CITY OF ST AUGUSTINE EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, AUGUST 20, 2026 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) July 16, 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

a)	HP2026-0064	Open City Architecture, LLC–Applicant Trinity Episcopal Church–Owner 215 St. George Street For site changes to the south elevation along Artillery Lane, including a new storage shed, entry portico and breezeway, masonry wall, and labyrinth garden; and, for site changes to the central garden courtyard space. (Approved under Opinion of Appropriateness HP2025-0005)
b)	HP2026-0041 Continued from July 16, 2026	Brock Fence - Applicant Central Southern Construction Services, LLC - Owner 264 St. George Street For modification of previously approved Certificate of Appropriateness application HP2025-0074 to increase the approved 12-foot gate width.
*c)	HP2026-0031 Continued from May 21, 2026 REQUESTING CONTINUANCE TO OCTOBER 15, 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.

d) HP2026-0049
Continued from
July 16, 2026

Ember & Iron LLC - Applicant
Claude L & Kristina G Weeks - Owner
62 Spanish Street & 59 Hypolita Street
For modifications to previously approved Certificate of Appropriateness application 2014-0127 to make fenestration changes, construct a trellis, and alter the structures and courtyard space along Calle Sita for installation of new mechanical equipment.

e) HP2026-0061

Donald Crichlow–Applicant
Casablanca Inn on the Bay LLC–Owner
57 Charlotte Street
To construct an accessory structure.

7. Opinion of Appropriateness

a) HP2026-0063

Foto Comercio, LLC–Applicant
MIS Ventures, LLC–Owner
30 St. George Street
To install a photo booth along St. George Street.

*b) HP2026-0062
REQUESTING CONTINUANCE
TO SEPTEMBER 17, 2026

Les Thomas Architect, Inc.–Applicant
DanMac LLC–Owner
156 Avenida Menendez (59 Marine Street)
To construct a new 2-1/2 story residential structure within the Historic Preservation One (HP-1) Zoning District, with a garage on the ground floor, an architectural hyphen connecting the second floor to the existing residential structure at 160 Avenida Menendez, and associated site/landscape features on a vacant lot.

8. Certificate of Demolition and Partial Demolition

a) 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)

b) HP2026-0037
Continued from
June 18, 2026

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).

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

10. Other Business
   a) Section 106 Under Threat: Proposed Regulatory Changes
      * (See https://savingplaces.org/section106 for supplemental information in addition to the Resolution Packet prepared for the August 24, 2026 City Commission meeting)

11. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
July 16, 2026

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, July 16, 2026, in the Alcazar Room at City Hall, St. Augustine, Florida. Brad Beach, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:	Linda Potter, Vice-Chairperson
	Michael Blake
	Paul Weaver (Alternate)
	Barbara Wingo (Alternate)
Absent	Brad Beach, Chairperson (Excused)
Absent	Catherine Duncan (Excused)
Absent	Gaere MacDonald (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

Mr. Blake MOVED to APPROVE the June 18, 2026 minutes as presented. The motion was SECONDED by Mr. Weaver.

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

4. Modification and approval of Agenda

Item 6.c. HP2026-0041 at 264 St George Street requested continuance to the August 20, 2026 meeting.

Item 8.f. HP2026-0037 at 7 Aviles Street requested continuance to the August 20, 2026 meeting.
MOTION

Mr. Weaver MOVED to APPROVE the Agenda with the following modifications: Item 6.c. HP2026-0041 at 264 St George Street requested continuance to the August 20, 2026 meeting; Item 8.f. HP2026-0037 at 7 Aviles Street requested continuance to the August 20, 2026 meeting. The motion was SECONDED by Ms. Wingo.

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

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

6. Certificates of Appropriateness

6. (a) HP2026-0045 – Somerfield Construction Services LLC – Applicant
Columbia Restaurant of Srasota, Inc – Owner
98 St. George Street

For installation of new rooftop mechanical equipment.

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 Certificate of Appropriateness at 98 St. George Street if the HARB finds the proposed rooftop mechanical equipment and associated screening meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design that mitigates the equipment's overall visual impact to the Historic District.

Les Thomas and Jim Stihl reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Confirmed the cap would be hidden from the street view
- This was compatible with what currently existed

There was consensus with the Board for approval.

MOTION

Mr. Weaver MOVED to APPROVE application HP2026-0045 98 St. George Street for installation of new rooftop mechanical equipment with the housing in the design of a faux chimney as presented. The motion was SECONDED by Ms. Wingo.

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

6. (b) HP2026-0048 – Flagler College, Inc. – Applicant & Owner
74 King Street

To install a new glass entry door system.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support if evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 74 King Street if the HARB makes the following determinations:

1 The additional hardware proposed has been sufficiently detailed by the applicant for the HARB's consideration.
2 The new door system, as proposed or modified by the HARB, will not be visible from any rights-of-way and meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design, and #10 as a reversible alteration/addition on this National Historic Landmark structure.

Joe Bruce and Laura Stephenson-Dumas reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- It was important to maintain the openness in the area
- The rendering appeared to blend the doorway well
- Having the mullions done in wood was a possibility, however, the addition needed to be different from the old structure
- This was a new feature and was compatible
- The placement was good
- This feature was reversible

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Mr. Bruce advised the board that they would match any wood grain look to the existing doors in the breezeway

- Verified that aluminum was the best choice for this project, although other materials had been considered
- If a hinge door was going to be used, pay attention to the hardware to not use standard system storefront hardware
- Needed the details for the hardware for staff to approve
- If the color was compatible, the wood grain may not be necessary
- The color should be Ponce/Flagler yellow or match the color of existing doors in the alcove
- The hardware would have to be a grab handle but could be crafted to match the hardware in the building

MOTION

Mr. Weaver MOVED to APPROVE application HP2026-0048 Flagler College 74 King Street to install a new glass entry door system with the following conditions: to produce compatible handles to match existing hardware in the building; the color to be Flagler yellow; to eliminate any faux finishes; provide architectural drawings to the staff for a final administrative review. The motion was SECONDED by Mr. Blake.

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

6. (c) HP2026-0041 – Brock Fence – Applicant
Central Southern Construction Services, LLC – Owner
264 St. George Street

For modification of previously approved Certificate of Appropriateness application HP2025-0074 to increase the approved 12-foot gate width.

This item requested continuance to the August 20, 2026 meeting. See item four.

6. (d) HP2026-0046 – Shoreland Home Builders, LLC – Applicant
The French Connection, LLC. – Owner
69 St George Street

To increase the height of an existing delivery gate.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 69 St. George Street if the HARB finds that the proposed design for the modifications to the existing delivery gate meet the Secretary of the Interior's Standards for Rehabilitation #9 as a Compatible Contemporary design.

Paul Thompson reviewed the application

Ex Parte Communication:

(None)

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

The Board discussed:

Mr. Blake said he had no issue with the request. He said the current opening looked out of place and appeared difficult to use. The process would include a cut in the wall with the gate being installed in the cut.

Mr. Weaver pointed out that this project would bring the wall into compliance.

MOTION

Mr. Blake MOVED to APPROVE application HP2026-0046 at 69 St. George Street to remove a portion of the wall over an existing gate for a taller gate with the hardware and the width are acceptable as shown. The motion was SECONDED by Ms. Wingo.

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

6. (e) HP2026-0053 – Pure Energy Electrical Services LLC – Applicant
Paul Thompson – Owner
168 Avenida Menendez (69 Marine Street)

To install a new generator and propane tank with associated screening.

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 168 Avenida Menendez (69 Marine Street):

1 APPROVE if the HARB finds that the proposed mechanical equipment and associated screening, as proposed or modified by the HARB meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design that limits, as much as possible, visual impacts of the equipment to the historic structure and streetscape; OR,
2 CONTINUE to allow the applicant time to consider alternatives to screening design and/or installation locations.

Paul Thompson reviewed the application.

Ex Parte Communication

(None)

Public hearing was opened; however, there was no response.
The Board discussed:

Ms. Potter determined that there was no natural gas in this area, which highlighted the need for the propane tank.

Ms. Wingo wanted to see more on the proposed screening of the tank and generator, such as the proposed lattice or stockade fencing.

Mr. Weaver preferred lattice fencing in both areas.

Ms. Wingo agreed that lattice was better in both areas with vines that would cover the holes in the lattice.

MOTION

Mr. Blake MOVED to APPROVE application HP2026-0053 at 168 Avenida Menendez and 69 Marine Street for the use of lattice for screening for the propane tank and generator on three sides using the dimensions needed to screen the equipment and including appropriate landscaping to screen the fencing. The motion was SECONDED by Mr. Weaver.

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

6. (f) HP2026-0049 – Ember and Iron LLC – Applicant
Claude and Kristina G Weeks – Owner
62 Spanish Street & 59 Hypolita Street

For modification to previously approved Certificate of Appropriateness application 2017-0127 to make fenestration changes, construct a trellis, and alter the structures and courtyard space along Calle Sita for installation of new mechanical equipment.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for an after-the-fact Certificate of Appropriateness at 62 Spanish Street and 59 Hypolita Street:

1 CONTINUE to allow the applicant time to provide additional details, such as specifications for the proposed trellis, and make modifications to the proposed design as recommended by the HARB; OR,

2 APPROVE if the HARB determines that the scope of work, as proposed or modified by the HARB, and with any clarifying information provided by the applicant, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design that mitigates, as much as possible, the impacts of modern mechanical equipment on the building and within the district.

Len Weeks, Nicole Steerly., Rebecca Davison, Matt Taylor, Brittany and Micheal Kooni reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- The placement of the exhaust stack was appropriate; however, it needed to be properly screened
- The door on the Spanish Street side should not be removed as this was part of the original fenestration
- The finish on the building needed to be redone for authenticity
- The festoon lighting was not appropriate
- Landscaping would be a potential solution to the screening of the exhaust system
- There was a walkway to the dry storage area, and the air conditioning equipment would be on the roof of the walkway with a parapet wall to hide the equipment
- The proposed trellis appeared more post-civil war
- Typically, round posts were used for trellises, and close attention should be paid to the massing and scale

MOTION

Mr. Weaver MOVED to APPROVE application HP2026-0049 at 62 Spanish Street and 59 Hypolita Street as presented with the following conditions: the door on Spanish Street would remain; the screening for the roof exhaust would be redone to hide the system; the festoon lighting would be replaced with a more appropriate lighting; a new design would be presented for the trellis. The motion was SECONDED by Mr. Blake.

VOTE ON MOTION:
AYES: Weaver, Blake, Wingo, Potter
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[1]

7. Opinion of Appropriateness

7. (a) HP2026-0040 – Karen Cowart Design Associates, Inc. – Applicant
Presser Properties LLC – Owner
0 Palm Row (PID 1994200010)
Continued from June 18, 2026

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.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE an Opinion of Appropriateness at 0 Palm Row 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.

Ex Parte Communication:

(None)

[1] Break 3:01 – 3:15 pm

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

The Board discussed:

- The adjustments made to the design appeared to address the concerns of the board
- The detailing was more in keeping with the existing houses on the street
- The house was previously slab on grade and now was on piers
- This was a unique area, and the proposed design seemed to fit well with the existing buildings
- The carport demolition was permitted because it was shown on the application
- The board could put language in the motion for the demolition of the carport, or this could be administratively approved
- The archeological review was in progress

MOTION

Mr. Weaver MOVED to APPROVE application HP2026-0040 at 0 Palm Row to construct a new two-story residential structure with associated site and landscape features on a vacant lot within HP-1 and to include the demolition of an ancillary garage structure. The motion was SECONDED by Mr. Blake.

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

8. Certificates of Demolition

8. (a) HP2026-0047 – Roofology Roofing Inc. – Applicant
Oulette Family trust – Owner
54 Water Street

For partial demolition of a residential building, constructed c. 1872-1885, that is recorded in the Florida Master Site File and contributing to the Abbott Tract National Register Historic District, including replacement of existing metal roofing with metal roofing of a different design.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for Partial Demolition at 54 Water 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 he proposed standing seam design will not compromise the overall historic character and integrity of the structure or the Abbott tract National register Historic District.

David James Oulette reviewed the application.

Ex Parte Communication:

(None)

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:

- This was similar to other applications that had been approved by the board
- This design had a low profile and was a compatible contemporary design
- The chimney would remain

MOTION

Mr. Weaver MOVED to APPROVE application HP2026-0047 at 54 Water Street for partial demolition of a residential building to include replacement of the existing metal roofing

with a galvalume roof with a one-inch reveal as presented. The motion was SECONDED by Mr. Blake.

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

8. (b) HP2026-0044 – 62 Fullerwood LLC – Applicant & Owner
62 Fullerwood Drive

For partial demolition of a residential building, constructed c. 1955, that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District including replacement of existing roof material with a new material of a different design.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for Partial Demolition at 62 Fullerwood Drive 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; AND,
2 Replacement of the4 asphalt roofing material with the proposed ribbed metal panel design will not compromise the overall historic character and integrity of the structure or the Fullerwood Park Residential National Register Historic District.

Brookes Burkhardt reviewed the application

Ex Parte Communication:

(None)

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

Public hearing was opened.

Charles Pappas spoke in favor of the application. He agreed that the profile was so flat there would be very little visible from the street, and this type of roof had been approved in the neighborhood previously.

Public hearing was closed.

Dick Pittman was sworn in for the record and explained the profile for the standing seam on the proposed roof to give clarity for the board.

The Board discussed:

- Metal roofing was inappropriate unless it could not be seen
- This roof would not be visible
- This type of roof had been approved previously in the area
- This material had been selected because there would be less cuts and exposure of the materials
- The 5v crimp had a one-inch rib whereas this roof had a three-quarter inch rib

MOTION

Mr. Weaver MOVED to APPROVE application HP2026-0044 at 62 Fullerwood Drive for partial demolition of the roof on the building to remove the existing material and replace it with new material with the new material being barely visible. The motion was SECONDED by Ms. Wingo.

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

8. (c) HP2026-0051 – Les Thomas, Architect – Applicant
Carol Lopez Bradshaw and Albert & Virginia Bradshaw – Owner
13 Saragossa Street

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For partial demolition of a residential building constructed c. 1878-1885, that is recorded in the Florida Master Site File and contributing to the Model Land company National Register Historic District, including modifications to existing fenestration patterns, front porch, and roof form in conjunction with a rehabilitation project; and, demolition of a detached shed/garage structure for replacement with new.

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 13 Saragossa Street if the HARB finds that the proposed modifications to the structure maintain the historic character and integrity of the structure, are compatible with the historic structure's building envelope, and will not compromise the overall historic character and integrity of the structure because the modifications and design of the proposed new garage meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

The Board may consider conditioning approval to include salvage of any useable materials, such as historic window sashes, bricks, and other architectural elements, as feasible.

Les Thomas and Albert Dale Bradshaw reviewed the application.

Ex Parte Communication:

(None)

31 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:

- The south elevation currently still showed the original fenestration pattern with two windows
- The proposed window was smaller and should remain the same size as the original
- There needed to be drawings and documentation of the building prior to any changes being made
- Staff advised that those drawings could be submitted to the Master Site File or the Historical Society

MOTION

Mr. Weaver MOVED to APPROVE application HP2026-0051 at 13 Saragossa Street for partial demolition including modification of existing fenestration patterns, the front porch, and roof form in conjunction with a rehabilitation project and demolition of a detached shed/garage structure for replacement with new with the following condition that the south elevation preserve the opening and the upper sash of the window and blank in the bottom. The motion was SECONDED by Ms. Wingo.

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

8. (d) HP2026-0043 – Camryn Grace LLC – Applicant & Owner
40 S. Dixie Highway

To demolish a commercial (originally residential) building constructed c. 1885-1894 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 40 S. Dixie Highway because it is not a local landmark

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or otherwise designated as a historic building with the following possible conditions:

1 Salvage and preservation of significant building materials. Architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
2 Recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings

Geoffrey Le Shane reviewed the application.

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.

Brooke Bohall wanted the structure to be saved because it was one of the few historic buildings remaining in the neighborhood. She encouraged the board to explore alternatives

Charles Pappas said he didn't think that there was a legal option to stop the demolition; however, could there be a condition where the owner would have to offer the structure for free for sixty days to see if someone would take it and move it to another property.

Public hearing was closed.

The Board discussed:

Ms. Wingo agreed that if there was any way to save the building, those options should be explored; however, she agreed that there was no legal reason to not approve the demolition.

Mr. Weaver also thought that if there was a way to save the building, the board would take that option. He agreed that the criteria were met for the demolition.

Mr. Blake shared the comments of the board. He confirmed with the applicant that many options had been looked at with no solution being found.

Mr. Weaver asked if there were conditions with a demolition that required a plan for construction of a new building.

Ms. Seymour advised that there were several options available and one was to not allow the demolition until a permit for construction had been applied for.

Mr. Weaver advised the applicant that the building could be stabilized until such time as there was a plan for construction of a new building, with an option to extend the demolition for six months without board approval or a twelve-month extension with board approval.

MOTION

Mr. Weaver MOVED to APPROVE application HP2026-0043 40 South Dixie Highway for the demolition of the building with the following conditions: salvage and preservation of significant building materials architectural details and ornaments and fixtures and the like for reuse in the restoration of other historic properties; 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 demolition permit was not approved until there was a plan including drawings sufficient for a building permit. The motion was SECONDED by Ms. Wingo.

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

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8. (e) HP2026-0022 – A&O Builders – Applicant
True Real Estate Investments, LLC – Owner
7 Saragossa Street
Continued from June 18, 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).

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

Ermal Aliaj reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

Guy Courter liked the fact that the windows that had existed previously would be replaced as windows, even if the size was not quite right. He was concerned that the Hardy siding was not appropriate for this house. He wanted to see a wood shake siding rather than the Hardy siding.

Mr. Aliaj provided his rebuttal.

Public hearing was closed.

Mr. Weaver suggested going to a continuance as no new documents had been presented for review.

There was consensus with the board to move for continuance.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2026-0022 to the August 20, 2026 meeting. The motion was SECONDED by Ms. Wingo.

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

8. (f) 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).

This item requested continuance to the August 20, 2026 meeting. See item four.

9. Certificate of Appropriateness – City Owned Property

9.(a) HP2026-0032-Verizon Wireless – Applicant City of St. Augustine – Owner 1 Cordova Street
Continued from May 21, 2026

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 the evidence provided and relevant codes and guidelines.

Courtney Barnard and Chris Milnes reviewed the application and provided examples of the antennas that would be mounted on the building.

Ex Parte Communication:

(None)

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

The Board discussed:

- The new placement of the antennas would not impede the view of the building
- The flush mount being used was preferred
- Vinyl material would be used to cover the back of the equipment as much as possible
- Alternate anti-tampering protection would be provided
- The cabling would be limited to small cabling not large conduits
- Painting the equipment to blend into the wall
- Be intentional with the placement of the antennas to provide symmetry in appearance

MOTION

Mr. Blake MOVED to APPROVE application HP2026-0032 at 1 Cordova Street with the following conditions; equipment would be regularly spaced in context with the adjacent architectural features; the cabling or other equipment, where possible, be out of sight; any projection from the building would be covered with some sort of closure panel; any fencing or anti-tampering equipment at the rooftop level not be visible above the parapet wall; anything visible on the face of the building be painted to match the building; staff should verify placement prior to installing. The motion was SECONDED by Mr. Weaver.

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

10. Planning and Building Staff Communications

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

(Provided for informational purposes)

11. Other Business

12. Next Scheduled Meeting Date(s):

12.(a) August 20,2026 – Regular Meeting

13. Adjournment

There being no further business, the meeting was adjourned at 6:05 P.M.[2]

Linda Potter, Vice-Chairperson

[2] Transcribed by Michele Fudo

DRAFT

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 20, 2026 Meeting



Application HP2026-0064 Address: 215 St. George Street

Applicant: Open City Architecture, LLC

Property Owner: Trinity Episcopal Church of St. Augustine

Project description: For site changes to the south elevation along Artillery Lane, including a new storage shed, entry portico and breezeway, masonry wall, and labyrinth garden; and, for site changes to the central garden courtyard space. *(Approved under Opinion of Appropriateness HP2025-0005)*

Architectural Style:	Gothic Revival	Florida Master Site File:	SJ01913
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1825-1831
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1992000000		
Agenda Item:	6(a)	Previous Action(s):	COA 1988-0586 COA 2004-0328 COA 2011-0001 COA 2017-0051 COA PL2021-0106 OOA HP2025-0005

STAFF SUMMARY AND ANALYSIS:

1. This property is located on a lot bounded by King Street to the north, St. George Street to the west, and Artillery Lane to the south. The Gothic Revival church was constructed c. 1825-1831 and has seen several additions since its construction. The project locations for this application are on the south side of one c.1954 addition along Artillery Lane and within the central courtyard of the church campus visible from St. George Street.
2. The HARB previously heard and approved an Opinion of Appropriateness in February of 2025 for the proposed alterations to the site along Artillery. While Artillery Lane is used by pedestrians to reach restaurants and attractions along Aviles Street and eastward, the street retains a utilitarian feel with vehicular access to parking lots and limited landscaping.
3. For modifications along Artillery Lane, plans provided by the applicant are a more detailed version of the previously approved OOA plans. The most obvious change from the OOA application is the addition of an aluminum gate, to match the adjacent existing gate, at the west side of the proposed new wall, for access to the relocated storage shed.
4. Proposed materials for the labyrinth and sidewalk include plain sidewalk concrete to match existing, new coquina concrete, and cut bluestone for the labyrinth mosaic. The Architectural Guidelines for Historic Preservation (AGHP) lists appropriate paving materials as poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Plain concrete is generally not considered appropriate. The Board must determine whether continuing use of the existing plain concrete is appropriate for this area, which is utilized as the primary drop-off and entry area for the church school and parish hall. Materials for the new wall, breezeway/portico, and storage shed are proposed to match existing. Banner signs shown within the portico opening on the renderings provided by the applicant will require additional approvals if proposed.
5. Relocation of the storage shed includes converting the south elevation ground floor window furthest west into a door and converting the existing door furthest east into a window. Existing windows are steel casements with diamond patterned leaded glass. It is unclear whether the existing window can be relocated in its current condition and the applicant has provided specifications for an aluminum replacement window intended to match the existing window design. The simulated divided lite shown for the replacement window indicates a 7/8" profile which is much larger than the existing divisions between the diamond panes. The applicant should clarify whether the diamond pattern can be matched at a more appropriate scale.
6. A landscape plan was provided by the applicant in response to Board comments during OOA review. The proposed Gardenia and Podocarpus are not Florida Native plants or listed as pre-approved plants within the AGHP. The HARB may approve these plants, if considered appropriate, or recommend appropriate alternatives.
7. Site elements common to both Artillery Lane and the central garden include metal benches and freestanding limestone planters, which will be most visible along Artillery Lane.
8. The central garden existing single gate will be replaced with two gates flanking a fountain feature. These modifications may have limited impact to adjacent St. George Street due to being set back from the street and located beyond a covered walkway.
9. This property is located within Archaeology Zone IB. Archaeological review will be required with this application and should be applied for and coordinated with the archaeological team at the applicant's earliest convenience.

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 **215 St. George Street** if the Board finds that the proposed modifications to the site meet the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary designs on a later addition and secondary entrance to the historic church building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. New property wall to match existing in design between the existing and proposed breezeways. New gate at west side to access relocated storage shed.
2. Relocate existing storage shed to the west.
3. Construct new two-bay breezeway/portico to match the existing breezeway with new plain concrete walkways, ADA ramp and railing.
4. Create a labyrinth garden with coquina concrete, cut bluestone, and bluestone pavers with associated landscaping and site furniture.
5. Modify existing landscaping and site features within interior courtyard including new planters and a fountain feature flanked by two new gates to replace the existing single gate.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Accessory Buildings including porches

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

Do...

- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.

Don't...

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

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

Parking, Landscaping and Site Features

Do...

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

- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

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

Post-1821

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

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

Masonry bench seating is appropriate within loggias.

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Sanborn Maps
4. Drawings Previously Approved under HP2025-0005

Staff Photographs
215 Saint George Street



Views of Project Area from Artillery Lane

Staff Photographs
215 Saint George Street



Views of Project Area from Artillery Lane

Staff Photographs
215 Saint George Street



Views of Project Area from Artillery Lane

Staff Photographs
215 Saint George Street



Views of Project Area from Artillery Lane

Staff Photographs
215 Saint George Street





Proposed Portico to be Paired Version of Existing Breezeway

Staff Photographs
215 Saint George Street



Window Detail

Staff Photographs
215 Saint George Street



Current Central Garden View from the West

Staff Photographs
215 Saint George Street







Current Central Garden Views from St. George Street

Staff Photographs
215 Saint George Street







Central Garden Interior

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. 8SJ1913 1009==

Site Name: Trinity Episcopal Church 830== Survey Date: 7809 820==

Address: 223 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 33 (block) 1 & 2 (lot) 868==

868==

Owner of Site: Name: Trinity Episcopal Church of St. Augustine;

Address: 223 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469200 (easting) 3306660 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1831 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Gothic Revival 964==

Plan Type: Modified U-shape 966==

Exterior Fabrics: Stucco, plain & ashlar scored, wood shingles butt, stone (coquina). 854==

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

Features of Structure: (942)

Window Type: Fixed multipane, attic louver, casement, (diamond Multipane) 942==

Foundation: Stone (coquina), brick & concrete block wall (different parts of church building. 942==

Roof Type: Gable with parapet, intersecting 942==

Secondary Roof Structures: Steeple 942==

Porches & Balconies: 942==

Chimney Location: Offset, rear slope 942==

Materials: (882)

Chimney: Stuccoed 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Gothic arched loggia & entry way gothic arche leaded glass windows, buttressed walls. 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: Adjacent to Plaza on a corner lot. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion, Families, Art

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Gothic Church at 223 St. George Street was constructed between 1825 and 1831. A St. Augustine Record article of Sunday, July 4, 1937 states that the original structure was 36 feet wide by 50 feet long. The chancel was expanded around 1850 and a vestry room added at the side. Sanborn Fire Insurance Maps show an addition in 1893 to include a western wing and remodeling of the southeast corner. The Record article also describes a 1902 rebuilding project resulting in the traditional cruciform shape of the existing structure. The extant portions of the original Church include the north porch and tower, and the coquina walls of the north transcept and baptistry. A Tatler article of January 6, 1906 (p. 22) describes the interior of the new building, including a Tiffany window of St. Peters Chapel. A second Tiffany window on the north wall of the western transcept depicts an angel holding a chalice, a memorial to Charlotte S. Vaill.

> "The season opens with a bright outlook for Tinity Church. The Rector, Rev. L. Fitz-James Hindry, has just completed his second year in St. Augustine and celebrated his second anniversary on New Year's day with a service in the morning, and an informal gathering of vestry and friends in the evening. Much valuable work has been accomplished during the past year. The Diocesan Journal shows that the number of permanent communicants has increased from 137 to 195, while the last confirmation class, consisting of 22 members, was the largest in the history of the Parish. By the untiring efforts of the Woman's Guild, and interested friends, the entire remaining debt on the church building has been wiped out. The interior of the church has also been much improved. The sanctuary has been entirely refurnished by several devoted parishioners, and we understand that new choir stalls, chancel rail and pulpit are ordered and will be placed as early as possible. These are the gifts of other and no less devoted parishioners. A beautiful brass memorial lecturn has also been placed in the chancel.

(over

V. BIBLIOGRAPHY

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

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

"The latest gift to be placed in the church is a Tiffany window, which has been placed in the Baptistry by Mr. J. H. Hewson. This window has a striking individuality, and must be seen and studied to be fully appreciated. The best time to see it is the early afternoon. The subject is taken from Acts X, 4, and represents the Angel appearing to the Roman centurion, Cornelius, with the message that his prayers and alms have come up for a memorial before God. The figure of the Angel is especially beautiful and full of delicate coloring. The church is to be congratulated upon the possession of this valuable window."

Gothic elements in the existing structure include the arched loggia and entry way, Gothic arch leaded glass windows, and buttressed walls. Stained glass windows line the aisle leading to the altar and triptych stained glass window. The north and east walls of the original Church form two sides of St. Peters Chapel, which comprises the northern transept. The exterior of the Church consists of plain and ashlar scored stucco, wood shingles, and coquina. The cedar shingle steeple has been a landmark beside the Plaza for over 150 years. The northern door of the sanctuary opens to the north facing the Plaza and commercial buildings.

The entrance to the Nave faces St. George Street. Expansion over the years included construction of Church buildings to the south. By 1917 a three-story Parish House replaced the original brick building. A concrete block building was constructed in 1954. Shortly after, the three-story brick Parish House was razed and an additional wing constructed to match the concrete block hall. The masonry structures are enhanced by an arched arcade and an open courtyard. The exterior is stucco. The southern complex extends to Artillary Lane.

The Plaza area--a central green with surrounding buildings on the bayfront--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Covernment House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and govern-

mental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

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

This Church at 223 St. George Street begins its formal history during the British Period (1763-1783) when the first Protestant services in Florida were held in a wing of the English Constitution House. The building, called

the Bishop's Palace or Palacio Episcopal, was built during the First Spanish Period (1565-1763) on the site of the present Church and remodeled by the British as a State House.(4) The Reverend John Forkes was the first of several missionaries licensed by the Bishop of London for the new Church. Soon after his arrival in 1764 services were held in the former Spanish hospital-Church, La Soledad, located on the site now occupied by St. Joseph's Academy tennis courts. The Anglican Church was named St. Peter's and a wooden spire, clock and bells were added to the building.(5) After the Spanish return in 1784 the building fell into disrepair. From that time until the arrival of the United States no Protestant services were held. The charter of incorporation, approved in 1823 was for "Trinity Church" and the name of "St. Peter's" was temporarily forgotten. Wardens of the new congregation included prominent residents George W. Gibbs III and Waters Smith, Thomas H. Penn, Edward R. Gibson, James R. Hanham and Abraham Eustis. Other names in the early records include the future confederate general, Edmund Kirby-Smith, Abraham Dupont, Edward S. Vaill, Reginald White, and David L. Dunham. The cornerstone for the new Church House facing the Plaza was laid in 1825. Reuben Loring, father of General William Wing Loring, did the mas onry work and plastering. The first services were held in 1831 although the building still lacked a bell and an organ and required interior work. In 1850 the congregation reorganized under the name of "The Vestry of Trinity Church of St. Augustine".(6) When war plagued the country the Church was under the leadership of the Reverend L. R. Staudenmayer who created a furver either by failure to cooperate with the Union occupants(7) or his compliance with same.(8) In either event he left town and no official services were held until after the war.(9) In 1867 the interior was renovated and funds were raised for expenses incured for street paving. The following articles describe the events.

> "The interior of Trinity Church has been renovated; the woodwork has been very prettily grained; the seats have been re-cushioned and the floors carpeted; the organ which had been sent to Charleston for repair has been returned, and its sweet notes will again be heard next Sunday."

> "The Women's Guild of Trinity Church will hold a fair on the fourteenth day of February in the dining room of the Cordova, when they will offer for sale many beautiful pieces of embroidery, lace work and useful articles. They will also serve refreshments, and may have some entertainment. The proceeds of the fair will be applied to the liquidation of the debt incurred for paving the street around the church property. This amounts to about $700.00. $100.00 of this was earned recently leaving a balance of $600.00. As the pavement is a public benefit, the ladies

feel less hesitancy in asking the assistance of the public. Ladies interested in the church are invited to contribute fancy or useful articles, and everyone is invited to attend."(10)

In 1892 a society of littel girls called St. Monica's Guild presented the Church with a stained glass window commemorating Reverend Elisha Roote, a former rector and grandfather of prominent resident James E. Ingraham. The Munich-made Triptych window was installed over the altar.(11)

The following year, 1893, witnessed the addition of another aisle at right angles to the old one facing east and west. A short time later a cry went out for funds to build a new Church. The Tatler describes the need.

"The vestry and rector of Trinity parish have issued an appeal for contributions to build a new church, stating that the present edifice has become unfit for use. The Bishop of Florida, the rector of the parish and the treasurer of the vestry are empowered to collect funds and have charge of the work. The vestry propose to erect a church of pure Gothic architecture to cost about $50,000, with a seating capactiy for 600, upon the site of the present church. It is also proposed to use as much of the material in the present church as possible. The present church edifice was re-built in 1889; the west wing and chancel are entirely new. The cost of the improvement was over $6,000. At the time the church was re-built a number of the members of the parish thought it best to build an entirely new edifice, and one of the vestry had plans prepared. It was finally decided, with the Bishop's approval to enlarge the church and improve it as it is at present. The money for the improvement was raised by the women of the parish, Mrs. John D. Jones and Mrs. D. Edgar each contributing $1,000. Miss Lowe, who has since bequeathed $5,000 to the parish, gave $500. The ladies of the parish held a fair, earning about twelve hundred and fifty dollars, the Ladies' Aid Society contributed as much more, and other small sums were donated.

"The action of the vestry has developed some opposition among members who were instrumental in securing the present building, and who are willing to contribute to have the present church repaired, while others think the parish much too poor to undertake to raise such a large sum. The vestry do not contemplate immediate action other than securing funds for the purpose, and it will probably be several years before definite steps are taken."(12)

According to the Evening Record, some work was done before the major reconstruction of the Church.

> "Contractor Fishwick is making good progress on the guild room of Trinity Episcopal Church. The partitions and floors of the former rectory have been torn out and one room made of the entire building. A raised gallery will be placed at the west end of the room. Church entertainments will be held in the guild room, which will be spacious enough to accommodate a large gathering."(13)

By 1902 the Church was all but rebuilt leaving only portions of the original structure. A Chapel was fashioned within the old walls and named St. Peter's, commemorating the British Period Church. The north entrance opens into this section of the building. The Church was consecrated by the Rt. Rev. Edwin G. Weed, D. D., Bishop of Florida, on April 7, 1905.(14) Stained glass windows in the nave and transepts were given as memorials to loved ones. The windows in Trinity Church represent almost every style of the art, to include the Munich-made Triptych, the muted tone Austrian glass, the two Tiffany windows, and the round window over the western entrance which is a reproduction of a window typifying middle-ages style. A window from Willitt Studio in Philadelphia represents the finest American stain glass.(15) Around 1917 the need for a new Parish House was realized and Mrs. Samuel Morris offered to advance funds for the erection of a new hall in memory of her sister and brother-in-law. The old brick building was replaced by a three-story structure.(16) Additional buildings have since been constructed on land to the south of the original Church property. The 1884 Sanborn shows a large two-story residence, formerly the Bronson home, which possessed a large garden. In 1888 a three-story building with a four-story frame addition on the south part of the hotel shows on the 1904 map.(17) A portion of the hotel burned in the 1940's after which time the Church purchased the former hotel razing it for construction of new buildings.(18) The new offices, class rooms, and social hall extend to Artillary Lane, all constructed after 1954, the date of the first two-story masonry hall. Contributions from the Vaill family whose Church affiliations date to the inception of the Episcopal congregation, facilitated the construction.(19) Throughout the Church, memorials silently speak of the many members sho helped the Church grow from its early days to the present time.

ARCHAEOLOGY

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

3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; John S. Horton, "View of St. Augustine, East Florida," 1855; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1958; St. Augustine Record, July 4, 1937 and February 5, 1950.
4. El Escribano, Vol. 4, No. 3, pp. 5-6.
5. Michael V. Gannon, The Cross in the Sand (Gainsville, 1965), p. 85.
6. Record, Sunday, March 12, 1950, p. 7.
7. Ibid.
8. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 103.
9. Record, Sunday, March 12, 1950, p. 7.
10. El Escribano, "One Hundred Years Ago", July 1967, Vol. 4, No. e.
11. Tatler, January 16, 1892, p. 9.
12. Record, Sunday, July 30, 1939; Tatler, February 20, 1897, p. 4.
13. St. Augustine Evening Record, August 10, 1901, p. 3.
14. Record, March 12, 1930, p. 10.
15. Interview by Karen Harvey with the Rev. John Bywater, April 19, 1980.
16. Record, March 17, 1950, p. 10.
17. Ibid.; Sanborn, 1884, 1888, 1904.
18. St. Augustine Historical Society Miscellaneous File; Record, Sunday, March 12, 1950, p. 7.
19. Interview with the Rev. John Bywater.

SJ 1913

Page 1

☐ Original
☒ Update

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

Site #8 ~~SJ1918~~
Field Date June 12, 2012
Form Date June 19, 2012
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) Trinity Episcopal Church — Multiple Listing (DHR only) _____
Survey Project Name _____ — 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: 215		St. George	Street	

Cross Streets (nearest / between) Between King Street & Artillery Lane
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1/16/1988 — Plat or Other Map Parcel
City / Town (within 3 miles) St. Augustine — In City Limits? ☒ yes ☐ no ☐ unknown — County St. Johns
Township 7S — Range 30E — Section S18 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 452 — Landgrant _____
Subdivision Name St. Augustine Town Plan — Block 33 — Lot 1 & 2
UTM Coordinates: Zone ☐ 16 ☒ 17 — Easting 469200 — Northing 330660
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1831 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Church/Cemetery Complex — From (year): 1831 — To (year): 2012
Current Use Church/Temple/Synagogue — From (year): 2012 — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown — Date: _____ — Original address 215 St. George Street
Alterations: ☒ yes ☐ no ☐ unknown — Date: 1902 — Nature Exterior and Interior U-Shape
Additions: ☒ yes ☐ no ☐ unknown — Date: 1954 — Nature Gothic loggia & assembly hall added
Architect (last name first): 1902 Snelling & Potter — Builder (last name first): _____
Ownership History (~~especially original owner, dates, profession, etc.~~) Diocese of Florida
Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown — Describe St. Augu Historical Reveiw Bd

DESCRIPTION

Style Gothic Revival — Exterior Plan U-shaped — Number of Stories 1
Exterior Fabric(s) 1. Coquina block 2. Stucco 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Steeple 2. _____
Windows (types, materials, etc.) 29 Leaded stained glass windows dating from 1859, Louis Comfort Tiffany window
Distinguishing Architectural Features (exterior or interior ornaments) Buttressed walls
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Gothic arched loggia, Gothic Entry way, assembly hall, landscaped grounds with fountain

RECEIVED 2012 JUN 22 A 9:2

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 SJ1913

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2.

Structural System(s): 1. Masonry - General 2. Coquina block 3.

Foundation Type(s): 1. Continuous 2.

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

Main Entrance (stylistic details) Gothic Arched

Porch Descriptions (types, locations, roof types, etc.) A small Gothic style porch faces King Sstreet, and opens into the church's left Transept known as St. Peter's Chapel

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

Narrative Description of Resource Trinity Church maintains its historic building and takes action against threats to the structure and architectural features to keep it in good condition

Archaeological Remains N/A ☐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) ~~SJ~~1913
SJ1913

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) National Register 7-0000847; US Dept. of Interior had listed Trinity on Natl. Reg. Historic Places.

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

1. Religion 3. Tourism 5.
2. Architecture 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 Artifact collection-open to public Maintaining organization
Document description St. Augustine Historical Society Records File or accession #'s

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

RECORDER INFORMATION

Recorder Name Member Trinity Episcopal Parish Affiliation

Recorder Contact Information (address / phone / fax / e-mail) c/o Trinity Epsicopal Curch 215 St. George St. St. Augustine FL 32084; 904-824-2876;

Required Attachments

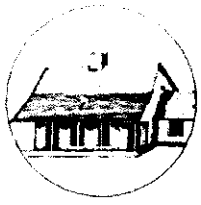
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**

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.

Page 1

☐ Original
☒ Update



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

Site #8 SJ01913
Field Date 5-17-2016
Form Date 5-17-2016
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) TRINITY EPISOPAL CHURCH — 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
215		St George	Street	

Address:
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 # 1992000000 — 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: 1831 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Cemetery/Church Complex — From (year): 1831 — To (year): 2012
Current Use Church/Temple/Synagogue — From (year): 2012 — To (year): _____
Other Use Church/Temple/Synagogue — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-1902 — Nature Exterior and Interior U-Shape
Additions: ☒yes ☐no ☐unknown — Date: 1-1-1954 — Nature Gothic loggia & assembly hall
Architect (last name first): 1902 Snelling & Potter — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) Diocese of Florida

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

DESCRIPTION

Style Gothic Revival — Exterior Plan U-shaped — Number of Stories 1
Exterior Fabric(s) 1. Coquina block 2. Wood shingles 3. Stucco; plain&ashlar scored
Roof Type(s) 1. Gable 2. _____ 3. parapet; intersecting
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Steeple 2. _____
Windows (types, materials, etc.) Fixed multipane, attic louver, casement, (diamond multipane); 29 stained glass windows from 1859, Louis Comfort Tiffany window
Distinguishing Architectural Features (exterior or interior ornaments) Gothic arched loggia & entryway goth arched leaded glass windows, buttressed walls

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Gothic arched loggia, gothic entryway, assembly hall, landscaped ground with fountain/statuary

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 SJ01913

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. Stucco 2. _____

Structural System(s): 1. Coquina block 2. Masonry - General 3. Brick, Concrete Block

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

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

Main Entrance (stylistic details) Ogee or three point arch frames entry; paired three panel wood doors with quatrefoil detail above doors in arch

Porch Descriptions (types, locations, roof types, etc.) Gothic style porch faces King Street and open into the Church's left Transept known as St.Peter's Chapel

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. Religion 3. Tourism 5. _____
2. Architecture 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

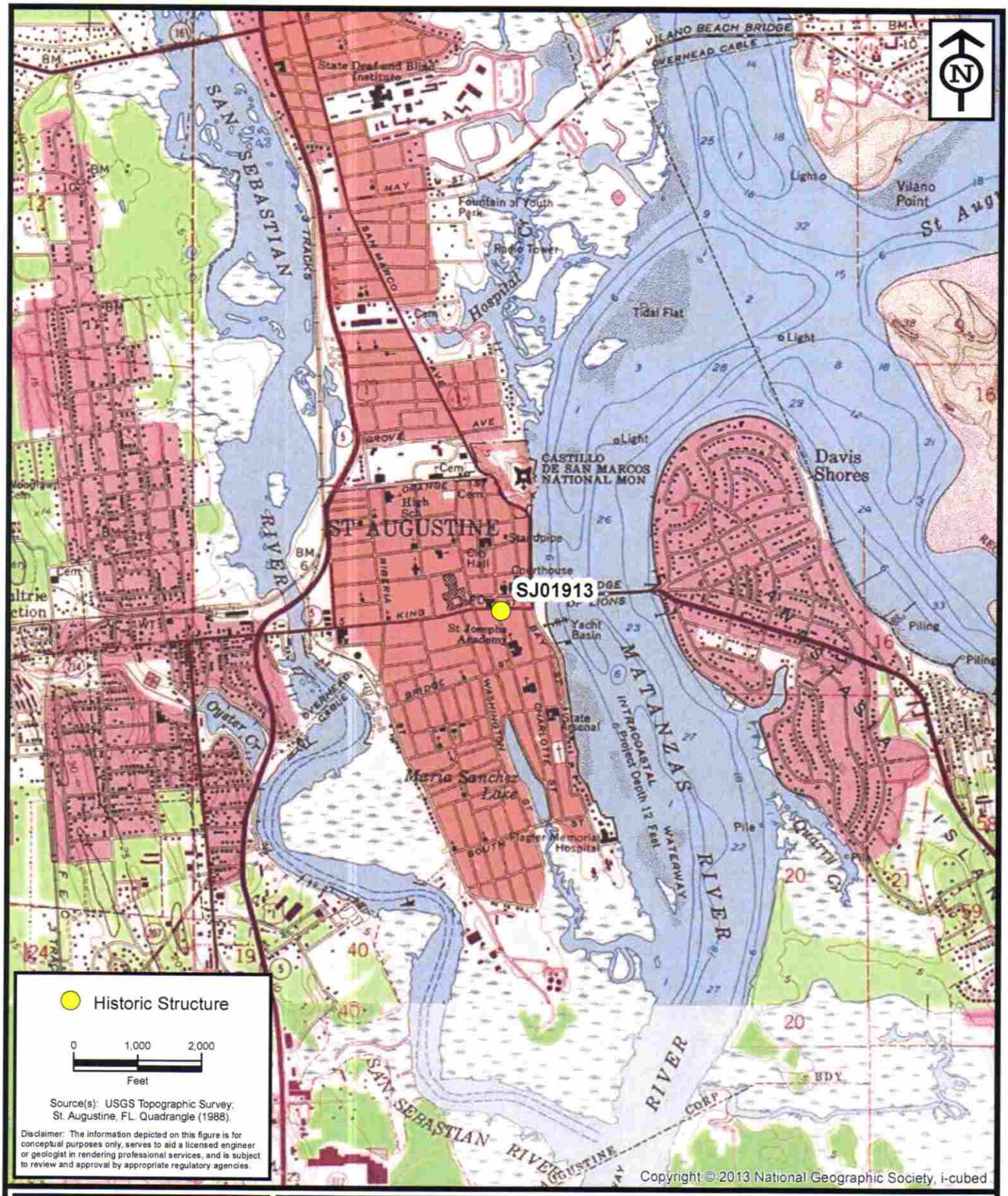
Required Attachments

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 - SJ01913

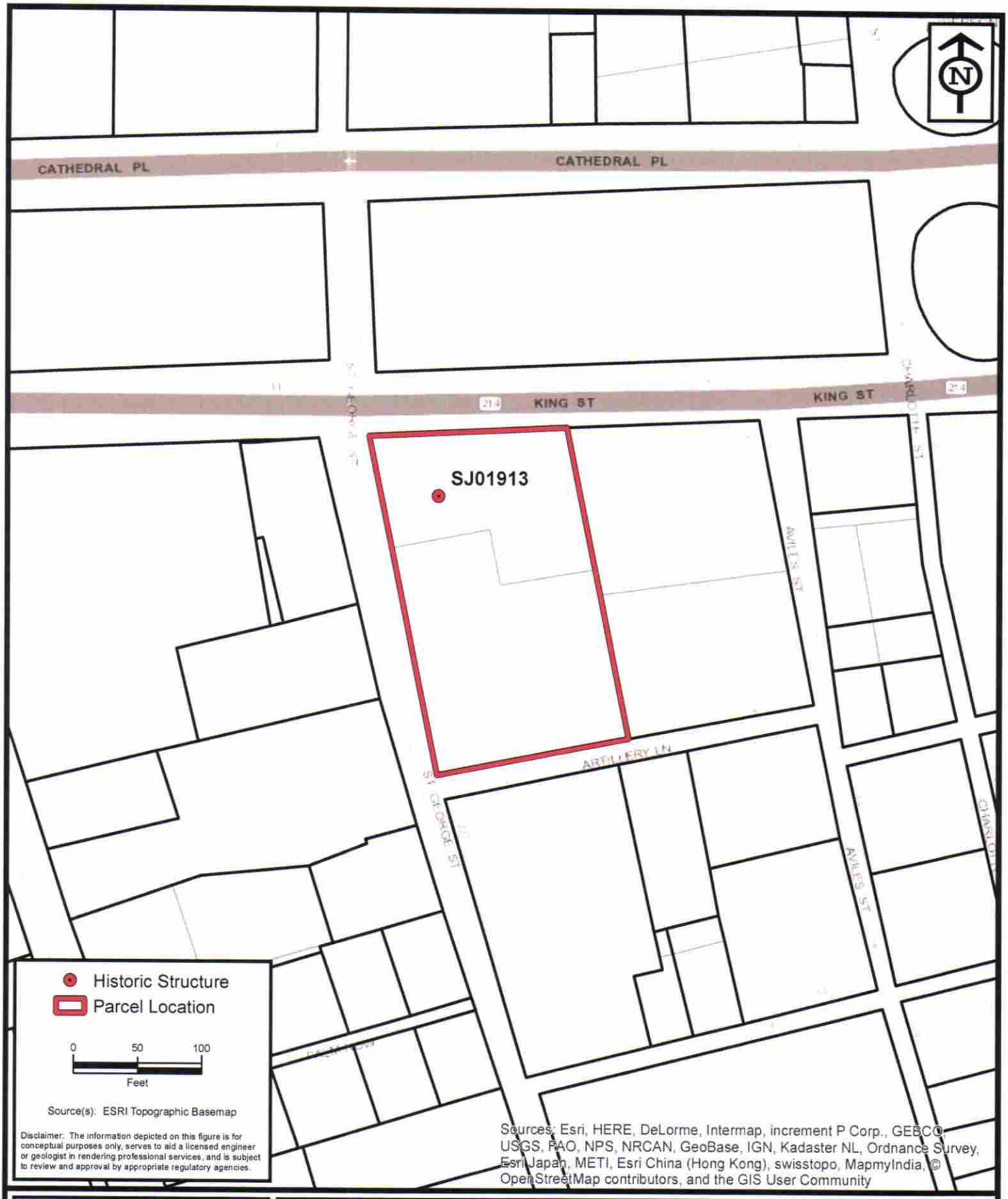
City of St. Augustine Historic Structure Survey

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\SJ01913\Location.mxd Date: 1/29/2016 10:58:11 AM

SJ01913



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

Parcel Location - SJ01913

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01913\Parcel.mxd Date: 2/1/2016 11:41:46 AM

SJ01913

SS 1913

Property Record Card

STRAP	1992000000	**Tax District**	452
Mailing Address		**Neighborhood Code**	610.03
215 SAINT GEORGE ST, SAINT AUGUSTINE, FL, 32084-0000		**Use Code/Description**	7100/Churches
		Sec-Town-Range	18 - 7 - 30
Site Address		**Property Map**	Click here for Desktop Click here for Mobile
215 ST GEORGE ST SAINT AUGUSTINE, 32084-0000			
Total Land Value	$561,204.00	**Acreage**	0.98
Total Building Value	$381,126.00	**Total Market(Just) Value**	$954,886.00
Total Extra Features	$12,556.00	**Assessed Value**	$954,886.00
Homestead Exempt	$0.00	**Taxable Value**	$0.00

Owner Name(s)	Legal Description
TRINITY EPISCOPAL CHURCH OF	CITY OF ST AUGUSTINE LOTS 1 &
Exemption(s)	2 BLK 33
02 Church/Religious	

Building Number 1

Site Address:	215 ST GEORGE ST SAINT AUGUSTINE, 32084-0000		
Building Type/Desc:	7100/Churches	**Building Model/Desc:**	04 /COMMERCIAL BLDGS
Year Built:	1917	**Heated/Cooled Area:**	20820
Gross Area:	15252	Building Sketch (Descriptions)	click here to see sketch
Building Value:	$381,126.00		

Structural Elements (Descriptions)

Building Number	Element Code	Element Description	Type Code	Type Description
1	EW	Exterior Wall	15	Concrete Stucco
1	RS	Roofing Structure	13	Wood Truss
1	RC	Roofing Cover	7	Composite Shingle
1	IW	Interior Walls	3	Drywall
1	IF	Interior Flooring	18	Slate
1	IF	Interior Flooring	5	Carpet
1	HT	Heating Type	1	Air Duct
1	AC	Air Conditioning	1	Central
1	FR	Frame	3	Masonry
1	PL	Plumbing	39	39 FIXTURES
1	EL	Electrical	3	Good
1	FN	Foundation	5	Concrete Perimeter Footing
1	FS	Floor System	1	Concrete Slab

Extra Features

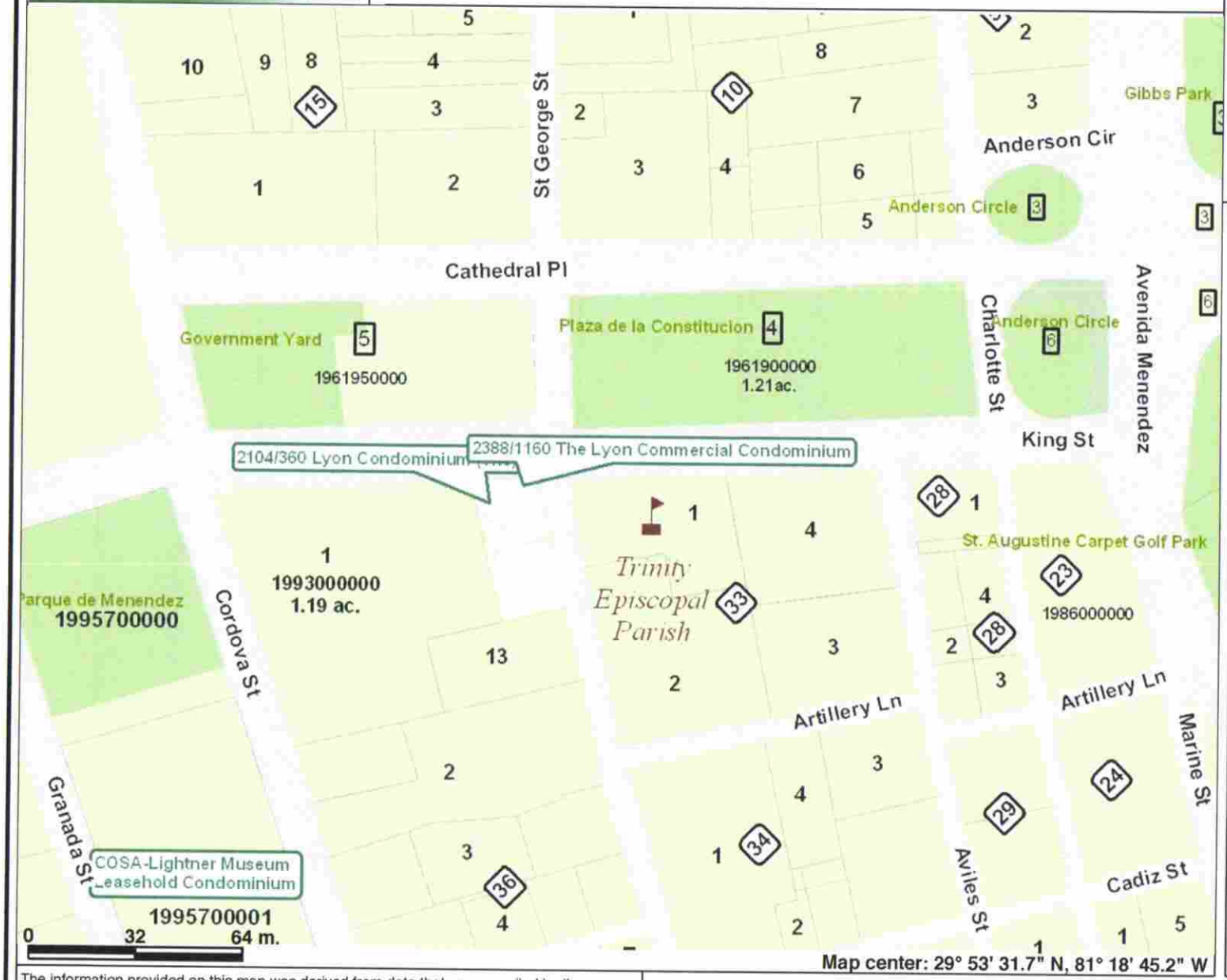
Code	Description	Year Built	Units	Unit Price	Adj Unit Price	Condition %	Depreciated Value
SCWAC	SPRNKL WET	1968	20820.00	1.41	1.41	23.0	$6,752.00
MSWALL	MS/CB WALL	1970	756.00	8.53	8.53	90.0	$5,804.00

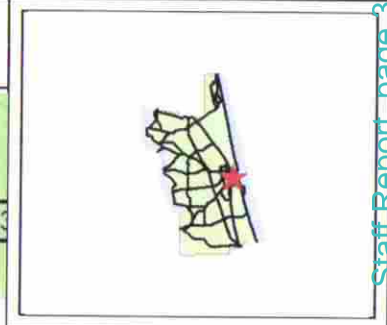
Previous Parcel (1991900000) Next Parcel (1992100000)

Site # 8 SJ ~~1918~~ 1913

Sharon Outland, C.F.A.
Property Appraiser, St. Johns County
(904) 827-5500 (904) 827-5580 (fax)

Trinity Church





Legend

- Parcels
- Rights of Way
- Water Bodies
- Condominiums
- Subdivision Boundaries
- Section-Township-Range
- Railroad
- Major Road Centerlines
- Minor Road Centerlines

Scale: 1:1,803

The information provided on this map was derived from data that was compiled by the St.Johns County Property Appraiser's Office solely for the governmental purpose of property assessment. This information is not a survey and should not be relied upon by anyone for a determination of property ownership. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. www.sjcpa.us.

Notes: SJ1913

SJ1913

NHL - first to Atlanta Regional Office
let her write NHL Program
Dr. Turkiya Lowe Ph.D.

from Judith Wilmot

March 19, 2013

Late of alterations since 1831

Mr. J. Paul Loether
Chief
National Register of Historic Places &
National Historic Landmarks Program
National Park Service
1849 C Street NW
Washington DC 20240

Call Jim Gabbert on Monday 4/1 out until 4/8

Dear Mr. Loether:

I am writing to inquire about listing Trinity Parish of St. Augustine for a National Historic Landmark designation. The church held its first service in 1831, and was consecrated in 1834. The church is constructed from local coquina stone in a Vernacular Gothic style. Land developer, frontier speculator, entrepreneur and Vestry member Peter Mitchel, drew the design for the original church. The period of significance for the Vernacular Gothic building begins in 1837, and the building is a rare existing example of using coquina stone for a religious building in Territorial America. In addition to its architectural significance, the church has had among its members and leadership men and women who have held significant roles in the history of the nation.

Trinity Episcopal Church (file#SJ 1913) was added to the National Register in 1977 as a contributor to the St. Augustine Historic District, file # SH 10 for its "architectural significance," and is a Florida Historic Landmark. Trinity sits on a corner site located on King and St. George Streets across from the public square. The church's vaulting, buttresses, and pointed arches were adapted to local materials. The church façade facing north onto the public plaza has existed for more than 182 years in an unaltered state. The wooden steeple erected in 1837, still retains its original form and foundation. Over the years, additional and improvements have been made to the church such as the addition of interior lighting, plumbing and heating without compromising the Gothic exterior.

– not NHL

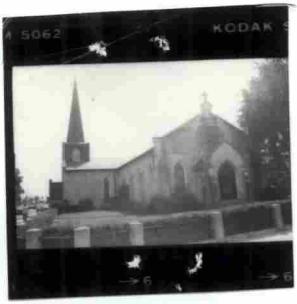
Trinity, Florida's oldest Episcopal Parish, dates to 1821, and the site upon which it stands formerly held the English Constitution House, which was destroyed when St. Augustine was returned to Spain. When Florida became a territorial procession of the United States on February 19, 1821, St. Augustine no longer had a "state religion" as it had under the rule of Spain and England. Trinity's warden and vestry purchased "a lot of ground fronting the public square and bounding on St. George St." An Act of Congress in 1827 secured site the to the church, and 70 years later, a second Act of Congress conveyed the land absolutely to the Diocese of Florida. Trinity has remained on this site in a prominent position on the public square in the oldest section of St. Augustine.

The original church was little changed from June 1831 when the first service was held until 1902, when the church was enlarged. "So endeared were the congregation to the memories surrounding the original structure that the plans were so made that as to permit the Gothic entrance on the Plaza to remain undisturbed." (Directory of St. Augustine, 1904, p. 38.) In 1923, the New York ecclesiastical architecture firm Snelling and Potter oversaw the expansion of the church to its current shape. The enlarged church maintains the Gothic style and is constructed of local coquina stone covered by stucco. In 1955, a two-story education facility and Parish Hall were added. Architecturally, the new facilities and cloistered walkways continue the Gothic features of the historic church building.

The first child baptized at Trinity was Edmund Kirby-Smith, son of the U.S. District Judge and Vestry member, Joseph Smith. Edmund Kirby-Smith became a Brigadier General in the Confederate Army, and surrendered as General of the Trans-Mississippi Department in 1865. Among those accepting his surrender was another Trinity Church member, Edmund Davis, who later became the Reconstruction Governor of Texas, and was nominated as Vice President in the 1890 Republican convention. Kirby-Smith's sister Frances married Lucien Webster a Union Officer she met in St. Augustine. Their letters are published in the book, The Websters: Letters of an American Army Family in Peace and War 1836-1853. Frances remained a Unionist after her husband's death, and after the war provided financial help for a former slave of the Smith Family, Alexander H. Darnes, who after his graduation from Howard University returned to Florida as the State's first African-American physician.

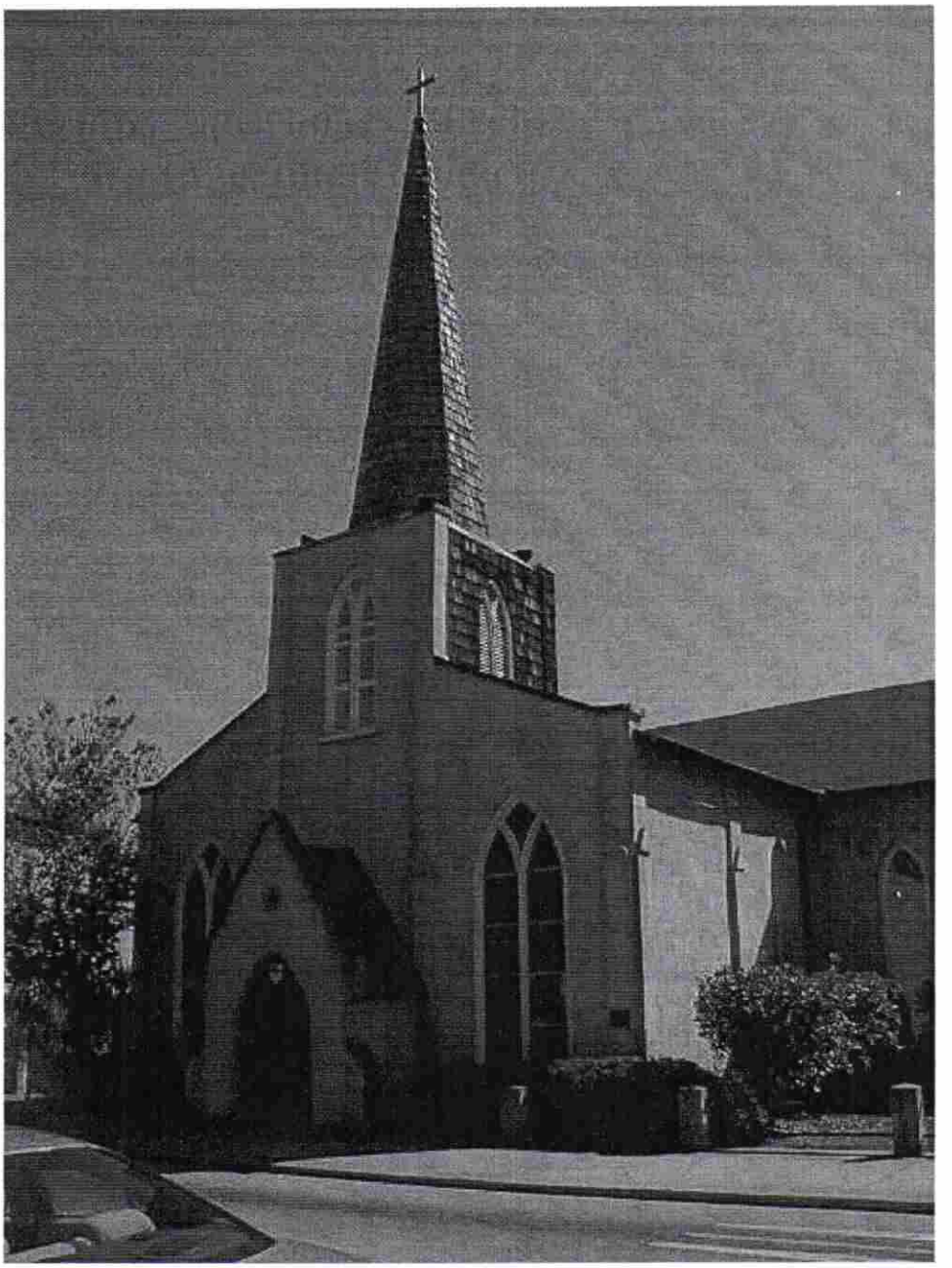
Lay leaders of Trinity with national importance include George Fairbanks a founder of the University of the South and the Historical Society of Florida. He is also author of the first comprehensive history of Florida and the first to draw on original documents. A lifelong Episcopalian, Fairbanks served as a Trinity Vestry member for more than 15 years. He also served as Delegate to every National Episcopal convention until his death.

Clergy connected to Trinity with national importance include John Freeman Young, the second Bishop of Florida, who translated the Christmas Carol "Silent Night." Young also encouraged Richard Upjohn to create the designs that resulted in the building of Carpenter Gothic Churches. The Rev. Henry Whipple, brother-in-law of George Fairbanks, served as rector of Trinity. Whipple known as "Apostle to the Indians" and Bishop of Minnesota, returned to St. Augustine in 1875, when Captain Richard H. Pratt invited him to preach to the prisoners (mostly from the Kiowa, Cheyenne, Comanche, Caddo and Arapaho Nations) at Fort Marion. Pratt attended Trinity, and he encouraged the prisoners' education, and among the prisoners that attended Trinity was David Pendleton Oakerdater, who in 1995 was designated a Saint by the Episcopal Church.

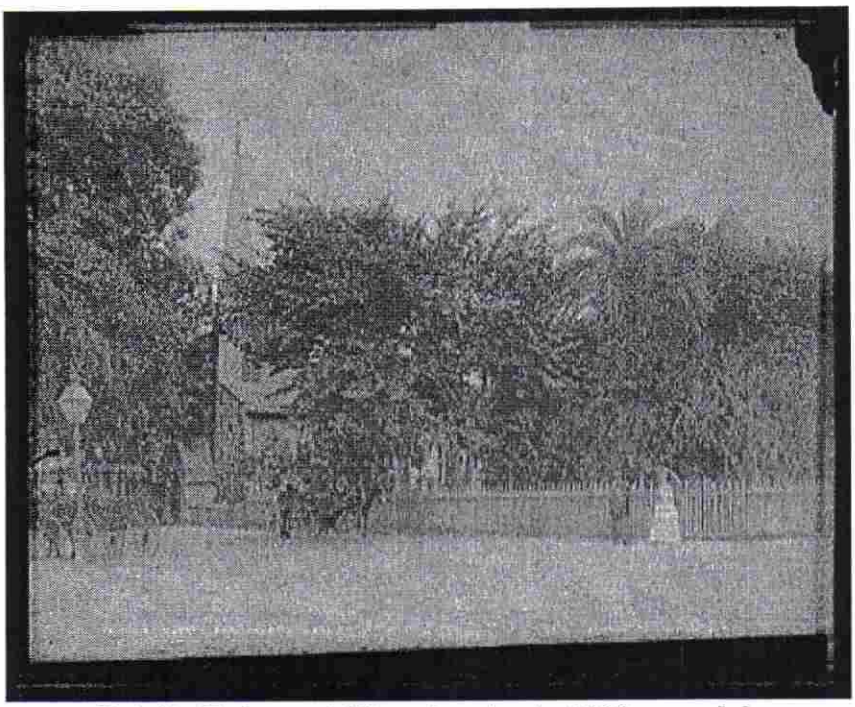

5062
KODAK

Site #8-SJ 1918
1913

Trinity Episcopal Church - St. Augustine Florida



Site #8-SJ 1913 ~~1918~~

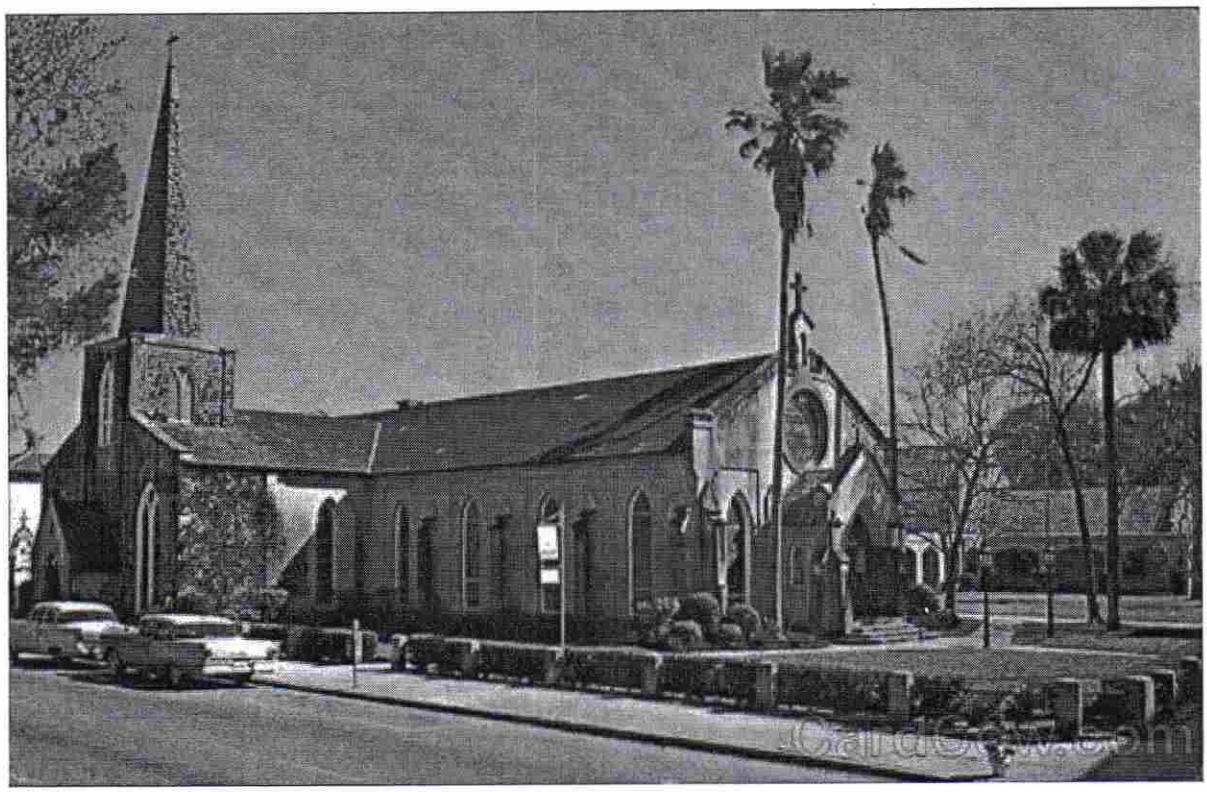


Trinity Episcopal Church prior to 1900 remodel
Library of Congress

St. Augustine FL

Trinity Episcopal Church
St. Augustine FL

Site # 8-SJ ~~1918~~
1913




Trinity Episcopal
Parish
Diocese
of Florida
Founded
1821
Sunday Services
7:30 am Eucharist
9:00 am Parish Family Eucharist
10:15 am Christian Education
11:15 am Eucharist
Wednesday 10:00 am Holy Eucharist
904-824-2876
PUBLIC
PARKING
AHEAD

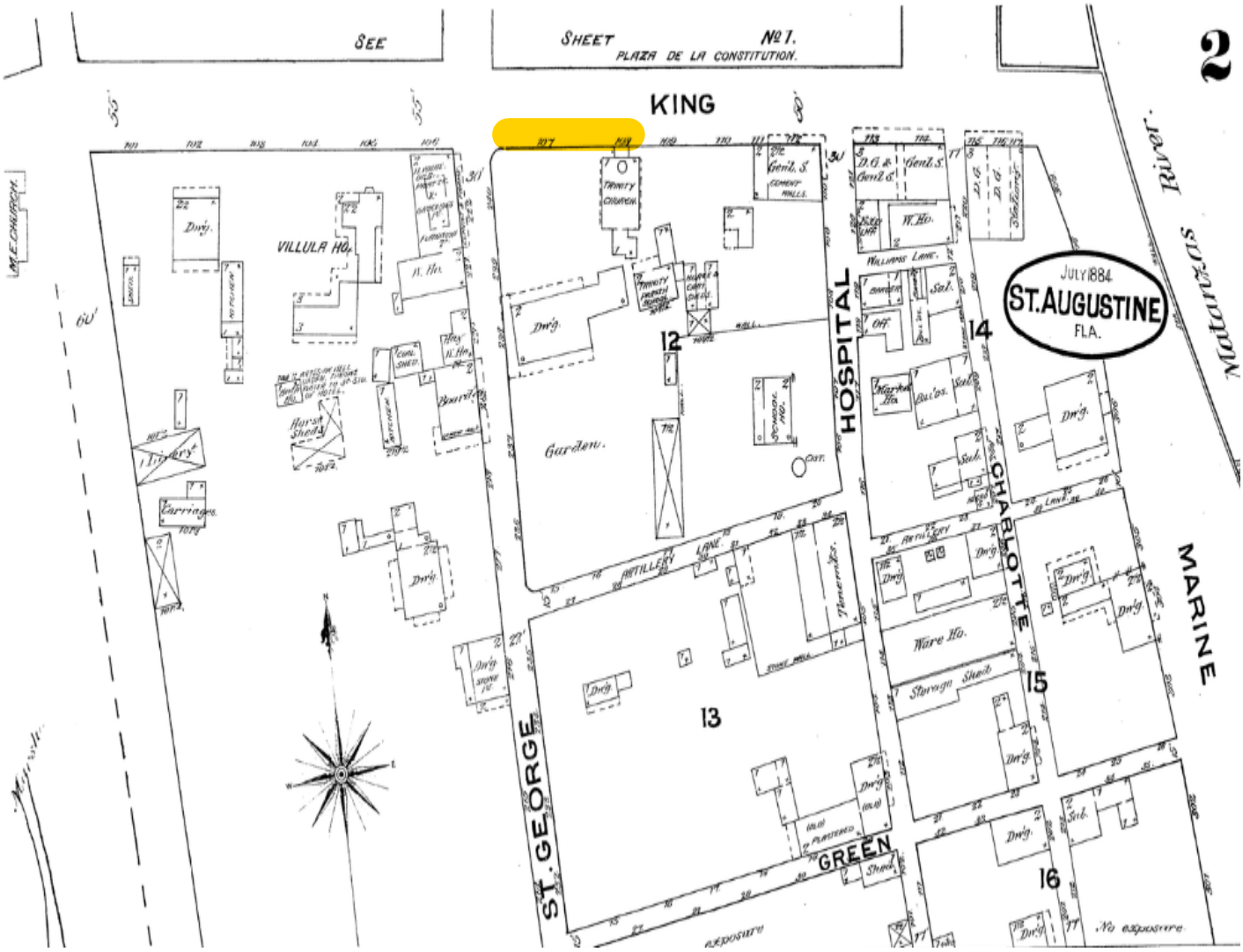

AHEAD
TRINITY
PARISH
CHURCH


CAUTION
AREA UNDER
CONSTRUCTION



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1884, Sheet 2



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ProQuest® Digital Sanborn Maps, 1867–1970 REVISED TO 1947

Saint Augustine Apr. 1930, Sheet 10



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Sanborn Map (1930 revised to 1961)
215 St. George Street



Received 1/17/25
Planning & Building Department

THRIFT SHOP PORCH

PARKING LOT

ARTILLERY LANE

FELLOWSHIP HALL

20'-4"

13'-5"

NEW ENTRY PORTICO AND BREEZEWAY

BENCH

LABYRINTH GARDEN

8'-4"

Site Wall

Landscaped Area

HVAC YARD

New Facilities Storage

HC

P

P

5'-0"

12'-0"

8'-0"

8'-0"

EXISTING BREEZEWAY

8'-4"

ADMIN. OFFICE

FINANCE OFFICE

RECEPTION

LOBBY

THRIFT STORE INTAKE/STORAGE

MECHANICAL ROOM

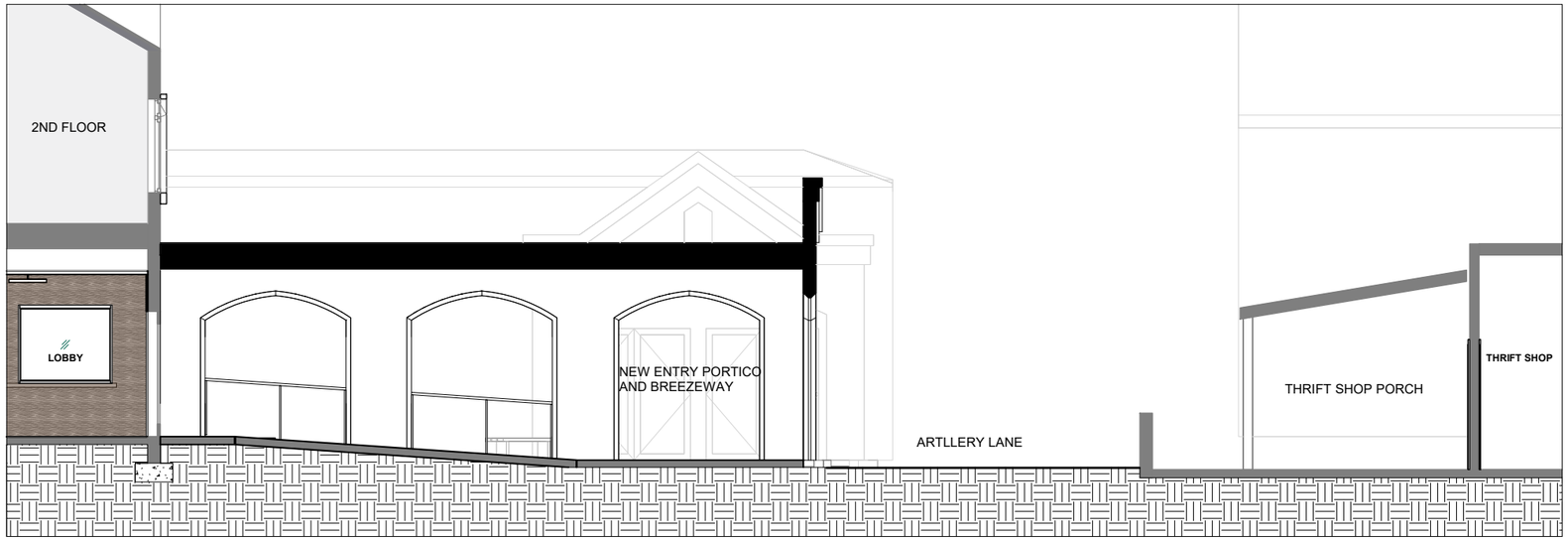
FACILITIES OFFICE

DN

COUNCILING ROOM

HINDRY HALL


TRINITY PARISH
NEW ENTRY PORTICO
NEW COURTYARD
Facilities storage shed
to match existing
storage shed


2ND FLOOR
LOBBY
NEW ENTRY PORTICO
AND BREEZEWAY
ARTLLERY LANE
THRIFT SHOP PORCH
THRIFT SHOP



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0064 **Meeting Date: Thursday, August 20, 2026**

1. NAME OF APPLICANT: R. Conner Dowling
   Business (if applicable): Open City Architecture, LLC
   Address: 695 16th Street
   City: St. Augustine State: FL Zip Code: 32080
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Father Matt Marino
   Business (if applicable): Trinity Episcopal Church
   Address: 215 Saint George Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

3. PROJECT LOCATION: 215 SAINT GEORGE ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOTS 1 & 2 BLK 33

5. SCOPE OF WORK: For site changes to the south elevation along Artillery Lane, including a new storage shed, entry portico and breezeway, masonry wall, and labyrinth garden; and, for site changes to the central garden courtyard space.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Architectural Plans

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 215 St. George Street St. Augustine, FL 32084

Applicant's Name: Open City Architecture Applicant's Signature: Raine Daly

Owner's Name: Matt Marino Owner's Signature: Matt Marino

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.


Small Talk Therapy
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CLERGY PARKING ONLY
CLERGY PARKING
ACCESSIBLE ROUTE


Small Talk Therapy
904-733-8255
CLERGY PARKING ONLY
CLERGY PARKING


TRINITY HALL




TRINITY HA
5



Monday, July 20, 2026

TRINITY PARISH COURTYARDS

CONSTRUCTION DRAWINGS 60%- HARB SUBMITTAL

JULY 20, 2026

ML+H PROJECT 26.13.0

Marquis Latimer + Halback, Inc.
Project Management + Landscape Architecture
Project Manager: Jeremy Marquis | jeremy@halback.com
34 Cordova Street, Suite A, St. Augustine, FL 32084
Ph: 904.825.6747
Florida LA6667110

Open City Architecture,
Architect
Project Manager: R. Conner Dowling, Principal
PO Box 840101, St. Augustine, FL 32080
Ph: 904.770.277

Prepared For
Trinity Parish
Project Manager
Open City Architecture, R. Conner Dowling
Marquis Latimer + Halback, Jeremy Marquis
Site Location
215 St. George Street
St. Augustine, FL 32084

Jurisdictional Review
City of St. Augustine
Site Plan Review

Historic Architectural Review Board (HARB)
Public Review Board

Sheet Index

Drawing no.	DRAWING TITLE	60% PERMIT SUBMITTAL	100% PERMIT SUBMITTAL
L-0.0	COVER SHEET	06/10/26	
L-2.0	HARDSCAPE PLAN OVERALL	06/10/26	
L-2.1	HARDSCAPE PLAN ENLARGEMENT - CLOISTER GARDEN	06/10/26	
L-2.2	HARDSCAPE PLAN ENLARGEMENT - LABYRINTH COURTYARD	06/10/26	
L-2.3	HARDSCAPE DETAILS - CLOISTER GARDEN	06/10/26	
L-2.4	HARDSCAPE DETAILS - CLOISTER GARDEN	06/10/26	
L-2.5	HARDSCAPE DETAILS - LABYRINTH COURTYARD	06/10/26	
L-3.0	LANDSCAPE PLAN - OVERALL	06/10/26	
L-3.1	LANDSCAPE PLAN ENLARGEMENT - CLOISTER GARDEN	06/10/26	
L-3.2	LANDSCAPE PLAN ENLARGEMENT - LABYRINTH COURTYARD	06/10/26	
L-3.3	LANDSCAPE NOTES + SCHEDULE	06/10/26	
L-3.4	LANDSCAPE DETAILS	06/10/26	

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

ML+H
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St. Augustine, FL 32084

Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)
DRAWN BY: JM, NC, RR, GC

TRINITY PARISH COURTYARDS
215 St. George Street, St. Augustine, FL 32084
COVER SHEET

REV	DESCRIPTION	DATE
	HARB/PERMIT 60% SET	07/20/26

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 26.13.0

DRAWING NO.
L-0.0

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

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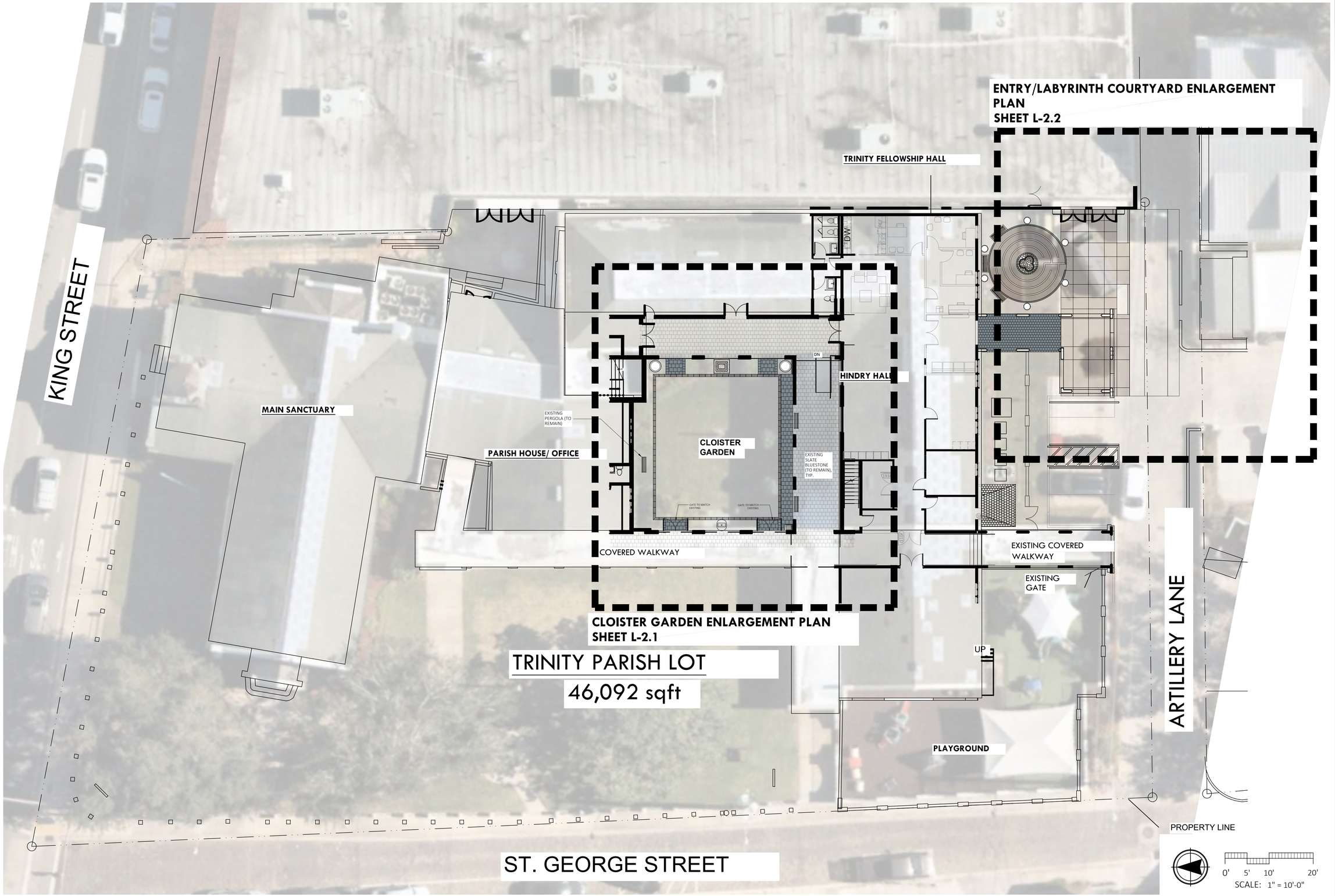
Tuesday, July 21, 2026



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Jeremy Marquis, RLA (LA667110)

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TRINITY PARISH COURTYARDS
215 St. George Street, St. Augustine, FL 32084
HARDSCAPE PLAN OVERALL

REV	DESCRIPTION	DATE
	HARB/PERMIT 60% SET	07/20/26

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 26.13.0

DRAWING NO.
L-2.0

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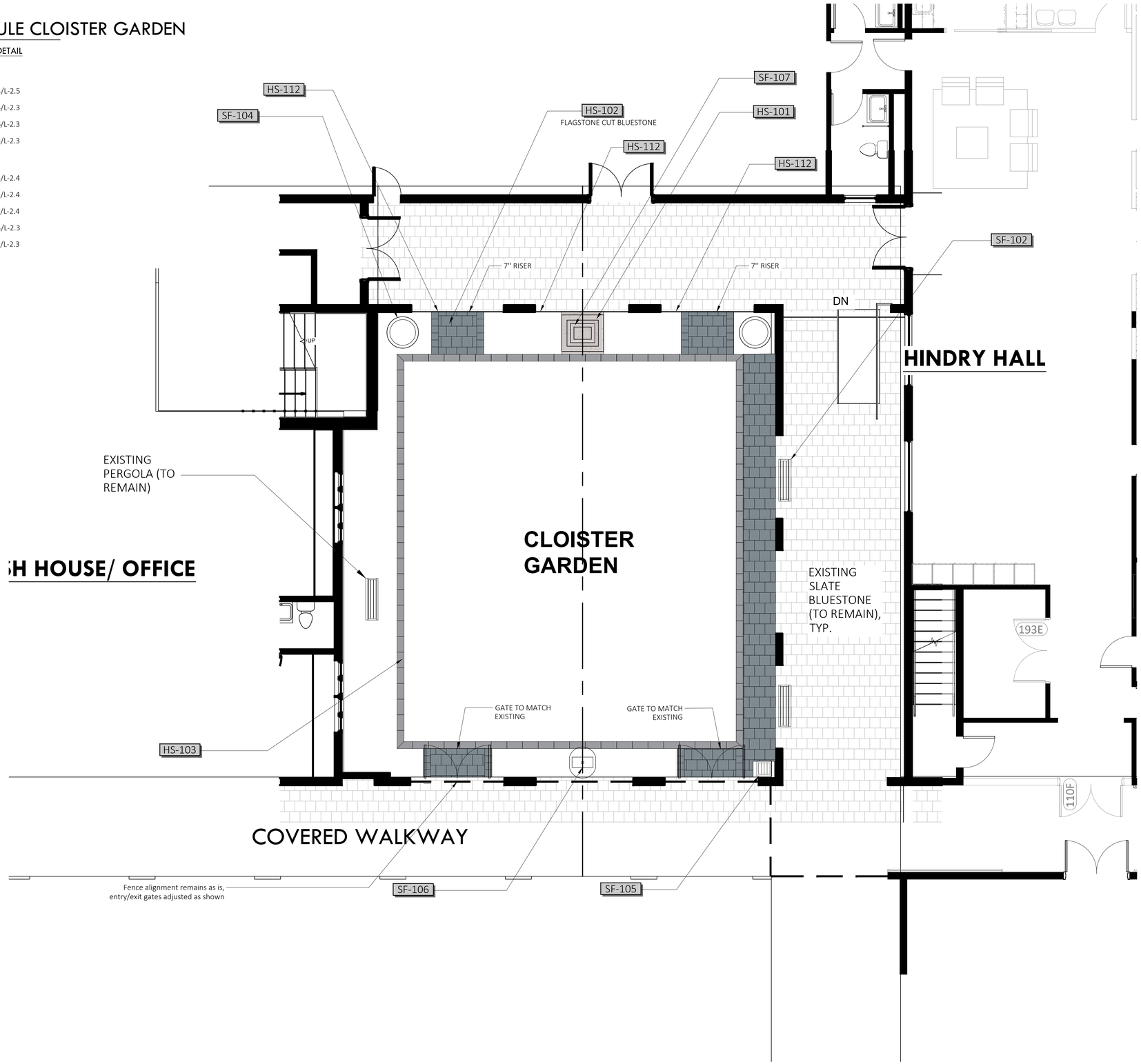
REFERENCE NOTES SCHEDULE CLOISTER GARDEN

CODE	DESCRIPTION	QTY	DETAIL
HARDSCAPE SCHEDULE			
HS-101	COQUINA CONCRETE	16 SF	4/L-2.5
HS-102	BLUESTONE (TO MATCH EXISTING)	217 SF	5/L-2.3
HS-103	PRECAST CONCRETE FLUSH RIBBON CURB	93 SF	6/L-2.3
HS-112	COURTYARD RISER		3/L-2.3
SITE FURNITURE SCHEDULE			
SF-102	EXISTING GARDEN BENCHES	3	3/L-2.4
SF-104	LONGSHADOW 36 PLANTER	2	2/L-2.4
SF-105	INTERLAKEN CATCH BASIN GRATE	1	1/L-2.4
SF-106	PRECAST FOUNTAIN		4/L-2.3
SF-107	EXISTING MEMORIAL GARDEN CROSS		1/L-2.3



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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)
DRAWN BY: JM, NC, RR, GC

TRINITY PARISH COURTYARDS
215 St. George Street, St. Augustine, FL 32084
HARDSCAPE PLAN ENLARGEMENT - CLOISTER GARDEN

REV	DESCRIPTION	DATE
	HARB/PERMIT 60% SET	07/20/26

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 26.13.0
DRAWING NO. L-2.1

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Tuesday, July 21, 2026

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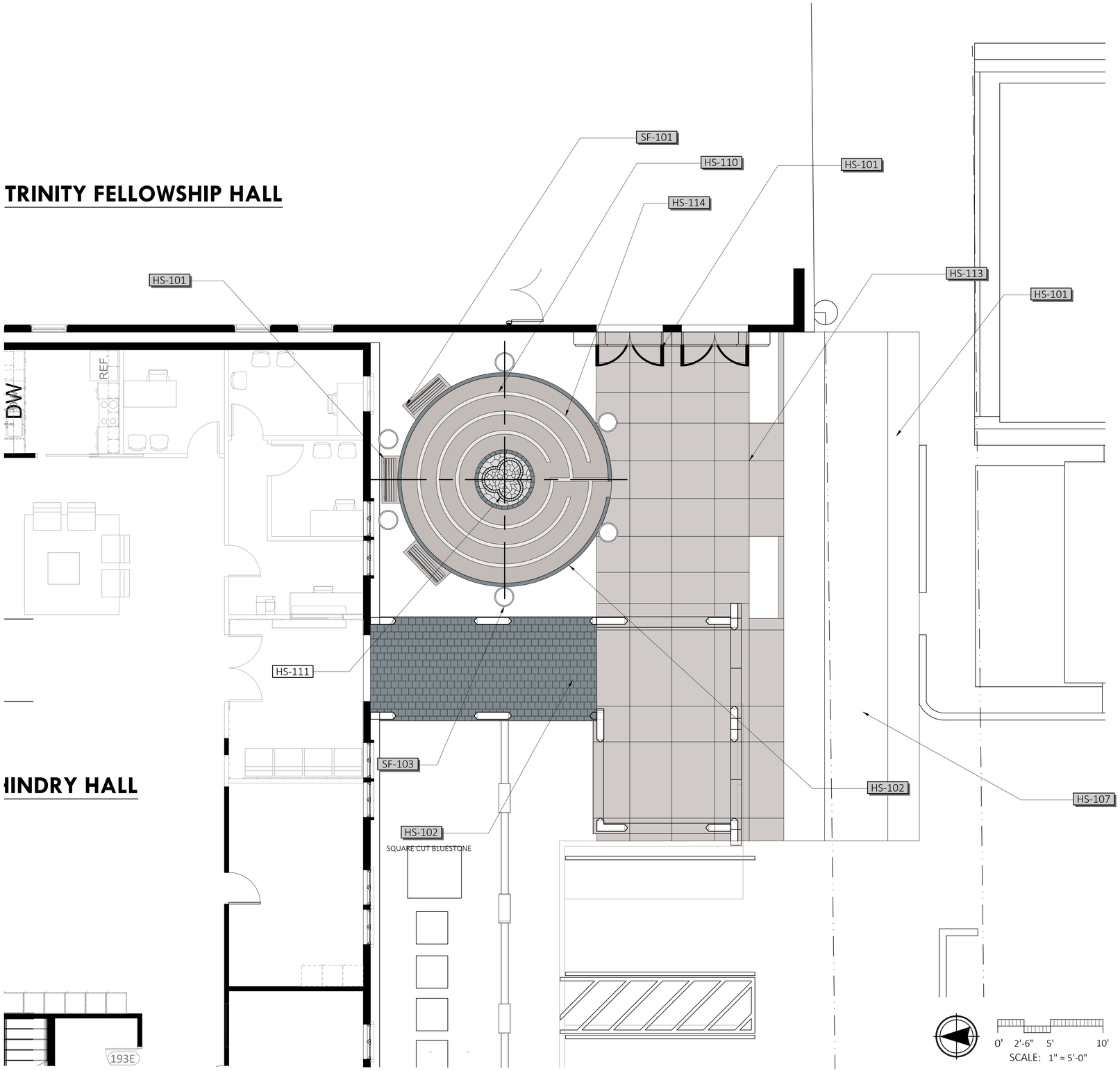
REFERENCE NOTES SCHEDULE ENTRY LABYRINTH

CODE	DESCRIPTION	QTY	DETAIL
HARDSCAPE SCHEDULE			
HS-101	COQUINA CONCRETE	1,148 SF	4/L-2.5
HS-102	BLUESTONE (TO MATCH EXISTING)	230 SF	5/L-2.3
HS-107	LANE BRICK (VEHICULAR AREA)	290 SF	
HS-110	PIGMENT CONCRETE BASIS OF DESIGN: DAVIS COLORS 'OUTBACK' #677	304 SF	/
HS-111	BLUESTONE MOSAIC	20 SF	3/L-2.5
HS-113	COQUINA CONCRETE JOINTING		4/L-2.5
HS-114	PAINT, WIDTH 4"	40 SF	
SITE FURNITURE SCHEDULE			
SF-101	4' VICTOR STANLEY BENCH	3	5/L-2.5
SF-103	LONGSHADOW 27 PLANTER	6	6/L-2.5



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Jeremy Marquis, RLA (LA667110)

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TRINITY PARISH COURTYARDS
215 St. George Street, St. Augustine, FL 32084
HARDSCAPE PLAN ENLARGEMENT - LABYRNITH COURTYARD

REV	DESCRIPTION	DATE
	HARB/PERMIT 60% SET	07/20/26

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ML+H PROJECT #: 26.13.0

DRAWING NO. L-2.2

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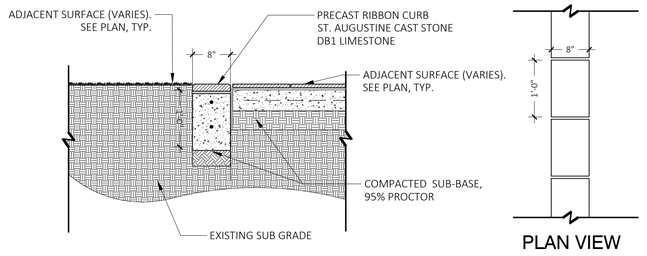
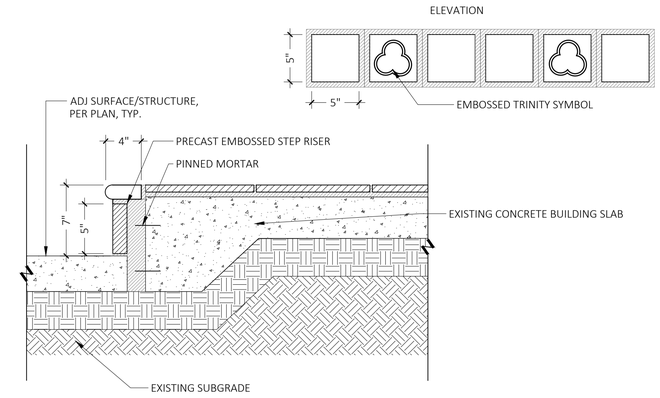


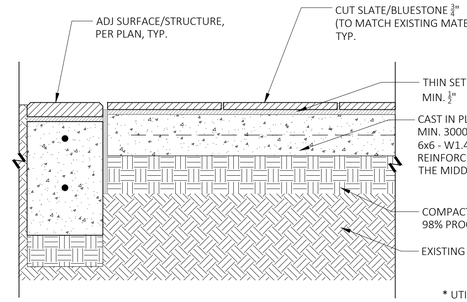
6 PRECAST CONCRETE RIBBON CURB

3/4" = 1'-0" P-FA-TPCSA-52



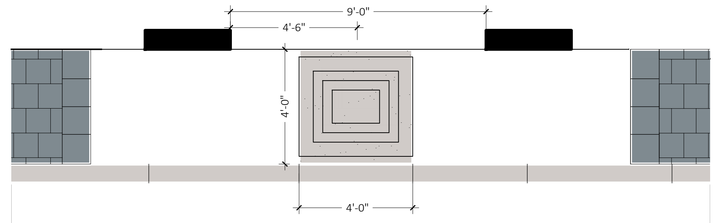
3 MEMORIAL COURTYARD STEP RISERS

1 1/2" = 1'-0" P-FA-TPCSA-55



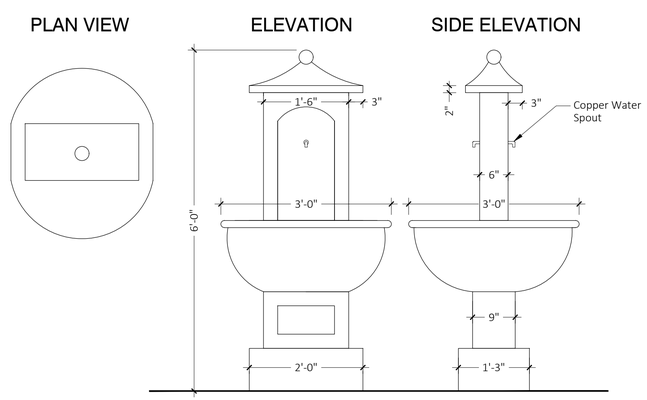
5 SLATE WALKWAY

1 1/2" = 1'-0" P-FA-TPCSA-53



2 CROSS SCULPTURE PLAN DETAIL

3/8" = 1'-0" P-FA-TPCSA-56



4 FOUNTAIN

3/4" = 1'-0" P-FA-TPCSA-54



1 EXISTING MEMORIAL GARDEN CROSS

1 1/2" = 1'-0" P-FA-TPCSA-62

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Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JM, NC, RR, GC

TRINITY PARISH COURTYARDS

215 St. George Street, St. Augustine, FL 32084

HARDSCAPE DETAILS - MEMORIAL COURTYARD

REV	DESCRIPTION	DATE
	HARB/PERMIT 60% SET	07/20/26

SIZE: ANSI D
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ML+H PROJECT #: 26.13.0

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3 EXISTING GARDEN BENCHES

1 1/2" = 1'-0" P-FA-TPCSA-61

MATERIAL:
LIMESTONE

VENDOR:
LONGSHADOW

83 LONGSHADOW LANE POMONA, ILLINOIS 62975

617-893-4831

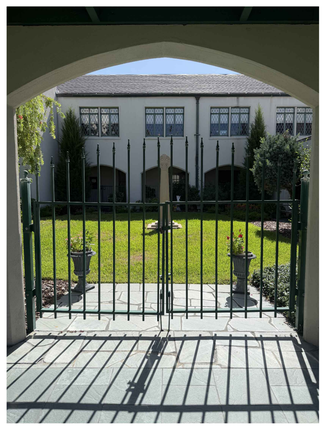
www.longshadow.com

LONGSHADOW 36 PLANTER
MODEL: #LS9315
DIMENSIONS:
- **36" HIGH**
- **34" DIAMETER**
- **20" DIAMETER BASE**
- **700 LB.**



2 LONGSHADOW 36 PLANTER

1 1/2" = 1'-0" P-FA-TPCSA-60



4 EXISTING GATE

1 1/2" = 1'-0" P-FA-TPCSA-63

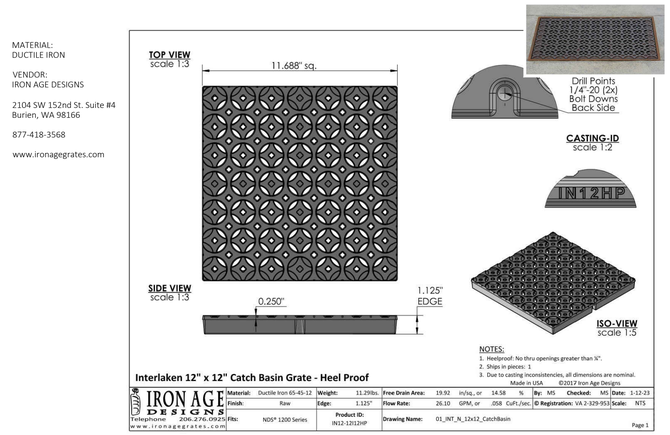
MATERIAL:
DUCTILE IRON

VENDOR:
IRON AGE DESIGNS

2104 SW 152nd St. Suite #4
Burien, WA 98166

877-418-3568

www.ironagegrates.com



1 INTERLAKEN CATCH BASIN GRATE

1 1/2" = 1'-0" P-FA-TPCSA-59

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Jeremy Marquis, RLA (LA667110)

DRAWN BY: JM, NC, RR, GC

TRINITY PARISH COURTYARDS

215 St. George Street, St. Augustine, FL 32084

HARDSCAPE DETAILS - MEMORIAL COURTYARD

REV	DESCRIPTION	DATE
	HARB/PERMIT 60% SET	07/20/26

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 26.13.0

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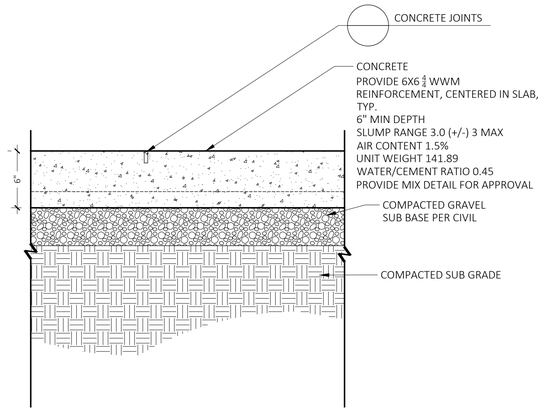
Monday, July 20, 2026



4 SIDEWALK CONCRETE

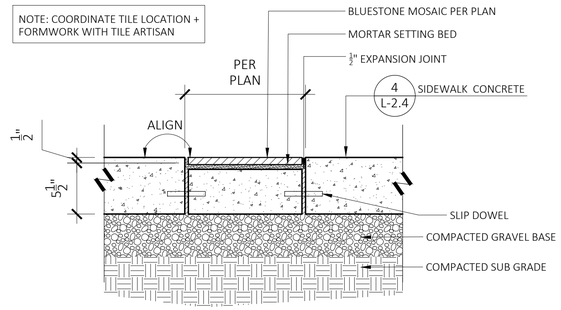
1 1/2" = 1'-0" P-CO-BAP-16



LONGSHADOW 27 PLANTER
MODEL: #LS9149
DIMENSIONS:
- **27" HIGH**
- **31" DIAMETER**
- **18" DIAMETER BASE**
- **434 LB.**

6 LONGSHADOW 27 PLANTER

1 1/2" = 1'-0" P-FA-TPCSA-58



3 CONCRETE W/SLATE MOSAIC

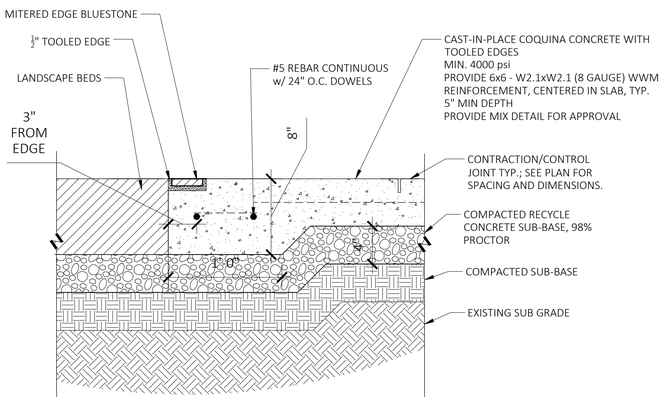
1 1/2" = 1'-0" P-FA-TPCSA-46



VICTOR STANLEY
MODEL #CR-96 (CLASSIC)
LENGTH: 4'
COLOR: GREEN

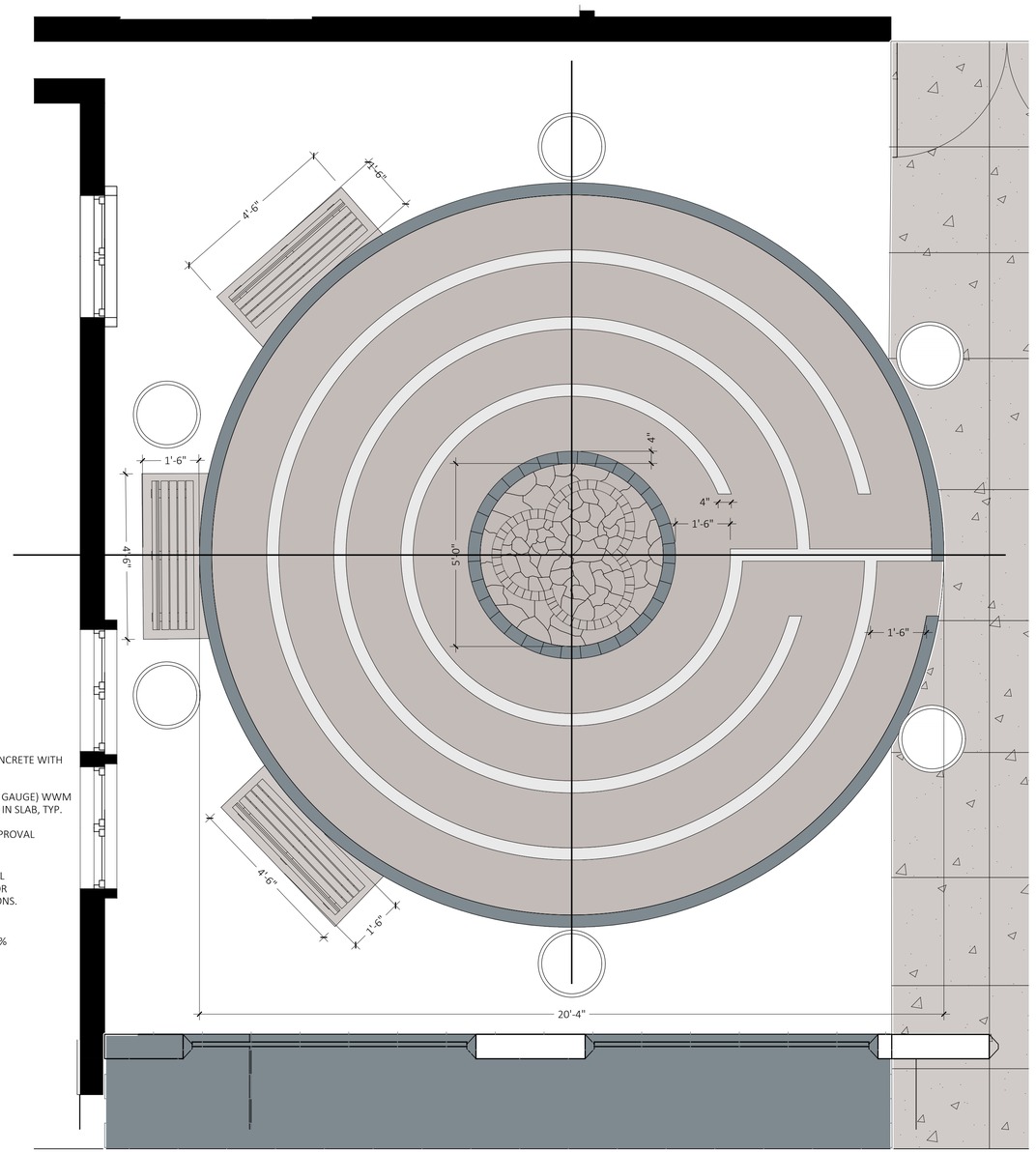
5 4' VICTOR STANLEY BENCH

1 1/2" = 1'-0" P-FA-TPCSA-57



2 ENTRY LABYRINTH CONCRETE

1 1/2" = 1'-0"



1 LABYRINTH ENLARGEMENT

P-FA-TPCSA-47 P-FA-TPCSA-02

Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084

Ph 904.825.6747
www.halback.com
LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JM, NC, RR, GC

TRINITY PARISH COURTYARDS

215 St. George Street, St. Augustine, FL 32084

HARDSCAPE DETAILS - ENTRY LABYRINTH COURTYARD

REV	DESCRIPTION	DATE
	HARB/PERMIT 60% SET	07/20/26

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 26.13.0

DRAWING NO. L-2.5

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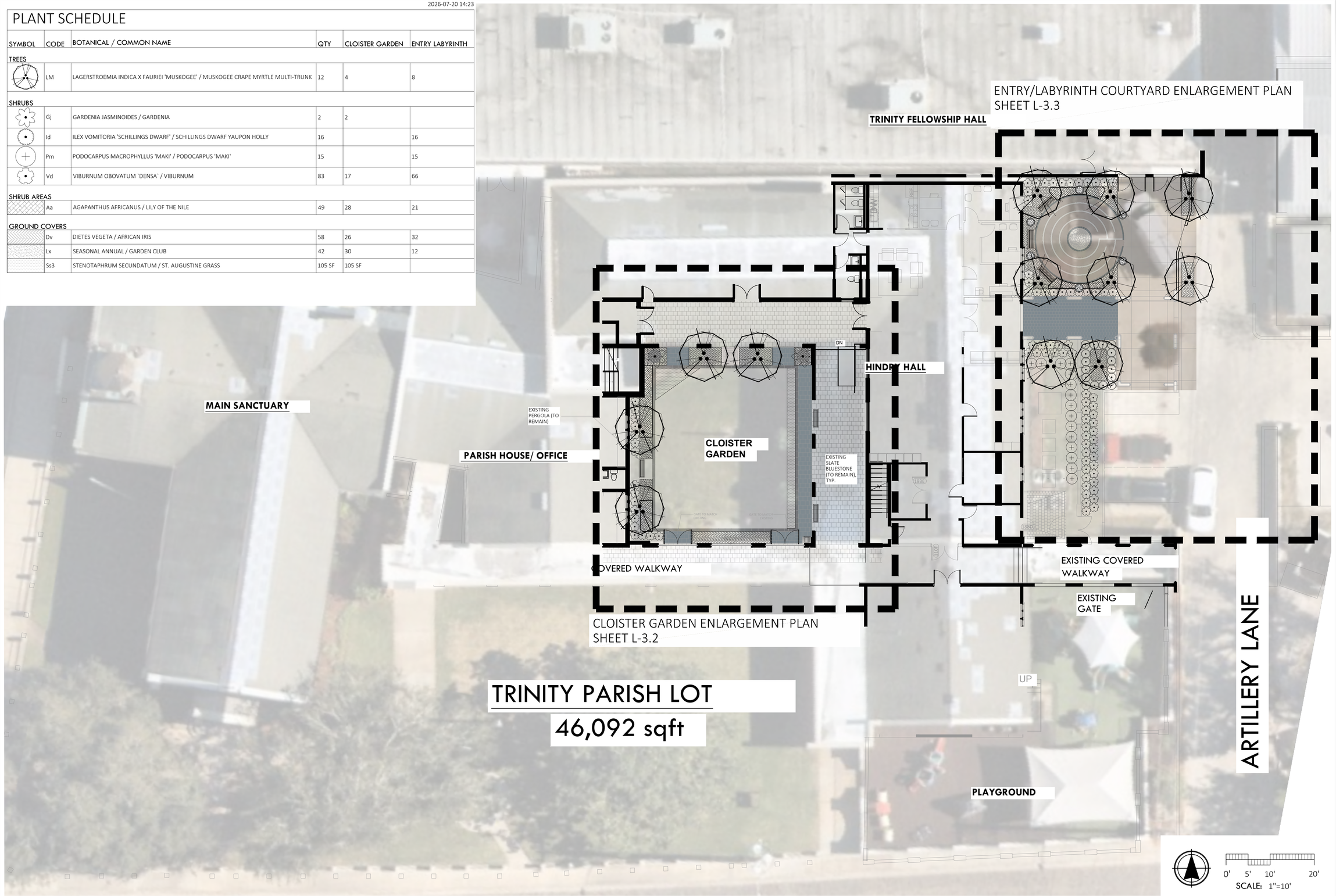
2026-07-20 14:23

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	CLOISTER GARDEN	ENTRY LABYRINTH
TREES					
	LM	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE MULTI-TRUNK	12	4	8
SHRUBS					
	Gj	GARDENIA JASMINOIDES / GARDENIA	2	2	
	Id	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY	16		16
	Pm	PODOCARPUS MACROPHYLLUS 'MAKI' / PODOCARPUS 'MAKI'	15		15
	Vd	VIBURNUM OBOVATUM `DENSA` / VIBURNUM	83	17	66
SHRUB AREAS					
	Aa	AGAPANTHUS AFRICANUS / LILY OF THE NILE	49	28	21
GROUND COVERS					
	Dv	DIETES VEGETA / AFRICAN IRIS	58	26	32
	Lx	SEASONAL ANNUAL / GARDEN CLUB	42	30	12
	Ss3	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS	105 SF	105 SF	



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Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JM, NC, RR, GC

TRINITY PARISH COURTYARDS
215 St. George Street, St. Augustine, FL 32084
LANDSCAPE PLAN OVERALL

REV	DESCRIPTION	DATE
	HARB/PERMIT 60% SET	07/20/26

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 26.13.0

DRAWING NO. L-3.0

Tuesday, July 21, 2026
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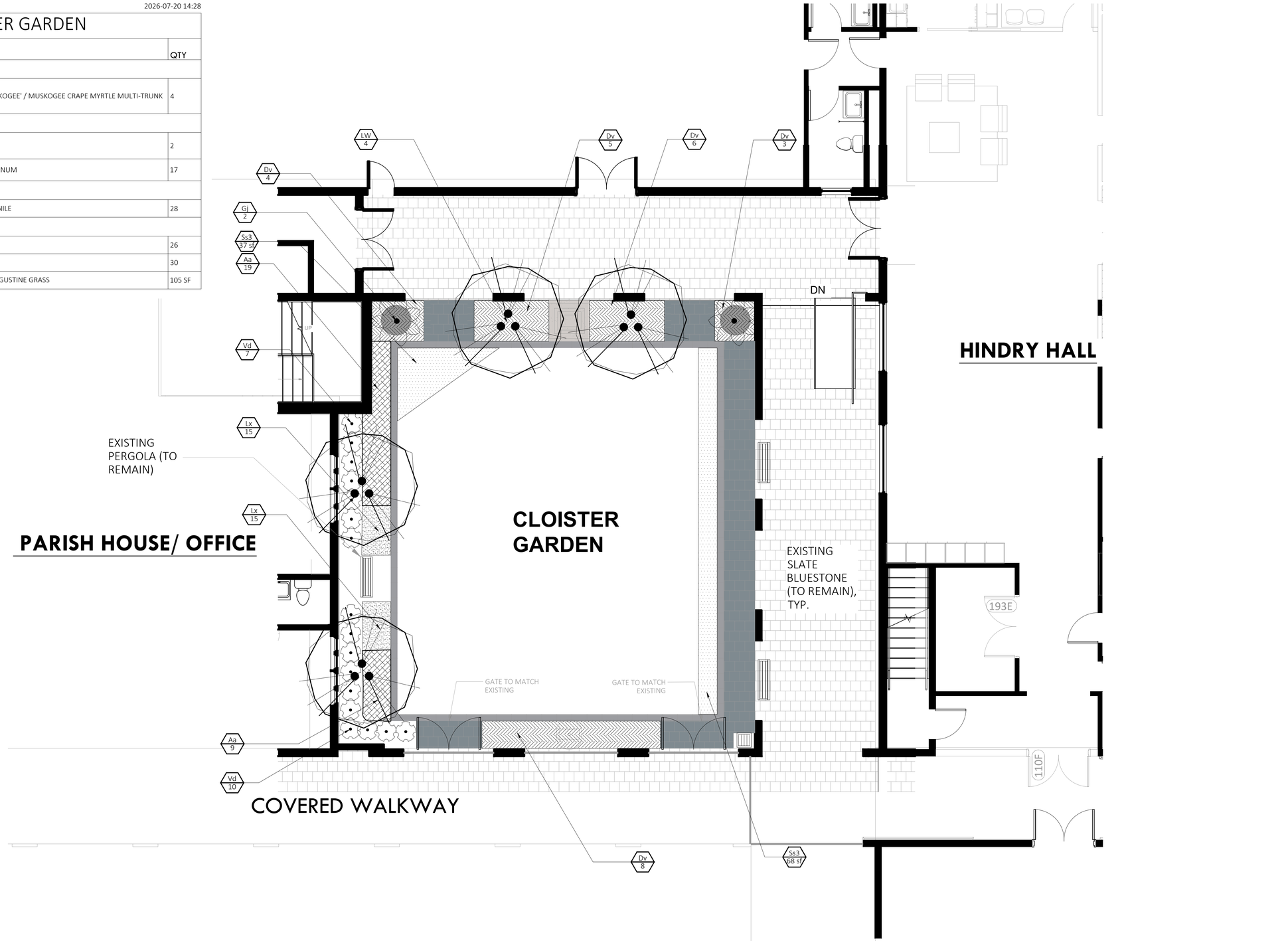
Monday, July 20, 2026

2026-07-20 14:28

PLANT SCHEDULE CLOISTER GARDEN

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
TREES			
	LM	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE MULTI-TRUNK	4
SHRUBS			
	Gj	GARDENIA JASMINOIDES / GARDENIA	2
	Vd	VIBURNUM OBOVATUM `DENSA` / VIBURNUM	17
SHRUB AREAS			
	Aa	AGAPANTHUS AFRICANUS / LILY OF THE NILE	28
GROUND COVERS			
	Dv	DIETES VEGETA / AFRICAN IRIS	26
	Lx	SEASONAL ANNUAL / GARDEN CLUB	30
	Ss3	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS	105 SF



0' 2'-6" 5' 10'

SCALE: 1"=5'

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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JM, NC, RR, GC

TRINITY PARISH COURTYARDS

215 St. George Street, St. Augustine, FL 32084

LANDSCAPE PLAN ENLARGEMENT - CLOISTER GARDEN

REV	DESCRIPTION	DATE
	HARB/PERMIT 60% SET	07/20/26

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 26.13.0

DRAWING NO. L-3.1

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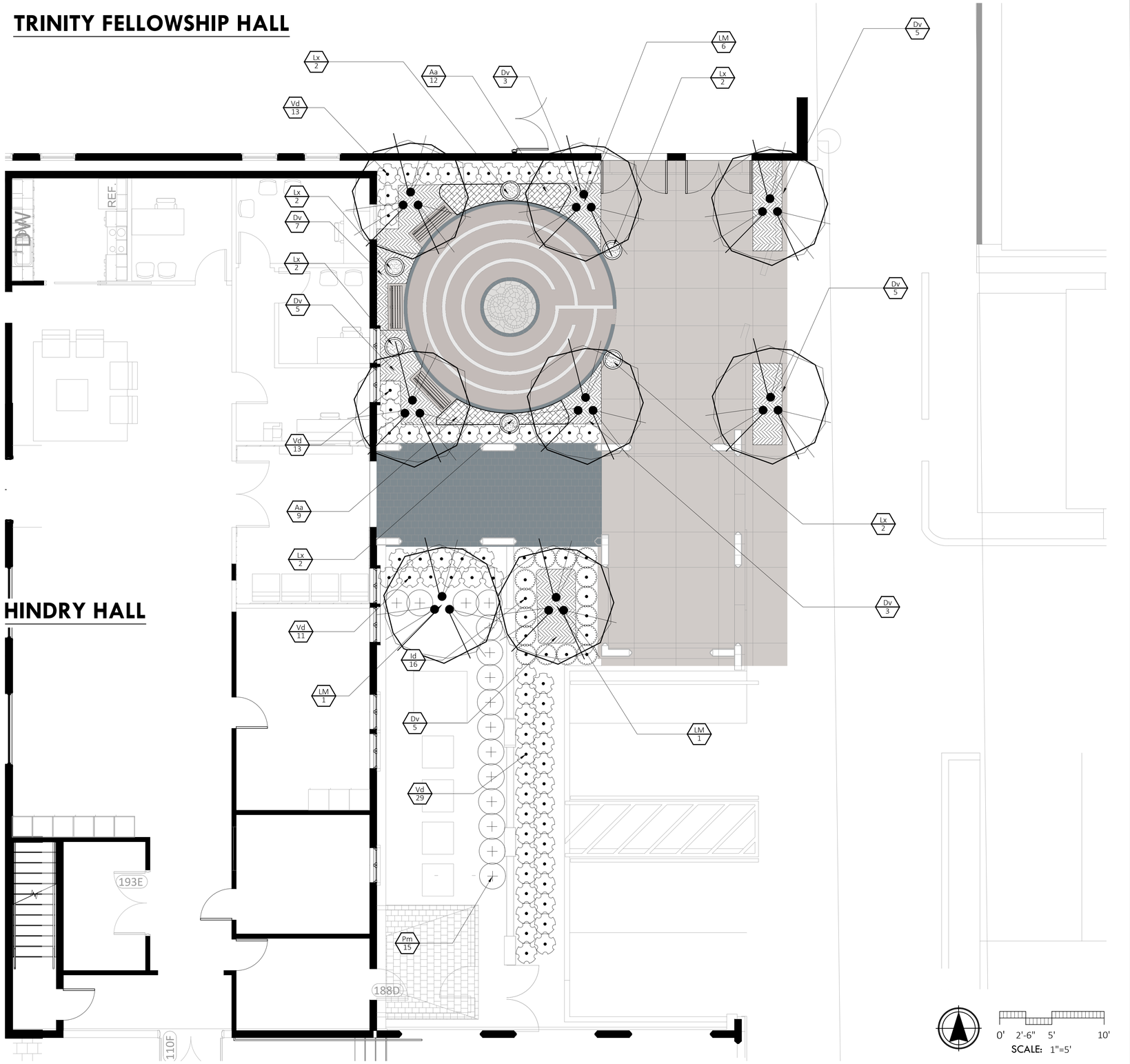
Tuesday, July 21, 2026

2026-07-20 14:33

PLANT SCHEDULE ENTRY LABYRINTH

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
TREES			
	LM	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE MULTI-TRUNK	8
SHRUBS			
	Id	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY	16
	Pm	PODOCARPUS MACROPHYLLUS 'MAKI' / PODOCARPUS 'MAKI'	15
	Vd	VIBURNUM OBOVATUM `DENSA` / VIBURNUM	66
SHRUB AREAS			
	Aa	AGAPANTHUS AFRICANUS / LILY OF THE NILE	21
GROUND COVERS			
	Dv	DIETES VEGETA / AFRICAN IRIS	32
	Lx	SEASONAL ANNUAL / GARDEN CLUB	12



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LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA6667110)

DRAWN BY: JM, NC, RR, GC

TRINITY PARISH COURTYARDS

215 St. George Street, St. Augustine, FL 32084

LANDSCAPE PLAN ENLARGEMENT - LABYRINTH COURTYARD

REV	DESCRIPTION	DATE
	HARB/PERMIT 60% SET	07/20/26

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 26.13.0

DRAWING NO. L-3.2

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Application pg. 18

Monday, July 20, 2026

GENERAL NOTES

1. THE LANDSACAPE CONTRACTOR SHALL BE RESPONSIBEL FOR FAMILIARIZING THEMSELVES WITH THE EXISTING SITE CONDITIONS AND NOTIFYING THE OWNER IN WRITING OF ANY CONCERNS PRIOR TO COMMENCEMENT OF WORK. THE EVALUATION SHOULD INCLUDE, BUT IS NOT LIMITED TO, VERIFICATION OF SURFACE AND SUBSURFACE UTILITIES, GRADES, AND SOIL CONDITIONS
2. CONTRACTOR SHALL PROVIDE LANDSCAPE BED PREPARATION, INCLUDING REMOVAL AND DISPOSAL OF EXISTING LANDSCAPE AND TREES (TREES TO REMAIN ARE NOTED ON PLAN). CONTRACTOR SHALL PULL ANY APPLICABLE PERMITS, SUCH AS TREE REMOVAL PERMIT.
3. SPRAY DOWN BASE OF BUILDING TO REMOVE SOIL FROM CONSTRUCTION ACTIVITIES.
4. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES . PLANT SIZE IS TO TAKE PRECEDENCE OVER CONTAINER SIZE.
5. ALL TREES AND SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.
6. WEEDS ARE TO BE ADEQUATELY AND PROPERLY TREATED AND REMOVED PRIOR TO LANDSCAPE INSTALLATION. ALL SOIL AMENDMENTS SHOULD BE CERTIFIED AS WEED-FREE FROM THE SUPPLIER.
7. LANDSCAPE MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR (INCLUDING MOWING, PRUNING, AND WEEDING) UNTIL PLANTING IS APPROVED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR MUST PROVIDE: (A.) A WARRANTY ON ALL TREES AND PALMS FOR A PERIOD OF (12) TWELVE MONTHS. (B.) A WARRANTY ON ALL SHRUBS AND GROUNDCOVERS FOR A PERIOD OF (12) TWELVE MONTHS. (C.) GUIDELINES FOR PROPER MAINTENANCE.
8. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES; ADJUST IN THE FIELD IF NEEDED.
9. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL, SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE PULLED AWAY FROM THE TRUNK.
10. CONTRACTOR SHALL SCARIFY SOIL TO A DEPTH OF 12" IN AREAS WITH COMPACTED SOIL. CONTRACTOR SHALL EXCAVATE AND DISPOSE OF ALL STONE, DEBRIS AND BASE MATERIAL FROM PREVIOUS PARKING AREAS. BACK FILL WITH TOP SOIL WITH HIGH ORGANIC CONTENT AND CERTIFIED WEED FREE.

COORDINATION WITH PROJECT WORK

1. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK.
2. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.
3. COORDINATE THE RELOCATION OF ANY IRRIGATION LINES, HEADS OR THE CONDUITS OF OTHER UTILITY LINES THAT ARE IN CONFLICT WITH TREE LOCATIONS. ROOT BALLS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS ENCOUNTERED.

LAYOUT AND PLANTING SEQUENCE

1. RELATIVE POSITIONS OF ALL PLANTS AND TREES ARE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.
2. NOTIFY THE LANDSCAPE ARCHITECT, ONE (1) WEEK PRIOR TO LAYOUT. LAYOUT ALL INDIVIDUAL TREE AND SHRUB LOCATIONS. PLACE PLANTS ABOVE SURFACE AT PLANTING LOCATION OR PLACE A LABELED STAKE AT PLANTING LOCATION. LAYOUT BED LINES WITH PAINT FOR THE LANDSCAPE ARCHITECT'S APPROVAL. SECURE THE LANDSCAPE ARCHITECT'S ACCEPTANCE BEFORE DIGGING AND START OF PLANTING WORK.

PLANTING GUIDELINES: TREES, SHRUBS & GROUNDCOVER

1. ASSURE THAT SOIL MOISTURE IS WITHIN THE REQUIRED LEVELS PRIOR TO PLANTING. IRRIGATION, IF REQUIRED, SHALL NOT BE APPLIED LESS THAN 12 HOURS PRIOR TO PLANTING TO AVOID PLANTING IN MUDDY SOILS.
2. ASSURE THAT SOIL GRADES IN THE BEDS ARE SMOOTH AND AS SHOWN ON THE PLANS.
3. PLANTS SHALL BE PLANTED IN EVEN, TRIANGULARLY SPACED ROWS, AT THE INTERVALS CALLED OUT FOR ON THE DRAWINGS, UNLESS OTHERWISE NOTED.
4. DIG PLANTING HOLES TWO TIMES (2x) THE WIDTH OF THE ROOT BALL AND BACK FILL WITH PLANTING MIX. SEE "SOIL MIX" GUIDELINES.
5. PRESS SOIL TO BRING THE ROOT SYSTEM IN CONTACT WITH THE SOIL.
6. SPREAD ANY EXCESS SOIL AROUND IN THE SPACES BETWEEN PLANTS.
7. APPLY MULCH TO THE BED BEING SURE NOT TO COVER THE TOPS OF THE PLANTS WITH OR THE TOPS OF THE ROOT BALL WITH MULCH.
8. WATER EACH PLANTING AREA AS SOON AS THE PLANTING IS COMPLETED. APPLY ADDITIONAL WATER TO KEEP THE SOIL MOISTURE AT THE REQUIRED LEVELS. DO NOT OVER WATER.

PALM PLANTING

1. PALM TREES SHALL BE PLACED AT GRADE MAKING SURE NOT TO PLANT THE TREE ANY DEEPER IN THE GROUND THAN THE PALM TREES ORIGINALLY STOOD.
2. THE TREES SHALL BE PLACED WITH THEIR VERTICAL AXIS IN A PLUMB POSITION.
3. ALL BACKFILL SHALL BE NATIVE SOIL EXCEPT IN CASES WHERE PLANTING IN ROCK. WATER-SETTLE THE BACK FILL.
4. DO NOT COVER ROOT BALL WITH MULCH OR TOPSOIL.
5. PROVIDE A WATERING BERM AT EACH PALM. BERMS SHALL EXTEND A MINIMUM OF 18 INCHES OUT FROM THE TRUNK ALL AROUND AND SHALL BE A MINIMUM OF (6) INCHES HIGH.
6. REMOVE TWINE WHICH TIES FRONDS TOGETHER AFTER PLACING PALM IN PLANTING HOLE AND SECURING IT IN THE UPRIGHT POSITION.

PRUNING OF TREES AND SHRUBS

1. IF PRUNING OF EXISTING TREES OR PLANT MATERIAL IS REQUIRED THE CONTRACTOR SHALL ADHERE TO ANSI Z133.1 STANDARDS FOR TREE CARE AND INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) BEST MANAGEMENT PRACTICES.

MULCHING OF PLANTS

1. SCHEDULE THE PLANTING TO OCCUR PRIOR TO APPLICATION OF THE MULCH. IF THE BED IS ALREADY MULCHED, PULL THE MULCH FROM AROUND THE HOLE AND PLANT INTO THE SOIL. DO NOT PLANT THE ROOT SYSTEM IN THE MULCH. PULL MULCH BACK SO IT IS NOT ON THE ROOT BALL SURFACE.
2. APPLY A MINIMUM OF 2-3 INCHES DEPTH OF PINE STRAW MULCH BEFORE SETTLEMENT, COVERING THE ENTIRE PLANTING BED AREA. INSTALL NO MORE THAN 1 INCH OF MULCH OVER THE TOP OF THE ROOT BALLS OF ALL PLANTS. TAPER TO 2 INCHES WHEN ABUTTING PAVEMENT.
3. FOR TREES PLANTED IN LAWN AREAS THE MULCH SHALL EXTEND TO A 5 FOOT RADIUS AROUND THE TREE OR TO THE EXTENT INDICATED ON THE PLANS AND SPACED AT LEAST SIX INCHES AWAY FROM THE TREE TRUNK. MULCH TREES IN TURF AREAS PRIOR TO HYDROSEEDING.
4. LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF SMALL PLANTS OUT OF THE MULCH IF COVERED.

SOIL MIX

1. CONTRACTOR SHALL OBTAIN SOIL TESTING FOR EXISTING AND IMPORTED SOIL TO DETERMINE AGRONOMIC SUITABILITY. THE SUBMITTAL MUST ALSO INCLUDE A GRAPHIC MAP INDICATING LOCATIONS WHERE SOIL TESTS WERE OBTAINED ON SITE. RESULTS SHALL BE REVIEWED WITH THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANTING. AT A MINIMUM, SOILS SHALL MEET THE FOLLOWING CRITERIA:

1.2. REFUSE, ROOTS LARGER THAN 1" DIAMETER, HEAVY OR STICKY CLAY, STONES LARGER THAN 2" DIAMETER, NOXIOUS SEEDS, STICKS, BRUSH, LITTER, OR OTHER SUBSTANCES DELETERIOUS TO PLANT GROWTH ARE TO BE REMOVED FROM SOILS.

1.3. IMPORTED TOP SOIL SHALL NOT CONTAIN WEED SEEDS THAT CAUSE NOTICEABLE WEED INFESTATIONS IN FINAL PLANTING BEDS.

1.4. IMPORTED SOIL SHALL MEET THE FOLLOWING PHYSICAL AND CHEMICAL PROPERTIES:
- 1.4.1. PH/BUFFER PH: 5.5-7.0
- 1.4.2. ORGANIC MATTER: 4.0-7.0% BY DRY WEIGHT
- 1.4.3. CALCIUM CARBONATE: <5.0%
- 1.4.4. NITROGEN: >.15%
- 1.4.5. PHOSPOROUS: 26-100 MG/L
- 1.4.6. POTASSIUM: 240-1200 MG/L
- 1.4.7. MAGNESIUM: 50-600 MG/L
- 1.4.8. SOLUBLE SALT LEVEL: LESS THAN 2 MMHO/CM
- 1.4.9. PERMEABILITY: >.05" IN.HR
- 1.4.10. AIR FILLED POROSITY: 12-20%
- 1.4.11. EXCHANGEABLE SODIUM: <15%

1.5. SOIL COMPACTION SHALL BE PER GEOTECHNICAL ENGINEER. GENERALLY COMPACTION SHOULD NOT EXCEED 85% PROCTOR IN ANY PLANTING BED,

1.6. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A PLANTING HOLE DUG TWO TIMES (2x) THE WIDTH AND DEPTH OF THE ROOT BALL. BACK FILL SHALL BE COMPOSED OF APPROVED SOIL MIX

2. WHERE NATIVE SOILS ARE UTILIZED, CONTRACTOR IS TO PROPOSE A SOIL MIX DESIGN BASED UPON RESULTS OF TESTING. THESE RECOMMENDATIONS SHOULD ALSO TAKE INTO ACCOUNT THE TEST RESULTS FROM SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME. PROVIDE A SUBMITTAL OF A TWO GALLON SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. . CONTRACTOR SHALL INCLUDE THE COST OF SOIL TESTING IN THE BASE BID AS WELL AS A APPLICATION OF SLOW RELEASE BALANCED FERTILIZER. CONTRACTOR WILL PROVIDE A PROPOSAL FOR ANY ADDITIONAL AMENDMENTS.
3. AT THE TIME OF FINAL GRADING, ADD FERTILIZER, ACIDIFIER, OR LIMING ADDITIVE IF REQUIRED TO THE PLANTING SOIL AT RATES RECOMMENDED BY THE TESTING RESULTS FOR THE PLANTS TO BE GROWN.

2026-07-20 14:22

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NATIVE		QTY
TREES								
	LM	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE MULTI-TRUNK	45 GAL.	MULTI (3) TRUNKS, 5' CT.	10-12` H X 5`W	NO		12
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE		QTY
SHRUBS					AGHP			
	Gj	GARDENIA JASMINOIDES / GARDENIA	3 GAL.					2
	Id	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY	7 GAL.			YES		16
	Pm	PODOCARPUS MACROPHYLLUS 'MAKI' / PODOCARPUS 'MAKI'	7 GAL.	36"	24"	NO		15
	Vd	VIBURNUM OBOVATUM `DENSA` / VIBURNUM	7 GAL.	1.5`	FULL IN POT	YES		83
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	NATIVE	SPACING	QTY
SHRUB AREAS								
	Aa	AGAPANTHUS AFRICANUS / LILY OF THE NILE	3 GAL.	18"	18"	YES	18" o.c.	49
SYMBOL	CODE	BOTANICAL / COMMON NAME					SPACING	QTY
GROUND COVERS					YES			
	Dv	DIETES VEGETA / AFRICAN IRIS			YES		30" o.c.	58
	Lx	SEASONAL ANNUAL / GARDEN CLUB			YES		12" o.c.	42
	Ss3	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS						105 SF

SCHEDULE NOTES:

QUANTITIES ARE APPROXIMATE FOR CONTRACTOR CONVENIENCE ONLY.
PLEASE VERIFY COMPLETE QUANTITIES FOR MATERIALS.

FILL IN TURF AREAS AS NEEDED WITH ST. AUGUSTINE GRASS

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LA6667110 Qualifier

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)
DRAWN BY: JM, NC, RR, GC

TRINITY PARISH COURTYARDS
215 St. George Street, St. Augustine, FL 32084
LANDSCAPE NOTES + SCHEDULE

REV	DESCRIPTION	DATE
	HARB/PERMIT 60% SET	07/20/26

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 26.13.0

DRAWING NO.
L-3.3

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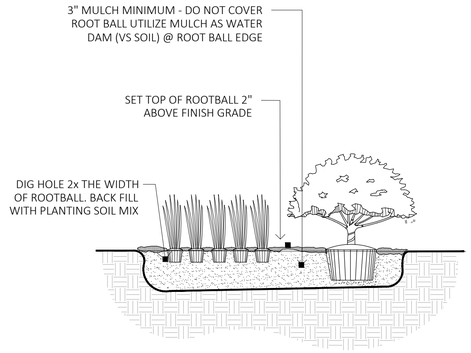
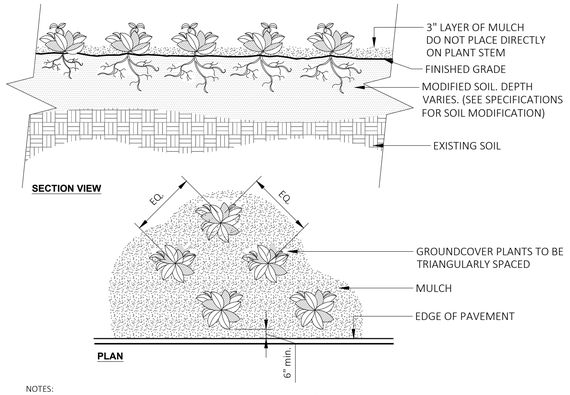


3 SHRUB AND GROUNDCOVER PLANTING

NOT TO SCALE 00-16



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (½" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPERHY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

5 GROUNDCOVER

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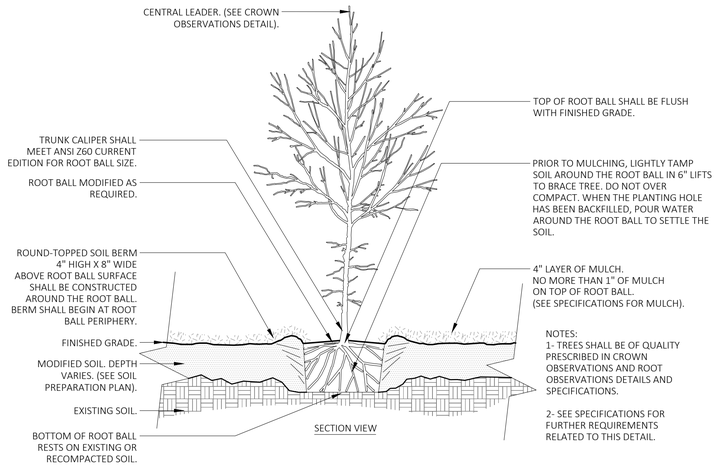
NOT TO SCALE 00-04



NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

2 TREE W/ BERM (EXISTING SOIL MODIFIED)

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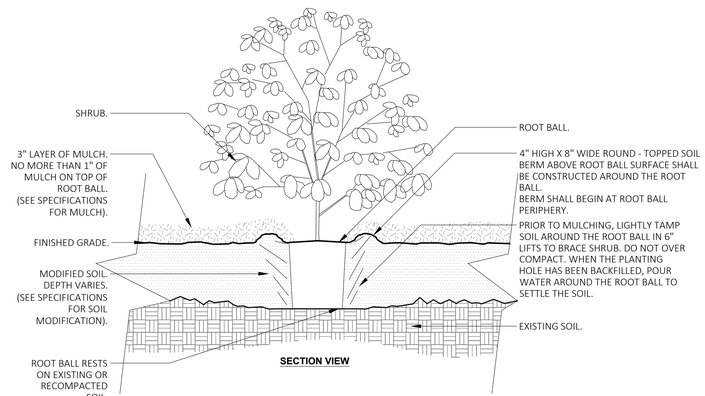
NOT TO SCALE 00-05



NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING DETAIL.

4 SHRUB - MODIFIED SOIL

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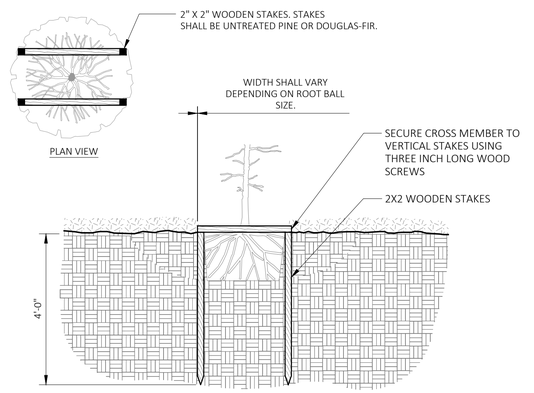
NOT TO SCALE 00-06



1 TREE STAKING - STAPLE (TREES <12' OA.)

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

LANDSCAPE ARCHITECT OF RECORD
Jeremy Marquis, RLA (LA667110)

DRAWN BY: JM, NC, RR, GC

TRINITY PARISH COURTYARDS

215 St. George Street, St. Augustine, FL 32084

LANDSCAPE DETAILS

REV	DESCRIPTION	DATE
	HARB/PERMIT 60% SET	07/20/26

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 26.13.0

DRAWING NO. L-3.4

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Trinity Parish

3d Renderings

Entry Labyrinth

07.20.2026

ML+H Project No. 26.13.26

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Trinity Parish

3d Renderings

Entry Labyrinth

07.20.2026

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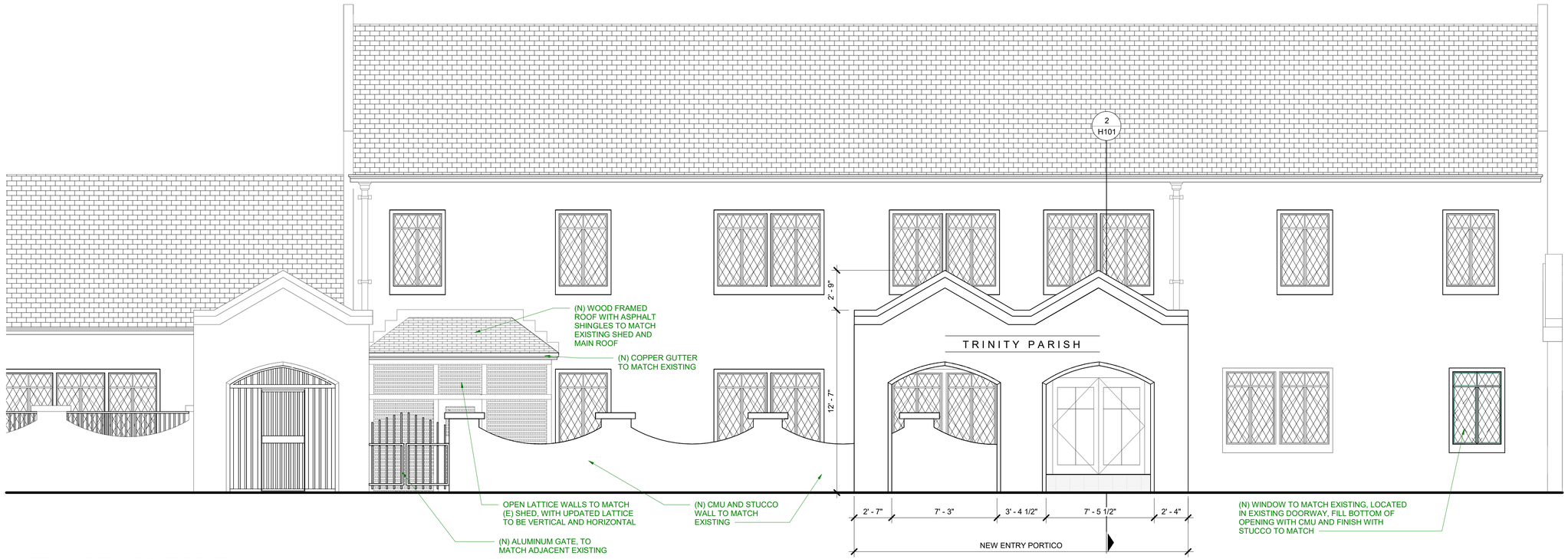
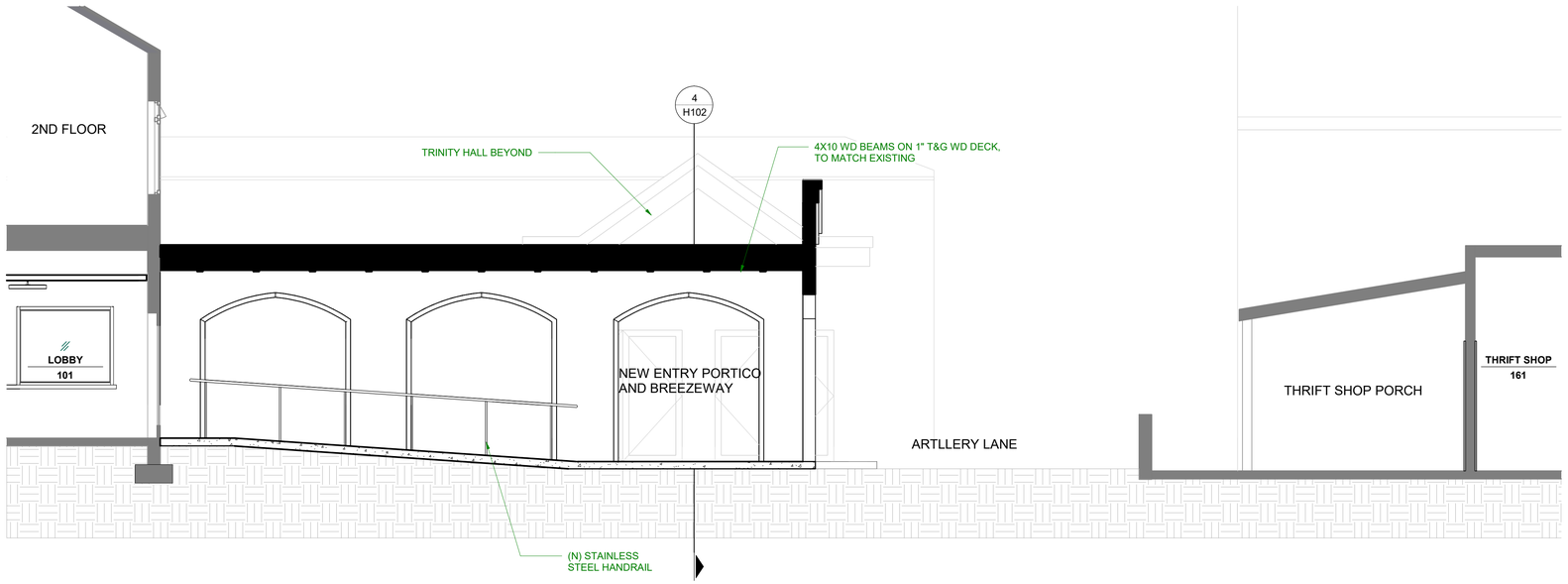
ML+H Project No. 26.13.26



1 HINDRY HALL ENTRANCE- SOUTH ELEVATION
1/4" = 1'-0"



2 SECTION @ NEW ENTRY
1/4" = 1'-0"



3 EXAMPLE OF EXISTING 4X10 WD BEAMS ON 1" T&G WD DECK

7/21/2026 1:31:37 PM

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conner@opencityarchitecture.com

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Trinity Parish - Addition / Renovations

215 St George Street
St. Augustine, FL 32084

MARK	DATE	DESCRIPTION
Issued:		07/21/2026
Scale:		1/4" = 1'-0"

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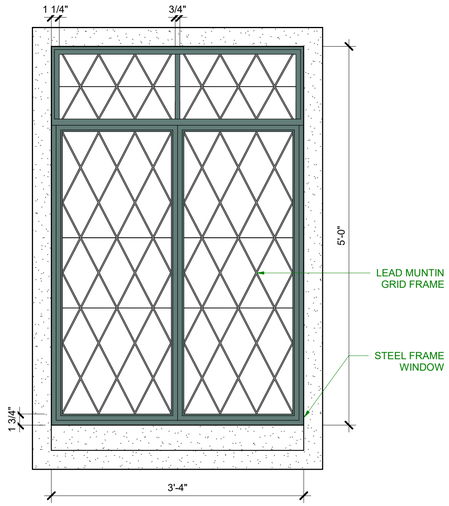
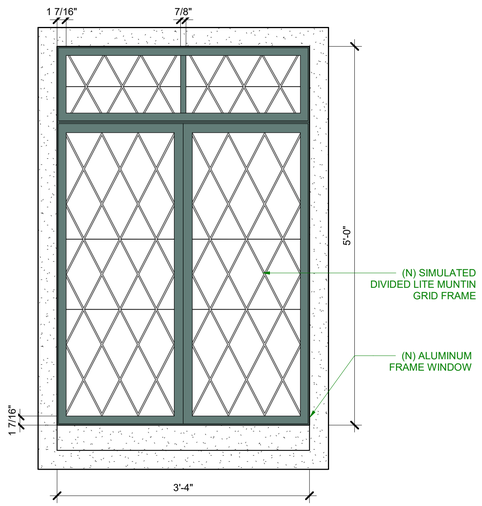
HARB SUBMISSION

EXTERIOR ELEVATIONS- HINDRY HALL

H101



1 TYPICAL WINDOW ELEVATION - EXISTING
1" = 1'-0"



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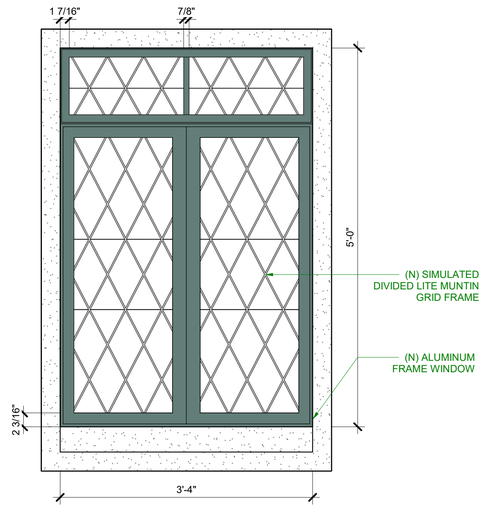
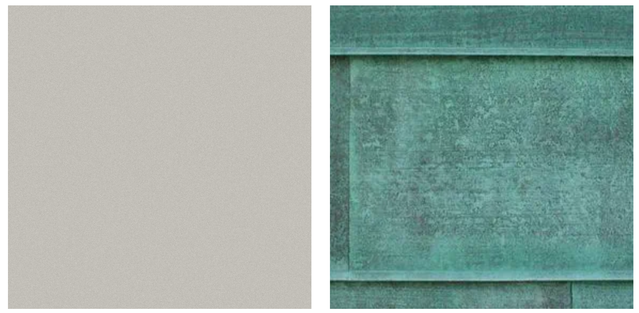
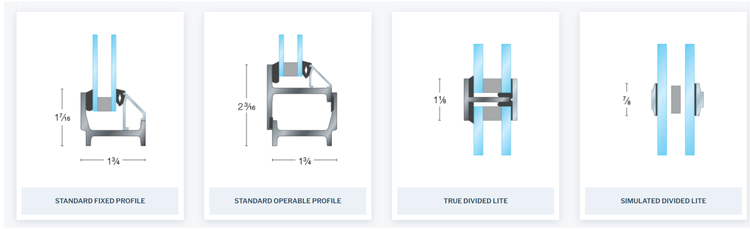
1" = 1'-0"



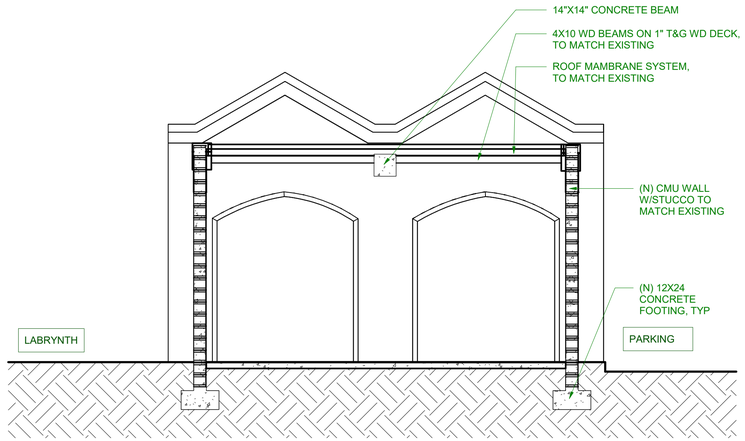
3 TYPICAL WINDOW ELEVATION - NEW OPERABLE
1" = 1'-0"



6 MATERIAL PALETTE- TO MATCH EXISTING



5 HOPE'S WINDOWS- WINDOW PROFILES



4 SECTION @ NEW ENTRY PORTICO Copy 1
1/4" = 1'-0"

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215 St George Street
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MARK	DATE	DESCRIPTION
Issued:		07/21/2026
Scale:		As indicated

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HARB SUBMISSION

EXTERIOR ELEVATIONS- HINDRY HALL

H102

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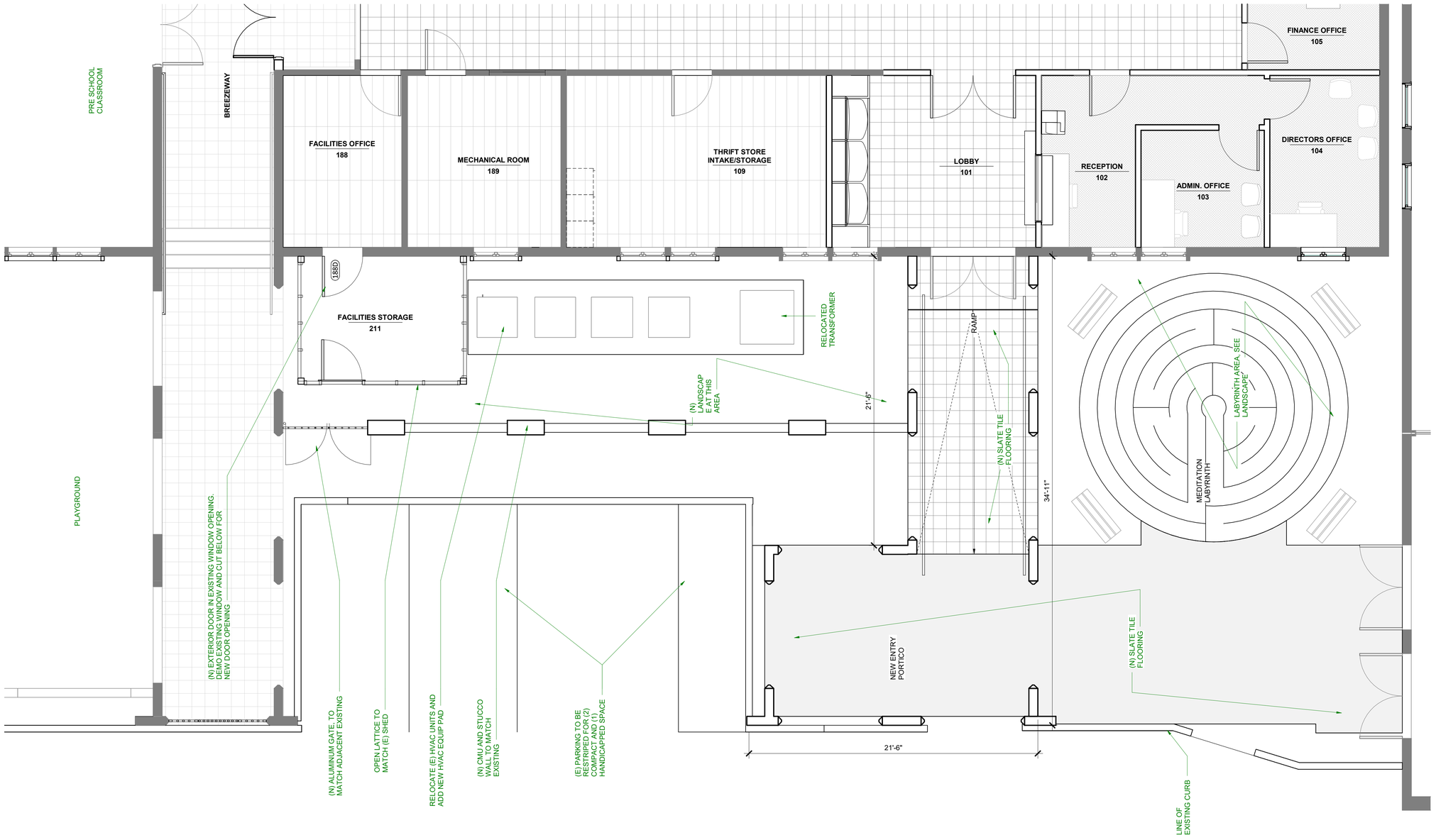

1 FLOOR PLAN Copy 2
1/4" = 1'-0"

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MARK	DATE	DESCRIPTION
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Scale:		1/4" = 1'-0"

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HARB SUBMISSION

ARTILLERY LANE PLAN

H103

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 20, 2026 Meeting



Application HP2026-0041 Address: 264 St. George Street

Applicant: Brock Fence

Property Owner: Central Southern Construction Services, LLC

Project description: For modification of previously approved Certificate of Appropriateness application HP2025-0074 to increase the approved 12-foot gate width. (*Continued from July 16, 2026)*

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01923
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1910-1917
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1996600000		
Agenda Item:	6(b)	Previous Action(s):	COA F2013-0024 COA HP2025-0074

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of St. George Street on the block between Bridge and St. Francis Street within the Historic Preservation-One (HP-1) zoning district. The application was continued from the July 16, 2026 meeting at the applicant's request to allow additional time to compile information for the Board.
2. An identical application to this one was previously heard and approved by the HARB at the February 19, 2026 meeting with the condition that the gate width be reduced to 12' wide with a wall tail off the north column. Design elements including the masonry posts, gate style, and materials are consistent with what was previously approved.
3. The applicant is seeking to widen the approved gate. Plans submitted show the original requested width of 15'-2"; however, the applicant references a 16' foot width in additional submittals. The applicant should clarify the final proposed width of the gate.
4. The Board required the 12' gate width to limit the gate's impact along the streetscape. Photographs provided by the applicant show the existing driveway marked with the location of the northern and southern posts at both the approved 12' width and the requested 16' width. Video footage of a pick-up truck attempting to turn from St. George Street onto the existing driveway at both the 12' and 16' foot gate widths was also provided and may be shown by the applicant during the meeting. In the video the pick-up truck is unable to clear the 12' gate width without striking the cone which marks the proposed gate post location. The applicant did confirm that the pick-up truck used is similar in size to that owned by the property owner.
5. Gate widths for post-1821 structures are not clearly addressed by the Architectural Guidelines for Historic Preservation. The HARB must determine an appropriate gate width based upon the architectural style of the structure and the surrounding streetscape.
6. The gate height appears to be an average of ~4' with the lowest point shorter than the 3'-8.5" posts to which it will attach. The AGHP states that fences and walls for later period structures should be at least four feet high, but not more than 5' high. The top of the arched gate does appear to exceed the 5' gate height, but the lowest point of the gate is below the 5' height of the gate post.

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 **264 St. George Street** if the HARB finds that the proposed new gate width is appropriate and the overall gate design as presented or modified by the HARB meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

SUMMARY SCOPE OF WORK:

1. Install metal gate across existing driveway:
    a. Double-gate
    b. ~15'-2" wide
    c. ~4' tall (average gate height)
    d. Aluminum material with black finish
    e. Maine Standard Arch design with finials to match existing gate
    f. Masonry Posts:
        i. 1'4" square
        ii. 3'-3.5"' tall w/ 5" rounded cap
        iii. Stucco finish to match existing masonry wall

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

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

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

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

Staff Photographs
264 St. George Street



Front Elevation and Project Site

Staff Photographs
264 St. George Street



Front Elevation and Project Site

Staff Photographs
264 St. George Street



Front Elevation and Project Site

Staff Photographs
264 St. George Street



Existing Iron Walkway Gate (No evidence of formal approval)

1980

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

I. LOCATION & LEGAL DESCRIPTION

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

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

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

Instructions for Locating:

813== County: St. Johns 808==

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

868==

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

Address: 264 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469890 (easting) 3306285 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: L-shape 966==

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

Structural Systems: Wood frame 856==

Features of Structure: (942)

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

Foundation: Brick piers 942==

Roof Type: Hip 942==

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

Porches & Balconies: 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

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

Ornament Exterior: Round wood columns 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Residential/Educational 864==

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

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

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

920==

Statement of Significance: (911==)

ARCHITECTURE

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

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ARCHAEOLOGY

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

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



Staff Report, page 15

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0041 **Meeting Date: Thursday, August 20, 2026**

1. NAME OF APPLICANT: Brock Fence
   Business (if applicable):
   Address: 264 St George St
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Central Southern Construction Services, LLC
   Business (if applicable):
   Address: 264 St George St
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

3. PROJECT LOCATION: 264 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG SE1/4 OF LOT 4 BLK 38 OR6127/489

5. SCOPE OF WORK: For modification of previously approved Certificate of Appropriateness application HP2025-0074 to increase the approved 12-foot gate width.

Information attached by applicant includes:

- Application Agreement
- Photographs
- Gate width comparisons 12' vs. 16'
- Survey and proposed drawings

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 264 St. George St.

Applicant's Name: Erin Bucci Applicant's Signature: Erin Bucci

Owner's Name: Erin Bucci Owner's Signature: Erin Bucci

Owner's Name: Dave Bucci Owner's Signature: Dave Bucci

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.

BROCK FENCE
COMMERCIAL • RESIDENTIAL

To Whom It May Concern,

We respectfully request that HARB review and reconsider a previously approved application for the property located at **264 St. George Street (Application No. HP 2025-0074)** to allow the approved gate width to be increased from **12 feet to 16 feet**.

Because the gate is located close to the roadway, there is very little room for vehicles to maneuver before entering the property. Based on our experience, we are concerned that the homeowner's larger vehicle will not be able to safely clear the gate posts with only a 12-foot opening. This could create unnecessary difficulty when entering or exiting the property and increase the likelihood of damage to the gate or vehicle.

To illustrate this concern, we have included videos showing a smaller truck attempting to navigate both a 12-foot and a 16-foot gate opening. As demonstrated, the truck was unable to pass through the 12-foot opening without contacting the traffic cone representing the gate post, while the 16-foot opening provided adequate clearance.

We respectfully ask that HARB approve this minor revision to increase the gate width by four feet. This change is being requested solely to improve safe and practical access to the property. All other aspects of the previously approved application will remain unchanged and continue to comply with the City's requirements.

Thank you for your time and consideration. We appreciate your review of this request and would be happy to provide any additional information or answer any questions.

Sincerely,

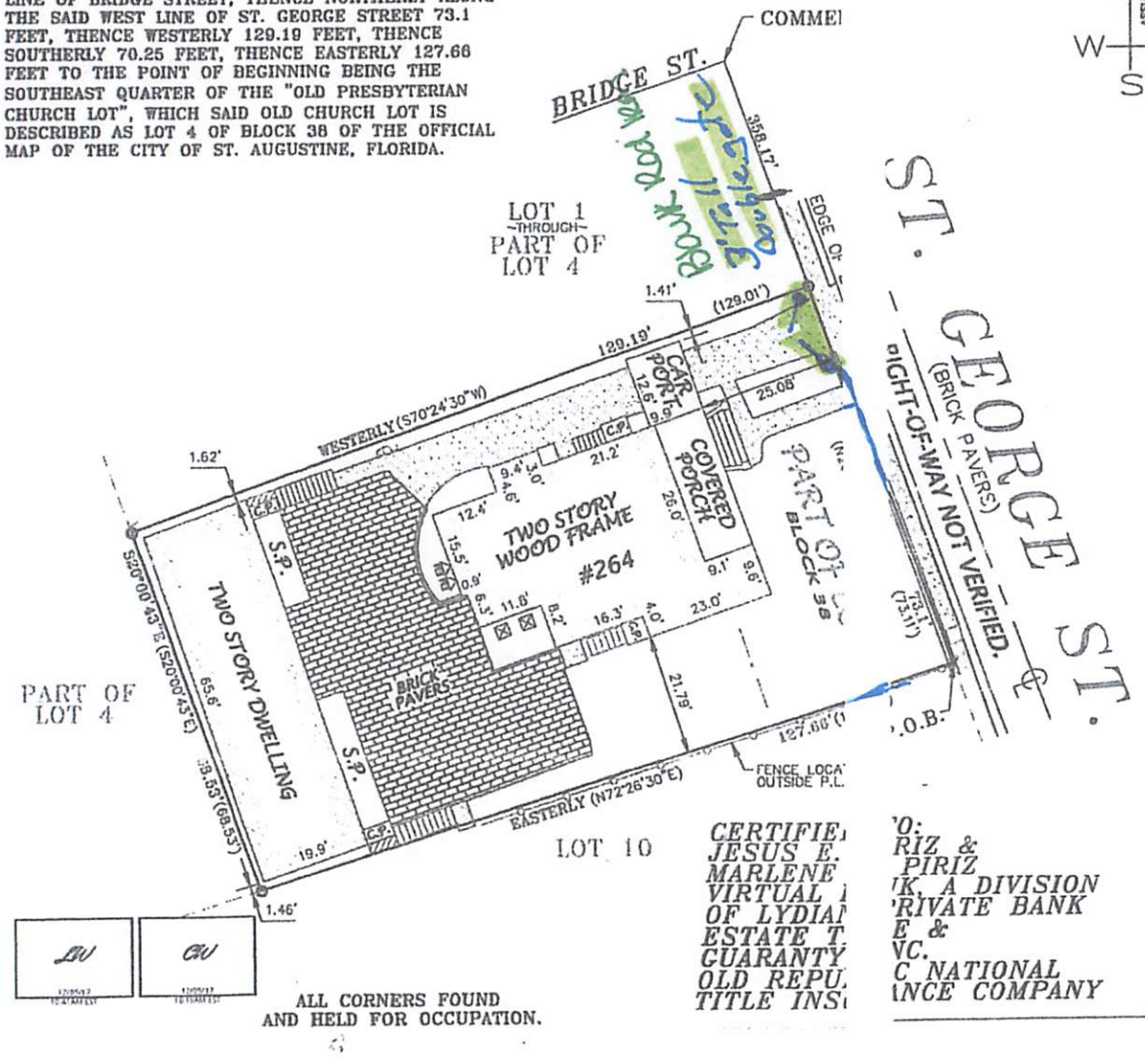
Kevin Brock

Received October 28, 2025
Planning and Building Dept

verification:

MAP OF BOUNDARY S RVEY

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



ALL CORNERS FOUND AND HELD FOR OCCUPATION.

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

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

N
ASSUMED MERIDIAN
W E
S

SURVEYOR'S NOTES:

1. THIS SURVEY WAS BASED FROM FOUND MONUMENTATION WHICH, IN THIS SURVEYOR'S OPINION BEST REPRESENTS THE ORIGINAL SURVEY FOR THIS TRACT OF LAND.
2. THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL OF LAND FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR THE EXISTENCE OF ANY SUCH CLAIMS.
3. BEARINGS AS SHOWN HEREON HAVE BEEN BASED FROM A BEARING OF N20°00'00"W AS SHOWN FOR THE RIGHT OF WAY OF ST. GEORGE STREET.
4. THE SPECIFIC RIGHTS IMPLIED BY THIS SURVEY ARE NOT TRANSFERABLE, NOR DOES THIS SURVEY DETERMINE OR REFLECT OWNERSHIP.
5. THE MEASUREMENTS FOR THIS SURVEY WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD.
6. THERE MAY EXIST UNDERGROUND UTILITIES ON THE PROPERTY SURVEYED THAT HAVE NOT BEEN LOCATED OR SHOWN HEREON.
7. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM; AND IT HAS BEEN DETERMINED FROM THESE MAPS THAT THIS PARCEL LIES IN ZONE -AE- AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 125145 0004 -D- DATED 6/16/1992, BASE FLOOD 9 FEET.
8. THIS SURVEY IS NOT VALID UNLESS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.
9. FOR BUILDING SETBACKS CALL THE BUILDING CODES ENFORCEMENT OFFICE OF SAID COUNTY.
10. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR.

LEGEND:

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

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

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

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

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

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

SEAL

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


264
PRIVATE PROPERTY
NO
TRESPASSING
Ford
F-150


264
PRIVATE PROPERTY
NO TRESPASSING
Ford


PRIVATE PROPERTY
NO
TRESPASSING
Ford


264
PRIVATE PROPERTY
NO
TRESPASSING
Ford

From: crichlow@comcast.net
Subject: 264 St. George St. - Gate
Date: Dec 29, 2025 at 5:54:05 PM
To: Ashley Erin ashleyerin4@gmail.com
Cc: brockfence01@gmail.com

Ashley, attached is the drawing for the driveway gate at 264 St. George St. This should get you through HARB and also can be submitted for your building permit. I drew it by hand instead of CADD because it was faster and less expensive. It should be fine for want you need it for. I have sent this to Kevin at Brock Fence to see if he has any questions or suggestions. If you need any changes let me know. Don

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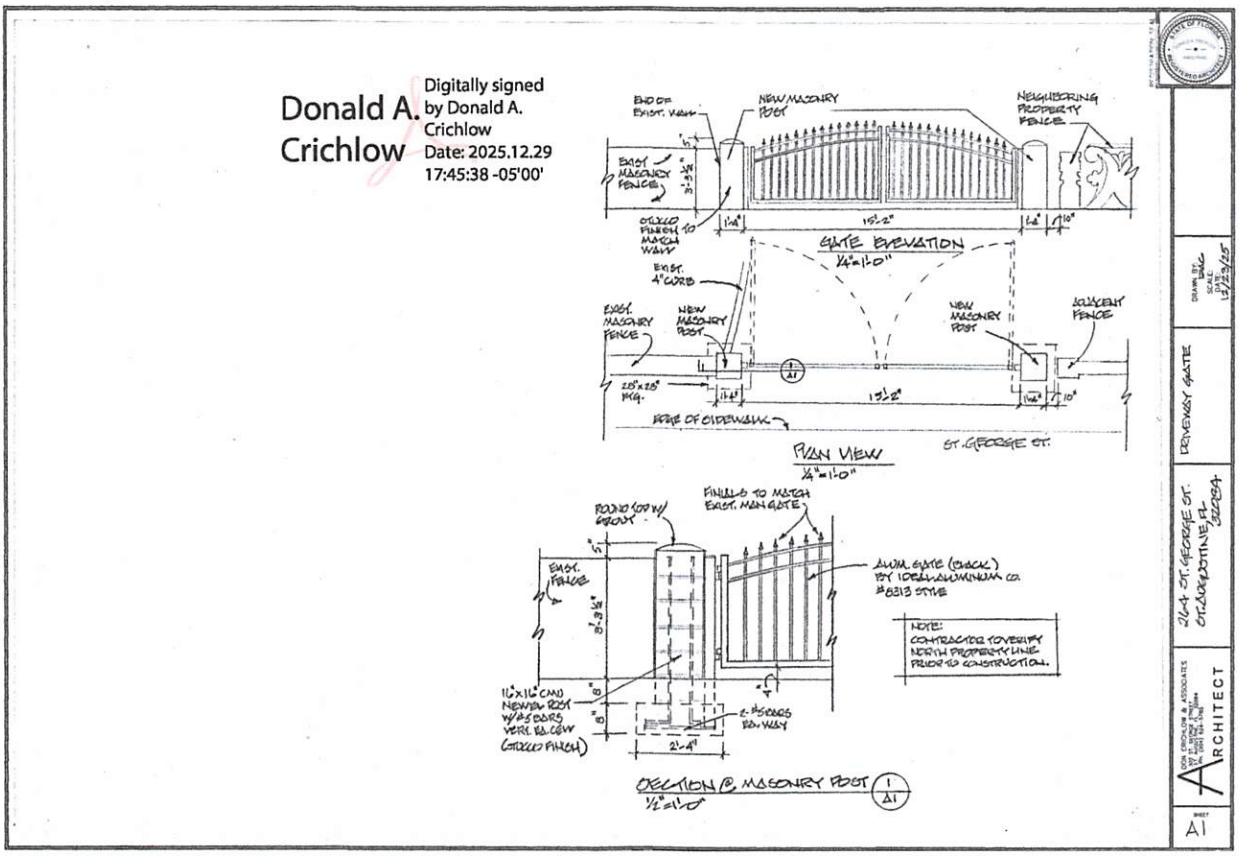


Received October 28, 2025
Planning and Building Dept

Dec Rate 1100

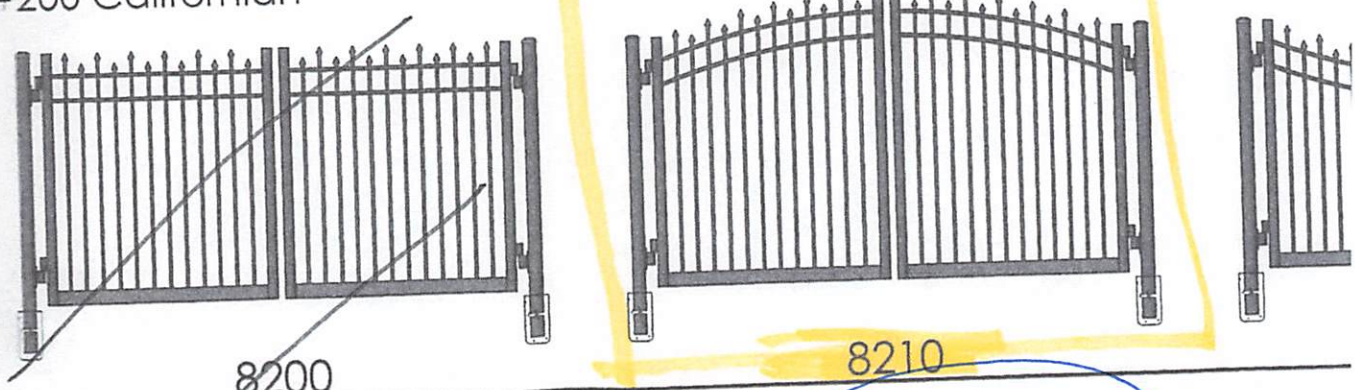
Concrete above both sides

www.ideal-ap.com

DOUB

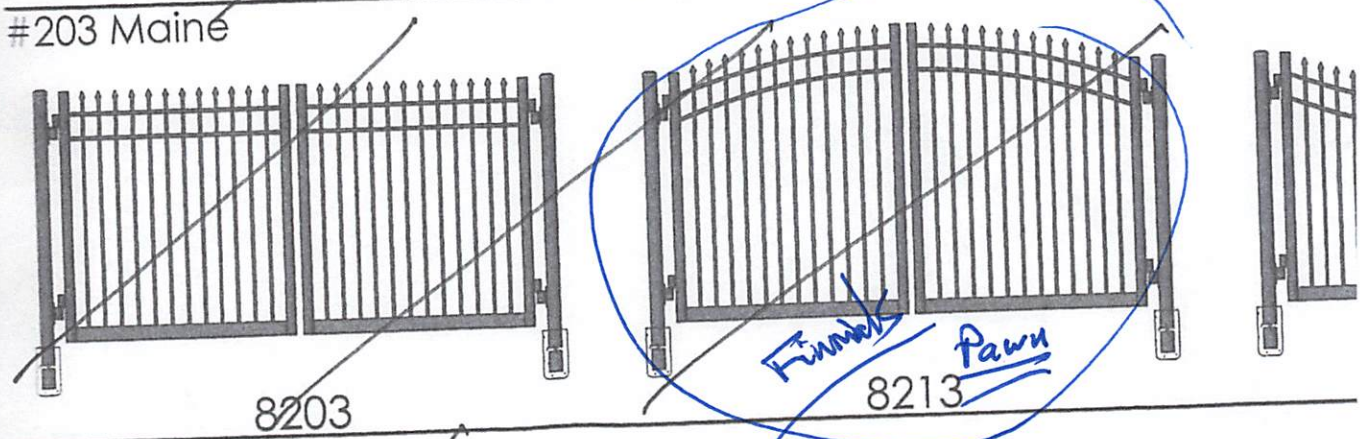
Straight | **Standard Arch**

#200 Californian



8200 | 8210

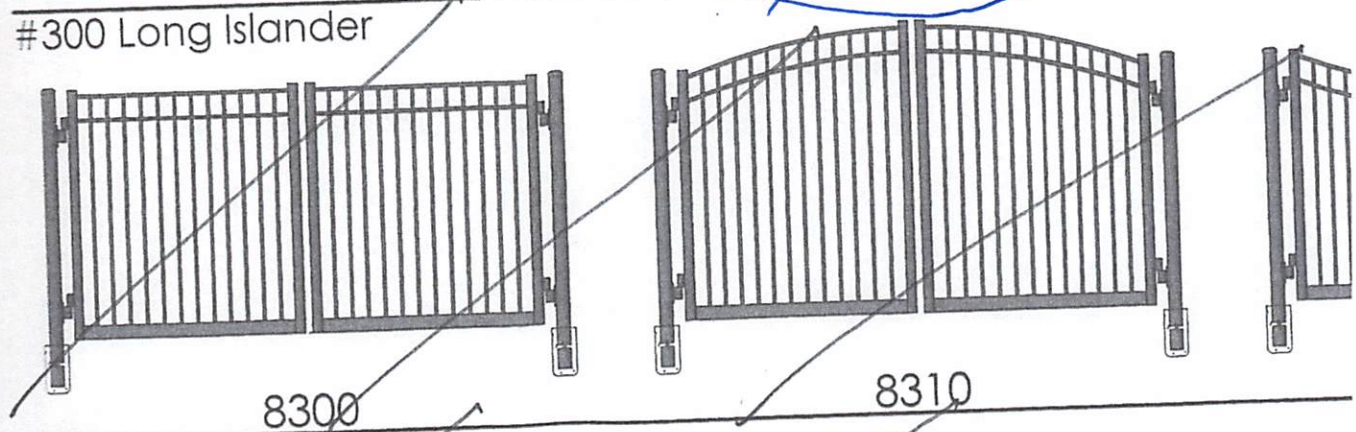
#203 Maine



8203 | 8213

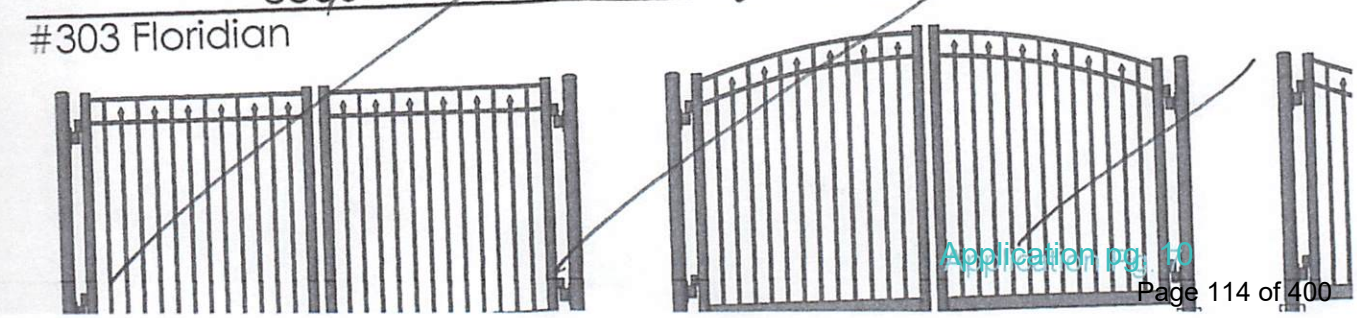
Finials Pawn

#300 Long Islander



8300 | 8310

#303 Floridian



From: Megan Hoag
To: Julie Courtney
Cc: Ricardo Stallings; Candice Seymour; Harb; brianszmitko@yahoo.com; Lawrence Surage; Mitch Szymczyk
Subject: Re: Certificate of Appropriateness application HP2026 0031 for 172 Cordova Street,
Date: Thursday, August 13, 2026 3:38:36 PM

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.

Please continue our application to the Oct 15 meeting date

Sent from my iPhone

> On Aug 13, 2026, at 11:02 AM, Julie Courtney <jcourtney@citystaug.com> wrote:
>
> Hello Ricardo and all,
> Please respond as soon as you can today, so we can include your request to continue in the HARB meeting packet. As Candice Seymour indicated, we need you to email the request to continue your application ideally to a specific meeting date. This helps avoid having to readvertise the item, which is an extra expense passed on to the applicants. The remaining meeting dates for the year are below. **Additional documents may be submitted to support the application up until 10 days before the meeting date that you are going to.**
>
> | **HARB MEETING DATES:** | **ADDITIONAL DOCUMENTS ARE DUE BY:** |
> |---|---|
> | September 17, 2026 | September 7, 2026 |
> | October 15, 2026 | October 5, 2026 |
> | November 19, 2026 | November 9, 2026 |
> | December 17, 2026 | December 7, 2026 |
>
> 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 HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 20, 2026 Meeting



Application HP2026-0049 Address: 62 Spanish Street & 59 Hypolita Street

Applicant: Ember & Iron LLC

Property Owner: Claude L & Kristina G Weeks

Project description: For modifications to previously approved Certificate of Appropriateness application 2014-0127 to make fenestration changes, construct a trellis, and alter the structures and courtyard space along Calle Sita for installation of new mechanical equipment. *(Continued from July 16, 2026)*

Architectural Style:	Spanish Colonial Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine NRHD: Non-contributing	Construction date:	2017
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1983500000 & 1983600000		
Agenda Item:	6(d)	Previous Action(s):	COA 2013-0152 COA F2017-0068 COA PL2017-0171 (denied)

STAFF SUMMARY AND ANALYSIS:

1. This application was heard by the HARB at the July meeting. While several elements of the project were approved, the following items were continued to allow the applicant time to provide additional information and consider alternative designs related to the following:
    - Removal of the exterior door along Spanish Street
    - Screening of proposed rooftop mechanical equipment
    - Trellis design
2. Additionally, the Board had asked the applicant to produce confirmation that the festoon lighting had been include in the previously approved courtyard design. The applicant has provided this documentation which has been included within the application packet. Staff has confirmed that the application was approved as submitted with the proposed "European string lights."
3. The applicant has confirmed that the Spanish Street door on the Fornells House reconstruction will remain and be enclosed from the inside as recommended by the Board.
4. Rooftop mechanical equipment is proposed to be screened with a palm tree planted interior of the wall along Calle Sita. A letter from Doherty Sommers Architects Engineers, Inc. provided by the applicant indicates that a faux chimney or other enclosure to screen the equipment may be infeasible due to require airflow and access needed for regular maintenance.
5. More detailed trellis drawings have been provided as detailed in the scope of work below (in red). The proposed design will be subordinate to adjacent structures within the courtyard. The owner has communicated to staff that if round cedar posts consistent with AGHP recommendations could not be obtained they would like to request use of square 6x6 wood posts as an alternative. Additionally, the property owner is proposing utilizing reclaimed wood from the Fornells House for parts of the proposed trellis to return some of the original materials to the site and create a more rustic look for the trellis. Photos were provided of the salvaged wood that could be used.

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 **62 Spanish Street and 59 Hypolita Street** if the HARB can make the following findings:

1. The scope of work, as proposed or modified by the HARB, and with any clarifying information provided by the applicant, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design; AND,
2. The proposed design mitigates, as much as possible, the impacts of modern mechanical equipment on the building and within the district; AND,
3. With the condition that the mechanical equipment have a powder-coated finish as specified by the Board.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. New Service Yard accessed from Calle Sita:
    a. Concrete wall with stucco finish and wooden gate along Calle Sita (previously approved)
    b. Tabby pavement
    c. New masonry stucco wall with wooden gate to separate service yard from seating area
        i. Wall painted BM2108-60 “Abalone”
        ii. Double leaf gate to match the previously approved gate design along Hypolita Street
2. Install rooftop mechanical equipment:
    a. West elevation of existing building facing service yard just south of the elevator shaft
    b. Located on lower roof slope and projecting from just under the roof eave
    c. Hood vent will clear roof peak
    d. To be screened with a palm tree placed inside of the Calle Sita property wall.
    e. Lower utility elements, including electrical panels and conduit, screened from Calle Sita by the property wall.
3. Modifications to existing detached garage structure:
    a. Infill window on north elevation, stucco to match existing
    b. Infill south elevation garage door, stucco to match existing
    c. New wood door on east elevation, stained or painted BM1979 “Bedford Blue”
    d. Modify existing gable roof into a low-slope parapet roof to screen mechanical equipment
        i. New maximum height of ~23’ to top of parapet
        ii. Parapet roof extends at the northeast corner of the garage to meet the building to the east and allow for additional mechanical screening with wood shingle eave along the north side.
4. Construct new coquina property wall immediately south and east of the existing structure a 59 Hypolita Street:
    a. To match the previously approved wall height and design existing along Hypolita Street
    b. Single leaf gate to match previously approved design along Hypolita Street
5. Remove existing exterior bathroom doors, infill.
6. Reduce southern double patio doors to a single door.
7. Install a wood trellis
    a. 8’ high to bottom of beam
    b. 8’ x 14’ in area
    c. 6” cedar columns
    d. 4x10” beams
    e. 2x6” joists
    f. 2x2” slats
8. Retain existing northern door on the east elevation along Spanish Street and enclose from the interior.
9. Design elements not included in scope of work:
    a. Courtyard festoon lighting (previously approved as “European string lights”)
    b. Rooftop dining umbrellas and other features

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

New Construction

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.

Architectural Styles for New Construction

HP-2 and HP-3

Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and -Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in *The Houses of St. Augustine 1565-1821*, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority. * New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended.

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Protect and maintain the masonry, wood and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings.
- Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
- Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- Remove an entrance because the building has been reoriented to accommodate a new use.
- Remove significant door or entrance features that can be repaired.
- Remove historic doors, transom, sidelights and replace them with blocking.

- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Pre-1821

British Period and Second Spanish Period doors may be located in the street facade or may reflect the St. Augustine Plan. The thirty-three inch wide English six panel door is the most appropriate. Second Spanish Period doors may also be similar to First Spanish Period design. All doors should be six feet, ten inches to seven feet high whenever possible.

Appropriate materials include pine, oak, cypress and cedar boards, either square edged, shiplap, tongue-and-grooved or beaded, with black iron hardware. Doors may be either single or double leaf. Street doors should not contain any glazing. Balcony and courtyard doors may be partially or fully glazed, with wood sash and muntins.

Hardware should be black iron in a documented pre-1821 design. In some instances, brass, tin or leather may be appropriate. Door hardware may be simple wood pulls, iron thumb latches, levers or small 18th Century doorknobs. Modern door knobs, handles and latches are not appropriate, and are not permitted on street facades. Modern locks should be black and mounted flush with the door face to be as unobtrusive as possible. Door hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible. Black iron medallions are appropriate ornamentation for more ornate First Spanish Period and Second Spanish Period doors.

If direct entry street doors swing out, it is appropriate to use double leaf doors inset into the wall. It may be simpler on commercial buildings to use courtyard entries so that doors may swing into the property instead of into the public right-of-way.

Electrical and Mechanical Equipment

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

Don't...

- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.
- Radically change the appearance of an historic building, or damage or destroy windows by installing heating or air conditioning units in historic window frames.

Pre-1821

Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice. Meters and connection boxes located on a street facade must be placed in a wall niche with an opaque wood door or cover. Pipes and wiring mounted on the exterior of the building should be painted to match the color of the building.

Lighting fixtures must be simple colonial fixtures, usually rectangular, and made of pierced tin or black metal with glass. They may be attached to walls or posts, or suspended under loggia or balcony roofs. Modern fixtures are permitted only to supplement colonial fixtures and must be as unobtrusive as possible. Modern lighting fixtures are not permitted

on street facades unless completely screened, and are not permitted in any location where they are visible from the street. Fixtures mounted in trees, on the ground or on the inside of a wall or fence below the top of the wall or fence may be appropriate. Light levels should be kept low to preserve the historic ambiance. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Vents should be as unobtrusive as possible. Whenever possible, vents should be located on the side of the building opposite the street. Vents and flashing should be painted to match the color of the building or the roof. Vents should not interrupt roof lines or project into the silhouette of the building.

Parking, Landscaping and Site Features

Do...

- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

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

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

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

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

Masonry bench seating is appropriate within loggias.

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

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

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

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

Roofs and Roofing

Do...
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Design and construct a new feature when the historic feature is completely missing, such as a chimney or a cupola. It may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the size, scale, material and color of the historic building.

Don't...
- Change the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air conditioners and solar collectors which are visible from public rights-of-way.

Pre-1821
First Spanish Period roofs may be either flat or pitched. Simple parapets with tile or wood canales (rain spouts) must be used with flat roofs. Pitched roofs may be either gable or hip, with gables more common. Roofs are steeply pitched between 45° and 53°, giving the building a medieval appearance. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress, or wood shingles giving the appearance of thatch. Modern composition shingles are appropriate only if they replicate the color, texture and shape of historically documented material.

British Period roofs may be gable, hip, gable-hip or bell hip. Roofs are pitched between 40° and 45°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate roofs may be appropriate.

Second Spanish Period roofs may be gable, hip or gable-hip. Roofs are generally pitched between 40° and 45°, but may be as low as 30°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate or barrel tile roofs may be appropriate.
Eaves of this period should be narrow or nonexistent. The fascia is a narrow weatherboard, possibly beaded.

The British box cornice is appropriate with plain, beaded or molded fascia and eave returns.

Gutters are generally not appropriate on pre-1821 buildings. It is appropriate to raise the last shingle course about an inch to "kick" water away from the walls. If guttering must be used, it should effectively reproduce

the appearance of documented pre-1821 gutter types. Modern gutters may be used when placed inside, and if effectively screened by, a V-shaped wood trough, preferably cypress. Gutters may also be disguised behind parapets. On some buildings, a half-round gutter may be used when painted to match the patina of copper. To reduce the need for gutters, gable roofed buildings should be oriented with the gable end adjacent to the street. Gutters are not appropriate on balcony roofs.

First Spanish Period buildings should not have dormers on the street facade. It is more appropriate for windows to be placed in the gable ends. Dormers on the facade opposite the street should be low, with a shed roof. With British Period buildings, dormers are quite common. Dormers on one and one-half story buildings should have shed roofs. Dormers on two or two and one-half story buildings may use either gable or shed roofs. Second Spanish Period buildings may have dormers in the style of First Spanish Period buildings or British Period Buildings.

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
62 Spanish Street



Northeast Elevation (foremost door proposed for removal)

STAFF PHOTOGRAPHS
62 Spanish Street



North Elevation (proposed trellis located behind existing gate)

STAFF PHOTOGRAPHS
62 Spanish Street



Northwest Elevation (proposed trellis located behind existing gate)

STAFF PHOTOGRAPHS
62 Spanish Street



STAFF PHOTOGRAPHS
62 Spanish Street





East Elevation of Replicated Fornells House. Door Proposed to be Enclosed

STAFF PHOTOGRAPHS
62 Spanish Street



Door Proposed to be Enclosed

STAFF PHOTOGRAPHS
62 Spanish Street



Southeast Elevation (Calle Site currently blocked)

STAFF PHOTOGRAPHS
62 Spanish Street



South Elevation

STAFF PHOTOGRAPHS
62 Spanish Street





Existing Garage at Calle Site to be Modified
(garage door removed and enclosed, new parapet roof to screen mechanical equipment)

STAFF PHOTOGRAPHS
62 Spanish Street





Existing Garage at Calle Site to be Modified
(garage door removed and enclosed, new parapet roof to screen mechanical equipment)

STAFF PHOTOGRAPHS
62 Spanish Street



Location of Rooftop Mechanical Equipment Visible from Calle Sita and Adjacent Parking Lots



STAFF PHOTOGRAPHS
62 Spanish Street



Location of extended Parapet Roof to Screen Additional Mechanical Equipment



STAFF PHOTOGRAPHS
62 Spanish Street



West Elevation from Parking Lot (equipment may or may no be visible from this side)

STAFF PHOTOGRAPHS
62 Spanish Street





Proposed Trellis Location from
Hypolita Street and Interior Courtyard

STAFF PHOTOGRAPHS
62 Spanish Street





Location of Extended Parapet Roof
from Site Interior

STAFF PHOTOGRAPHS
62 Spanish Street



Location of Extended Parapet Roof
from Site Interior

STAFF PHOTOGRAPHS
62 Spanish Street



Location of Gated Service Yard from Site Interior

STAFF PHOTOGRAPHS
62 Spanish Street



Location of Rooftop Mechanical Equipment from Site Interior

STAFF PHOTOGRAPHS
62 Spanish Street







Additional Interior Site Photos

FOR THE AUGUST 20, 2026 HARB MEETING

COA HP2026-0049
62 Spanish and 59 Hypolita Streets

New Materials Submitted by the Applicant Including:

- Letter to the Board
- Minutes and drawings related to festoon lighting
- Letter and drawings related to screening hood systems
- Trellis details

Len WEEKS
CONSTRUCTION ■ DESIGN ■ DEVELOPMENT
General Contractors
CGC 011558

P.O. BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32084
PHONE 904-669-1670
E-MAIL: lenweeks@lwcdd.com

August 10, 2026

To: Historic Architectural Review board

From: Len Weeks

Re: 62 SPANISH ST. - HARB Meeting re: Certificate of Appropriateness - HP2026-0049

Additional Information for the August 20, 2026 Meeting

Dear HARB,

I appreciate the approvals and discussions that we had last month. At the last meeting everything was approved as submitted, except for 4 items that needed additional clarification.

I will address these now and have submitted some additional information, elevations and photos for this month's review.

1) **The door into the Fornell House from Spanish St**.
   A door has already been installed as per the approved plans. We had requested to have that door removed and fill in the opening with block and stucco to match the building facade. After HARB discussion and staff recommendation, we agreed to leave that door in place, and floodproof the interior. This should not be an issue any longer.

2) **Festoon Lighting:**
   We showed the festoon lighting on the plans that were submitted and approved at the July 16th meeting. HARB questioned the use of these lights. I stated that the lights had been previously approved by HARB. Mr. Weaver stated that if they had been previously approved, that they could remain, but I needed to show where they had been approved in the past. I sent Candice a copy of the previously approved plans and minutes reflecting the prior approvals of these lights. She has this information and this should no longer be an issue.

3) **Find a way to screen the proposed mechanical equipment:**
   At the July meeting, we showed the proposed mechanical equipment coming off the rear of the building. We are still in the mechanical design phase, but what we submitted was very close.

We tried to follow the HARB guidelines and place the mechanical equipment away for the street views. We requested and received approval to modify a portion of the previously approved plans by adding parapet walls around portions of the small one story addition and garage, which allows us to place the A/C equipment and a portion of the hood exhaust system on top of these roofs, which will shield them from public view.

We also located the remaining exhaust hoods on the southwest side of the building, tucked in beside the elevator shaft and at the rear of the building facing our courtyard and Calle Sita, not Spanish or Hypolita streets.

We spoke with our mechanical hood designers. They are advising against trying to enclose the hood on the rear of the building, as it requires constant air flow and periodic cleaning around all 4 sides. Trying to enclose it with a fake chimney will make it difficult to clean, as well as unsafe to work on, as it needs some sort of safety rail or platform to meet code requirements. There is also a fire sprinkler backflow preventor and electrical panels and disconnects under the hood in the courtyard behind the wall.

We tried to hide the equipment the best we could in our previous application. One suggestion that came up at the last HARB meeting was to plant a palm tree in the rear courtyard to take your eye away from the equipment. We have submitted a plan showing a palm tree in the rear courtyard to try and achieve this suggestion. We will be ready to discuss these options at the meeting.

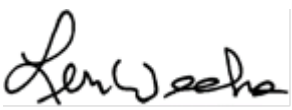
4) **Trellis:**
At last month's meeting, HARB asked us to look at some different options for the trellis and to submit more detail showing the sizes and shapes of the framing members to ensure that they were not too large, as some trellises have been lately.

We would still like to use square/rectangle framing members, as all the other posts and framing members on the project are square, not round. We also have the possibility of using some of the salvaged roof framing members that were original to the Fornell House. I have saved as much of the original framing from the roof as possible, and this could be a good time to reuse it on this original site. This will give the trellis a more **distressed look**. I am submitting some photos of the salvaged timbers from this building and others that I could use for the trellis.

We appreciate your consideration and approval of our revised design for this project.

If you have any additional questions, please feel free to give me a call.

Sincerely,



lenweeks@lwcdd.com
Cell: 904-669-1670

look out of place when the canvas was removed.

Ms. Stavely stated that the intent was for the entire structure to be removable.

MOTION

Mr. Weeks MOVED to TABLE Certificate of Appropriateness application F2013-0151 February 20, 2014 meeting. Motion SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Weeks, Weaver, Thomas, Wallace
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

4. (f) F2013-0152 – Len Weeks – Applicant
Claude L. Weeks, Jr. & Kristina G. Weeks – Owner's
62 Spanish Street[6]

To construct two buildings in the First and Second Period Spanish Colonial style and two outbuildings in the rear yard area with associated site development.[7]

Mr. Weeks suggested that the item be moved to the end of the agenda.

Len Weeks recused himself, due to a conflict of interest.

Jeremy Marquis and Jerry Dixon were sworn in.

Exparte Communication:

Mr. Weaver said he met with Mr. Marquis and discussed the details of the project.

Mr. Thomas said he met with Mr. Marquis.
Ms. Wolfe said based on a review of the AGHP and without support of evidence to the contrary staff found that the board could TABLE a Certificate of Appropriateness for the new building and site improvements at 62 Spanish Street to allow the applicant an opportunity to address the issues identified in the staff analysis.

Mr. Thomas stated the Mr. Weeks had supplied the board with another set of plans.

Mr. Weaver asked that the differences be noted.

Jeremy Marquis provided an overview of the proposed plan. He said the group would include Len Weeks, property owner/general contractor, Jerry Dixon, architect, and Jeremy Marquis, landscape architect. He noted the following:

- Fornell House was a consistent feature when reviewing the Sanborn maps
- Fornell House had been built to a FEMA elevation level 7
- New structures would be waterproofed, which would allow the structures to be built to an 8 foot FEMA elevation level
- Building currently served as a retail store
- Coordinate the streetscape with the City

Mr. Dixon stated that the floor plan of the proposed structure would be similar to the proposal provided a year ago. He said the new street grading would be an improvement and noted that the structure had been brought forward. He said the courtyard would be developed and in keeping with the historic areas.

Mr. Marquis explained that the one structure's footprint had been brought forward and all structures would be kept within the footprint. He stated that the landscape plan was kept simple and consisted of native and approved vegetation. He said the following would be included:

[6] Staff report attached to original minutes
[7] Break from 3:54 p.m. until 3:59 p.m.

DRAFT

- Anchor found during excavation would be used in the courtyard and would be visible from Hypolita Street
- Trellis would be used to maintain the landscape growth
- Covered entrance would be built over the outdoor restrooms
- Cabbage Palms, Citrus tree, Dwarf Fakahatchee Grass would be placed underneath the palms and citrus trees
- Calle Sita – Viburnum and Dune Sunflower
- All plantings would be Native or AGHP approved
- Courtyard – Blue stem Palmetto potted, Confederate Jasmine, Dwarf Fakahatchee Grass, Viburnum Delight, and Coontie Palm
- Anchored would be placed inside fountain
- Small retaining walls would be utilized using recycled coquina from the existing wall located on Hypolita Street
- Coquina would be cut as a veneer and applying to the wall
- European lights would be strung across the space to provide ambience using Cypress post
- Planter located on Spanish Street – Board and Batten would extend to the end of the street
- Stainless steel trellis's located inside the courtyard with Confederate Jasmine

Colors:

- Small building located in the center - Kings Bakery Coral with Rockwood Shutter Green – Both Pre-approved colors
- Two story structure - Fatio House Grey along the top, White along the bottom, Chutney for the doors/shutters, and Avalon Grey around the frames
- Asphalt Shingles on the Fornell House remaining Hipped roof's would receive Cedar Shake shingles
- Simple façade – no windows would be installed on the first floor

East Elevation:

- Spanish Street – Two story colors would remain the same
- Nine foot elevation building – Light Pink[8]

Mr. Marquis stated that the doors would be painted wood.

Mr. Dixon stated that extensive efforts were made to find windows and doors that met federal and state requirements while maintaining the historic look.

Public hearing was opened.

Robert Hall said the team had been sensitive when referring to the guidelines. He expressed concern regarding density and the location of the water flow. He said he was in favor of the use of coquina being used as construction material.

Public hearing was closed.

Mr. Dixon stated that flooding concerns were being addressed during the improvement project in the area. He explained that coquina was no longer used as a structural material, because it would no longer meet Code requirements. He said that is the reason for applying the coquina as a veneer.

Mr. Marquis stated that the look of the coquina would have an aged appearance.

Mr. Dixon stated that the lot coverage was approximately 68%, which was under the maximum lot coverage requirements.

[8] Presentation is attached to original minutes

DRAFT

Ms. Wallace asked if a variance had been acquired, due to the setbacks.

Mr. Dixon replied that the property had an existing footprint. He said you would have 12 months to build on the footprint once a demolition permit had been issued.

Ms. Wallace questioned the parking location.

Mr. Marquis replied that parking was not required.

Mr. Weaver expressed concern regarding the use of French doors.

Mr. Marquis stated that the two doors would open and fold back. He said the balcony would be approximately four foot in width, which would avoid placing the balcony within the travel lane, this being the reason for the use of the split door.

Mr. Weaver asked if the trellis would be visible, and the response was no.

Mr. Weaver asked if a shed roof would be more appropriate.

Mr. Marquis explained that the visual finish of the roof was determined to be more appropriate and matched the existing roof. He said the pitch was to ensure proper runoff.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application F2013-0152 as submitted. Motion SECONDED by Mr. Thomas.

VOTE ON MOTION:
AYES: Weaver, Thomas, Wallace
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

5. Certification for Ad Valorem Tax Exemption

5. (a) F2013-0135 – Les Thomas, Architect – Applicant
Ice Plant, LLC – Owner
110 Riberia Street

Certification of the completed work including an amendment to the approved plans for the Historic Preservation Property Tax Exemption application.

Ms. Wolfe said this application has administratively tabled to January 16, 2014.

6. Certification of Demolition

6. (a) F2013-0144 – McClure Bloodworth, P.L. – Applicant
Marian N. Rice Revocable Living Trust – Owner
80 Markland Place a.k.a. 408 King Street

To demolish a contributing building to the Model Land Company National Register Historic District that was constructed ca. 1907.

Ms. Wolfe said the applicant requested that the item be tabled until the January 16, 2014 meeting.

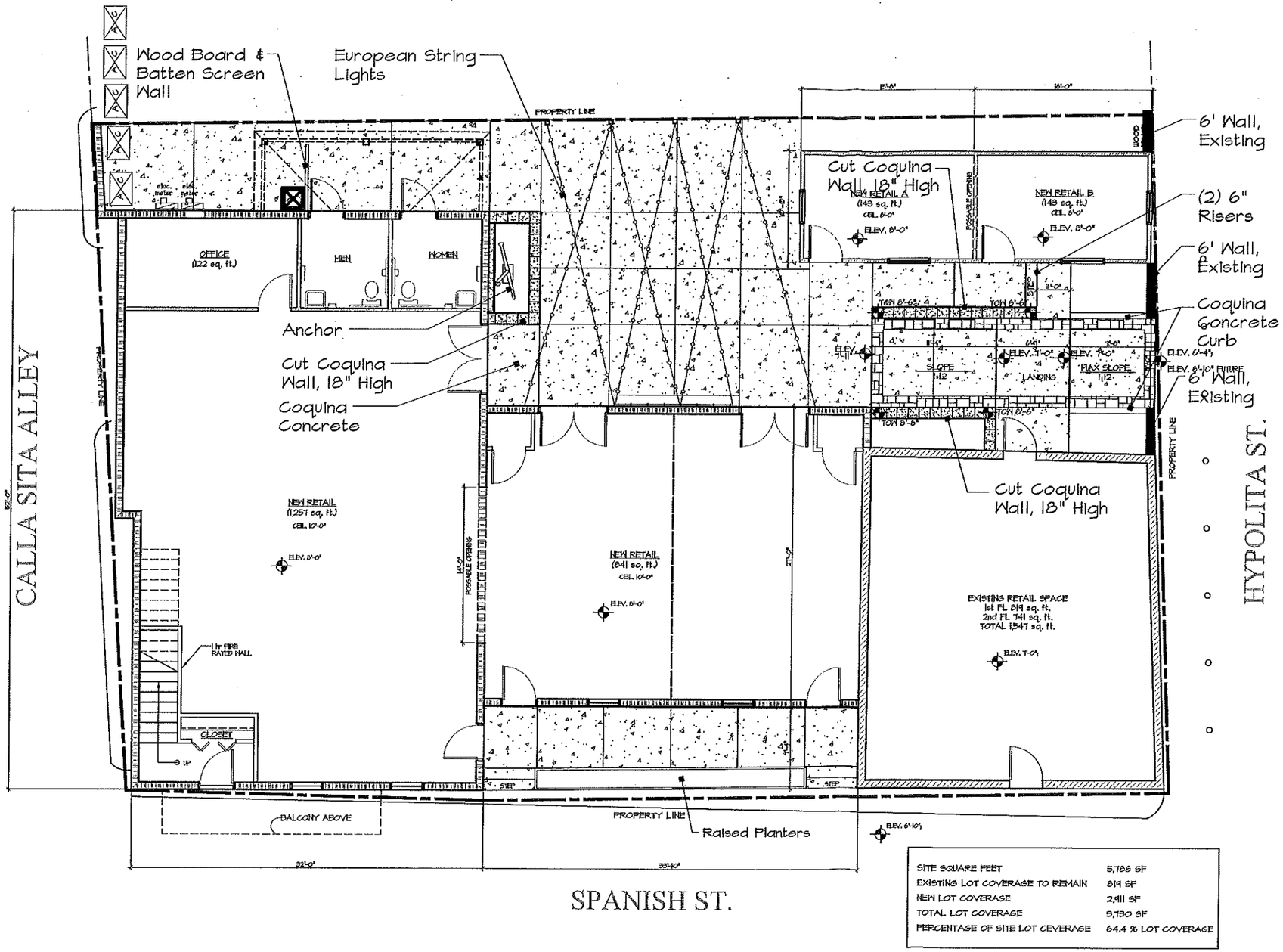
6. (b) F2013-0150 – Limelight Theatre, Inc. – Applicant/Owner
20 Bernard Street

To demolish a contributing building to the North City National Register Historic District that was constructed ca. 1894.

Scott Bartosch and Bill Coleman were sworn in.

Ms. Wolfe said based upon the review of information submitted by the applicant, the AGHP, applicable City ordinances and without support of evidence to the contrary, staff found that the board could Postpone the certificate of Demolition until such time additional documentation could be provided to consider alternatives to demolition for a period not to exceed 12 months in accordance with section 28-89-2(d) and 28-

DRAFT



SITE SQUARE FEET	5,786 SF
EXISTING LOT COVERAGE TO REMAIN	819 SF
NEW LOT COVERAGE	2,911 SF
TOTAL LOT COVERAGE	3,730 SF
PERCENTAGE OF SITE LOT CEVERAGE	64.4 % LOT COVERAGE

Len WEEKS
CONSTRUCTION ■ DESIGN ■ DEVELOPMENT
General Contractors
CGC 011558

Downtown Development

62 Spanish Street, St. Augustine, Florida 32084

Hardscape Plan

NORTH

0' 2.5' 5' 10'
Scale 1"=10

Marquis Halback
Creating Compelling Environments to Live, Work, and Play
St. Augustine, Florida | Boone, North Carolina
Florida LC0000193 North Carolina C-1515

December 10, 2013

St. Augustine Office
24 Cathedral Place, Suite 602
St. Augustine, FL 32084
Ph. 904.825.6747

DSAE
DOHERTY SOMMERS
ARCHITECTS ENGINEERS, INC.

August 10, 2026

To: Len Weeks Construction Design
62 Hypolita Street
Saint Augustine, FL 32084

Re: Ember & Iron St. Augustine Faux Chimney
62 Spanish Street
St. Augustine, FL 32084

Len,

Based on our review of other restaurants in the area, as well as the difficulty of constructing a faux chimney around equipment that requires clearance for air flow, as well as regular access and maintenance, we would like to omit the HARB-required faux chimney enclosure around the kitchen hood exhaust equipment.

Please let me know if you have any questions.

Thank you,

Craig Sommers, AIA

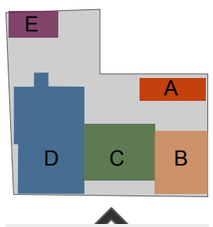
Received July 17, 2026
Planning and Building Dept.

EXISTING



PROPOSED

NO CHANGES PROPOSED

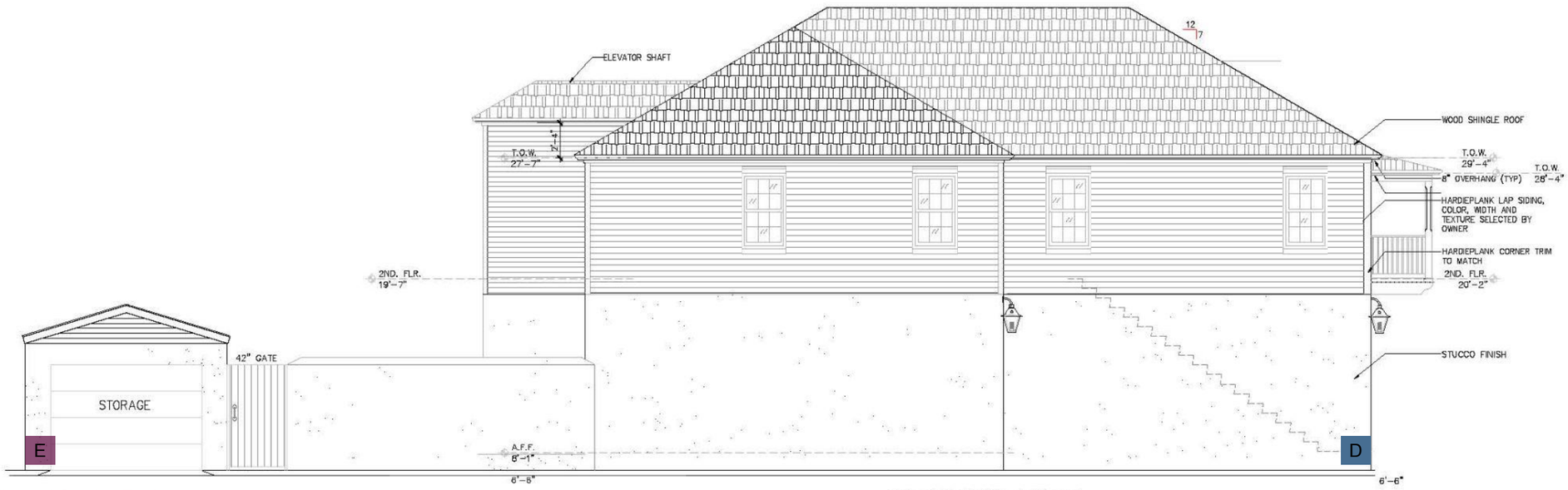


Key Plan

Received July 17, 2026
Planning and Building Dept.

07. EXTERIOR ELEVATIONS : **SOUTH ELEVATION**

EXISTING

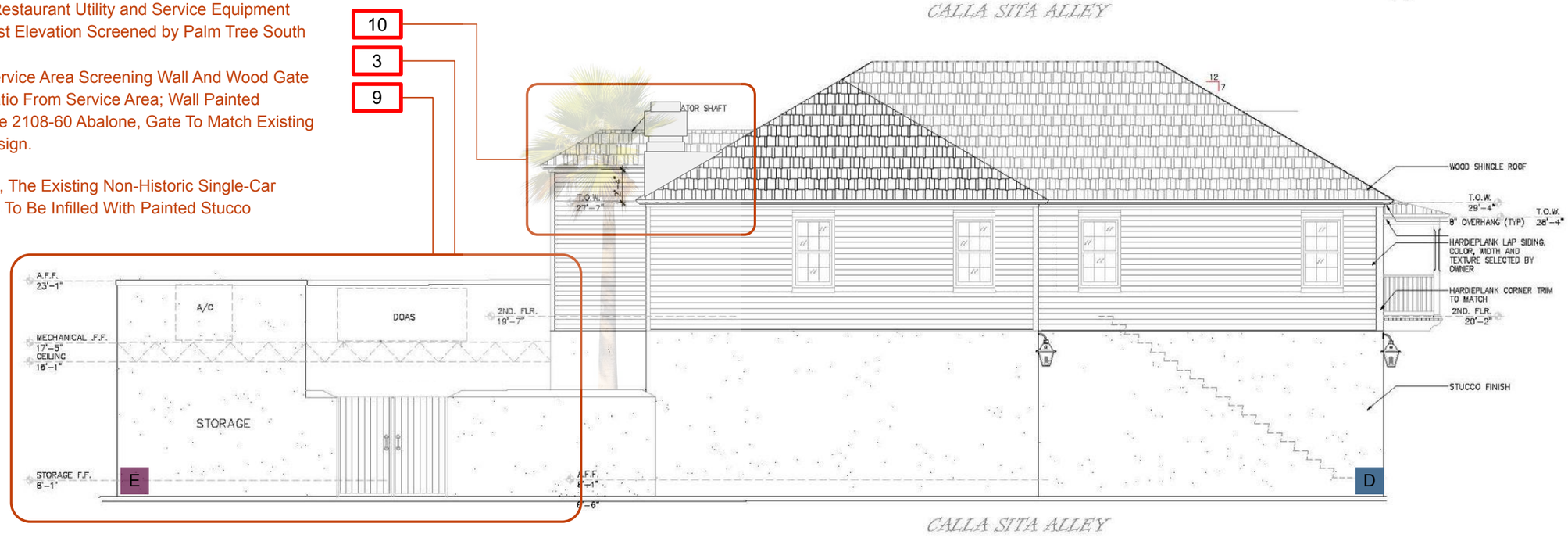


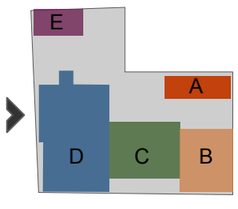
PROPOSED

10. Proposed Restaurant Utility and Service Equipment Location at West Elevation Screened by Palm Tree South of Elevator.

3. Proposed Service Area Screening Wall And Wood Gate To Separate Patio From Service Area; Wall Painted Benjamin Moore 2108-60 Abalone, Gate To Match Existing Hypolita St. Design.

9. At Building E, The Existing Non-Historic Single-Car Garage Door Is To Be Infilled With Painted Stucco



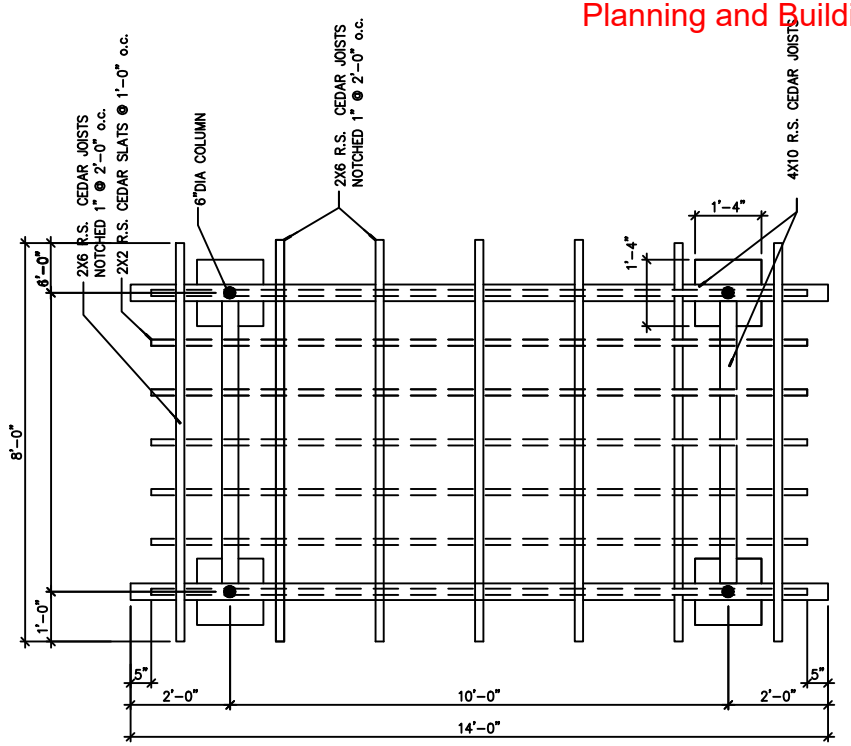


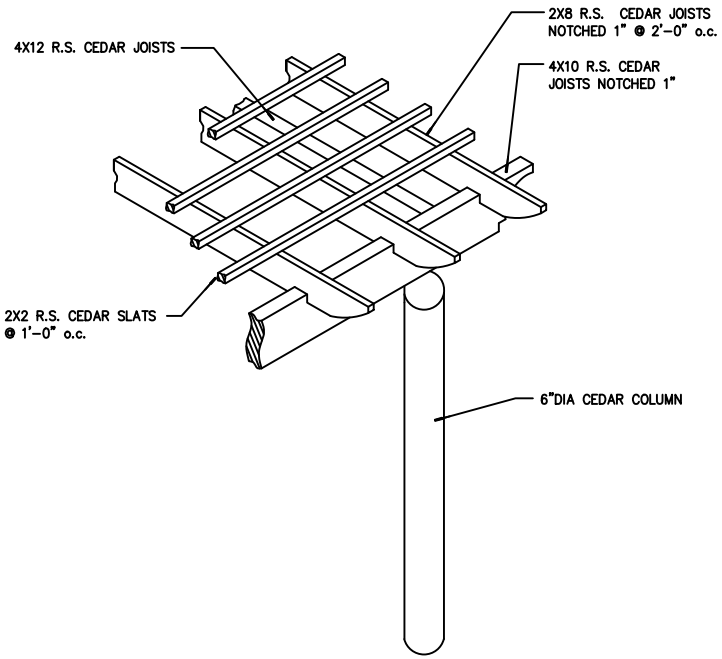
Key Plan

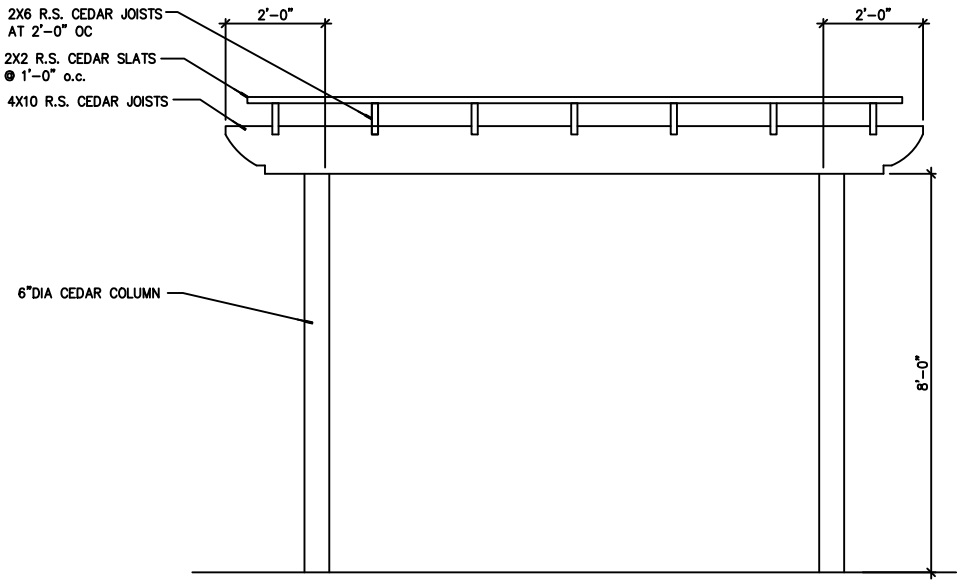


DIXON
Design Studio, LLC
ARCHITECTS
182 BLANCO STREET
ST. AUGUSTINE, FL 32084
(904) 829-9277

Received July 17, 2026
Planning and Building Dept.







Application pg. 12


EMBER
&
IRON


EMBER
&
IRON















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.:	HP2026-0049
Applicant:	Ember & Iron LLC
Owner:	Claude L & Kristina G Weeks
Address:	62 Spanish St., Rear of 59 Hypolita St.
Parcel Number:	1983500000, rear of 1983600000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, For modifications to previously approved Certificate of Appropriateness application 2014-0127 to make fenestration changes, construct a trellis, and alter the structures and courtyard space along Calle Sita for installation of new mechanical equipment.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JULY 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, July 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 For modifications to previously approved Certificate of Appropriateness application 2014-0127 to make fenestration changes, construct a trellis, and alter the structures and courtyard space along Calle Sita for installation of new mechanical equipment..

Subject to the following conditions: Continue:

- Leave the door and enclose from the interior along Spanish Street
- Find ways to screen existing mechanical equipment
- Review trellis design to be more consistent w/ AGHP
- Confirm status of festoon lighting Approval
-
- Approve all other items as presented.
-

DONE AND ORDERED, at a public hearing on the 16th day of July, A.D., 2026, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2026-0049 **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 16th day of July, 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.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0049 **Meeting Date: Thursday, July 16, 2026**

1. NAME OF APPLICANT: Ember & Iron LLC
   Business (if applicable):
   Address: 60 Shops Blvd Unit #80
   City: St Johns State: FL Zip Code: 32259
   Daytime Telephone: Available upon Request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Claude L & Kristina G Weeks
   Business (if applicable):
   Address: PO BOX 3225
   City: St. Augustine State: FL Zip Code: 32085
   Daytime Telephone: Available upon Request E-Mail Address: Available upon Request

3. PROJECT LOCATION: 62 SPANISH ST, Saint Augustine, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE N32.1 OF E59.8FT OF LOT 8 & ALL OF LOT 9 BLK 18 OR1955/1593 (LIFE EST AS TO EXHIBIT B ONLY)

5. SCOPE OF WORK: For modifications to previously approved Certificate of Appropriateness application 2014-0127 to make fenestration changes, construct a trellis, and alter the structures and courtyard space along Calle Sita for installation of new mechanical equipment.

Information attached by applicant includes:

- ApplicationAgreement
- Existing Photographs
- Architectural Plans and Mechanical Specifications

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 20, 2026 Meeting



Application HP2026-0061 Address: 57 Charlotte Street

Applicant: Donald Crichlow

Property Owner: Casablanca Inn on the Bay LLC

Project description: To construct an accessory structure.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ00537
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1914-1917
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1963100000		
Agenda Item:	6(e)	Previous Action(s):	COA 1993-0363 COA 1997-0629

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the east side of Charlotte Street on the block between Hypolita and Treasury Street within the Historic Preservation-Three (HP-3) zoning district. The Mediterranean Revival structure was once a garage apartment but was renovated, with HARB approval, into commercial units in 1993. In 1997, the HARB approved the addition of existing balconies and other modifications for the structure's current use as bed-and-breakfast units.
2. The applicant proposes construction of a new accessory structure at the rear of the existing structure in what is currently a central courtyard/service yard for the existing bed-and-breakfast, which spans both 57 Charlotte Street and 24 Avenida Menendez. Previous shed-like structures, which do not appear to have been approved by the HARB or staff, are visible on aerial photographs of the site as early as 2016. This application was triggered by construction of an unpermitted accessory structure that replaced the previous shed structures, and which will be disassembled and replaced with the building proposed in this application.
3. According to the Architectural Guidelines for Historic Preservation (AGHP), accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. While the proposed building is subordinate in scale to the existing structure, its architectural style has been chosen to match adjacent wood-frame additions at the rear of 24 Avenida Menendez rather than the Mediterranean Revival structure on the property. The applicant may consider utilizing a design more consistent with the predominant Mediterranean Revival style.
4. Fiberglass doors are proposed for this structure, which is utilitarian and in nature and not clearly visible from any rights-of-way. Doors in HP-2 are generally wood, though the HARB may approve alternative materials if they are compatible in quality, color, texture, finish and dimension to those common to the district. Modern stock metal doors are generally not appropriate, according to the AGHP.
5. Hardware for Mediterranean Influence styled buildings generally has a dark bronze finish. The AGHP recommends that light fixtures be compatible to the architectural style of the primary building.
6. The proposed metal 5v crimp roof is not consistent with the primarily flat and terra cotta roofed adjacent structure. The red color is likely proposed to more closely match the terra cotta tile; however, painted metal roofs are generally not approved within HP-2.
7. The property is located within Archaeological Zone IA and will be subject to archaeological review. It is unclear whether the unpermitted foundation will be used with for this. Future permitting may be subject to after-the-fact penalty fees.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE a** Certificate of Appropriateness at **57 Charlotte Street** to allow the applicant time to consider a design more consistent with adjacent existing architectural styles.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. New one-story accessory structure:
    a. 24'-4" wide by 17'-10" deep
    b. Novelty wood siding to match additions on 24 Avenida Menendez
    c. 5v crimp metal roof in Barn Red
    d. Fiberglass panel doors with simple cast iron handles and bolt locks
    e. Lantern-style light fixtures

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Accessory Buildings including porches

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

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.

- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Open sided carports, and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building.

Roofs and Roofing

Post-1821

Mediterranean Influence roofs are gable, hip, or flat with a parapet. Pitched roofs are covered with composition shingles, barrel tile or interlocking tile. Flat roofs are built-up. Chimneys are brick.

Frame Vernacular roofs locally 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. Refer to the Pre-Approved Guidelines when considering replacement roof materials for a list of materials that are acceptable and can be approved with a building permit by City Staff.

Doors and Entrances

Post-1821
Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

Electrical and Mechanical Equipment

Post-1821
Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

LIST OF ATTACHMENTS:

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

Staff Photographs
57 Charlotte Street



Front (west) Elevation along Charlotte Street

Staff Photographs
57 Charlotte Street



Northwest Elevation along Charlotte Street

Staff Photographs
57 Charlotte Street



Southwest Elevation along Charlotte Street

Staff Photographs
57 Charlotte Street



Southwest Elevation along Charlotte Street

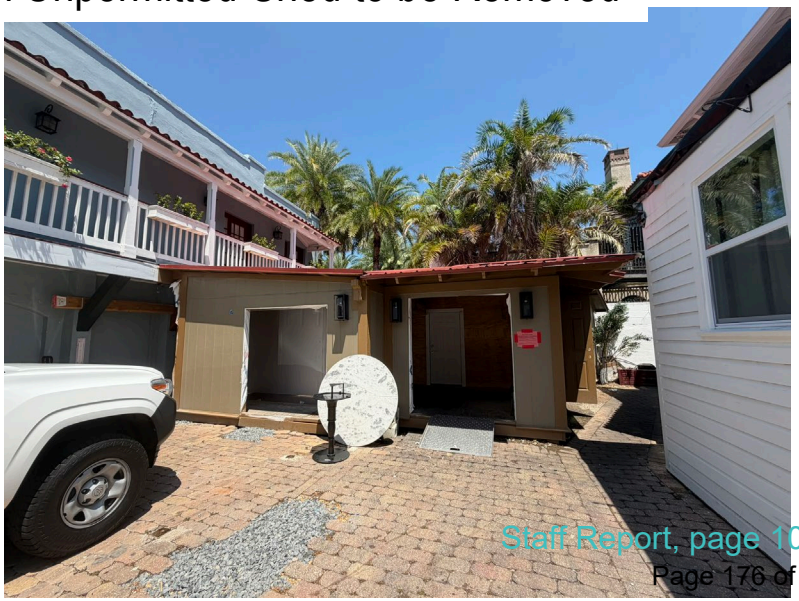
Staff Photographs
57 Charlotte Street





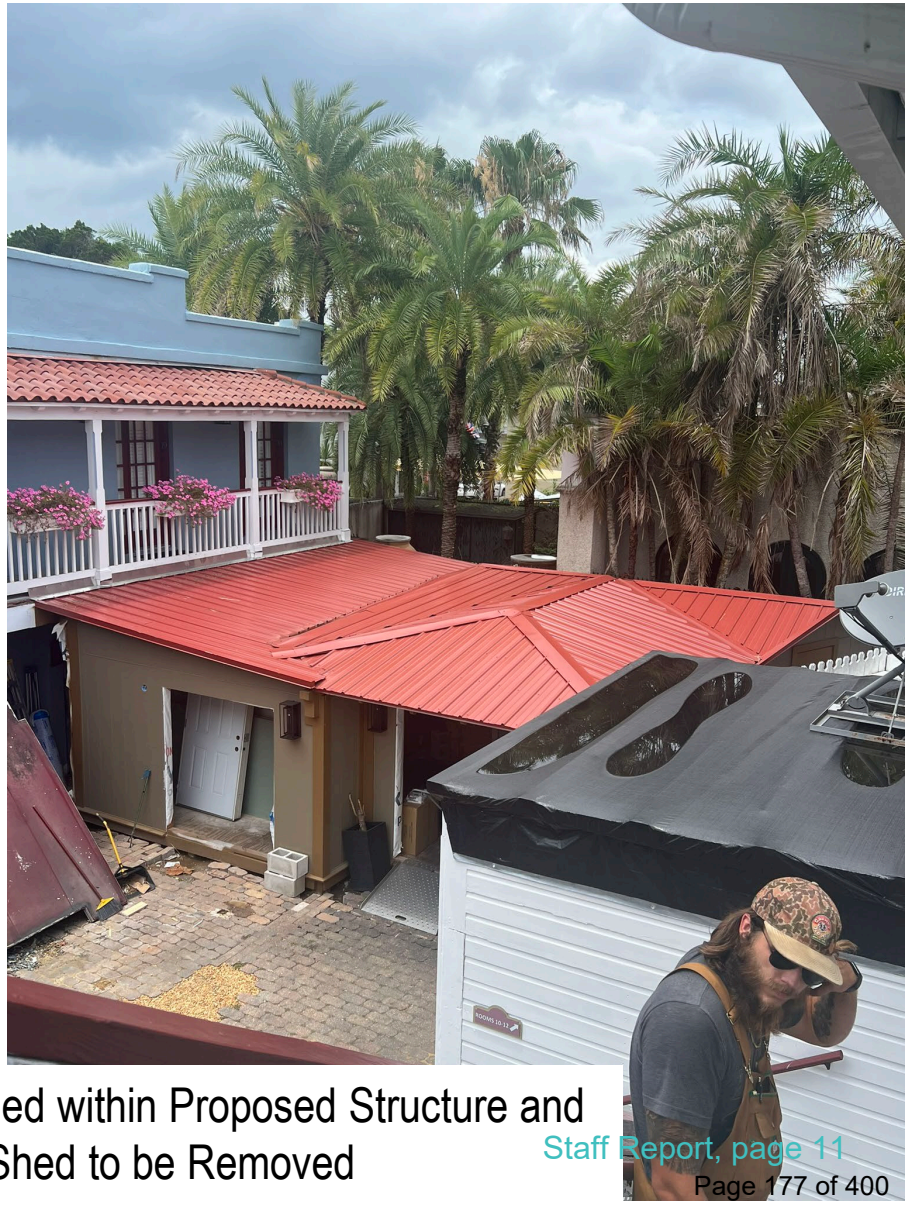
South Elevation and Courtyard Interior with Unpermitted Shed to be Removed





Staff Photographs
57 Charlotte Street





Mechanical Equipment to be Screened within Proposed Structure and Existing Unpermitted Shed to be Removed

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ537 1009==

Site Name: 57 Charlotte Street 830== Survey Date: 7809 820==

Address: 57 Charlotte Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 3 (block) Lot 2 & north 4.5 ft. (lot) 868==

of Lot 3 868==

Owner of Site: Name: Jebco, Inc.;

Address: 24 Avenida Menendez

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) 3306960 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Other: Apartments 838== Present Use: Other: Apartments 850==

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

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco 854==

Structural Systems: Hollow clay tile 856==

Features of Structure: (942)

Window Type: DHS 18/18, fan light 942==

Foundation: Hollow clay tile wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Build-up 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: Near restored area 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Engineering

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Mediterranean Revival apartment building was constructed between 1914 and 1917. The Mediterranean elements include the stucco finish, arched doorway, and flat parapet roof. It is located near the restored area.

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is today an area that combines a commercial business district, tourist attractions, and some residential units. The buildings date from colonial times to the present, with a sprinkling from each period, with no one style having a visual dominance in the area. The neighborhood has been touched by restoration efforts over the years. Some older buildings have been remodeled and some new ones have been constructed in the St. Augustine Colonial Revival style. The ambiance of the area is different than that found in the restored area just to the north. This area has narrow colonial street patterns and six colonial buildings which are scattered along five streets. But as a business district it is faced with modern problems of traffic and parking--the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping, and the putting of backs of buildings on public display. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels. The eastern section of this area was burned over by major fires in 1887 and 1914, leaving developments in later architectural styles in an area earlier known for its colonial ambiance. The area is bordered on the west by the Ponce de Leon Hotel (now Flagler College) and on the east by the seawall and bayfront, long a famous scenic attraction. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; St. Augustine Record, April 7, 1914; July 4, 1937;

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 Garage and Apartment building at 57 Charlotte Street was used as an office by Civil Engineer, Goold T. Butler, who drew the 1923 official map still in use.(3) Butler designed the apartment building at 24 Avenida Menendez and probably designed this building. Another work can be found at 404 Old Quarry Road, a palm tree post and shingle house built for A. B. Day.(4) Sanborn Fire Insurance Maps show a two-story frame structure on the property in 1884 with the south half serving as a restaurant and the north half empty. By 1888 the former restaurant is marker "barbar" and the latter portion used as a "fruit" stand. By 1893 it became a private residence which disappeared by 1899. The existing structure is called a "garage" and "garage and apartments" on the 1917 and 1924 maps.

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, 1920-21 through 1934.

4. 1917 Newspaper clipping on Microfilm in St. Augustine Historical Society Library.

5. Record, Tuesday, April 7, 1914.

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 57 CHARLOTTE STREET Block & Lot BL 3 LOT 2 Pt 3

CARTOGRAPHIC

PRIOR TO EX. STRUCTURE

+1884 - 2 story frame structure housing in South half a restaurant while North half was vacant.
+1888 - North half was "Barber", while South half was "fruit S."
+1893 - PRIVATE RESIDENCE - BUILDING NON-EXISTING +1899.

EXISTING STRUCTURE

+1917 - 1 story (fr. CL.) GARAGE
+1924 - 1 story (fr. CL.) GARAGE AND OFFICE.
+1930 - 2 story 1st floor GARAGE; 2nd floor OFFICE.

ARCHITECTURAL

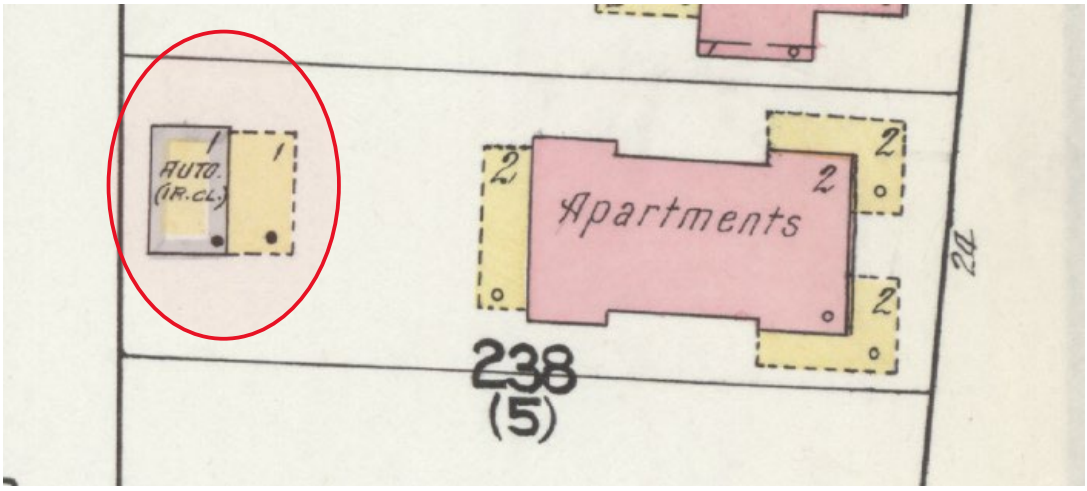
PHOTOGRAPHIC

OTHER

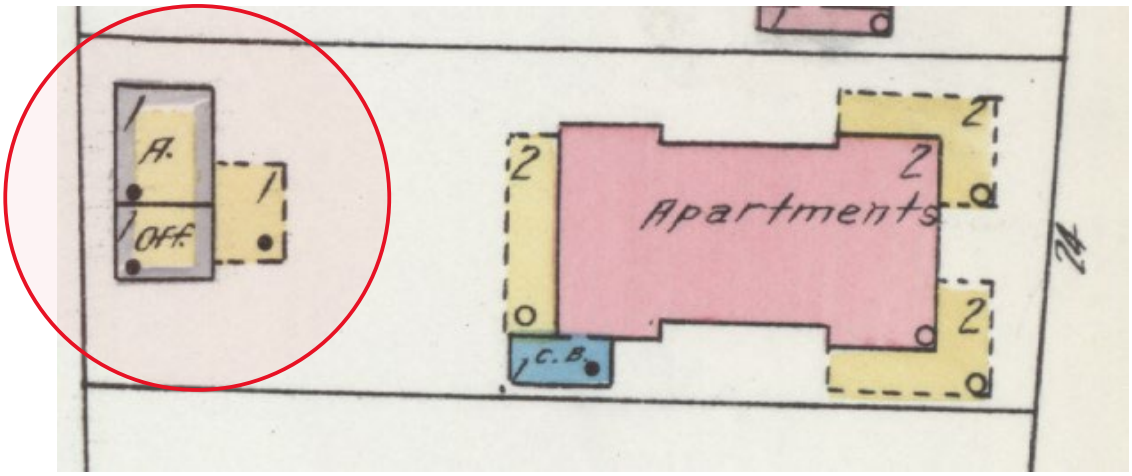


Staff Report, page 17

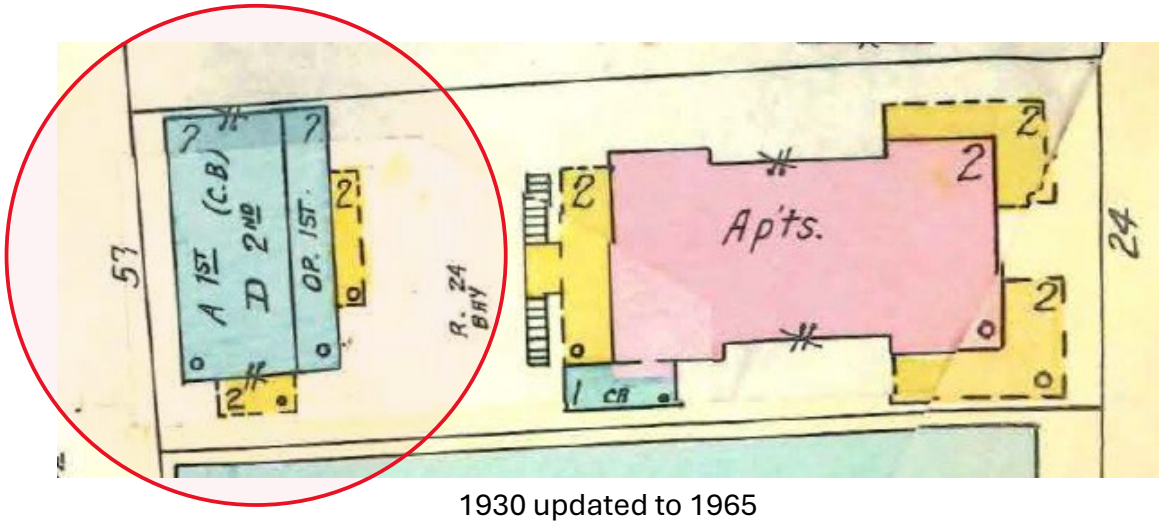
SANBORN MAPS
57 Charlotte Street



1917



1924



1930 updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0061 **Meeting Date: Thursday, August 20, 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 upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Casablanca Inn on the Bay LLC
   Business (if applicable):
   Address: 24 Avenida Menendez
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

3. PROJECT LOCATION: 57 CHARLOTTE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 2 (EX E118FT) & N4.5FT OF LOT 3 (EX E118FT) BLK 3 OR2409/911

5. SCOPE OF WORK: To Construct an accessory structure.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Architectural Plans
- Additional Information

Received July 20, 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: 57 Charlotte St.

Applicant's Name: Don Crichlow Applicant's Signature: Donald A. Crichlow

Owner's Name: Aaron Miles Owner's Signature: Aaron Miles

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.


DIRECTV


GENERAC

Received July 20, 2020
Planning and Building Dept.



Application No.
Page 16 of 40

Received July 20, 2026
Planning and Building Dept.




DIRECTV


GENERAC

Received July 20, 2026
Planning and Building Dept.

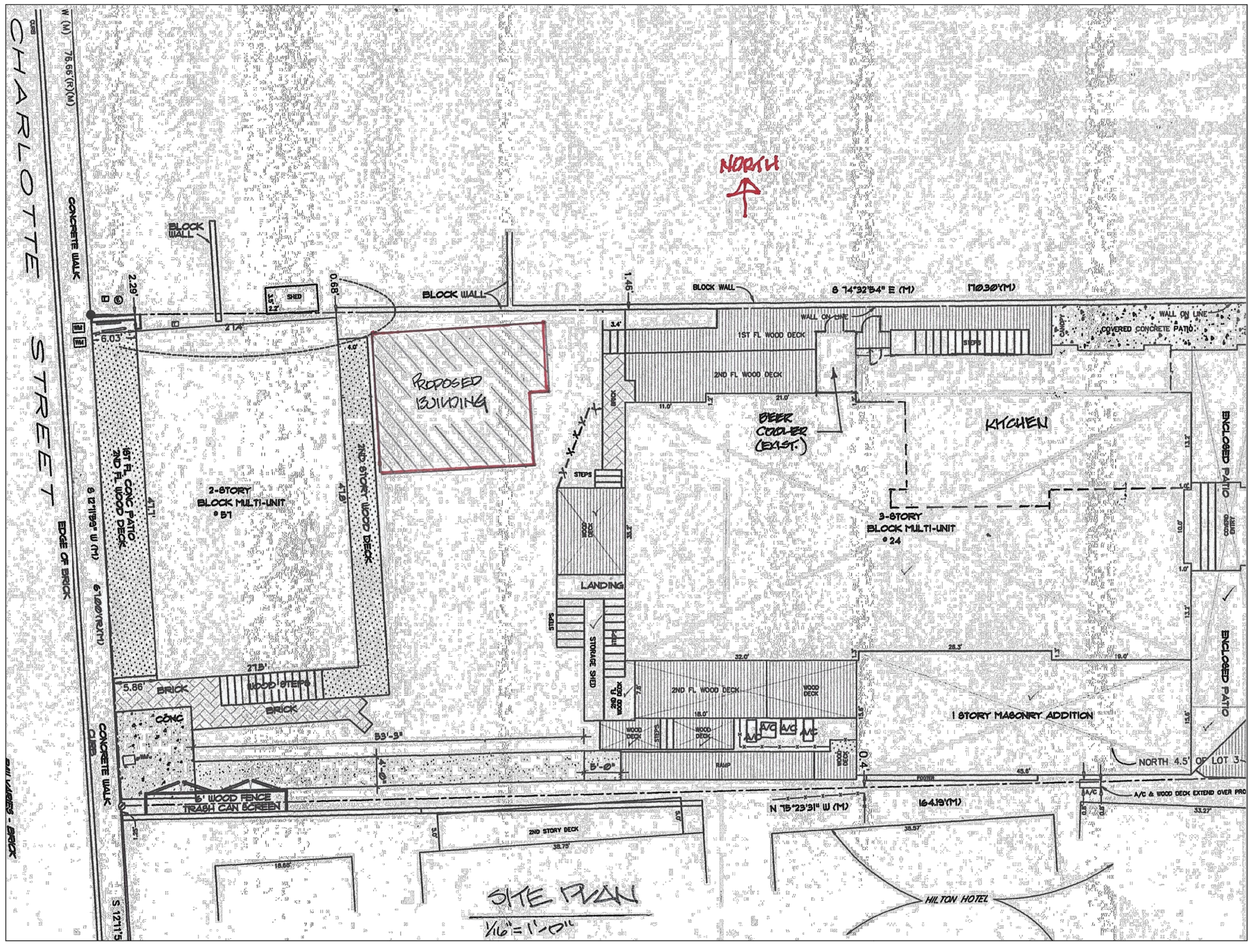


Received July 20, 2026
Planning and Building Dept.

CASABLANCA INN
COOLER / FREEZER / LIQUOR STORAGE BUILDING
57 CHARLOTTE STREET
ST. AUGUSTINE, FLORIDA



PROJECT LOCATION MAP
NTS



SITE PLAN

NORTH

INDEX OF DRAWINGS

A1 INDEX OF DRAWINGS, LOCATION MAP, SITE PLAN

A2 FLOOR PLAN, ROOF PLAN, ELEVATIONS, WALL SECTION

REGISTRATION SEAL

DRAWN BY: R.L. RANGEO
SCALE: AS NOTED
DATE: 20 JULY 2026

INDEX OF DRAWINGS, LOCATION MAP, SITE PLAN

CASABLANCA INN – COOLER / FREEZER / LIQUOR STORAGE BUILDING
57 CHARLOTTE STREET
ST. AUGUSTINE, FLORIDA

DON CRICHLOW & ASSOCIATES
ARCHITECT
302 ST. GEORGE STREET
ST. AUGUSTINE, FL. 32084
PH. (904) 824-5785

SHEET A1

Received July 20, 2026
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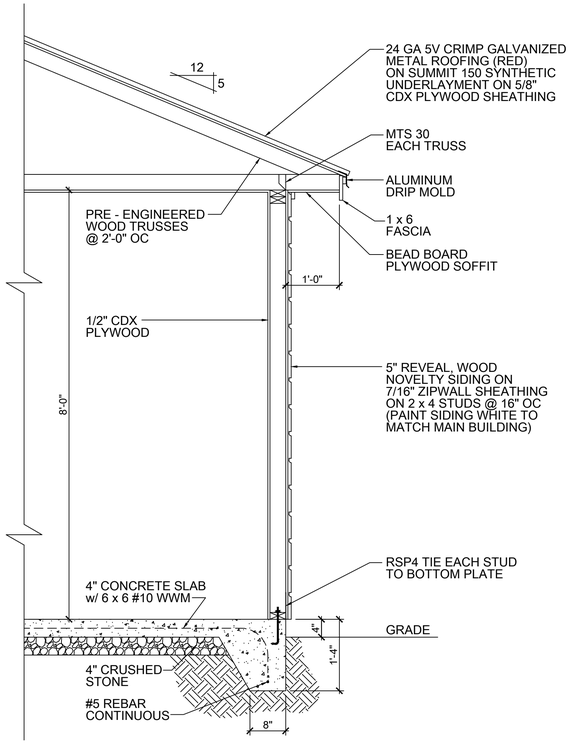
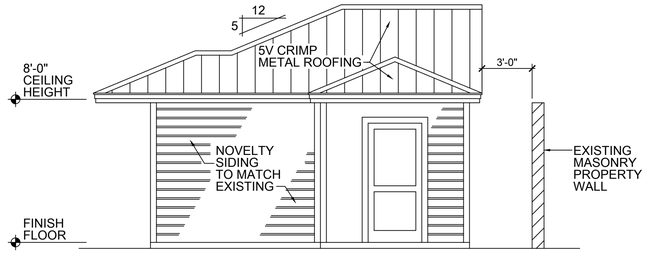
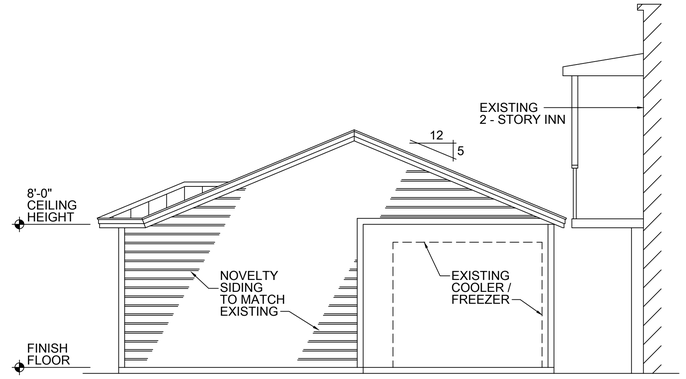


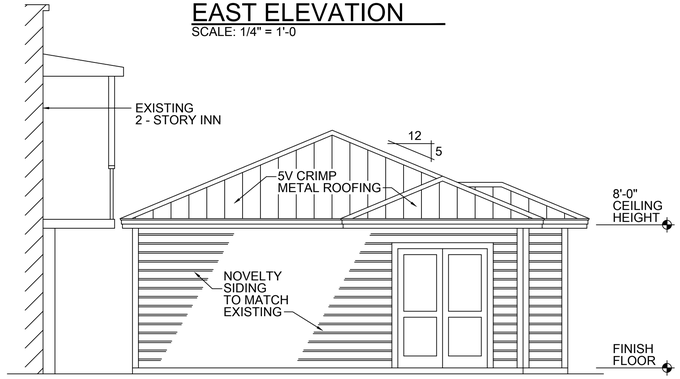
SECTION
SCALE: 3/4" = 1'-0



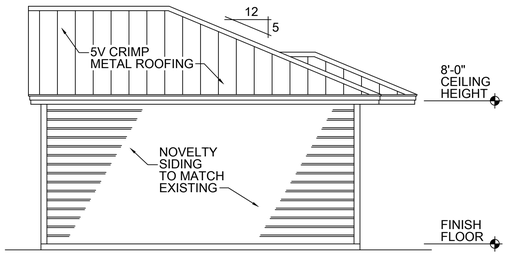
EAST ELEVATION
SCALE: 1/4" = 1'-0



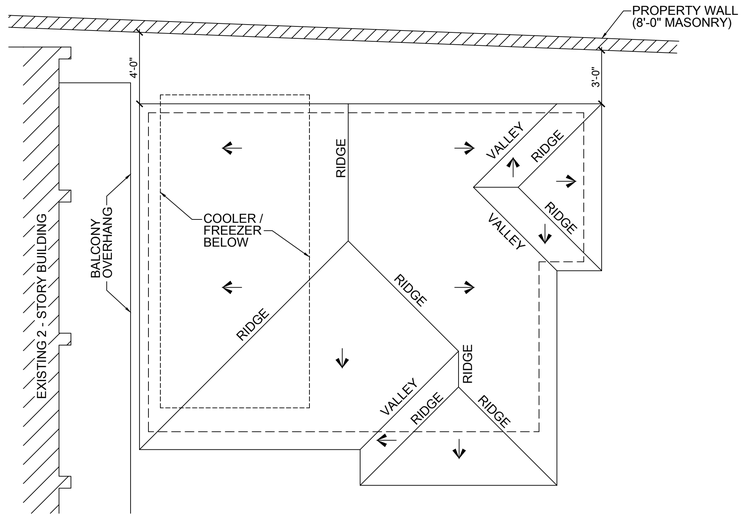
NORTH ELEVATION
SCALE: 1/4" = 1'-0



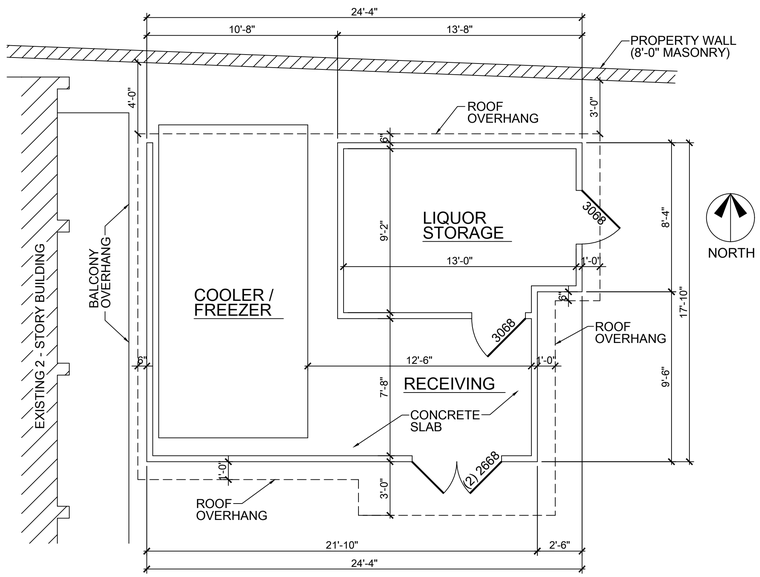
SOUTH ELEVATION - OPTION #2
SCALE: 1/4" = 1'-0



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



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



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0

REGISTRATION SEAL

DRAWN BY: R.L. RANGEO
SCALE: AS NOTED
DATE: 20 JULY 2026

FLOOR PLAN, ROOF PLAN, ELEVATIONS, WALL SECTION

CASABLANCA INN – COOLER / FREEZER / LIQUOR STORAGE BUILDING
57 CHARLOTTE STREET
ST. AUGUSTINE, FLORIDA

DON CRICHLOW & ASSOCIATES
ARCHITECT
302 ST GEORGE STREET
ST. AUGUSTINE, FL. 32084
PH: (904) 824-5785

SHEET A2

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5V-Crimp

Request Pricing

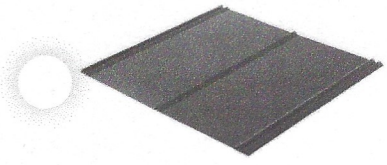
5V-CRIMP

Vintage styling with a modern touch.

TRADITION AND STYLE

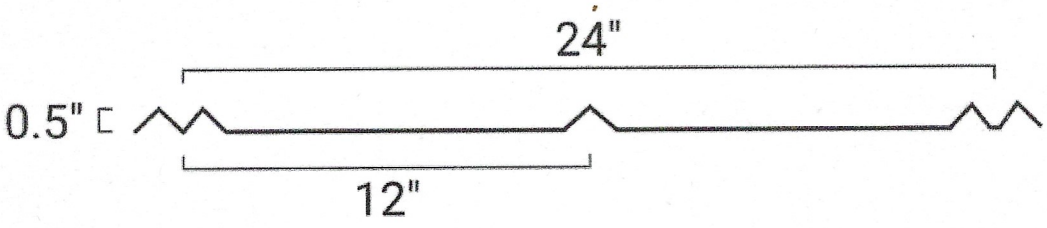
For over five decades, 5V-Crimp has graced barns and sheds across America in simple non-painted zinc and zinc-alum finishes. Only in the last few years 5V-Crimp has been re-realized in baked on finishes as a lower cost alternative to standing seam systems. With simple lines and traditional "V" ribs, 5V-Crimp is popular in coastal regions and the Southeast.





Design & Size

No need to lap multiple panels – 5V-Crimp is cut to the inch per your specifications. Any length is available from 3' up to 45' – though for handling 30' maximum is recommended. 5V-Crimp's design features five 1/2" high ribs, two on each side and one in the middle.



SIZE
24" Width (Coverage)
Cut to Inch From 3'-45'

GAUGE & WEIGHT
29 Gauge - 0.62 lb / Sq Ft
26 Gauge - 0.78 Lb / Sq Ft
24 Gauge - 1.02 Lb / Sq Ft

Warranty & Finish

Painted 5V-Crimp carries a 40 year paint warranty and 30 year fade/chalk warranty and has primer and Ga
Galvalume carries a 25 year warranty and is a 45% zinc and 55% aluminum coating with a clear acrylic ove

Contact Form

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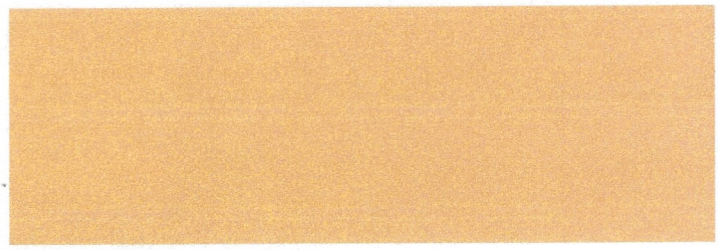
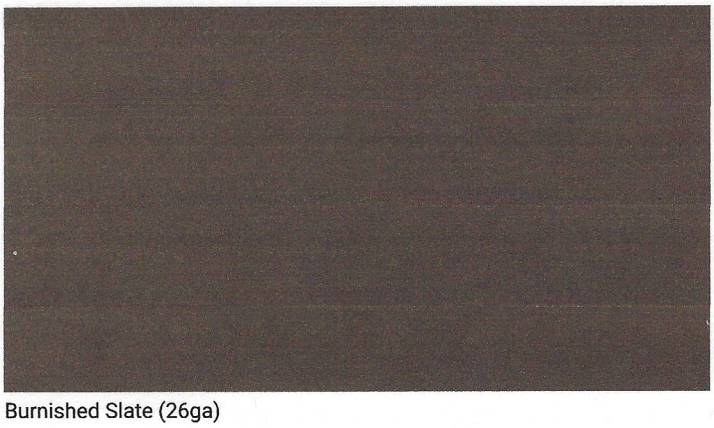
5V-Crimp

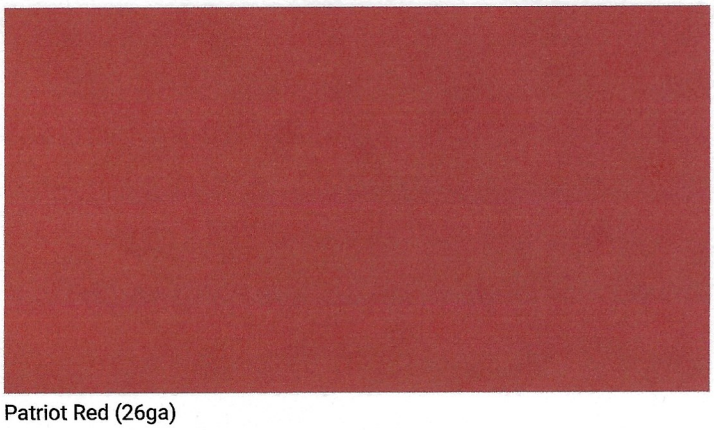
Request Pricing



Bright White (26ga)

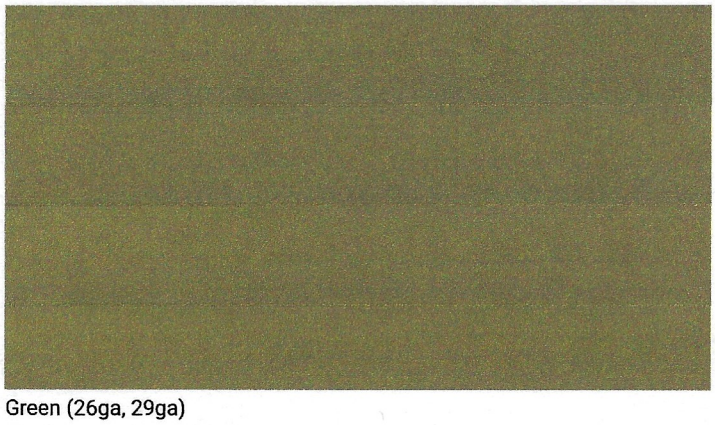
Sahara Tan (26ga)

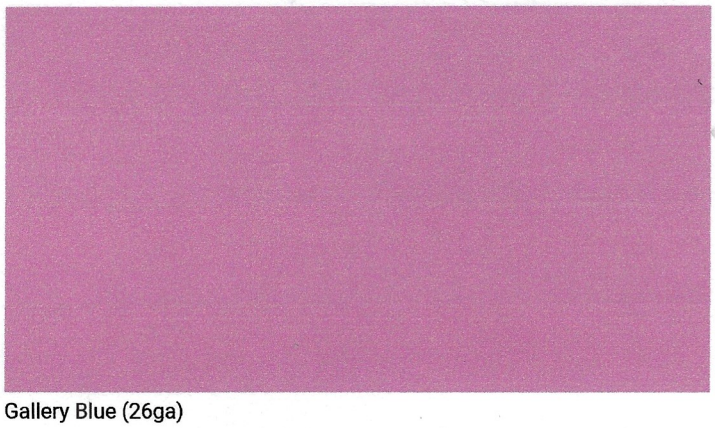




Burnished Slate (26ga)

Patriot Red (26ga)

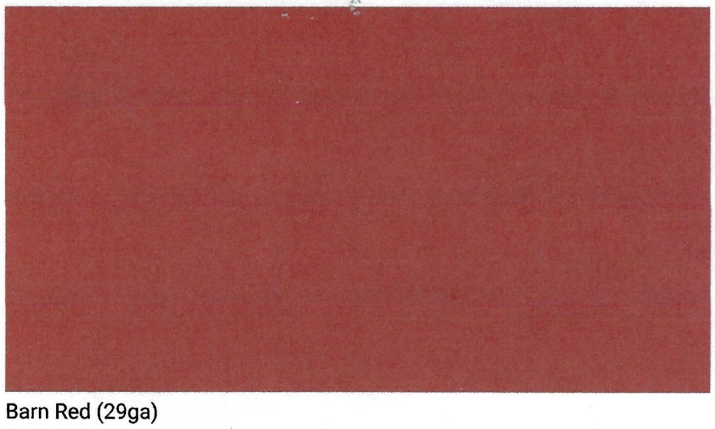




Green (26ga, 29ga)

Gallery Blue (26ga)





White (29ga)

Barn Red (29ga)

Contact Form

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3 Options

Stonington 10.5" Outdoor Lantern

by Quoizel

$139.99



3 Options

Stonington 13" Outdoor Lantern

by Quoizel

$179.99

Stonington 15"

by Quoizel

$269.99

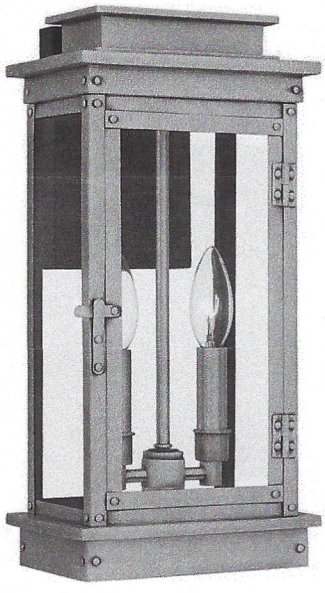
Trusted Expertise
Expert advice when you need it

Price Match Guarantee
Price-protected for 30 days

Easy Returns
Hassle-free returns for 30 days

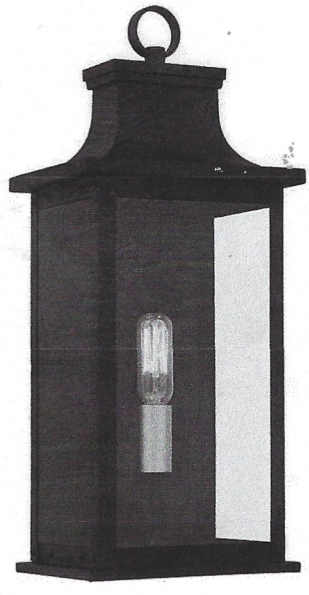
Dedicated Support Team
Real people, ready to help

Reliable Delivery
Clear timelines, no surprises



2 Options

Noelle 15.5" Outdoor Wall Sconce



2 Options

Abernathy 15.5" Outdoor Wall Sconce



Stoneleigh 16.5

Application pg. 14

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New on Amazon!
Designed for modern women on the move
Shop Sandy Lisa



Click to see full view



2+

10 Inch Diamond Tapered Barn Door Handle - Black Cast Iron Pull for Sliding Doors, Gates, Sheds, Fences, Closets - Indoor Outdoor Farmhouse Hardware

Visit the VivaLight Store

.8 (2,494)

Amazon's Choice

50+ bought in past month

$22.75

Get $50 off instantly: Pay $0.00 ~~$22.75~~ upon approval for Amazon Visa. No annual fee.

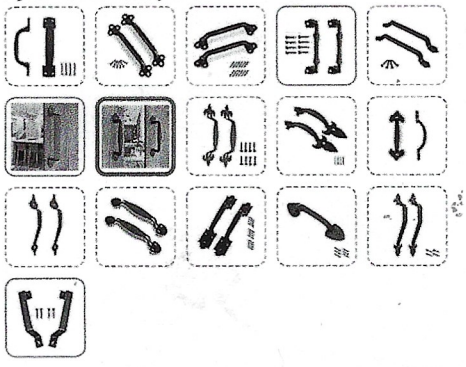
Get **Fast, Free Shipping** with Amazon Prime
FREE Returns
Available at a lower price from other sellers that may not offer free Prime shipping.

Size: **10 Inch**

8" - 2 Pack	10 Inch	10" - 2 Pack	12 Inch	12" - 2 Pack
$36.87 ($18.44 / count)	$22.75	$39.90 ($19.95 / count)	$24.63	$43.38 ($21.69 / count)

See 7 options with no featured offers

Style: **Diamond Tapered**



Material	Carbon Steel
Brand	VivaLight
Color	Black
Style	Diamond Tapered
Product Dimensions	0.78"W

About this item

- Solid Cast Iron Build: Made from heavy-duty cast iron with a matte black powder-coated finish that resists rust, chipping, and everyday wear for years of reliable use.

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Enjoy fast, free delivery, exclusive deals, and award-winning movies & TV shows.
Join Prime

Buy New
$22.75

Get **Fast, Free Shipping** with Amazon Prime

FREE delivery **Saturday, July 25** on orders shipped by Amazon over $35. Order within 3 hrs 31 mins

Delivering to Saint Augustine 32084 - Update location

Only 2 left in stock - order soon.

Quantity: 1

Buy Now

Ships from	Amazon
Sold by	Good Vibes Hardware
Returns	FREE 30-day refund/replacement
Payment	Secure transaction

See more

Used - Like New
$18.20

FREE delivery Saturday, July 25 on orders shipped by Amazon over $35

Ships from: Amazon
Sold by: Good Vibes Hardware

Add to List

Other sellers on Amazon

New & Used (3) from $18.20
FREE Shipping on orders over $35.00 shipped by Amazon.

Application pg. 15

Received July 20, 2026
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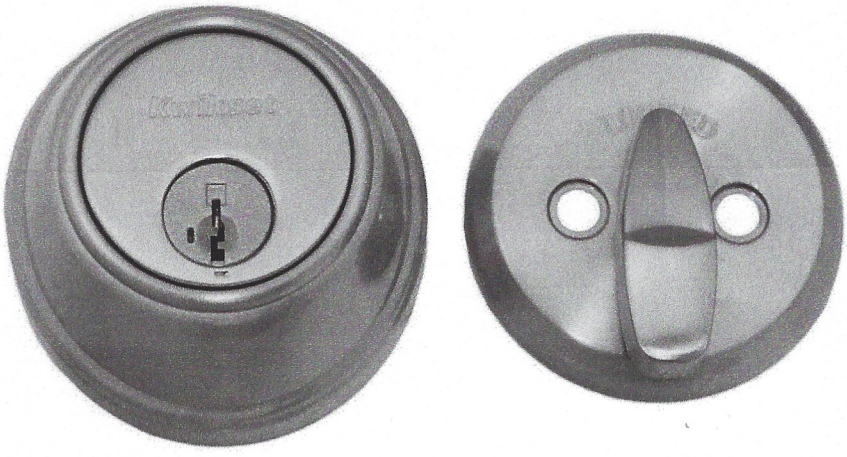



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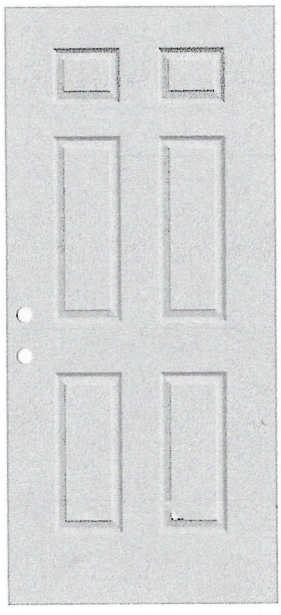
Special Buys!
One-of-a-Kind
Accessories
32" Wide Doors
8'0" Tall Doors
Back Doors
Barn Doors
Cabinet Hardware & Accessories
Cabinets: In Stock
Cabinets: Special Order
Cabinet Vanities
Commercial Doors & Hardware
Craftsman Doors
Double Doors
Fiberglass Doors
French Doors
Grille Doors
Interior Doors
Interior Shaker Doors
Iron Doors
Knotty Alder Doors
Locksets & Door Handles
Mahogany Doors
Mini-blind Doors
Modern Doors
Patio Doors
Pet Doors
Pocket Door Hardware
Privacy Collection
Rustic Doors
Sidelite Units
Steel Doors
Texas Star Doors



6-Panel Fiberglass Exterior Door Slab

Model: FG11-SLB

$169.00 ~~Compare at: $199.00~~
You save: $30.00!

Special Order: Allow 4-6 Weeks

Width

30" | 32" | 36"

- 1 +

Add to cart | Get More Info

Before ordering: Please read our Shipping and FAQs pages for more information about our store policies.

Due to high demand, orders placed online are only available for shipping and may take 4-6 weeks. To pick up in store, please order by phone.

Please note: Our inventory changes hourly. Please email or call 713-937-9132 for current availability and lead time.

Share this:

Product Information

- Available 30" x 80", 32" x 80", 36" x 80"
- Actual size: 29-3/4" x 79", 31-3/4" x 79", 35-3/4" x 79"
- Fiberglass door slab - won't dent, rot or rust!
- Unfinished, wood grain texture
- Paintable & stainable
- Slab only - frame not included
- Double-bored with 2-3/8" backset and hinge-prepped
- Reversible for left or right swing

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 20, 2026 Meeting



Application HP2026-0063 Address: 30 St. George Street

Applicant: Foto Comercio, LLC

Property Owner: MIS Ventures, LLC

Project description: To install a photo booth along St. George Street.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01885
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1904-1910
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1973400000		
Agenda Item:	7(a)	Previous Action(s):	F2018-0175

STAFF SUMMARY AND ANALYSIS:

1. This property is a through lot fronting both St. George and Spanish Streets on the block between Tolomato Lane and Cuna Streets within the Historic Preservation-Three (HP-3) zoning district. The lot features several structures, both historic and new construction.
2. The applicant is seeking an Opinion of Appropriateness to place a custom-designed photo booth between the two entry stairs of 30 St. George Street. The Board must determine whether the overall project scope is consistent with the Architectural Guidelines for Historic Preservation (AGHP) and may provide feedback to the applicant on ways to modify the project to meet the AGHP.
3. Photo booths are not specifically addressed within the AGHP, but are considered a mechanical/electrical device similar to ATMs and vending machines. According to the AGHP, mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice and should not be visible from the street or located on street facades, adjacent to galleries or loggias, or within patios. Additionally, mechanical equipment should not conceal architectural features.
4. The proposed project location does not meet AGHP requirements as the photo booth will be highly visible from St. George Street and would block a portion of the front picture window of the building from view. Staff have advised the applicant that an appropriate design in a less conspicuous location on the property, such as in the central courtyard space, would be more consistent with this AGHP requirement.
5. Two design options were provided for the Board's consideration.
    - Concept 1 draws inspiration from the historic downtown and includes stucco, wood, and Spanish tile. The applicant was advised that alternative materials are not generally approved within the HP-3 zoning district. Lighting proposed for the photo booth is Edison bulb string lighting (also called festoon lighting) which has generally been considered inappropriate within historic districts. A lantern-style light with no visible bulb would be most appropriate within the district.
    - Concept 2 also includes festoon lighting but utilizes images that reference the mid-century Florida tourism era with more vibrant colors and an awning overhang. This design is not consistent with AGHP requirements and would be inappropriate in the highly visible location proposed.
6. For new construction in HP-3, "reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted," according to the AGHP. While pre-1821designs are required in this district, when considering compatibility with the primary structure, the existing building has late 19th / early 20th century design elements.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** an Opinion of Appropriateness at **30 St. George Street** to allow the applicant time to reconsider the proposed photo booth location and provide a more specified design as recommended by the HARB.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Install a free-standing photo booth along St. George Street:
    a. 22.5”w, 30”d, 72”h
    b. Two design proposals:
        i. Old World:
            1. Stucco exterior, stained wood, Spanish tile, and wrought-iron materials
            2. Roof overhang with Edison bulb lighting
        ii. Retro Florida:
            1. Mid-Century Roadside overlays
            2. Awning with Edison bulb lighting

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Electrical and Mechanical Equipment

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

Do...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.

Don't...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

Pre-1821

Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice. Meters and connection boxes located on a street facade must be placed in a wall niche with an opaque wood door or cover. Pipes and wiring mounted on the exterior of the building should be painted to match the color of the building.

Lighting fixtures must be simple colonial fixtures, usually rectangular, and made of pierced tin or black metal with glass. They may be attached to walls or posts, or suspended under loggia or balcony roofs. Modern fixtures are permitted only to supplement colonial fixtures and must be as unobtrusive as possible. Modern lighting fixtures are not permitted on street facades unless completely screened, and are not permitted in any location where they are visible from the street. Fixtures mounted in trees, on the ground or on the inside of a wall or fence below the top of the wall or fence may be appropriate. Light levels should be kept low to preserve the historic ambiance. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Post-1821

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

Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

Staff Photographs
30 St. George Street



Proposed project area off Front (west) Elevation along St. George Street

Staff Photographs
30 St. George Street





Proposed project area off Front (west) Elevation along St. George Street

Staff Photographs
30 St. George Street





Proposed project area off Front (west) Elevation along St. George Street

Staff Photographs
30 St. George Street





Proposed project area off Front (west) Elevation along St. George Street

Staff Photographs
30 St. George Street





Walkway along Side Elevation / Rear Courtyard

Staff Photographs
30 St. George Street





Ticket booths within HP-2 and HP-3 along St. George Street for reference

Staff Photographs
30 St. George Street





Ticket booths within HP-2 and HP-3 along St. George Street for reference

Staff Photographs
30 St. George Street





Ticket booths within HP-2 and HP-3 along St. George Street for reference

Staff Photographs
30 St. George Street







Ticket booths within HP-2 and HP-3 along St. George Street for reference

Staff Photographs
30 St. George Street





Ticket booths within HP-2 and HP-3 along St. George Street for reference

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. 8SJ1885 1009==

Site Name: 30 St. George Street 830== Survey Date: 7902 820==

Address: 30 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 12 (block) All 24 (lot) 868==

868==

Owner of Site: Name: Tucker, Leonard R. & Ruth S.;

Address: P.O. Box 1928

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP-3

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

UTM: 17 (zone) 469715 (easting) 3307165 (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==

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, weatherboards with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2, transom lights, glass in doors, fixed multipane, Metal jalousie 942==

Foundation: Stone (coquina) piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porch, hip; porch, shed 942==

Porches & Balconies: Balcony on the front. 942==

Chimney Location: End exterior, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Jigsawn rafters & brackets; chamfered posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: On restored St. George Street. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Minorcans, Families, Commerce, Art

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular building at 30 St. George Street was constructed between 1904 and 1910. The Sanborn Fire Insurance Maps indicate that a private residence existed on the site as early as 1888. It was reduced to one-story by 1899 and functioned as a Tin Shop in 1904. The building shown on the 1910 map is also labeled "Tin Shop" but is of a different size. The resent structure consists of a balcony with jigsawn brackets and chamfered posts and jigsawn rafters. It is on restored St. George Street.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the

(over)

V. BIBLIOGRAPHY

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

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

This building at 30 St. George Street was used initially as a tin shop, but by 1914 functioned as an Undertakers establishment operated by John W. Sanchez and Leonard F. Sanchez. Augustus F. Craig became a partner by 1920 with the business remaining partially in the Sanchez family until purchased sometime before 1934. It became the Key-McCabe Funeral Home with Thomas A. Pomar assistant manager.(4) Members of the Sanchez family descend from early Spanish colonists. The Pomar family descends from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777. The building currently functions as a photography studio.

ARCHAEOLOGY

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

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

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

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

4. SAnborn Fire Insurance Map, 1904, 1910; City Directory, 1914-15 through 1934.



Page 1

☐ Original
☒ Update

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

Site #8 SJ01885
Field Date 2-11-2016
Form Date 2-11-2016
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) 30 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:	30		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 # 1973400000 — Landgrant
Subdivision Name — Block — Lot
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use — From (year): — To (year):
Current Use Commercial — 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** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Drop siding 2. Wood siding 3.
Roof Type(s) 1. Gable 2. Hip 3.
Roof Material(s) 1. Wood shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) single 2/2 wood with raised muntins; wood 3/6; single & paired 12/12 wood w/ raised muntins; large single pane storefront window w/ divided transom
Distinguishing Architectural Features (exterior or interior ornaments) 2 story wood frame with wood drop siding; 2nd floor balcony porch supported by robust wood triangle brackets with chamfered posts supporting hip roof
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 SJ01885

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) paired wood panel doors with divided transom above on either side of first floor; 2nd floor has two single 2-panel doors
Porch Descriptions (types, locations, roof types, etc.) 2nd story balcony porch with robust wood triangle brackets and chamfered wood posts

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See original form by David Nolan for additional history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) contributes to the St. Augustine NRHD, SJ10

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 _____

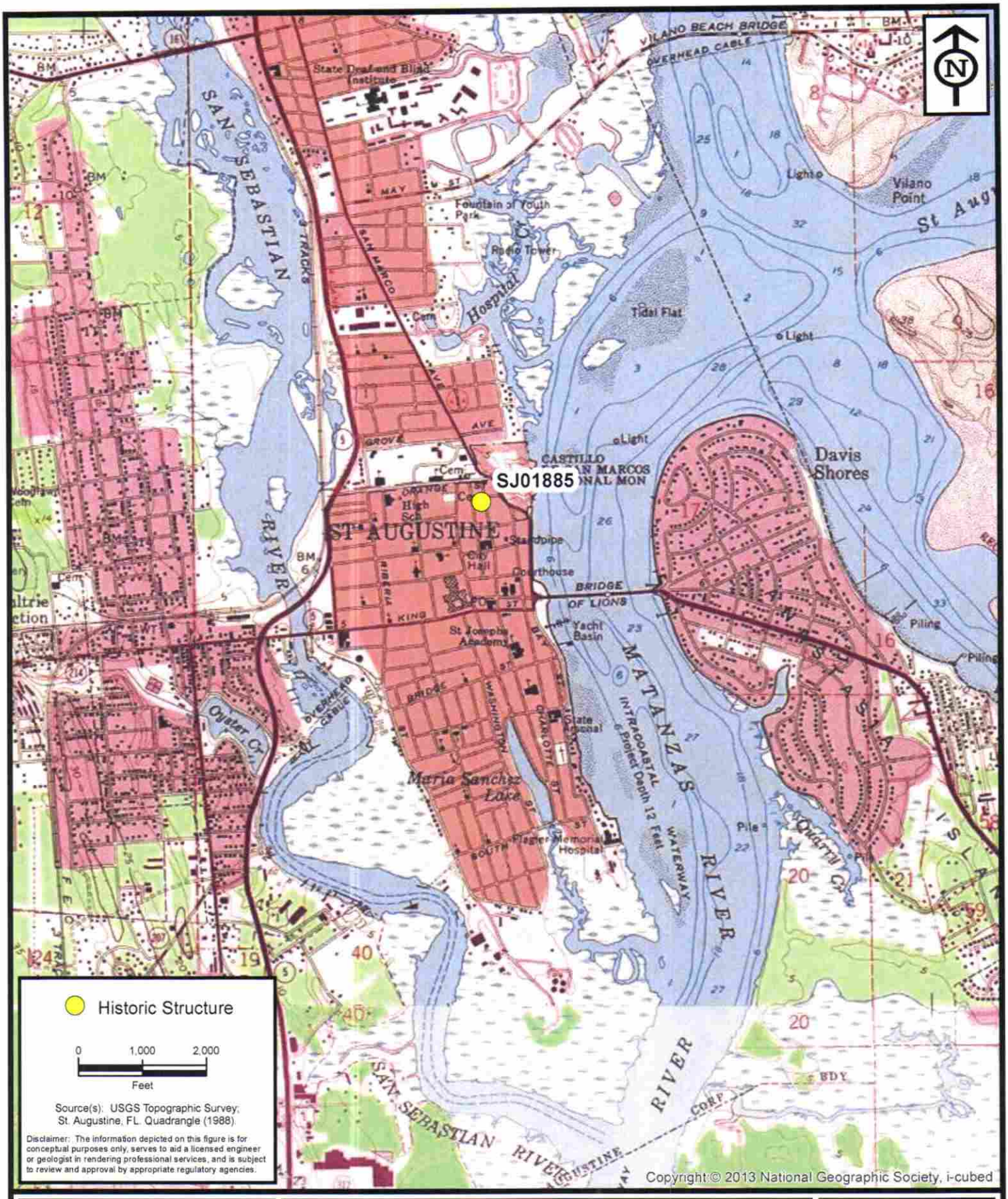
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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 - SJ01885

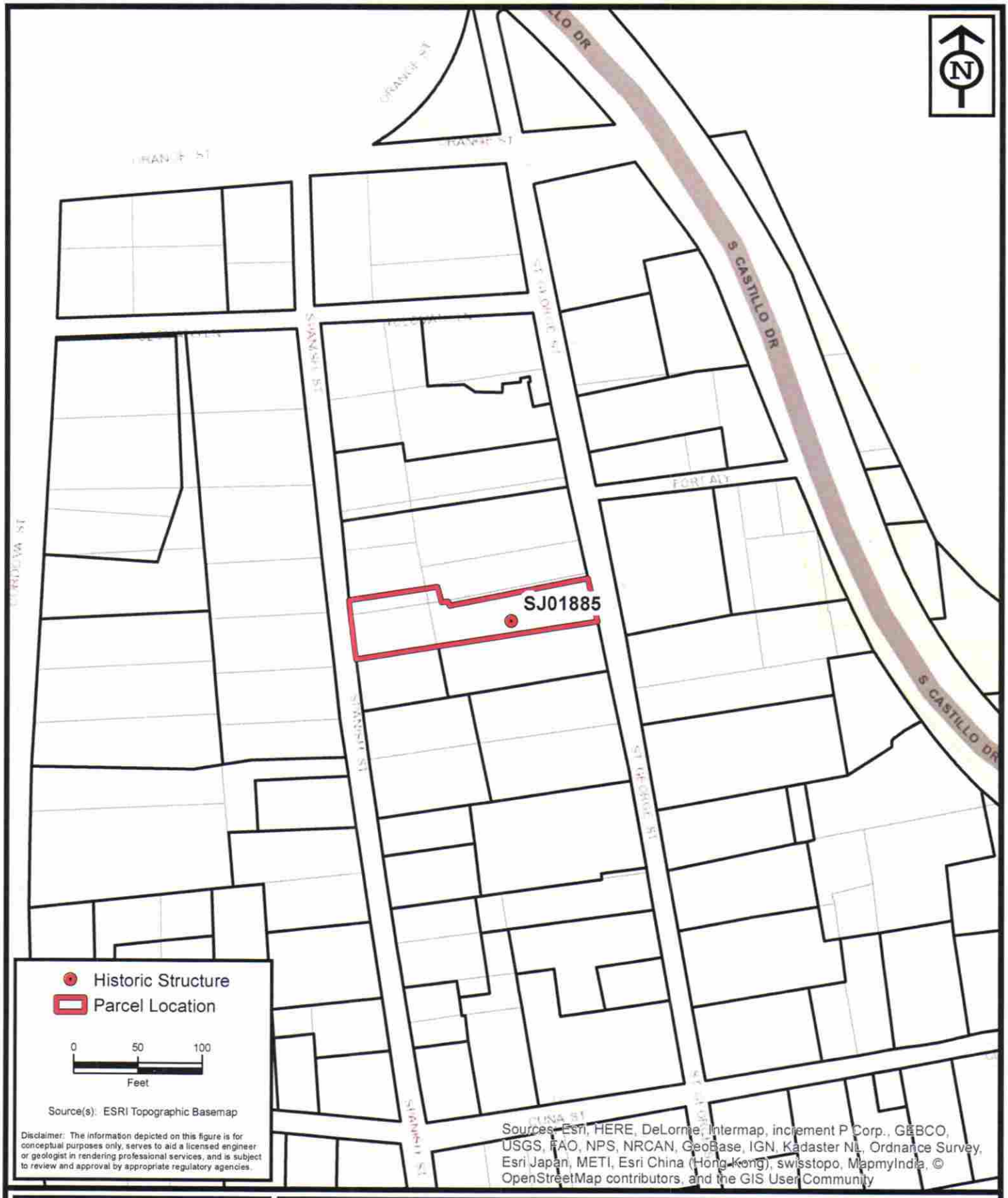
City of St. Augustine
Historic Structure Survey

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\SJ01885\Location.mxd Date: 1/29/2016 9:20:19 AM

SJ01885



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

Parcel Location - SJ01885

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01885\Parcel.mxd Date: 2/1/2016 12:13:25 PM

SJ01885


Vintage
SKECHERS
SKECHERS


30
Vintage
Vintage
Soft Like

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Opinion of Appropriateness

Case Number: HP2026-0063 **Meeting Date: Thursday, August 20, 2026**

1. NAME OF APPLICANT: Spencer Friedman
   Business (if applicable): Foto Comercio, LLC
   Address: 7630 SW 61ST AVE,
   City: MIAMI State: FL Zip Code: 33143-5014
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: MIS Venture LLC
   Business (if applicable):
   Address: 6851 W Sunrise BLVD STE 100
   City: PLANTATION State: FL Zip Code: 33133
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

3. PROJECT LOCATION: 30 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG S13FT LOT 5 ALL LOT 6 & 7 & 24 & LOT 25 (EX PT SOLD IN OR160/34) & 13 OF W9FT OF LOT 26 BLK 12 OR5729/968

5. SCOPE OF WORK: To install a photo booth along St. George Street.

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Property Survey
- Design Proposals

Received July 21, 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: 30 St George Street, Augustine, FL 32084, USA

Applicant's Name: Foto Comercio LLC Applicant's Signature: _____

Owner's Name: MIS Ventures LLC Owner's Signature: _____

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

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

(Can add additional signature page if needed)

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

AUTHORIZATION CONFIRMATION

MIS Ventures LLC

I, **Alon Ben Isreal**, hereby confirm that I am an authorized representative of **MIS Ventures LLC** and have the authority to sign documents and act on behalf of the company in matters relating to its business and/or property interests.

I further confirm that my signature below may be relied upon as confirmation of my authority to represent and bind MIS Ventures LLC for the purposes of the relevant application and supporting documentation.

Authorized Representative: Alon Ben Isreal
Company: MIS Ventures LLC

Signature: _____

Date: 10/08/2026

Received July 21, 2026
Planning and Building Dept.



ALTA/NSPS LAND TITLE SURVEY



SURVEYORS CERTIFICATION

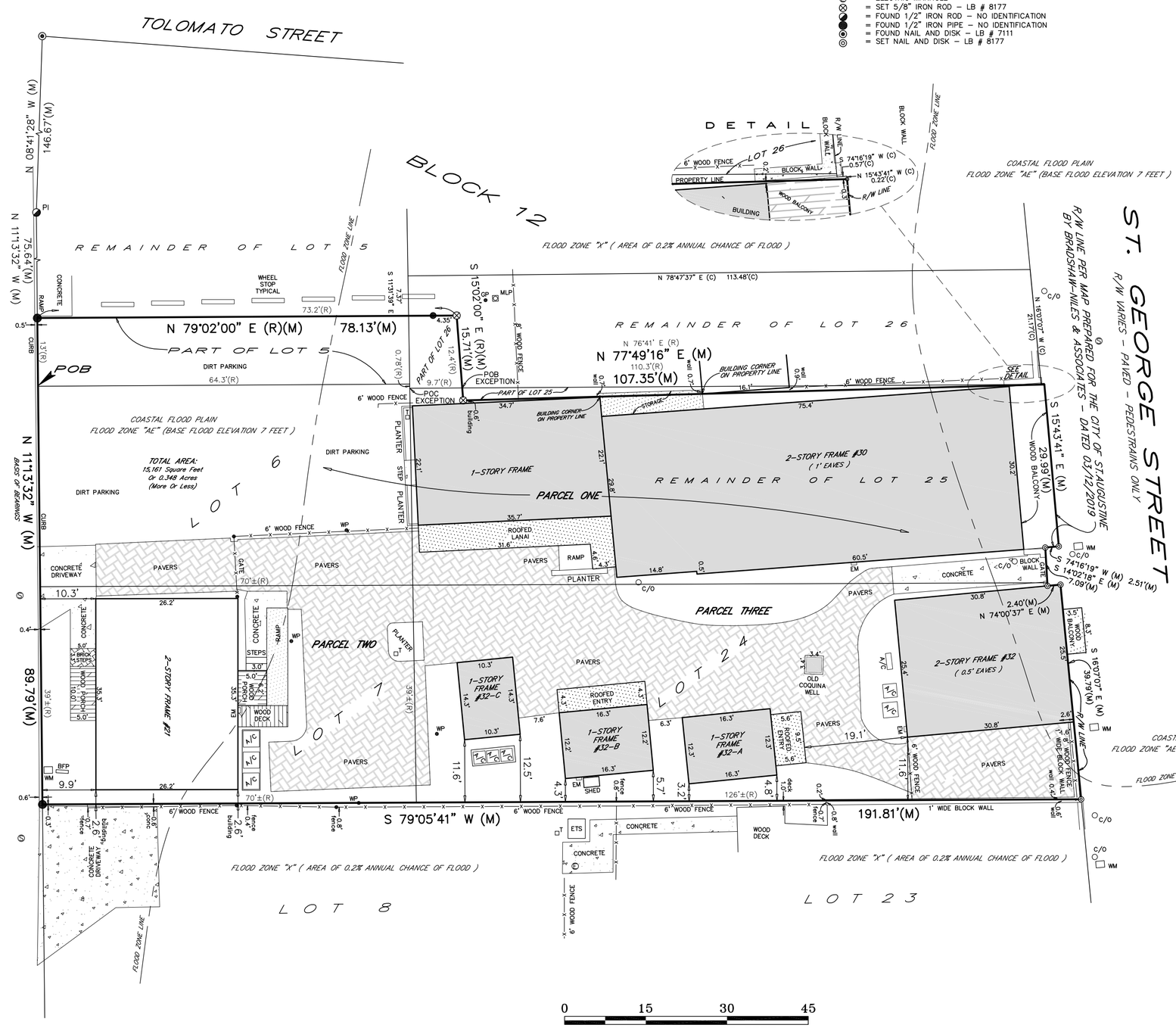
TO MIS VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CITY NATIONAL BANK OF FLORIDA, CHICAGO TITLE INSURANCE COMPANY, ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC., THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ONLY ITEMS 1, 2, 3, 4, 6, 8, 9, 11A, 16 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/29/2022.

DATE OF MAP: 02/15/2023

MICHAEL A. PIESCO, PLS# 4793

LEGEND

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
± = MORE OR LESS
R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
CONC = CONCRETE
(R) = RECORD
(M) = MEASURED
(C) = CALCULATED
MLP = METAL LIGHT POLE
C/O = CLEAN-OUT
BFP = BACK FLOW PREVENTER
WM = WATER METER
EM = ELECTRIC METER
A/C = AIR CONDITIONER
T = TELEPHONE RISER
ETS = ELECTRIC TRANSFORMER ON SLAB
WP = WOOD POST
GP = GUARD POST
EM = ELECTRIC METER
PI = POINT OF INTERSECTION
= SANITARY SEWER MANHOLE
= ELECTRIC MANHOLE
= SET 5/8" IRON ROD – LB # 8177
= FOUND 1/2" IRON ROD – NO IDENTIFICATION
= FOUND 1/2" IRON PIPE – NO IDENTIFICATION
= FOUND NAIL AND DISK – LB # 7111
= SET NAIL AND DISK – LB # 8177



DESCRIPTION:

PARCEL ONE:

LOTS SIX (6) AND TWENTY–FIVE (25) OF BLOCK TWELVE (12) OF THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT: A PART OF LOT 25, BLOCK 12, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, DATED JUNE 1923, SAID PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 25; THENCE N 76°41' E, 9.70 FEET ALONG THE NORTH LINE OF SAID LOT 25 TO THE POINT OF BEGINNING; THENCE CONTINUE N 76°41' E, 110.3 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE S 22°31' E, 2.82 FEET TO A POINT ON THE NORTH SIDE OF AN EXISTING MASONRY WALL; THENCE S 76°35' W, 110.66 FEET; THENCE N 15°02' W, 2.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF ST. GEORGE STREET ACCORDING TO THE R/W MAP PREPARED FOR THE CITY OF ST. AUGUSTINE BY BRADSHAW–NILES & ASSOCIATES, INC. DATED 03/12/2019.

AND

A PART OF LOT 5 AND A PART OF LOT 26, BLOCK 12, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, DATED JUNE 1923, SAID PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 5 FOR THE POINT OF BEGINNING; THENCE N 79°02' E, 64.3 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE S 15°02' E, 0.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE N 76°41' E, 9.70 FEET ALONG THE SOUTH LINE OF SAID LOT 26; THENCE N 15°02' W, 13.41 FEET; THENCE S 79°02' W, 73.20 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5; THENCE S 11°24' E, 13.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

LOT SEVEN (7), BLOCK TWELVE (12), ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, DATED JAN 1, 1905, BOUNDED ON THE WEST BY SPANISH STREET, 39 FEET MORE OR LESS, ON THE NORTH BY A LOT FORMERLY OWNED BY JOHN T. DISMUKES, 70 FEET, MORE OR LESS, SOUTH BY LOT FORMERLY OWNED BY CATHERINE MICKLER, 70 FEET MORE OR LESS, ON THE EAST BY LOT FORMERLY OWNED BY J. M. G. CARRERA, 39 FEET MORE OR LESS.

PARCEL THREE:

IN THE CITY OF ST. AUGUSTINE, AND BOUNDED ON THE SOUTH BY LOT OF PERRY, ON THE NORTH BY PROPERTY NOW OR FORMERLY OF THE FIRST NATIONAL BANK OF ST. AUGUSTINE, ON THE WEST BY LOT OF MESERVE AND ON THE EAST BY ST. GEORGE STREET ON WHICH IT FRONTS, AND MEASURES THIRTEEN YARDS AND TWENTY–EIGHT INCHES, AND IN DEPTH ONE HUNDRED AND TWENTY–SIX FEET. SAID LAND IS ALSO DESCRIBED AS LOT #24, BLOCK 12, OF THE CITY OF ST. AUGUSTINE, FLORIDA.

LESS AND EXCEPTING THEREFROM ANY PART THEREOF LYING WITHIN THE RIGHT OF WAY OF ST. GEORGE STREET ACCORDING TO THE R/W MAP PREPARED FOR THE CITY OF ST. AUGUSTINE BY BRADSHAW–NILES & ASSOCIATES, INC. DATED 03/12/2019.

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD HAZARD) AND FLOOD ZONE "AE" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 7 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C–0314–J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018.
http://www.gis.bocc.co.st–johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE EASTERLY RIGHT–OF–WAY LINE OF SPANISH STREET HAVING AN ASSUMED BEARING OF N 11°13'32" W.

THE PARCEL OF LAND SHOWN HEREON IS ZONED HISTORIC PRESERVATION (HP–3) AS OBTAINED FROM THE CITY OF ST. AUGUSTINE ZONING MAP.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
MIS VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
U.S. SMALL BUSINESS ADMINISTRATION
FLORIDA FIRST CAPITAL FINANCE CORPORATION
CITY NATIONAL BANK OF FLORIDA
CHICAGO TITLE INSURANCE COMPANY
ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J–17.051, 5J–17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

SCHEDULE B – SECTION II EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY
ISSUING OFFICE:
ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.
3670 US 1 SOUTH, SUITE 110
ST. AUGUSTINE, FLORIDA, 32086
ISSUING OFFICE FILE No. 23895
ORDER No. 10770983
COMMITMENT DATE: 11/15/2022
REVISION DATE: 11/28/2022

ITEM #1 – NOT A SURVEY MATTER
ITEM #2 – NOT A SURVEY MATTER
ITEM #3A – DEPICTED ON SURVEY – IF ANY
ITEM #3B – DEPICTED ON SURVEY – IF ANY
ITEM #3C – NOT A SURVEY MATTER
ITEM #3D – NOT A SURVEY MATTER
ITEM #4 – NOT APPLICABLE
ITEM #5 – NOT A SURVEY MATTER
ITEM #6 – NOT A SURVEY MATTER

REVISIONS

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 11/23/2022
FIELD BOOK/PAGE(S): 370/57–60, 533/48–51
DRAWING SCALE: 1" = 15'
JOB NUMBER: 22–508

12/05/2022 8:29AM \\FRONT\Projects\Autocad\2022\22–508\dwg\22–508.dwg

BOUNDARY SURVEY

#19 & #21 SPANISH STREET &
#32, #32–A, #32–B AND #32–C ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA, 32084

#30, #32, #32–A, #32–B, #32–C

ANCIENT CITY SURVEYORS
LB # 8177
ACS
PROFESSIONAL
LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs–surveyors@comcast.net PHONE: 904–797–9967

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

Application pg. 5

DATE SIGNED:

LAUREN EHLERS DESIGN

FOTO COMERCIO

Photo Booth Exterior Design

VENUE

Vintage Clothing Co.

Vintage Clothing Co. is a local clothing store located in the heart of downtown St. Augustine Fl. It offers a range of clothing and souvenirs, from BoHo Chic to trendy brands like Salt Life.

It's the perfect go-to shop for vacationers as they explore the sights of historic downtown.





Materials to be used:

- Stucco (painted)
- Spanish Tile
- Natural Stained Wood
- Wrought Iron

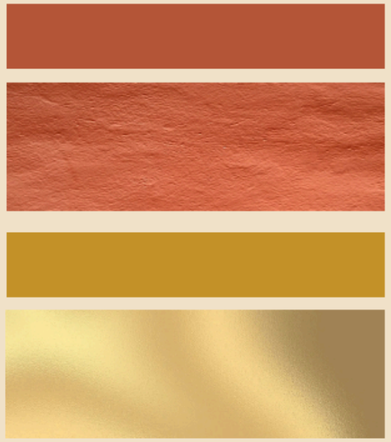
CONCEPT 1

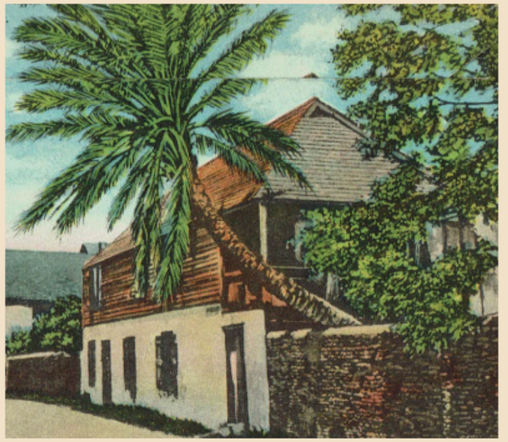
Old World

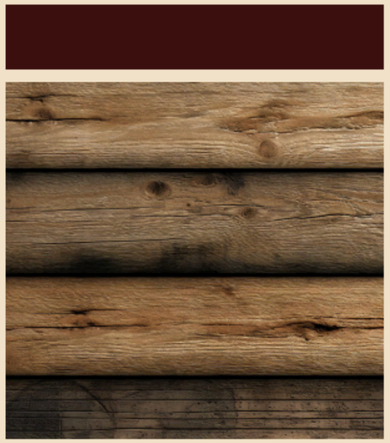
The design draws its aesthetic and material palette from the colonial shopfront of Vintage Clothing Co. and the iconic Spanish revival architecture in historic downtown St. Augustine.

Old world styling with rustic wood plank siding, ornate wrought iron accents, antique gold lettering, rough texture of white stucco, warm terracotta, and vibrant Spanish tile.

To take advantage of the vibrant night life, Edson bulb lights placed along the eaves of the booth will provide a warm inviting appeal.







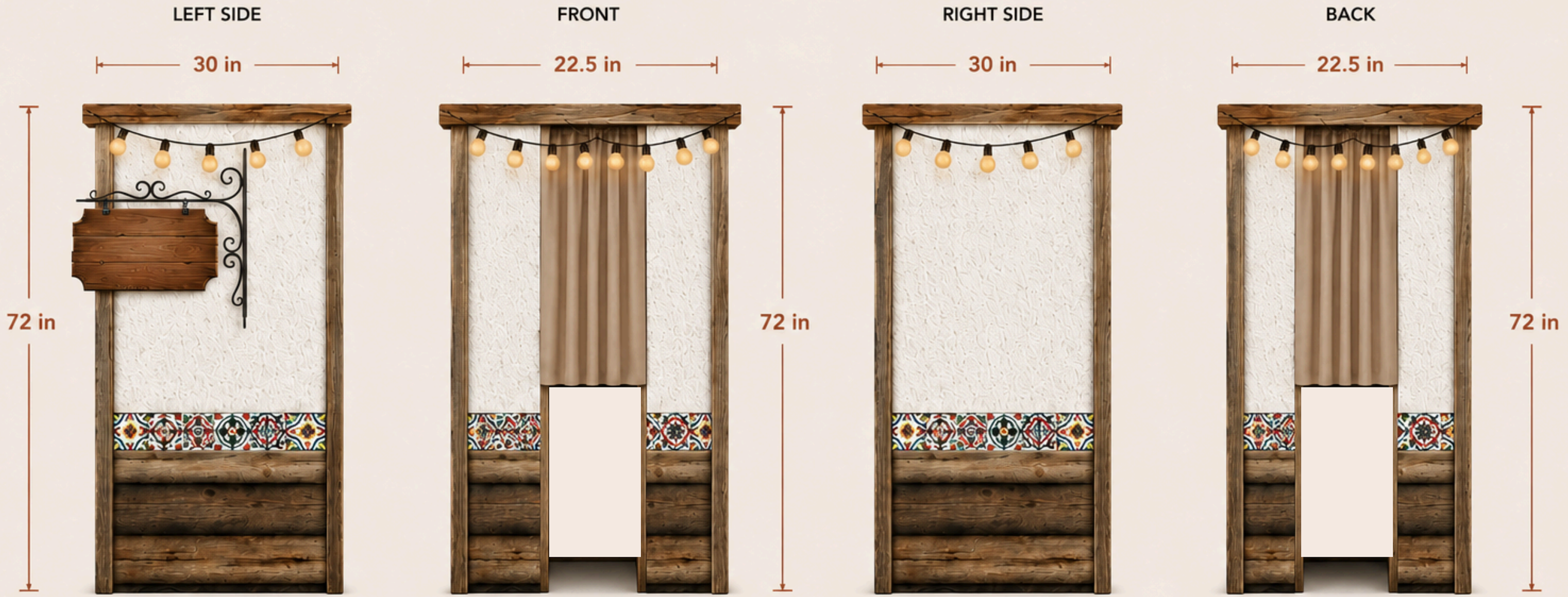






CONCEPT 1

Old World



DIMENSIONS SUMMARY

- **FRONT:** 22.5 in wide x 72 in tall
- **BACK:** 22.5 in wide x 72 in tall (identical to front)
- **LEFT SIDE:** 30 in wide x 72 in tall
- **RIGHT SIDE:** 30 in wide x 72 in tall
- **ROOF OVERHANG:** extends slightly beyond structure on all sides with edison bulb lighting

NOTE:

Front and back are identical in design and dimensions.

CONCEPT 2

Retro Florida Vacation

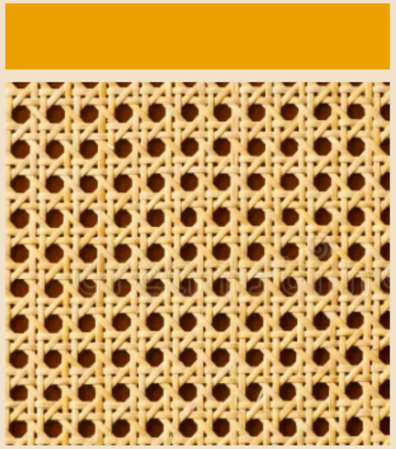
This design draws its visual language from the golden age of Florida tourism: roadside motels, souvenir postcards, hand-lettered vacation graphics, and the vivid illustrated imagery of mid-century travel. The booth will become a "roadside attraction", the kind people want to stop and photograph before they even step inside.

Warm saturated colors, bold playful typography, retro style illustrations of iconic St. Augustine scenes (birds, palms, oranges, lighthouse, fort, etc), vintage rattan accents,

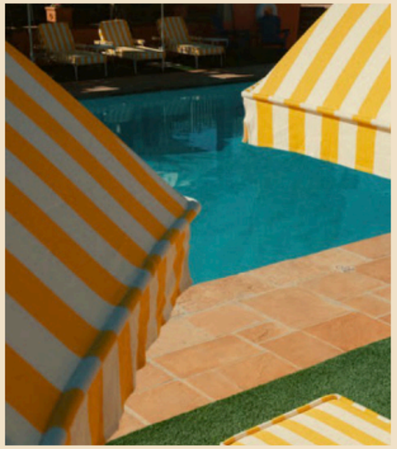








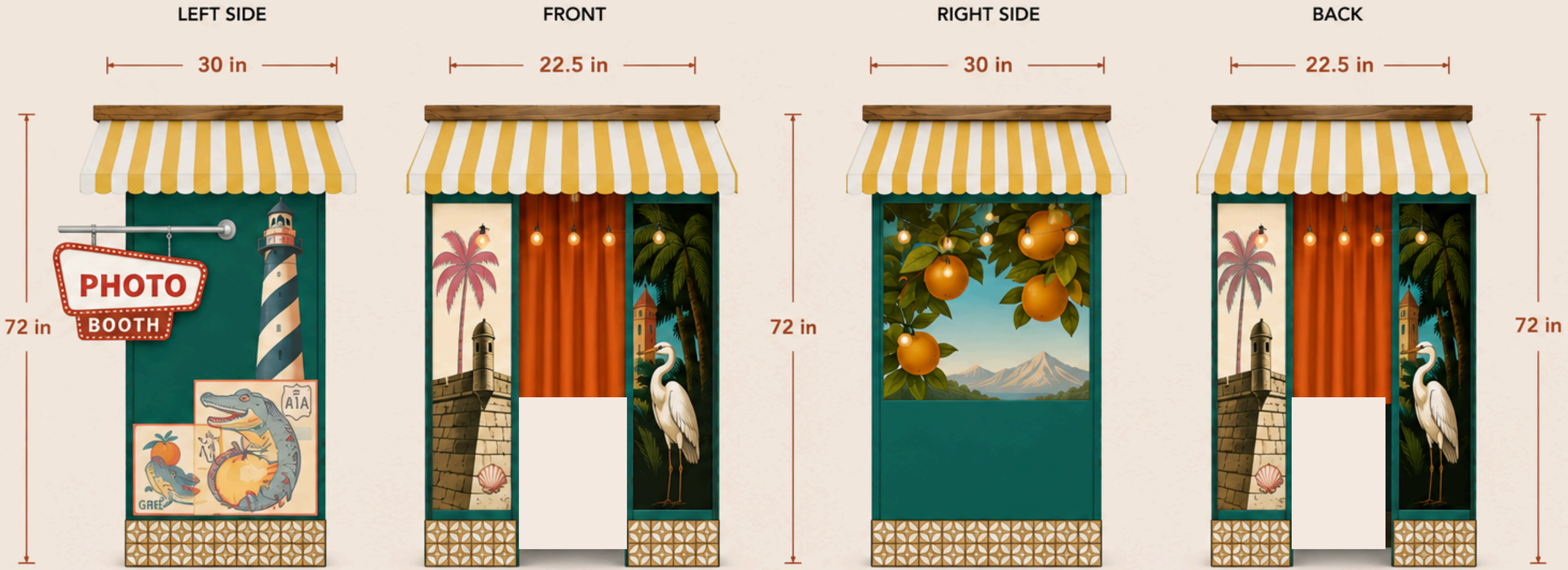






CONCEPT 2

Retro Florida Vacation



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NOTE:

Front and back are identical in design and dimensions.

August 13, 2026

City of St. Augustine
Julie Courtney
HARB
Via Email: jcourtney@citystaug.com
Re: 59 Marine Street/156 Avenida Menendez

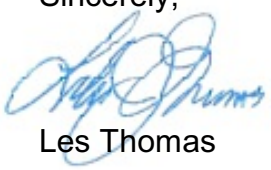
Dear Julie:

Representing Dan Cava, the property owner, I would like to request a continuance for the 59 Marine street/156 Avenida Menendez project on the HARB Meeting's agenda for Thursday, August 20, 2026.

We would ask to continue it until the September 17th HARB Meeting.

If there are any questions please contact me.

Sincerely,



Les Thomas

LT/jmc

32 Cordova Street, St. Augustine, FL 32084 Phone: (904)824-9508
Email: lesthomasarchitect@gmail.com
State License #AR9242

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 20, 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:	8(a)	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 application was continued by the Board at the June 18, 2026 and July 16, 2026 meetings to allow the applicant to provide fully accurate drawings and adjust the windows sizes on the sides and rear to their original size.

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 the wood windows that were replaced.

New drawings were submitted that remove the Hardie siding from the scope of work and correctly indicate the existing foundation.

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 **APPROVE** an **After-the-Fact Certificate of Demolition for Partial Demolition** at **7 Saragossa Street if the HARB can make the following findings:**

1. Plans provided are sufficient to convey the applicant's intent; AND,
2. 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 and will maintain the historic character and integrity of the structure; AND,
3. The modified windows and plans 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. 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.

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 new drawings maintain almost all of the existing fenestration pattern except for two paired windows on the ground floor of the west elevation which have been converted to a single horizontally oriented window. No floorplan was submitted to provide justification for this change as the Board had recommended. The applicant may consider clarifying the reason for this fenestration change.

Comparison of existing and proposed elevations show that previoulsy existing windows marked WD2 and WD3, noted as 2'10"x6' and 2'11"x6' respectively, are being replaced are all being replaced with NWD3 windows which are 3'x6' in size despite the proposed elevation drawings showing a slight difference in size. While the change in only a few inches, the HARB should determine whether replacing these varied window sizes with a consistent window size is an appropriate fenestration change for the structure.

It is unclear whether the change in window sizes will prompt a change in the proposed window manufacturer. No new window specifications were provided for the vinyl replacement windows proposed with this application. Replacement windows may be administratively approved with Board direction if the HARB finds the remainder of the materials submitted sufficient for approval.

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.
~~~~~

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

Previous Meeting Documents from July 16, 2026

- Staff Report: https://staugustinefl.portal.civicclerk.com/event/1351/files/attachment/10923
- Application: https://staugustinefl.portal.civicclerk.com/event/1351/files/attachment/10924
- Video on Demand: https://staugustinefl.new.swagit.com/play/393745/12567

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 PHOTOGRAPHS
7 Saragossa Street
January 2026



Front (north) Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



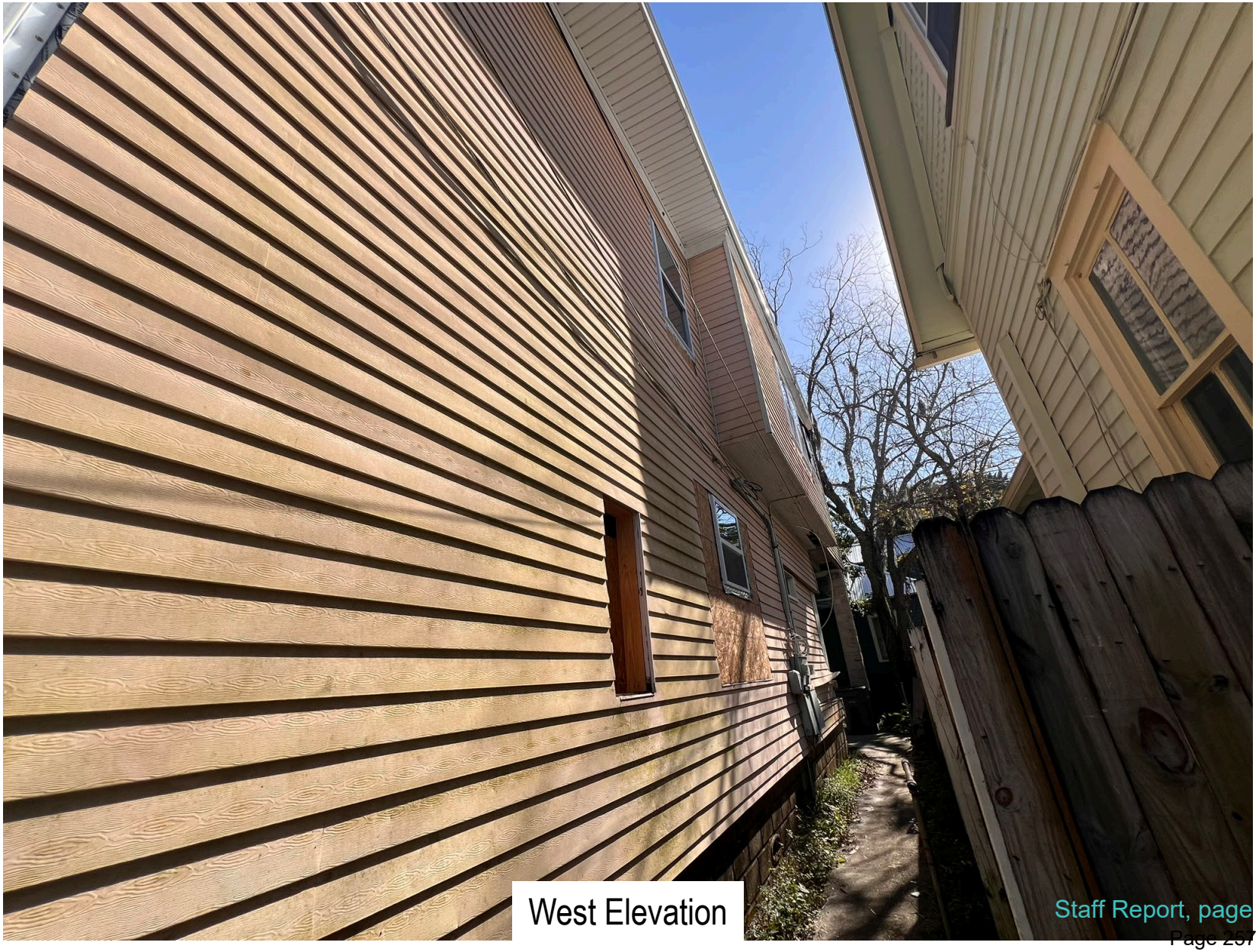
Front (north) Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



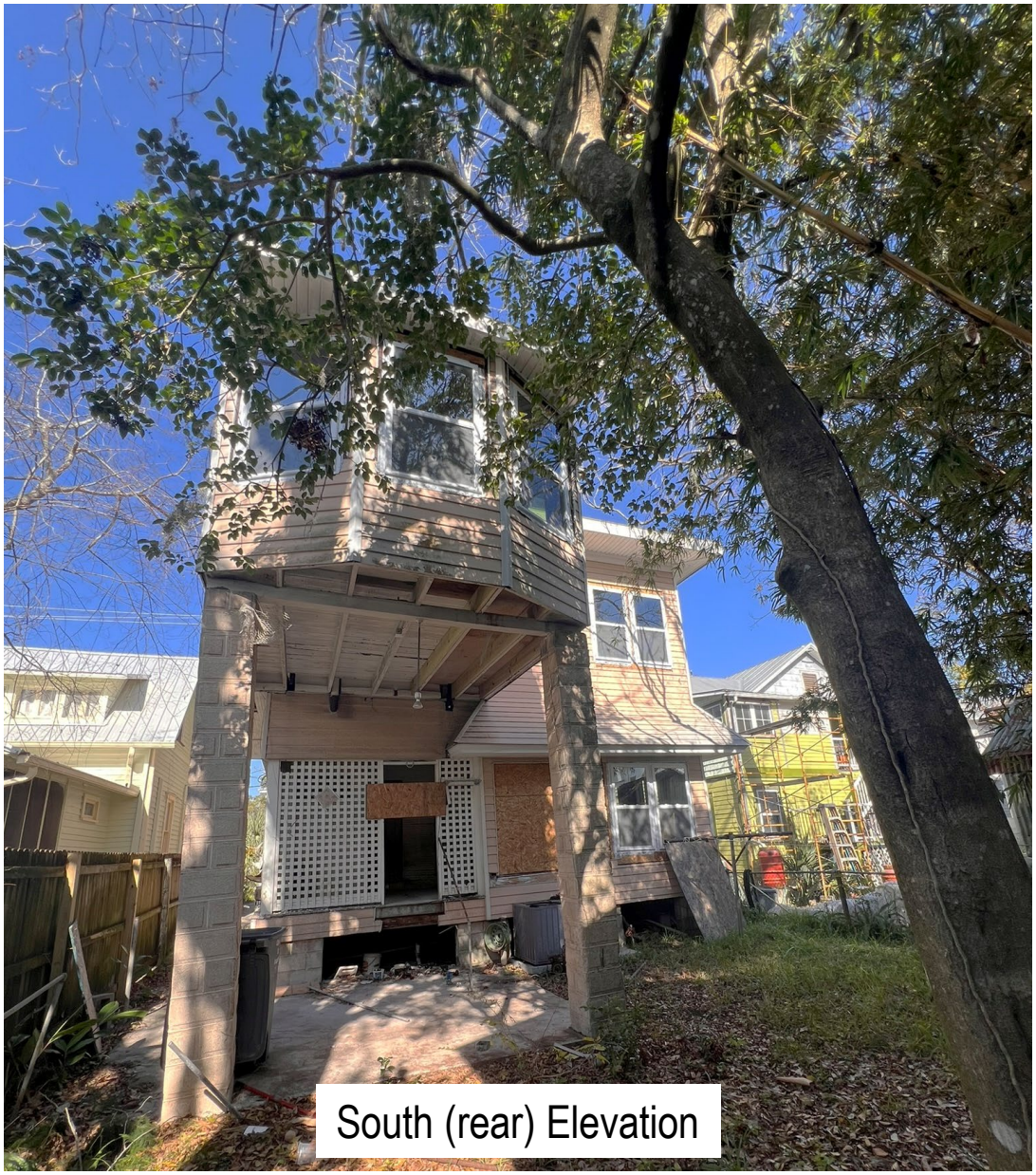
Northwest Elevation

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

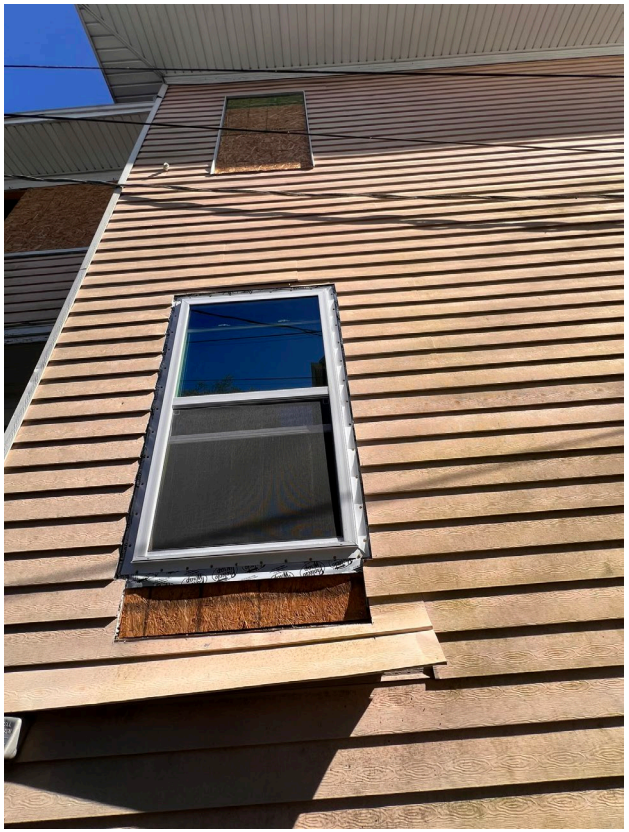
STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



Northeast Elevation

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026







Window and Building Details

STAFF PHOTOGRAPHS
7 Saragossa Street
January 2026



Context



Staff Report, page 22

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

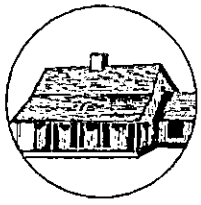
1. Juan Joseph Elixio de la Puente, "Plano de . . . San Agustin de Florida", January 22, 1764; Benjamin Clements, "Plan of the City of St. Augustine, 1834-1835".

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#8 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
Address:	7		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 # 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)	

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 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)

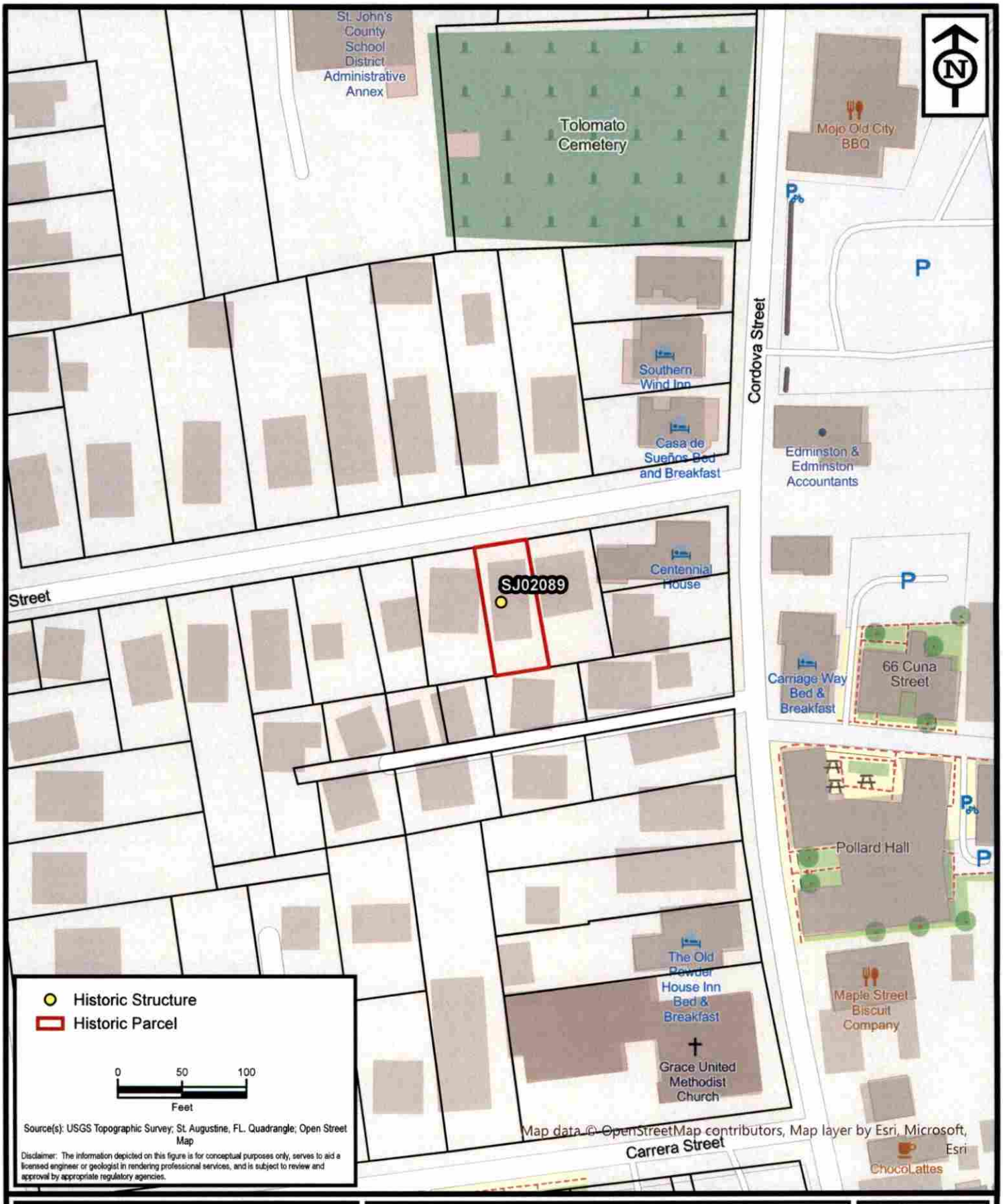
Required Attachments

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

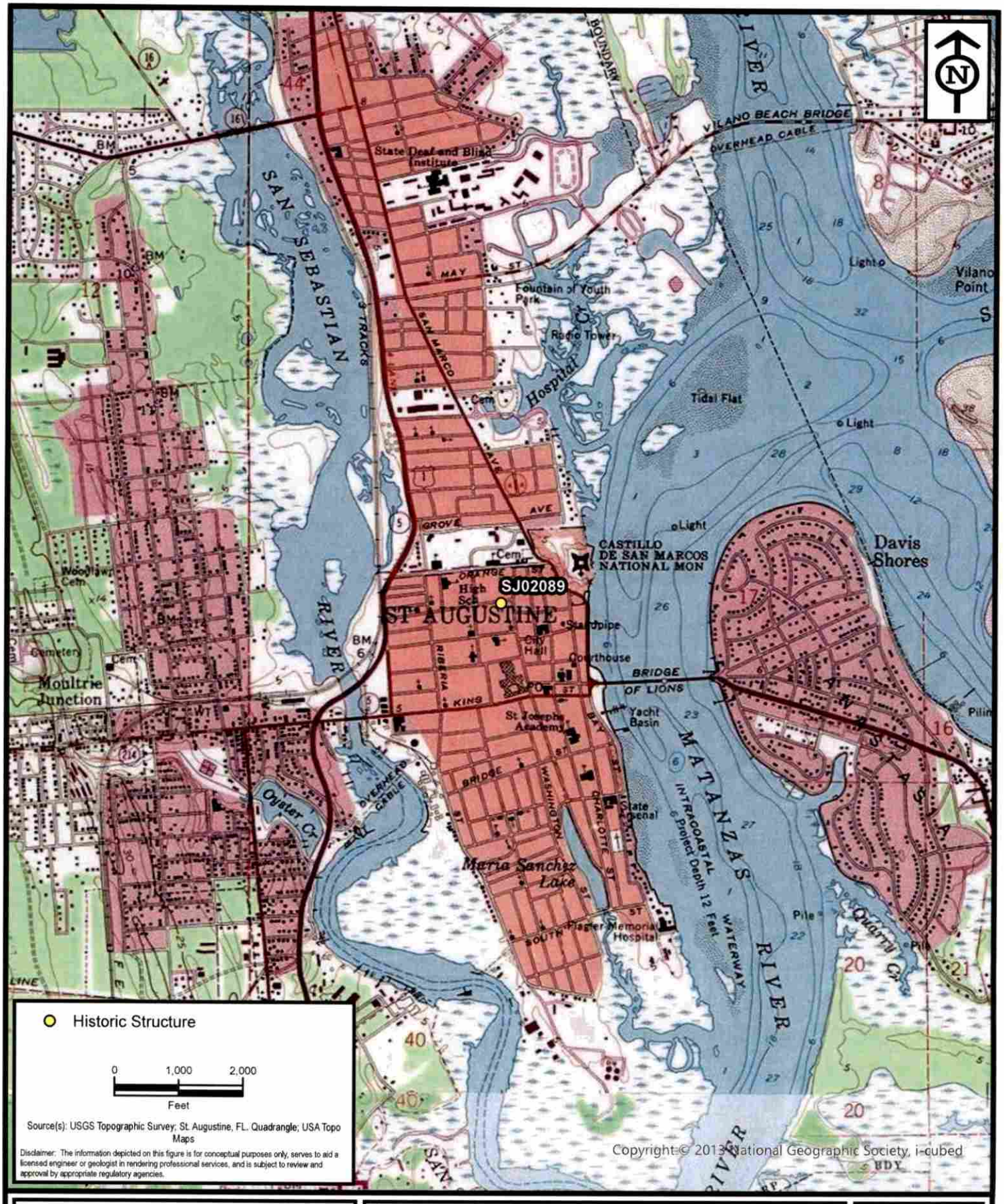
Parcel Location - SJ02089

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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St. Augustine Historic Resource Mitigation & Survey Update

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Path: N:\GIS\Projects\2020\HK Jacksonville\HK207093_StAugResourceMitigation\Maps\HK207093_StAugResourceMitigation\HK207093_StAugResourceMitigation.aprx Date: 10/27/2020 3:13 PM





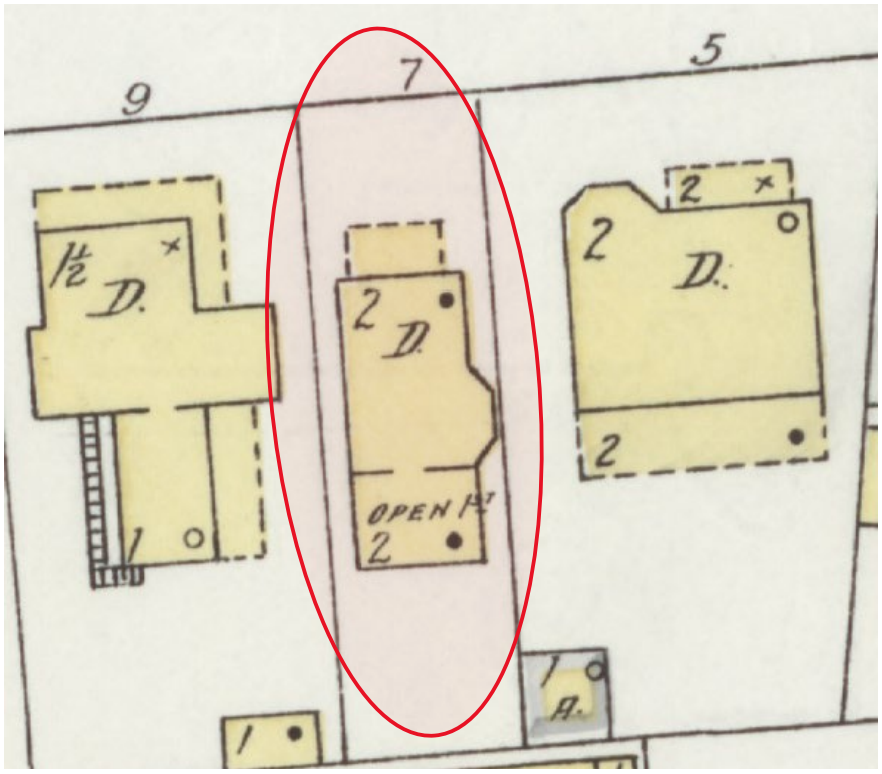




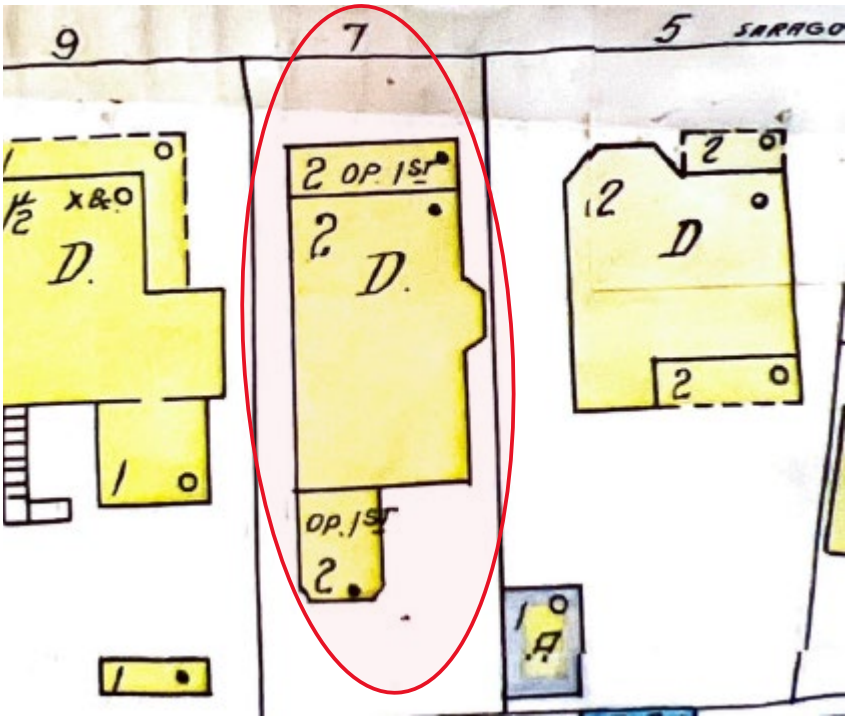


Staff Report, page 35

SANBORN MAPS
7 Saragossa Street



1924



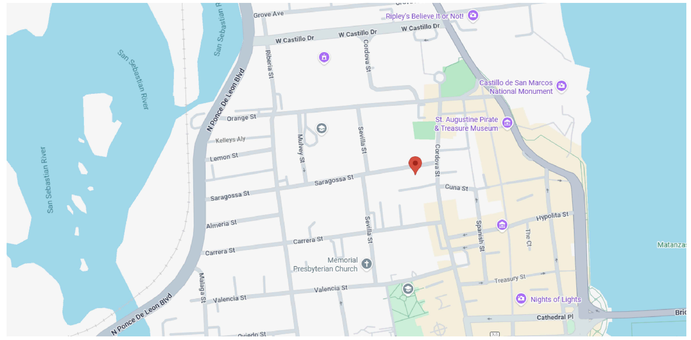
1930 Updated to 1960

FOR THE AUGUST 20, 2026 HARB MEETING

COA HP2026-0022
7 Saragossa Street

New Materials Submitted by the Applicant

Received August 4, 2026
Planning and Building Department



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 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'-0"X6'-0"	WOOD FRAME W/ GLASS PANES	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS.	WINDOW SILL: 1'-4" A.F.F.
WD2	EXIS	2'-10"X6'-0"	WOOD FRAME W/ GLASS PANES	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS.	WINDOW SILL: 1'-4" A.F.F.
WD3	EXIS	2'-11"X6'-0"	WOOD FRAME W/ GLASS PANES	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS.	WINDOW SILL: 1'-4" A.F.F.
WD4	EXIS	1'-6"X2'-8"	WOOD FRAME W/ GLASS PANES	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS.	WINDOW SILL: 4'-4" A.F.F.
WD5	EXIS	1'-6"X3'-6"	WOOD FRAME W/ GLASS PANES	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS.	WINDOW SILL: 1'-10" A.F.F.
WD6	EXIS	2'-2"X6'-0"	WOOD FRAME W/ GLASS PANES	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS.	WINDOW SILL: 0'-7" A.F.F.
WD7	EXIS	1'-0"X6'-0"	WOOD FRAME W/ GLASS PANES	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS.	WINDOW SILL: 0'-7" A.F.F.
WD8	EXIS	2'-7"X1'-2"	WOOD FRAME W/ GLASS PANES	FIXED GLASS WINDOWS PANE.	WINDOW SILL: 5'-7" A.F.F.

NEW WINDOW SCHEDULE

WINDOW NO	STATUS	SIZE	MATERIAL	HARDWARE & DESCRIPTION	REMARKS
NWD1	NEW	2'-2"X6'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS.	WINDOW SILL: 0'-7" A.F.F.
NWD2	NEW	1'-0"X6'-0"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 0'-7" A.F.F.
NWD3	NEW	3'-0"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.
NWD4	NEW	5'-0"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	1'-6"X3'-6"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 1'-10" A.F.F.
NWD6	NEW	1'-6"X2'-8"	ALUM OR VINYL W/ GLASS	SINGLE OR DOUBLE HUNG GLASS WINDOWS PANELS, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 4'-4" A.F.F.
NWD7	NEW	2'-8"X1'-2"	ALUM OR VINYL W/ GLASS	FIXED GLASS WINDOWS PANE, USE SAFETY TEMPERED GLASS PANES.	WINDOW SILL: 5'-7" 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

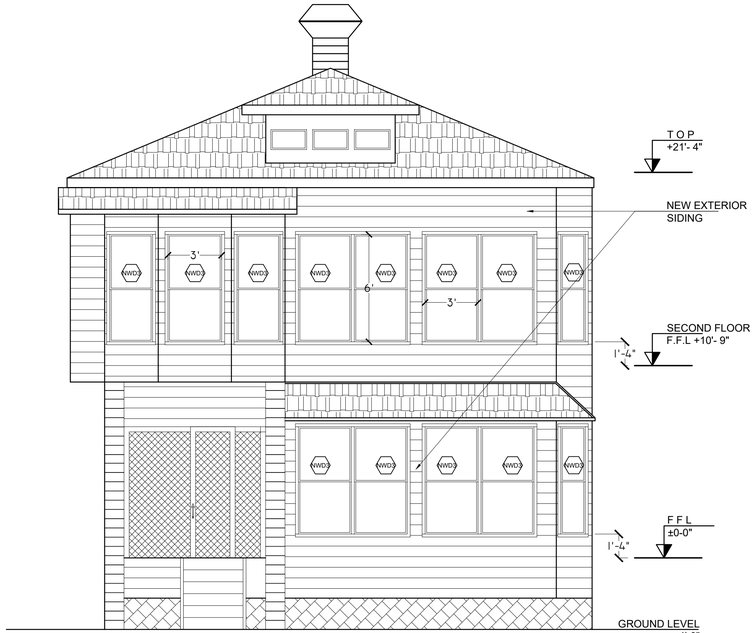
A-01

ELEVATIONS

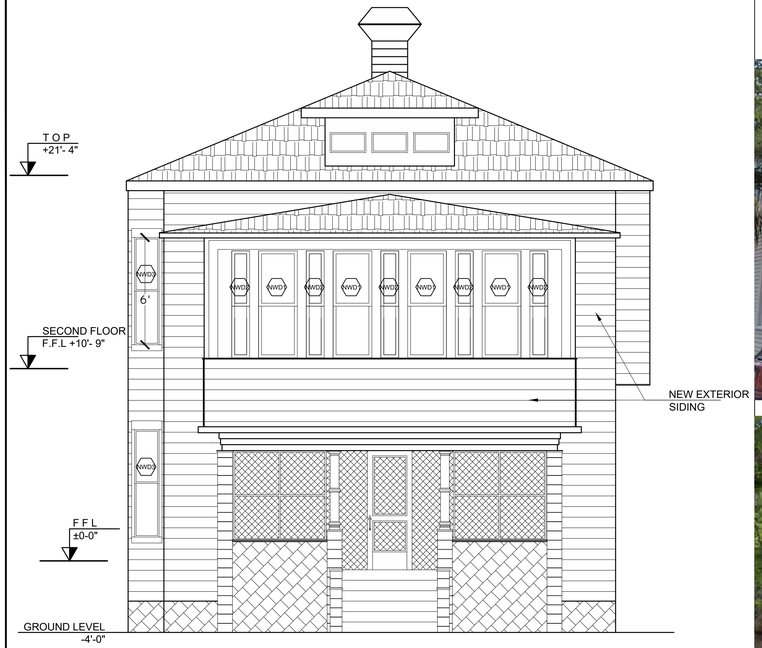
REV. #	DATE
0	2-19-2026
3	7-09-2026
4	7-29-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-01

Received August 4, 2026
Planning and Building Department



NEW REAR ELEVATION
SCALE: 1/4"=1'



NEW FRONT ELEVATION
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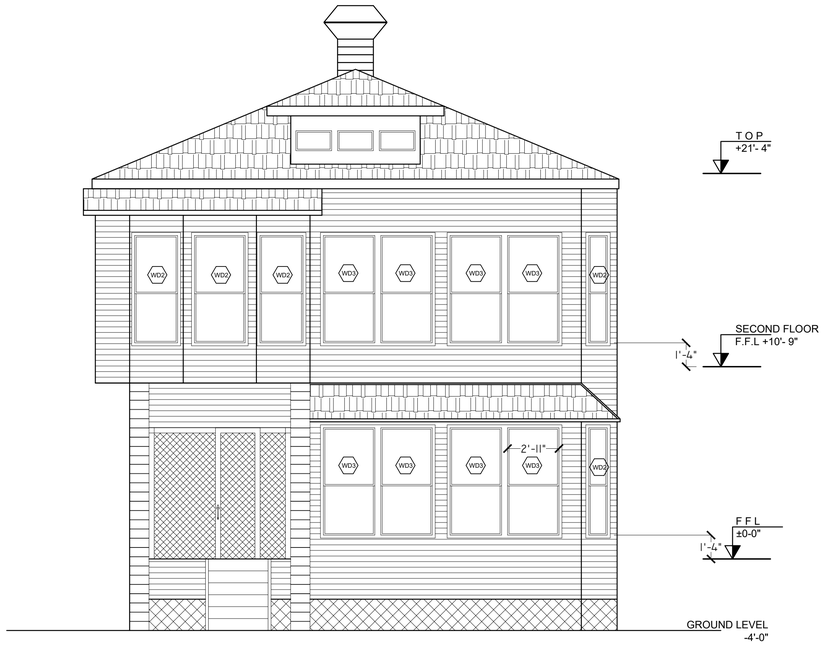
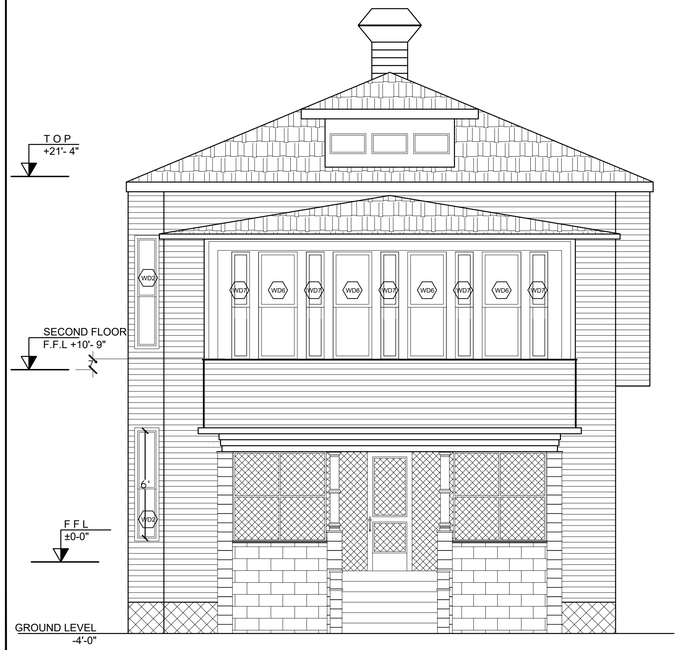


EXISTING REAR ELEVATION
SCALE: 1/4"=1'



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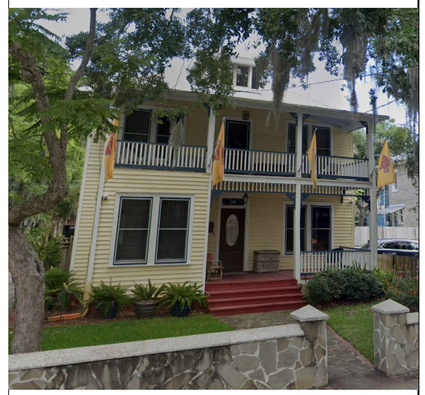




SAMPLES OF NEW WINDOWS FRAMING DESIGN

(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

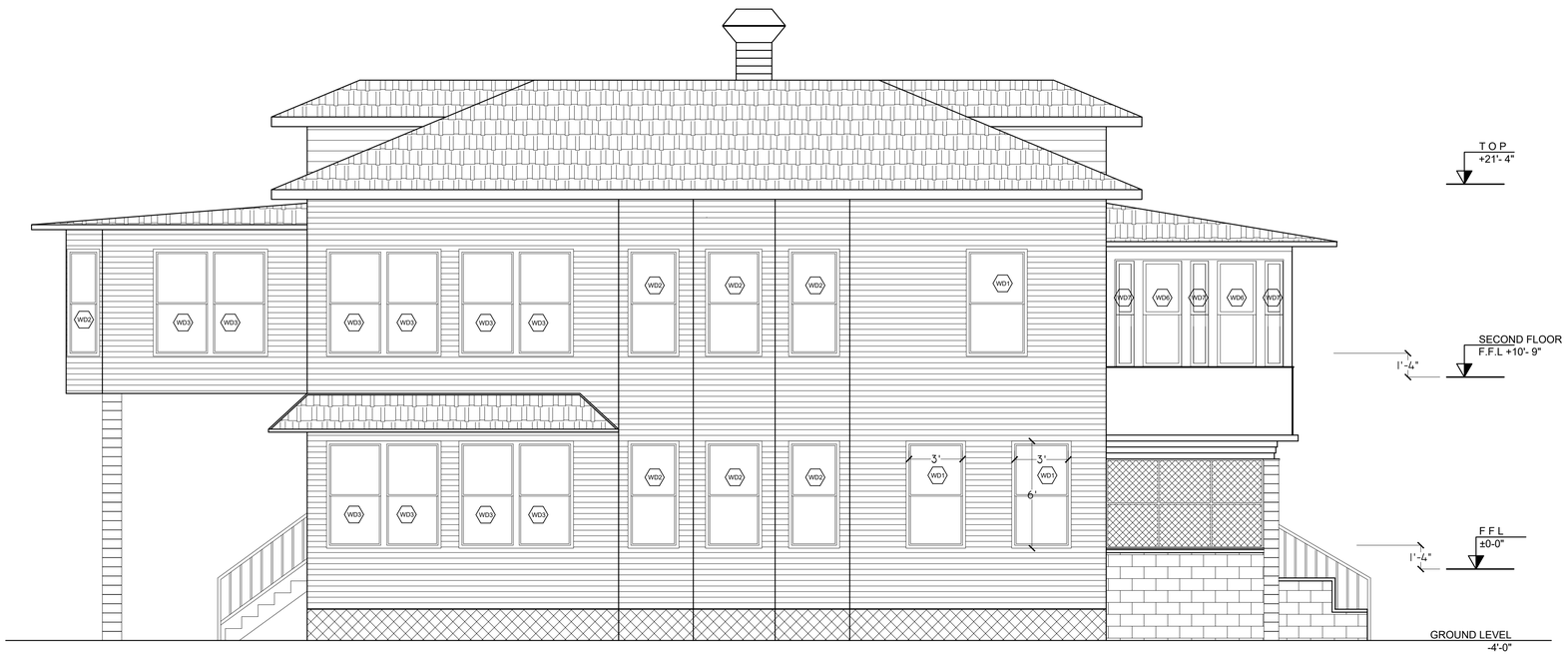
REV. #	DATE
0	2-19-2026
3	7-09-2026
4	7-29-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-02

Received August 4, 2026
Planning and Building Department

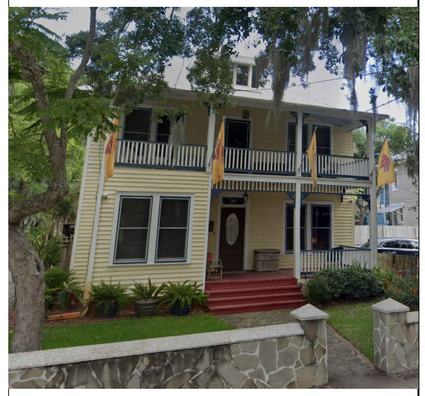


NEW LEFT ELEVATION
SCALE: 1/4"=1'



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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- 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

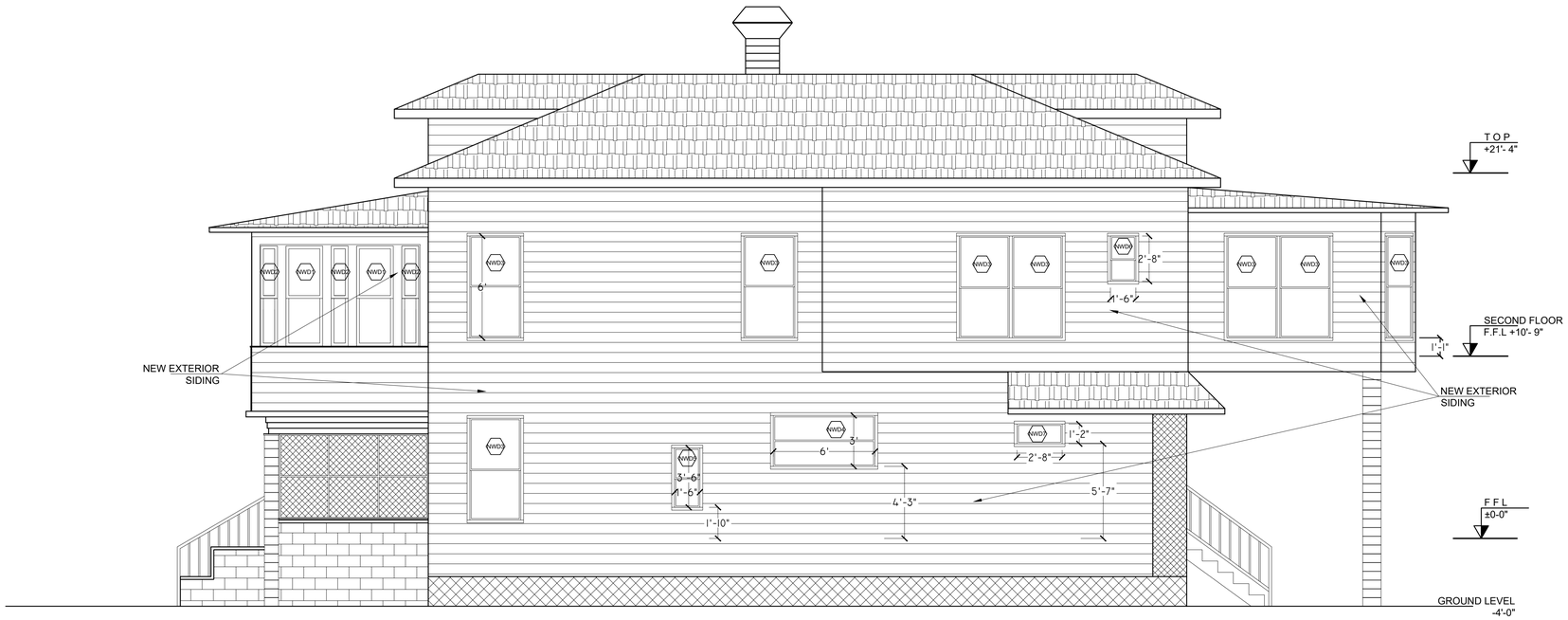
A-03

EXISTING & NEW ELEVATIONS

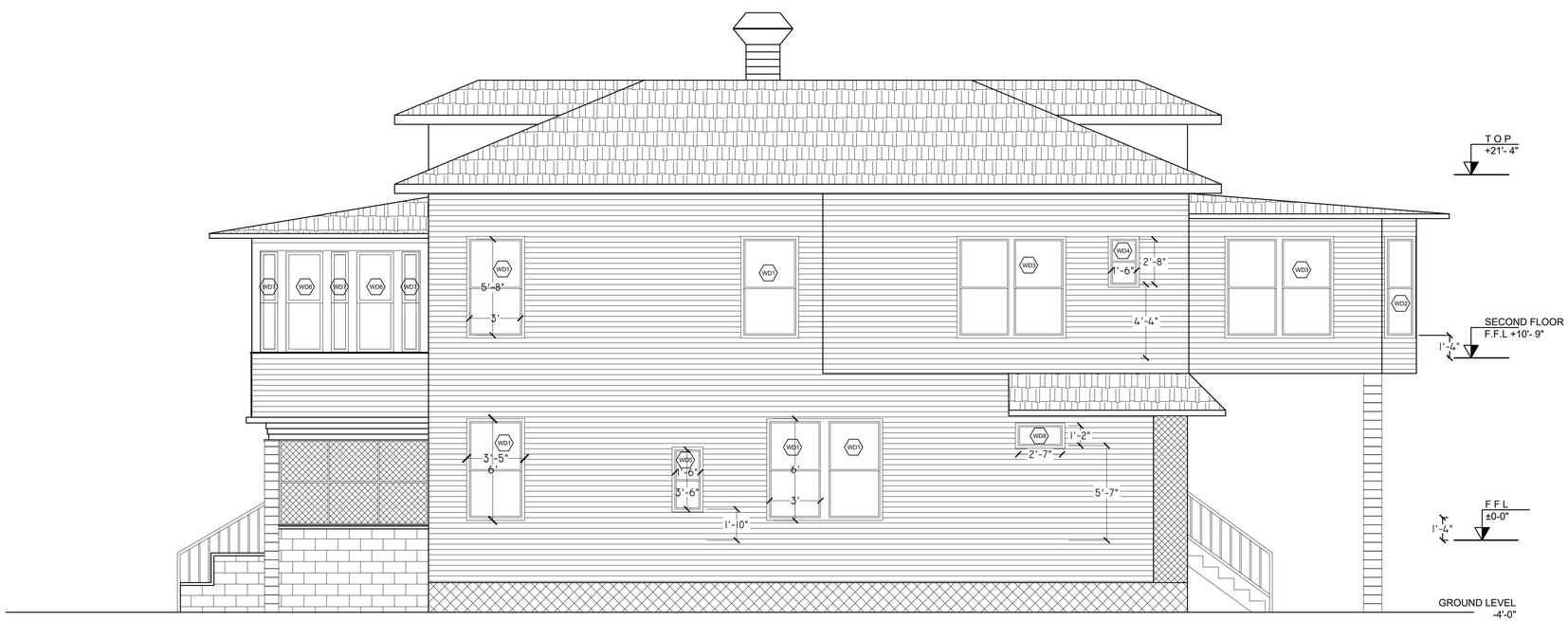
REV. #	DATE
0	2-19-2026
△3	7-09-2026
△4	7-29-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-03

Received August 4, 2026
Planning and Building Department

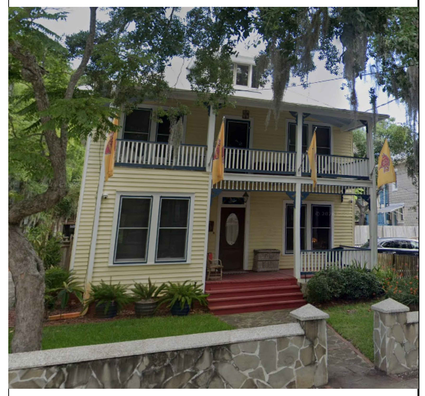


NEW RIGHT ELEVATION
SCALE: 1/4"=1'



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.)

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

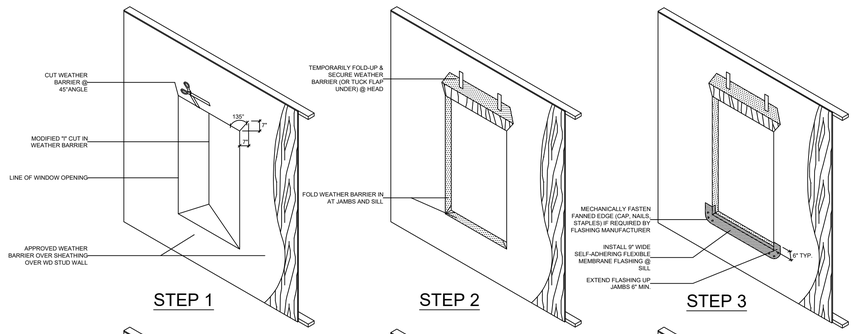
A-04

EXISTING & NEW ELEVATIONS

REV. #	DATE
0	2-19-2026
3	7-09-2026
4	7-29-2026

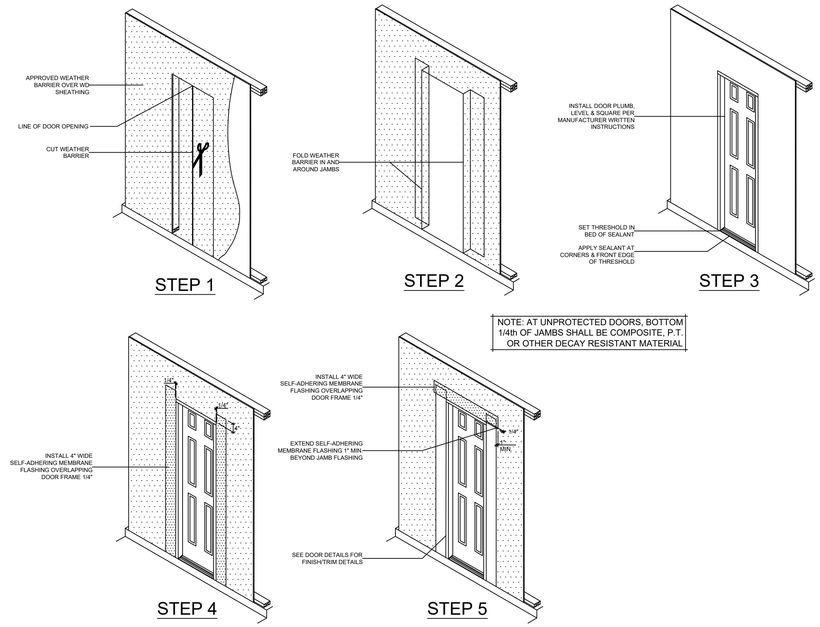
SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-04

Received August 4, 2026
Planning and Building Department



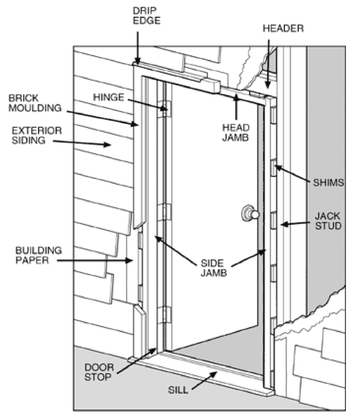
WINDOW FLASHING INSTALLATION DETAILS

N.T.S.



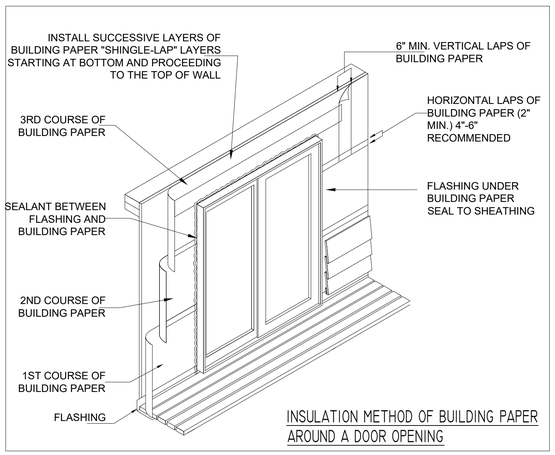
DOOR FLASHING INSTALLATION DETAILS

N.T.S.



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

SEVEN GATES DESIGN LLC.
2916 UNIVERSITY BLVD W. Suite 200
JACKSONVILLE, FL 32217

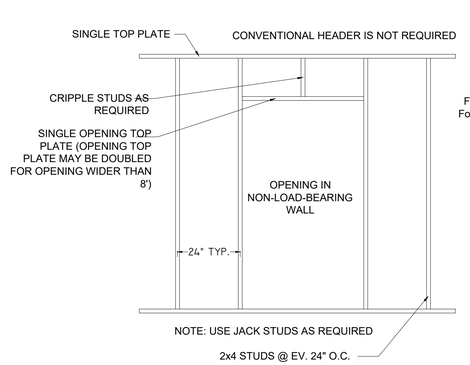
A-05

WINDOW & DOOR INSTALLATION METHODS

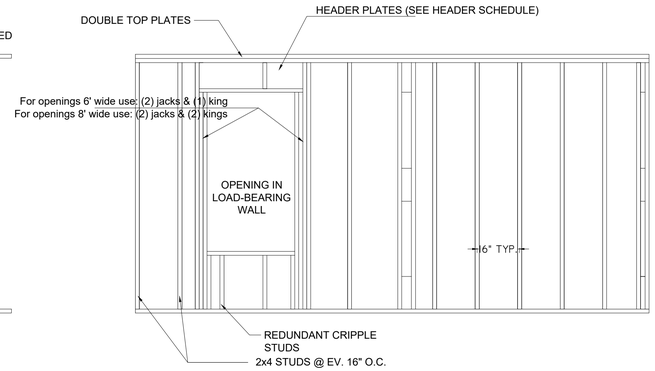
REV. #	DATE
0	2-19-2026
3	7-09-2026
4	7-29-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-05

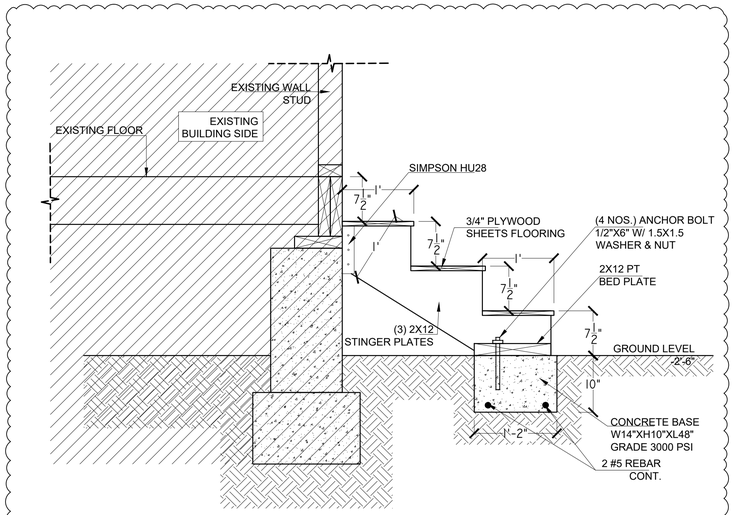
Received August 4, 2026
Planning and Building Department



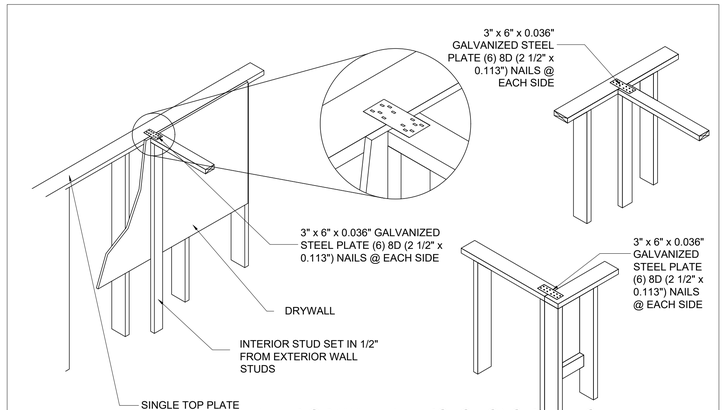
OPENING IN NON-LOAD-BEARING WALL DETAIL



CONVENTIONAL WALL FRAMING DETAIL (LOAD-BEARING WALL)



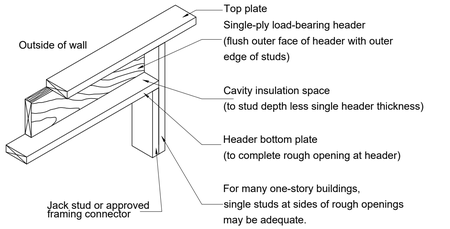
STAIRCASE SECTION
SCALE: 1"=1'



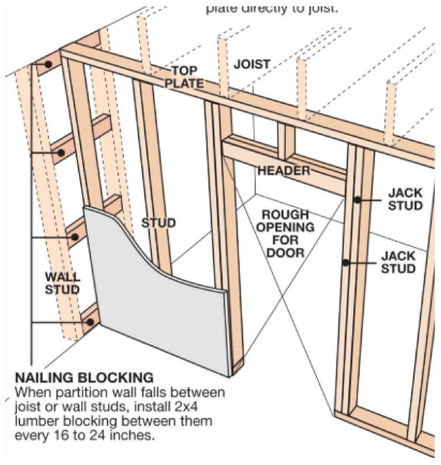
INTERIOR WALL INTERSECTIONS DETAILS
JUNCTION FOR CONTINUOUS AND CORNER DRYWALL APPLICATION

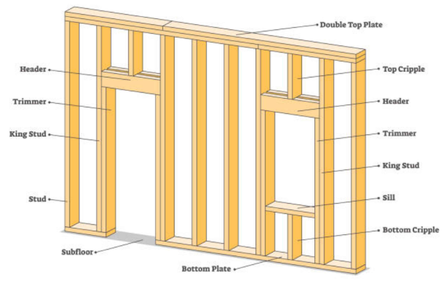
OPENING HEADER SCHEDULE

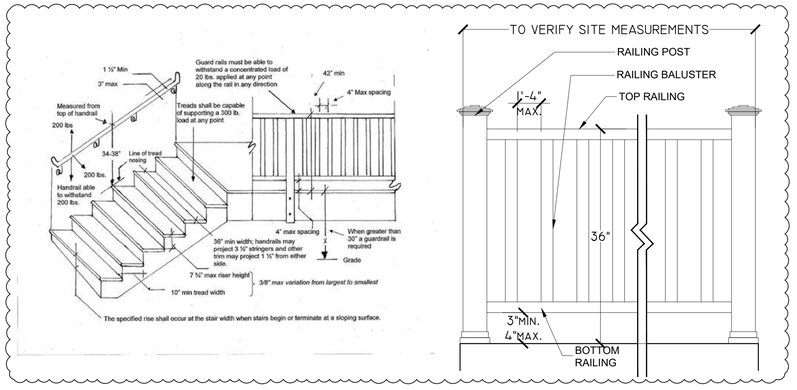
OPENING SIZE	OPENING LOCATION	NUMBER OF FLOORS	WALL THICKNESS	HEADER PLATE SIZE	NUMBER OF HEADER PLATES
UP TO 5 FEET	FIRST FLOOR	2	6"	2" X 8"	3
	SECOND FLOOR		4"	2" X 6"	2
UP TO 8 FEET	FIRST FLOOR	2	6"	2" X 10"	3
	SECOND FLOOR		4"	2" X 8"	2
UP TO 5 FEET	FIRST FLOOR	1	4"	2" X 6"	2
UP TO 8 FEET	FIRST FLOOR	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.
- 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-06

FRAMING DETAILS

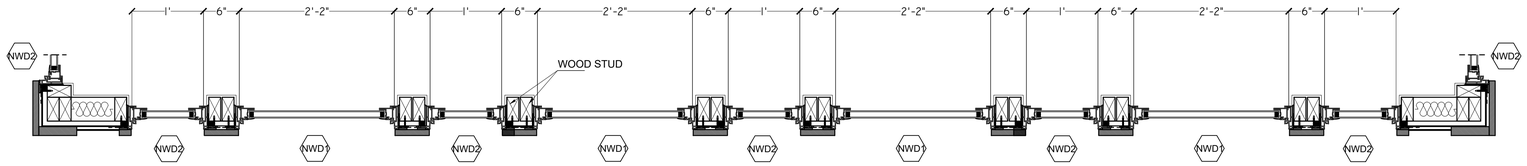
REV. #	DATE
0	2-19-2026
3	7-09-2026
4	7-29-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-06

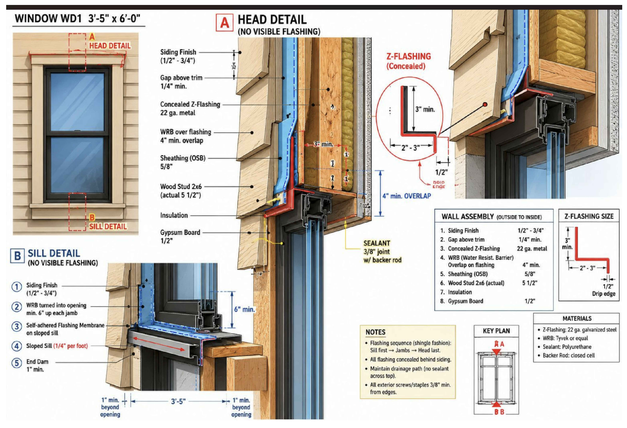
Received August 4, 2026
Planning and Building Department

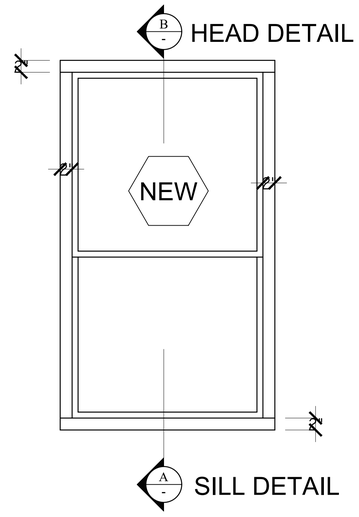
NOTES :
- CONCEALED FLASHING - NO EXPOSED METAL.
- HEAD FLASHING CONCEALED BEHIND SIDING .
- WRB SHALL LAP OVER FLASHING MIN .
- PROVIDE CONTINUOUS SEALANT JOINT AT INTERIOR PERIMETER .
- NO VISIBLE FLASHING FROM OUTSIDE .

NO VISIBLE FLASHING
ALL METAL FLASHING IS CONCEALED BEHIND SIDING . NO METAL DRIP EDGE VISIBLE FROM EXTERIOR .

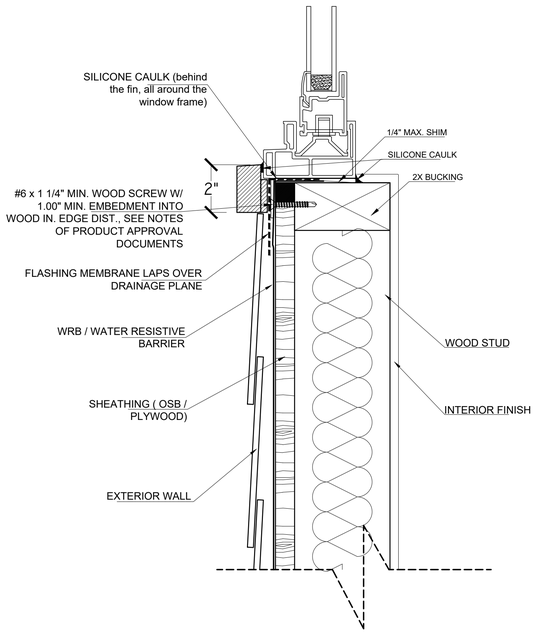


FRONT PORCH - SECOND-STORY - SECTIONAL PLAN

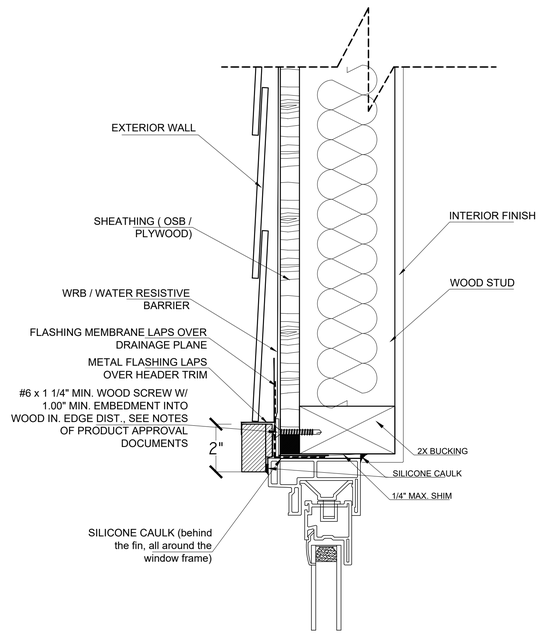




NEW WINDOW - ENLARGED ELEVATION



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
3	7-09-2026
4	7-29-2026

SCALE	AS SHOWN
DESIGN BY	Sulaiman Sanam Samer Attallah
DRAWING BY	Sulaiman Sanam
DATE	2-19-2026
DWG #	A-07

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, 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, June 18, 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.
- New windows must match original pattern, and size, vinyl ok.
- Provide flooplans to justify any proposed window changes
- Check drawings for accuracy. (siding, foundations, window sizes
- etc.)
- To July 16, 2026

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

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

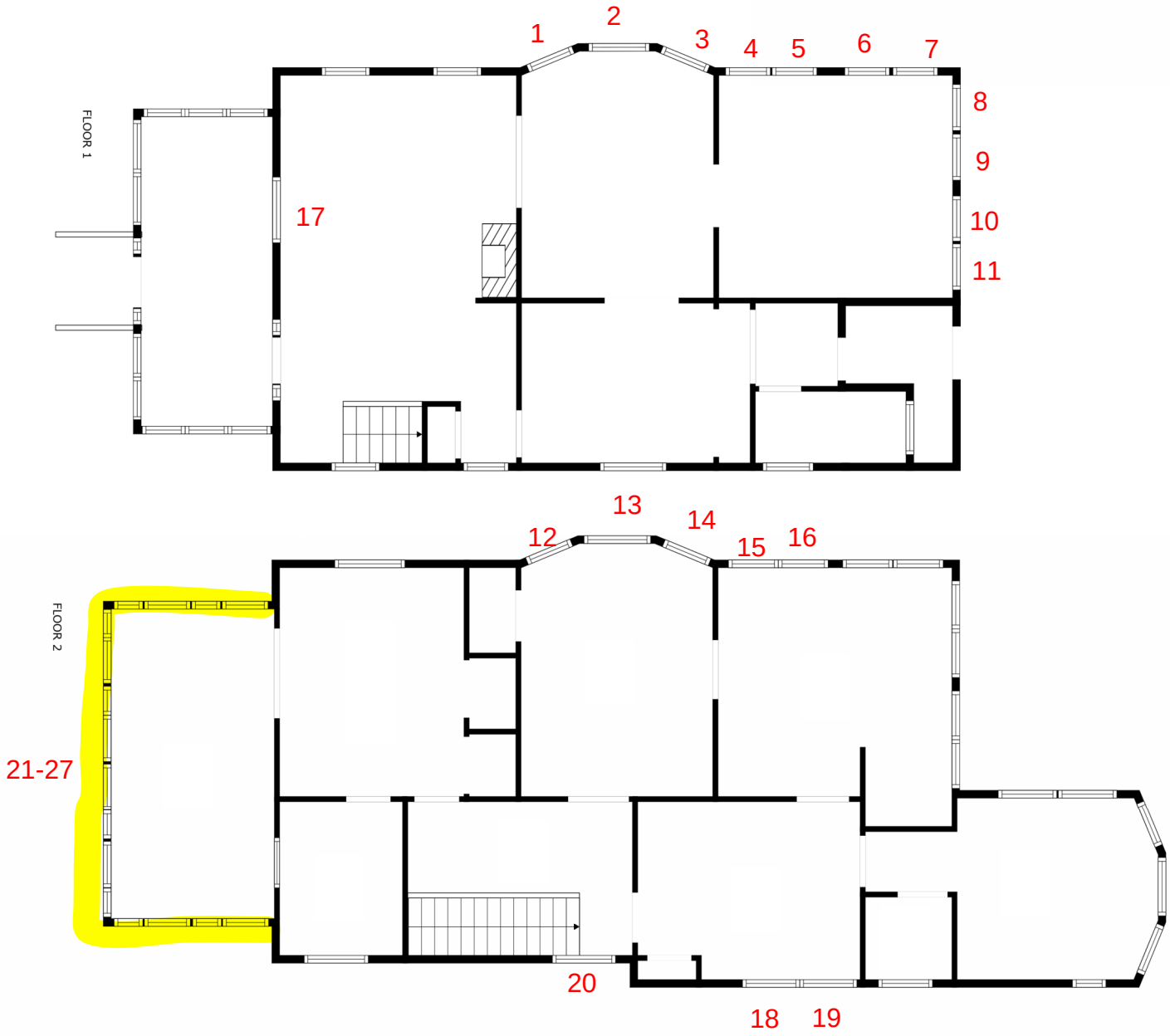
4. LEGAL DESCRIPTION: MODEL LAND CO SUBD CITY LOT 16-B BLK K OR479/464 BY WILL OR6103/285 & 1462

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)

EXISTING LAYOUT



Note: Some windows are missing and we will try to add them for review. I apologize for the inconvenience.



1 2 3



4 5



6 7 8-11





12 13 14



15 16

400



17



19

18



21-27
Second floor
windows from inside



20



Second floor windows from outside

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 20, 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:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This application was continued at the June 18, 2026 HARB meeting to allow time for the applicant to provide:

- A survey showing the current location of original jail walls
- Site plan with proposed new floorplan/building footprint
- A plan that considers retaining at least the north wall of the jail to incorporate in the new development.

The applicant has provided new plans along with a narrative describing the proposed demolition which will include retention of the existing north wall as recommended by the Board. Shoring plans for the wall have also been provided which shows what appears to be the first-floor building footprint for the new construction which is proposed to restore the façade of the previously existing structure. The HARB will hear proposed redevelopment designs under a future Certificate of Appropriateness (COA) application.

Detailed analysis and additional comments found in the staff responses to the Demolition Review Criteria on page 3 of this staff report have not been modified from the previous application.

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. **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. To 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:
    a. Retain north jail wall and shore up for removal of other remaining walls.
    b. Salvage bars from south wall for use in a future display.

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.
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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

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Poured Concrete Jail Walls c. 1888

Staff Photographs
7 Aviles Street
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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

Staff Photographs
7 Aviles Street
June 4, 2026





Poured Concrete Jail Walls from 1888 and Remaining Brick Additions

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7 Aviles Street
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Photos of Remaining “Interior” hall addition

Staff Photographs
7 Aviles Street
June 4, 2026



Remining Courses of Brick per Emergency Demo Conditions

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Staff Photographs
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Remining Courses of Brick per Emergency Demo Conditions

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Staff Photographs
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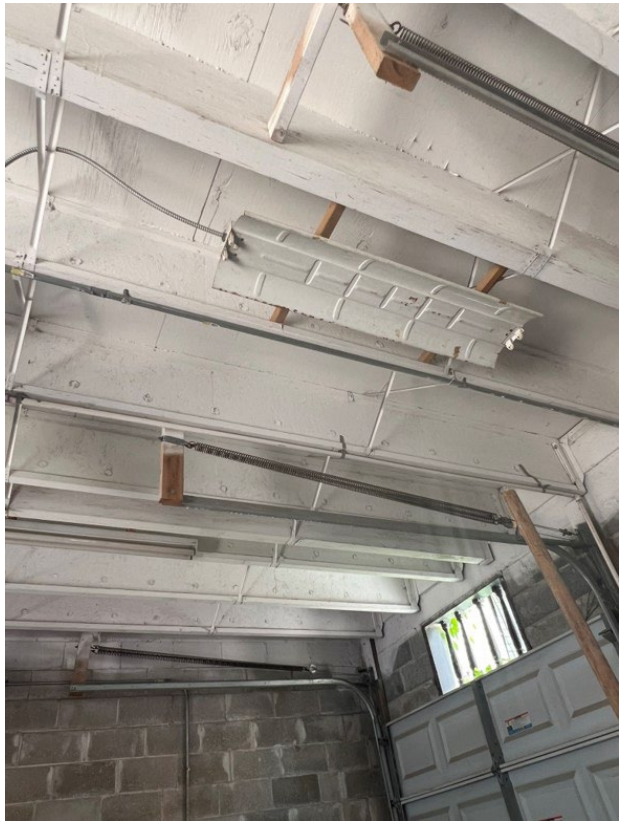
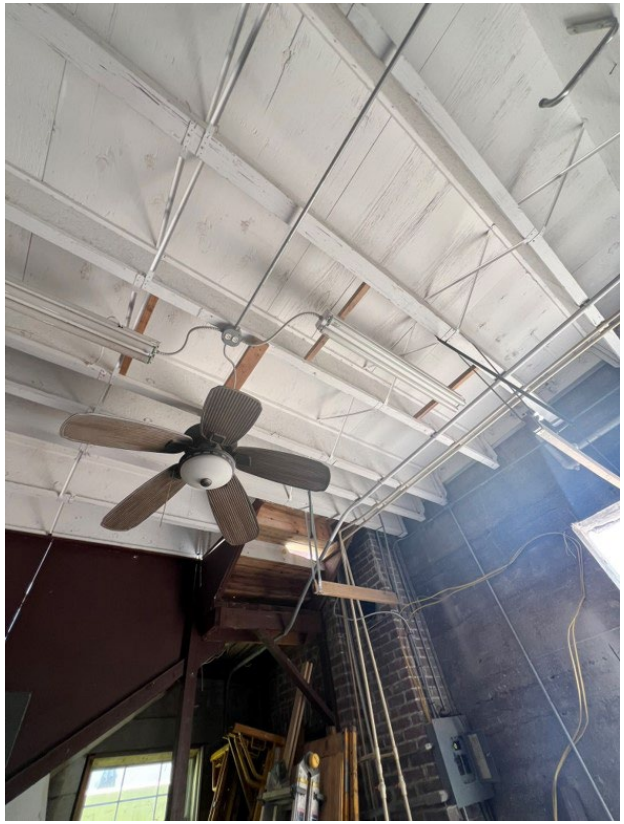
Interior Photos of Remaining Garage Addition

Staff Photographs
7 Aviles Street
June 4, 2026

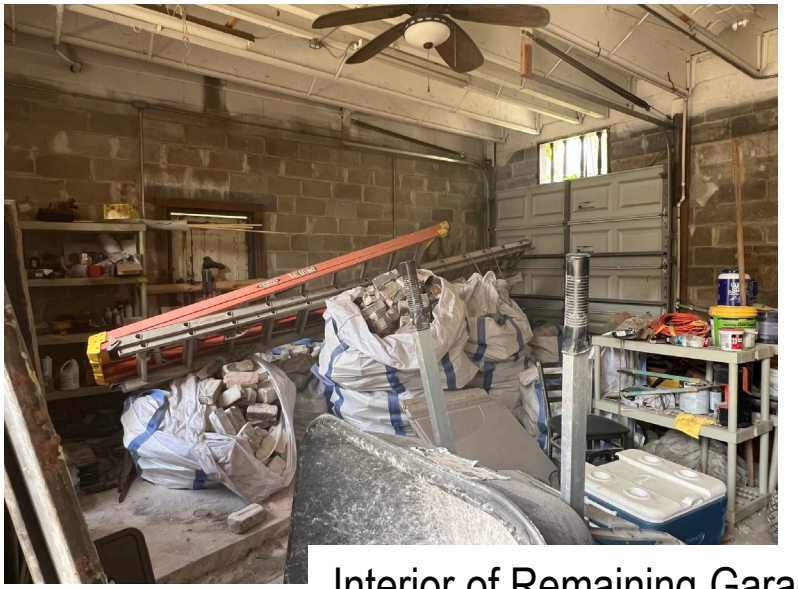


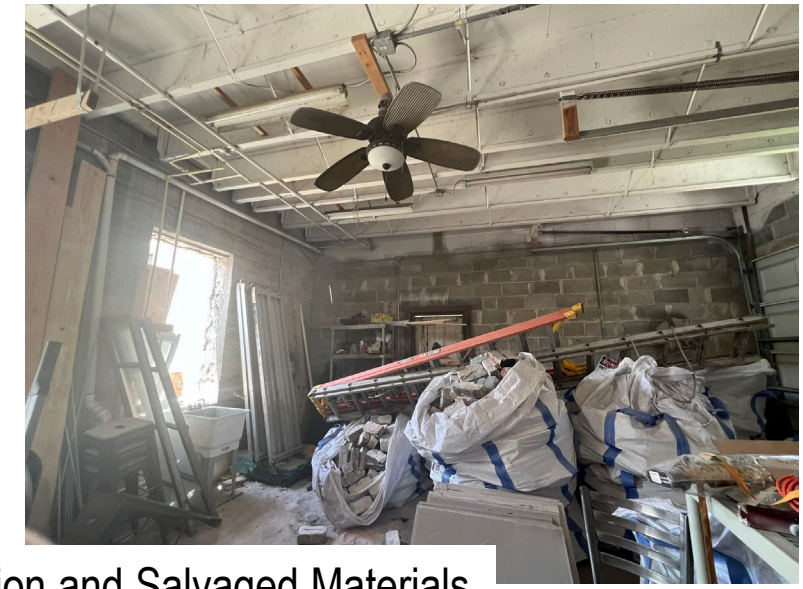




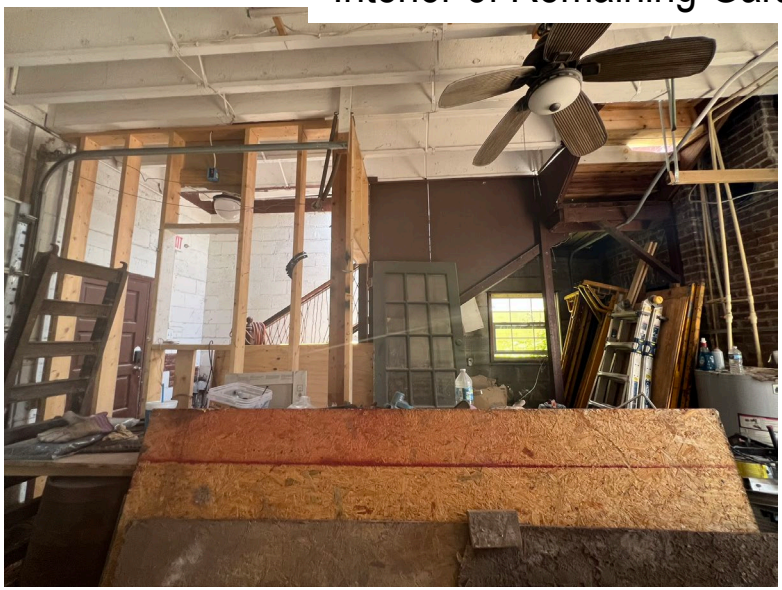
Interior of Remaining Garage Addition

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



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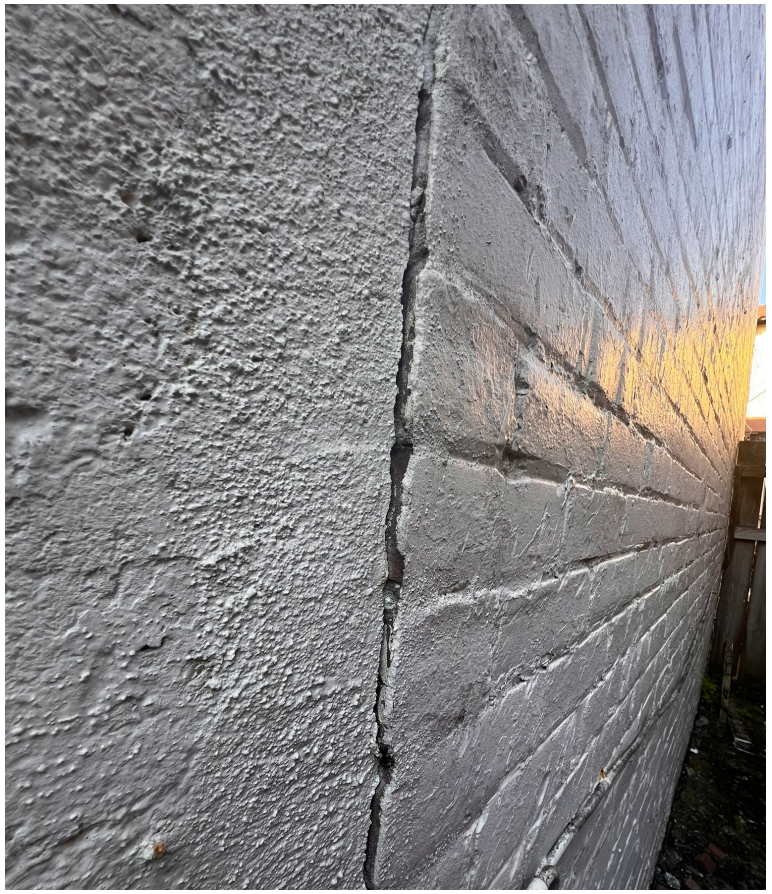

Staff Photographs
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March 23, 2026





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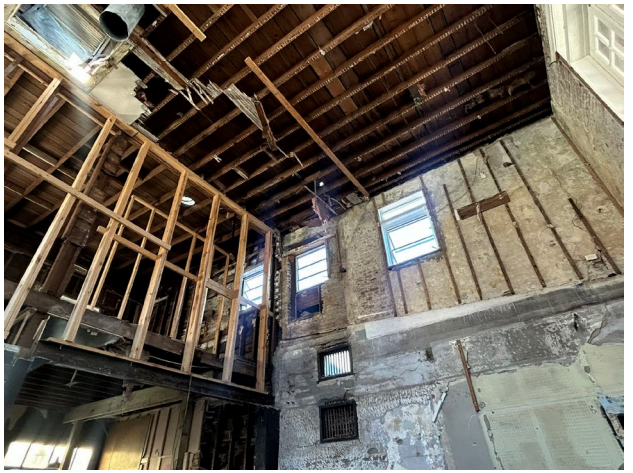
March 23, 2026









Staff Photographs
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March 23, 2026



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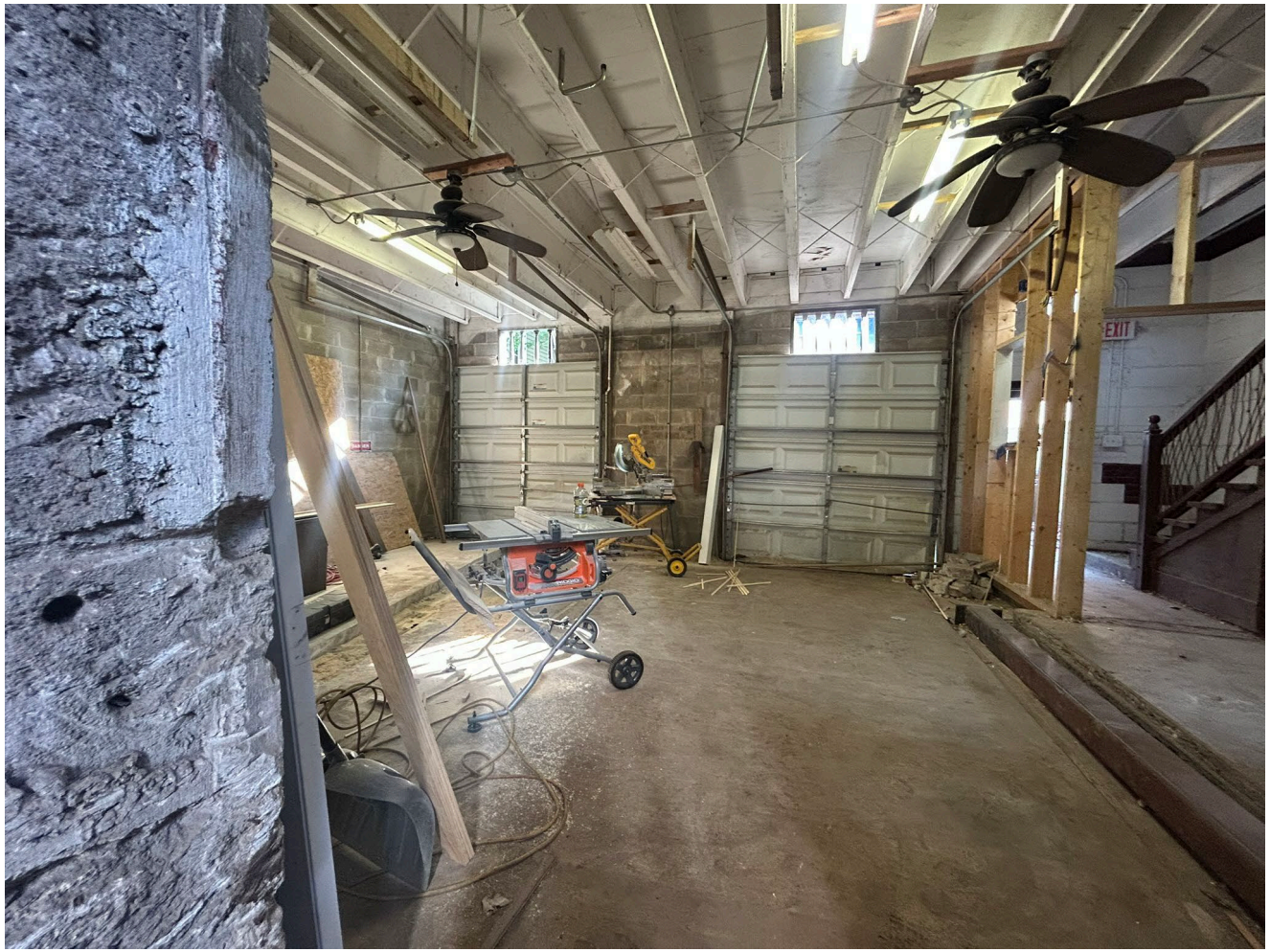

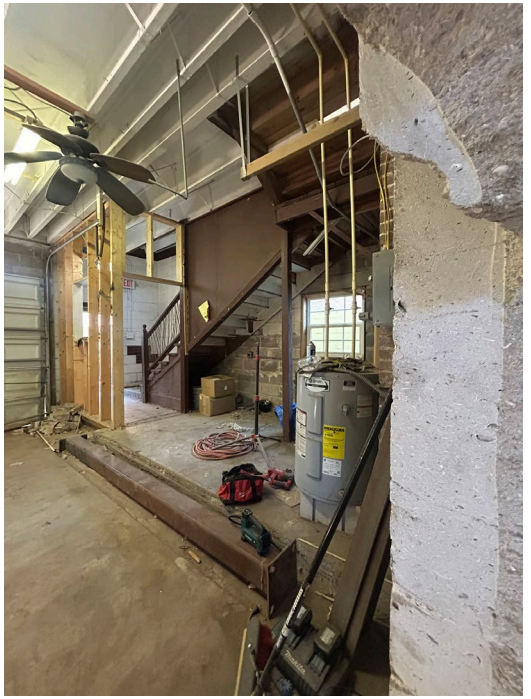

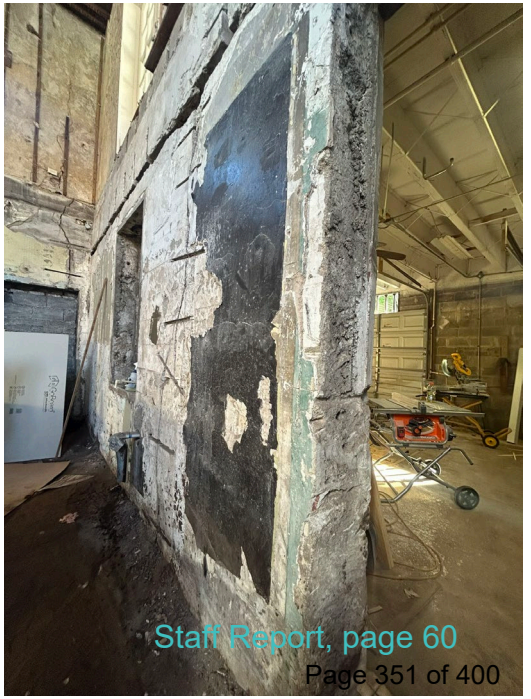

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Staff Photographs
7 Aviles Street
February 12, 2026

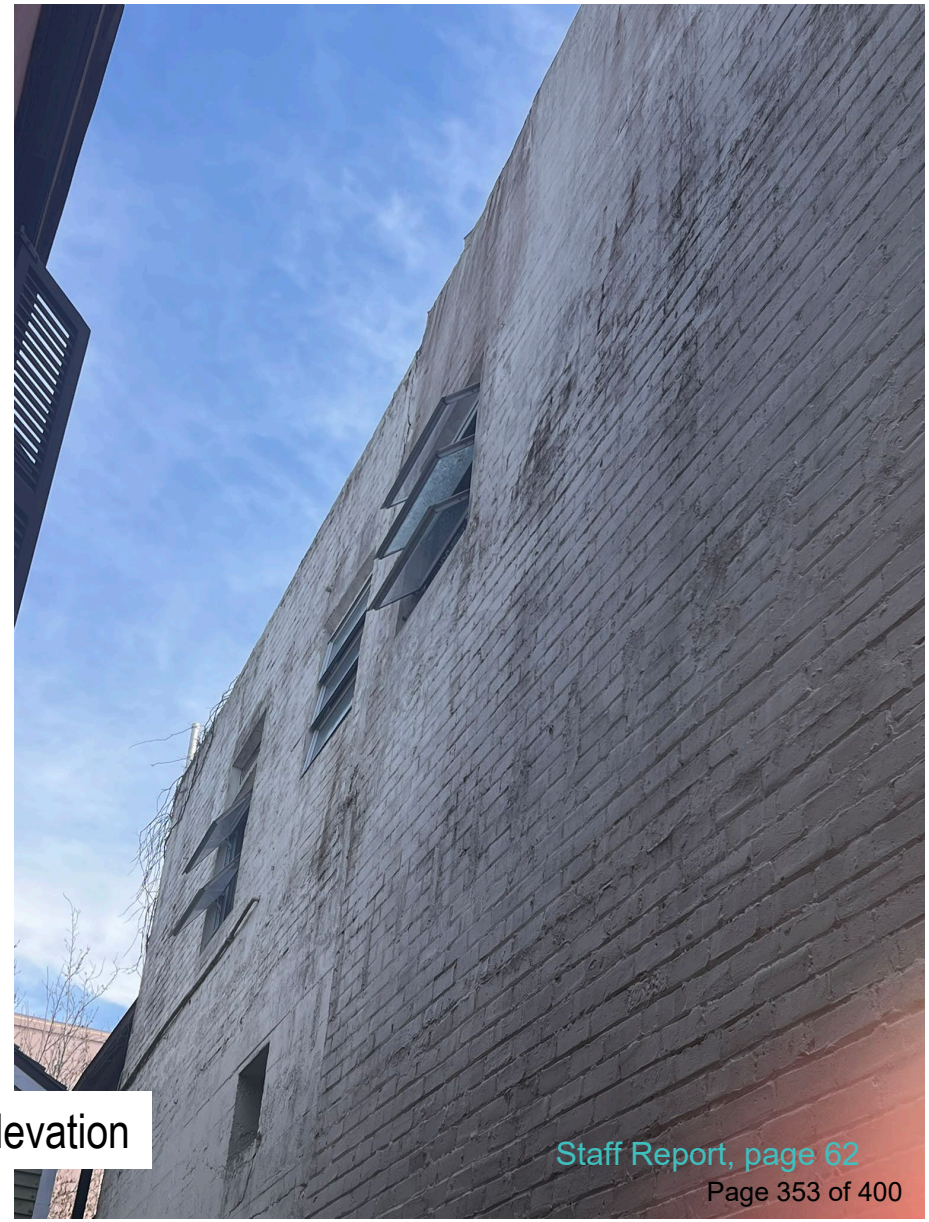


Front (west) Elevation

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







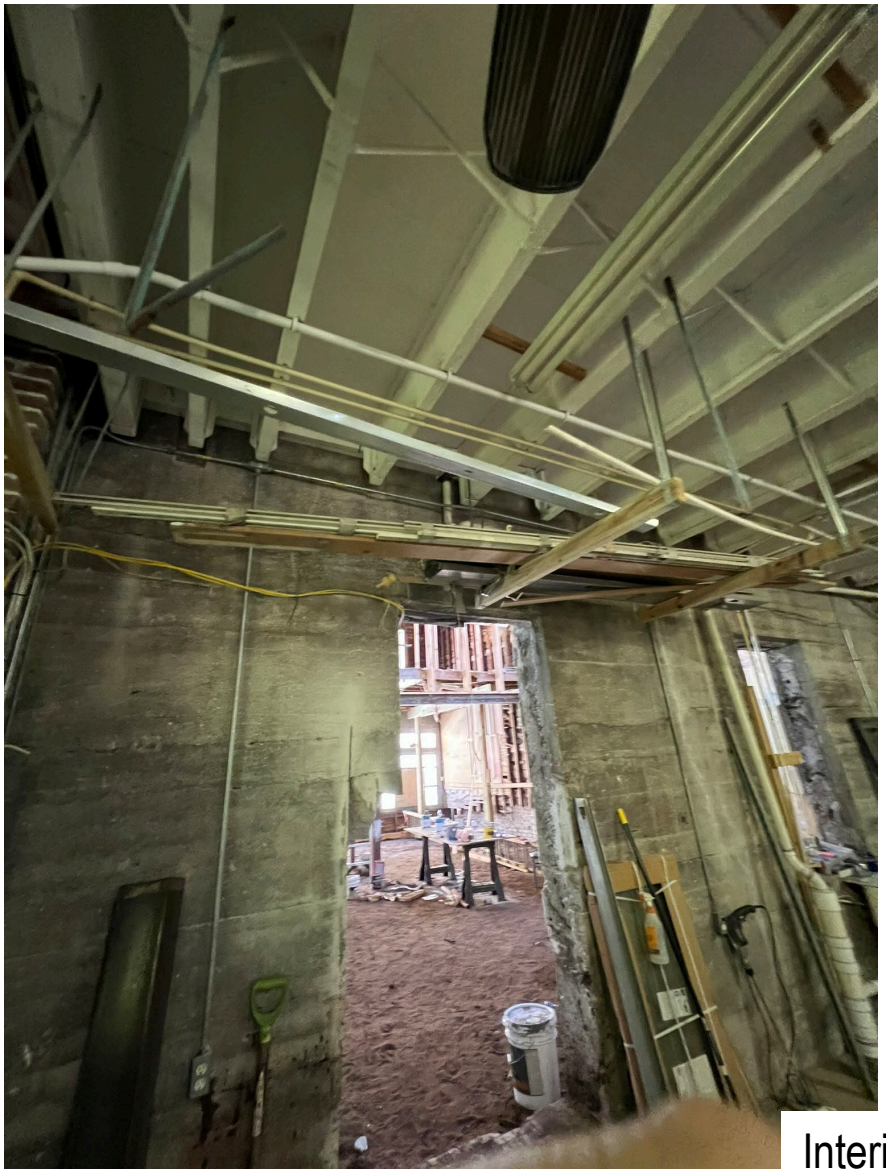
Front Façade Details

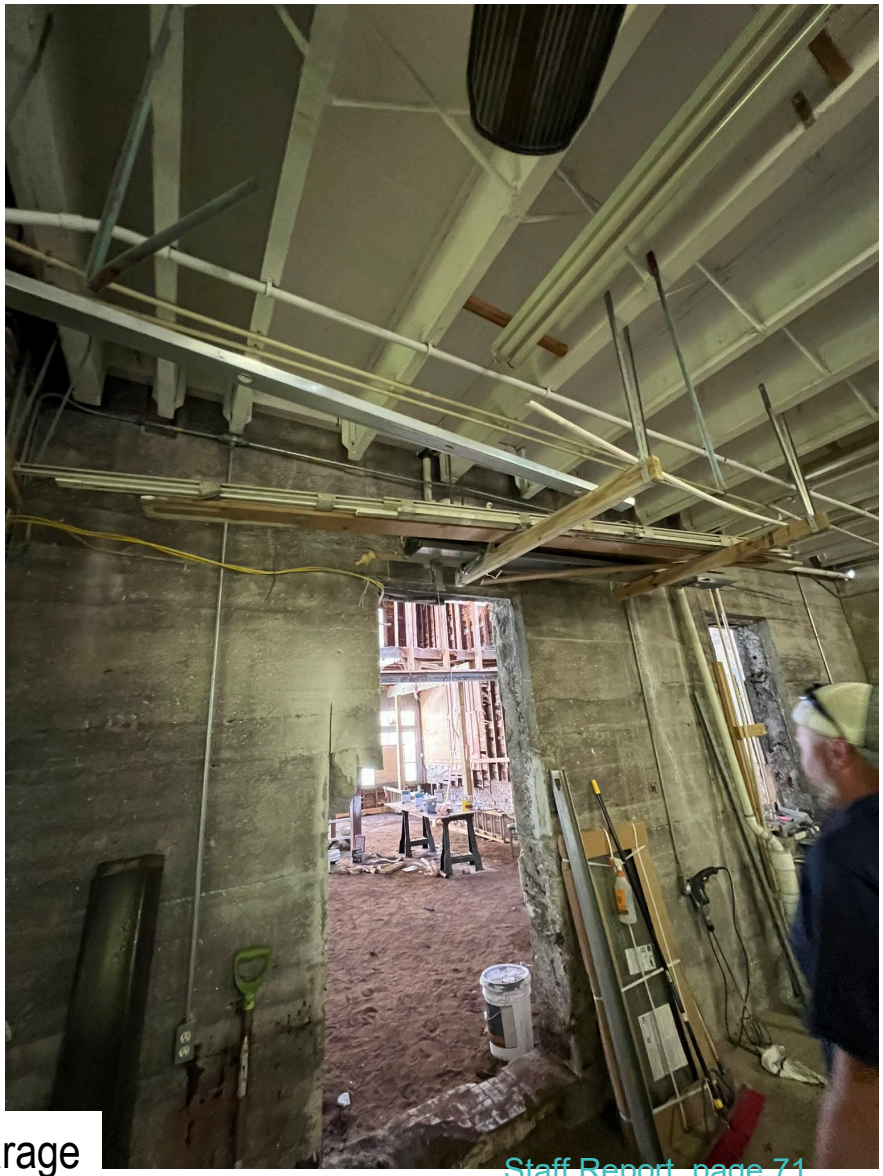
Staff Photographs
7 Aviles Street
July 2, 2024



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 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 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]

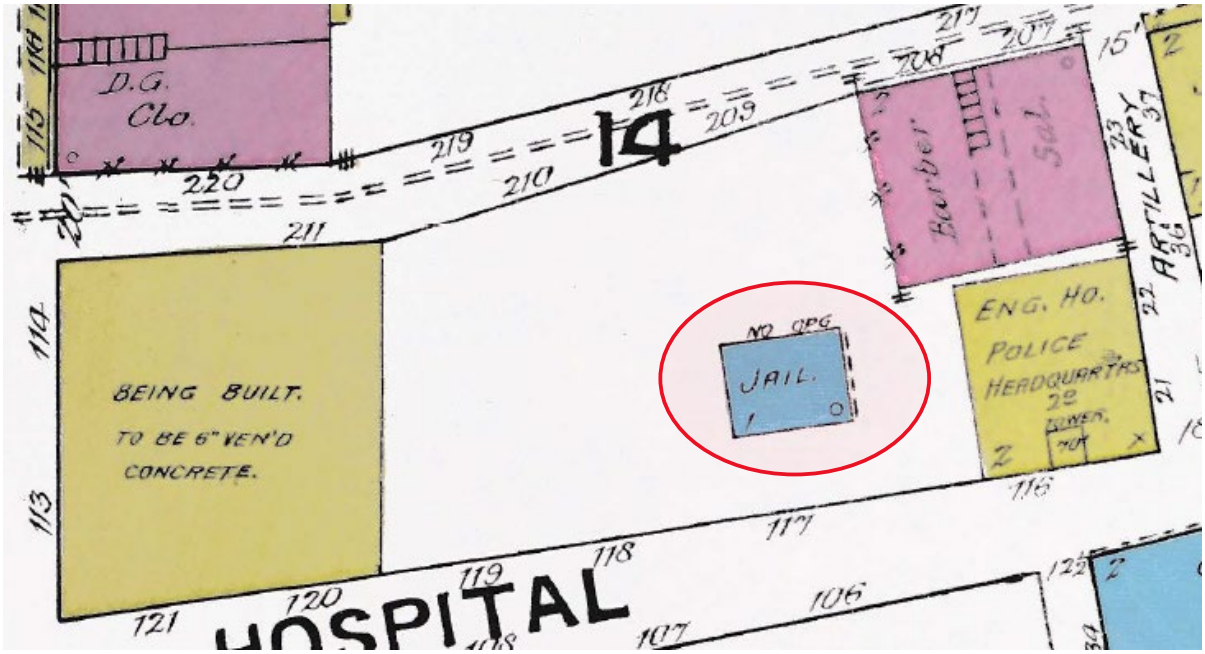
PHOTOGRAPHIC

OTHER

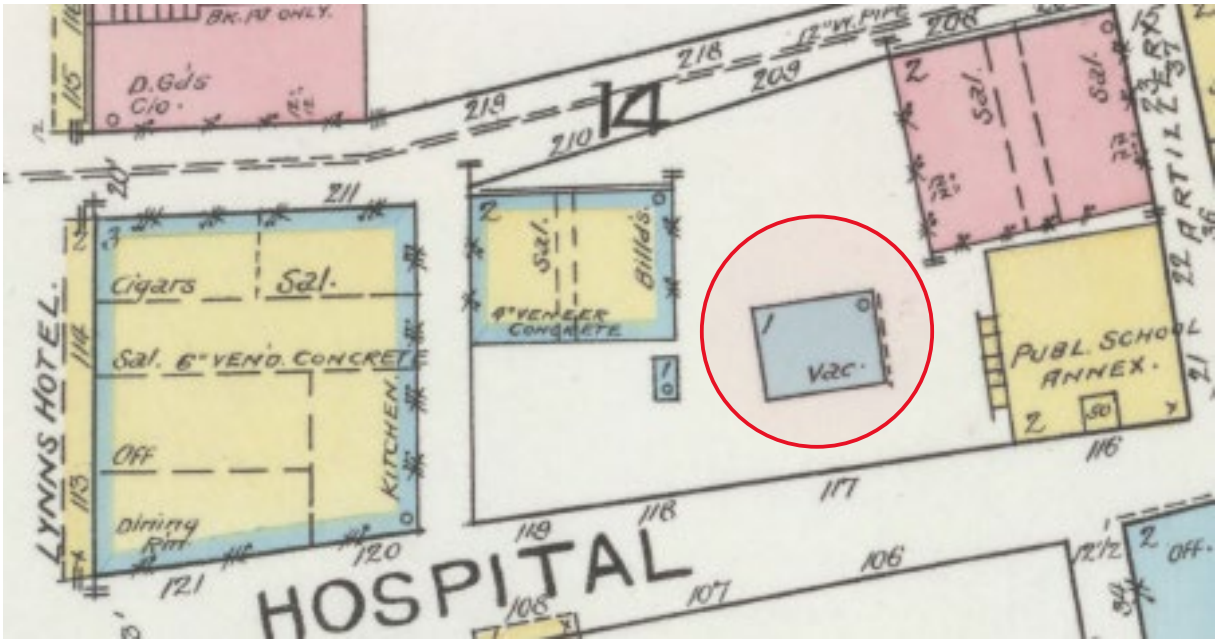


Staff Report, page 81

SANBORN MAPS
7 Aviles Street

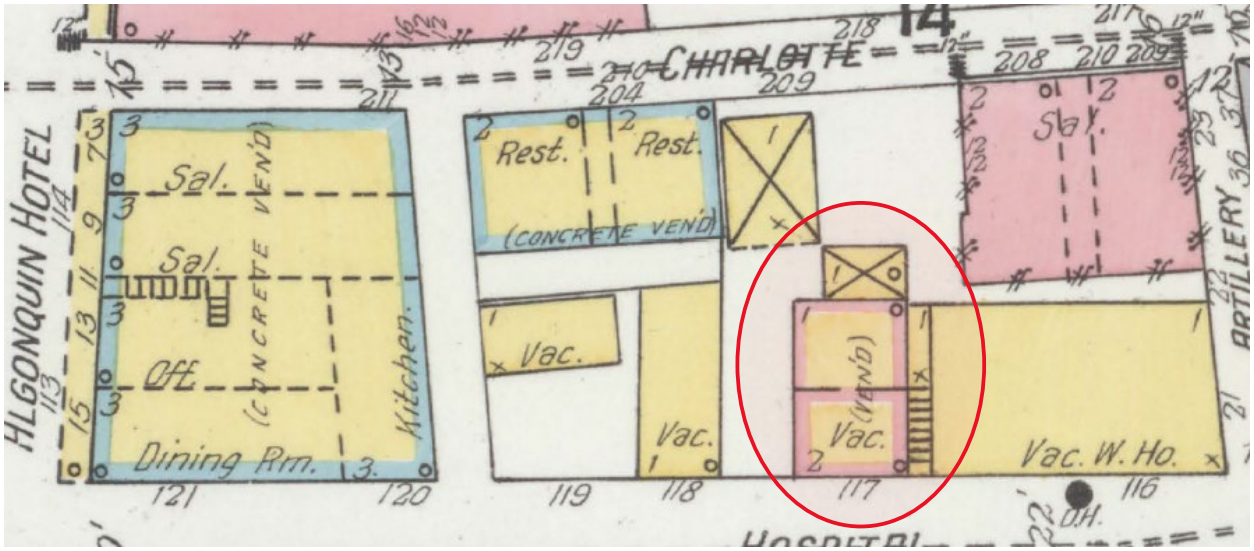


1888

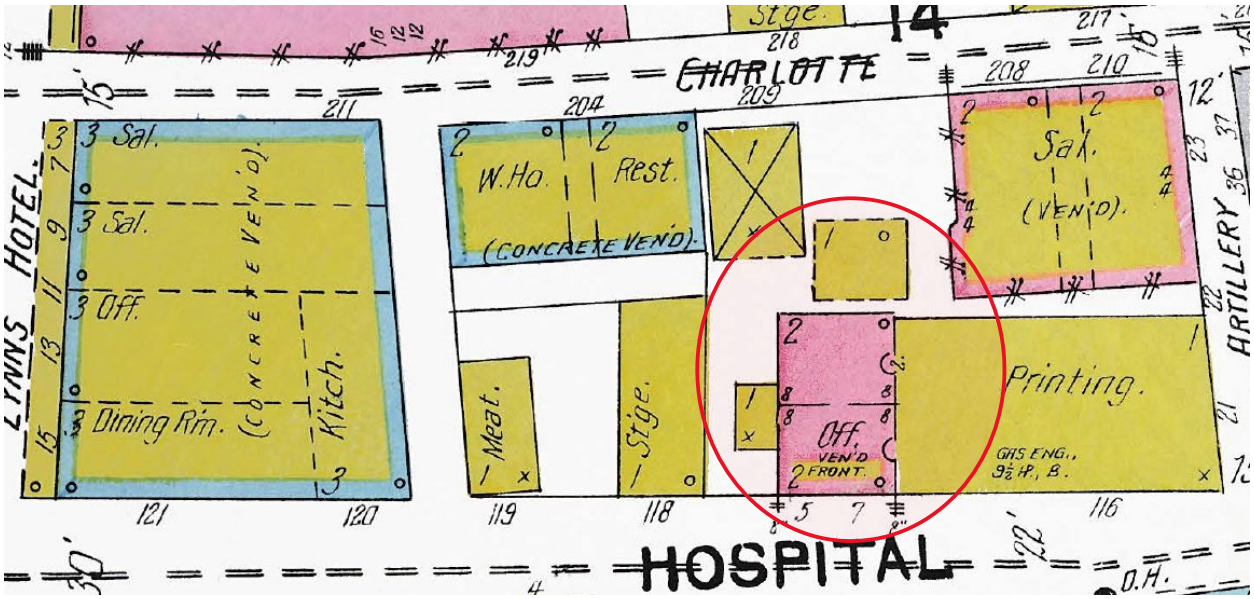


1893

SANBORN MAPS
7 Aviles Street

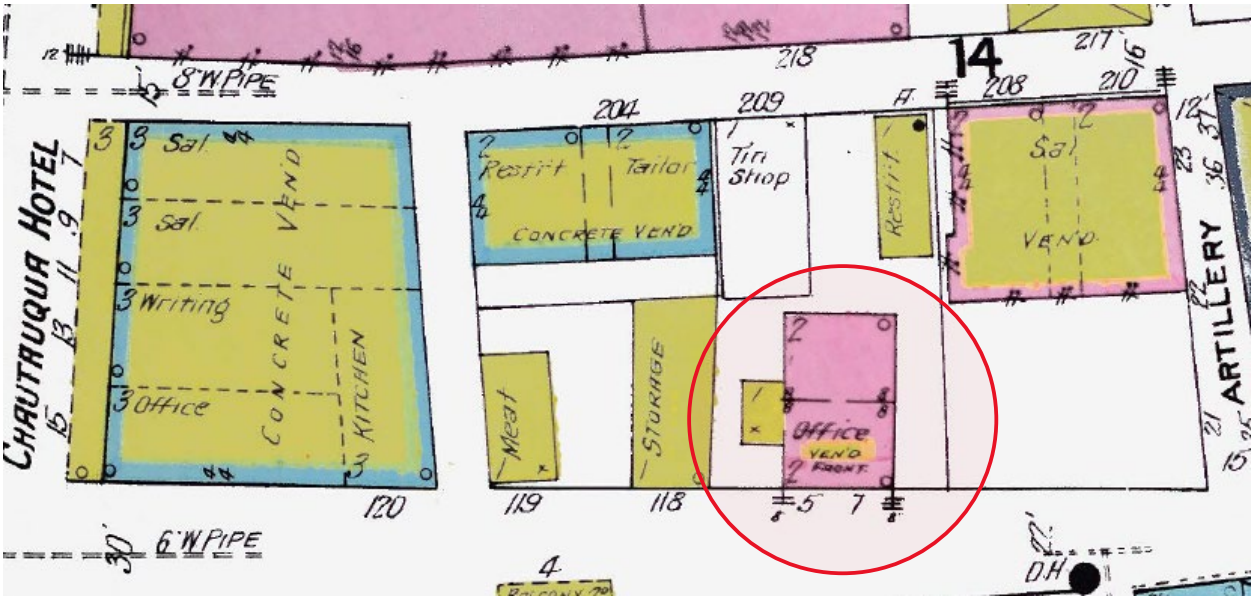


1899

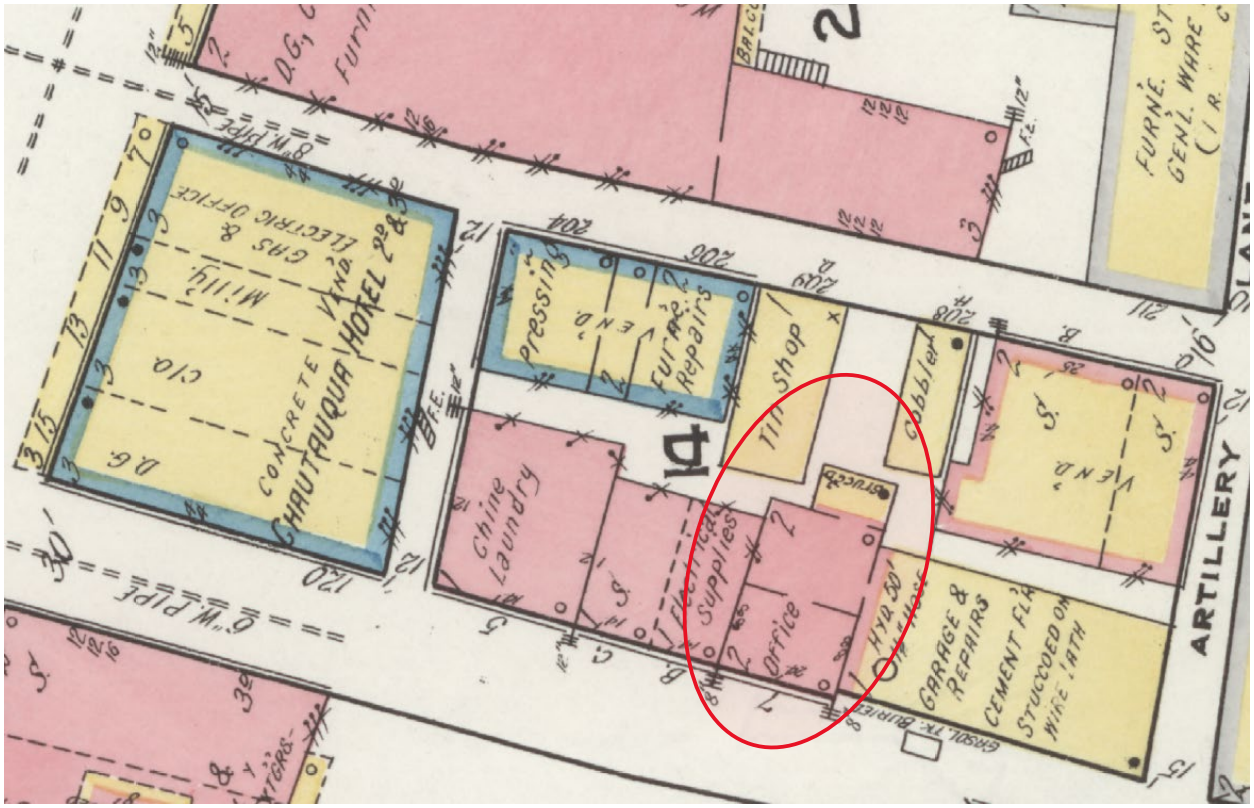


1904

SANBORN MAPS
7 Aviles Street

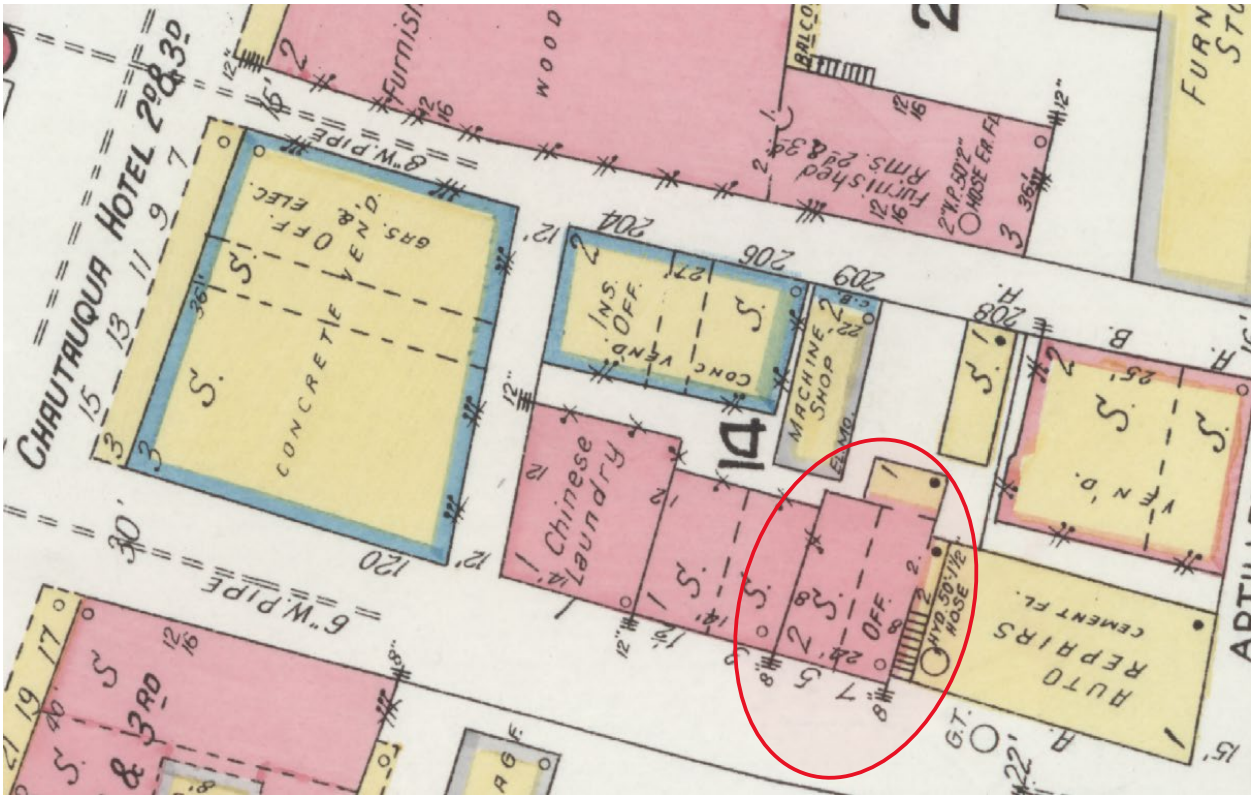


1910

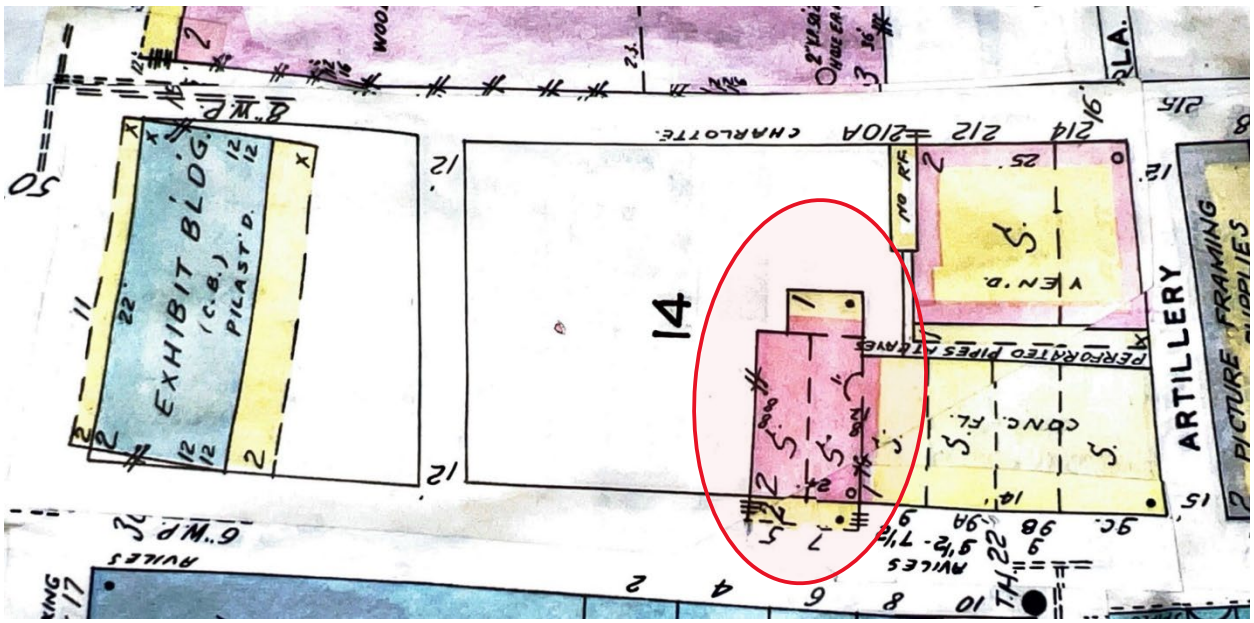


1917

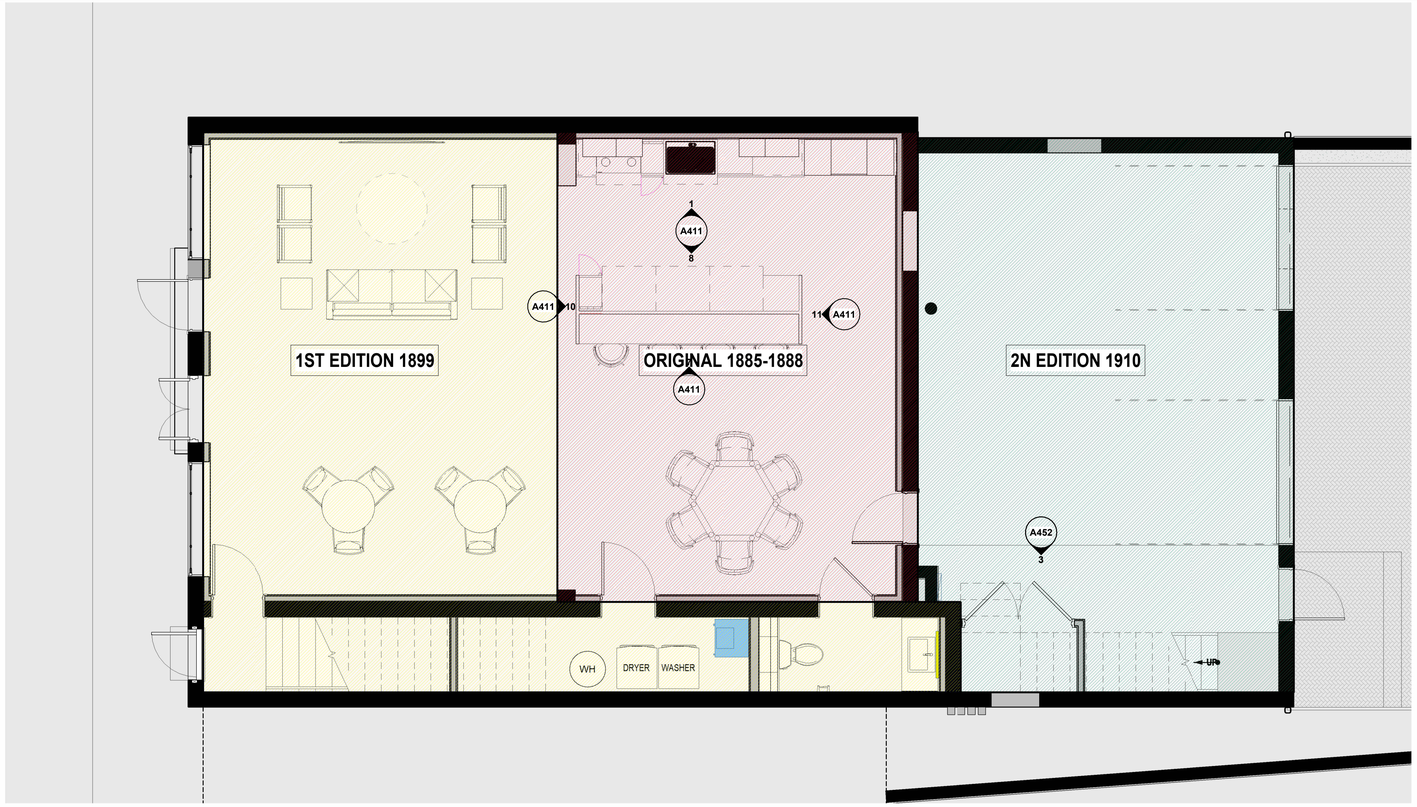
SANBORN MAPS
7 Aviles Street



1924

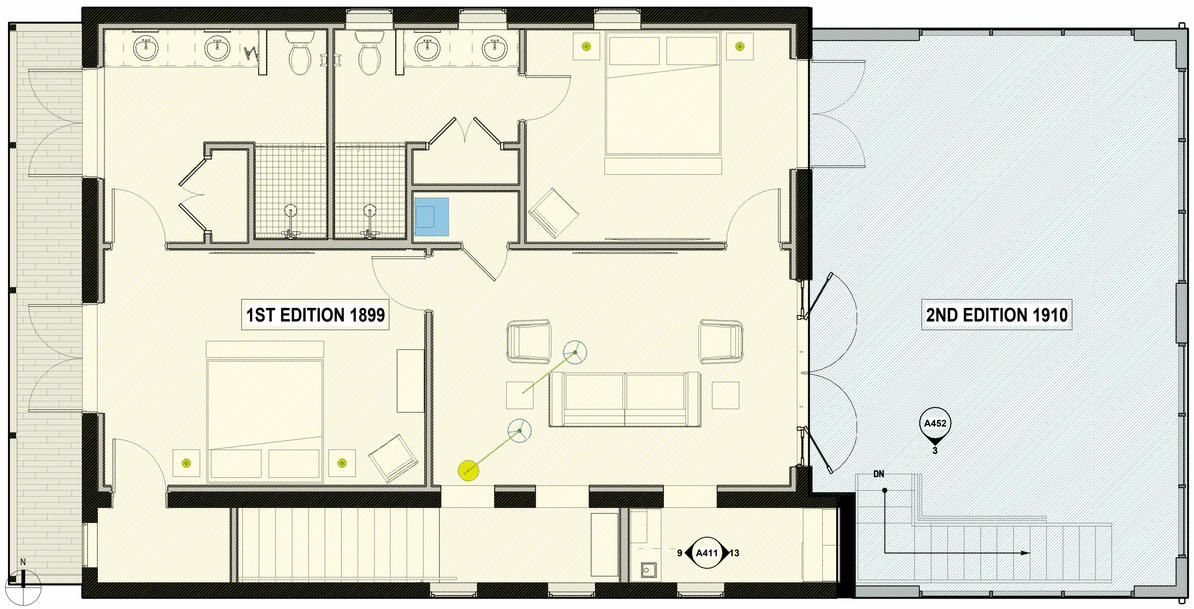


1930 updated to 1965



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION PERIOD - LEGEND	
	ORIGINAL 1885-1888
	1ST EDITION 1899
	2ND EDITION 1910



2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

10/22/2025 3:54:48 PM Autodesk Docs://22048_Vestcor Gallery St Aug - Rood/22048_ROOD ST AUG PROPERTY_ARCH_R24.rvt

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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

FOR THE AUGUST 20, 2026 HARB MEETING

COA HP2026-0037
7 Aviles Street

New Materials Submitted by the Applicant

Received July 28, 2026
Planning and Building Dept.

PQH GROUP DESIGN

DESIGNING FOR TOMORROW, TODAY

Narrative

July 27, 2026

7 Aviles St. New Building
St. Augustine, Florida

Demolition

Current Conditions

- Currently the original structure has been partially demolished. The areas that were removed, were the ones deemed by the building department unstable and unsafe, thus had to be removed for public safety.

At this point, the remaining portions which include but not limited to:

- The three (3) original coquina walls of the original jail.
- The front steps and planter walls and partial foundation
- The garage walls and doors/plus the roof.
- The existing yard walls to the north and south sides of property, plus along the rear street,
- Miscellaneous slabs and broken pavement in the rear driveway.

We want to fully remove the balance of building structure except for the designated original portion of the North Wall. The drawing indicates the proposed shoring for wall to allow the balance to be removed in its entirety. The south wall still has the original bars in the window. The bars will be removed and preserved for a future display.

Upon completion of demolition work, full archeological survey will be completed on the site.

During this time period PQH will develop drawings for restoring the building western façade to its previous condition prior to its demolition. A full 3D scan of the exterior of the building was completed. This will allow us to replicate the entire façade.

The intent is restore the original footprint to greatest extent possible, maintaining the spirit of the building. The original saved North Wall will remain as a feature and be part of a display to celebrate the history of the original jail.

PQH Group Design Inc. 4141 Southpoint Drive East, Suite 200, Jacksonville, FL 32216 · T 904-224-0001 · info@pqh.com www.pqh.com

Received July 28, 2026
Planning and Building Dept.

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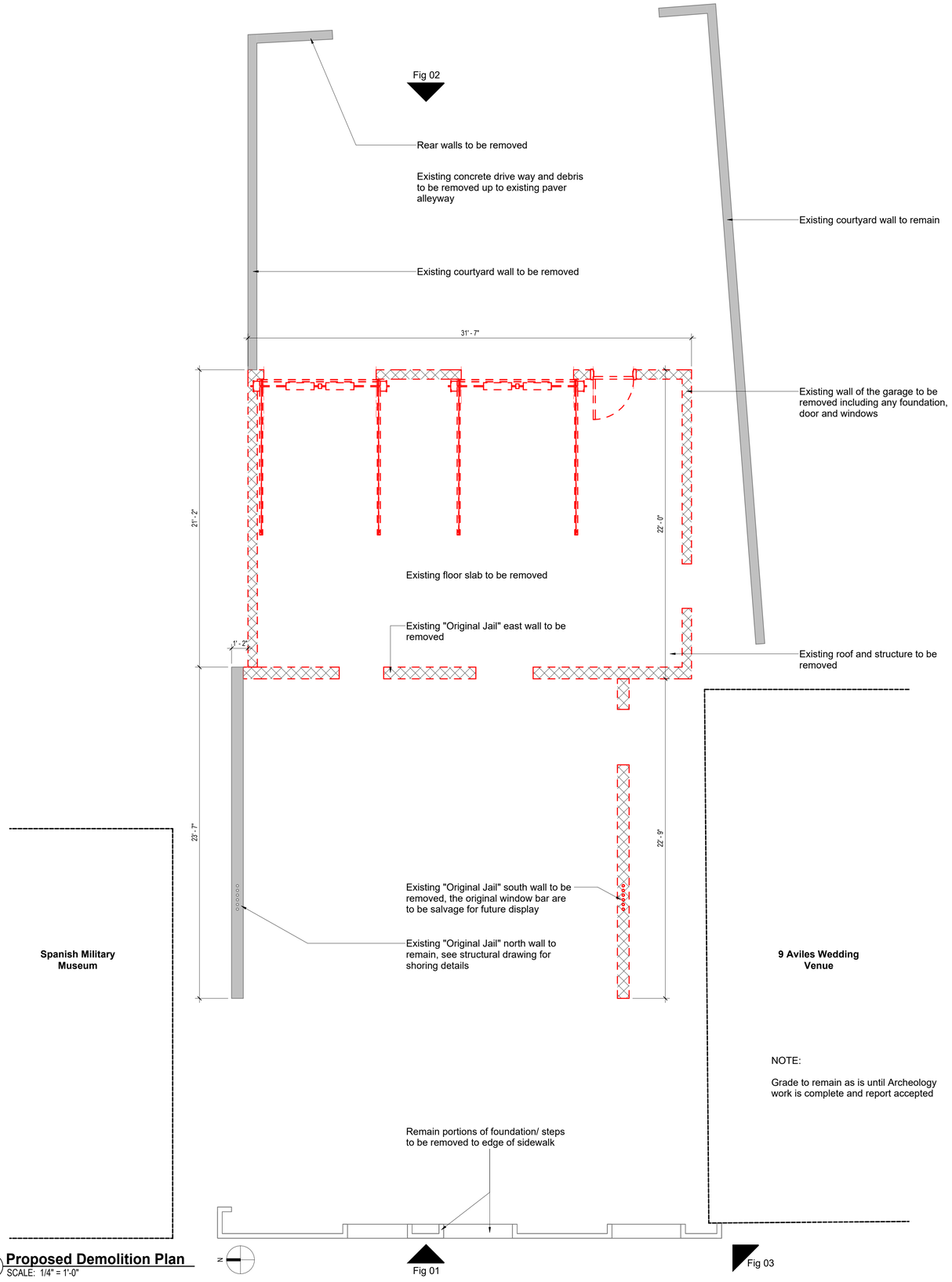
www.pqh.com



1 **Proposed Demolition Plan**
SCALE: 1/4" = 1'-0"

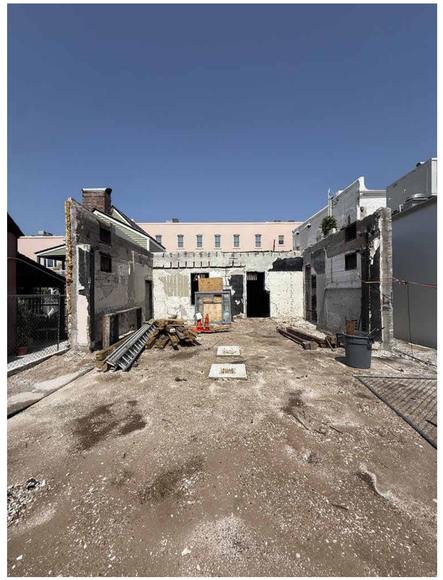


Figure 01

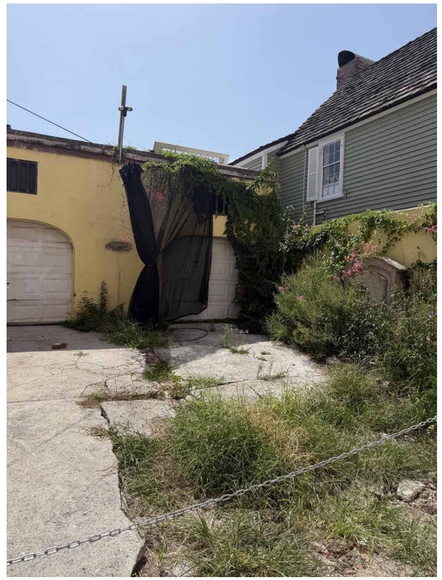


Figure 02

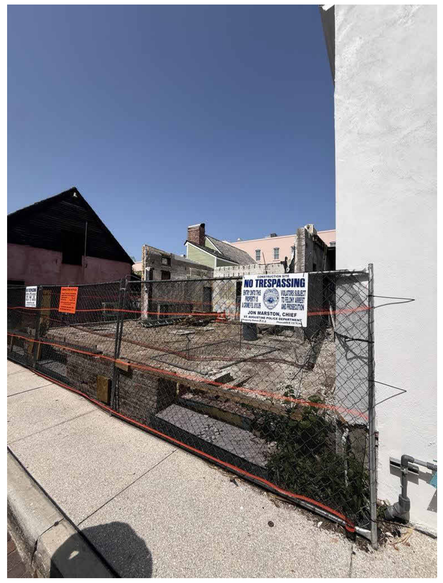


Figure 01

JOB NO.	22048
DATE	24/07/2026
CHECKED BY	

MARK	REVISION DATE	DESCRIPTION

7 Aviles St, St Augstine
SUB-HEADLINE
JACKSONVILLE, FLORIDA

DEMO

DEMO FLOOR PLAN

SHEET ID

DP100

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Received July 28, 2026
Planning and Building Dept.

7 Aviles St, St Augstine
JACKSONVILLE, FLORIDA

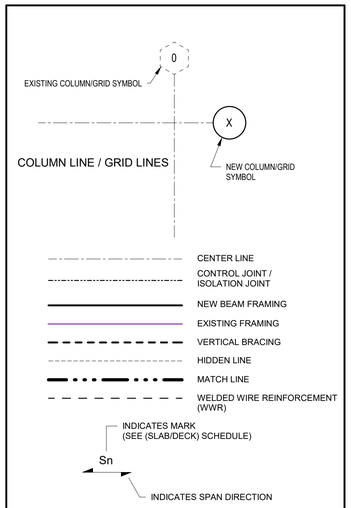
WALL LEGEND

- CONCRETE MASONRY WALL
- CAST IN PLACE CONCRETE WALL
- EXISTING WALL
- EXISTING MASONRY WALL
- EXISTING CONCRETE WALL

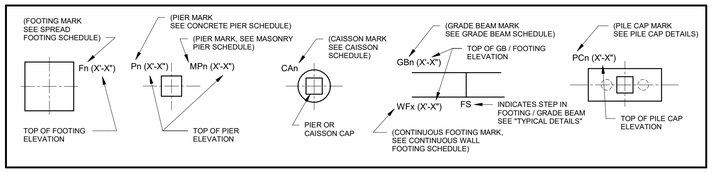
PLAN SYMBOLS

- SIM
- XX / SXXX — DETAIL CALLOUT - PLAN , SECTION, OR OTHER DETAIL
- XX / SXXX — WALL SECTION - SECTION NUMBER TOP/ SHEET NUMBER BOTTOM
- XX / SXXX — DETAIL NUMBER - DETAIL NUMBER TOP/ SHEET NUMBER BOTTOM
- X-X / SX00 — ELEVATION SYMBOL - ELEVATION NAME INSIDE/ SHEET NUMBER INSIDE
- WBX / SX00 — WIND BRACING SYMBOL - BRACE ELEVATION NAME INSIDE/ SHEET NUMBER INSIDE
- XX'-XX" — SPOT ELEVATION
- ELEVATION/LEVEL MARK WITH LEVEL NAME
- REVISION CLOUD
- REVISION MARK
- MWx — CONCRETE MASONRY WALL SEE SCHEDULE FOR SIZE AND REINFORCING
- CWx — CONCRETE WALL SEE SCHEDULE FOR SIZE AND REINFORCING
- NORTH ARROW

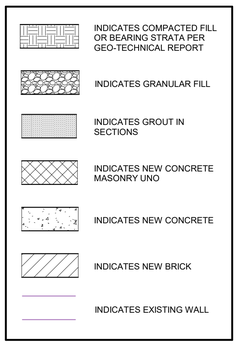
GRAPHIC SYMBOLS



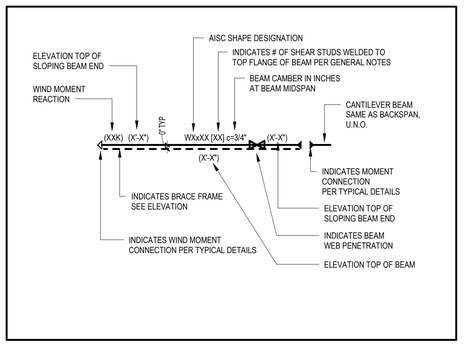
FOUNDATION LEGEND



MATERIAL LEGEND



STEEL FRAMING REFERENCE



STRUCTURAL ABBREVIATIONS:

&	AND	HIF	HORIZONTAL INSIDE FACE
#	POUNDS	HOF	HORIZONTAL OUTSIDE FACE
AA	AFTER ALIGNMENT	IF	INSIDE FACE
AB	ANCHOR BOLT	IN	INCH(ES)
ADDL	ADDITIONAL	INT	INTERIOR
APP	APPROVED	JT	JOINT
APPROX	APPROXIMATELY	K	KIPS
ARCH	ARCHITECT(URAL)	LE	LEFT END
BB	BOND BEAM	LF	LINEAR FEET
BE	BOTH ENDS	LL	LIVE LOAD
BEW	BOTTOM EACH WAY	LLH	LONG LEG HORIZ.
B/	BOTTOM OF	LLV	LONG LEG VERTICAL
BLDG	BUILDING	LONG	LONGITUDINAL
BOT/BTM	BOTTOM	LT	LIGHT
BPL	BASE/BEARING PLATE	L	ANGLE
BRG	BEARING	(2) L	DOUBLE ANGLE
BS	BOTH SIDES	(3) L	TRIPLE ANGLE
CIP	CAST IN PLACE	LTWT	LIGHT WEIGHT
CJ	CONSTRUCTION JOINT/ CONTRACTION JOINT	MAX	MAXIMUM
		MECH	MECHANICAL
CFSF	COLD-FORMED STEEL FRAMING	MEP	MECHANICAL, ELECTRICAL, PLUMBING
		MFR	MANUFACTURER
CA	CAISSON	MIN	MINIMUM
CANT	CANTILEVER	MISC	MISCELLANEOUS
CL	CENTER LINE	MO	MASONRY OPENING
CLR	CLEAR	NF	NEAR FACE
CMU	CONCRETE MASONRY UNIT	NS	NEAR SIDE/NON-SHRINK
COL	COLUMN	NTS	NOT TO SCALE
COMP	COMPOSITE OR COMPRESSIBLE	NWT	NORMAL WEIGHT
		OC	ON CENTER
CONC	CONCRETE	OF	OUTSIDE FACE
CONN	CONNECTION	OPER	OPERATING
CONT	CONTINUOUS	OPNG	OPENING
COORD	COORDINATE	OPP	OPPOSITE
DL	DEAD LOAD	PAF	POWDER ACTUATED FASTENER
DBL	DOUBLE	PC	PRECAST CONCRETE
DIA	DIAMETER	PERP	PERPENDICULAR
DIAG	DIAGONAL	PEMB	PRE-ENGINEERED METAL BUILDING
DIM	DIMENSIONS	PL	PLATE
DEG	DEGREE	PLF	POUNDS PER LINEAR FOOT
DOCS	DOCUMENTS	PSF	POUNDS PER SQUARE FOOT
DWGS	DRAWINGS	PSI	POUNDS PER SQUARE INCH
EA	EACH	PT	PRESSURE TREATED
EE	EACH END	R	RADIUS
EF	EACH FACE	RE	RIGHT END
EOD	EDGE OF DECK	REINF	REINFORCING/REINFORCED
EOR	ENGINEER OF RECORD	REM	REMAINDER
EOS	EDGE OF SLAB	REQD	REQUIRED
ETR	ESTIMATED TOP OF ROCK ELEVATION	SC	SLIP CRITICAL
		SCHED	SCHEDULE
EW	EACH WAY	SIM	SIMILAR
EL	ELEVATION	SF	SQUARE FOOT
ELEV	ELEVATOR	SL	SOCKET LENGTH
EMBED	EMBEDMENT/EMBEDDED	SOG	SLAB-ON-GROUND
ENGR	ENGINEER	SPEC	SPECIFICATION
EQ	EQUAL	SQ	SQUARE
EQUIP	EQUIPMENT	SS	STAINLESS STEEL
EQUIV	EQUIVALENT	STD	STANDARD
ES	EACH SIDE/ EQUAL SPACES	STL	STEEL
		STIFF	STIFFENER
ETC	ETCETERA	STRUCT	STRUCTURAL
EJ	EXPANSION JOINT	T	TOP
EXT	EXTERIOR/EXTENDED	T/	TOP OF
EX	EXISTING	TEMP	TEMPORARY
EXP	EXPANSION	TEW	TOP EACH WAY
FAB	FABRICATOR	TRANS	TRANSVERSE
FDN	FOUNDATION	TYP	TYPICAL
FIN	FINISH	U/S	UNDERSIDE
FS	FOOTING STEP	UNO	UNLESS NOTED OTHERWISE
FTG	FOOTING	VIF	VERIFY IN FIELD OR
FT	FOOT		VERTICAL INSIDE FACE
GB	GRADE BEAM	VERT	VERTICAL
GC	GENERAL CONTRACTOR	VEF	VERTICAL EACH FACE
GA	GAUGE/GAGE	VOF	VERTICAL OUTSIDE FACE
GALV	GALVANIZED	W/	WITH
GEN	GENERAL	WP	WORK POINT
HEF HORIZ	HORIZONTAL EACH FACE HORIZONTAL	WT	WEIGHT
		WWR	WELDED WIRE REINFORCEMENT

STRUCTURAL DRAWING SHEET LIST

SHEET NUMBER	SHEET NAME
S000	LEGENDS & SYMBOLS
S001	GENERAL NOTES
S100	EXISTING AND NEW FOUNDATION PLAN
S101	FIRST FLOOR SLAB-ON-GROUND PLAN
S200	SECOND FLOOR FRAMING PLAN
S300	ROOF FRAMING PLAN
S500	SECTIONS AND DETAILS
Grand total: 7	

VIEW LEGEND

- SECTION — XXX / SXXX — SCALE:3/4" = 1'-0" — SECTION NUMBER / SHEET NUMBER
- DETAIL — XXX / SXXX — SCALE:3/4" = 1'-0" — DETAIL NUMBER / SHEET NUMBER
- ELEVATION — XXX / SXXX — SCALE:3/4" = 1'-0" — ELEVATION NUMBER / SHEET NUMBER
- WIND BRACING ELEVATION — ALONG COLUMN LINE 'XXX' — SCALE:1/8" = 1'-0" — WBE-X / S-10X A — WIND BRACE INDICATOR / SHEET NUMBER

REFER TO " BRACING REQUIREMENTS" PER GENERAL NOTES SHEET FOR DESIGN REQUIREMENTS

PQH GROUP DESIGN
4141 Southpoint Drive East,
Suite 200, Jacksonville, FL 32216
T 904–224–0001 · info@pqh.com
www.pqh.com

JOB NO. 00000
DATE DD/MM/YYYY
CHECKED BY Checker

MARK	REVISION DATE	DESCRIPTION

BID TEST

7 Aviles St, St Augstine
SUB-HEADLINE
JACKSONVILLE, FLORIDA

LEGENDS & SYMBOLS

SHEET ID S000

AES ATLANTIC ENGINEERING SERVICES
4141 Southpoint Drive East
Suite C
Jacksonville, FL 32216
p 904.743.4633
www.aespj.com

AES Project #326-186 (R26)

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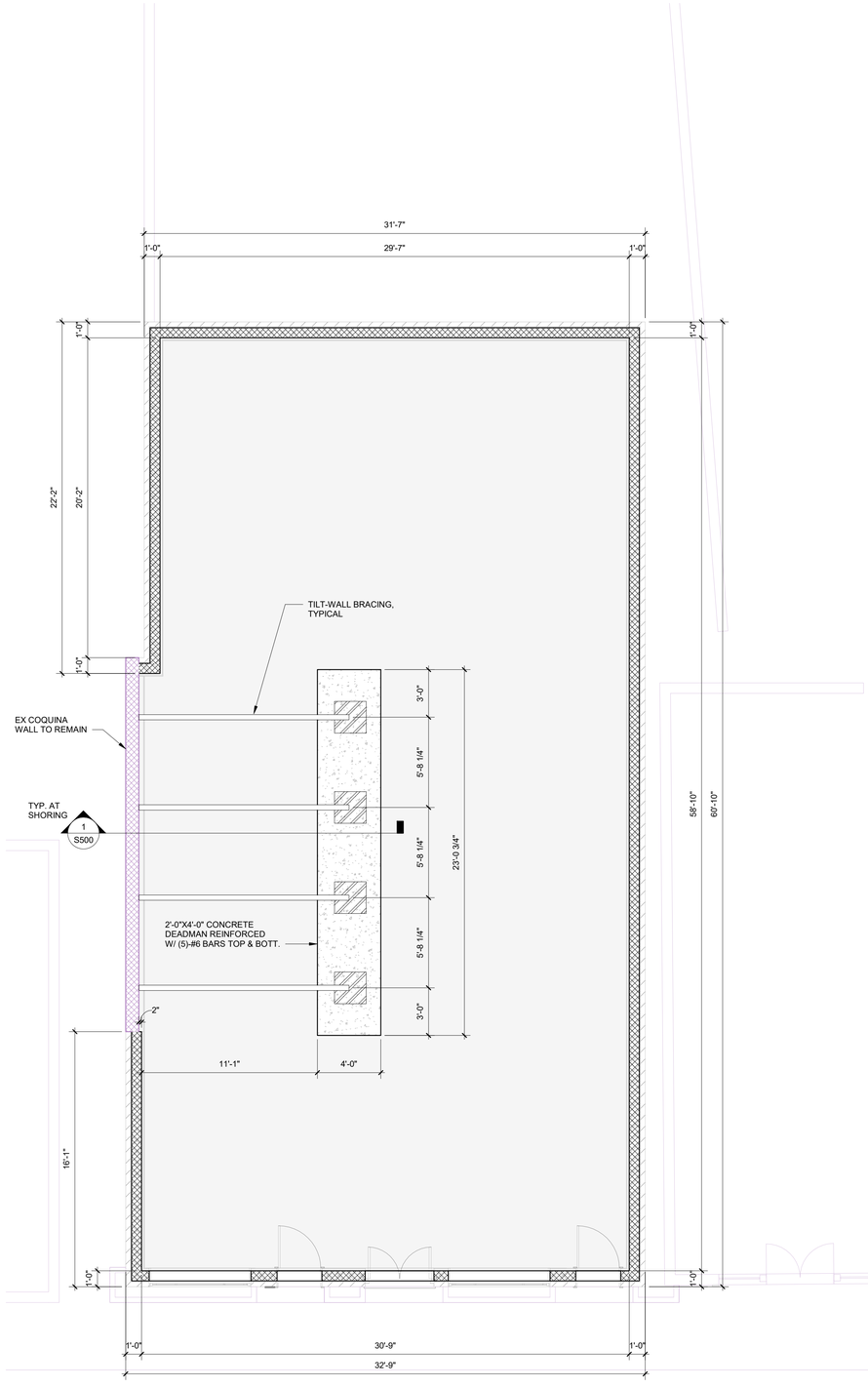
Received July 28, 2026
Planning and Building Dept.



1 FIRST FLOOR SLAB-ON-GROUND PLAN
SCALE: 1/4" = 1'-0"

CONCRETE MASONRY WALL SCHEDULE				
MARK	WIDTH	VERTICAL REINFORCING	DOWELS TO FDN	NOTES
MW1	7 5/8"	#X AT XX" OC		

CONCRETE MASONRY WALL SCHEDULE NOTES:

1. GROUT ALL CELLS W/ REINF SOLID.
2. GROUT ALL CELLS BELOW GRADE SOLID.
3. PROVIDE STD HOOK ON FOUNDATION DOWELS.
4. PROVIDE 48db LAP SPLICE TO VERT WALL REINF.

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MARK	REVISION DATE	DESCRIPTION

BID TEST

7 Aviles St, St Augstine

SUB-HEADLINE
JACKSONVILLE, FLORIDA

FIRST FLOOR SLAB-ON-GROUND PLAN

SHEET ID
S101

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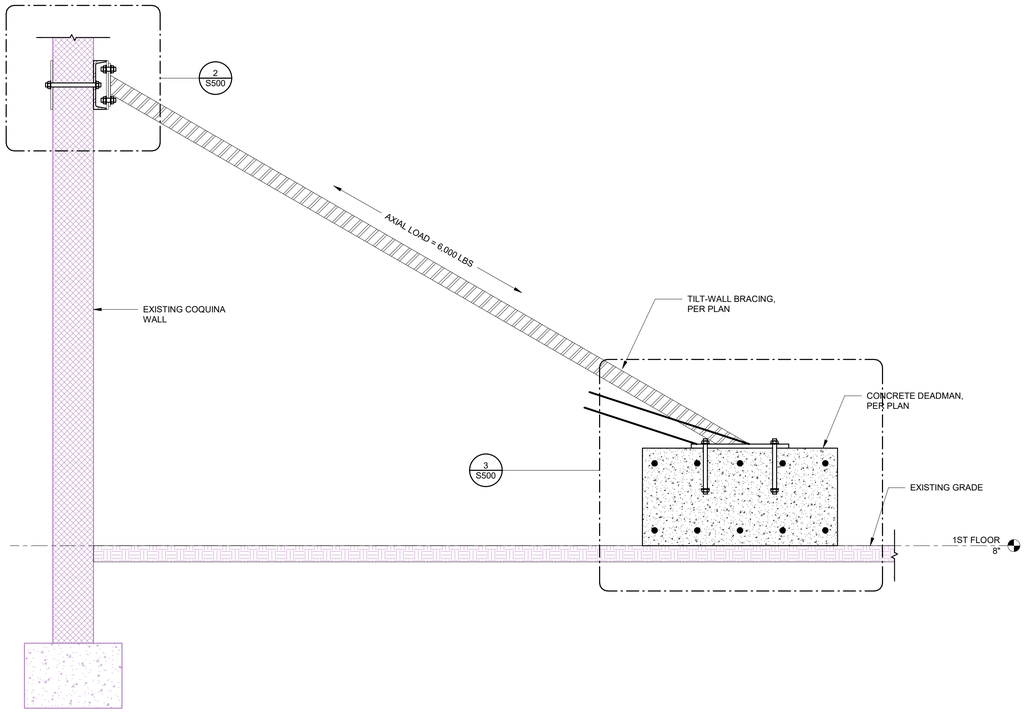
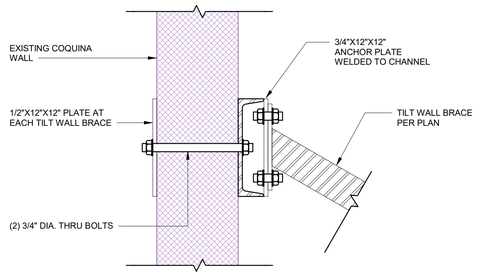
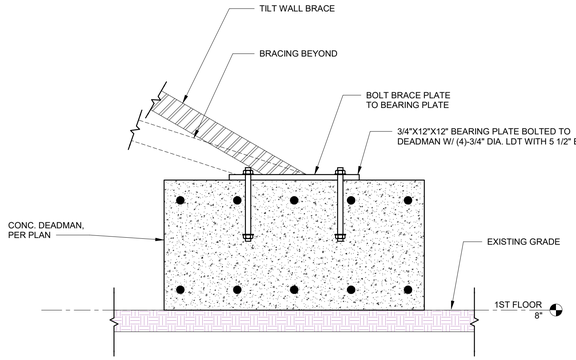


SECTION AT SHORING



ENLARGED SECTION AT TOP



ENLARGED SECTION AT BASE

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MARK	REVISION DATE	DESCRIPTION

BID TEST

7 Aviles St, St Augstine

SUB-HEADLINE
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SECTIONS AND DETAILS

SHEET ID

S500

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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.: HP2026-0037
Applicant: KRB Construction, LLC
Owner: SAR 2020 Partners LLC
Address: 7 Aviles Street
Parcel Number: 1989000000

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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JUNE 18, 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, June 18, 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 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 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).

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.

- -Bring a survey showing where jail walls are currently
- -Consider options as discussed for saving at least the north
- wall To July 16, 2026
- -Site plan of proposed floorplan / bldg footprint.

DONE AND ORDERED, at a public hearing on the 18th day of June, A.D., 2026, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2026-0037 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Brad Beach
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18th day of June, A.D., 2026.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

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

CITY OF ST AUGUSTINE

MEMORANDUM

To: The Historic Architectural Review Board

Date: July 16, 2026

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

During the month of June 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

271 St. George Street (Replace hand sink and ice bin in prep area)

148 St. George Street (Flat Roof coating-Karnak Elasto Bright Roof coating)

290 St. George Street (Foundation-install poured piers, sister & repair joists and install beam & precast piers)

243 St. George Street (Install customer requested fire alarm system)

75 King Street (Lightner) (Replacing 2 existing 20-ton rooftop units with new Carrier 20-ton units)

43 ½ Cordova Street (Foundation Repair-installation of floor supports to stabilize existing foundation)

95 Cordova Street (Renovation of finishes of guestrooms, 2nd floor fitness, 2nd floor meeting room and pool bar)

54 Cuna Street (HVAC changeout with Mitsubishi Electric 1 ton Mini-Split with heat pump)

34 Treasury Street (Rooftop HVAC replacement with Carrier 2.5-ton heat pump system)

DEMOLITIONS

30 Bay View Drive (HARB approved demolition of existing garage to construct new garage)

47 Abbott Street (HARB approved partial demolition to include existing addition on back of house and shed)

Candice Seymour

Candice Seymour, Historic Preservation Planner



Section 106 Updates & Resources

Proposed Revisions to Section 106 Threaten Local Voices

Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires federal agencies to consider the effects on historic properties of projects they carry out, assist, fund, permit, license, or approve throughout the country. If a federal or federally-assisted project has the potential to affect historic properties, a Section 106 review will take place.

Section 106 gives the Advisory Council on Historic Preservation (ACHP), interested parties, and the public the chance to weigh in on these matters before a final decision is made. **This process is an important tool for citizens to lend their voice in protecting and maintaining historic properties in their communities.**

What is Happening?

On July 24, ACHP voted to move forward with a Notice of Proposed Rulemaking (NPRM) to revise the regulations implementing Section 106. The draft NPRM has now been sent to the Office of Information and Regulatory Affairs for interagency review.

The proposed revisions are not yet final; the NPRM must be reviewed and published in the Federal Register before the formal public rulemaking process begins.



Why This Matters to Local Commissions?

Section 106 recognizes that historic resources are often best understood by the people who live, work, and interact with them every day. That is why the process provides opportunities for the public and other interested parties to participate before a final decision is made.

Certified Local Governments (CLGs) have a formal legal right to participate as consulting parties in federal undertakings that may affect historic properties within their jurisdictions. This role gives local communities an opportunity to share their knowledge, identify concerns, and help shape decisions about historic resources that matter to them.

The proposed revisions to Section 106 would make consultation with the public, CLGs, Tribes, State Historic Preservation Offices, and other interested parties optional for the federal agency conducting the undertaking or issuing the permit. **If adopted, these changes could significantly reduce opportunities for local commissions and communities to participate in decisions affecting the historic places they know and care about.** The people with the greatest knowledge of a community's historic resources could be excluded from the conversation.

NAPC's Response

NAPC continues to keep its members and broader audience informed about developments related to the proposed changes to Section 106, provide guidance and resources, and gather feedback through its Advisory Group, which met in person at FORUM 2026 in Minneapolis.

NAPC also regularly works with national preservation partners to monitor developments, coordinate advocacy efforts, and develop strategies to protect meaningful local participation in the Section 106 process.



Letter to ACHP

On July 23rd, NAPC submitted a letter to the ACHP strongly opposing the changes to Section 106. NAPC stressed that the changes aimed to strip local communities of the long-standing right to participate in decisions by the federal government that directly impact the places they care about.

Read the Letter



Call for Comment Response

On August 3rd, NAPC responded to the ACHP's call for comments on changes to Section 106 despite the process being upended by the vote on July 24th before the comment period ended. In this letter, NAPC provided a response to these questions informed by feedback from members and the NAPC Advisory Group.

Read the Letter



Section 106 Success Story Collection

NAPC is collecting Section 106 success stories to share with elected officials, community leaders, and the general public. If you have one to share, please complete this form.

Submit a Section 106 Story

Additional Resources

National Trust for Historic Preservation

Section 106 Under Threat

https://savingplaces.org/section106

Cultural Heritage Partners

War Room: Fight Back

https://culturalheritagepartners.com/war-room-for-threats-to-section-106/

The National Council of State Historic Preservation Officers

Section 106 AT RISK!

https://ncshpo.org/news/

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: August 13, 2026

RE: Resolution 2026-27 – Supporting the National Trust for Historic Preservation and other efforts to oppose revisions to the regulations implementing Section 106 of the National Historic Preservation Act, and to reiterate the importance of a meaningful review process to preserve history in all forms.

It has come to our attention that regulatory changes have been proposed at the federal level that are very concerning and alarming to the overall historic preservation community.

City staff have participated in several informational meetings put on remotely by the National Trust for Historic Preservation. The proposed revisions to the Section 106 program will change longstanding processes aimed at garnering as much comment and input from subject matter experts on federal projects proposed by federal agencies.

As a call to action the National Trust is requesting that local governments provide support towards them and other efforts to reject these regulatory reforms. Even if it is recognized that the Section 106 process could be improved it should be a collaborative effort while maintaining the core principles of the initial legislation.

At the City Commission meeting of August 10, 2026, the Mayor specifically brought this issue to the attention of the other commissioners and asked for a consensus of support to bring a resolution forward expressing the city's concerns related to these changes.

Attached you will find Resolution 2026-27 and an information sheet produced by the National Trust for Historic Preservation. Please place Resolution 2026-27 on the City Commission August 24, 2026, agenda. If you have any questions, please let me know.

Amy McClure Skinner, AICP
Director, Planning and Building Department

Section 106 Is Under Threat: Please Oppose Regulatory Changes

National Trust for Historic Preservation®

The Advisory Council on Historic Preservation (ACHP) is advancing a sweeping and damaging proposal to rewrite the regulations for Section 106 of the National Historic Preservation Act (NHPA). If implemented, these new rules would dramatically diminish the effectiveness of the NHPA and the current legal protections for historic and cultural places.

Since the enactment of NHPA 60 years ago, Section 106 has been the foundational requirement for federal agencies to "take into account" the effects of their actions on historic properties and places, enabling public participation and comment in the process, empowering state and local governments and tribal communities to have a voice in the process, and often improving the project and enhancing the outcome.

The ACHP Proposal Would Eviscerate This Process And Principles

These new regulations will lead to more delays and more litigation as federal agencies and applicants try to navigate compliance without the well-known and well-used consultation process, which often leads to negotiated win-win outcomes. The preservation community and our partners across the country are mobilizing to fight this harmful proposal.

Some of the most disturbing aspects of the proposed changes include:

- Federal agencies will no longer be required to try to avoid or minimize damage to America's historic architecture, neighborhoods, and landscapes.
- State and local governments will no longer have the right to be notified or have the opportunity to comment when federal agencies propose to damage or destroy historic places within their jurisdiction.
- The public's opportunity to comment on federal historic preservation policies or actions would now be entirely optional, at the discretion of the federal agency.
- The federal government will no longer be required to consult with Native American tribes or seek their expertise regarding their own significant cultural resources.
- Significant cultural landscape features would no longer be considered historic properties, so federal agencies would no longer be required to take into account any adverse effects to significant places such as the Grand Canyon.
- Federal agencies would no longer be required to consider the reasonably foreseeable consequences of their actions on historic properties, other than direct actions that physically damage the properties.
- These regulations are inconsistent with the National Historic Preservation Act and would violate the Council's own rules and procedures.
- The proposed changes are also internally inconsistent and riddled with errors, likely to cause enormous regulatory confusion and chaos.

Help Protect America's Historic and Cultural Heritage

To stay informed on the latest developments, including action alerts, please visit: https://savingplaces.org/section106

RESOLUTION NO. 2026-27

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, EXPRESSING THE CITY'S OPPOSITION TO THE ADVISORY COUNCIL ON HISTORIC PRESERVATION'S 2026 PROPOSED REVISIONS TO THE REGULATIONS IMPLEMENTING SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT AND URGING THE RETENTION OF A TRANSPARENT REVIEW PROCESS THAT INCLUDES STATE, TRIBAL, LOCAL GOVERNMENT, AND PUBLIC PARTICIPATION

WHEREAS, the City of St. Augustine, founded in 1565, is the oldest continuously occupied European-established settlement in the continental United States and possesses an extraordinary concentration of historic and architectural resources, archaeological sites, cultural landscapes and other features documenting centuries of Spanish, Indigenous, African, Minorcan, Caribbean, British, and American history; and

WHEREAS, Congress passed the National Historic Preservation Act of 1966 ("NHPA") establishing a national policy for preservation of historic properties and a cooperative framework involving the Federal Government, States, Indian Tribes, local governments, and the public; and

WHEREAS, the NHPA established the Certified Local Government ("CLG") program as an enduring federal-state-local partnership through which local governments play a meaningful role in historic preservation and receive technical assistance, training, and other benefits in exchange for maintaining a strong local preservation program; and

WHEREAS, St. Augustine's historic and archaeological resources are of local, state, national, and international significance including rich archaeology resources, landmarks, designated historic districts and individual properties, and contributing buildings and cultural landscapes; and

WHEREAS, the City of St. Augustine has been a Certified Local Government since 1986 and has developed a longstanding local preservation and archaeology program; and

WHEREAS, Section 106 of the NHPA, codified at 54 U.S.C. § 306108, requires federal agencies to take into account the effects of undertakings they carry out, approve, or fund on historic properties and to afford the Advisory Council on Historic Preservation ("ACHP") a reasonable opportunity to comment; and

WHEREAS, the regulations implementing Section 106, 36 C.F.R. Part 800, provide an established framework for consultation with State Historic Preservation Officers, Tribal Historic Preservation Officers, Indian Tribes, local governments, other parties, and the public; and

WHEREAS, Section 106 is not a prohibition on federal projects, but establishes a consultation process through which federal agencies identify historic properties, evaluate potential effects, consult with affected parties, consider alternatives, and seek to avoid, minimize, or resolve adverse effects to historic properties; and

WHEREAS, the Section 106 process is particularly important in St. Augustine because archaeological resources may be located beneath existing development, requiring early identification and consideration and because federal undertakings may affect historic districts,

National Historic Landmarks, archaeological sites, historic buildings, cultural landscapes, waterfront resources, transportation infrastructure, and other interconnected historic resources; and

WHEREAS, the city possesses substantial professional expertise, and institutional knowledge concerning its historic and archaeological resources and can provide federal agencies with information that may not otherwise be available through federal records or generalized historic resource databases resulting in better-informed decisions; and

WHEREAS, the City of St. Augustine believes that preservation and responsible development are not mutually exclusive and that a transparent consultation process enables communities and federal agencies to identify practical solutions that accommodate necessary public projects while protecting irreplaceable historic resources; and

WHEREAS, the City Commission recognizes that the Section 106 process should continue to improve in efficiency and clarity; and

WHEREAS, on July 24, 2026, the Advisory Council on Historic Preservation voted to move forward with a Notice of Proposed Rulemaking concerning revisions to the regulations implementing Section 106, with the proposed rule proceeding through interagency review prior to publication in the Federal Register; and

WHEREAS, the City Commission is concerned that revisions to the Section 106 regulations could diminish meaningful opportunities for State, Tribal, local government, and public participation and could result in historic preservation concerns being identified later in project planning, when meaningful alternatives may be more difficult to consider;

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

SECTION 1. Opposition to Proposed Revisions.

The City Commission of the City of St. Augustine hereby expresses its strong opposition to proposed revisions to 36 C.F.R. Part 800 to the extent that such revisions would diminish meaningful consultation, public participation, local government involvement, or consideration of historic properties and archaeological resources under Section 106 of the National Historic Preservation Act.

SECTION 2. Principles for Section 106 Review.

The City Commission urges the Advisory Council on Historic Preservation and federal agencies to maintain a Section 106 process that:

1. Preserves meaningful and predictable opportunities for State, Tribal, and local governments to participate in consultation when federal undertakings may affect historic properties within or affecting their jurisdictions;
2. Preserves meaningful opportunities for affected communities and members of the public to receive timely notice of federal undertakings affecting historic or cultural resources, to obtain advance information on the proposed project, and the ability to provide input; and
3. Ensures that historic districts, archaeological resources, cultural landscapes, historic settings, and the relationships among historic resources are appropriately considered;
4. Identifies historic properties sufficiently early in project planning to allow meaningful consideration of alternatives and measures to avoid or minimize adverse effects; and
5. Provides clear, consistent, transparent, and predictable procedures while strengthening the federal-state-tribal-local partnership established by the NHPA and embodied in the Certified Local Government program.

SECTION 3. St. Augustine's Historic Resources.

The City Commission specifically requests that the ACHP and federal agencies recognize the unique circumstances of St. Augustine, where nationally significant historic and archaeological resources form an interconnected historic environment and where local professional expertise and institutional knowledge are essential to informed federal decision-making.

SECTION 4. Consultation Prior to Final Rulemaking.

The City Commission urges the ACHP, before adopting final revisions to 36 C.F.R. Part 800, to conduct robust consultation with State Historic Preservation Offices, Tribal Historic Preservation Officers, Indian Tribes, Certified Local Governments, local governments, preservation and archaeology organizations, affected communities, and the public, and to fully consider the concerns raised through that consultation.

SECTION 5. Consistency with the National Historic Preservation Act.

The City Commission requests that any final regulations remain faithful to the statutory purposes and requirements of the National Historic Preservation Act and preserve meaningful opportunities for State, Tribal, local government, and public participation in decisions affecting historic properties.

SECTION 6. Transmission.

The City Commission directs the City Manager, or designee, to transmit a copy of this Resolution to the Advisory Council on Historic Preservation; the National Park Service; the United States Department of the Interior; the Florida State Historic Preservation Officer; the Florida Department of State, Division of Historical Resources; the City's congressional delegation; and other appropriate federal, state, tribal, local, and preservation officials and organizations.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida this _____ day of _____, 2026.

CITY OF ST. AUGUSTINE, FLORIDA

_____
Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

_____
City Clerk, Darlene Galambos
(Corporate Seal)