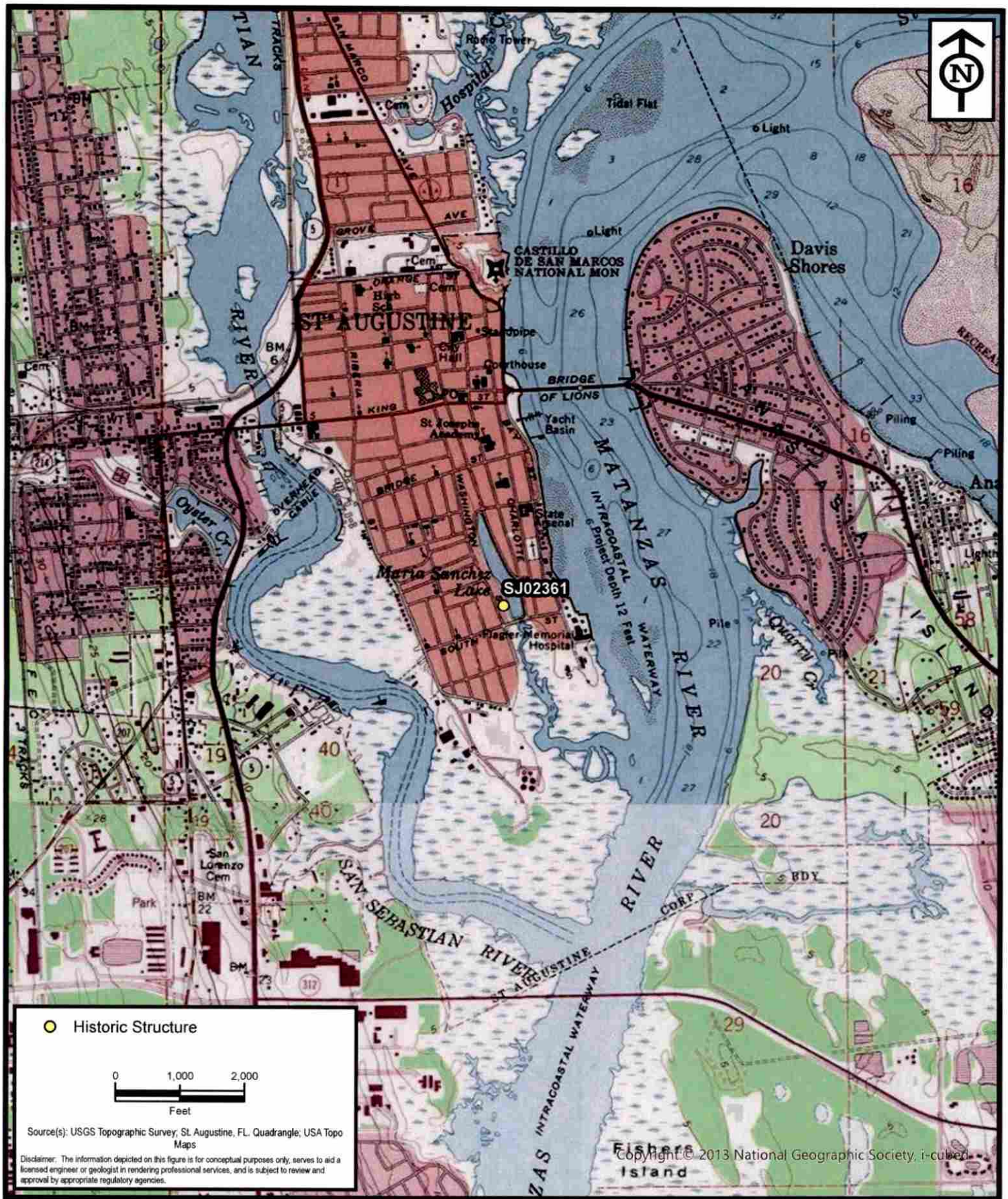
Parcel Location - SJ02361

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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Date	Jan 2021
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Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 1/10/2021 12:21 PM



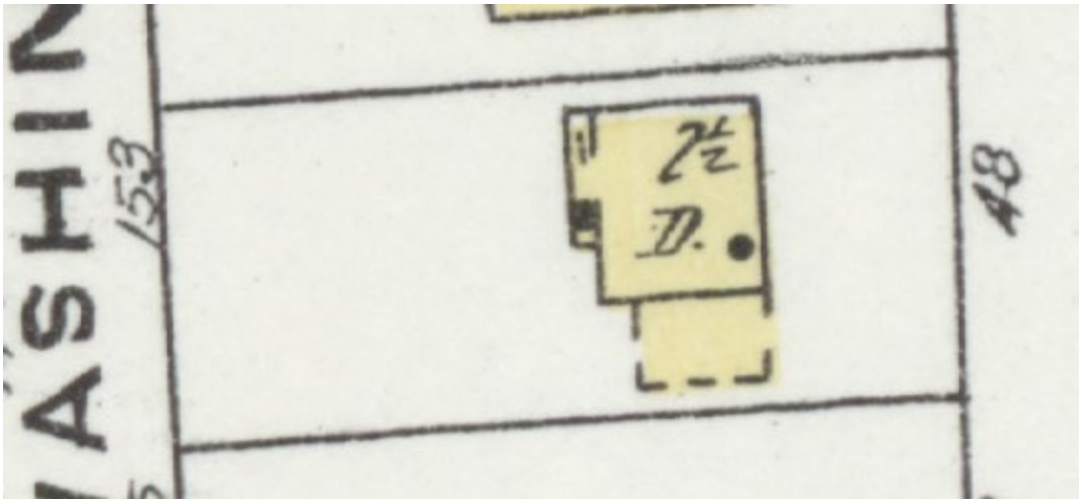
Staff Report Pg. 23



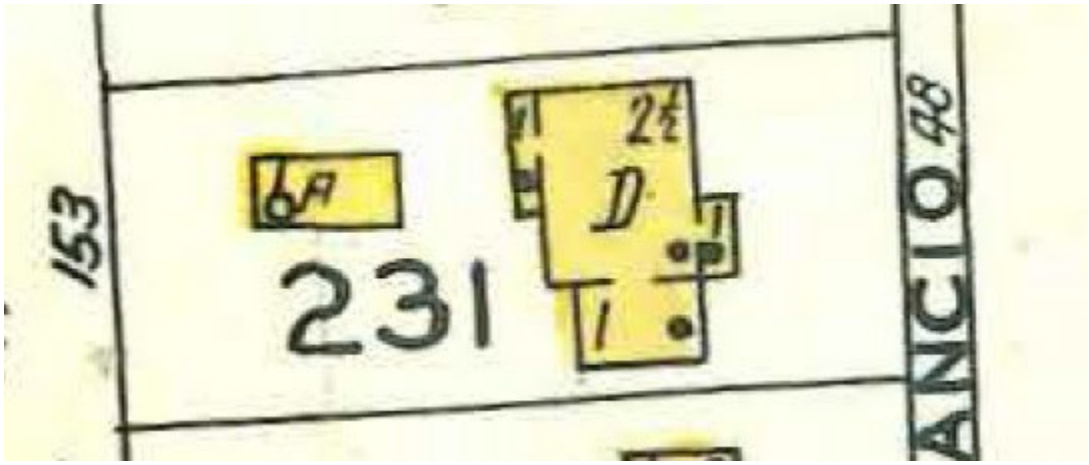




SANBORN MAPS
153 Washington Street



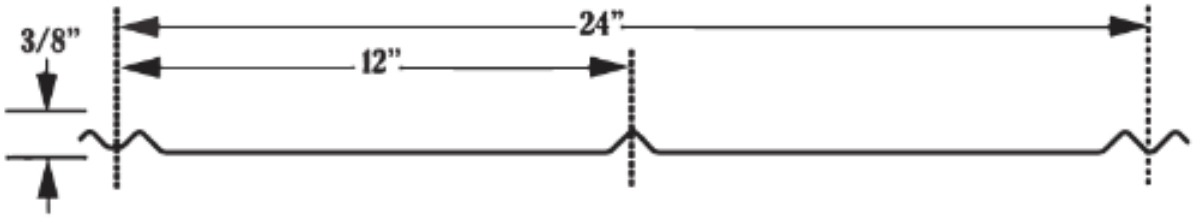
1924



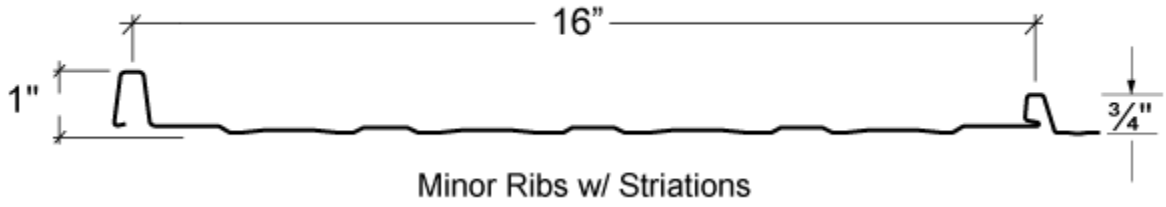
1930 updated to 1965

METAL PANEL PROFILE COMPARISON

EXISTING 5V-CRIMP PANEL



PROPOSED 1" STANDING SEAM STRIATED PANEL



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2026-0039 **Meeting Date: Thursday, June 18, 2026**

1. NAME OF APPLICANT: Bobby Campbell
   Business (if applicable):
   Address: 117 Guthrie Rd
   City: Green Cove Springs State: FL Zip Code: 32043
   Daytime Telephone: Available on request E-Mail Address: Available on request

2. NAME OF PROPERTY OWNER: Lynn Shramek
   Business (if applicable):
   Address: 153 Washington St
   City: St Augustine State: FL Zip Code: 32082
   Daytime Telephone: Available on request E-Mail Address: Available on request

3. PROJECT LOCATION: 153 WASHINGTON ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 2-72 CITY OF ST AUGUSTINE LOT 26 OF SUB OF LOT 3 BLK 38-B OR6352/1988

5. SCOPE OF WORK: for partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including removal and replacement of existing metal panel roofing material with new metal panels of a different design.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Proposed Replacement Building/Feature Specifications

Received May 19, 2026
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: 153 Washington St, St Augustine, FL 32084

Applicant's Name: BCR, Inc - Bobby Campbell Applicant's Signature: [signature]

Owner's Name: Lynn Lynee Shramek Owner's Signature: [signature]

Owner's Name: DOROTHY SHIPLEY Owner's Signature: [signature]

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

(Can add additional signature page if needed)

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

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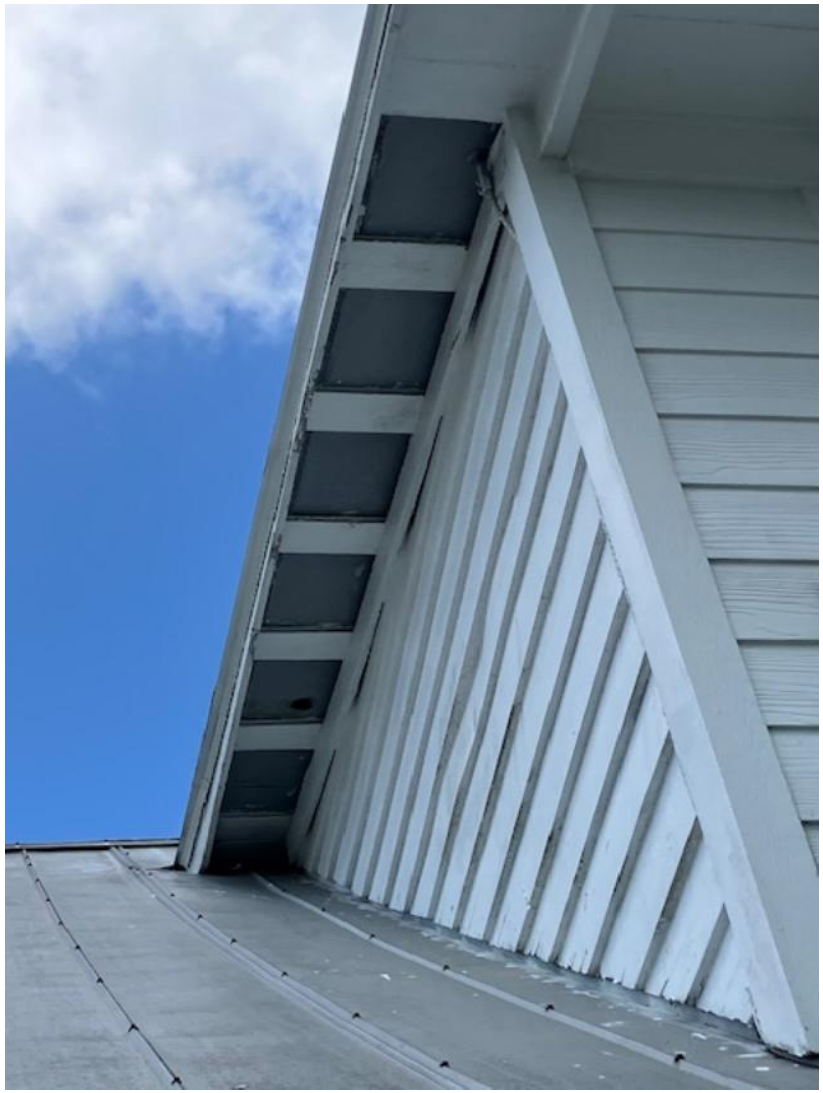

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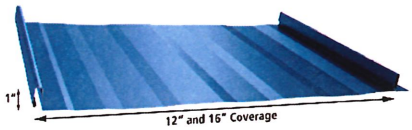
METAL ROOFING PRODUCTS

FL33818.01-R5

GulfLok™



Gulf Coast Supply & Manufacturing 14229 SW 2nd Pl G30, Newberry FL 32669

Product Description: Nailstrip standing seam panel with nominal 16" max coverage and nominal rib height of 1".

Product Material: 24ga (min) or 26ga (min) steel (corrosion resistant per FBC 1507.4.3 where required), or nominally 0.032" aluminum or thicker or nominally 0.040" aluminum or thicker.

Fastener: #10 x 1-inch or #12 x 1-inch fastener *Compliant with FBC 1506.6 where required.*

Maximum Allowable Loads & Installation Requirements:

System No	Deck/Substrate	Roof Panel	Panel Attachment	Allowable Pressure (psf)
GL-1	15/32" (min) plywood or ¾" (min) wood plank	26ga (min) GulfLok panel with 16" (max) coverage.	#12 fastener in every slot (±5-3/16" o.c.). Install over self-adhering underlayment	-61
GL-2	15/32" (min) plywood or ¾" (min) wood plank	26ga* (min) GulfLok panel with 16" (max) coverage.	#10 fastener in every slot, ±5-1/8" o.c.	-63.5
GL-3	15/32" (min) plywood or ¾" (min) wood plank	26ga* (min) GulfLok panel with 16" (max) coverage.	#10 fastener in every slot, ±5-1/8" o.c. with Titebond Metal Roof Sealant or similar applied to male rib.	-121.75
GL-4	15/32" (min) plywood or ¾" (min) wood plank	26ga* (min) GulfLok panel with 16" (max) coverage.	24ga, 24" long clip along entire panel length with #10 fasteners through clip into every slot, ±5-1/8" o.c.	-161

A factor of safety of 2 has been applied.
**Grade 80*

LOCKE D. BOWDEN LICENSE No. 49704 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Locke D. Bowden
Date: 2024.05.16 13:21:56 -05'00'

Evaluated by:
David Eng, PE
Timberlake Cove, LLC
1317 Edgewater Dr, Ste 2339
Orlando FL
FL PE 81377 | FL CA 37675
www.TimberLakeCove.com

DAVID E. ENG LICENSE No. 81377 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by David E Eng
Date: 2024.05.01 21:33:49-04'00'

This item has been digitally signed and sealed by D.E. Eng, PE, on the date indicated. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

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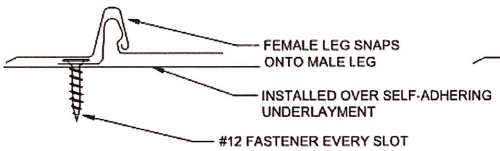
Maximum Allowable Loads & Installation Requirements:

System No	Deck/Substrate	Roof Panel	Panel Attachment	Allowable Pressure (psf)
GL-5	15/32" (min) plywood or ¾" (min) wood plank	24ga (min) GulfLok panel with 16" (max) coverage.	#10 fastener in every other slot, ±10-1/4" o.c.	-81.75
GL-6	15/32" (min) plywood or ¾" (min) wood plank	24ga (min) GulfLok panel with 16" (max) coverage.	#10 fastener in every slot, ±5-1/8" o.c.	-96.75
GL-7	15/32" (min) plywood or ¾" (min) wood plank	Nominally 0.032" or thicker aluminum GulfLok panel with 16" (max) coverage.	#10 fastener in every slot, ±5-1/8" o.c.	-78.5
GL-8	15/32" (min) plywood or ¾" (min) wood plank	Nominally 0.032" or thicker aluminum GulfLok panel with 16" (max) coverage.	#10 fastener in every slot, ±5-1/8" o.c. with Titebond Metal Roof Sealant or similar applied to male rib.	-116
GL-9	19/32" (min) plywood or ¾" (min) wood plank	Nominally 0.040" or thicker aluminum GulfLok panel with 16" (max) coverage.	#10 fastener in every slot, ±5-1/2" o.c. with panel installed over self-adhering underlayment	-108.5

A factor of safety of 2 has been applied.

GL-1



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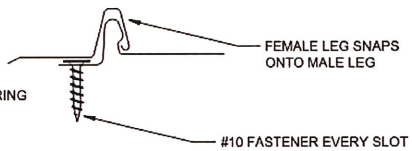

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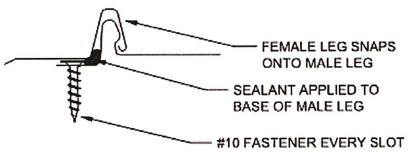

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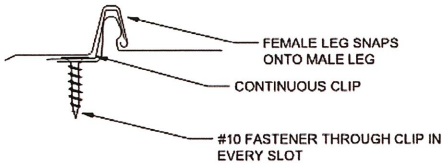

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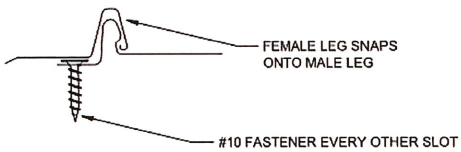

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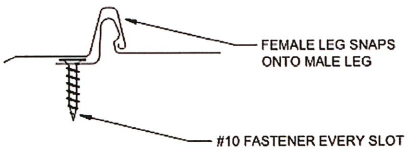

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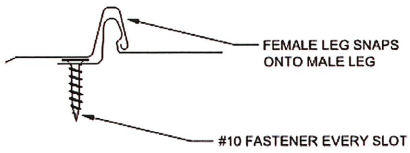

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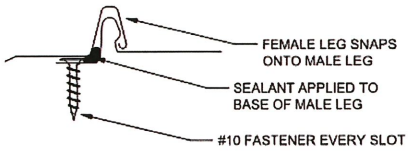

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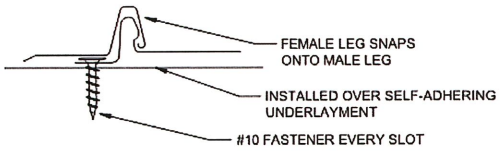

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Underlayment: Comply with local building code or FBC 1507.1.1 where required.

Slope: Comply with local building code or FBC 1507.4.2 where required.

Re-Roofing: This panel may be installed over a single layer of existing shingles as permitted by local building code or FBC 1511, provided the existing roof meets the conditions required by the applicable code.

Fire Barrier: Comply with FBC 1516.1 and 1516.2 where required. Optional where not required by code.

Insulation (optional): ISO board or other insulation is permitted between steel deck and panels. Increase fastener length to penetrate ¼" beyond underside of substrate. Comply with FBC 1508 and 1519.11 where required.

Compliance Statement: This product as described has demonstrated compliance with Florida Building Code 2023, 1504.3.2 (**non-HVHZ**), as required by FL Rule 61G20-3, method 1D.

This product as described has been tested and demonstrated compliance with:
• UL580 – Test for Uplift Resistance of Roof Assemblies
• UL 1897 – Uplift test for roof covering systems

Technical Documentation:

- Force Engineering (TST-5328), UL 580, reports 117-0301T-10A-C, 117-0089T-05, 117-0337T-10A-C, 117-0002T-24A
- Architectural Testing/Intertek (TST 1527), UL 580, reports B9000.01-450-18, I1593.01-450-44

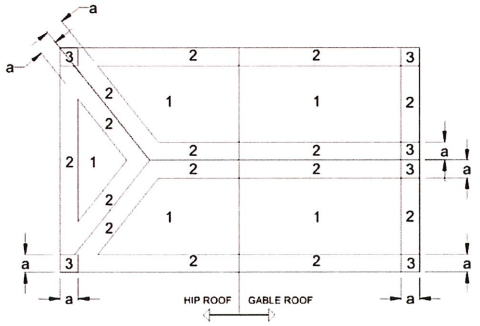
Design Process: Compare the maximum allowable loads to the ASD uplift pressures for the project to determine sufficiency and installation requirements. Alternatively, as an option, the load tables in this report may be used to identify the pressure required for roofs within the parameters described.
For roofs outside of the listed parameters, design wind loads shall be determined as required by FBC 1609, ASCE 7, or other design code in force, using allowable stress. These load tables are based on ASCE 7-22. Use of these tables assumes that the structure is: Enclosed, partially enclosed, or partially open and conforms to wind-borne debris provisions and is a regular shaped building and is not subject to across-wind loading, vortex shedding, or instability; nor does it have a site location for which channeling or buffeting warrant consideration
Engineering analysis may be completed by other licensed engineers for project specific approval by local authorities having jurisdiction.

Certification of Independence: David Eng, PE and Timberlake Cove, LLC do not have, nor will acquire a financial interest in any company manufacturing or distributing products under this evaluation. The same entities do not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.
Exclusions and Limitations: Design of deck and roof structure (to include attachment of substrate) shall be completed by others. Fire classification and shear diaphragm design are outside the scope of this evaluation. Accelerated weathering/salt spray is outside the scope of this evaluation.
This report is limited to compliance with structural wind load requirements of FBC 1504.3.2, as required by Rule 61G20-3. Neither Timberlake Cove nor the manufacturer shall be responsible for any conclusions, interpretations, or designs made by others based on this evaluation report. This report is limited solely to documenting compliance with Rule 61G20-3, and makes no express or implied warranty regarding performance of this product. Installation shall be subject to the local building code and authority having jurisdiction; this report shall not be construed to supersede local codes in force.

Received May 19, 2026
Planning and Building Dept.

GulfCoast SUPPLY & MANUFACTURING
METAL ROOFING PRODUCTS

Allowable Design Pressures required for Gable and Hip Roofs in **Exposure B** with roof slope between 2:12 and 12:12										
Building Type	**Zone**	**Mean Roof Height (ft)**	**Ultimate Windspeed (mph)**								
			120	**130**	**140**	**150**	**160**	**170**	**180**	**190**	**200**
Enclosed or Partially Open	**1**	**20**	-25.4	-29.8	-34.6	-39.7	-45.2	-51.0	-57.2	-63.7	-70.6
		25	-27.1	-31.7	-36.8	-42.3	-48.1	-54.3	-60.9	-67.8	-75.1
		30	-28.7	-33.7	-39.0	-44.8	-51.0	-57.6	-64.6	-71.9	-79.7
		40	-30.3	-35.6	-41.3	-47.4	-53.9	-60.9	-68.2	-76.0	-84.2
		50	-32.4	-38.0	-44.1	-50.6	-57.6	-65.0	-72.9	-81.2	-89.9
		60	-34.0	-39.9	-46.3	-53.2	-60.5	-68.3	-76.5	-85.3	-94.5
	2	**20**	-33.6	-39.4	-45.7	-52.5	-59.7	-67.4	-75.5	-84.2	-93.3
		25	-35.7	-41.9	-48.6	-55.8	-63.5	-71.7	-80.4	-89.6	-99.3
		30	-37.9	-44.5	-51.6	-59.2	-67.4	-76.1	-85.3	-95.0	-105.3
		40	-40.1	-47.0	-54.5	-62.6	-71.2	-80.4	-90.2	-100.4	-111.3
		50	-42.8	-50.2	-58.2	-66.8	-76.0	-85.8	-96.2	-107.2	-118.8
		60	-44.9	-52.7	-61.2	-70.2	-79.9	-90.2	-101.1	-112.7	-124.8
	3	**20**	-44.1	-51.7	-60.0	-68.8	-78.3	-88.4	-99.1	-110.5	-122.4
		25	-46.9	-55.0	-63.8	-73.3	-83.4	-94.1	-105.5	-117.6	-130.3
		30	-49.7	-58.4	-67.7	-77.7	-88.4	-99.8	-111.9	-124.7	-138.2
		40	-52.6	-61.7	-71.6	-82.2	-93.5	-105.5	-118.3	-131.8	-146.1
		50	-56.1	-65.9	-76.4	-87.7	-99.8	-112.7	-126.3	-140.7	-156.0
		60	-59.0	-69.2	-80.3	-92.2	-104.9	-118.4	-132.7	-147.9	-163.8
Partially Enclosed	**1**	**20**	-29.7	-34.9	-40.5	-46.4	-52.8	-59.7	-66.9	-74.5	-82.6
		25	-31.6	-37.1	-43.1	-49.4	-56.3	-63.5	-71.2	-79.3	-87.9
		30	-33.6	-39.4	-45.7	-52.4	-59.7	-67.4	-75.5	-84.1	-93.2
		40	-35.5	-41.6	-48.3	-55.4	-63.1	-71.2	-79.8	-88.9	-98.5
		50	-37.9	-44.4	-51.6	-59.2	-67.3	-76.0	-85.2	-94.9	-105.2
		60	-39.8	-46.7	-54.2	-62.2	-70.7	-79.9	-89.5	-99.8	-110.5
	2	**20**	-37.9	-44.5	-51.6	-59.2	-67.3	-76.0	-85.2	-95.0	-105.2
		25	-40.3	-47.3	-54.9	-63.0	-71.7	-80.9	-90.7	-101.1	-112.0
		30	-42.8	-50.2	-58.2	-66.8	-76.0	-85.8	-96.2	-107.2	-118.8
		40	-45.2	-53.1	-61.5	-70.6	-80.4	-90.7	-101.7	-113.4	-125.6
		50	-48.3	-56.7	-65.7	-75.4	-85.8	-96.9	-108.6	-121.0	-134.1
		60	-50.7	-59.5	-69.0	-79.2	-90.2	-101.8	-114.1	-127.1	-140.9
	3	**20**	-48.4	-56.8	-65.8	-75.6	-86.0	-97.1	-108.8	-121.3	-134.4
		25	-51.5	-60.4	-70.1	-80.5	-91.5	-103.3	-115.9	-129.1	-143.0
		30	-54.6	-64.1	-74.3	-85.3	-97.1	-109.6	-122.9	-136.9	-151.7
		40	-57.7	-67.8	-78.6	-90.2	-102.6	-115.9	-129.9	-144.7	-160.4
		50	-61.6	-72.3	-83.9	-96.3	-109.6	-123.7	-138.7	-154.5	-171.2
		60	-64.8	-76.0	-88.1	-101.2	-115.1	-130.0	-145.7	-162.3	-179.9



a: 10% OF LEAST HORIZONTAL DIMENSION OR 0.4h, WHICHEVER IS SMALLER, BUT NOT LESS THAN EITHER 4% OF LEAST HORIZONTAL DIMENSION OR 3FT (0.9M) OR AS DETERMINED BY DESIGN OR OTHER APPLICABLE CODE

ROOF ZONES FOR GENERIC BUILDING

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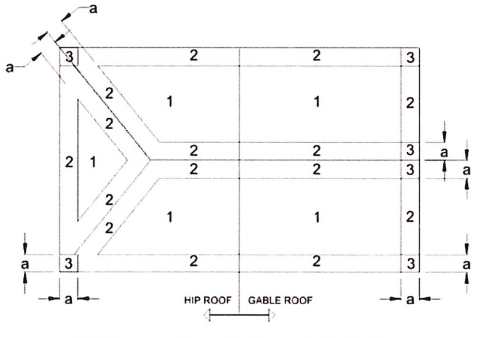
Received May 19, 2026
Planning and Building Dept.

GulfCoast SUPPLY & MANUFACTURING
METAL ROOFING PRODUCTS

Allowable Design Pressures required for Gable and Hip Roofs in **Exposure C** with roof slope between 2:12 and 12:12										
Building Type	**Zone**	**Mean Roof Height (ft)**	**Ultimate Windspeed (mph)**								
			120	**130**	**140**	**150**	**160**	**170**	**180**	**190**	**200**
Enclosed or Partially Open	**1**	**20**	-36.9	-43.3	-50.2	-57.6	-65.6	-74.0	-83.0	-92.5	-102.5
		25	-38.5	-45.2	-52.4	-60.2	-68.5	-77.3	-86.7	-96.6	-107.0
		30	-40.2	-47.1	-54.7	-62.8	-71.4	-80.6	-90.4	-100.7	-111.6
		40	-42.6	-50.0	-58.0	-66.6	-75.8	-85.5	-95.9	-106.9	-118.4
		50	-44.7	-52.4	-60.8	-69.8	-79.4	-89.7	-100.5	-112.0	-124.1
		60	-46.3	-54.4	-63.0	-72.4	-82.3	-92.9	-104.2	-116.1	-128.6
	2	**20**	-48.7	-57.2	-66.3	-76.1	-86.6	-97.8	-109.6	-122.2	-135.4
		25	-50.9	-59.7	-69.3	-79.5	-90.5	-102.1	-114.5	-127.6	-141.4
		30	-53.1	-62.3	-72.2	-82.9	-94.3	-106.5	-119.4	-133.0	-147.4
		40	-56.3	-66.1	-76.6	-88.0	-100.1	-113.0	-126.7	-141.2	-156.4
		50	-59.0	-69.3	-80.3	-92.2	-104.9	-118.4	-132.8	-148.0	-163.9
		60	-61.2	-71.8	-83.3	-95.6	-108.8	-122.8	-137.7	-153.4	-170.0
	3	**20**	-64.0	-75.1	-87.1	-99.9	-113.7	-128.4	-143.9	-160.3	-177.7
		25	-66.8	-78.4	-90.9	-104.4	-118.8	-134.1	-150.3	-167.5	-185.6
		30	-69.6	-81.7	-94.8	-108.8	-123.8	-139.8	-156.7	-174.6	-193.5
		40	-73.9	-86.7	-100.6	-115.5	-131.4	-148.3	-166.3	-185.3	-205.3
		50	-77.5	-90.9	-105.4	-121.0	-137.7	-155.5	-174.3	-194.2	-215.2
		60	-80.3	-94.2	-109.3	-125.5	-142.8	-161.2	-180.7	-201.3	-223.1
Partially Enclosed	**1**	**20**	-43.1	-50.6	-58.7	-67.4	-76.7	-86.6	-97.1	-108.2	-119.9
		25	-45.1	-52.9	-61.3	-70.4	-80.1	-90.4	-101.4	-113.0	-125.2
		30	-47.0	-55.1	-63.9	-73.4	-83.5	-94.3	-105.7	-117.8	-130.5
		40	-49.9	-58.5	-67.9	-77.9	-88.6	-100.1	-112.2	-125.0	-138.5
		50	-52.3	-61.3	-71.1	-81.7	-92.9	-104.9	-117.6	-131.0	-145.2
		60	-54.2	-63.6	-73.7	-84.6	-96.3	-108.7	-121.9	-135.8	-150.5
	2	**20**	-55.0	-64.5	-74.9	-85.9	-97.8	-110.4	-123.7	-137.9	-152.8
		25	-57.4	-67.4	-78.2	-89.7	-102.1	-115.3	-129.2	-144.0	-159.5
		30	-59.9	-70.3	-81.5	-93.6	-106.5	-120.2	-134.7	-150.1	-166.3
		40	-63.5	-74.6	-86.5	-99.3	-113.0	-127.5	-143.0	-159.3	-176.5
		50	-66.6	-78.2	-90.7	-104.1	-118.4	-133.7	-149.9	-167.0	-185.0
		60	-69.0	-81.0	-94.0	-107.9	-122.7	-138.6	-155.4	-173.1	-191.8
	3	**20**	-70.2	-82.4	-95.6	-109.7	-124.8	-140.9	-158.0	-176.0	-195.1
		25	-73.3	-86.1	-99.8	-114.6	-130.4	-147.2	-165.0	-183.9	-203.7
		30	-76.5	-89.7	-104.1	-119.5	-135.9	-153.5	-172.0	-191.7	-212.4
		40	-81.1	-95.2	-110.4	-126.8	-144.3	-162.9	-182.6	-203.4	-225.4
		50	-85.0	-99.8	-115.8	-132.9	-151.2	-170.7	-191.4	-213.2	-236.2
		60	-88.2	-103.5	-120.0	-137.8	-156.7	-176.9	-198.4	-221.0	-244.9



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ROOF ZONES FOR GENERIC BUILDING

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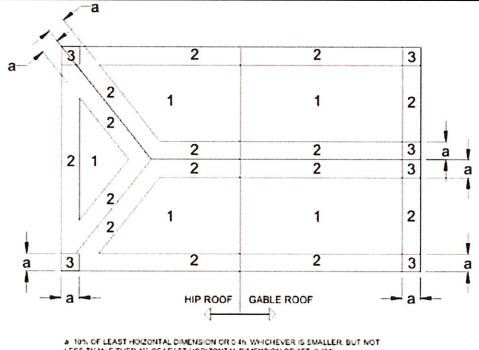
Received May 19, 2026
Planning and Building Dept.

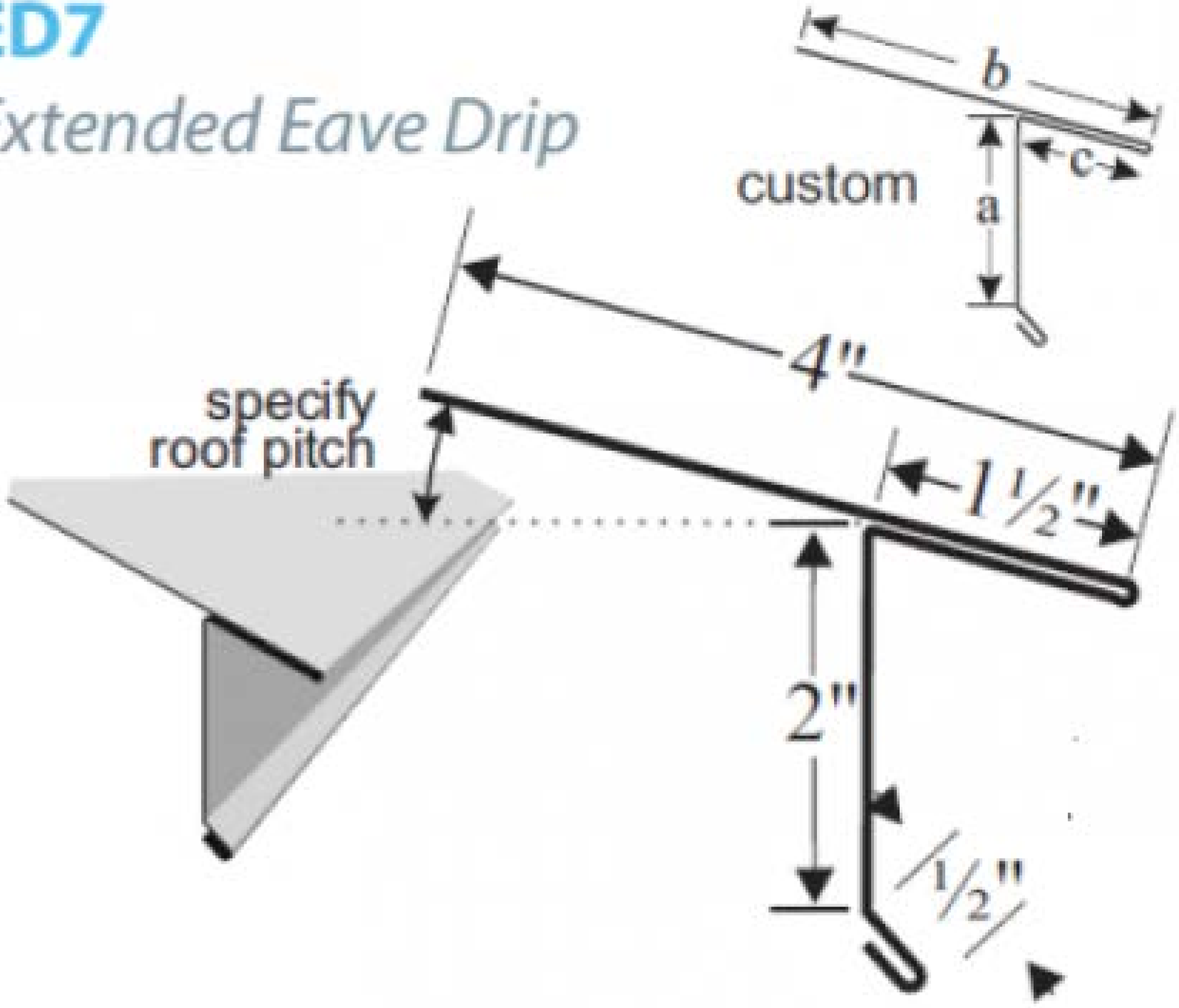
Allowable Design Pressures required for Gable and Hip Roofs in **Exposure D** with roof slope between 2:12 and 12:12										
Building Type	**Zone**	**Mean Roof Height (ft)**	**Ultimate Windspeed (mph)**							
			120	**130**	**140**	**150**	**160**	**170**	**180**	**190**	**200**
Enclosed or Partially Open	**1**	**20**	-44.3	-51.9	-60.2	-69.2	-78.7	-88.8	-99.6	-111.0	-123.0
		25	-45.9	-53.9	-62.5	-71.7	-81.6	-92.1	-103.3	-115.1	-127.5
		30	-47.5	-55.8	-64.7	-74.3	-84.5	-95.4	-107.0	-119.2	-132.1
		40	-50.0	-58.7	-68.1	-78.1	-88.9	-100.4	-112.5	-125.4	-138.9
		50	-52.1	-61.1	-70.8	-81.3	-92.5	-104.5	-117.1	-130.5	-144.6
		60	-53.7	-63.0	-73.1	-83.9	-95.5	-107.8	-120.8	-134.6	-149.1
	2	**20**	-58.5	-68.6	-79.6	-91.4	-104.0	-117.4	-131.6	-146.6	-162.4
		25	-60.6	-71.2	-82.5	-94.8	-107.8	-121.7	-136.4	-152.0	-168.5
		30	-62.8	-73.7	-85.5	-98.1	-111.7	-126.1	-141.3	-157.5	-174.5
		40	-66.1	-77.5	-89.9	-103.2	-117.4	-132.6	-148.6	-165.6	-183.5
		50	-68.8	-80.7	-93.6	-107.4	-122.2	-138.0	-154.7	-172.4	-191.0
		60	-70.9	-83.2	-96.5	-110.8	-126.1	-142.4	-159.6	-177.8	-197.0
	3	**20**	-76.8	-90.1	-104.5	-119.9	-136.4	-154.0	-172.7	-192.4	-213.2
		25	-79.6	-93.4	-108.3	-124.4	-141.5	-159.7	-179.1	-199.5	-221.1
		30	-82.4	-96.7	-112.2	-128.8	-146.6	-165.4	-185.5	-206.7	-229.0
		40	-86.7	-101.8	-118.0	-135.5	-154.1	-174.0	-195.1	-217.4	-240.8
		50	-90.3	-105.9	-122.8	-141.0	-160.5	-181.1	-203.1	-226.3	-250.7
		60	-93.1	-109.3	-126.7	-145.5	-165.5	-186.8	-209.5	-233.4	-258.6
Partially Enclosed	**1**	**20**	-51.8	-60.8	-70.5	-80.9	-92.0	-103.9	-116.5	-129.8	-143.8
		25	-53.7	-63.0	-73.1	-83.9	-95.5	-107.8	-120.8	-134.6	-149.2
		30	-55.6	-65.3	-75.7	-86.9	-98.9	-111.6	-125.1	-139.4	-154.5
		40	-58.5	-68.6	-79.6	-91.4	-104.0	-117.4	-131.6	-146.6	-162.5
		50	-60.9	-71.5	-82.9	-95.1	-108.2	-122.2	-137.0	-152.6	-169.1
		60	-62.8	-73.7	-85.5	-98.1	-111.7	-126.0	-141.3	-157.4	-174.5
	2	**20**	-66.0	-77.4	-89.8	-103.1	-117.3	-132.4	-148.5	-165.4	-183.3
		25	-68.4	-80.3	-93.1	-106.9	-121.7	-137.3	-154.0	-171.6	-190.1
		30	-70.9	-83.2	-96.5	-110.7	-126.0	-142.2	-159.5	-177.7	-196.9
		40	-74.5	-87.5	-101.5	-116.5	-132.5	-149.6	-167.7	-186.9	-207.1
		50	-77.6	-91.1	-105.6	-121.2	-138.0	-155.7	-174.6	-194.5	-215.6
		60	-80.0	-93.9	-108.9	-125.1	-142.3	-160.6	-180.1	-200.7	-222.3
	3	**20**	-84.3	-98.9	-114.7	-131.7	-149.8	-169.1	-189.6	-211.2	-234.1
		25	-87.4	-102.6	-118.9	-136.5	-155.4	-175.4	-196.6	-219.1	-242.7
		30	-90.5	-106.2	-123.2	-141.4	-160.9	-181.6	-203.6	-226.9	-251.4
		40	-95.2	-111.7	-129.6	-148.7	-169.2	-191.0	-214.2	-238.6	-264.4
		50	-99.1	-116.3	-134.9	-154.8	-176.2	-198.9	-222.9	-248.4	-275.2
		60	-102.2	-120.0	-139.1	-159.7	-181.7	-205.1	-230.0	-256.2	-283.9



ROOF ZONES FOR GENERIC BUILDING

ED7

Extended Eave Drip



Application: Standing seam

Application Pg. 15

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2026 Meeting



Application HP2026-0022 Address: 7 Saragossa Street

A & O Builders – Applicant True Real Estate Investments, LLC – Owner

Project description: For after-the-fact partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District to include wholesale replacement of windows in a different design and fenestration changes. *(Continued from April 16, 2026, Following denied application HP2025-0087)*

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02089
National Register:	Model Land Company NRHD: Contributing	Construction date:	c. 1917-1924
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2055200000		
Agenda Item:	9(b)	Previous Action(s):	COD HP2025-0087

STAFF SUMMARY AND ANALYSIS:

This application was continued at the April 16, 2026, meeting to allow the applicant time to modify proposed plans with replacement windows that matched the original in size; and, to provide further casing and finish details per board discussion. The applicant requested a continuance prior to the May 21, 2026 meeting for additional time to provide the requested drawings.

The HARB had requested several items be addressed by the applicant including:

1. Floorplans be provided to justify modifications to the fenestration
2. Replacement windows match original window sizes where fenestration is remaining unchanged
3. Head jamb and sill details be provided illustrating how the windows will be made to look like wood.

New drawings were submitted that provide additional framing and casing details illustrating how the new window casing will match adjacent historic structures. Floorplans were not provided and replacement window sizes were not adjusted from standard to match the original windows as was recommended by the Board.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure that contributes to a National Register Historic District and entails permanent removal of an exterior architectural feature or replacement with a new feature that does not meet the criteria for in-kind replacement requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following action for an **After-the-Fact Certificate of Demolition for Partial Demolition** at **7 Saragossa Street:**

1. **CONTINUE** to allow the applicant time to provide more detailed drawings related to exterior window casing; OR,
2. **APPROVE** if the HARB determines that plans provided are sufficient to convey the applicant's intent, and that proposed replacement windows, with exterior casing as specified by the Board and restoration of the original fenestration pattern on the second-story enclosed porch, are compatible with the historic structure's building envelope, will maintain the historic character and integrity of the structure, and meet 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. Partial demolition to include:
    a. Removal of previously existing 1/1 wood windows
    b. Replacement with new 1/1 vinyl windows framed and cased to appear as a traditional wood window
    c. Changes to fenestration including smaller window sizes in the same locations as original, some windows relocated or shortened, and enclosure of some rear windows.
    d. Restoration of original second-floor enclosed porch window fenestration pattern.

*Note: The applicant stated at the April meeting that any new siding needed would match the existing aluminum siding. Plans indicate replacement of the existing siding with a Hardie Siding. Clarification is needed regarding whether it is the applicant's intent to pursue the use of Hardie siding. The application would require readvertisement to add wholesale replacement of existing siding if Hardie is proposed. Hardie is not generally considered appropriate for historic structures because it generally does not match the thickness of traditional wood siding. Some Hardie boards are designed with a thicker profile and could be considered an appropriate replacement. The applicant would need to provide specifications for the specific Hardie product they wish to use.

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 is designated as contributing to the Model Land Company National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The windows that have been removed and replaced contributed to both the structure's and streetscape's history. Particularly, the windows that enclosed the second story porch were architecturally impactful to the front façade and indicated the previously open state of the porch.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. Loss of the windows and original fenestration patterns visible along the streetscape will dramatically impact the look of the structure unless appropriately replaced with windows of a similar design to the original wood windows that match the original fenestration pattern, particularly on the front elevation.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. The original 1/1 wood windows have been removed, and several have already been replaced with 1/1 vinyl windows, some of varying sizes. Staff has advised that vinyl windows are not typically approved for historic structures based upon how they are installed to sit flat on the exterior wall plain. The applicant has provided drawings detailing how they can frame and case the windows to mimic the depth of a traditional wood window. Where the original windows on the side and rear elevations were typically 6' tall by 3'5'' wide with some variations, the typical replacement window is proposed to be 4'10" tall by 2'8" wide. A 37% reduction in window size. The HARB advised the applicant to retain the original window sizes for any windows not requiring a fenestration change due to changes in the interior layout. Additionally, the HARB requested proposed floorplan drawings to help justify proposed fenestration changes. The applicant has not addressed replacement window sizes or provided the requested floorplan drawings.

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 it contributes to its district. The original fenestration reflected both the original and historically modified architecture of the building.

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 windows and original fenestration patterns visible along the streetscape erodes the historic integrity of the already-altered structure, as well as removes original fabric from the structure and the neighborhood. The proposed change may be mitigated with appropriate replacement windows of a similar design to the original wood windows and that match the original fenestration pattern, particularly on the front and side elevations that are visible from the street.

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 Frame Vernacular structure that has seen modifications over time. The original windows and fenestration pattern reflected those historic changes and enhanced the structure's architectural style. The string of windows around the second story porch was a unique feature along the streetscape that enhanced the structure's architectural style.

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 Model Land and Lincolnville 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 windows were not of such design, craftsmanship, or material that they could not be reproduced. The previously existing windows, framing style, and fenestration can be matched.

11. *The justification for the proposed partial demolition.* The applicant has suggested that the original windows were in poor condition and required replacement. They have also asserted that they can successfully match the depth of a wood window through thicker framing and provided several examples of exterior window casing that the applicant says can be matched, as well as head jamb and sill details illustrating how they propose to achieve a more traditional wood window appearance.

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 1924, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File and listed as a contributing building in the Model Land Company National Register Historic District. The replacement windows installed do not use in-kind features or materials or match architectural elements of those previously existing and the historic/previously existing fenestration pattern has been altered.

The requirements for review have been sufficiently met.
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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
3. Sanborn Maps

Previous Meeting Documents from January 15, 2026

- Staff Report: https://staugustinefl.portal.civicclerk.com/event/1345/files/attachment/7801
- Application: https://staugustinefl.portal.civicclerk.com/event/1345/files/attachment/7802
- Minutes: https://staugustinefl.portal.civicclerk.com/event/1345/files/agenda/4294

Previous Meeting Documents from April 16, 2026

- Staff Report: https://staugustinefl.portal.civicclerk.com/event/1348/files/attachment/10380
- Application: https://staugustinefl.portal.civicclerk.com/event/1348/files/attachment/10379
- Video on Demand: https://staugustinefl.new.swagit.com/play/382484/8199

STAFF PHOTOGRAPHS
7 Saragossa Street
April 2026



Front (north) Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
April 2026



Northeast Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
April 2026



South Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026





Example of Window Casings Contractor Says Can Be Replicated

STAFF PHOTOGRAPHS
7 Saragossa Street



Structure Prior to Alterations (MLS Photo)

STAFF PHOTOGRAPHS
7 Saragossa Street



Structure Prior to Alterations (Google Street View – May 2024)

Staff Report Pg. 12

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



Front (north) Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



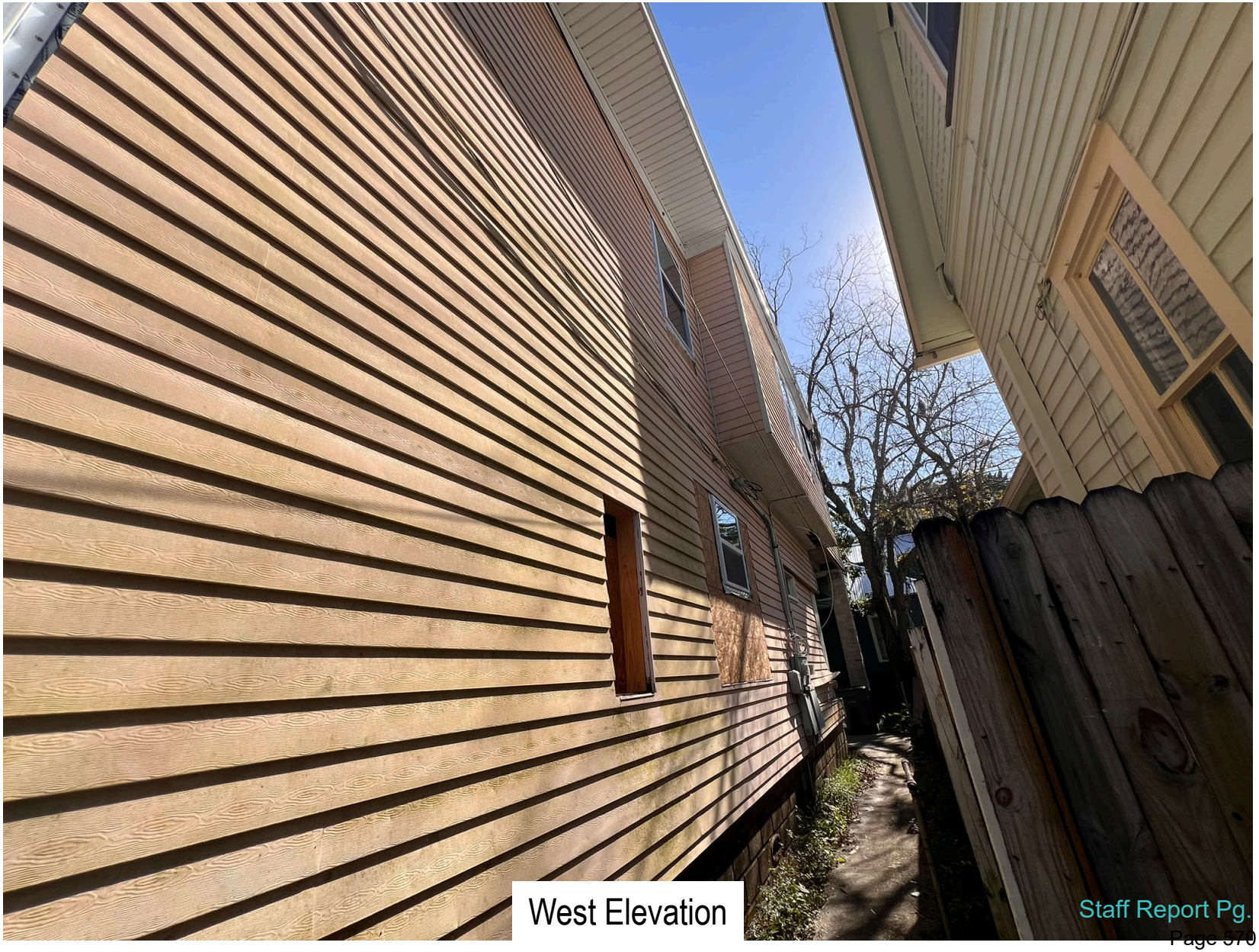
Front (north) Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



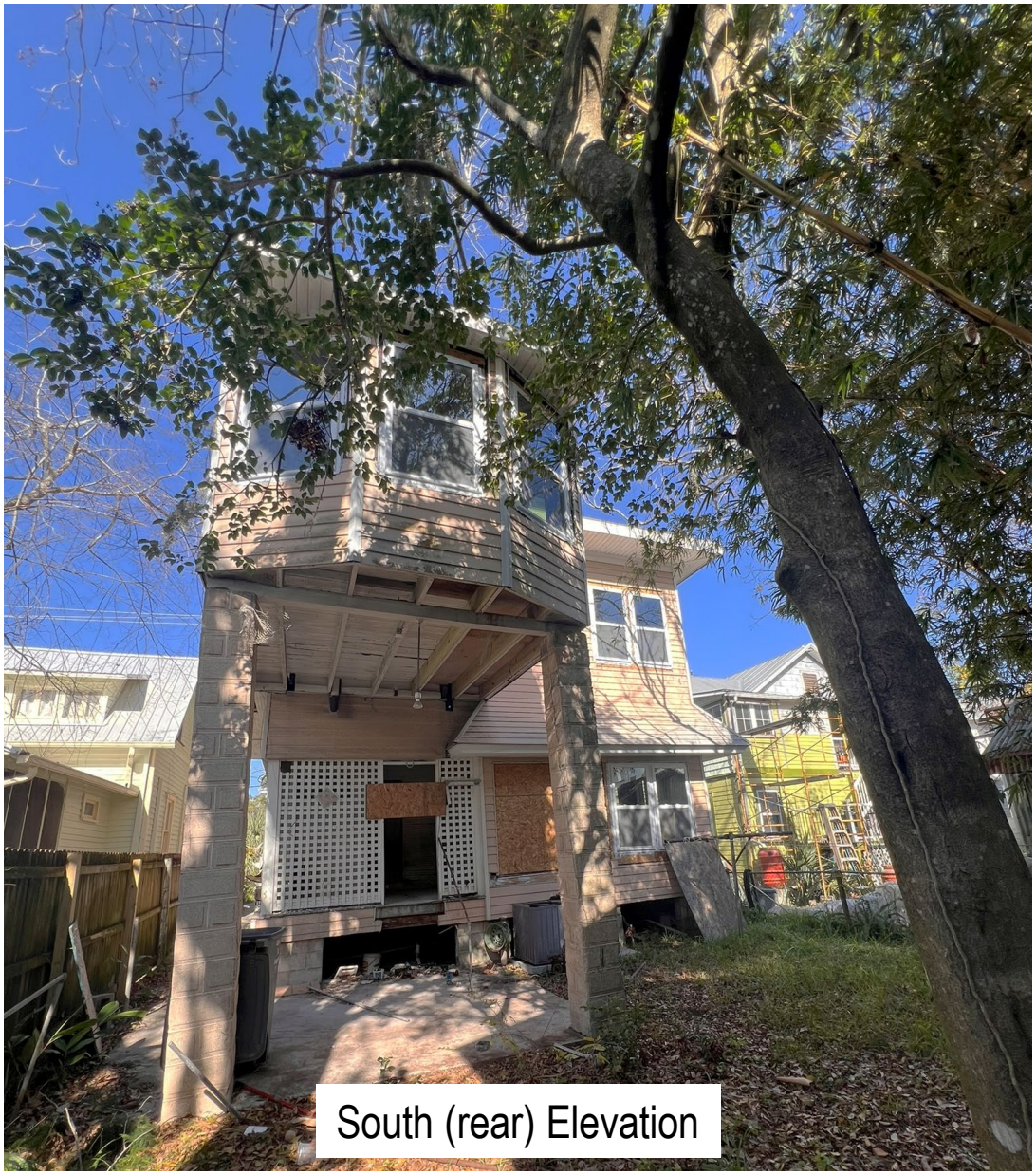
Northwest Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



West Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



South (rear) Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



South (rear) Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



East Elevation

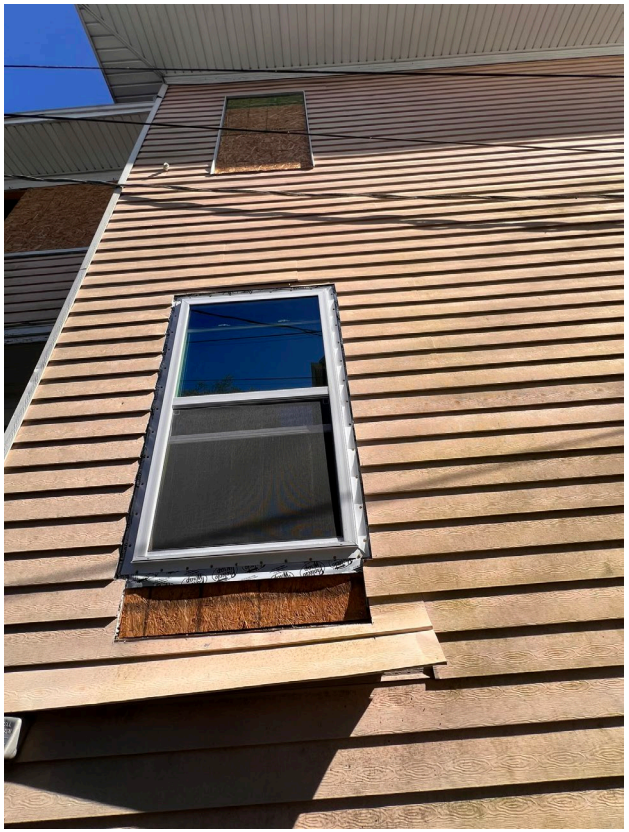
STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



Northeast Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026







Window and Building Details

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026





Context

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 2089 1009==

Site Name: 7 Saragossa Street 830== Survey Date: 7807 820==

Address: 7 Saragossa Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) K (block) 16-B (lot) 868==

868==

Owner of Site: Name: Allen, Joseph C. & Rita;

Address: 7 Saragossa Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RSE

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

UTM: 17 (zone) 469540 (easting) 3307114 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

Recorder: Name & Title: Harper, Robert W. (Assistant Curator);

Address: H.S.AP.B. 818==

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1924 844== Period: 20th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Metal, aluminum siding, concrete block(rusticated) 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip dormer, hip porch 942==

Porches & Balconies: 2 story porch on front, screened first floor, enclosed second 942==

Chimney Location: Center ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Cast concrete columns 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 2½ 950==

Other: Front porch of locally produced coquina concrete block 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 was constructed between 1917 and 1924 at the 7 Saragossa Street address. The two-story porch is enclosed on the second floor. The screened first floor consists of cast concrete columns and is constructed from locally produced coquina concrete blocks.

The range of buildings in this area of Model Land Company Subdivision go from grand winter residences of the Flagler Era to expensive homes of the 1950's erected on the former site of the Flagler Mansion, "Kirkside", to more modest homes of several different generations. There are a number of churches of extraordinary architectural interest as well. The original development here was late Victorian or Colonial Revival in style, and this continues to give the area its character. But building, or rebuilding, in the area continues to the present day, given the desirability of the neighborhood, and it contains examples from many different time periods. The area is bordered on the east by the St. Augustine National Landmark Historic District, and one building, the Grace Methodist Church on 8 Carrera Street, is listed on the National Register of Historic Places. While retaining many outstanding buildings, this area has suffered from the past demolition of outstanding buildings like Kirkside and the Barcelona Hotel. The heavily institutional presence in the neighborhood, both church and college, creates continuing traffic and parking problems, and pressures for further demolitions. There is also a drainage problem in the area when it rains.

HISTORY

The core of the Model Land Company Subdivision evolved out of four late 18th century Spanish land grants and the Royal Powder House lot which was located approximately within the area encompassed by Cordova, Riberia, Saragossa, and Carrera Street. The eastern boundary of this section was formed by the 18th century Rosario defense line.(1) In recognition of the Spanish heritage of the old city, Flagler named most streets in the subdivision after cities in Spain. With the exception of Cordova Street and St. Andrews Place, the late 19th century development in this core section represents the best in the subdivision, and includes the monumental Flagler

(over)

V. BIBLIOGRAPHY

1. Juan Joseph Elixio de la Puente, "Plano de . . . San Agustin de Florida", January 22, 1764; Benjamin Clements, "Plan of the City of St. Augustine, 1834-1835".

2. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

churches and the large private residences of wealthy winter residents and senior officials of the Flagler organization. The Model Land Company received title to the unsold lots in 1903 and development continued through the 1950's after the demolition of the Flagler winter home, "Kirkside", and the subdividing of the estate west of the Presbyterian church into spacious lots.(2)

Page 1

☐ Original
☒ Update

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

Site# SJ02089
Field Date 10-8-2020
Form Date 12-21-2020
Recorder # AWS

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

Site Name(s) (address if none) 7 Saragossa Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
7		Saragossa	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2055200000 — Landgrant _____
Subdivision Name Model Land Company — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1924 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1924 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1924 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature: porch, siding
Additions: ☒yes ☐no ☐unknown Date: _____ Nature: rear, side
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Square — Number of Stories: 2.5
Exterior Fabric(s): 1. Aluminum 2. Concrete block 3. _____
Roof Type(s): 1. Hip 2. _____ 3. _____
Roof Material(s): 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip dormer 2. hip extension
Windows (types, materials, etc.)
1/1 wood sash, single light fixed wood fixed 1/1 wood sash

Distinguishing Architectural Features (exterior or interior ornaments)
two story enclosed porch, aluminum siding, CMU porch, symmetrical fenestration, hip roof dormer

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
paved walkway, gravel single car drive, minimal landscaping

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02089

DESCRIPTION (continued)

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

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

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

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

Main Entrance (stylistic details)

off center under second story porch, obscured by screen

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

two story enclosed, CMU and concrete columns, poured concrete steps, wood and screen 1st story, second story enclosed with siding and windows, boxed eaves, metal railings

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

Narrative Description of Resource

This 1924 Frame Vernacular style building is 2.5 stories with Aluminum exterior and a Hip roof. It appears to be in fair condition.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

No known significantant architectural associations or features; the buildings has had a loss of integrity due to alterations and additions. It would not 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-Jacobs Affiliation Environmental Services, Inc.

Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/: (address / phone / fax / e-mail)

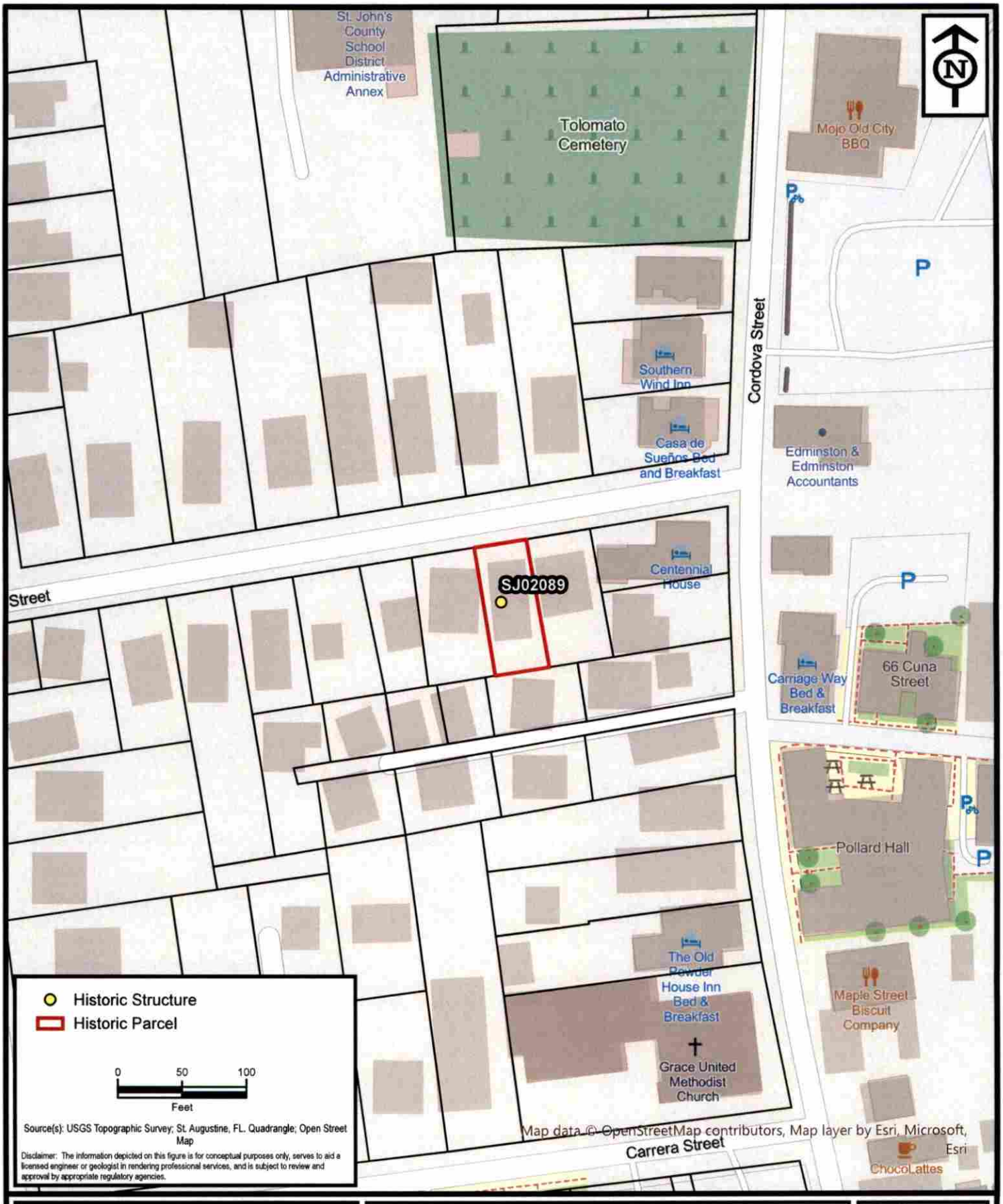
Required Attachments

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

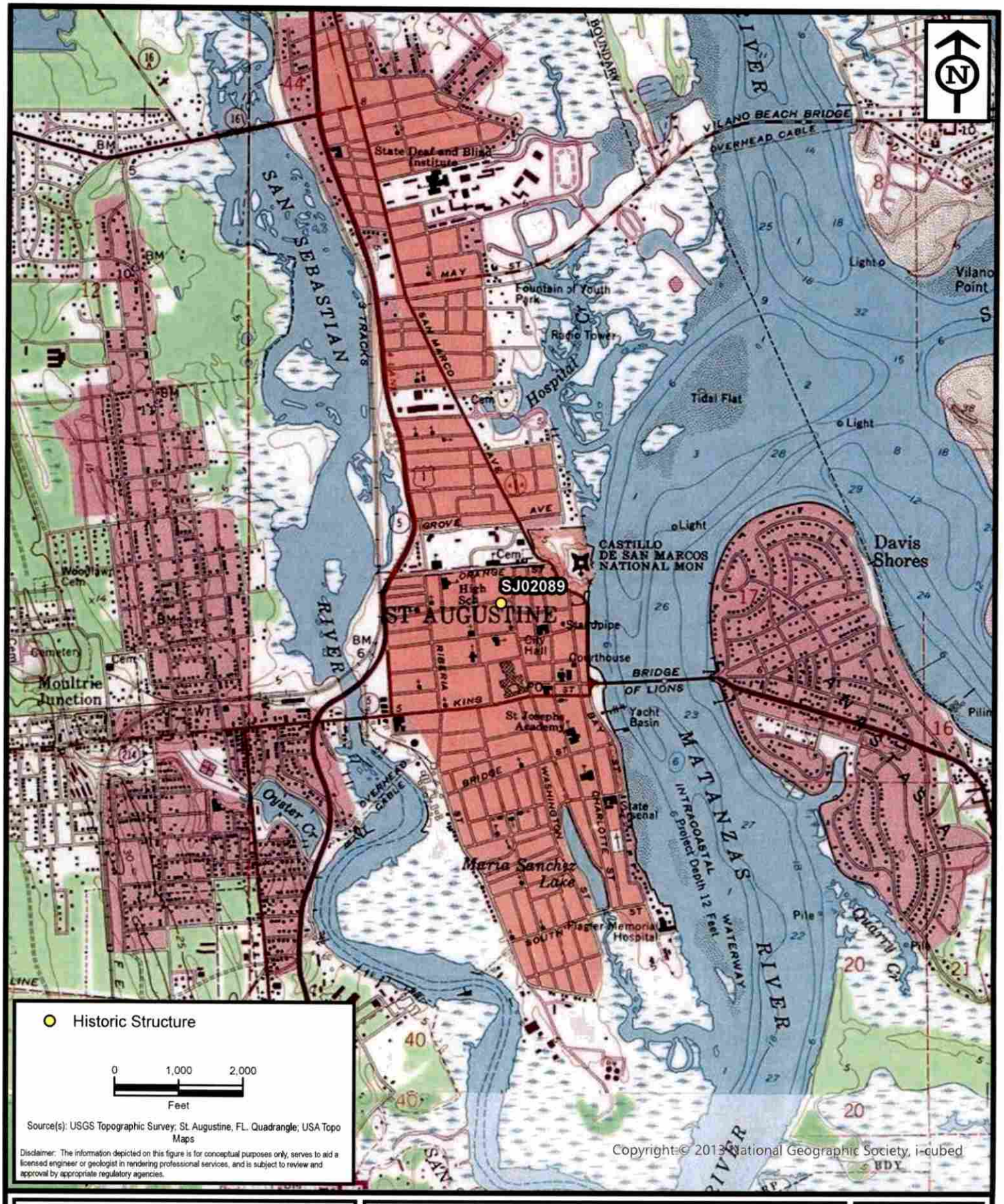
Parcel Location - SJ02089

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 12/16/2020 12:25 PM



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Project Location - SJ02089

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Dec 2020
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Approved By	PDJ
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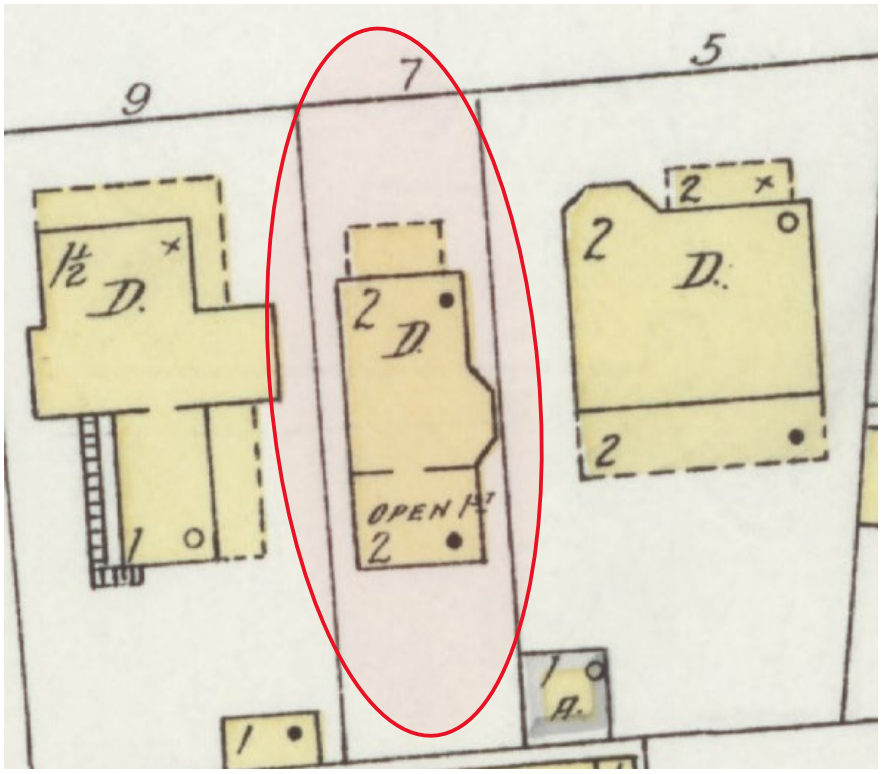
SANBORN MAPS
7 Saragossa Street



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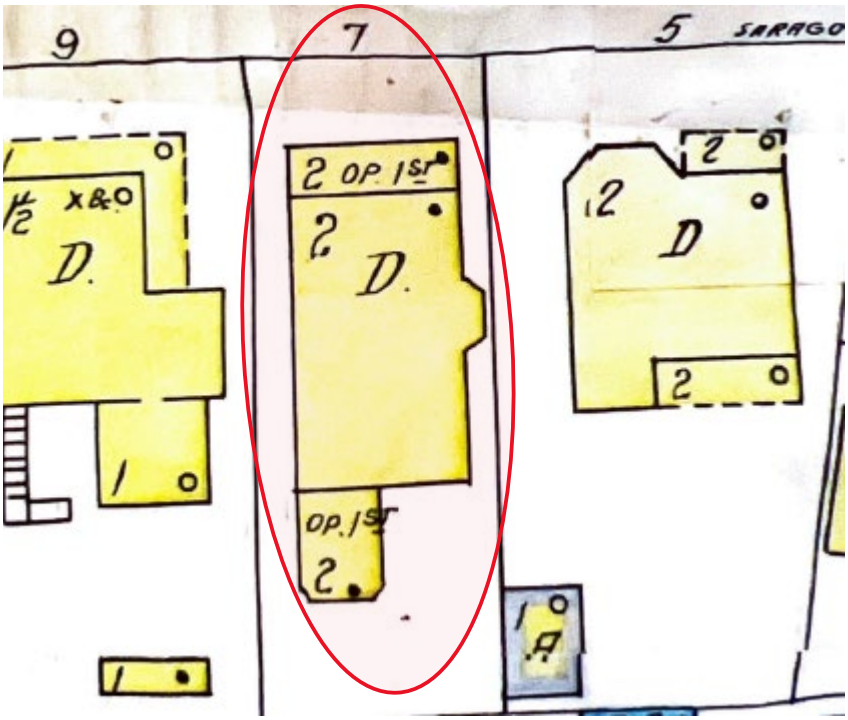
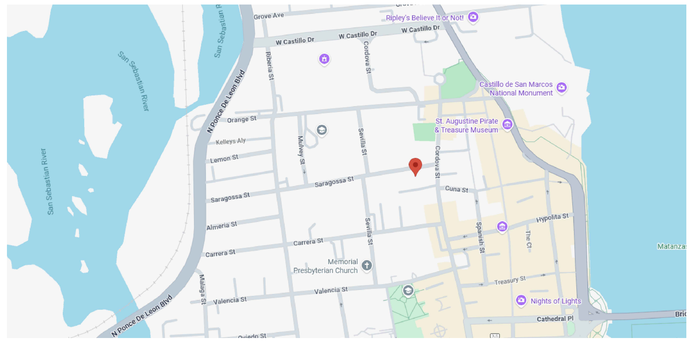


1930 Updated to 1960

FOR THE JUNE 18, 2026 HARB MEETING

COD-P HP2026-0022
7 SARAGOSSA STREET

New Materials Submitted by the Applicant



VICINITY MAP
N.T.S

DRAWING REVISION "2" NOTE:

- RESTORE THE FRONT ELEVATION WINDOWS TO MATCH THE ORIGINAL STYLE & DESIGN .
- FRAME OUT AROUND WINDOW OPENINGS TO ALIGN WITH THE DESIRED HISTORIC STYLE.
- ADD WINDOW SCHEDULE FOR EXISTING AND NEW WINDOWS TO MAKE SIZE COMPARISON.
- ADD OPENING FRAMING DETAILS.
- EXTERIOR STAIR DETAIL ADDED.
- HANDRAIL GENERAL ARRANGEMENT & DETAIL ADDED

2

APPLICABLE CODE:

- FLORIDA BUILDING CODE 2023 ,8TH EDITION
- FLORIDA PLUMBING CODE 2023,8TH EDITION
- FLORIDA MECHANICAL CODE 2023,8TH EDITION
- NATIONAL ELECTRICAL CODE 2020
- FLORIDA FIRE PREVENTION CODE 2023

SCOPE OF WORK:

- BLOCK SOME OF EXISTING WINDOWS OPENING AND INSTALL NEW EXTERIOR WALL FINISHING.

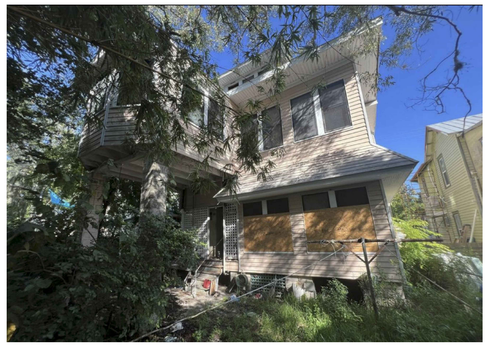
- REPLACE EXISTING WINDOWS WITH NEW VINYL OPERABLE WINDOWS.

- INSTALL / APPLY NECESSARY FLASHING AND DRY -IN BARRIERS

- REPLACE EXTERIOR FINISHING MATERIAL WITH NEW HARDIE BOARDS SIDING.

DRAWING INDEX

DWG	CONTENTS
A-01	CODES, VICINITY MAP
A-02	EXISTING & NEW FRONT& REAR ELEVATIONS
A-03	EXISTING & NEW LEFT ELEVATIONS
A-04	EXISTING & NEW RIGHT ELEVATIONS
A-05	WINDOWS & DOORS INSTALLATION DETAILS
A-06	FRAMING DETAILS
A-07	WINDOWS FLASHING DETAILS









PHOTOS OS EXISTING HOUSE EXTERIOR

EXISTING WINDOW SCHEDULE

WINDOW NO	STATUS	SIZE	MATERIAL	HARDWARE & DESCRIPTION	REMARKS
WD1	EXIS	3'-5"X6'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS.	WINDOW SILL: 1'-4" A.F.F.
WD2	EXIS	3'-2"X6'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 1'-4" A.F.F.
WD3	EXIS	6'-5"X6'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 1'-4" A.F.F.
WD4	EXIS	6'-10"X6'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 1'-2" A.F.F.
WD5	EXIS	1'-10"X3'-10"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 1'-2" A.F.F.
WD6	EXIS	2'-2"X5'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 1'-3" A.F.F.
WD7	EXIS	1'-0"X5'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 1'-3" A.F.F.
WD8	EXIS	2'-11"X1'-6"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 5'-5" A.F.F.
WD9	EXIS	1'-10"X3'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 4'-4" A.F.F.

NEW WINDOW SCHEDULE

WINDOW NO	STATUS	SIZE	MATERIAL	HARDWARE & DESCRIPTION	REMARKS
NWD1	NEW	2'-2"X5'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS.	WINDOW SILL: 1'-3" A.F.F.
NWD2	NEW	1'-0"X5'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 1'-3" A.F.F.
NWD3	NEW	2'-8"X4'-10"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 2'-6" A.F.F.
NWD4	NEW	3'-8"X3'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 4'-3" A.F.F.
NWD5	NEW	2'-11"X1'-6"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 5'-8" A.F.F.

Seven Gates Design

7 SARAGOSSA - HOUSE ELEVATIONS REMODEL

7 SARAGOSSA ST,
SAINT AUGUSTINE , FL 32084

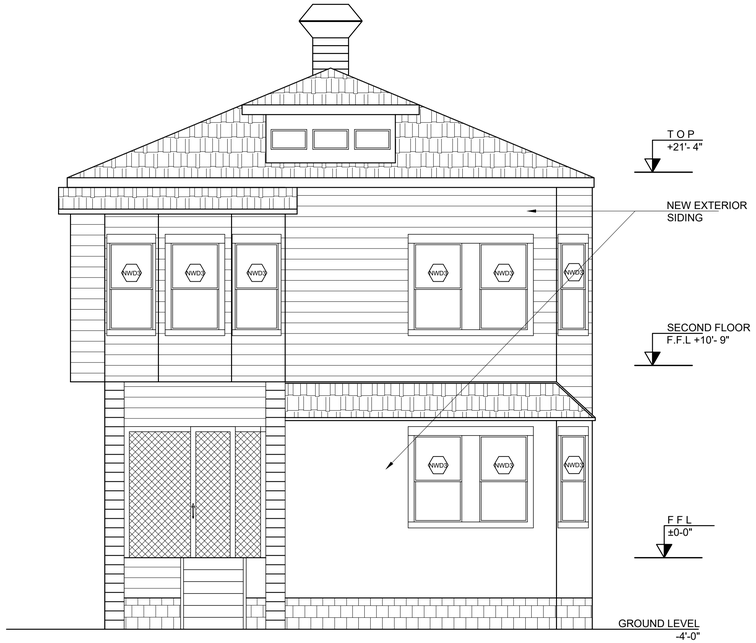
SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

A-01

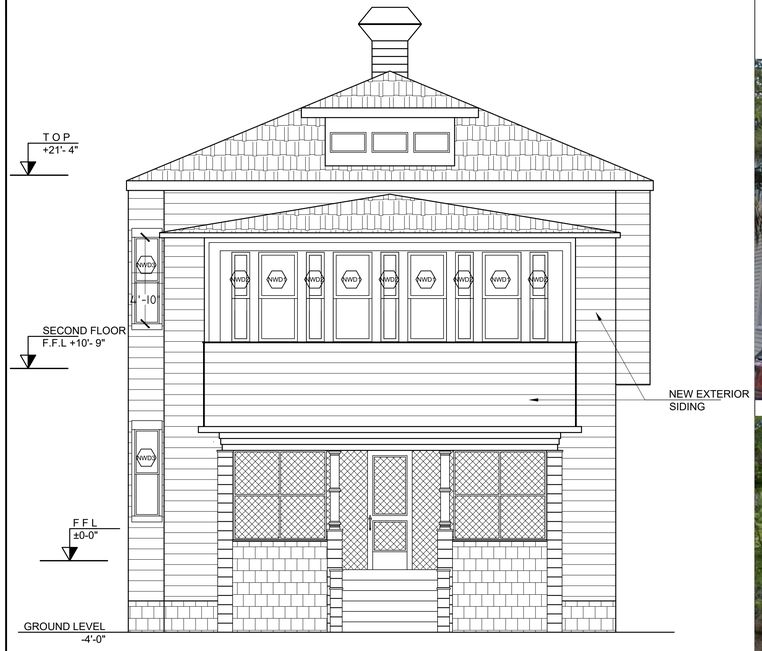
ELEVATIONS

REV. #	DATE
0	2-19-2026
1	3-19-2026
2	4-09-2026

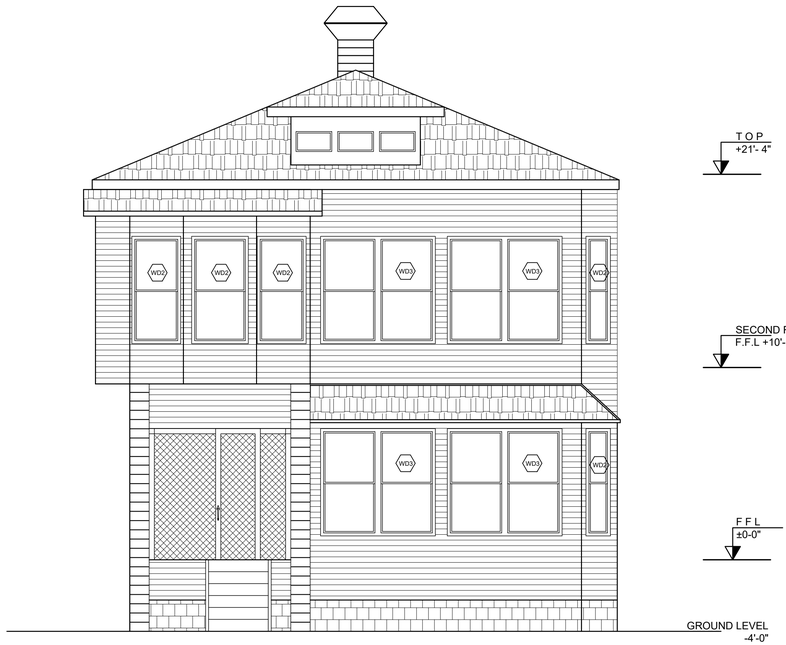
SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-01



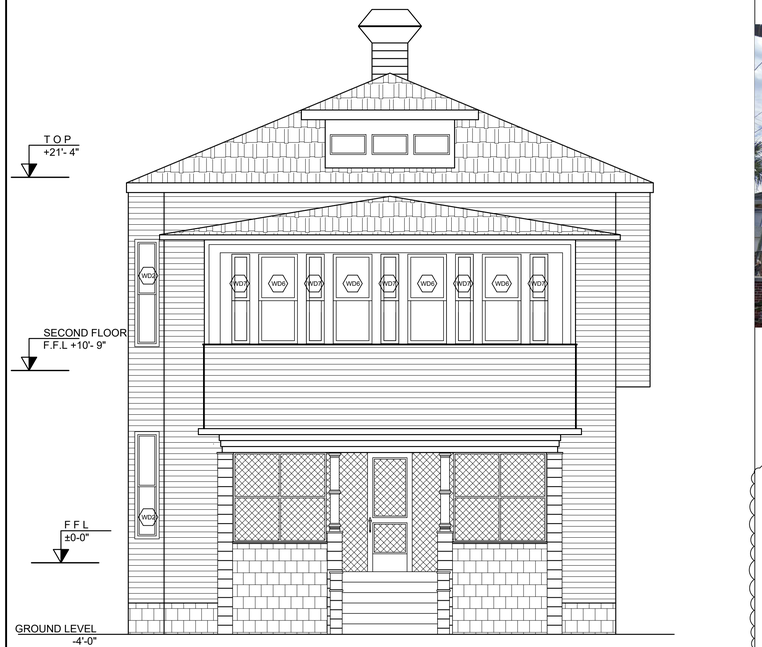
NEW REAR ELEVATION
SCALE: 1/4"=1'



NEW FRONT ELEVATION
SCALE: 1/4"=1'

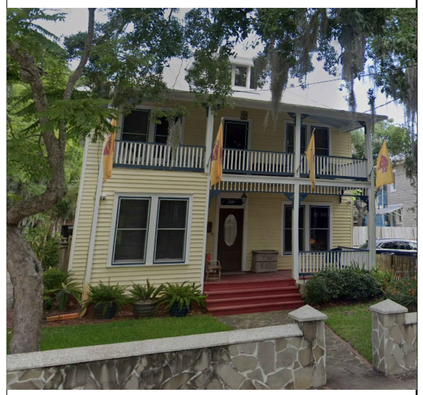


EXISTING REAR ELEVATION
SCALE: 1/4"=1'



EXISTING FRONT ELEVATION
SCALE: 1/4"=1'







SAMPLES OF NEW WINDOWS FRAMING DESIGN

(NOTE: SAMPLE PICTURES ARE TAKEN FROM EXISTING HOUSES IN THE SURROUNDING AREA TO MATCH THE ARCHITECTURAL STYLE.)

DRAWING REVISION "2" NOTE:

- RESTORE THE FRONT ELEVATION WINDOWS TO MATCH THE ORIGINAL STYLE & DESIGN .
- FRAME OUT AROUND WINDOW OPENINGS TO ALIGN WITH THE DESIRED HISTORIC STYLE.
- ADD WINDOW SCHEDULE FOR EXISTING AND NEW WINDOWS TO MAKE SIZE COMPARISON.
- ADD OPENING FRAMING DETAILS.
- EXTERIOR STAIR DETAIL ADDED.
- HANDRAIL GENERAL ARRANGEMENT & DETAIL ADDED

2

Seven Gates Design

7 SARAGOSSA - HOUSE ELEVATIONS REMODEL

7 SARAGOSSA ST,
SAINT AUGUSTINE , FL 32084

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

A-02

EXISTING & NEW ELEVATIONS

REV. #	DATE
0	2-19-2026
1	3-19-2026
2	4-09-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-02



NEW LEFT ELEVATION

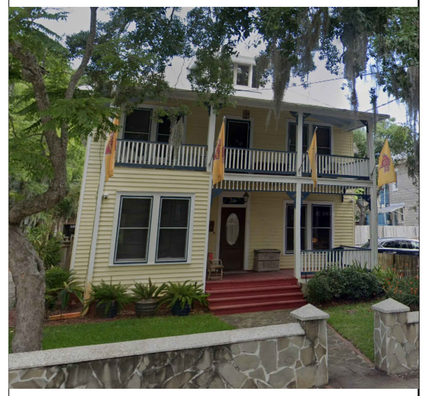
SCALE: 1/4"=1'



EXISTING LEFT ELEVATION

SCALE: 1/4"=1'





SAMPLES OF NEW WINDOWS FRAMING DESIGN

(NOTE: SAMPLE PICTURES ARE TAKEN FROM EXISTING HOUSES IN THE SURROUNDING AREA TO MATCH THE ARCHITECTURAL STYLE.)

DRAWING REVISION "2" NOTE:

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2

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7 SARAGOSSA - HOUSE ELEVATIONS REMODEL

7 SARAGOSSA ST,
SAINT AUGUSTINE , FL 32084

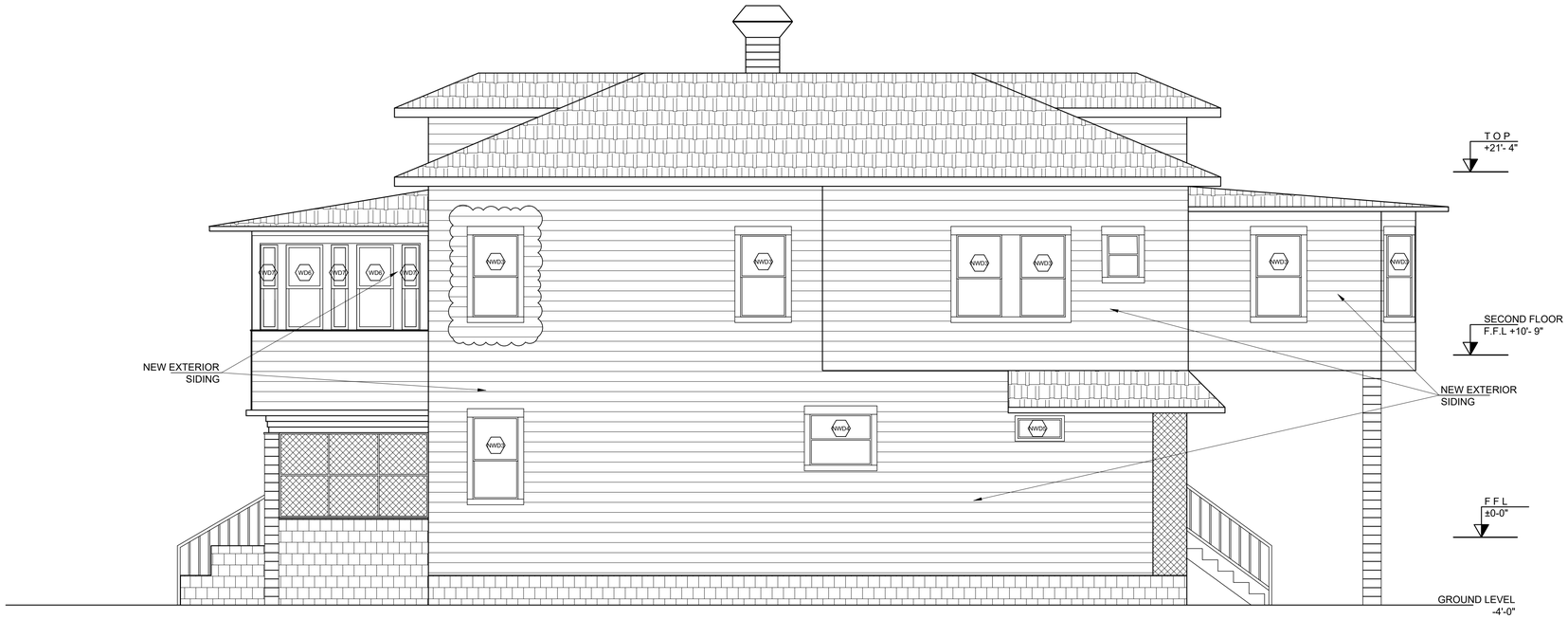
SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

A-03

EXISTING & NEW ELEVATIONS

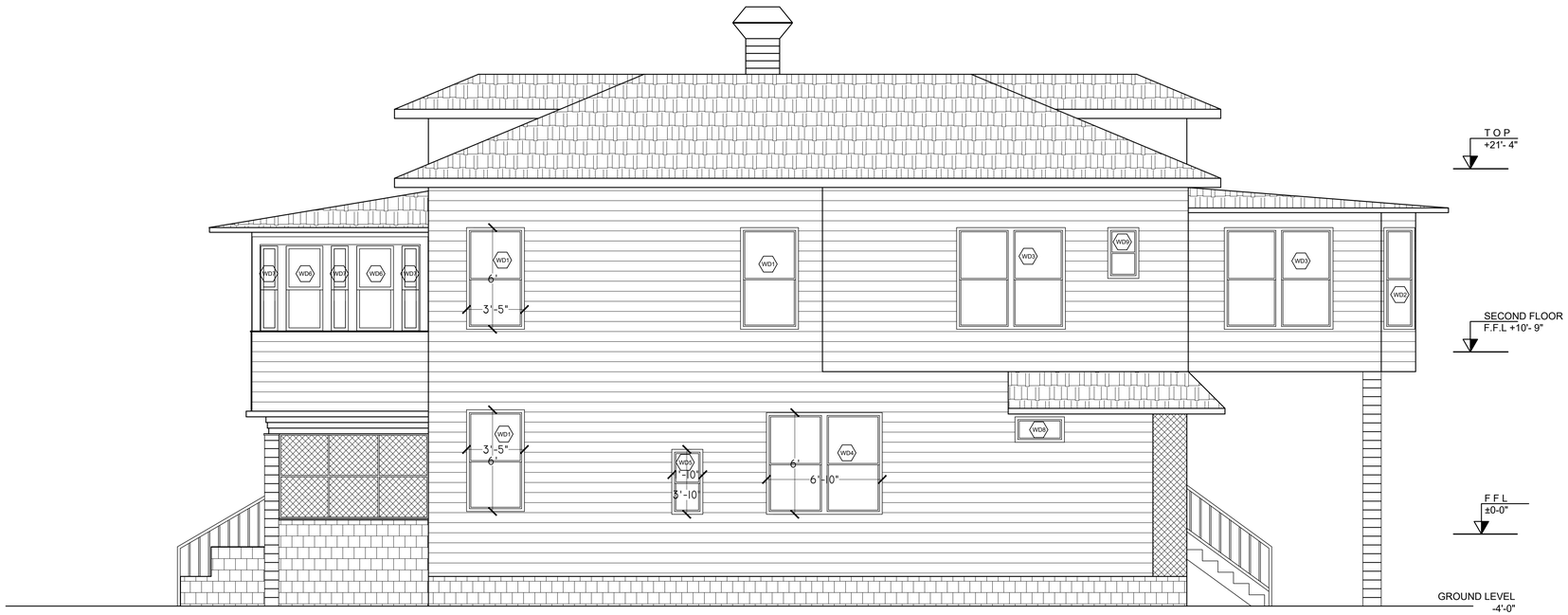
REV. #	DATE
0	2-19-2026
1	3-19-2026
2	4-09-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-03



NEW RIGHT ELEVATION

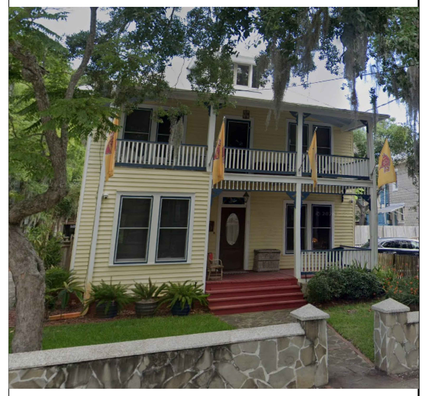
SCALE: 1/4"=1'



EXISTING RIGHT ELEVATION

SCALE: 1/4"=1'





SAMPLES OF NEW WINDOWS FRAMING DESIGN

(NOTE: SAMPLE PICTURES ARE TAKEN FROM EXISTING HOUSES IN THE SURROUNDING AREA TO MATCH THE ARCHITECTURAL STYLE.)

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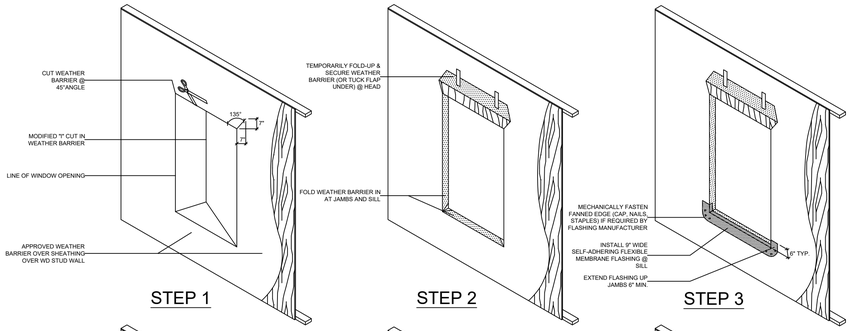
SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

A-04

EXISTING & NEW ELEVATIONS

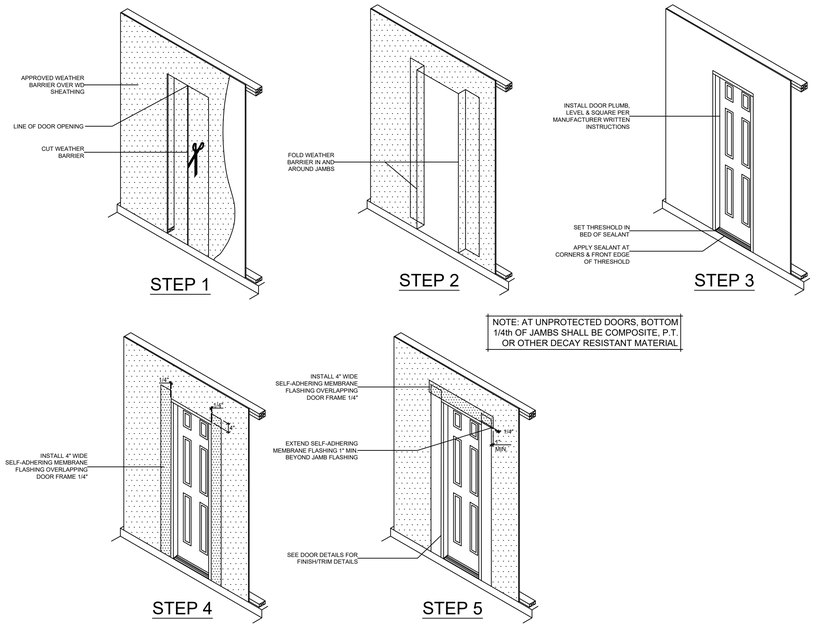
REV. #	DATE
0	2-19-2026
1	3-19-2026
2	4-09-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-04



WINDOW FLASHING INSTALLATION DETAILS

N.T.S.



DOOR FLASHING INSTALLATION DETAILS

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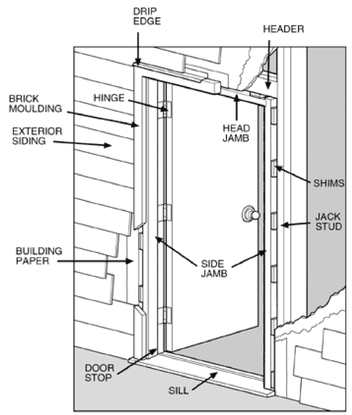
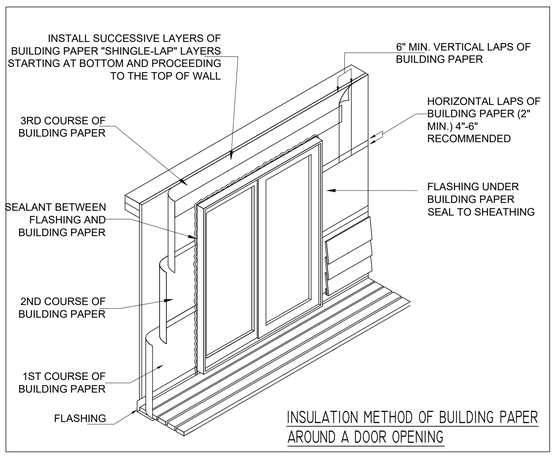


EXTERIOR DOOR INSTALLATION

DOOR INSTALLATION DIAGRAM



INSULATION METHOD OF BUILDING PAPER AROUND A DOOR OPENING

Seven Gates Design

7 SARAGOSSA - HOUSE ELEVATIONS REMODEL

7 SARAGOSSA ST,
SAINT AUGUSTINE , FL 32084

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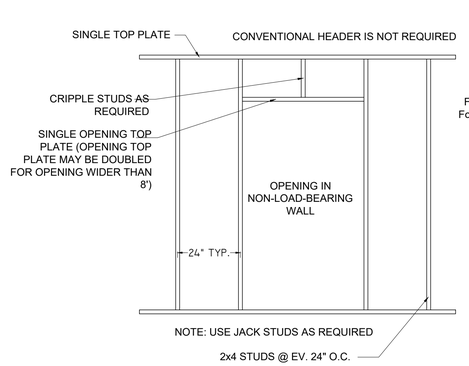
JACKSONVILLE, FL 32217

A-05

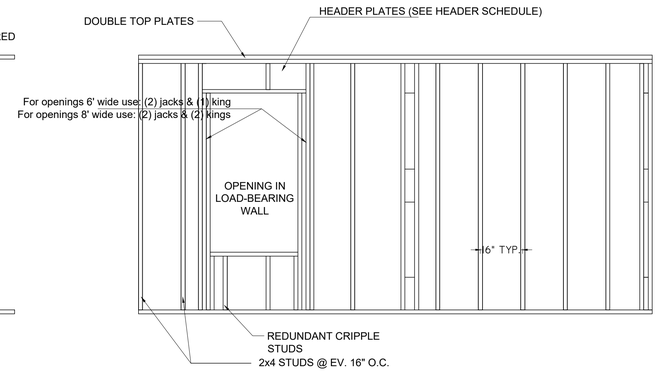
WINDOW & DOOR INSTALLATION METHODS

REV. #	DATE
0	2-19-2026
2	4-09-2026

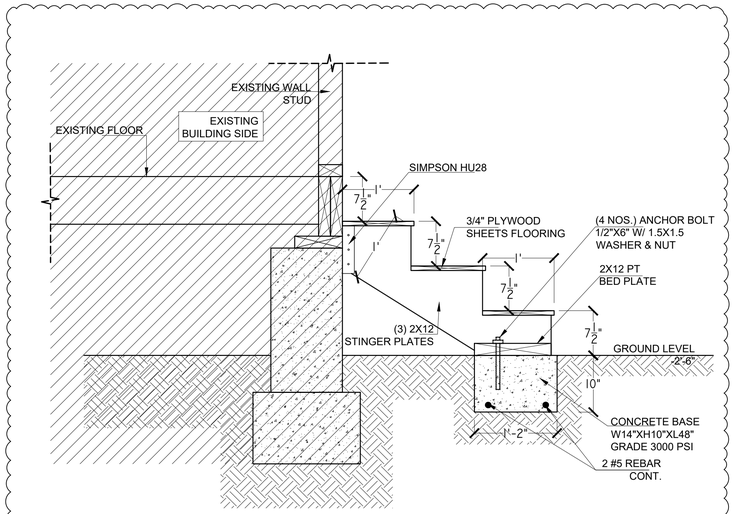
SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-05



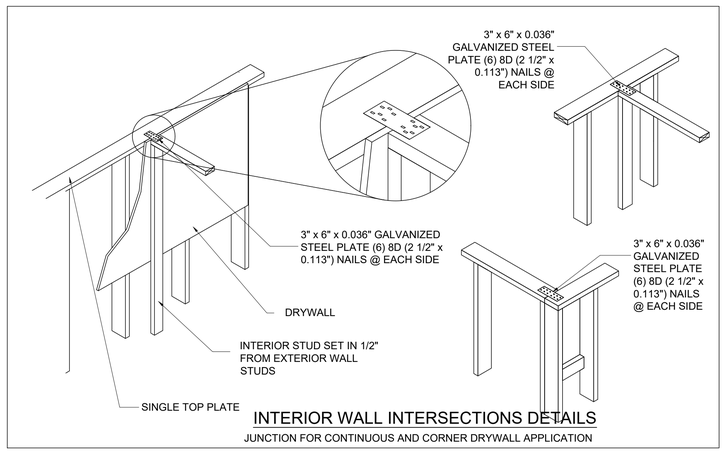
OPENING IN NON-LOAD-BEARING WALL DETAIL



CONVENTIONAL WALL FRAMING DETAIL (LOAD-BEARING WALL)



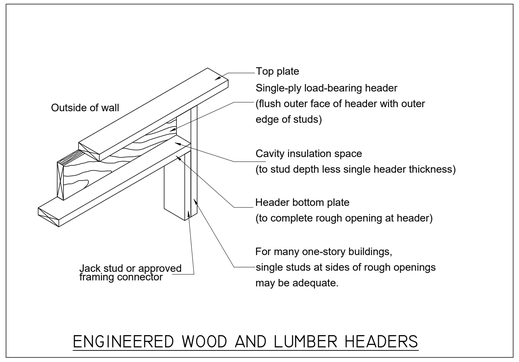
STAIRCASE SECTION
SCALE: 1"=1'



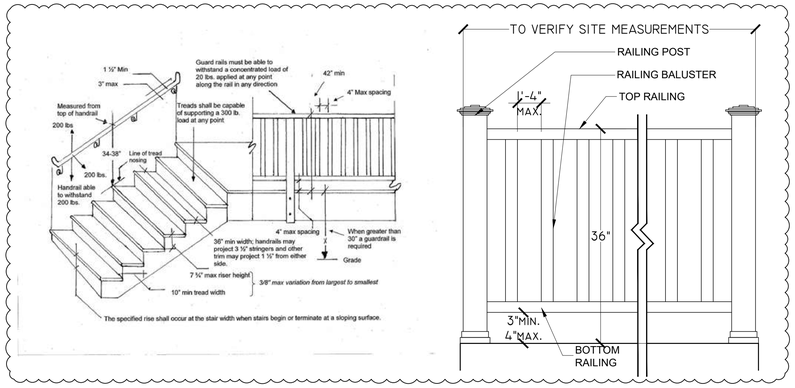
INTERIOR WALL INTERSECTIONS DETAILS
JUNCTION FOR CONTINUOUS AND CORNER DRYWALL APPLICATION

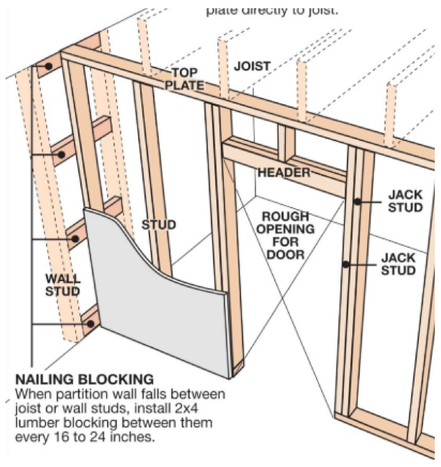
OPENING HEADER SCHEDULE

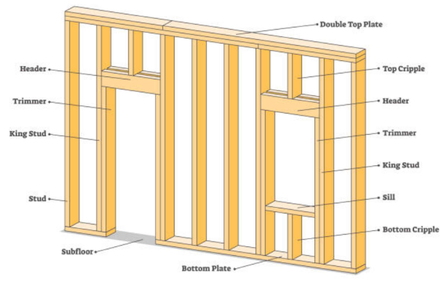
OPENING SIZE	OPENING LOCATION	NUMBER OF FLOORS	WALL THICKNESS	HEADER PLATE SIZE	NUMBER OF HEADER PLATES
UP TO 5 FEET	FIRST FLOOR	2	6"	2" X 8"	3
	SECOND FLOOR		4"	2" X 6"	2
UP TO 8 FEET	FIRST FLOOR	2	6"	2" X 10"	3
	SECOND FLOOR		4"	2" X 8"	2
UP TO 5 FEET	FIRST FLOOR	1	4"	2" X 6"	2
UP TO 8 FEET	FIRST FLOOR	1	4"	2" X 8"	2



ENGINEERED WOOD AND LUMBER HEADERS







DRAWING REVISION "2" NOTE:

- RESTORE THE FRONT ELEVATION WINDOWS TO MATCH THE ORIGINAL STYLE & DESIGN .
- FRAME OUT AROUND WINDOW OPENINGS TO ALIGN WITH THE DESIRED HISTORIC STYLE.
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Seven Gates Design

7 SARAGOSSA - HOUSE ELEVATIONS REMODEL

7 SARAGOSSA ST,
SAINT AUGUSTINE , FL 32084

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

A-06

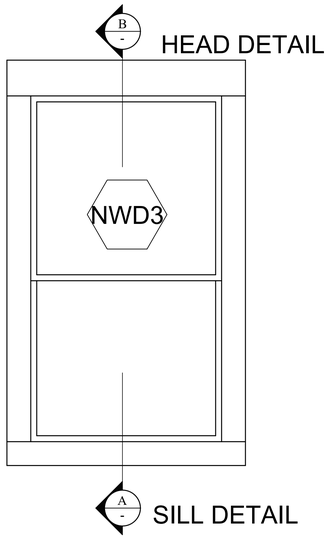
FRAMING DETAILS

REV. #	DATE
0	2-19-2026
1	3-19-2026
2	4-09-2026

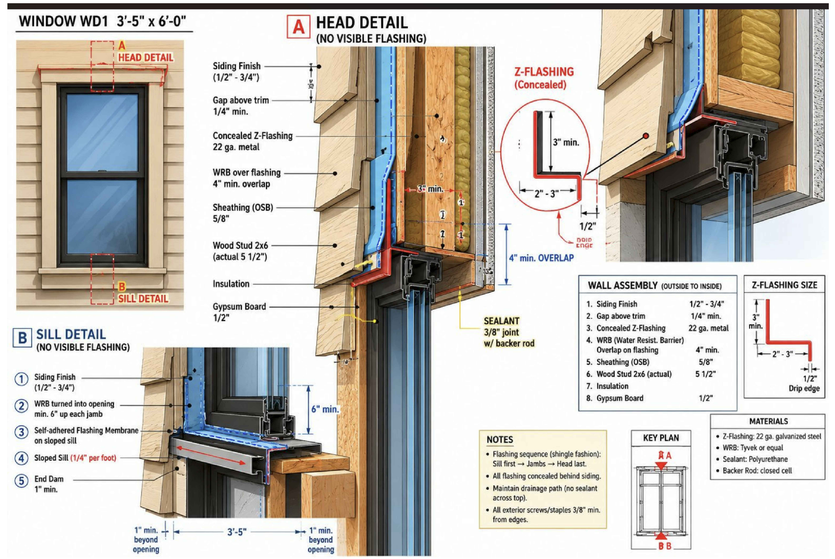
SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-06

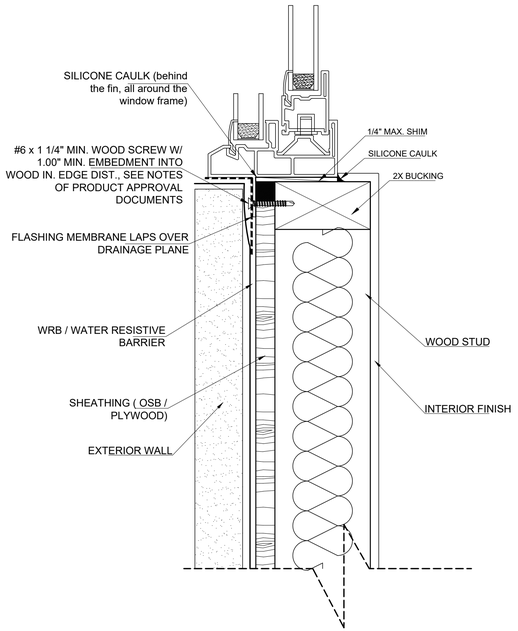
NOTES :
- CONCEALED FLASHING - NO EXPOSED METAL.
- HEAD FLASHING CONCEALED BEHIND SIDING .
- WRB SHALL LAP OVER FLASHING MIN .
- PROVIDE CONTINUOUS SEALANT JOINT AT INTERIOR PERIMETER .
- NO VISIBLE FLASHING FROM OUTSIDE .

NO VISIBLE FLASHING
ALL METAL FLASHING IS CONCEALED BEHIND SIDING . NO METAL DRIP EDGE VISIBLE FROM EXTERIOR .

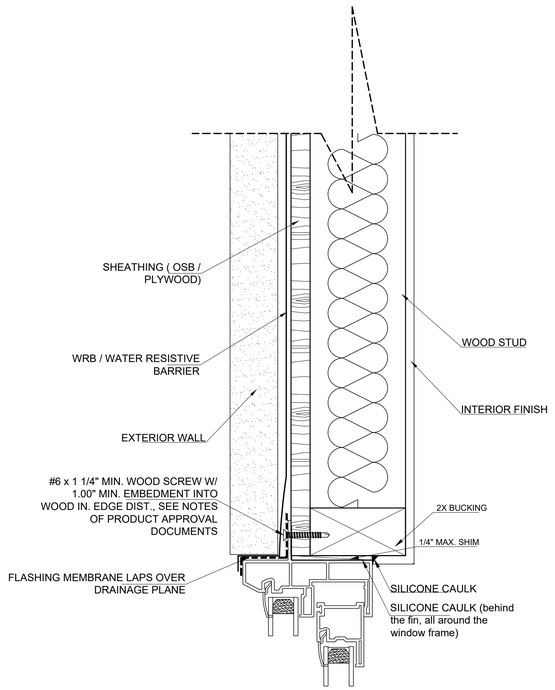


WINDOW WD3 2'-8"X4'-10"





WINDOW FLASHING DETAIL- A - AT SILL
NO VISIBLE FLASHING (CONCELED FLASHING BEHIND SIDING)



WINDOW FLASHING DETAIL-B- AT HEAD
NO VISIBLE FLASHING (CONCELED FLASHING BEHIND SIDING)

Seven Gates Design

7 SARAGOSSA - HOUSE
ELEVATIONS REMODEL

7 SARAGOSSA ST,
SAINT AUGUSTINE , FL 32084

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

A-07

WINDOW FLASHING DETAILS

REV. #	DATE
1	3-19-2026
2	4-09-2026
3	5-28-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-07

May 22, 2026

Ermal Alija
70 Caiden Dr
Ponte Vedra, FL 32081

cc: Cory Hutcherson

Re: Certificate of Demolition (Partial) - 7 SARAGOSSA ST - HP2026-0022

Dear Ermal Alija,

On May 21, 2026, the Historic Architectural Review Board (HARB) met and discussed your application For after-the-fact partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District to include wholesale replacement of windows in a different design and fenestration changes. (Following denied application HP2025-0087).

Specifically, based upon evidence presented, the HARB CONTINUED your application to the June 18, 2026 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by June 8, 2026.

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.:	HP2026-0022
Applicant:	Ermal Alija
Owner:	Cory Hutcherson
Address:	7 Saragossa St
Parcel Number:	2055200000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, For after-the-fact partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District to include wholesale replacement of windows in a different design and fenestration changes. (Following denied application HP2025-0087).

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, MAY 21, 2026, 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, May 16, 2026, Historic Architectural Review Board meeting and testified under oath, or ☑ was not present.

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

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

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request For after-the-fact partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District to include wholesale replacement of windows in a different design and fenestration changes. (Following denied application HP2025-0087).

Subject to the following conditions:

- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- Continued to June 18, 2026
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of May, A.D., 2026, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2026-0022 **REQUEST** **APPROVED / DENIED / CONTINUED**

Linda Potter
Sign Name

Linda Potter
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, Linda Potter, 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 May, A.D., 2026.

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

Michele Fudo
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.

From: Sairo Kola
To: Harb
Cc: Candice Seymour; Ermal Alija
Subject: 7 Saragossa St
Date: Monday, May 18, 2026 10:39:07 AM

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

Good morning,

Please put us in the meeting for next month. We will have all the documents ready.

Thank you,

April 22, 2026

A & O Builders
70 Caiden Dr
Ponte Vedra, FL 32081

cc: True Real Estate Investments

Re: Certificate of Demolition (Partial) - 7 SARAGOSSA ST - HP2026-0022

Dear Ermal Alija,

On April 16, 2026, the Historic Architectural Review Board (HARB) met and discussed your application For after-the-fact partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District to include wholesale replacement of windows in a different design and fenestration changes. (Following denied application HP2025-0087).

Specifically, based upon evidence presented, the HARB CONTINUED your application to the May 21, 2026 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by May 11, 2026.

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.: HP2026-0022
Applicant: A & O Builders
Owner: True Real Estate Investments, LLC
Address: 7 Saragossa St
Parcel Number: 2055200000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, For after-the-fact partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District to include wholesale replacement of windows in a different design and fenestration changes. (Following denied application HP2025-0087).

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, APRIL 16, 2026, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the Thursday, April 16, 2026, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.

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

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

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / ~~DOES NOT MEET~~ the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request For after-the-fact partial demolition of a residential building, constructed c. ~~1917-1924~~, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District to include wholesale replacement of windows in a different design and fenestration changes. (Following denied application HP2025-0087).

Subject to the following conditions:

- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- -Provide Floorplans - To May 21, 2026
- -Windows should be restored to original fenestration Patterns and
- sizes on side and rear elevations unless there are justifications
- for the change per the requested floorplans.
- -Details of head, jamb, and sills & how casing will make windows look like wood.

DONE AND ORDERED, at a public hearing on the 16th day of April, A.D., 2026, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2026-0022 **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 April, A.D., 2026.

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.

RELEVANT PORTIONS OF ORIGINAL SUBMITTAL FROM APRIL 16, 2026

COD-P HP2026-0022
7 SARAGOSSA STREET

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2026-0022 **Meeting Date: Thursday, April 16, 2026**

1. NAME OF APPLICANT: Ermal Alija
   Business (if applicable): A & O Builders
   Address: 70 Caiden Dr
   City: Ponte Vedra State: FL Zip Code: 32081
   Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request

2. NAME OF PROPERTY OWNER: Cory Hutcherson
   Business (if applicable): True Real Estate Investments, LLC - Owner
   Address: 235 S Riverwalk Dr.
   City: Palm Coast State: FL Zip Code: 32137 com
   Daytime Telephone: Available Upon Request E-Mail Address: Available Upon Request

3. PROJECT LOCATION: 7 SARAGOSSA ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: MODEL LAND CO SUBD CITY LOT 16-B BLK K OR479/464 BY WILL OR6103/285 & 1462

5. SCOPE OF WORK: For after-the-fact partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District to include wholesale replacement of windows in a different design and fenestration changes. (Following denied application HP2025-0087).

Information attached by applicant includes:

- Application Agreement
- Window Condition Assessment (From January Application)
- Photographs of Original Windows
- Proposed Replacement Building/Feature Drawings
- Replacement Window Specifications (added by staff)

Received March 24, 2026
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: 7 Saragossa St, Saint Augustine, FL, 32084

Applicant's Name: Ermal Aliaj Applicant's Signature: Ermal Aliaj

Owner's Name: CORY HUTCHERSON 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 March 31, 2026
Planning and Building Dept.

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

ERMAL ALIJA is/are hereby authorized TO ACT ON BEHALF OF CORY HUTCHERSON, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: HP2026-0022, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's HARB Board, for an application related to the structure located at:

7 SARAGOSSA ST, SAINT AUGUSTINE, FL, 32084

BY: _____
Signature of Owner

CORY HUTCHERSON
Print Name of Owner

(386)-569-4842
Telephone Number

State of Florida

County of Flagler

Signed and sworn before me on this 27th day of December, 2025

By Cory Hutcherson

Identification verified: FLDL

Oath sworn: ✓ Yes ____ No

KYLE PEETS
Notary Public
State of Florida
Comm# HH232603
Expires 2/22/2026

Notary Signature: _____

My Commission expires: 02/22/2026

Rev:120219 jw

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

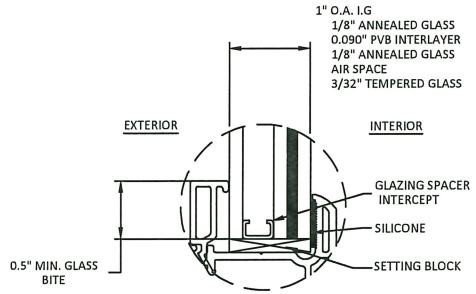
70 SERIES/V3 SERIES/(5800)
GLIDING PATIO DOORS
(NON-HVHZ)(IMPACT)

GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT EDITION FLORIDA BUILDING CODE (FBC), EXCLUDING HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
   - AAMA/WDMA/CSA 101/I.S.2/A440-11
   - ASTM E1886-12
   - ASTM E1996-17
2. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X FRAMING, AND METAL FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
3. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
4. THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN NON-HVHZ AREAS. IN HVHZ AREAS, ONE TIME PRODUCT APPROVAL TO BE OBTAINED FROM MIAMI-DADE RER OR AHJ.
5. APPROVED IMPACT PROTECTIVE SYSTEM **IS NOT REQUIRED** ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
6. WINDOW FRAME MATERIAL: PVC
7. GLASS MEETS THE REQUIREMENTS OF ASTM E 1300 GLASS CHARTS. SEE SHEET 1 FOR GLAZING DETAILS.

DESIGN PRESSURE TABLE			
SIZE	CONFIGURATION	DESIGN PRESSURE	MISSILE IMPACT RATING
95.5" X 81.5"	XO	+50/-50 PSF	MISSILE SIZE D WIND ZONE 3

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



GLAZING DETAIL

GLAZING NOTE:
- GLASS THICKNESS AND TYPE SHALL COMPLY WITH ASTM E-1300 GLASS CHARTS REQUIREMENT

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVERLINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888)-741-0357

TITLE: *70 SERIES/V3 SERIES/(5800) GLIDING PATIO DOORS (NON-HVHZ)(IMPACT)*

GENERAL NOTES & GLAZING DETAILS

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

REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	LH	10/20

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

Digitally signed by Hermes F Norero
Reason: I am approving this document
Date: 2020.10.26 01:24:23 +02'00'

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

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

FL #: FL 14998

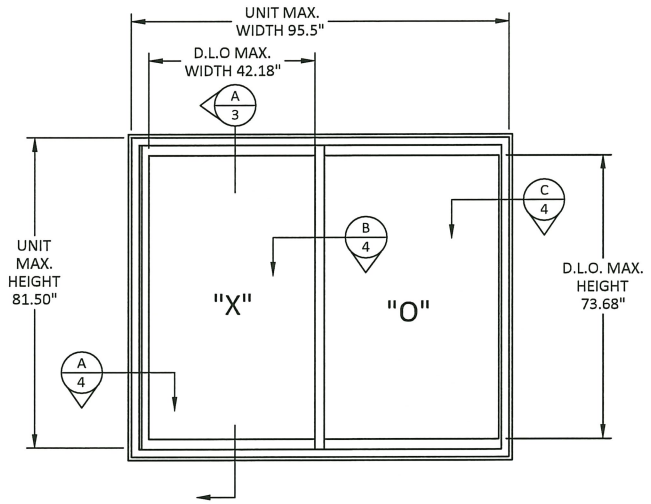
DATE: 09.28.17

DWG. BY: CL | CHK. BY: HFN

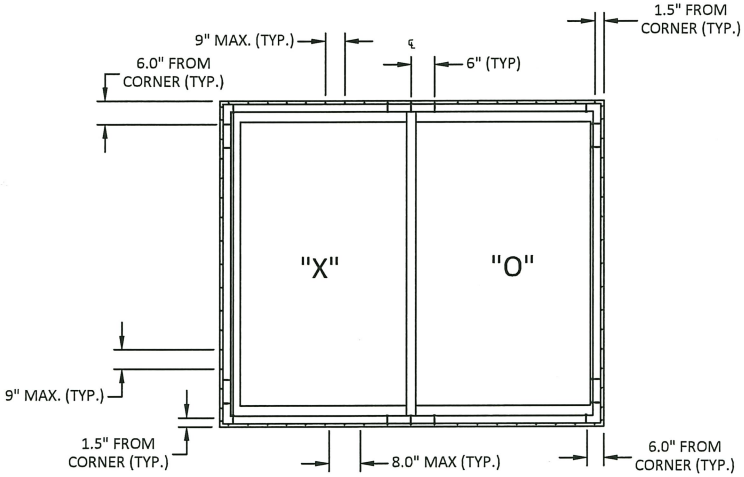
SCALE: NTS

DWG. #: SWD039

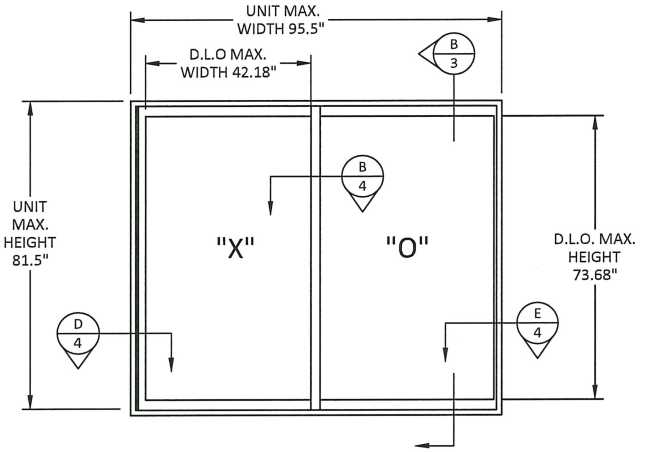
SHEET: 1 OF 5



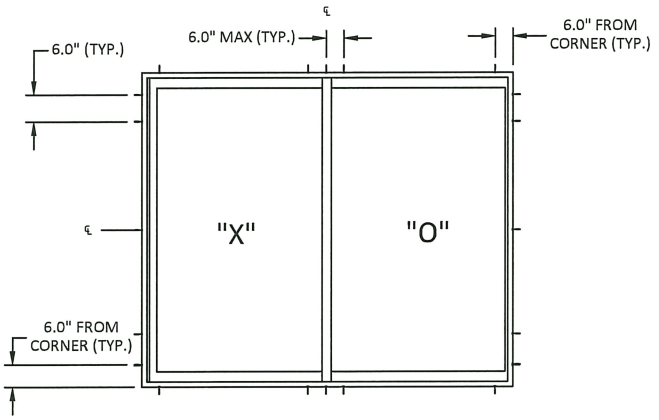
ELEVATION



ANCHOR LAYOUT
NAIL FIN



ELEVATION



ANCHOR LAYOUT
THROUGH FRAME

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVERLINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888)-741-0357

TITLE: *70 SERIES/V3 SERIES/(5800) GLIDING PATIO DOORS (NON-HVHZ)/(IMPACT)*

GENERAL NOTES & GLAZING DETAILS

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

REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	LH	10/20

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

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

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

FL #: FL 14998

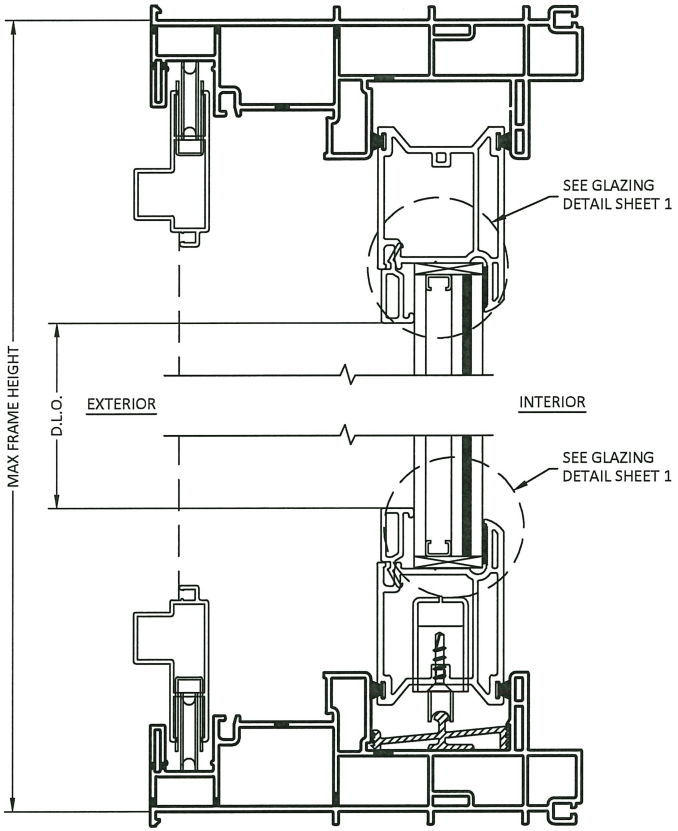
DATE: 09.28.17

DWG. BY: CL | CHK. BY: HFN

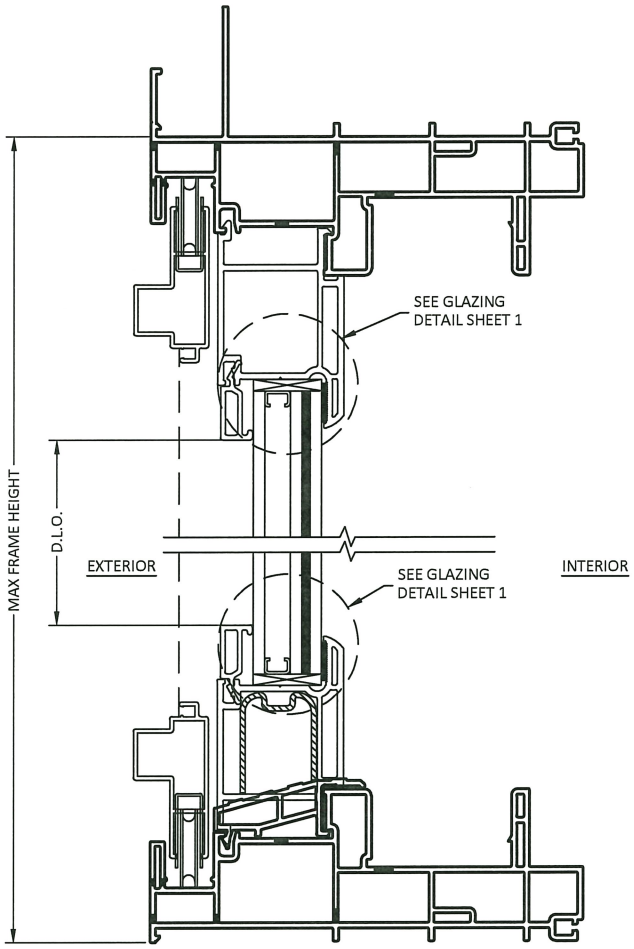
SCALE: NTS

DWG. #: SWD039

SHEET: 2 OF 5



A/3 **VERTICAL SECTION**
THROUGH FRAME



B/3 **VERTICAL SECTION**
NAIL FIN

AMERICAN CRAFTSMAN WINDOWS
SILVER LINE WINDOWS AND DOORS

ONE SILVERLINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (888)-741-0357

TITLE: *70 SERIES/V3 SERIES/(5800) GLIDING PATIO DOORS (NON-HVHZ)(IMPACT)*
VERTICAL SECTIONS

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

REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	LH	10/20

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

HERMES F. VALERO, P.E.
FLORIDA P.E. No. 73778
HFV ENGINEERING, INC.
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL 14998

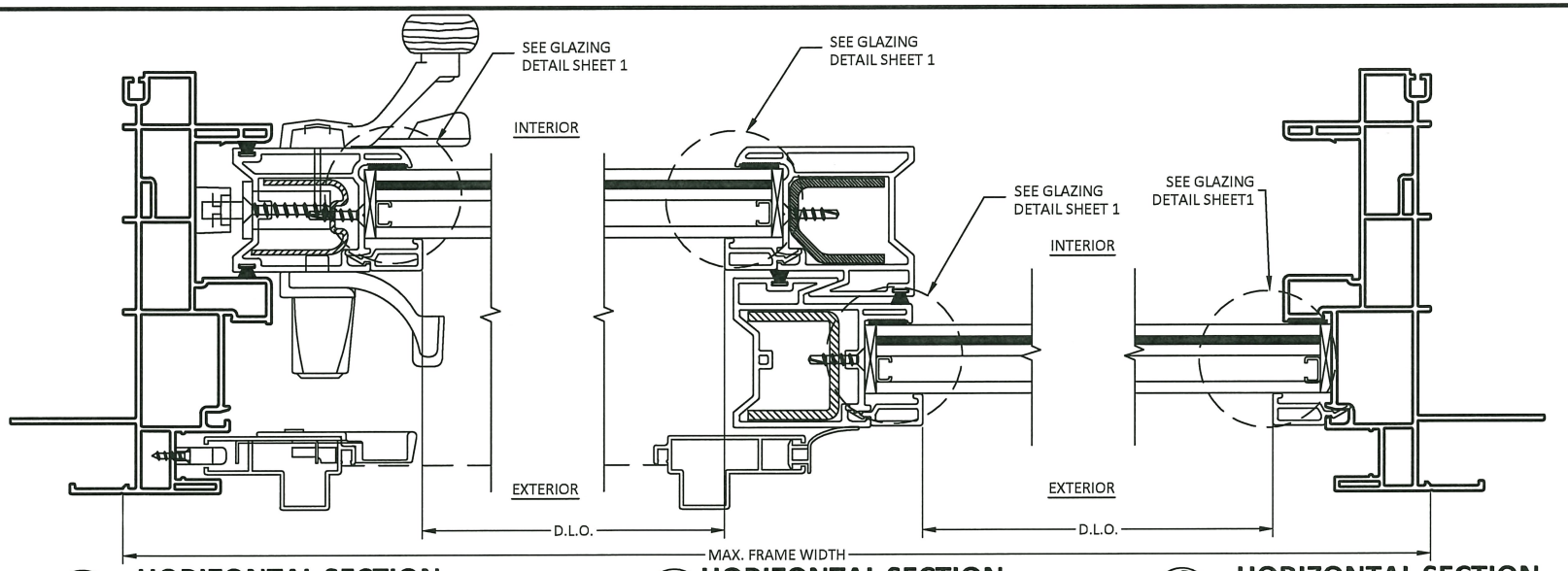
DATE: 09.28.17

DWG. BY: CL | CHK. BY: HFN

SCALE: NTS

DWG. #: SWD039

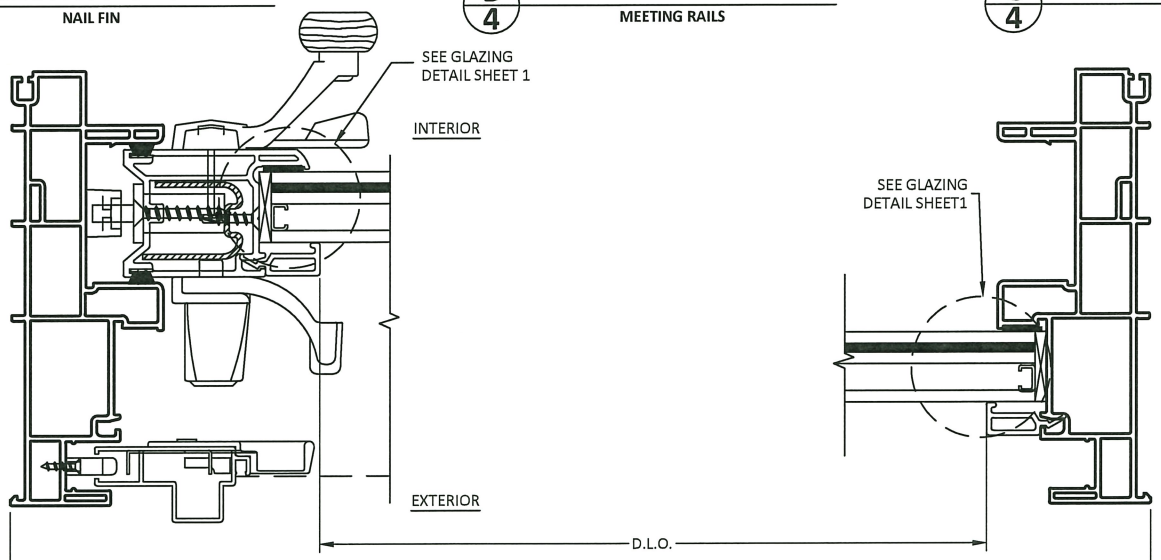
SHEET: 3 OF 5



A/4 **HORIZONTAL SECTION** — NAIL FIN

B/4 **HORIZONTAL SECTION** — MEETING RAILS

C/4 **HORIZONTAL SECTION** — NAIL FIN



D/4 **HORIZONTAL SECTION** — THROUGH FRAME

E/4 **HORIZONTAL SECTION** — THROUGH FRAME

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SILVER LINE WINDOWS AND DOORS

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TITLE: *70 SERIES/V3 SERIES/(5800) GLIDING PATIO DOORS (NON-HVHZ)/(IMPACT)* HORIZONTAL SECTIONS

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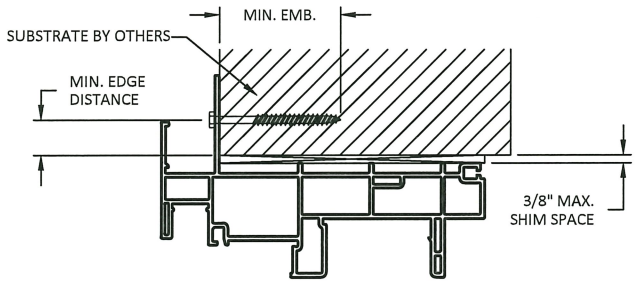
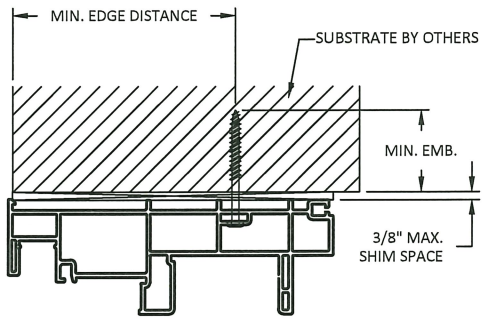
DWG. #: SWD039

SHEET: 4 OF 5



A/5 **ANCHOR DETAIL**
NAIL FIN

NOTE:
JAMB HAVE SIMILAR DETAIL



B/5 **ANCHOR DETAIL**
THROUGH FRAME (HEAD)

ANCHOR SCHEDULE				
METHOD	SUBSTRATE	ANCHOR SCHEDULE	MIN EMBEDMENT	MIN. EDGE DISTANCE
THROUGH FRAME & STRAP ANCHOR	WOOD: MIN. SG = 0.55	#10 WOOD SCREW	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#14 TEK SCREW	3 THREADS MIN PENETRATION BEYOND METAL	0.75"
	CONCRETE: f'c=2000PSI	1/4" ITW TAPCON	1.75"	2.5"
	MASONRY: CMU per ASTM C90	1/4" ITW TAPCON	1.75"	2.5"
NAIL FIN	WOOD: MIN. SG = 0.55	#8 WOOD SCREW	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#8 TEK SCREW	3 THREADS MIN PENETRATION BEYOND METAL	0.75"

INSTALLATION NOTES

1. ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.

2. THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS TO BE USED FOR PRODUCT INSTALLATION OF THE MAXIMUM SIZE LISTED.

3. INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1.000 INCH THE DEPICTED LOCATION & SPACING IN THE ANCHOR LAYOUT DETAILS (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.

4. SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM(S). MAXIMUM ALLOWABLE SHIM STACK TO BE 3/8 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.

5. MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.

6. INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.

7. FOR MASONRY OR CONCRETE OPENINGS, A 1X WOOD BUCK MAY BE USED (OPTIONAL) AS LONG AS THE MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS ARE STILL MET WITHIN THE CORRESPONDING HOST SUBSTRATE. SEE GENERAL NOTE #3 ON SHEET 1 FOR MORE INFORMATION.

8. FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.

9. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.

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SILVER LINE WINDOWS AND DOORS

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TITLE: *70 SERIES/V3 SERIES/(5800) GLIDING PATIO DOORS (NON-HVHZ)(IMPACT)*
INSTALLATION NOTES & ANCHOR DETAILS & SCHEDULE

PREPARED BY:
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HERMES F. NORIEGA LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

HERMES A. NORIEGA, P.E.
FLORIDA P.E. No. 73778
LICENSED IN FL
398 E. DANIA BEACH BLVD. # 338
DANIA BEACH, FL 33004
FBPE CERT. OF AUTHORIZATION No. 29578

FL #: FL 14998

DATE: 09.28.17

DWG. BY: CL | CHK. BY: HFN

SCALE: NTS

DWG. #: SWD039

SHEET: 5 OF 5

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 18, 2026 Meeting



Application HP2026-0037 Address: 7 Aviles Street

KRB Construction, LLC – Applicant SAR 2020 Partners LLC – Owner

Project description: To demolish a building, constructed c. 1885-1888, that is recorded in the Florida Master Site File, contributing to the St. Augustine National Register Historic District, and within the Historic Preservation-Two (HP-2) zoning district. (*Following emergency demolition, approved by the City Building Official, of structurally unsound portions of the structure*)

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ00218
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1885-1888
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1989000000		
Agenda Item:	9(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This Masonry Vernacular building with commercial ground floor and residential second floor is located on a through lot fronting both Aviles and Charlotte Streets on the block between King Street and Artillery Lane. Sanborn Fire Insurance maps indicate that the building has seen several alterations over time since its construction in 1888 as a one-story masonry jail. The two-story brick storefront and one-story rear garage were added by 1899. The second-story cantilevered balcony does not appear until the 1953 update of the 1930s Sanborn Map. The rear of the property saw several outbuildings constructed and demolished including a wood frame tin shop and cobbler buildings along Charlotte Street demolished by 1965.

An emergency partial demolition of structurally unsound portions of the building which was reviewed by the HARB at a special meeting on March 27, 2026, and ultimately approved, with Board recommended conditions, by the City Building Official. The applicant is seeking full demolition of the structure, including three remaining walls of the 1888 poured concrete jailhouse which have been concealed within later additions to the building until the recent emergency partial demolition.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any full demolition of a structure aged 50 years or older requires review and approval by the HARB. Because of this property's location within HP-2, a Certificate of Appropriateness will be required prior to issuing the building permit for new construction.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a **Certificate of Demolition** at **7 Aviles Street**:

1. **CONTINUE** to allow the applicant time to consider alternatives to demolition that would preserve the poured concrete jail walls; OR,
2. **APPROVE** if the HARB finds that the documentation provided by the applicant is sufficienct to justify the proposed demolition and that demolition of the existing partially demolished strucutre will not be deterimental to the historic and architectural character of the city with the following conditions:
    a. The applicant salvage and preserve significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of this or other historic properties.
    b. Ground disturbance shall be avoided until applicant has coordinated with Archaeology Staff for required review/monitoring.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of remaining components of a mixed-use building.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. Yes, the structure is located within the Historic Preservation-Two (HP-2) zoning district.

2. Whether or not the structure is within and contributing to a National Register Historic District (NRHD). Yes, the building is designated as contributing to the St. Augustine National Register Historic District. If an update to this nomination were completed in the structure's current condition, it would likely be considered non-contributing. If the building façade along Aviles Street, and other notable architectural features of the building were appropriately reconstructed to match what was existing when the structure was first designated as contributing, the building could potentially retain its contributing status, or earn that status back over time as a contributing reconstruction. It is unclear whether retention of portions of the historic interior, such as the poured concrete jail walls, would be critical to the building's contributing status. Contributing structures in NRHDs are evaluated on exterior integrity based upon the 7 aspects of integrity: location, design, materials, workmanship, feeling, and association. Guidance from the State Historic Preservation Office (SHPO) for previous applications indicates some flexibility for historic elements reconstructed in-kind due to structural or material instability or rebuilt because the elements were previously removed or lost to time. Secretary of the Interior's Standards for Rehabilitation #6 states that deteriorated historic features should be repaired rather than replaced but allows for replacement of distinctive features when the severity of deterioration requires replacement and the replacement feature matches the old in design, color, texture, and other visual qualities. Many examples exist of locally contributing buildings with substantial replacement materials.

3. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as the numerous two-story commercial buildings along Aviles Street and was integral to the continuous string of building frontage along Aviles Street until the recent emergency demolition. While more of the Charlotte Street elevation remains intact, this later concrete block addition to the building is set back from the street and, like a majority of that portion of the street, is utilitarian in nature.

4. The impact of the loss of the structure on the streetscape. Loss of the facade has altered the historic development pattern on Aviles Street and leaves an obvious void space. Thoughtful redevelopment would mitigate the loss of the structure. Along Charlotte Street, appropriate redevelopment and restoration of the previously existing masonry property wall would mitigate the impacts of demolition.

5. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. A Certificate of Appropriateness (COA) was previously approved for this structure that included restoration of the brick façade along Aviles Street, a new property wall along Charlotte Street, and other modifications to the building. Once the poor condition of the structure was discovered, and the initial emergency demolition was approved and completed, the applicant has decided to seek full demolition with the intent to construct a new building on the property. According to the architect on the project, the Aviles Street façade is proposed to be reconstructed with possible minor modifications. The applicant is aware that a new COA will be required for redevelopment of the site, particularly if changes are made to the already-approved COA design. According to the applicant, the building and site design is contingent upon a determination for this COD application because retention of the remaining portions of the building will change both structural and design elements of the new development.

6. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File and contributes to the St. Augustine NRHD. Polk City Directory Research has been attached to this report for reference. Currently, no historic or cultural associations are known that would qualify this building for listing individually. The period in which the jail walls were built, and the poured concrete method of construction, suggests a possible link to Henry Flagler. More research is needed to uncover more details related to the construction of the jail.

CONTINUED ON NEXT PAGE...

DEMOLITION REVIEW CRITERIA (AGHP) Continued:

7. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Loss of this structure contributes to the continued erosion of the city's historic fabric which is continually threatened by deferred maintenance, inappropriate modifications, demolitions, and inappropriate new development. While thoughtful redevelopment may mitigate the visual impacts of this building's loss, demolition and new construction on this site will impact archaeological resources related to the early settlement and development of St. Augustine. If such resources are not carefully documented, information related to St. Augustine's history and culture may be lost. With its location in Archaeological Zone IB, further Archaeological Review is required.

8. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a structure that has seen dramatic modifications over time to meet the needs of property owners and businesses. The jail walls are representative of early poured concrete construction, and the wood grain from the form boards used in their construction are still evident on portions of the remaining walls.

9. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The structure is not one of the last surviving examples of its style or type of architecture or method of construction.

10. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The previously existing exterior portions of the structure were not of such craftsmanship or material that they could not be easily reproduced. Previous applications included restoration of the Aviles Street façade and architectural details. Documents from a 3D scan of the building completed prior to emergency demolition were provided by the applicant and can inform reconstruction of the building.

The condition assessment provided by Atlantic Engineering Services states that the coquina poured concrete walls of the original jail are unreinforced, cracked, and have several modifications as well as visible settlement. The document states that these walls likely do not have foundations. The assessment suggests that it may be possible to save these walls with significant strengthening and details the needed measures.

The applicant appears willing to consider relocation of the jail walls if a ready recipient were found. Additional evaluation would be necessary to determine feasibility of such a relocation.

A marker or informational sign detailing the history of the property and the old jail walls has been suggested as possible mitigation for the demolition, and the architect on the project has stated their intent to salvage and reuse the jail window bars in the building's new design.

11. ***The justification for the proposed demolition.*** The applicant seeks to redevelop the property with what appears to be a residential use based on floorplans from past applications. Justifications for the proposed demolition as provided in the application packet and discussed with staff include:

a. Concern for the structural integrity of remaining portions of the building, specifically wood joists in the ceiling/roof of the remaining garage addition and the poured concrete jail walls.
b. Question as to whether the jail walls are significant enough to save because they would be interior to the new structure and would not visibly contribute to the streetscape or the district.
c. Limitations in design for construction because retention of remaining portions of the building, particularly the poured concrete jail walls, would require extensive framing to allow for structural supports for the new construction as well as paths for electrical and plumbing lines. This additional framing would result in a loss of interior square footage. Staff has recommended providing example floorplans to illustrate this potential loss in square footage.

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

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

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

National Register Status (Section 28-89(7), CoSA Code of Ordinances)

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

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

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

Conditions for Demolition Approval (Section 28-89(6), CoSA Code of Ordinances)

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

- Architectural Salvage **-** *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

~~~~~~~~~~~~~~~~~

The building was built by 1888 and is thus more than 50 years old. The building is in the Historic Preservation-Two (HP-2) Zoning District and contributes to the St. Augustine National Register Historic District. The building is not individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File.

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

Additional References for Demolition Review From City Code:

Sec 28-89(3) (as revised in 2024): In the case of the proposed demolition of an existing historic structure, or a project that constitutes partial demolition of a historic structure that the removal of such structure or architectural features will not be detrimental to the historic and architectural character of the city or that, balancing the interest of the city in preserving the integrity of the city and interest of the owner of the property.

a. Approval of the plans for demolition in the latter event the board may issue an order postponing demolition for a period of not to exceed twelve (12) months after which the owner must reapply. The board may issue a second postponement with the total postponement period not to exceed two (2) twelve-month periods. If the board concludes that the demolition should be postponed, it shall, before issuing any final order with respect to such postponement, afford the applicant an opportunity to appear before the board to offer any evidence they may desire to present concerning the proposed order. Within the period of postponement, the board shall ascertain what the city or other agency or organization may do to preserve such structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved. This section shall not apply to any permit for demolition which has been applied for, in proper form, prior to the effective date of this section.
b. If the building or structure is of exceptional significance including a local historic landmark, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, the board can deny the demolition if the board finds the removal of such building or structure will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship.

Sec 28-87(10) under (HARB) Responsibilities:
Designate historic landmarks. As utilized herein the term "local historic landmark" shall mean a building, object, site, or structure of the highest historical, architectural, *cultural, or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city. In the event the historic architectural review board desires not to issue a demolition or partial demolition permit for a structure that it finds could meet the criteria for a historic landmark*, the historic architectural review board shall initiate proceedings for designation of the structure as a historic landmark. *In the designation of a historic landmark,* the historic architectural review board shall evaluate the subject property using criteria and standards established by the National Register of Historical Places for national landmarks, or if evaluating the structure as a potential local historic landmark substituting the importance of the resource to the city and state rather than the nation as a whole. No property shall be designated as a historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning of property. In addition, consistent with F.S. ch. 553.79(25), a local landmark designation for a privately owned single-family residential structure that qualifies for complete demolition by statute must include the consent of its owner. Any determination of the historic architectural review board shall be subject to appeal by any affected person to the city commission without any fee being charged or levied.

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

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(7)b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map(s)
4. Diagram of Additions
5. Emergency Demolition Approval from Building Official
6. Polk City Directory Research

Staff Photographs
7 Aviles Street
June 4, 2026



Site from Aviles Street Facing East

Staff Photographs
7 Aviles Street
June 4, 2026



Site from Aviles Street Facing Northeast

Staff Photographs
7 Aviles Street
June 4, 2026



Site from Charlotte Street Facing West, Rear Garage Addition to be Demolished

Staff Photographs
7 Aviles Street
June 4, 2026



Site from Charlotte Street Facing West, Concrete Plaque to be Salvaged

Staff Photographs
7 Aviles Street
June 4, 2026





Rear Yard Along Charlotte Street, Masonry Walls to be Retained/Repaired or Reconstructed In-kind

Staff Photographs
7 Aviles Street
June 4, 2026





Poured Concrete Jail Walls c. 1888

Staff Photographs
7 Aviles Street
June 4, 2026



Poured Concrete Jail Walls c. 1888

Staff Photographs
7 Aviles Street
June 4, 2026





Poured Concrete Jail Walls c. 1888

Staff Report Pg. 16

Staff Photographs
7 Aviles Street
June 4, 2026





Poured Concrete Jail Walls c. 1888

Staff Photographs
7 Aviles Street
June 4, 2026





Poured Concrete Jail Walls c. 1888

Staff Photographs
7 Aviles Street
June 4, 2026



Poured Concrete Jail Walls c. 1888, Exterior Seem from Adjacent Lot to the North

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June 4, 2026





Poured Concrete Jail Walls from 1888 and Remaining Brick Additions

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7 Aviles Street
June 4, 2026







Photos of Remaining “Interior” hall addition

Staff Photographs
7 Aviles Street
June 4, 2026



Remining Courses of Brick per Emergency Demo Conditions

Staff Photographs
7 Aviles Street
June 4, 2026



Remining Courses of Brick per Emergency Demo Conditions

Staff Photographs
7 Aviles Street
June 4, 2026

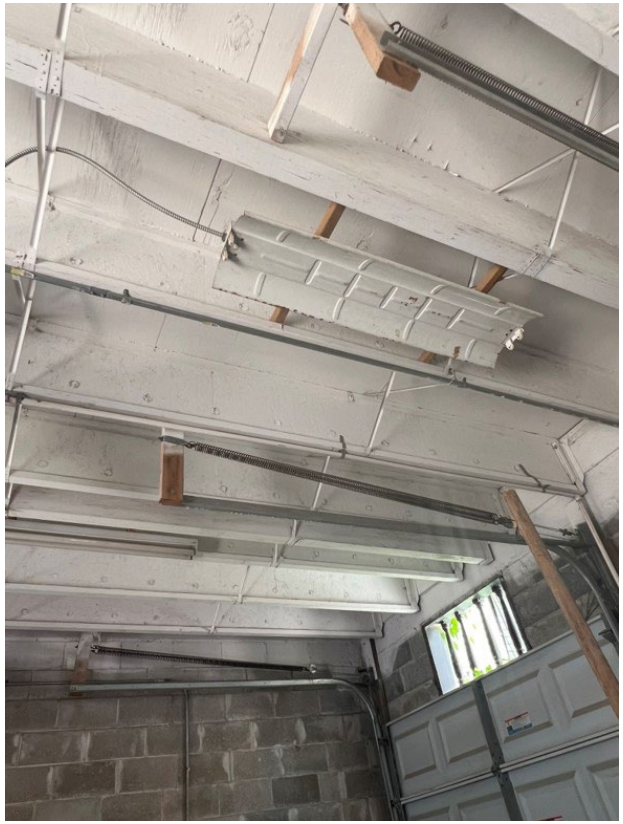


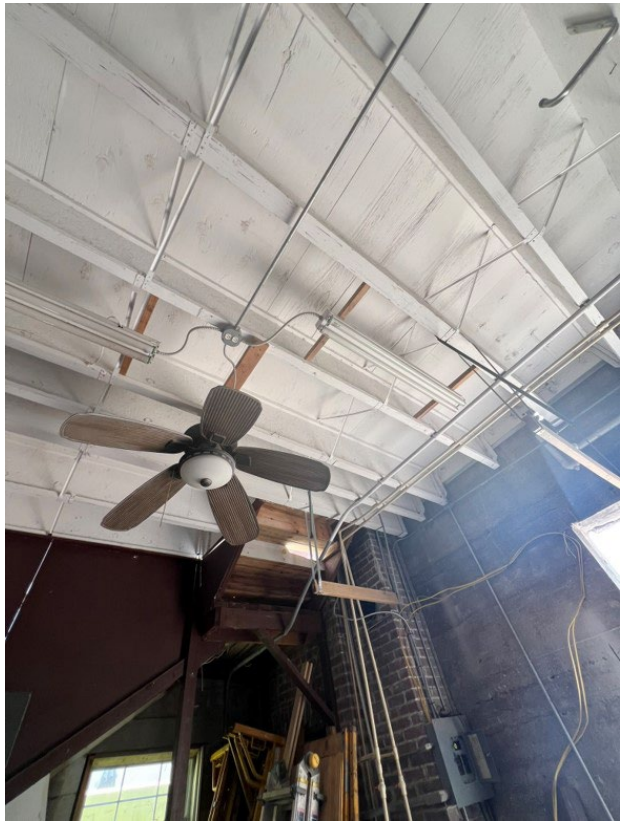


Interior Photos of Remaining Garage Addition

Staff Photographs
7 Aviles Street
June 4, 2026

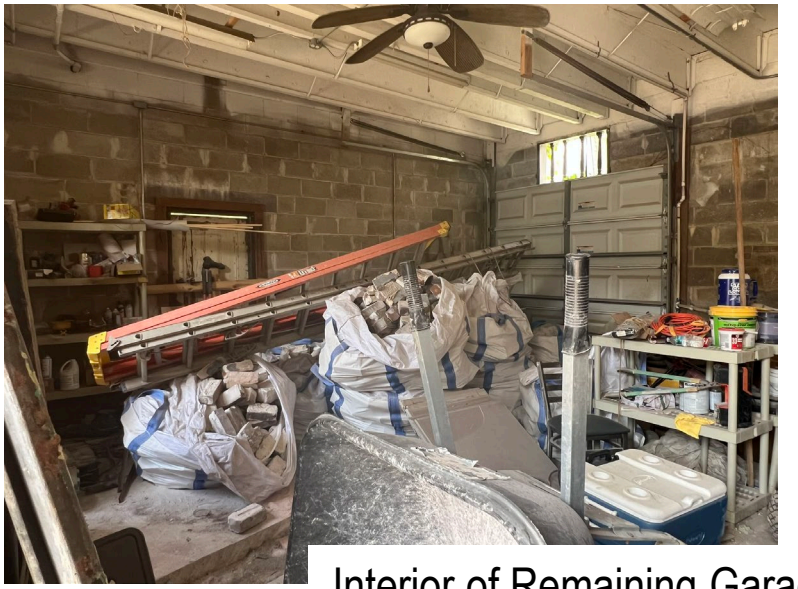


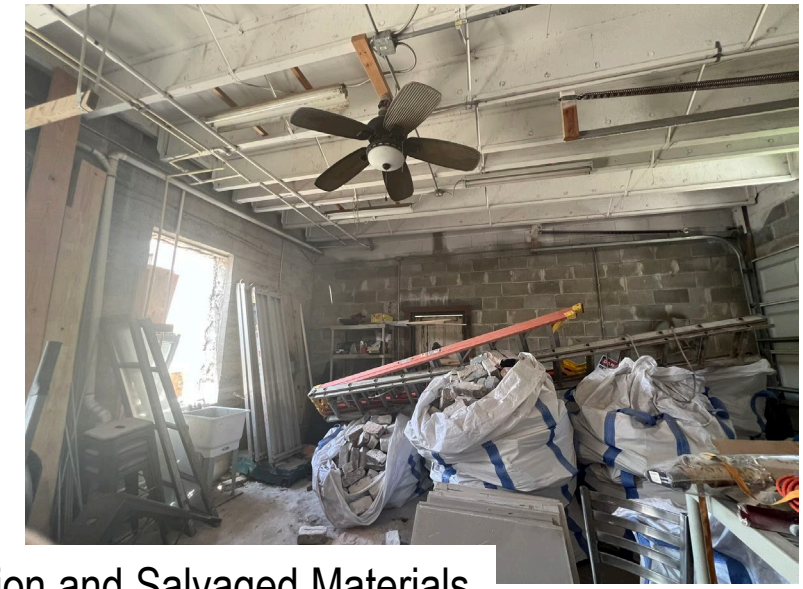




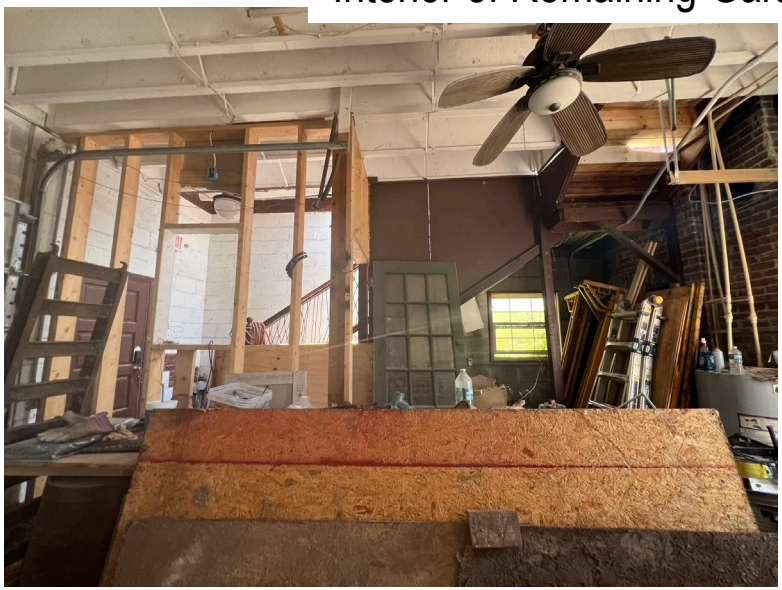
Interior of Remaining Garage Addition

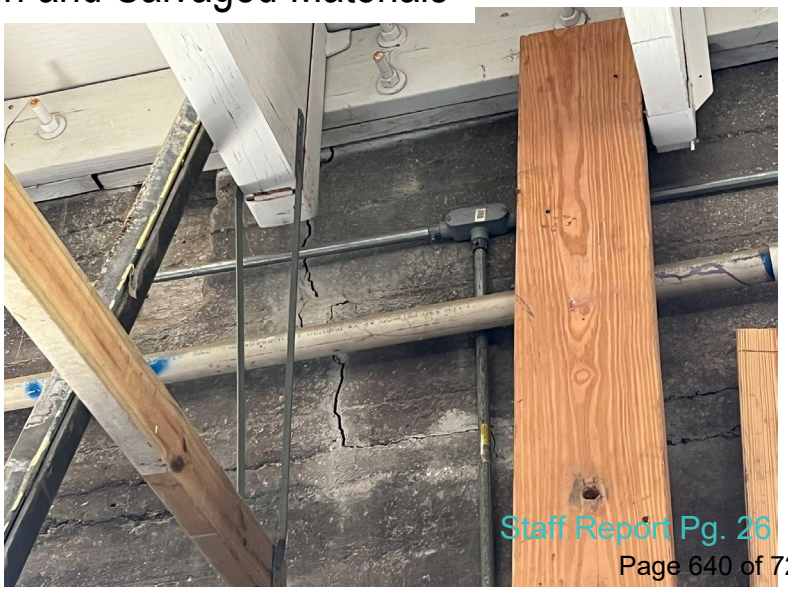
Staff Photographs
7 Aviles Street
June 4, 2026





Interior of Remaining Garage Addition and Salvaged Materials





Staff Photographs
7 Aviles Street
June 4, 2026





Salvaged Materials

Staff Photographs
7 Aviles Street
March 23, 2026



Staff Report Pg. 28

Staff Photographs
7 Aviles Street
March 23, 2026





Staff Photographs
7 Aviles Street
March 23, 2026



Staff Photographs
7 Aviles Street
March 23, 2026





Staff Photographs
7 Aviles Street
March 23, 2026





Staff Photographs
7 Aviles Street
March 23, 2026





Staff Photographs
7 Aviles Street
March 23, 2026





Staff Photographs
7 Aviles Street
March 23, 2026



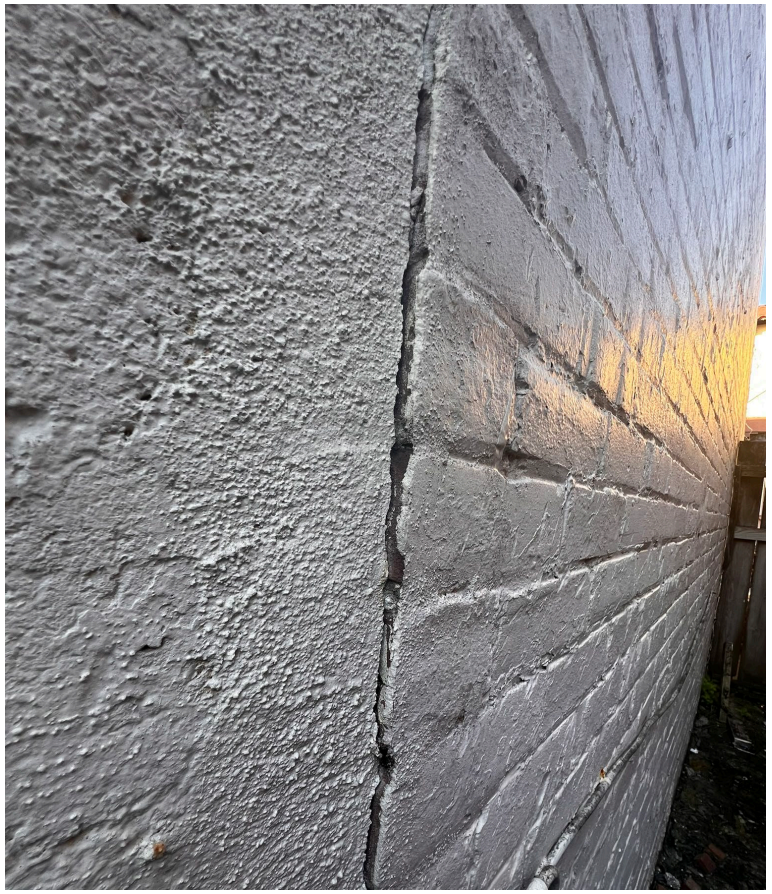
Staff Photographs
7 Aviles Street
March 23, 2026





Staff Photographs
7 Aviles Street
March 23, 2026





Staff Photographs
7 Aviles Street
March 23, 2026





Staff Photographs
7 Aviles Street
March 23, 2026





Staff Photographs
7 Aviles Street
March 23, 2026





Staff Photographs
7 Aviles Street
March 23, 2026



Staff Photographs
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March 23, 2026







Staff Photographs
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March 23, 2026









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March 23, 2026





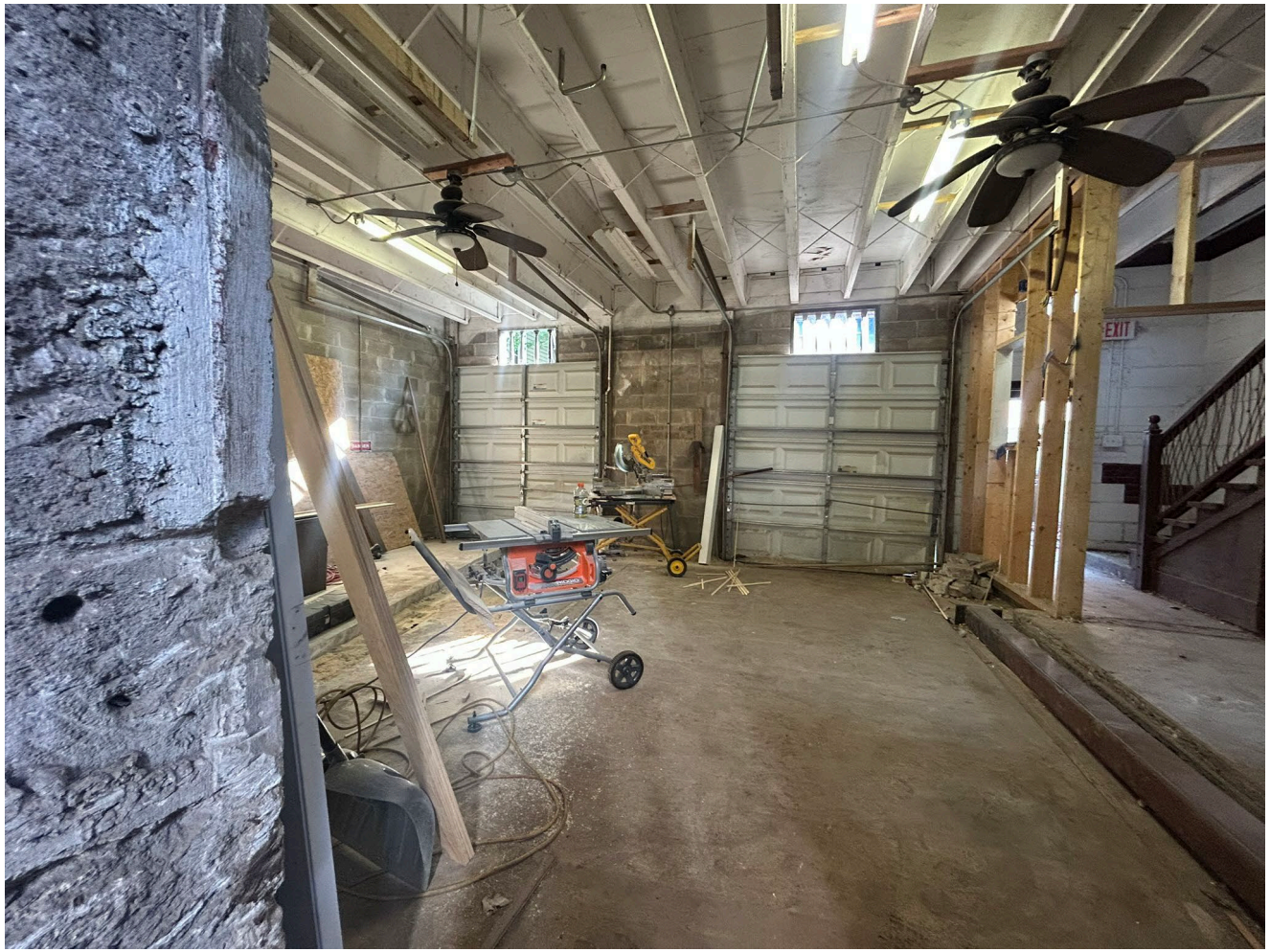
Staff Photographs
7 Aviles Street
March 23, 2026

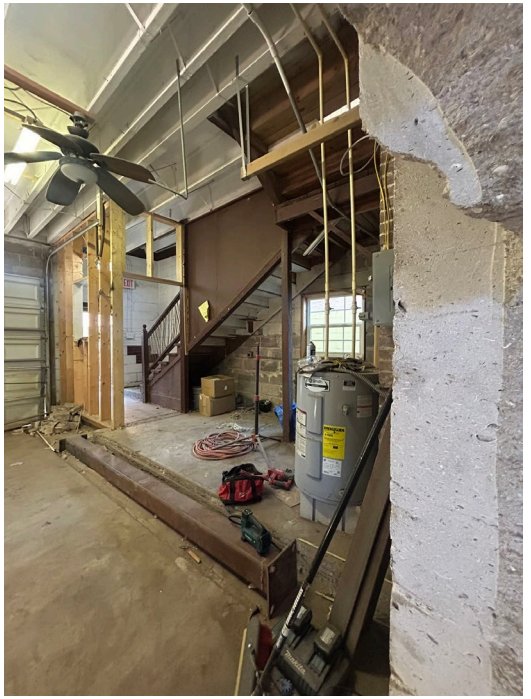


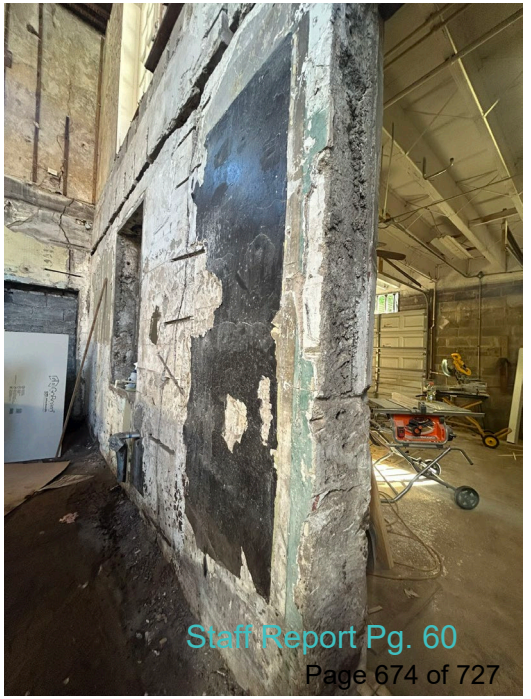




Staff Photographs
7 Aviles Street
March 23, 2026







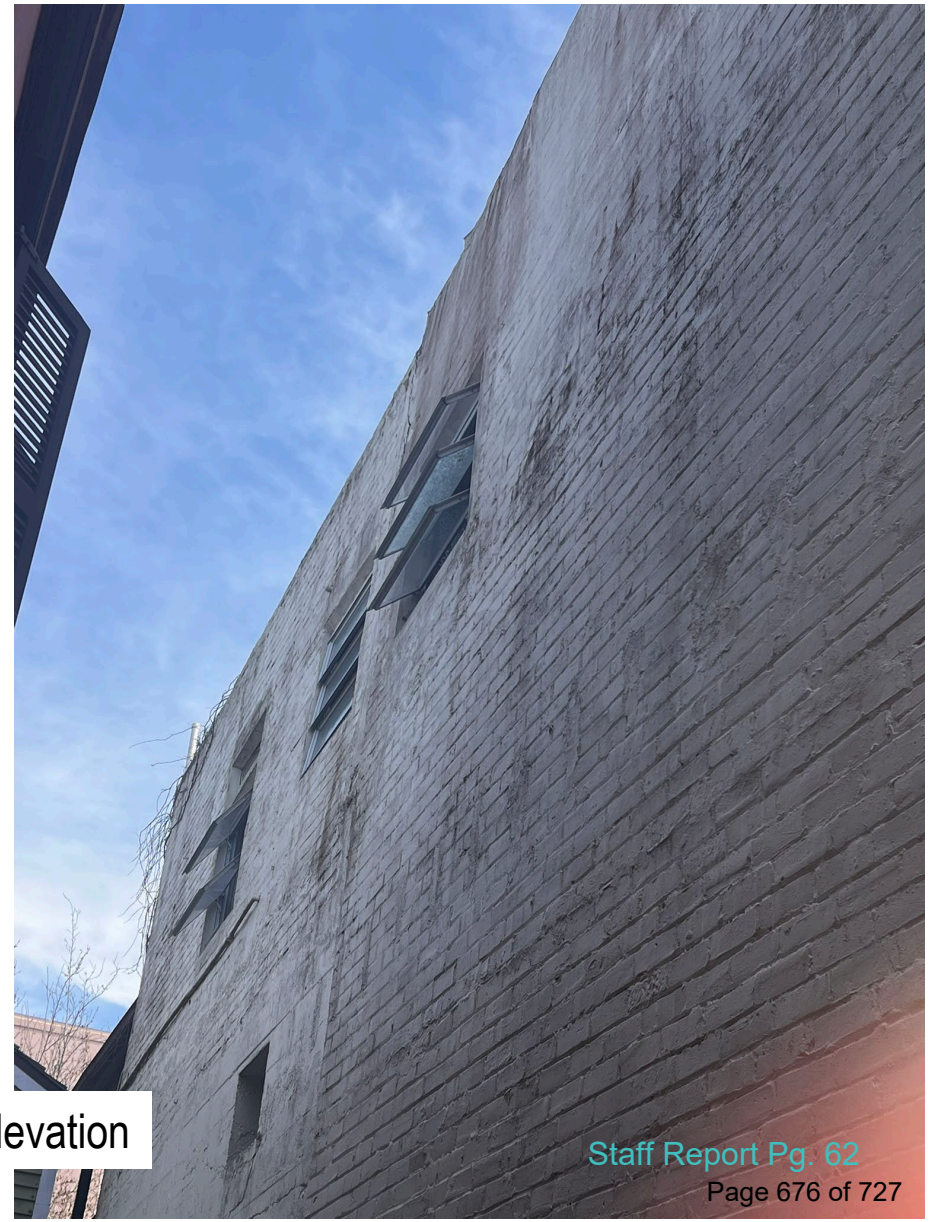
Staff Photographs
7 Aviles Street
February 12, 2026



Front (west) Elevation

Staff Photographs
7 Aviles Street
February 12, 2026





North Elevation

Staff Photographs
7 Aviles Street
February 12, 2026



South Elevation



Staff Photographs
7 Aviles Street
February 12, 2026



South Elevation



Staff Photographs
7 Aviles Street
July 2, 2024



Front (west) Elevation

Staff Photographs
7 Aviles Street
July 2, 2024



Balcony to be reconstructed



Staff Photographs
7 Aviles Street
July 2, 2024





Front Façade Details

Staff Photographs
7 Aviles Street
July 2, 2024



Front Façade Details



Brick planters to be removed

Staff Photographs
7 Aviles Street
July 2, 2024







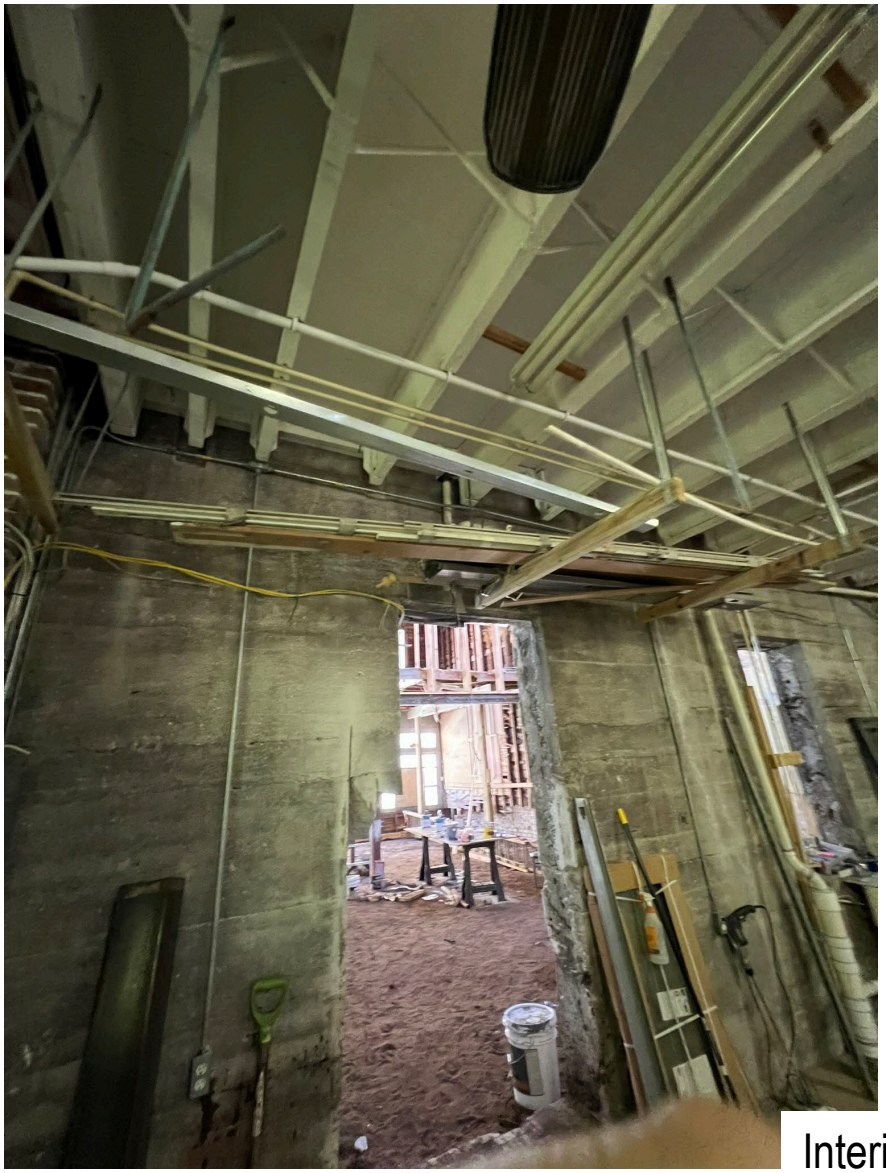
Front Façade Details

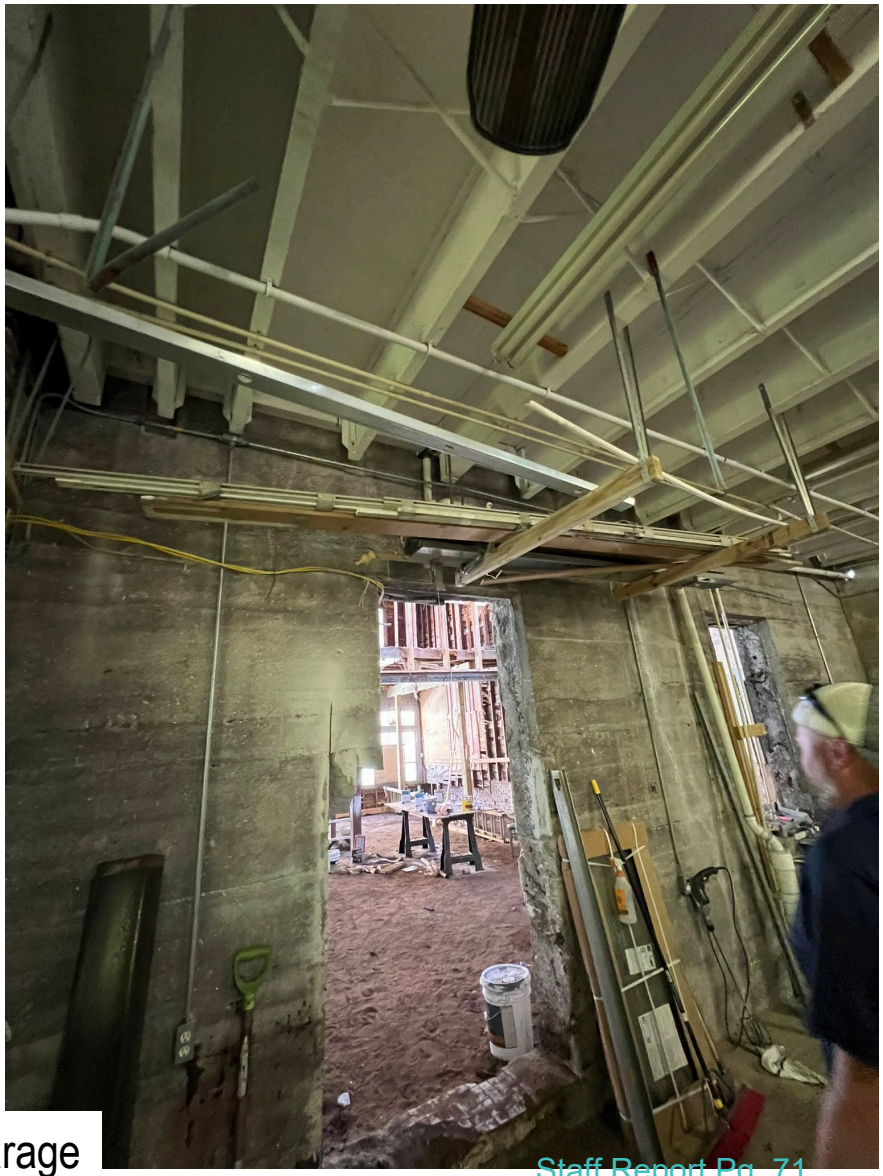
Staff Photographs
7 Aviles Street
July 2, 2024



North Elevation

Staff Photographs
7 Aviles Street
July 2, 2024





Interior, Garage

Staff Photographs
7 Aviles Street
July 2, 2024





Interior, Original portion of building

Staff Report Pg. 72

Staff Photographs
7 Aviles Street
July 2, 2024





Interior, Original portion of building

Staff Photographs
7 Aviles Street
July 2, 2024





Interior, Sill Damage and Brick

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8S5218 1009==

Site Name: 7 Aviles Street 830== Survey Date: 7808 820==

Address: 7 Aviles Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 28 (block) pt 2, pt 4 (lot) 868==

868==

Owner of Site: Name: Weber, Theador F.;
Address: 7½ Aviles Street
St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469900 (easting) 3306620 (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: Commercial 838== Present Use: Commercial 850==

Date: +1888 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Brick

854==

Structural Systems: Masonry, Brick 856==

Features of Structure: (942)

Window Type: Fanlight, transoms, fixed sheet, french doors, Metal jalousie, attic louver 942==

Foundation: Brick wall 942==

Roof Type: Flat, Parapet 942==

Secondary Roof Structures: Porch hip, cupola hip, (attic louver) 942==

Porches & Balconies: Second-story balcony on the front.

942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built up; composition shingles (on cupola) 882==

Ornament Exterior: Wooden balcony with decorative railing, brick cornice

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: On a narrow brick street in one of the oldest sections of the city.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Masonry Vernacular building at 7 Aviles Street was constructed between 1885 and 1888. A wooden balcony with decorative railing extends from the front. French doors open from the second floor which is used as a residence in the commercial building. A fanlight window, transoms, and multipane display windows complete the facade. The brick building with flat parapet roof, is situated on a narrow brick street 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 facilites. The area is bounded on the west by the old Alcazar Hotel (now City Hall) and on the east by the seawall and bayfront. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense

(over)

V. BIBLIOGRAPHY

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

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

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

This building at 7 Aviles Street first appears in 1888 as a one-story stone "Jail". The structure was vacant in 1893 and enlarged by 1899 when two stories were added in front of the original structure. By 1904 the building was listed as "offices", and in 1910 it became a commercial structure housing numerous businesses through the years.(4) An article in El Escribano states that "Mr. A. H. Cornish built a new city jail." Also noted is the recommendation by Alderman Gibbs on June 6, 1887, that buildings destroyed by the April fire be restored "as near like the former as possible." In January, 1888, Mr. A. H. Cornish contracted to rebuild during the early decades of the century include H. W. Guyon Machine Works, the real estate office of Joseph B. Jones who also served as Justice of the Peace, and Brandon M. Hall's Sporting Goods Shop. The building now houses gift shops on the first floor with the second floor serving as a residence.(6) Prior to the existing structure records indicate that the site was occupied by "The New City Counsell (sic) house" as shown on an 1834 map and later by a one-story frame "Market Ho" and a one-story frame "Bill'llds" and "Sal."(7)

ARCHAEOLOGY

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

1980

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. Sanborn, 1888, 1893, 1899, 1904, 1910, 1911-12, 1917.
5. El Escribano, October 1964, No. 54, p. 11.
6. St. Augusitne City Directory, 1911-12 through 1934, 1979.
7. Benjamin Clements and J. B. Clements, "Plan of the City of St. Augustine, 1834-35"; Sanborn, 1884.

Document scanned
April 2008

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 7 Aviles St. Block & Lot Bl 28 Lot pt. 2

CARTOGRAPHIC

Prior to Existing Structure

+1884 one story frame "Market Hs." and a 1 story frame "Billds" and "Sal." east of it; both structures nonexistent ~ 1888.

Existing structure

+1888 one story stone "Sal" (poured concrete)
+1893 "Vac."
+1899 enlarged - still "Vac." (two stories in front)
+1904 two stories "Off."
+1910 various stores through years.

ARCHITECTURAL

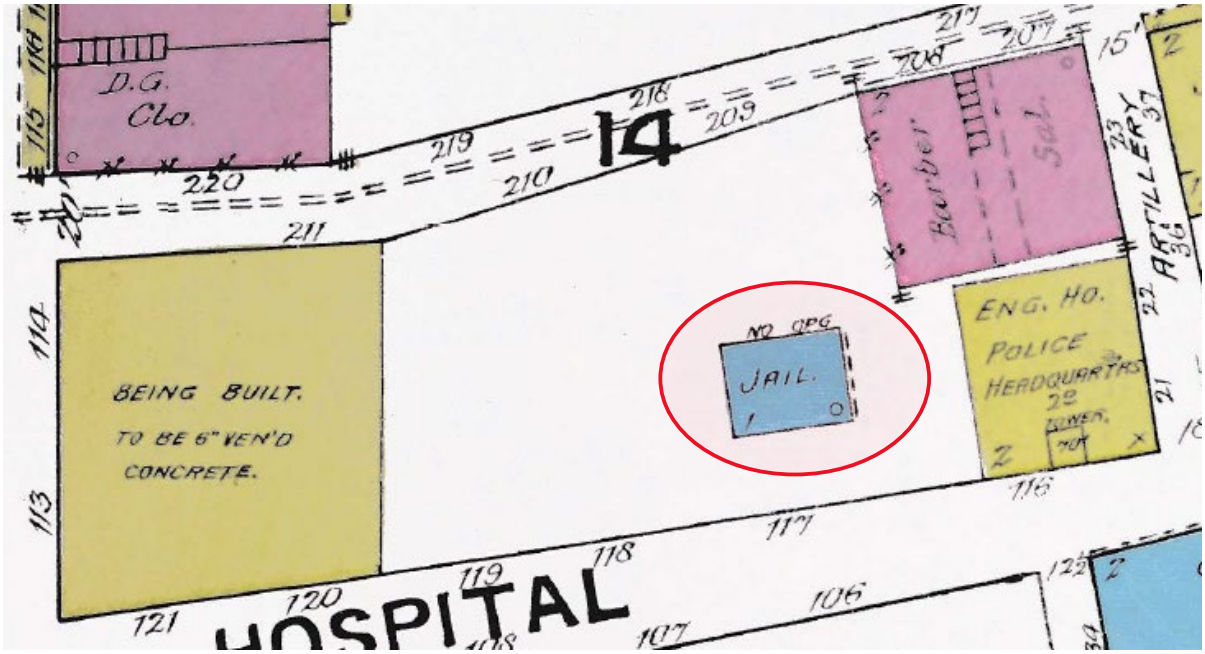
[+1834 CLEMENTS "The New City Counsell (sic) house lot]

PHOTOGRAPHIC

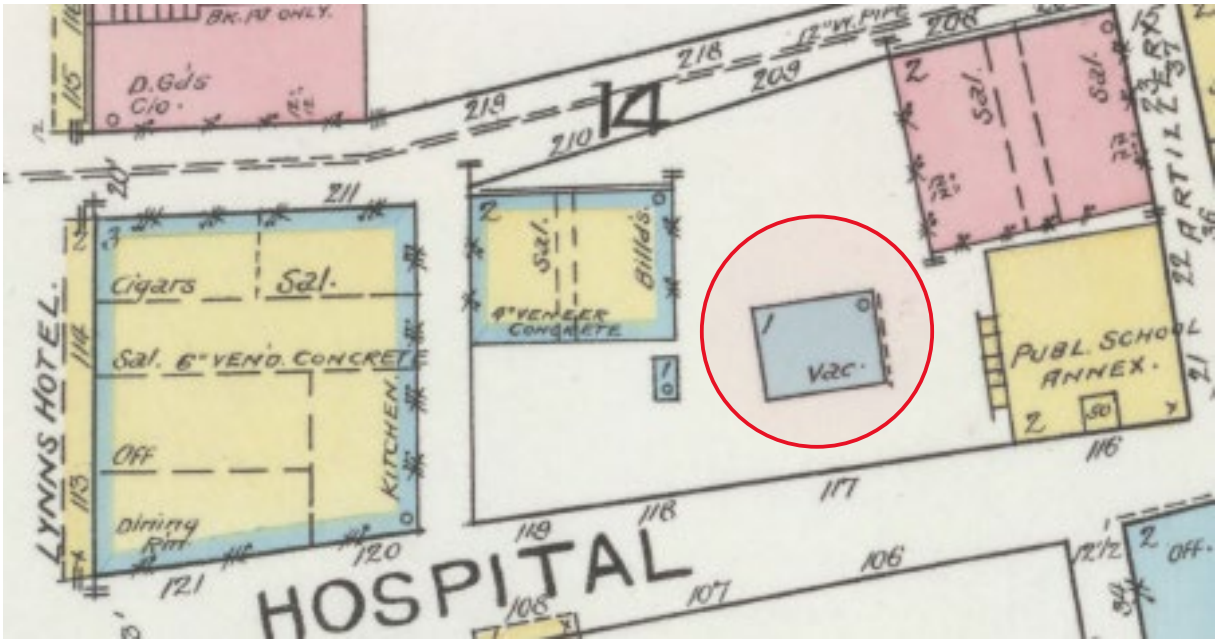
OTHER



SANBORN MAPS
7 Aviles Street

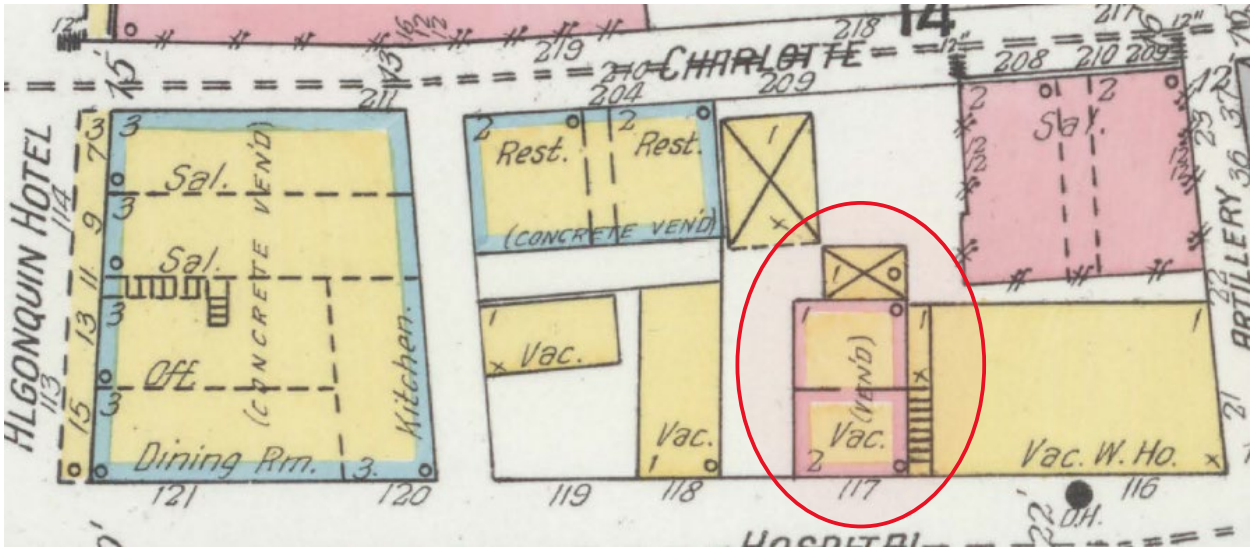


1888



1893

SANBORN MAPS
7 Aviles Street



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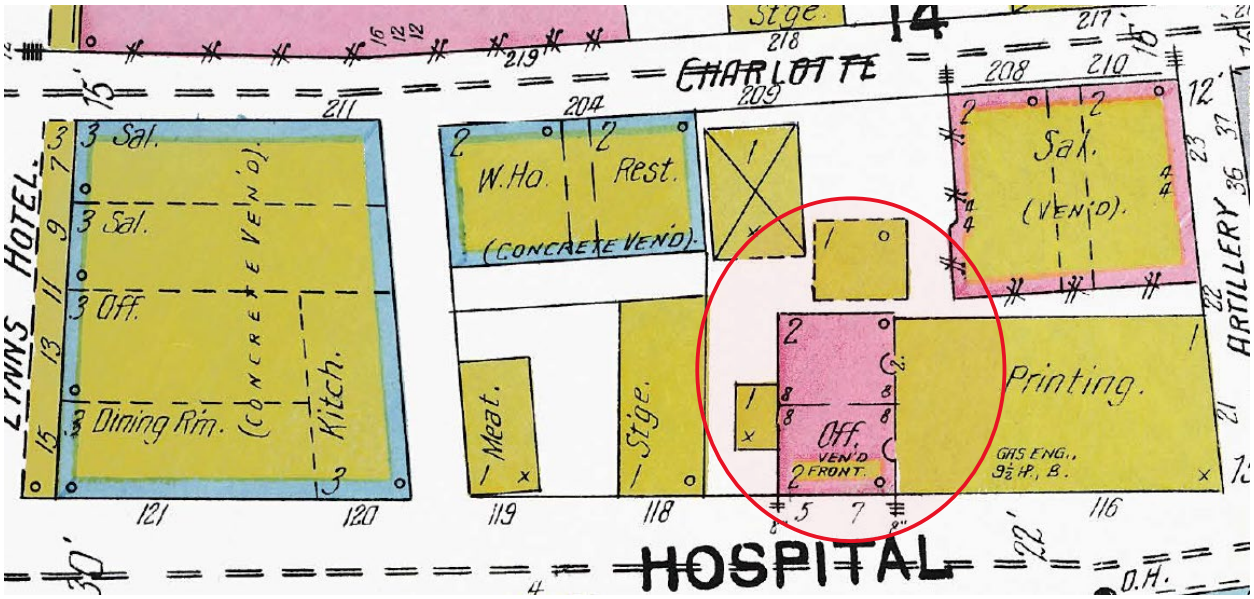
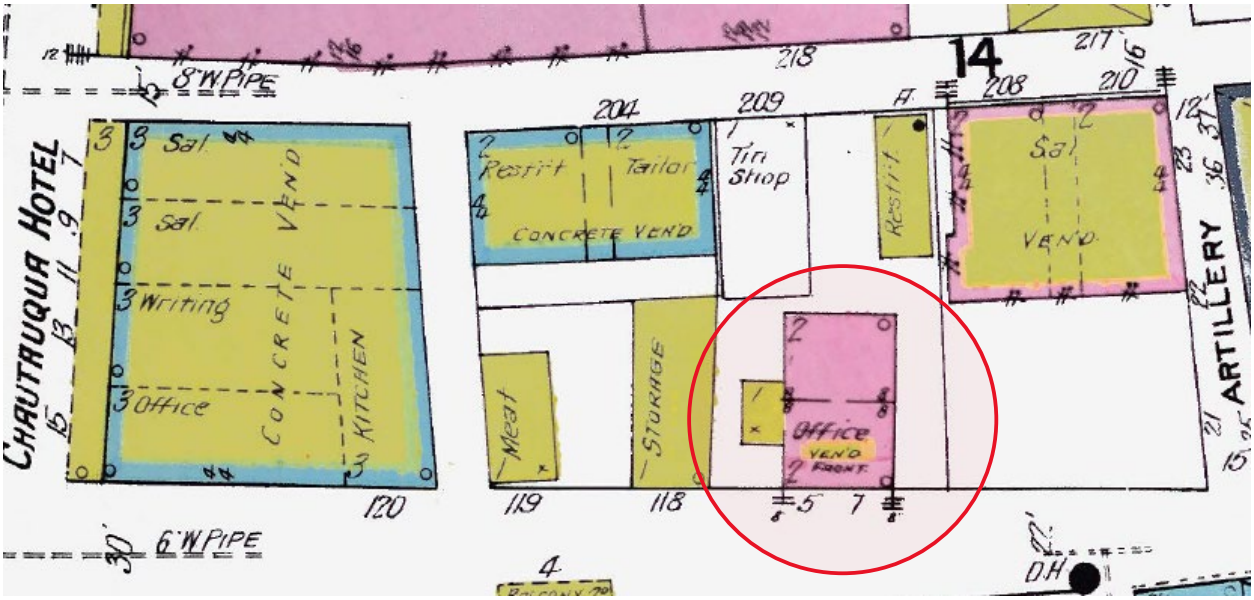
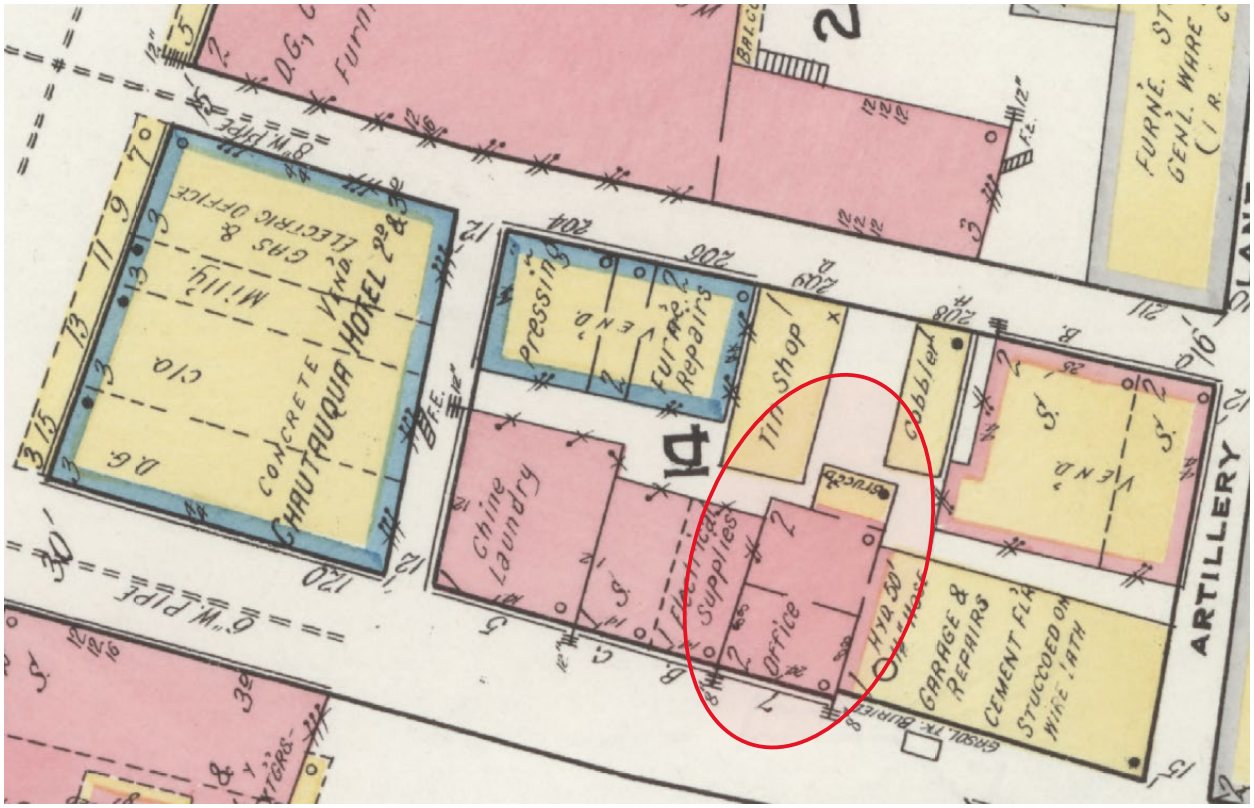


1904

SANBORN MAPS
7 Aviles Street

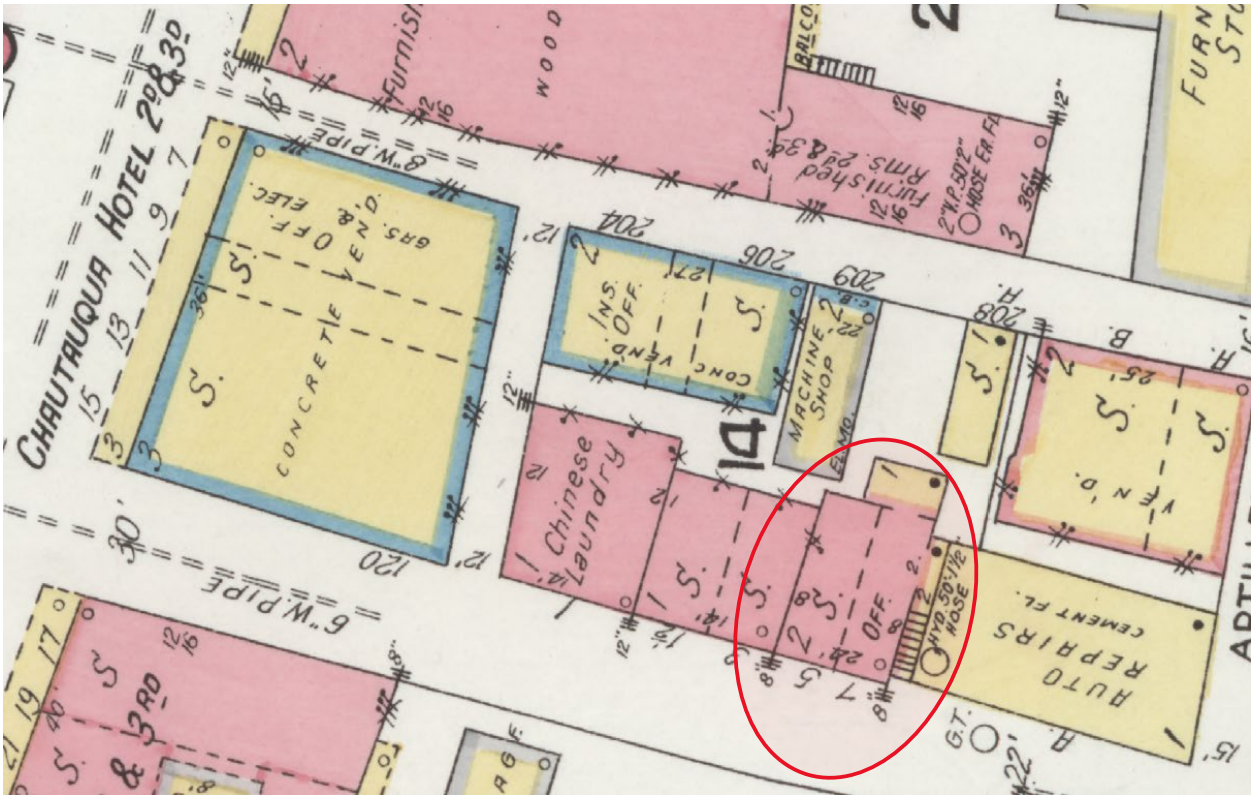


1910

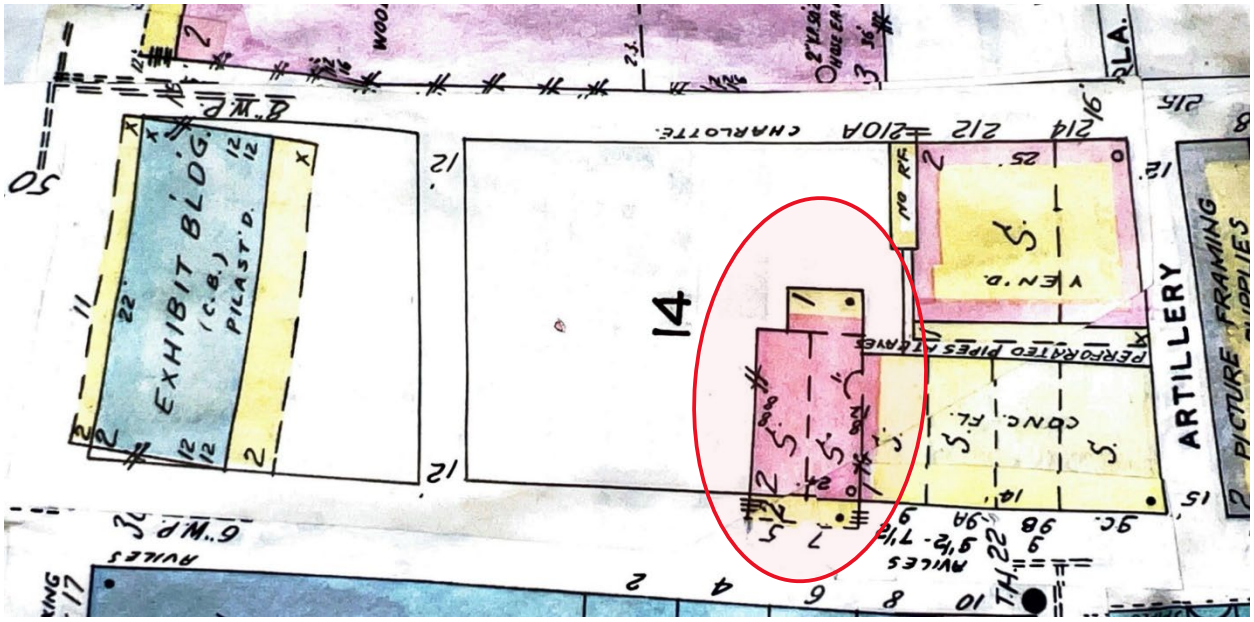


1917

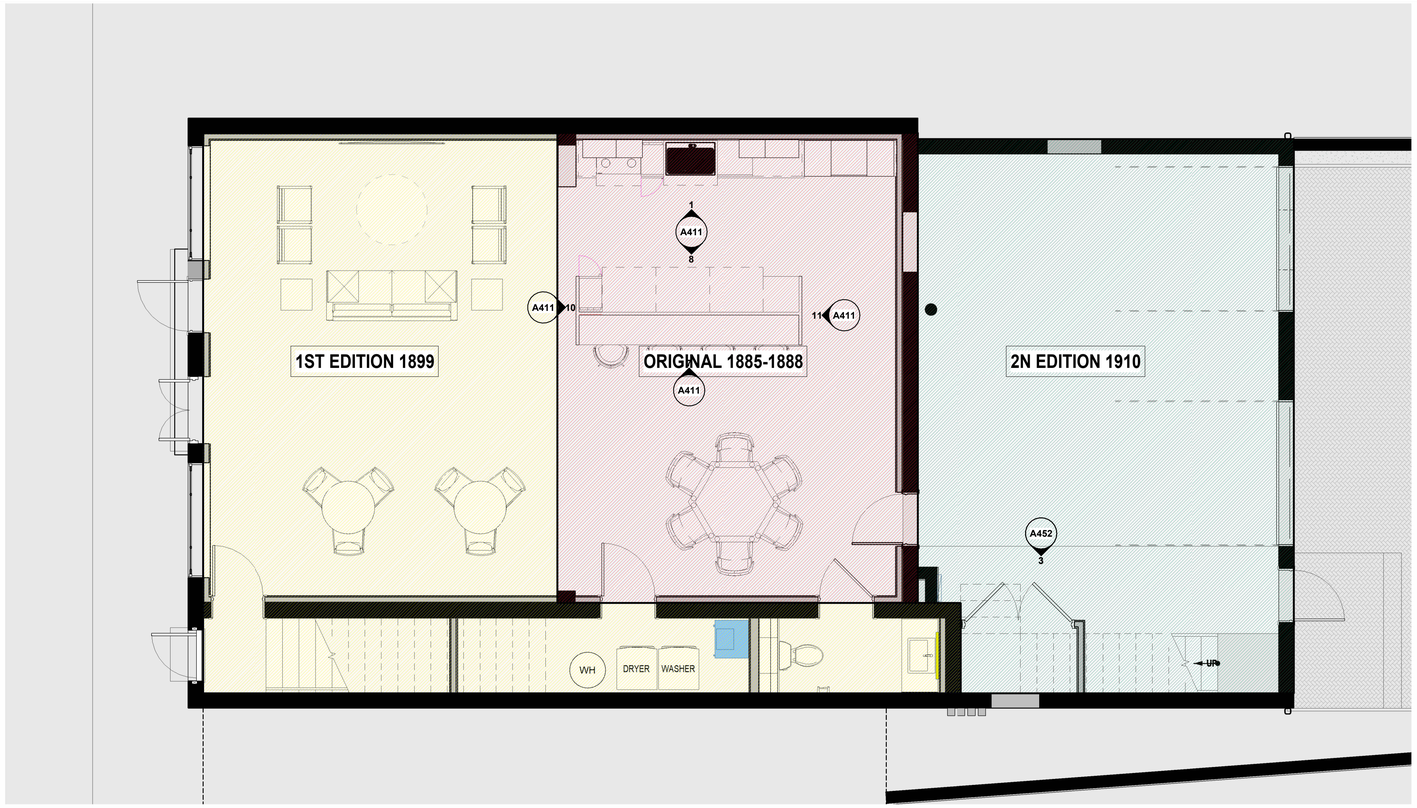
SANBORN MAPS
7 Aviles Street



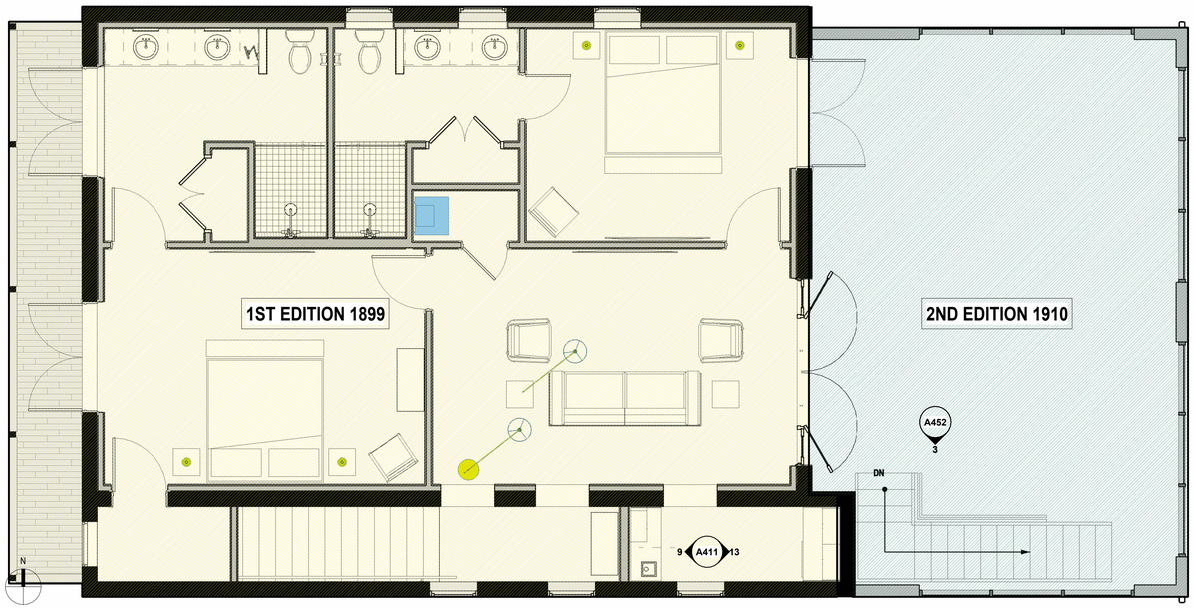
1924



1930 updated to 1965



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



2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION PERIOD - LEGEND	
	ORIGINAL 1885-1888
	1ST EDITION 1899
	2ND EDITION 1910

2 AS103

PQH GROUP
ARCHITECTURE-INTERIORS
DESIGN-BUILD SERVICES
4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

DATE: 10/22/2025
JOB NO.: 22048

MARK	REVISION DATE	DESCRIPTION

ROOD VILLA
VESTCOR
ST. AUGUSTINE, FLORIDA 32084

HISTORIC ARCHITECTURAL REVIEW BOARD SUBMITTAL

OVERALL FLOOR PLANS CONSTRUCTION PERIOD

SHEET ID:
A112

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10/22/2025 3:54:48 PM Autodesk Docs://22048_Vestcor Gallery St Aug - Rood/22048_ROOD ST AUG PROPERTY_ ARCH_R24.rvt

March 27, 2026

KRB Construction LLC
ATTN: Chad Schwaninger
7948 Washington Avenue
Hastings, FL 32145

RE: 7 Aviles Street

Mr. Schwaninger;

I have received Mr. Jude Kostage's engineer report on the condition of the structure at 7 Aviles Street. You have requested a revision to the existing demolition permit, BP2026-1301, on an emergency basis prior to seeking a Certificate of Demolition from the Historic Architectural Review Board (HARB). Due to the severity, the revision to the permit is **APPROVED** for the west addition, as described in the letter. No other portion of the structure shall be demolished without an approved Certificate of Demolition from HARB.

The following facts and findings were used for this decision:

- St. Johns County Property Appraiser states that the structure is 4,282 square feet.
- The building was constructed in 1888 as a one-story masonry jail. The two-story brick storefront and one-story garage were added in 1899. The second-story cantilevered balcony does not appear until the 1953 update of the Sandborn Map.
- A Certificate of Appropriateness was granted by the HARB on February 19, 2026, for the removal and replacement of the south masonry wall.
- During an investigation on how to tie the new masonry wall to the remaining structure, structural concerns were noticed.
- An evaluation of the structure by Mr. Kostage occurred on March 20, 2026.
- The evaluation report was submitted to the city on March 24, 2026.
- The report states that the west two-story addition is in poor condition and is unsafe.
- I performed site visits on March 19, 20, and 23, 2026.

It is my determination, from the evidence in the facts and findings, that:

- The walls on the two-story addition are in danger of failing.
- The north wall is next to the exit of the Spanish Military Hospital Museum.
- The west wall is located along Aviles Street and abuts the public sidewalk.
- The south wall is located inside of structure.
- Failure of any or all the three walls would be a danger to life and property.

RE: 7 Aviles Street

In the interest of public safety and to prevent an unexpected collapse, I approve the revision of the existing demolition permit for 7 Aviles Street with the following conditions:

1. Only the three walls of the two-story west addition, second floor masonry walls, and the roof may be deconstructed, leaving the bottom three courses of bricks.
2. Ground disturbance shall be avoided and is not part of this approval. Ground disturbance is anything deeper than 3" in depth both within and outside the building footprint.
3. Matting shall be used for any heavy equipment.
4. A Right-Away Permit shall be obtained through Public Works if public areas are obstructed.
5. All surrounding buildings shall be protected.
6. Pedestrians on Aviles Street and adjoining properties shall be protected.
7. No work shall be done between the hours of 7 pm and 7 am unless a Noise Ordinance Temporary Exemption Special Permit is applied for and issued.
8. A good faith effort shall be made to salvage all non-deteriorated materials.
9. The following items shall be salvaged:
    a. Ceiling joists
    b. Bricks
    c. Front door
    d. Balcony door
    e. Glass windows from the front of the building
    f. Spanish tiles

Respectfully,

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

CITY OF ST AUGUSTINE EST. 1565

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

7 Aviles Street (c. 1885-1888)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	BUSINESS/RESIDENT NAME	SYMBOLS	OWNER/PROFESSION
+1911-12	H. W. Guyon Machine Works		General Machinist, Owner: Harry W. Guyon – h: 60 Marine Street
1920-21	Charles H. King (wife: A Laura)		Plumber, h: 44 Cincinnati Avenue
	Wilbur J. Toole (wife: Edith)		Manager, Singer Sewing Machine Co. (3 Hospital Street)
~ 1924-25	Joseph B. Jones, Justice of the peace and real estate		(wife: Annie T) h: 150 Oneida Street
	Max Knobloch (wife: Lillian)		Men's Furnishings and Barber (23 King Street)
	Felton Evans (wife: Christeene)		Mechanic, Gem Garage (56 San Marco Ave)
	Talmage Hester (wife: Allene)		Cook
1927	Joseph B. Jones Justice of the Peace, Real Estate, Insurance, and Bonds		(wife: Annie T) h: 150 Oneida Street
	7-1/2: Mary Frye		Not listed
	7-1/2: Mrs. Helen Guenther		Bookkeeper, Eugene L. Barnes & Son (210 St. George Street)
	7-1/2: Edward Guenther		Student
1934	Brandon M. Hall Sporting Goods		(wife: Zoe) h: 9 Cincinnati Avenue
	7-1/2: Emanuel Castillon		Okeechobee Grill (13 King Street)
1940	Brandon M. Hall Sporting Goods		(wife: Zoe F.) h: 9 Cincinnati Avenue
	7-1/2: Peter G. Thomsen		St. Augustine Fireman
1945	Brandon M. Hall Sporting Goods		(wife: Zoe F.) h: 9 Cincinnati Avenue
	7-1/2: Peter G. Thomasen		Engineer, FL School for the Deaf and Blind
1951	Brandon M. Hall Sporting Goods		(wife: Zoe F.) h: 9 Cincinnati Avenue
	7-1/2: Robert E. Carr & Theodore F. Weber		Trade Winds Bar and Restaurant (1 Aviles)
1955	Hall's Fishing Tackle		Brandon M. Hall (wife: Zoe B.) h: 9 Cincinnati Avenue
	7-1/2: Robert E. Carr	(o)	Not Listed
1960	Hall's Fishing Tackle		Brandon Hall h: 11 Lighthouse Ave
	7-1/2: Theodore F. Weber		Not Listed
1965:	5-7: VACANT		
	7-1/2: Theodore F. Weber		
1970	Aviles Ice Cream Parlor		Henry M. Whetstone (wife: Esther S) h: 282 St. George Street
	7-1/2: Theodore F. Weber	(o)	Retired
1975	St. Augustine Craft & Hobby Center		E. Kath Plaines h: 18 St. Augustine Blvd. Apt. 2
	7-1/2: Theodore F. Weber	(o)	Retired
1979-80	Dingles gift shop		Edna Neville h: 145 Washington Street
	7-1/2: Theodore F. Weber	(o)	Retired

\+ First entry found for 7 Hospital Street
~ First entry found for 7 Aviles Street
(o) Owner

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2026-0037 **Meeting Date: Thursday, June 18, 2026**

1. NAME OF APPLICANT: Chad Schwaninger
   Business (if applicable): KRB Construction, LLC
   Address: 428 Fort Drum Court
   City: St augustine State: FL Zip Code: 32092
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Sar 2020 Partners LLC
   Business (if applicable):
   Address: 7 aviles
   City: St augustine State: FL Zip Code: 32092
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

3. PROJECT LOCATION: 7 AVILES ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE N32.11 OF S94.11FT OF LOT 2 & S34FT OF LOT 4 BLK 28 OR5616/1100

5. SCOPE OF WORK: To demolish a building, constructed c. 1885-1888, that is recorded in the Florida Master Site File, contributing to the St. Augustine National Register Historic District, and within the Historic Preservation-Two (HP-2) zoning district. *(Following emergency demolition, approved by the City Building Official, of structurally unsound portions of the structure)*.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Proposed Demo Plan
- 3D Scan Documents
- Structural Engineer's Report

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: 7 Aviles Street, St. Augustine, Florida

Applicant's Name: Kirby Booth Applicant's Signature: _____

Owner's Name: John D. Rood Owner's Signature: Signed by: John D. Rood 7C34AC27252C496...

Owner's Name: Sonya A. Rood Owner's Signature: DocuSigned by: Sonya A. Rood C11354089EF3447...

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

Roger Chastain is/are hereby authorized TO ACT ON BEHALF OF John D. Rood, 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 _____ Board, for an application related to the structure located at:

7 Aviles Street, St. Augustine, FL

BY: _____
Signature of Owner

John D. Rood
Print Name of Owner

904-288-7777
Telephone Number

State of Florida

County of Duval

Signed and sworn before me on this 17th day of July, 2024

By John D. Rood

Identification verified: Personally known.

Oath sworn: ____ Yes X No

SHIRLEY A. BOWLES
Commission # HH 395688
Expires August 11, 2027

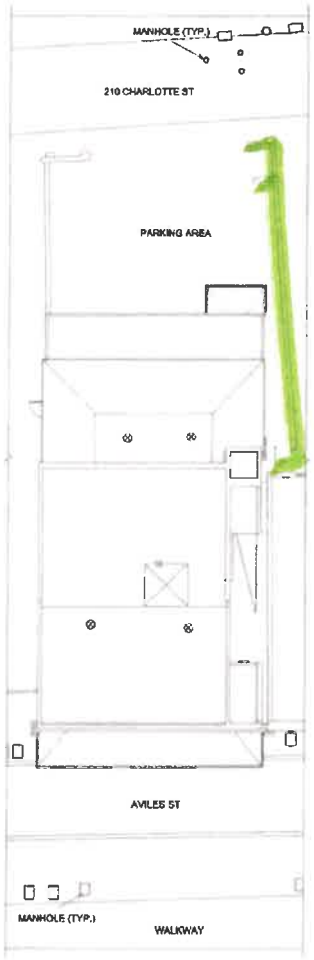
Notary Signature: _____

My Commission expires: August 11, 2027

Rev:120219 jw

Received May 12, 2026
Planning and Building Dept.





Demoed

PQH GROUP DESIGN

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T 904-234-8081 - info@pqh.com
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JOB NO. 23044
DATE 06/13/2023
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MARK | REVISION DATE | DESCRIPTION

PQH - 7 Aviles St, St. Augustine, Fl

Site Plan

A100

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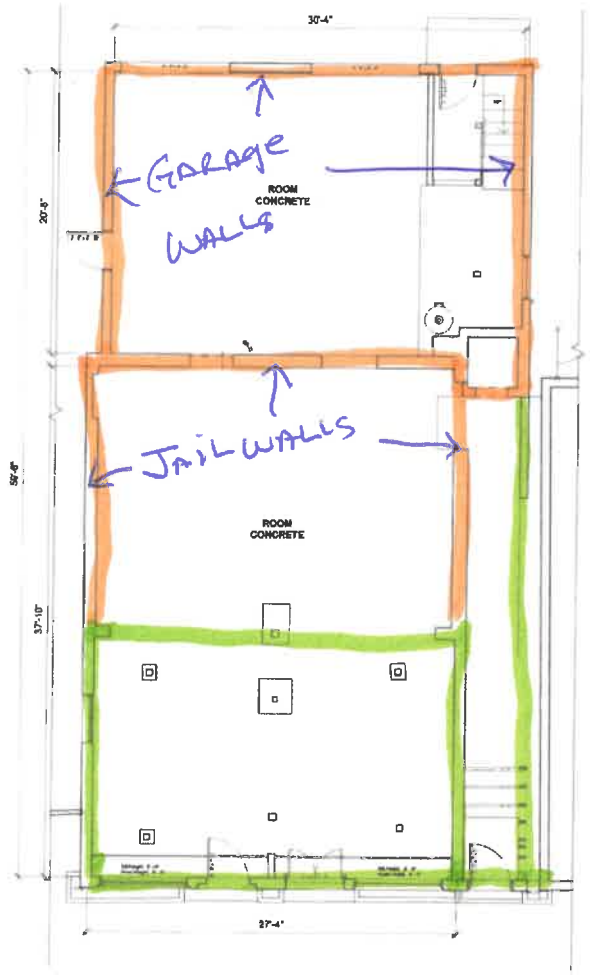
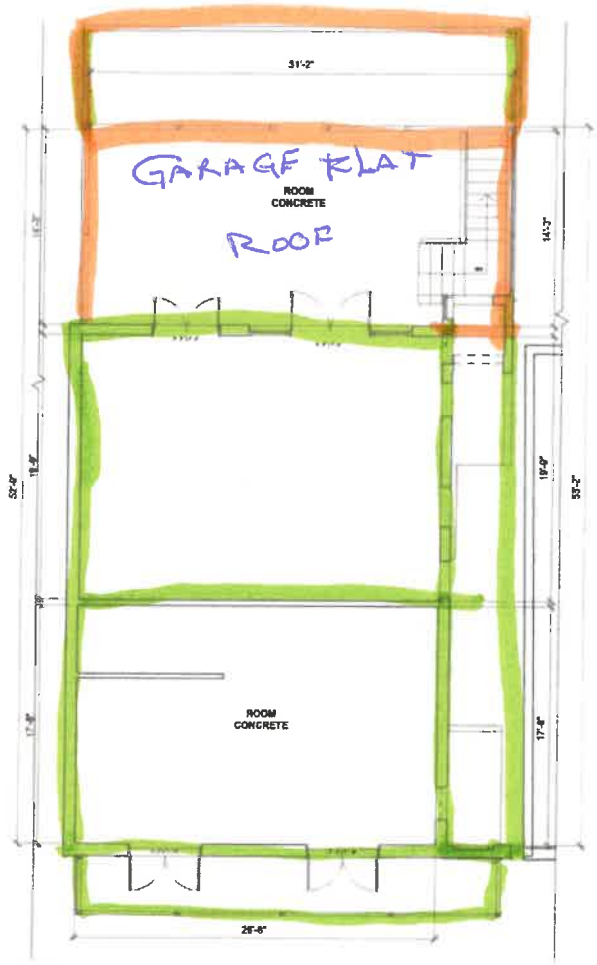
Proposed Demolition



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



2 2ND FLOOR PLAN
1/4" = 1'-0"

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Project Status

PQH - 7 Aviles St, St. Augustine, Fl

Floor Plan

SHEET ID

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DATE 05/12/2026
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PQH - 7 Aviles St, St. Augustine, Fl

Project Notes

3D View

SHEET ID
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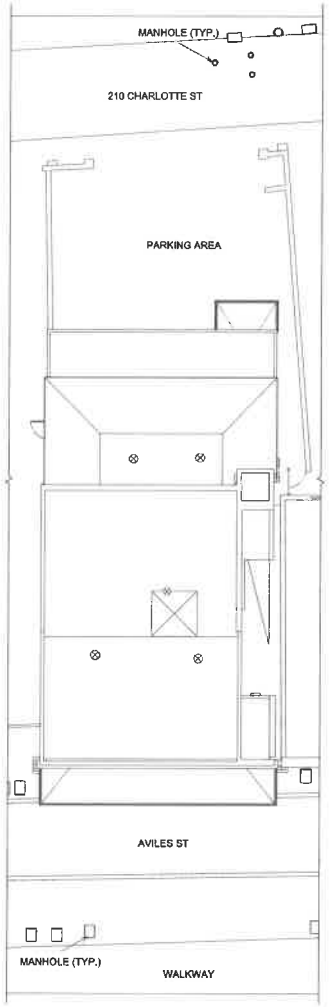

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Project Status

PQH - 7 Aviles St, St. Augustine, Fl

Site Plan

SHEET ID

A100

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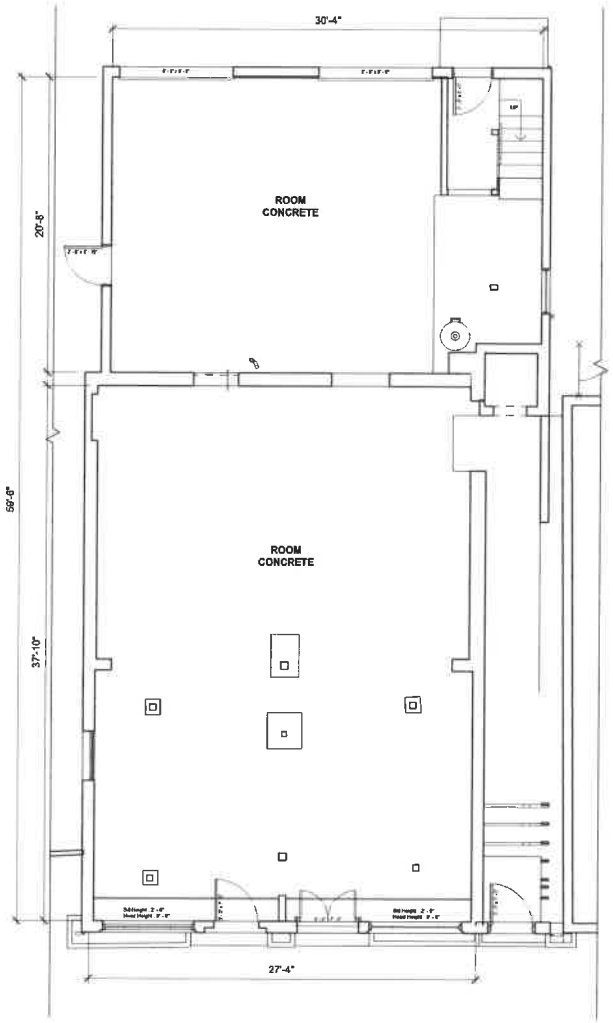

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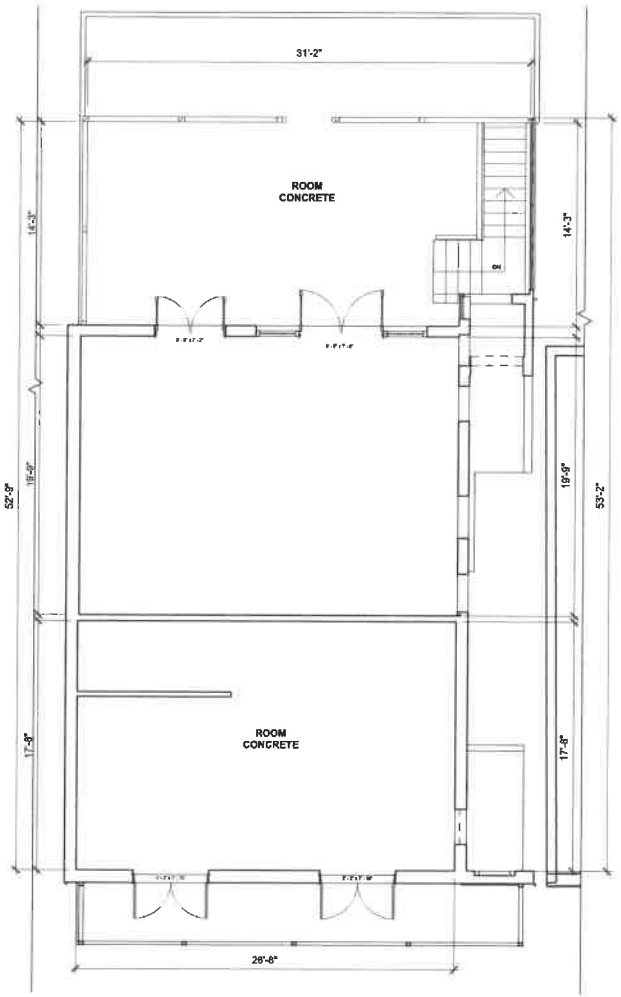
1/4" = 1'-0"



2 2ND FLOOR PLAN
1/4" = 1'-0"

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DATE	05/12/2026
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MARK | REVISION DATE | DESCRIPTION

Project Status

PQH - 7 Aviles St, St. Augustine, Fl

Floor Plan

SHEET ID
A101

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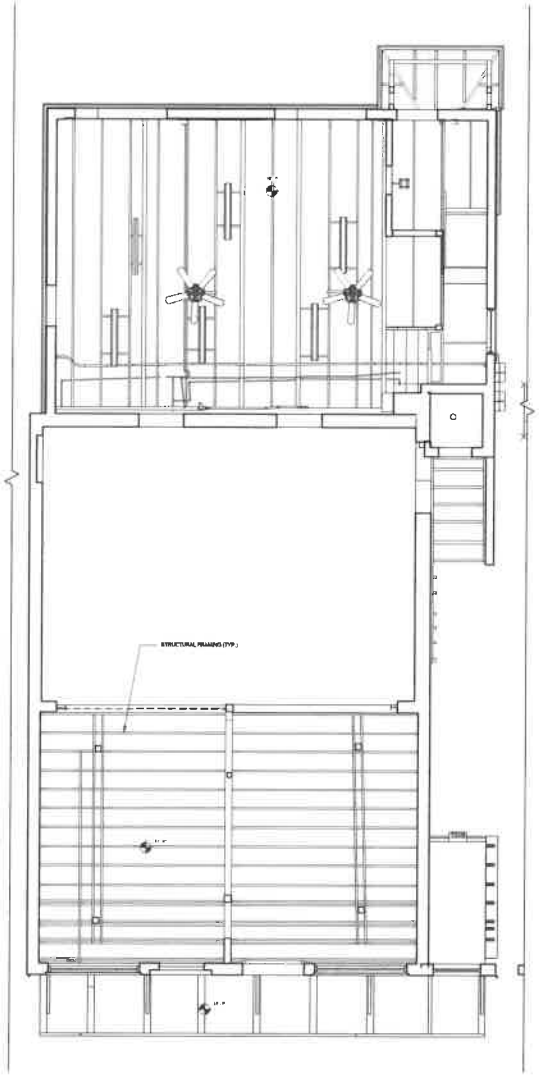

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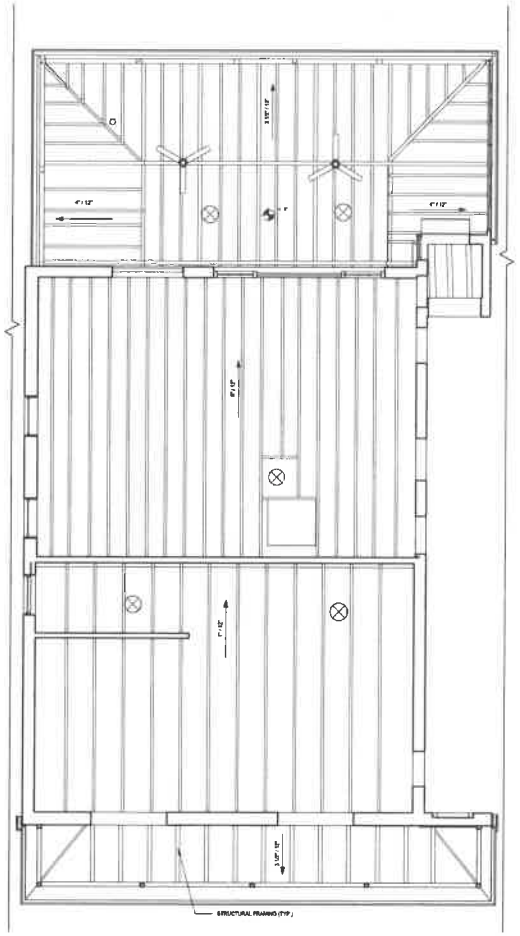

2 2ND FLOOR RCP
1/4" = 1'-0"

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JOB NO.	22048
DATE	05/12/2026
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MARK	REVISION DATE	DESCRIPTION

Project Status

PQH - 7 Aviles St, St. Augustine, Fl

Reflected Ceiling Plan

SHEET ID

A102

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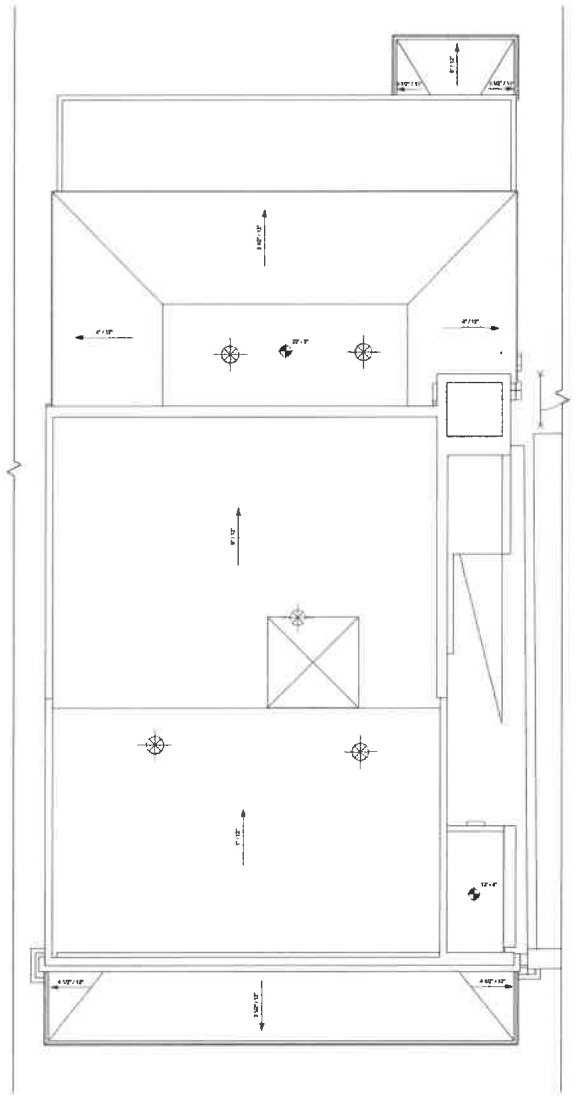
Planning and Building Department



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JOB NO.	22048
DATE	05/12/2026
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MARK	REVISION DATE	DESCRIPTION

PQH - 7 Aviles St, St. Augustine, Fl

Project Status

Roof Plan

SHEET ID

A103

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1 Front Elevation
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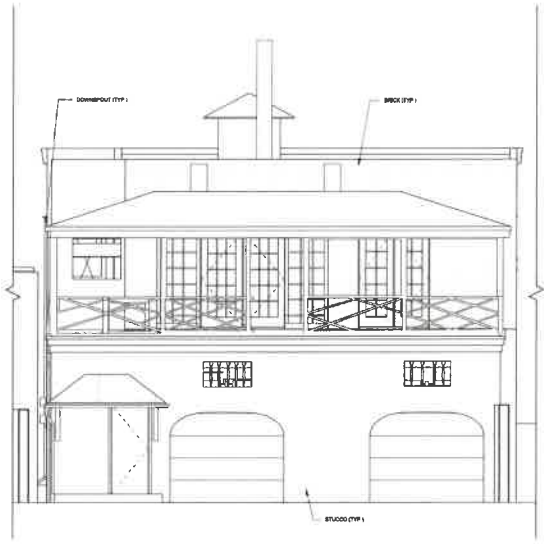

2 Back Elevation
1/4" = 1'-0"

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PQH - 7 Aviles St, St. Augustine, Fl

Exterior Elevations

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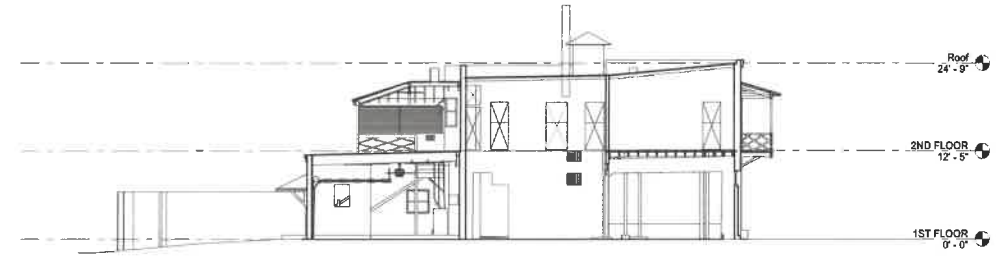
Application Pg. 12
Page 715 of 727

Received May 27, 2026
Planning and Building Department



1 North - South
1/8" = 1'-0"



2 East - West
1/8" = 1'-0"

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DESCRIPTION
REVISION DATE
MARK

PQH - 7 Aviles St, St. Augustine, Fl

Project Status

2D Section

SHEET ID
A105

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AES ATLANTIC ENGINEERING SERVICES

Pittsburgh, PA
Jacksonville, FL
Morgantown, WV

March 23, 2026 (*Revised March 27, 2026*)

Mr. Frank Ringhofer, AIA, LEED AP BD+C
PQH Group Design Inc.
4141 Southpoint Drive East
Jacksonville, FL 32216

Re: 7 Aviles Street - Evaluation AES Project: #326-085

Dear Frank:

Per your request, Atlantic Engineering Services of Jacksonville, Inc. visited 7 Aviles Street on Friday, March 20, 2026. Present on site were Mr. R. Buddy Schouland, Jr., CBO, CFM; Mr. Roger Chastain with PQH; Mr. Chad Schwanger with KRB Construction; and Mr. Jude Kostage, PE with AES.

The existing building is a historic two-story building in the historic district in St. Augustine, Florida. The original building was a one-story building that consisted of coquina walls. The building was expanded with a second-floor constructed with brick walls and a wood-framed floor and roof. The building was further expanded with a two-story addition on the west side on Aviles Street. This two-story addition consisted of wood-framed walls, wood-framed floors, and a wood-framed roof. The exterior brick is a 4" veneer and is non-load-bearing.

The following items were observed:

1. The first-floor coquina walls are unreinforced, cracked, and have several modifications. The walls have visible settlement. It is likely these walls do not have foundations (see Photographs 1, 2 and 3).
2. The second-floor framing has been removed at the coquina area. The roof framing was still in place but is only supported with temporary shoring (see Photograph 4).
3. The second-floor brick walls, above the coquina walls, are double-wythe unreinforced load-bearing walls. The walls are cracked and the mortar is deteriorating. The wall openings typically had wood lintels. The mortar was further investigated on March 26, 2026, and was determined to be in very poor condition. The mortar is very soft and is no longer capable of maintaining the structural integrity of the wall (see Photographs 5 and 6).
4. The west addition is in very poor condition. The exterior wall studs and sheathing are severely deteriorated. The contractor has installed temporary shoring to support the roof (see Photographs 7 and 8).
5. The brick veneer at the west addition has no ties anchoring the brick back to the structure. The mortar is severely deteriorated and many of the bricks were loose. The brick is buckling on both the north and south faces of the building. The north face has significant visible movement at the northwest corner of the building (see Photographs 9 and 10).
6. The second-floor balcony on the west face is deteriorated and under-structured.

Recommendations:

1. It may be possible to save the coquina walls, however, the walls will require significant strengthening as follows:
   a. Underpin the walls with deep foundations such as helical piers to arrest the settlement.
   b. Crack stitch the walls with stainless steel plates set in epoxy. The thickness of the walls requires more significant reinforcing than round dowels.
   c. Fill the cracks with an epoxy grout or with a non-shrink cementitious grout.

d. Fill in the areas that have been cut out with reinforced coquina concrete doweled to the existing walls.

2. The second-floor masonry walls, supported by the coquina walls, are in poor condition. Based on the condition of the mortar, the walls are structurally unsound and cannot be repaired. It is recommended that these walls be demolished.

3. The west two-story addition is in poor condition and unsafe. The brick façade is unstable and is in danger of failing. The wall on both the north and south walls have visibly buckled, with significant movement at the north wall. The wood-framed walls are deteriorated beyond repair.

In conclusion, the west addition exterior walls and façade are in poor condition. The brick façade is in poor condition and in danger of failing. These walls are danger to life and property. AES has provided the contractor with a temporary bracing plan to stabilize the brick veneer.

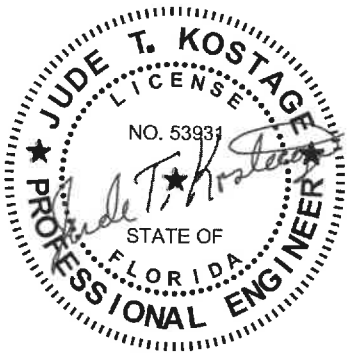
Please contact our office if there are any questions regarding this correspondence, or if you need any additional information or assistance.

Very truly yours,
ATLANTIC ENGINEERING SERVICES OF JACKSONVILLE, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION #791

Jude T. Kostage

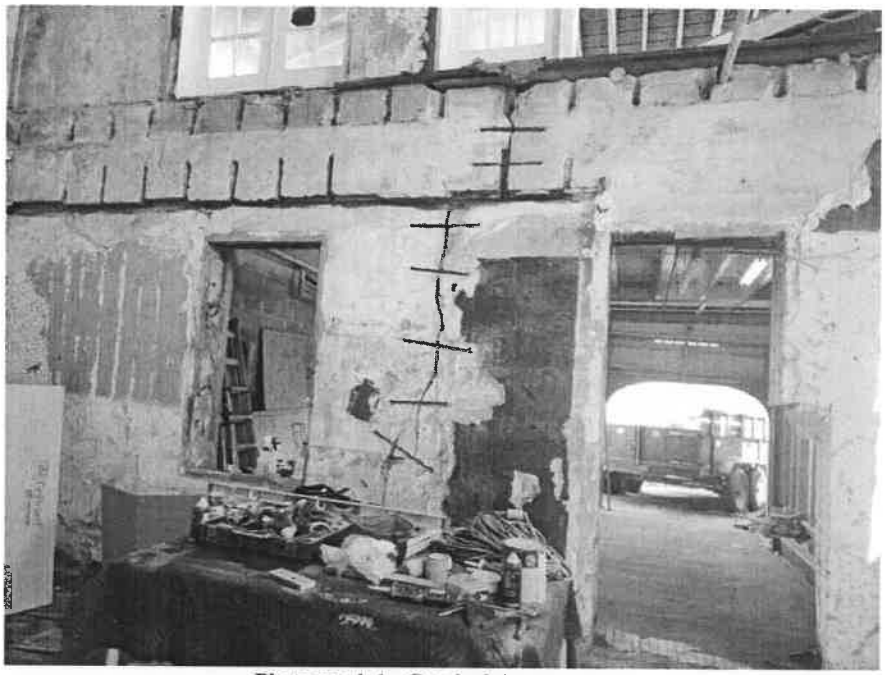
Jude T. Kostage, PE
Principal

JTK/amk

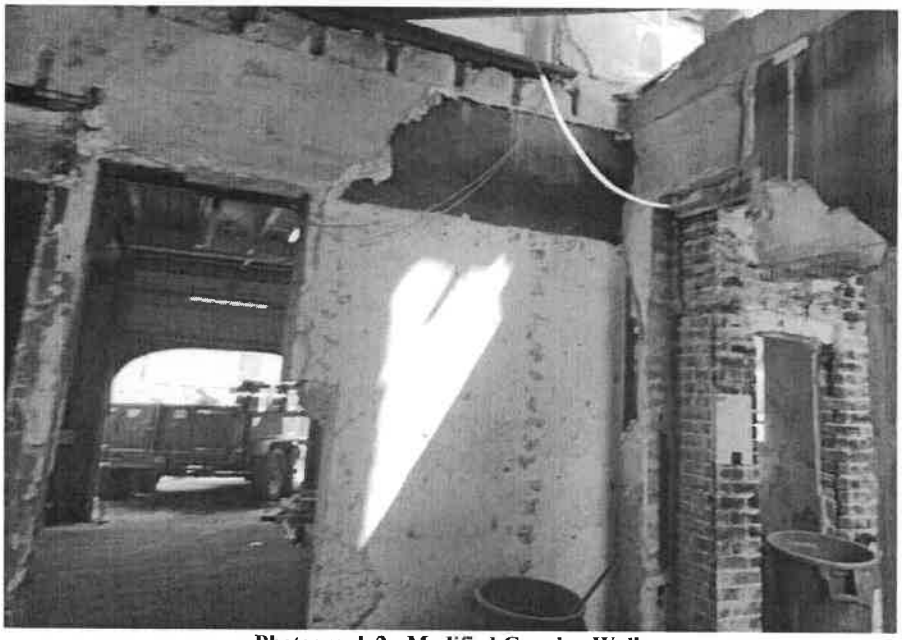


This document has been electronically signed and sealed by Jude T. Kostage, PE on 3/27/2026 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

Jude T Kostage



Photograph 1 - Cracked Coquina Wall



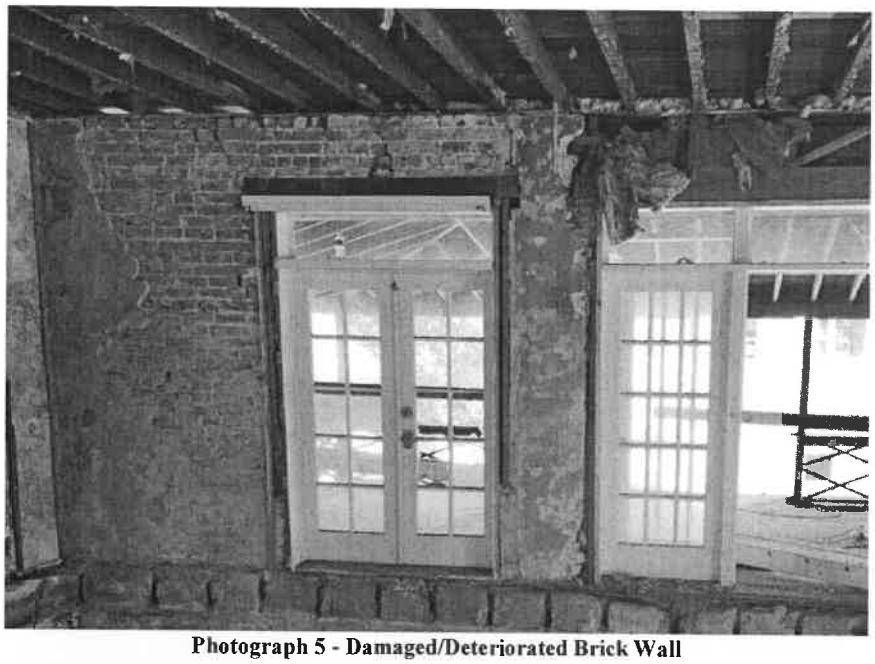
Photograph 2 - Modified Coquina Walls



Photograph 3 - Cracked Coquina Wall



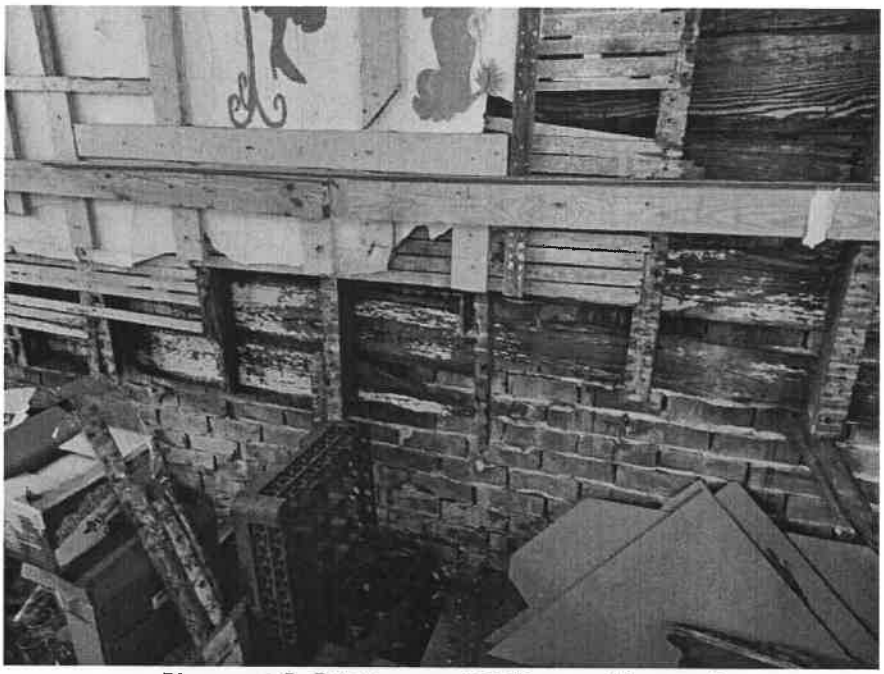
Photograph 4 - Temporary Shoring Supporting Roof Framing



Photograph 5 - Damaged/Deteriorated Brick Wall



Photograph 6 - Damaged/Deteriorated Brick Wall



Photograph 7 - Deteriorated Brick Veneer and Stud Wall



Photograph 8 - Deteriorated Brick Veneer and Stud Wall

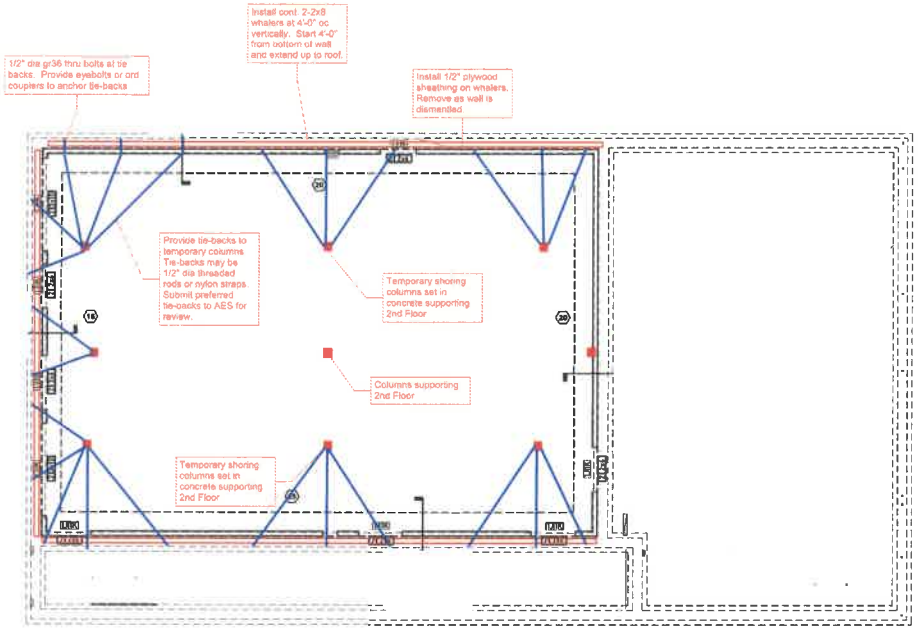


Photograph 9 - Brick Separating at Northwest Corner



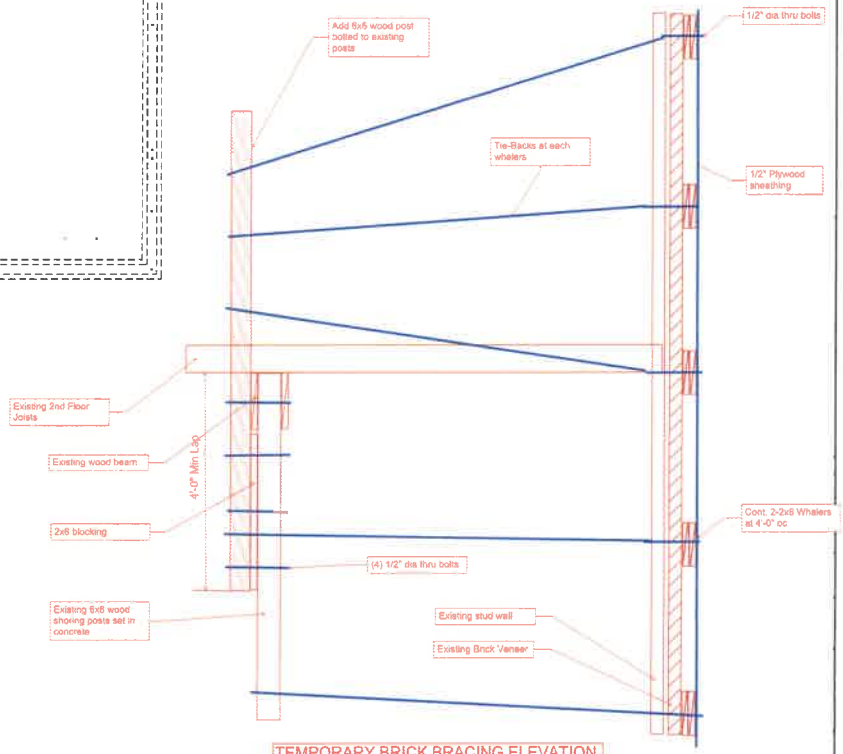
Photograph 10 - Brick Separating at South Wall

THESE PLANS ARE FOR TEMPORARY BRACING OF THE BRICK FACADE AT THE WEST ADDITION ONLY. ADDITIONAL SHORING WILL BE REQUIRED TO DISMANTLE THE WEST ADDITION IF PERMITTED



TEMPORARY BRICK FACADE BRACING PLAN

Notes:
1. Install temporary brick shoring prior to dismantling brick.
2. Dismantle brick by hand and salvage brick for re-use.
3. Notify AES for inspection after bracing is installed.



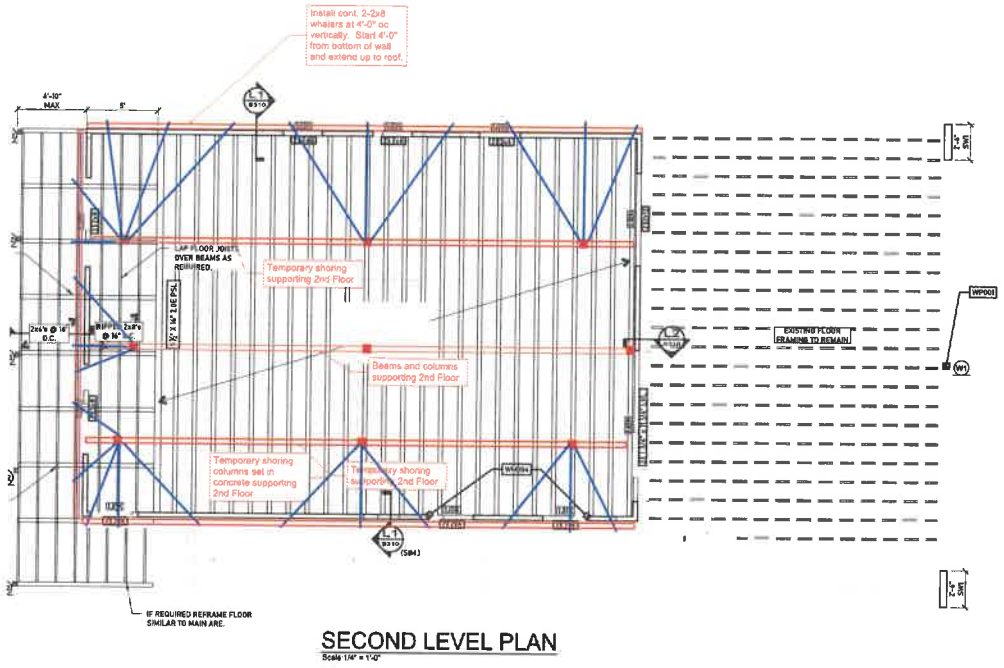
TEMPORARY BRICK BRACING ELEVATION

Jude T Kostage

JUDE T. KOSTAGE LICENSE NO. 53931 STATE OF FLORIDA PROFESSIONAL ENGINEER

This document has been electronically signed and sealed by Jude T. Kostage, PE on 09/03/20 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JUDE KOSTAGE, P.E. 53931
ATLANTIC ENGINEERING SERVICES
4141 SOUTHPOINT DRIVE EAST, SUITE C
JACKSONVILLE, FL 32216



SECOND LEVEL PLAN

Scale 1/4" = 1'-0"

From:	Julie Courtney
To:	Harb
Subject:	Continuation Request: 1 Cordova Street: City Parking Garage *** July HARB
Date:	Wednesday, June 10, 2026 9:53:51 AM

From: Milnes II, Christopher R <christopher.milnes@verizonwireless.com>
Sent: Tuesday, June 9, 2026 4:57 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Courtney Barnard <courtney.barnard@verizon.com>; Heather Petro <heather.petro@verizonwireless.com>
Subject: Continuation Request: 1 Cordova Street: City Parking Garage *** July HARB

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

Hi Julie:

Good afternoon. Thanks again for meeting with us today. We request to move our continuation of the 1 Cordova Street: City Parking Garage agenda item to the July HARB Meeting. We will have our complete submission ready well before the July 6th deadline. As requested, we will include additional photos and other materials along with the presentation in our submission.

Thank you,

Christopher Milnes II

Senior Engr IV Spec-RE/Regulatory
Network Engineering

M 407 795 4626
3503 Technological Ave.
Orlando, FL USA 32817

CITY OF ST AUGUSTINE

MEMORANDUM

To: The Historic Architectural Review Board

Date: June 18, 2026

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

During the month of May 2026, 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

24 Avenida Menendez (Removal and replacement of existing siding, trim, soffits, balusters and railing, deck, stair treads and railing, and replacing awnings)

18 Cathedral Place (HVAC system changeout)

60 Cathedral Place (40 Cathedral PL) (HVAC changeout at ticket booth on SE corner)

27 Cuna Street (Changeout Amp panel to new 24 space 125-amp panel and add 6 quad receptacles)

27 Cuna Street (Replacing siding with same and painting exterior of building with pre-approved colors)

81 King Street (Install new lap siding and wood grain trim on second story gables and install soffit and fascia on second story perimeter)

5 Sevilla Street (Replacing an 8th of non-street facing siding with Hardie board)

44 Sevilla Street (Remove and replace two (2) windows on West side of the third floor of Proctor Library)

50 Sevilla Street (Removing and replacing two (2) windows in Ringhaver Student Center classroom.

56 St. George Street (Adding electrical outlets and replacing existing outlets)

DEMOLITIONS

10 Elkton Lane (Demolition of current building- HARB approved)

17 Salt Run Ct (Demolition of house at 17 Salt Run Ct only-HARB approved)

7 San Carlo Ave (Demolish Existing building-HARB approved)

1860 N Ponce de Leon Blvd (Demolish existing structure-HARB approved)

1800 N Ponce de Leon Blvd (Relocation of building to NE corner pf property-HARB reviewed)

SIGNAGE

41 St. George Street (St. Photios Shrine- Replacing of existing signs with same design and colors)

Michelle Triantafyllidis

Michelle Triantafyllidis, Planning and Building Clerk