CITY OF ST AUGUSTINE EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, SEPTEMBER 17, 2026 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) August 20, 2026 - Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)

*a)	Certificate of Demolition (Full) HP2026-0070	Les Thomas, Architect - Applicant Having a Good time Forever LLC - Owner 8 Hybiscus Avenue To demolish a residential building, constructed c. 1925-1930, that is recorded in the Florida Master Site File and not located in a district.
*b)	Certificate of Demolition (Full) HP2026-0065	Groundfloor Jacksonville, LLC - Applicant & Owner 6 Solano Avenue To demolish a residential building, constructed c. 1950, that is recorded in the Florida Master Site File and not located in a district.

6. Certificate of Appropriateness

a)	HP2026-0072	Elaine H. Darnold - Applicant Flynn G. Bevill Family Trust - Owner 33 Aviles Street For repair and replacement of deteriorated exterior wood elements with new.
b)	HP2026-0066	Duncan Dailey - Applicant Old City Leasing LLC - Owner 128 St. George Street To stucco over an existing brick wall at the rear of the building.

c) HP2026-0071
Muscetta Custom, LLC - Applicant
Joseph P. Finnegan Trust & Margaret H. Finnegan Trust - Owners
280 St. George Street
To replace existing windows and deteriorated exterior siding with new.

7. Certificate of Demolition and Partial Demolition

a) HP2026-0073
A to Z Roofing Company - Applicant
Susan Gregory - Owner
23 Locust Street
For partial demolition of a residential building, constructed c. 1910-1917, that is recorded in the Florida Master Site File and contributing to the Abbott Tract National Register Historic District, including replacement of the existing metal with a new metal roof of a different design.

b) HP2026-0068
ArmorGuard Exteriors, LLC - Applicant
Therrien-Peake Family Trust - Owner
15 Riberia Street
For after-the-fact partial demolition of a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of previously existing windows with windows of a new design.

8. Continued Opinions of Appropriateness from the previous HARB meeting

*a) HP2026-0063
Continued from
August 20, 2026
WITHDRAWN
Foto Comercio, LLC–Applicant
MIS Ventures, LLC–Owner
30 St. George Street
To install a photo booth along St. George Street.

b) HP2026-0062
Continued from
August 20, 2026
REQUESTING CONTINUANCE TO OCTOBER 15, 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.

9. Planning and Building Staff Communications
    a) Staff Approved Permits Report
10. Other Business
    a) Section 106 Under Threat: Follow-up action items in response to proposed regulatory changes

       See https://savingplaces.org/section106 and https://www.napcommissions.org/advocacy for supplemental information
11. Next Scheduled Meeting Date(s):
    a) October 15, 2026 - Regular Meeting
12. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
August 20, 2026

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, August 20, 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:
Brad Beach, Chairperson
Linda Potter, Vice-Chairperson
Catherine Duncan
Gaere MacDonald
Michael Blake

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

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2. General Public Comments for Items not on the Agenda

None

3. Approval of Minutes

MOTION

Ms. Potter MOVED to APPROVE the July 16, 2026 minutes as presented. The motion was SECONDED by Mr. Blake.

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

4. Modification and approval of Agenda

Item 6.c. HP2026-0031, 172 Cordova Street, Units 11 & 12, requested continuance to the October 15, 2026 meeting.

Item 7.b. HP2026-0062, 156 Avenida Menéndez (59 Marine Street), requested continuance to the September 17, 2026 meeting.

MOTION

Mr. MacDonald MOVED to APPROVE the modified agenda as stated. The motion was SECONDED by Ms. Duncan.

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

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

6. Certificates of Appropriateness

6. (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)

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

Conner Dowling, Jeremy Marquis, and Gavin Kane reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- The profile was thinner on the operable window compared to the fixed window
- The landscaping and new hardscaping would enhance the area
- The original material on the windows was steel and had deteriorated
- Banners in the entrance should not be permanent
- The proposed fountain in the cloister garden was high enough to maintain safety for small children

MOTION

Mr. MacDonald MOVED to APPROVE application HP2026-0064 as presented. The motion was SECONDED by Ms. Duncan.

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

6. (b) HP2026-0041 – Brock Fence – Applicant
Central Southern Construction Services, LLC – Owner
264 St George Street
Continued from July 16, 2026

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

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 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.

Kevin Brock reviewed the application.

Ex Parte Communication:

(None)

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

After a review of drawings from a previous application, the following motion was presented.

MOTION

Ms. Duncan MOVED to APPROVE application HP2026-0041 at 264 St. George Street with the following modifications: the new piers on both sides of the gate opening; the gate opening would be 15' 2"; the work would be done per the drawing of Mr. Don Crichlow, architect; add a tail wall to the right side of the fence. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Duncan, MacDonald, Blake, Potter, Beach

NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (c) HP2026-0031 – Tri-State Builders & remodeling LLC – Applicant
Eric Ryden, Dawn Newton & Megan Hoag – Owners
172 Cordova Street, Units 11 & 12
Continued from May 21, 2026

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.

This item requested continuance to the October 15, 2026 regular meeting. See item four.

6. (d) HP2026-0049 – Ember & Iron LLC – Applicant
Claude L & Kristine G Weeks – Owner
62 Spanish Street & 59 Hypolita Street
Continued from July 16, 2026

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.

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 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 impact 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.

Len Weeks reviewed the application.

Ex Parte Communication:

Mr. MacDonald advised that he had had a conversation with Mr. Len Weeks.

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

The Board discussed:

- Festoon lighting was larger and was not appropriate for HP districts
- European style lighting would be acceptable
- The palm tree would provide screening for the exhaust system
- For the trellis, historic or distressed wood would be used and concealed anchors would be acceptable
- Using brushed stainless for the exhaust system would allow for it to be painted

MOTION

Ms. Potter MOVED to APPROVE application HP2026-0049 at 62 Spanish Street and 59 Hypolita Street for modifications to a previously approved COA to make fenestration changes, construct a trellis, and alter the structures and courtyard space along Calle Sita for installation of new mechanical equipment. The motion was SECONDED by Mr. Blake.

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

6. (e) HP2026-0061 – Donald Crichlow – Applicant
Casablanca Inn on the Bay LLC – Owner
57 Charlotte Street
To construct an accessory structure.

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

Don Crichlow reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- The proposed design plan was appropriate
- A fiberglass door would be acceptable if the panels were recessed
- This building would not be seen from the street
- Using block for construction would provide floodproofing
- The First Spanish period could be used; however, this would be adding another style of architecture
- The back of the building could not be enclosed because of the setbacks
- The cooler was mounted on a slab and would be difficult to move
- Staff could approve an amended plan with clear direction from the board

MOTION

Mr. MacDonald MOVED to APPROVE application HP2026-0061 as drawn with a flat roof, or, another option, to build the structure in block which would allow it to be enlarged to the north to the property line, if so desired, in the Spanish Colonial Style with block and stucco, black iron or bronze fixtures, flat roof parapet with scuppers. The two options would be approved by staff. The motion was SECONDED by Ms. Duncan.

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

7. Opinion of Appropriateness

7. (a) HP2026-0063 – Foto Comercio, LLC – Applicant
MIS Ventures – Owner
30 St. George Street

To install a photo booth along St. George Street.

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

Melissa Mondell reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- One of the rules of the historic district was not to obscure the architecture of the building
- Signage directing people to a back courtyard would be allowed

DRAFT

- Move away from graphic displays on the booth and blend with the building/store it was associated with

MOTION

Ms. Duncan MOVED to CONTINUE application HP2026-0063 at 30 St. George Street for the revisions, and the new placement in the courtyard per the board discussion to the September 17, 2026 regular meeting. The motion was SECONDED by Ms. Potter.

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

7. (b) HP2026-0062 – 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 qt 160 Avenida Menendez, and associated site/landscape features on a vacant lot.

This item requested continuance to the September 17, 2026 meeting. See item four.

8. Certificates of Demolition

8. (a) HP2026-0022 – 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)

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can APPROVE an After-the-fact Certificate of 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 meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Ermal Eliaj and Samara Atalla reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- The contractor could not obtain permits to continue the work on the windows until the HARB approved the window design. The contractor would be required to complete the final inspections and there could be specificity with the inspections as to the required sizing of the windows. If the inspection was not passed, no

Certificate of Occupancy (CO) would be issued

MOTION

Mr. MacDonald MOVED to APPROVE application HP2026-0022 at 7 Saragossa Street for the demolition as requested with the caveat that the presented plan is followed which would be reviewed in the final inspection. Additional contingency would include the large horizontal window the right elevation needed to be broken into two windows or add a mullion; all the windows would be trimmed out with sill detail "B" from the packet; the lattice should be vertical. The motion was SECONDED by Ms. Duncan.

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

8. (b) 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).

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 7 Aviles Street:

1 APPROVE if the HARB finds tht the documentation provided by the applicant I sufficient to justify the proposed demolition and that demolition of the existing partially demolished structure will not be detrimental 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 Archeology staff for required review/monitoring.

Frank Ringhaufer reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Aaron Jockers spoke about the importance of preserving the history of the city, and this applicant seemed to want to do that as well. He said that working together was very important.

Public hearing was closed.

The Board discussed:

- The wall of the old jail would be preserved on the outside of the building for public viewing, and the additional bars would be incorporated in some way on the rear of the property
- The north wall would be saved, the east wall was not salvageable in its current condition
- Archeology would be on site once the demolition was complete, which would include the garage and the back porch area

[1] Break 3:34 – 3:44 pm

- The board had the ability to require the certificate of appropriateness prior to approving the demolition
- All of the conditions should be put in any motion as part of the approval, specifically stating what would not be permitted for demolition

MOTION

Mr. MacDonald MOVED to APPROVE application HP2026-0037 for the demolition of the east and south facing remaining walls of the jail, the demolition of the garage structure at the rear of the property, the shoring and maintaining of the north wall of the jail in its entirety to be incorporated into the new structure which would come before HARB to verify that plans met the criteria, the barred windows from the demolished sections be saved and incorporated in a suitable place on the Charlotte Street side of the property, the new building would be built to look like the building previously on the property, and if the north wall was taken down, there were severe penalties that would be placed on the owner. The motion was SECONDED by Ms. Potter.

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

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

10. (a) 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)

Ms. Courtney presented information regarding the revisions to Section 106 in the National Historic Preservation information that had the potential to exclude local governments when discussing historic preservation.

11. Adjournment

There being no further business, the meeting was adjourned at 4:30 P.M.[2]

Brad Beach, Chairperson

[2] Transcribed by Michele Fudo

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 17, 2026 Meeting



Application HP2026-0070 Address: 8 Hybiscus Avenue

Les Thomas, Architect – Applicant

Having a Good Time Forever LLC - Owner

Project description: To demolish a residential building, constructed c. 1925-1930, that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00956
National Register:	N/A	Construction date:	c. 1925-1930
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	1496700000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the northeast corner of Hybiscus Avenue and an unpaved alley one block east of N Ponce de Leon Boulevard (US Highway 1), this one-story Frame Vernacular residence was constructed between 1925 and 1930.

The building features a side clipped-gable asphalt shingle roof with a small front-gable roof over the off-center entry porch supported by later decorative metal posts. A brick chimney sits prominently on the far east side of the front roof slope and is visible on the exterior of the east elevation. Exterior cladding is vinyl lap siding, and windows are primarily 3/1 wood sash with later replacement windows in some areas.

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

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **8 Hybiscus Avenue** because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. The applicant make a good faith effort to salvage and preservation of significant building materials, architectural details and ornaments, and fixtures such as chimney bricks, porch roof, wood windows, doors, trim, built-ins, flooring, fireplace mantel, etc. for reuse in restoration of other historic properties.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. Whether or not the structure is within and contributing to a National Register Historic District. N/A

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 one-story residential buildings that are in the neighborhood with a similar age. The building sits immediately adjacent to commercial uses to the south and west, separated only by Hybiscus Avenue and an unimproved alley.

4. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other wood-frame houses along the street to the east.

5. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans must meet the Tree and Landscape Ordinance and zoning requirements.

6. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. No historic or cultural associations are known that would qualify the building for listing individually although it could contribute to a district, if one were created in this area, according to the Florida Master Site File survey.

7. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation or to be considered contributing to an existing historic district.

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 simple Frame Vernacular structure that has seen some changes over time but still retains much of both its exterior and interior historic architectural features.

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 building typology is commonly found throughout St. Augustine, particularly in the West Augustine and North City neighborhoods.

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 wood frame building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction will be significantly different in appearance.

11. *The justification for the proposed demolition.* The property owner seeks to redevelop the property as a parking lot for the commercial property to the west with plans to retain the existing large tree and other landscape features.

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.*

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

Staff Photographs
8 Hybiscus Avenue



Front (south) Elevation

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Staff Photographs
8 Hybiscus Avenue



Front (south) Elevation





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Staff Photographs
8 Hybiscus Avenue



Southwest Elevation

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Staff Photographs
8 Hybiscus Avenue



West Elevation

Staff Report pg. 11

Staff Photographs
8 Hybiscus Avenue





West Elevation

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Staff Photographs
8 Hybiscus Avenue



North Elevation

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Staff Photographs
8 Hybiscus Avenue



East Elevation

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Staff Photographs
8 Hybiscus Avenue



Southeast Elevation

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Staff Photographs
8 Hybiscus Avenue





Site Photos

Staff Photographs
8 Hybiscus Avenue







Exterior Details

Staff Photographs
8 Hybiscus Avenue







Window Details

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Staff Photographs
8 Hybiscus Avenue









Context

Staff Report pg. 19

Staff Photographs
8 Hybiscus Avenue





Context

Staff Photographs
8 Hybiscus Avenue







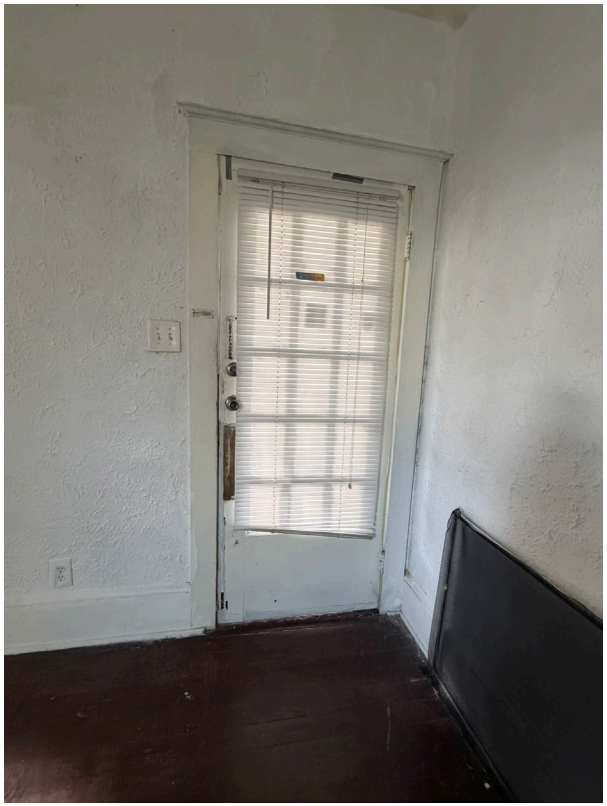


Interior

Staff Photographs
8 Hybiscus Avenue







Interior

Staff Photographs
8 Hybiscus Avenue





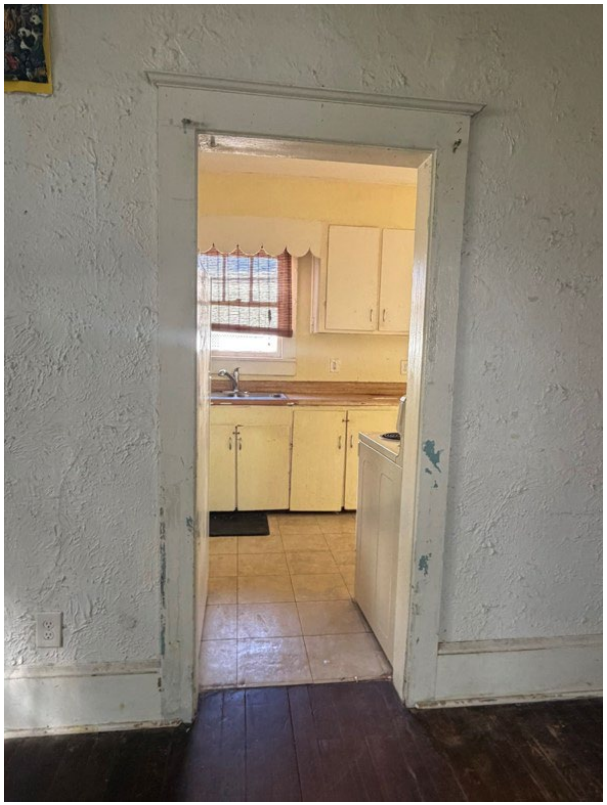


Interior

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Staff Photographs
8 Hybiscus Avenue







Interior

Staff Photographs
8 Hybiscus Avenue







Interior

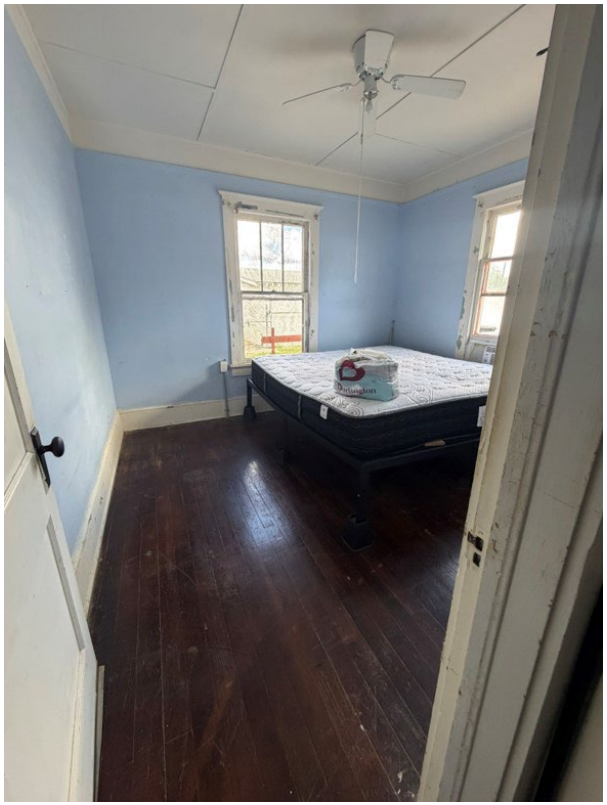
Staff Photographs
8 Hybiscus Avenue

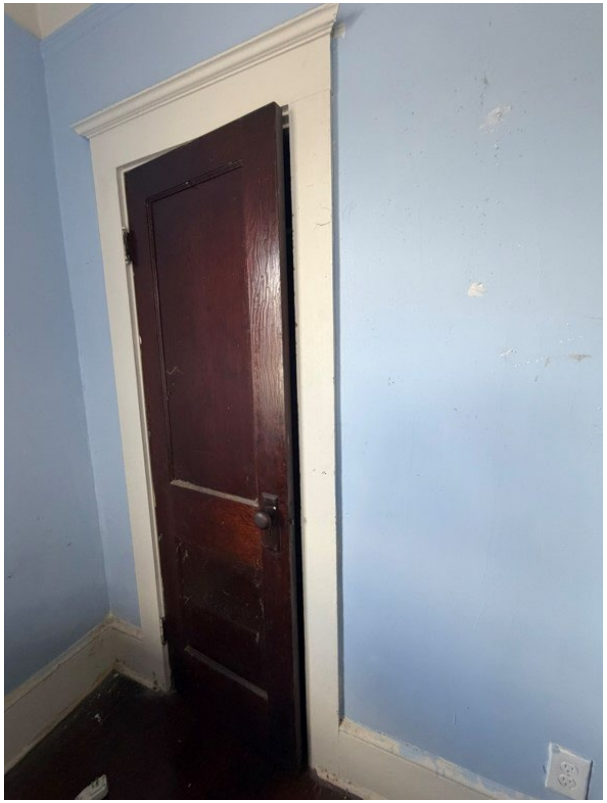


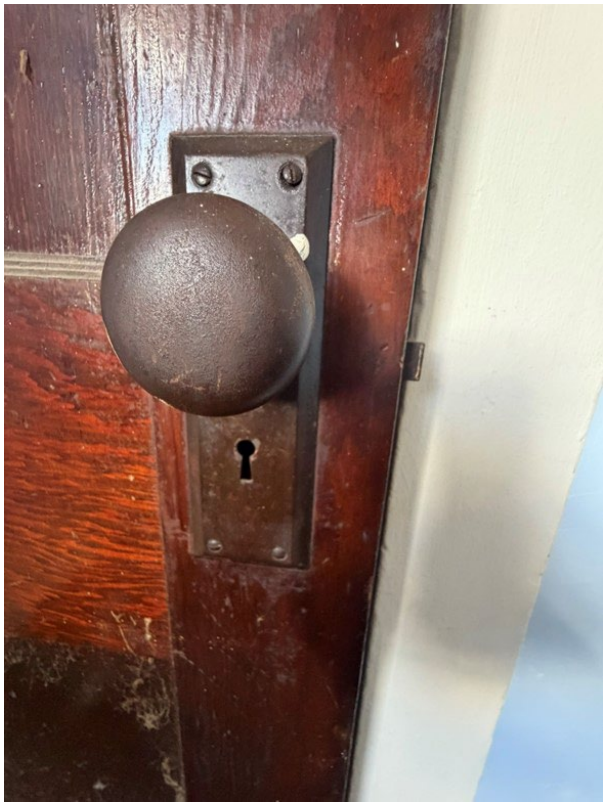


Interior

Staff Photographs
8 Hybiscus Avenue



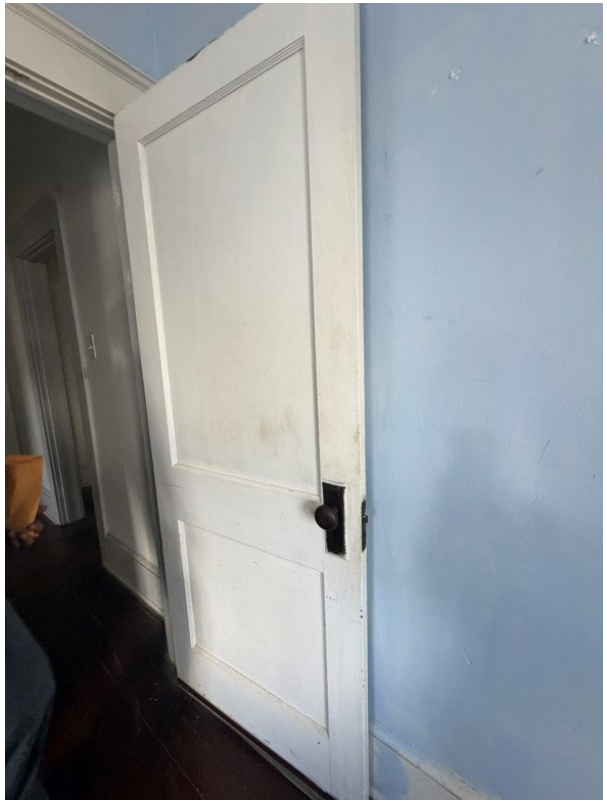


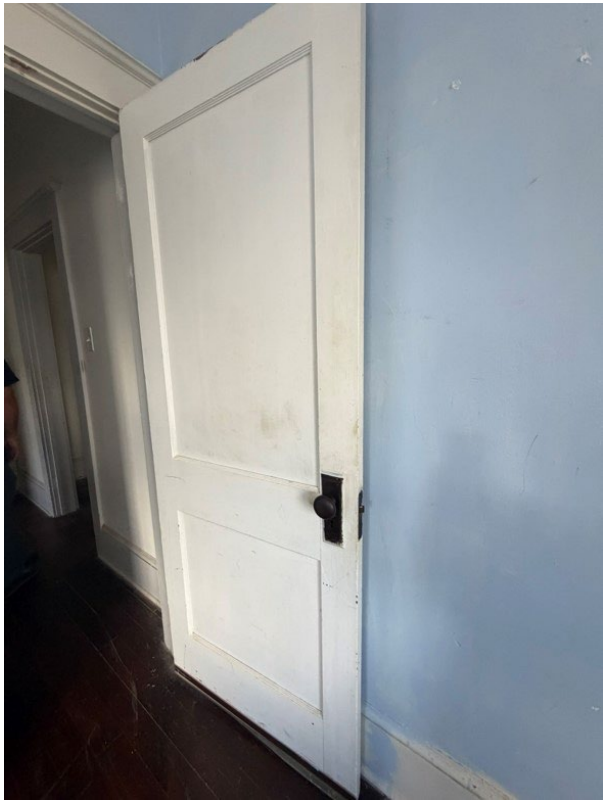


Interior

Staff Photographs
8 Hybiscus Avenue



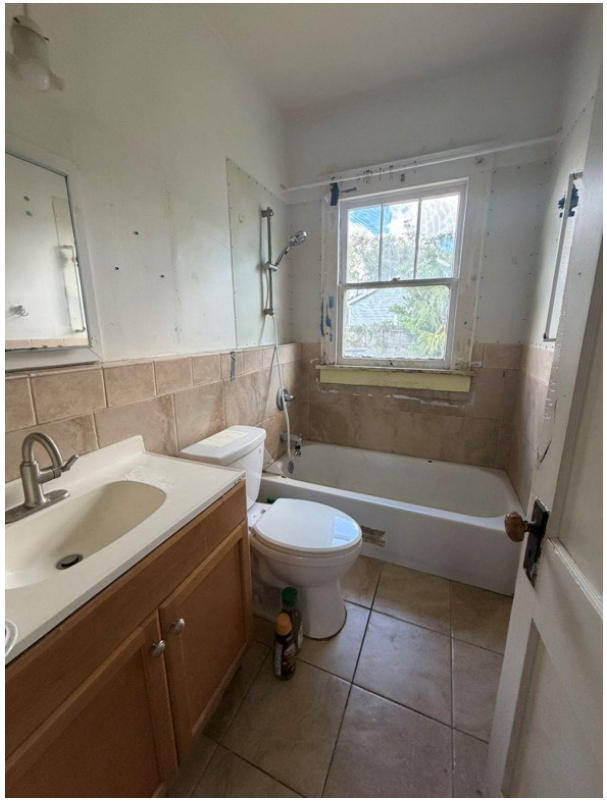


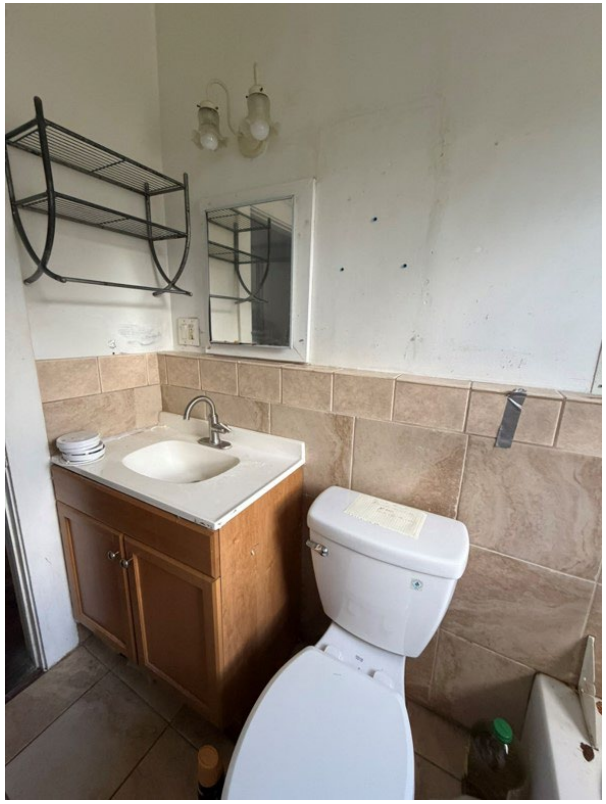


Interior

Staff Photographs
8 Hybiscus Avenue



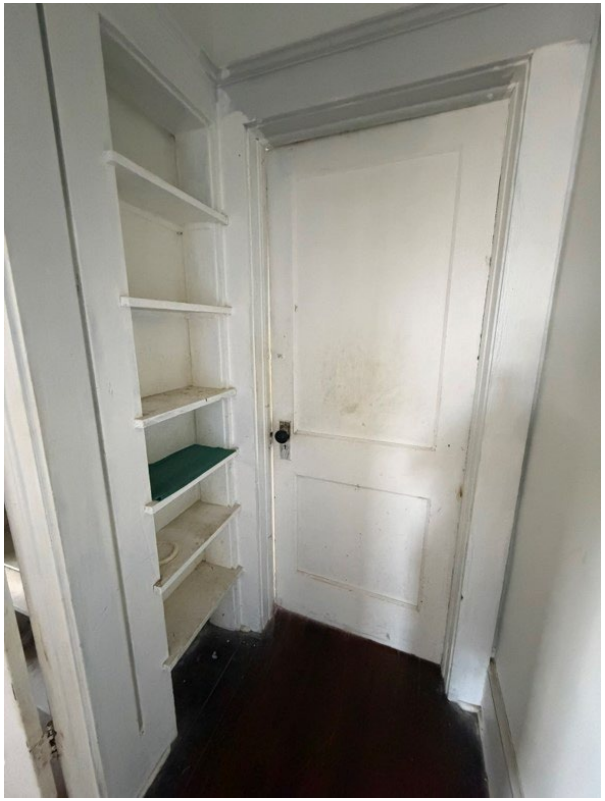


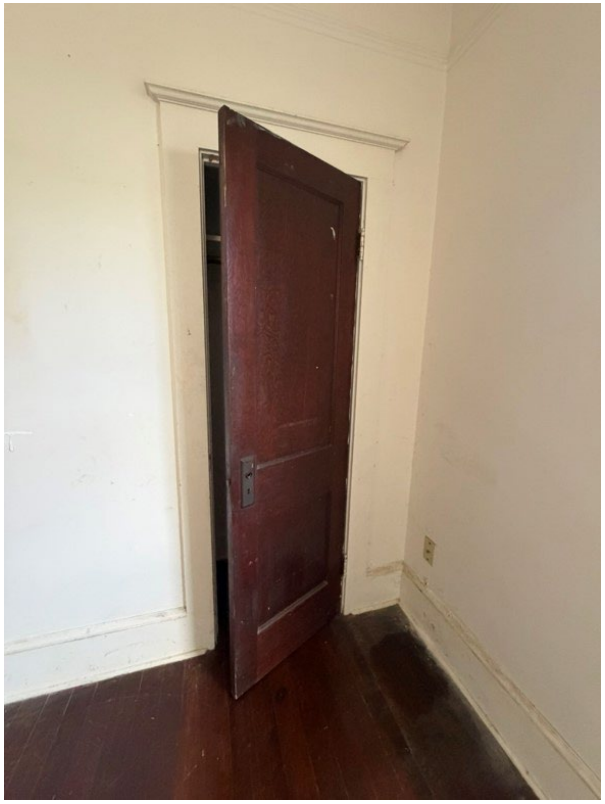


Interior

Staff Photographs
8 Hybiscus Avenue







Interior

Staff Photographs
8 Hybiscus Avenue



Interior



Staff Photographs
8 Hybiscus Avenue



Interior



Staff Photographs
8 Hybiscus Avenue





Front (east) Elevation

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 956 1009==

Site Name: 8 Hybiscus Avenue 830== Survey Date: 7907 820==

Address: 8 Hybiscus Avenue, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Ft. Moosa Gardens (subdivision) A (block) 5 and W. 12' (lot) 868==

of Lot 7 868==

Owner of Site: Name: Hollingsworth, James A. and Myrtle M.;

Address: 515 San Marco Avenue

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RG1 (D)

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

UTM: 17 (zone) 468285 (easting) 3310853 (northing) 890== Location: T07S (T) R30E (R) N6 (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. Residence 838== Present Use: Priv. Residence 850==

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, weatherboard 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 3/1, attic louver 942==

Foundation: Concrete block piers 942==

Roof Type: Jerkin head 942==

Secondary Roof Structures: Gable porch 942==

Porches & Balconies: 1 story open front porch 942==

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

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, corrugated 882==

Ornament Exterior: Ornamental ironwork 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 0 954== Stories: 1 950==

Other: Foundation of locally produced coquina concrete block 956==

Surroundings: Mixed residential/commercial 864==

Relationship to Surroundings: Corner lot residential building diagonally across from commercial establishment 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 8 Hybiscus Avenue was constructed between 1925 and 1930. Significant details include ornamental ironwork.

Fort Moosa Gardens is a real estate development of the Florida Boom period of the 1920's. The Mediterranean Revival style popular at that time is evident in some of the houses as the bungalow style. Comparatively few houses were built during the early period of development. The bulk of the subdivision has been developed with newer homes. The area is bordered by the grounds of the Ponce de Leon Lodge and Country Club on the north, and the marshes on the east. There is some problem of traffic and commercial encroachment from US 1 on the west.

HISTORY

The northernmost subdivision within the city of St. Augustine is Fort Moosa Gardens which derives its name from its proximity to the site of the 18th century free Black fortified settlement, Fort Mose, situated one-quarter mile to the southeast of the subdivision. The tract evolved out of the two 18th century land grants to Jesse Fish, the developer of Fish Island and real estate agent for the Spaniards who evacuated St. Augustine in 1763-1764; and to Francisco Xavier Sanchez, the cattle baron of Diego Plains who used his grant, called Capuaca Ranch, as pasture land for his livestock. Sanchez' son, Jose Simeon Sanchez, a prominent Territorial period resident, inherited Capuaca estate.(1) The southern portion of the Sanchez grant was acquired by Edward Warwick in the 1920's and was subdivided in 1925. Development prior to 1930, however, proceeded slowly, and only three residences were built in the late 1920's.(1)

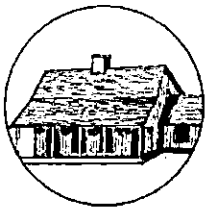
V. BIBLIOGRAPHY

1. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), V, 57, 59, 414, 421; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), V, 40-41.

2. St. Johns County Courthouse, Deed Records, Book 79, p. 246; Map Book 3, p. 71.

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☐ Original
☒ Update



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

Site#8 SJ00956
Field Date 1-3-2020
Form Date 2-10-2020
Recorder # ESI

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) 8 HYBISCUS AVE — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Survey Part IV — 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:	8		HYBISCUS	AVE	

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 7S — Range 30E — Section 60 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1496700000 — Landgrant _____
Subdivision Name Fort Moosa Gardens — Block A — Lot 5
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1930 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Residence, private — From (year): 1930 — To (year): 2020
Current Use: Residence, private — From (year): 1930 — To (year): 2020
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.)

Sunny Boy Holdings LLC

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Rectangular — Number of Stories: 1
Exterior Fabric(s): 1. Vinyl 2. _____ 3. _____
Roof Type(s): 1. Jerkin head 2. _____ 3. _____
Roof Material(s): 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Gable extension 2. _____
Windows (types, materials, etc.)

3/1 & 2/1 sash windows

Distinguishing Architectural Features (exterior or interior ornaments)

exposed rafters, entry porch w iron supports & gable roof

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

wood fence, vegetation

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

HISTORICAL STRUCTURE FORM

Site #8 SJ00956

DESCRIPTION (continued)

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

off center under gable entry porch

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

open entry with iron supports

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

This 1930 Frame Vernacular building is in good condition. It has a Jerkin head roof, Vinyl siding, and is 1 story.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

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

This building has no known architectural associations or features and is not eligible individually. It retains sufficient integrity to 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 _____

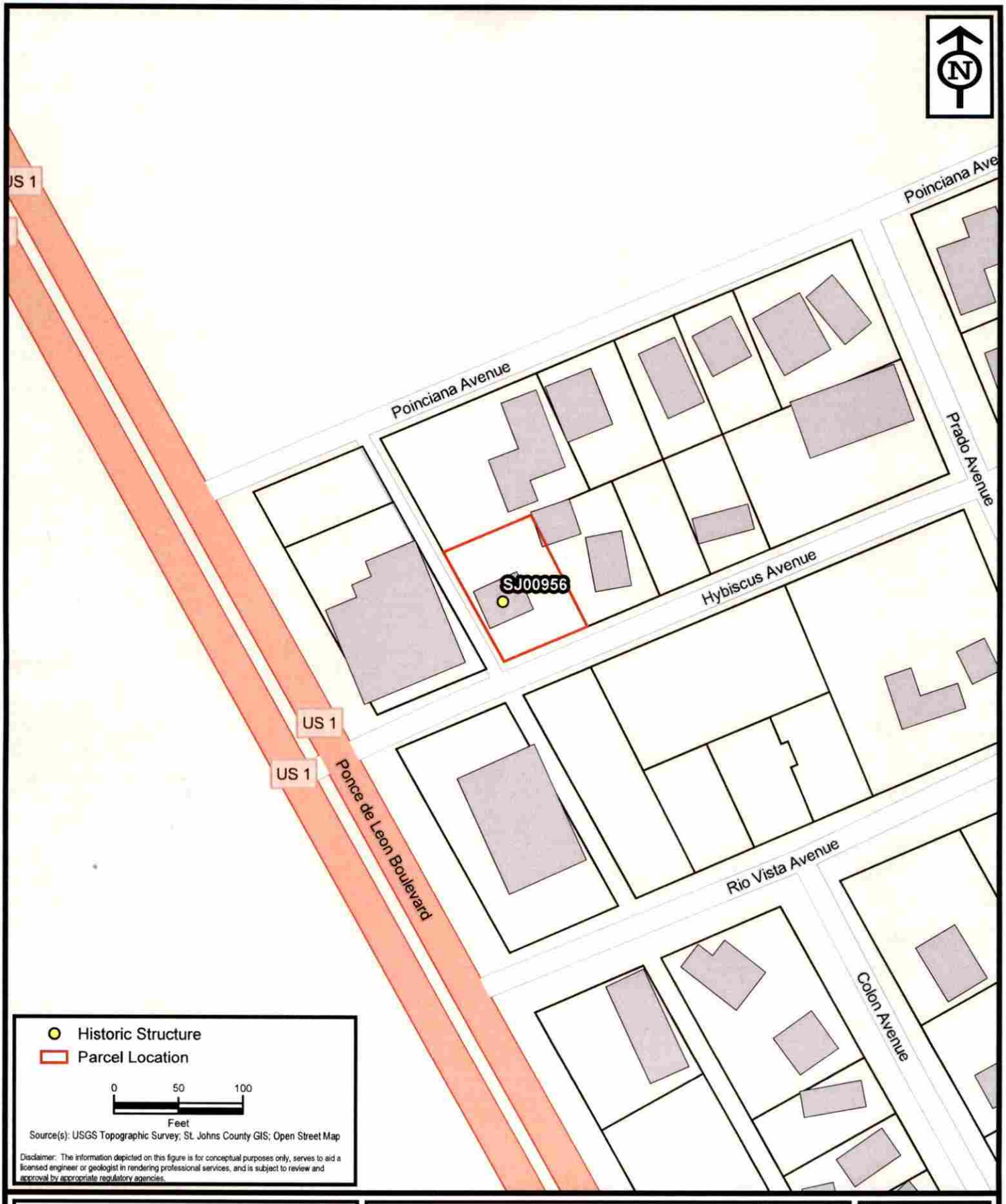
RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7220 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.

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ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

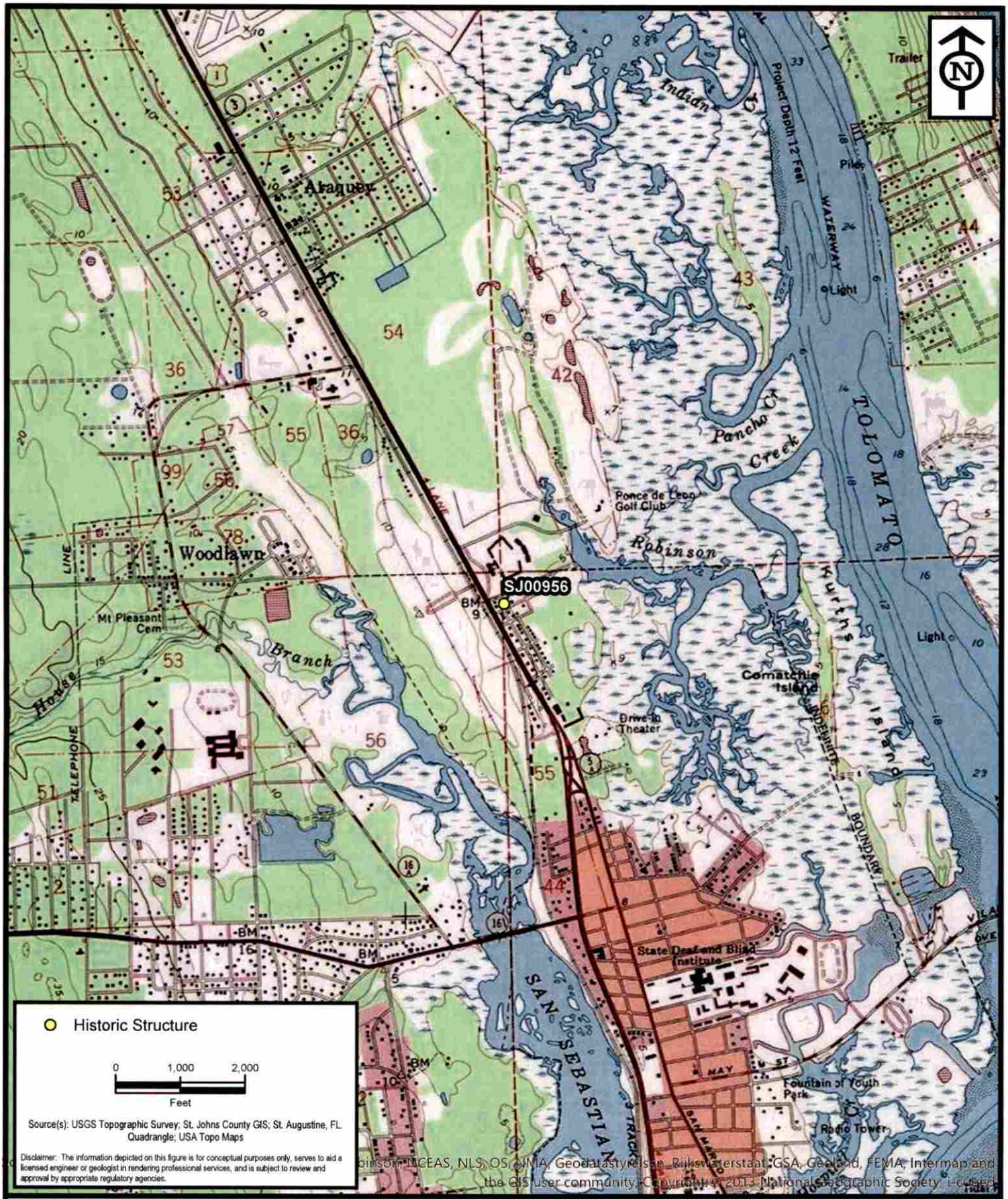
Parcel Location - SJ00956

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Jan 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 1/22/2020 2:21 PM



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ00956

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Jan 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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KODAK SAFETY F
→11A
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8
8



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8 Hybiscus Avenue (c. 1925-1930)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
~1930	Dewey H. Hicks (wife: Margaret)		Driver
1937	George Howard (wife: Clorine E.)	(o)	Carman, Florida East Coast Railroad
1940	Goerge W. Howard		Name not related to address
+1945	John B. Johnson (wife: Lois)		United States Navy
1951	Shellie W. LaPradd Jr. (wife: Edna E)		Service Man, Suburban Gas – 299 San Marco Avenue
1953-54	Shellie W. LaPradd Jr. (wife: Edna E)		Deliveryman, Suburban Gas – 299 San Marco Avenue
1960	George H. Roberts (wife: Alice V.)		City Policeman
1965	VACANT		
1970	William L. Garmany		Not Listed
1975	Ruth L. Kivela		Office Secretary, Holiday Inn
1979-80	No Return		
1984-85	Lonnie Byrd		Mechanic, Honda Cycle Shop
1990	James Woodruff		Employee, Grumman St. Aug Corp.

~ No Numeric Listed. Resident listed based on 8 Hybiscus being listed first in later directories
\+ First entry found for this address
(o) Owner

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2026-0070 **Meeting Date: Thursday, September 17, 2026**

1. NAME OF APPLICANT: Les Thomas
   Business (if applicable):
   Address: 32 Cordova Street
   City: SAINT AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: Available on request E-Mail Address: Available on request

2. NAME OF PROPERTY OWNER: Nils Rowland Bailey Rowland
   Business (if applicable): Having a Good Time Forever LLC
   Address: 299 San Marco Ave
   City: SAINT AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: Available on request E-Mail Address: Available on request

3. PROJECT LOCATION: 8 HYBISCUS AVE, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 4-34 FT MOOSA GARDENS LOT 5 & W 12FT OF LOT 7 BLK A OR6412/122

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1925-1930, that is recorded in the Florida Master Site File and not located in a district.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Inspection Reports
- Description of Replacement Development

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: 17 HIBISCUS ST. ST. AUGUSTINE, FL 32084

Applicant's Name: Les Thomas Architect Applicant's Signature:

Owner's Name Riles Rowland Owner's Signature:

Owner's Name: Bailey Rowland 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.

BRUCKER HOME INSPECTORS LLC

352-256-4854

Inspection Report

Bailey Rowland

Property Address:
8 Hybiscus Ave
Saint Augustine FL 32084



South Elevation



West Elevation



North Elevation



East Elevation

9-3-2026

Architectural Condition Assessment Report
#8 Hybiscus Ave St Augustine , Fl.

Site Visit August 6th 2026

I have inspected the existing residence at 8 Hybiscus Ave.
The house was built in the 1960's and is more the 50 years old.
It is not on the master site file and is not a contributing structure.

I have outlined a list of issues with the existing residence which I think justify's removing it. These issues were partially taken from the very thorough house inspection done by Brucker Home Inspectors this year, and my visit to the site on August 6th of this year.

Items of concern.
* the roof is asphalt shingles and put on in 2013 and is showing signs of deteriation from moisture.
*The brick chimney needs maintenance including failed or non existing flashing..
* Exterior walls are vinyl siding and are missing in some places.
*Wood thresholds and door flashing is non-exitant leaving gaps where moisture and pests can enter.
*All the windows will have to be replaced since they will not operate and there is moisture penetration include broken glass.
*The entry porch needs to be completely replaced and the iron columns are corroded and will have to be replaced.
*There is lead paint thru out the interior and the exterior of the house.
*Some soffits and eaves are missing there are strong signs of deteriation and decay.
*Interior walls and ceilings show signs of fungi from moisture and humidity from leaking roof and walls.
*Wood floors thru out the house are not level indicating that there is problem with the foundation.
*There is also observed a strong odder through out the house possible from mold.

In conclusion, this house is not going to collapse, but it is in bad condition and since it does not contribute historically and it is not an outstanding architectural style, there are many examples of this type house in St. Augustine.
As a registered architect in the State of Florida, it is my recommendation that this house can be demolished.

Sincerely,

Les Thomas, Architect

32 CORDOVA ST. ■ ST. AUGUSTINE ■ FL 32084 ■ 904-824-9508 ■ FAX: 904-824-6667
EMAIL: LTA@LESTHOMASARCHITECT.COM
STATE LIC.#AR9242

The demolitrion of the existing building will provide required parking for a new business, Creme De la Cocoa,which will occupy the building at 3956 US -1.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 17, 2026 Meeting



Application HP2026-0065 Address: 6 Solano Avenue

Groundfloor Jacksonville, LLC – Applicant and Owner

Project description: To demolish a residential building, constructed c. 1950, that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Mid-Century Modern	Florida Master Site File:	SJ06084
National Register:	N/A	Construction date:	c. 1950
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2208000000		
Agenda Item:	5(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This one-story masonry residential structure is located on the east side of Solano Avenue two lots south of the northern intersection of Solano Avenue and S. Matanzas Boulevard. From the street, the structure features a flat roof, and tall, textured masonry walls that are integrated into the front façade and obscure street-facing windows. A concrete block wall contains an arched entry gate, and solid rolling driveway gate. Concrete block retaining walls capped with brick contain dense vegetation. The structure retains some Mid-Century Modern Elements with Mission Style detailing, but appears to have been modified over time. Inside the property wall, the building's flat roof with wide eaves is clearly visible with a stucco exterior on the south elevation, painted concrete block on the rear (east) elevation, and a wood frame addition off the northeast corner clad in lap siding.

The applicant is seeking full demolition of the structure.

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

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **6 Solano Avenue** because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. The applicant make a good faith effort to salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. Whether or not the structure is within and contributing to a National Register Historic District. N/A

3. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as several one-story mid-century houses along the streetscape; however, more recent development nearby is larger in mass and scale.

4. The impact of the loss of the structure on the streetscape. Overall, the building does not have a unique typology for the area but is very similar in pattern to other post-WWII, rectangular shaped buildings under a flat or low-sloped roof. Later renovations to the building have made the structure more unique by adding large masonry walls which obscure the front façade of the building.

5. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans must consider the Tree and Landscape Ordinance and meet zoning requirements.

6. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. No historic or cultural associations are known that would qualify the building for listing individually, and more research is necessary to determine if it could contribute to a district if one were established in this area.

7. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation or to be considered contributing to an existing historic district.

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 the simple Mid-Century Modern buildings constructed during the post-WWII era that has seen modifications over time that have made the building more unique.

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 building typology is commonly found throughout St. Augustine particularly in the Davis Shores neighborhoods.

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 concrete brick building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction will be significantly different in appearance.

11. ***The justification for the proposed demolition.*** The applicant seeks to redevelop the property with new residential structures.

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 1950 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements for review have been sufficiently met.
~~~~~~~~~~~~~~~~~

Additional References for Demolition Review From City Code:

Sec 28-89(3) (as revised in 2024): In the case of the proposed demolition of an existing historic structure, or a project that constitutes partial demolition of a historic structure that the removal of such structure or architectural features will not be detrimental to the historic and architectural character of the city or that, balancing the interest of the city in preserving the integrity of the city and interest of the owner of the property.

a. Approval of the plans for demolition in the latter event the board may issue an order postponing demolition for a period of not to exceed twelve (12) months after which the owner must reapply. The board may issue a second postponement with the total postponement period not to exceed two (2) twelve-month periods. If the board concludes that the demolition should be postponed, it shall, before issuing any final order with respect to such postponement, afford the applicant an opportunity to appear before the board to offer any evidence they may desire to present concerning the proposed order. Within the period of postponement, the board shall ascertain what the city or other agency or organization may do to preserve such structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved. This section shall not apply to any permit for demolition which has been applied for, in proper form, prior to the effective date of this section.
b. If the building or structure is of exceptional significance including a local historic landmark, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, the board can deny the demolition if the board finds the removal of such building or structure will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship.

Sec 28-87(10) under (HARB) Responsibilities:
Designate historic landmarks. As utilized herein the term "local historic landmark" shall mean a building, object, site, or structure of the highest historical, architectural, *cultural, or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city. In the event the historic architectural review board desires not to issue a demolition or partial demolition permit for a structure that it finds could meet the criteria for a historic landmark*, the historic architectural review board shall initiate proceedings for designation of the structure as a historic landmark. *In the designation of a historic landmark,* the historic architectural review board shall evaluate the subject property using criteria and standards established by the National Register of Historical Places for national landmarks, or if evaluating the structure as a potential local historic landmark substituting the importance of the resource to the city and state rather than the nation as a whole. No property shall be designated as a historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning of property. In addition, consistent with F.S. ch. 553.79(25), a local landmark designation for a privately owned single-family residential structure that qualifies for complete demolition by statute must include the consent of its owner. Any determination of the historic architectural review board shall be subject to appeal by any affected person to the city commission without any fee being charged or levied.

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

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(7)b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

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

Staff Photographs
6 Solano Avenue



Front (west) Elevation

Staff Report pg. 8

Staff Photographs
6 Solano Avenue







Front (west) Elevation

Staff Photographs
6 Solano Avenue



Entrance Courtyard/South Elevation

Staff Report pg. 10

Staff Photographs
6 Solano Avenue



South Elevation

Staff Report pg. 11

Staff Photographs
6 Solano Avenue



East Elevation

Staff Report pg. 12

Staff Photographs
6 Solano Avenue









Site Features

Staff Report pg. 13

Staff Photographs
6 Solano Avenue







Staff Report pg. 14

Staff Photographs
6 Solano Avenue









Interior

Staff Report pg. 15

Staff Photographs
6 Solano Avenue

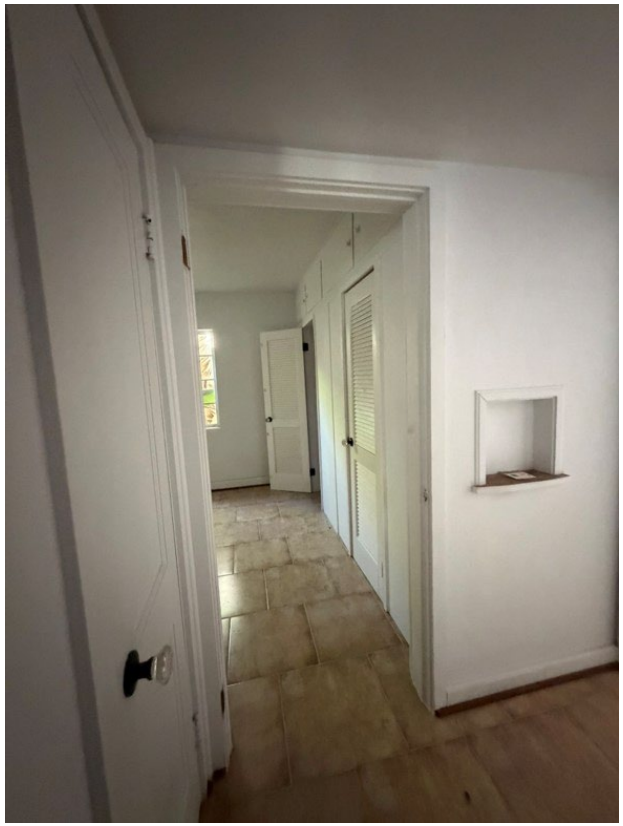


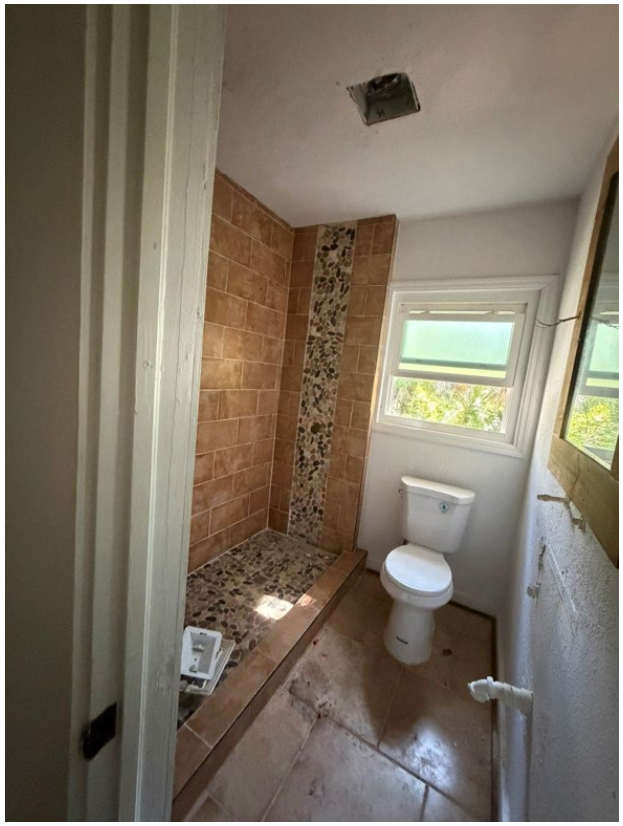


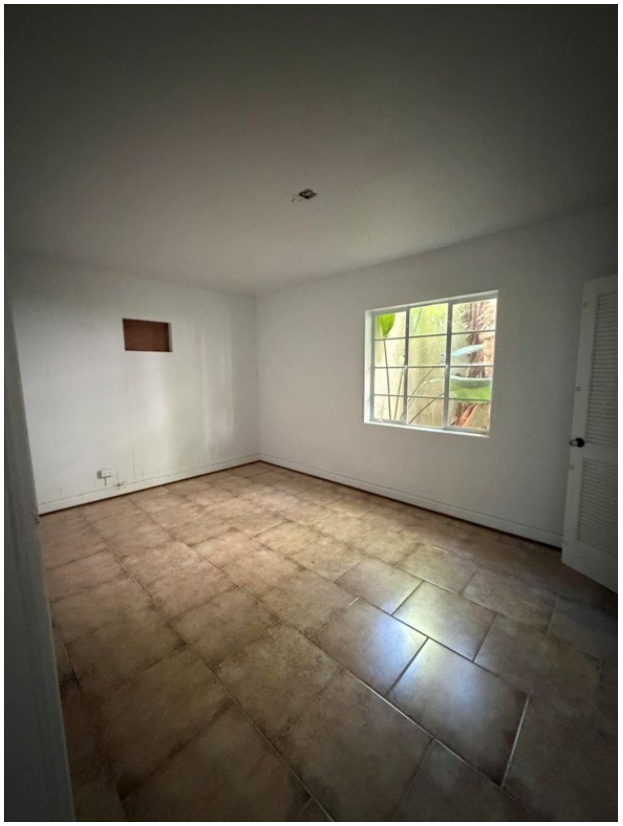


Interior

Staff Photographs
6 Solano Avenue

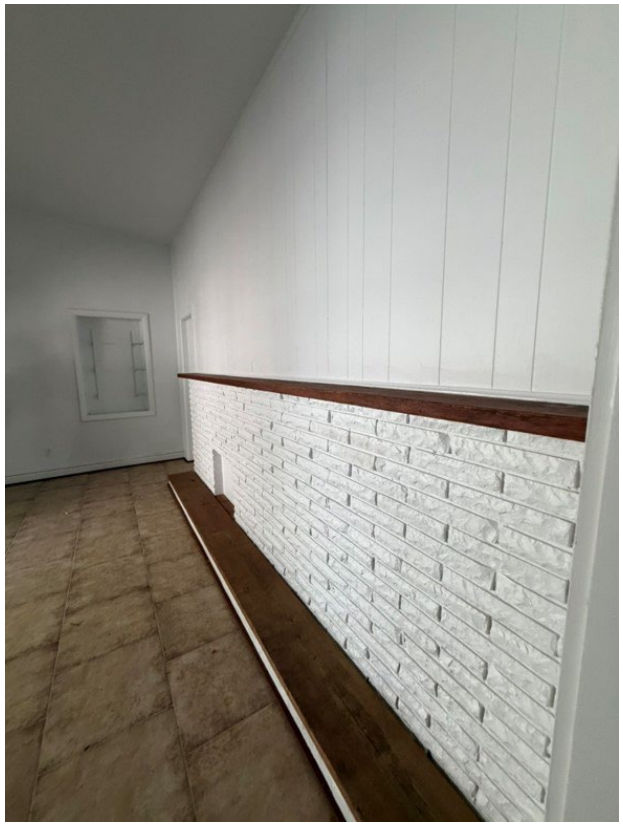




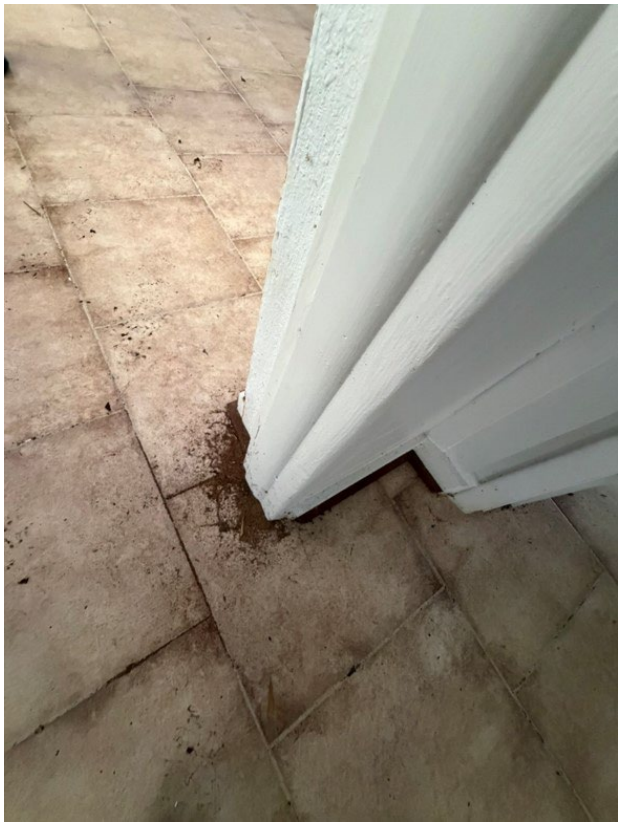


Interior

Staff Photographs
6 Solano Avenue

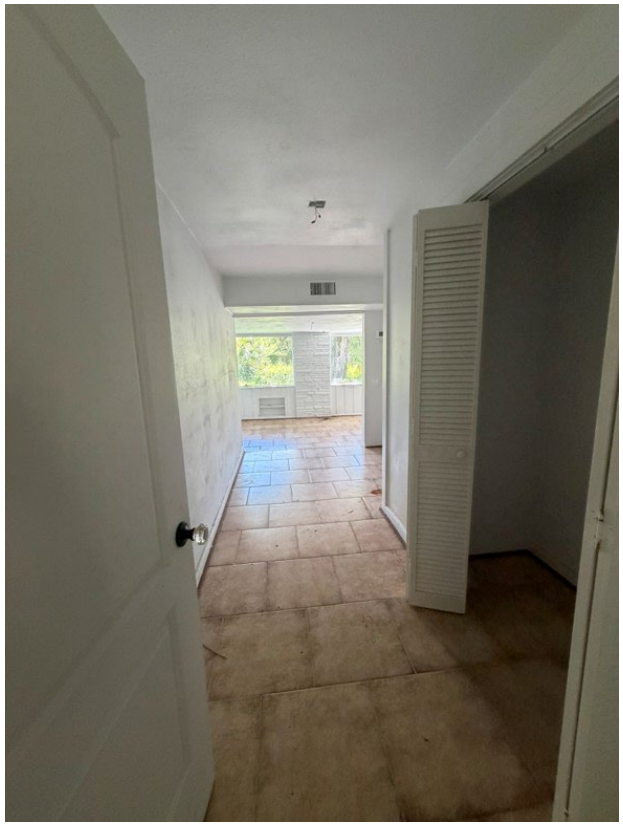


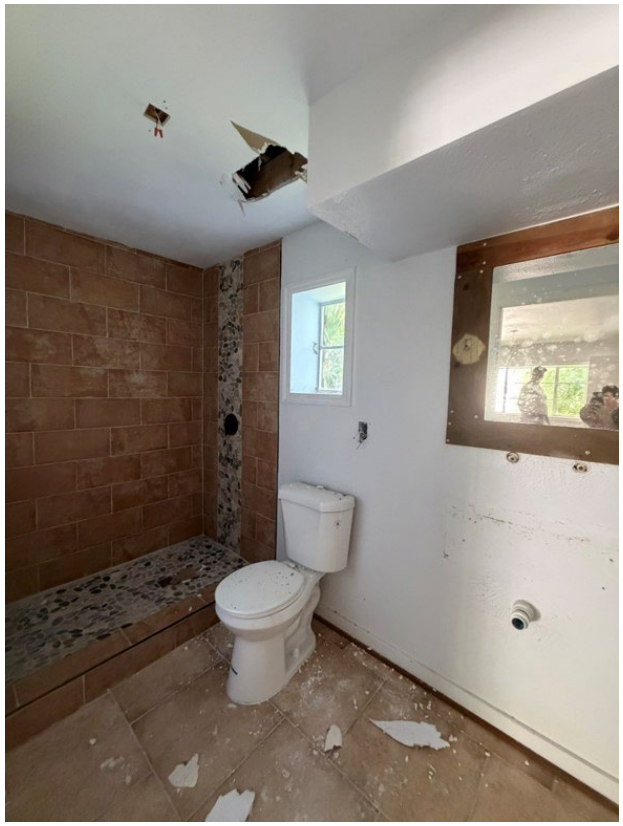




Interior

Staff Photographs
6 Solano Avenue

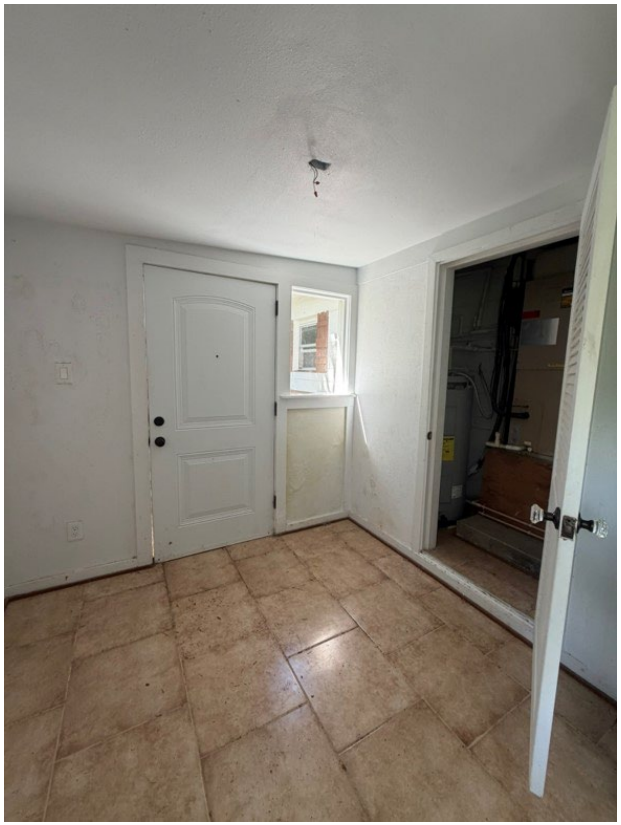


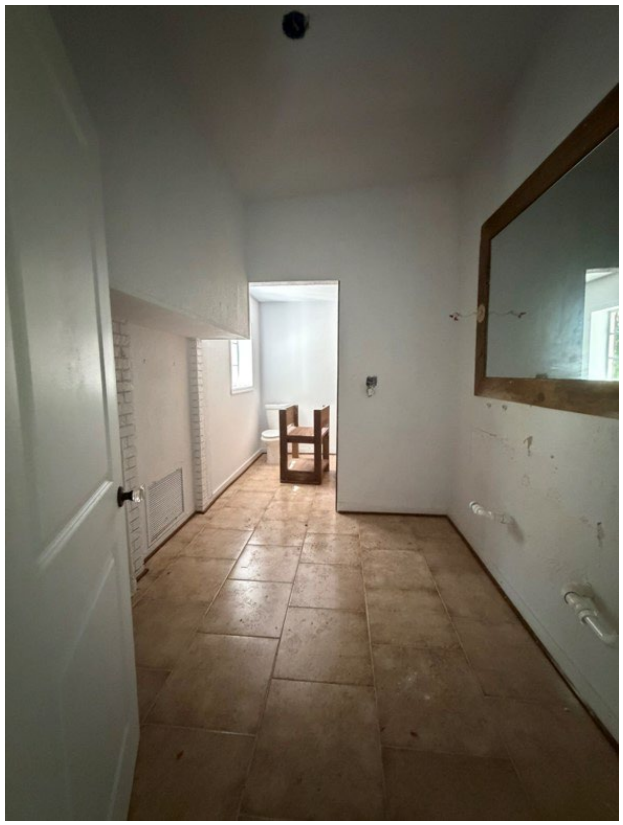


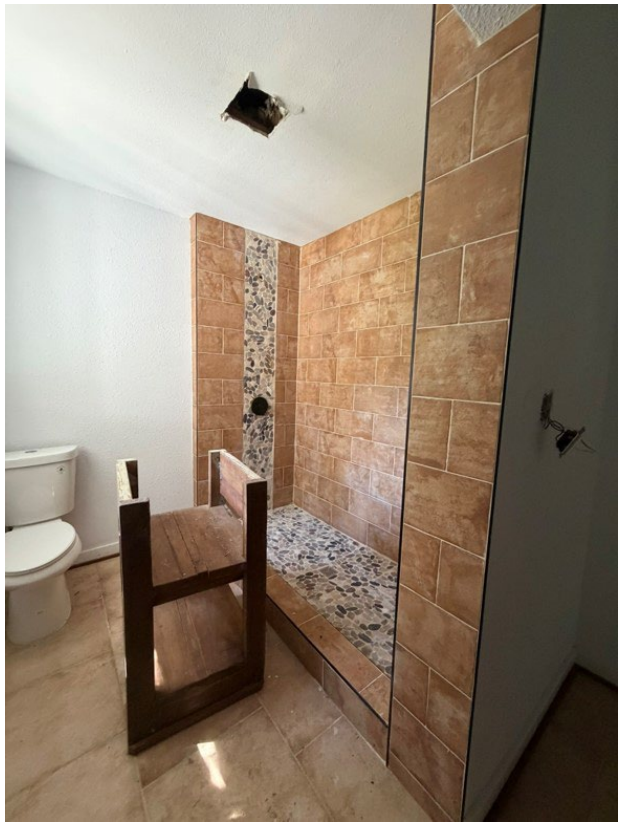


Interior

Staff Photographs
6 Solano Avenue







Interior

Staff Photographs
6 Solano Avenue







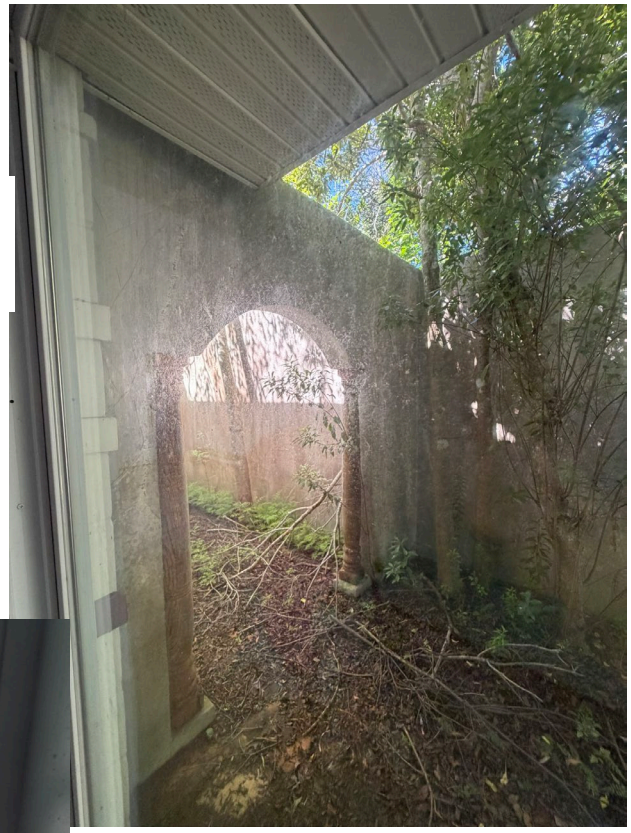
Interior

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Staff Photographs
6 Solano Avenue



View of Courtyard spaces between property wall and front facade



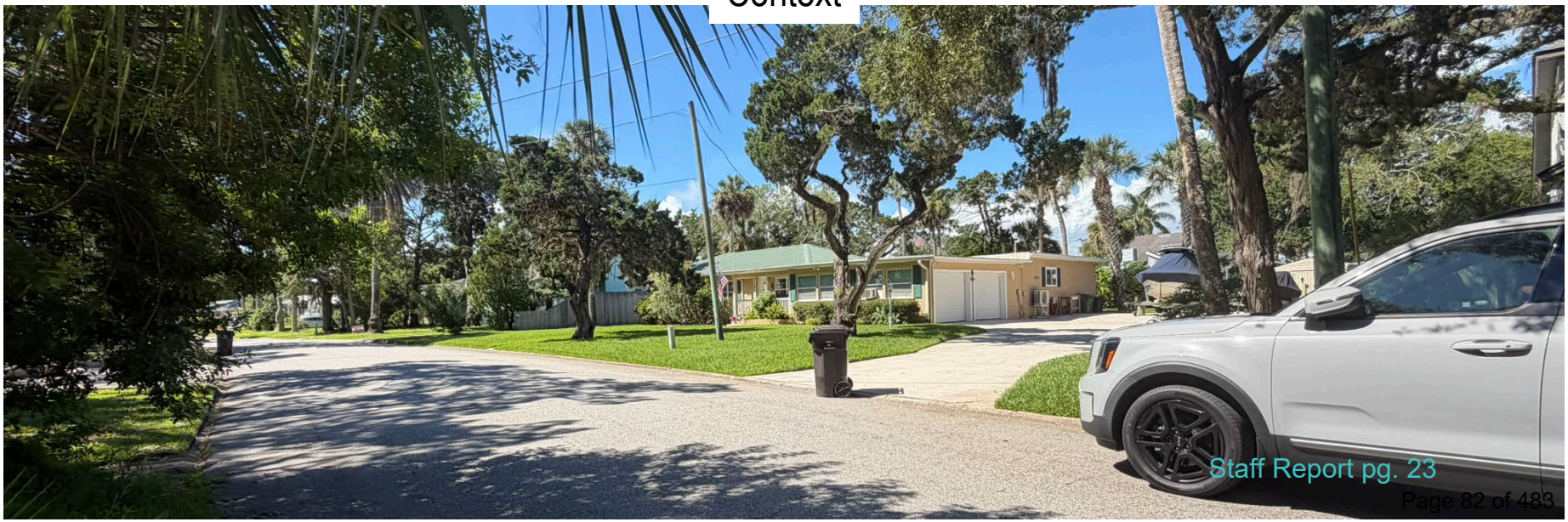


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Staff Photographs
6 Solano Avenue



Context



Page 1

☒ Original
☐ Update



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

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

Site #8 SJ06084
Field Date 4-28-2015
Form Date 4-28-2015
Recorder #

Site Name(s) (address if none) 6 Solano Avenue — Multiple Listing (DHR only)
Survey Project Name Architecturial Survey of Anastasia Is. Structure — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
6		Solano	Avenue	

Address:
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 20 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 2208000000 — Landgrant
Subdivision Name Davis Shores — 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: 1950 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☐no ☒unknown — Date: — Original address
Alterations: ☐yes ☐no ☒unknown — Date: — Nature
Additions: ☐yes ☐no ☒unknown — Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Unspecified — Exterior Plan — Number of Stories 1
Exterior Fabric(s) 1. Concrete block — 2. — 3.
Roof Type(s) 1. Unspecified — 2. — 3.
Roof Material(s) 1. — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.) unknown

Distinguishing Architectural Features (exterior or interior ornaments) horizontal belt course

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) heavily overgrown concrete (privacy) walls - built all around house and tie into fabric of house - with arched doorway and solid decorative metal gate

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 SJ06084

DESCRIPTION (continued)

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

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

Condition (overall resource condition): ☐excellent ☐good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource unknown appearance accept for a few small sections

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☐no ☒insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) cannot see - no access to resource; further research recommended.

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

DOCUMENTATION

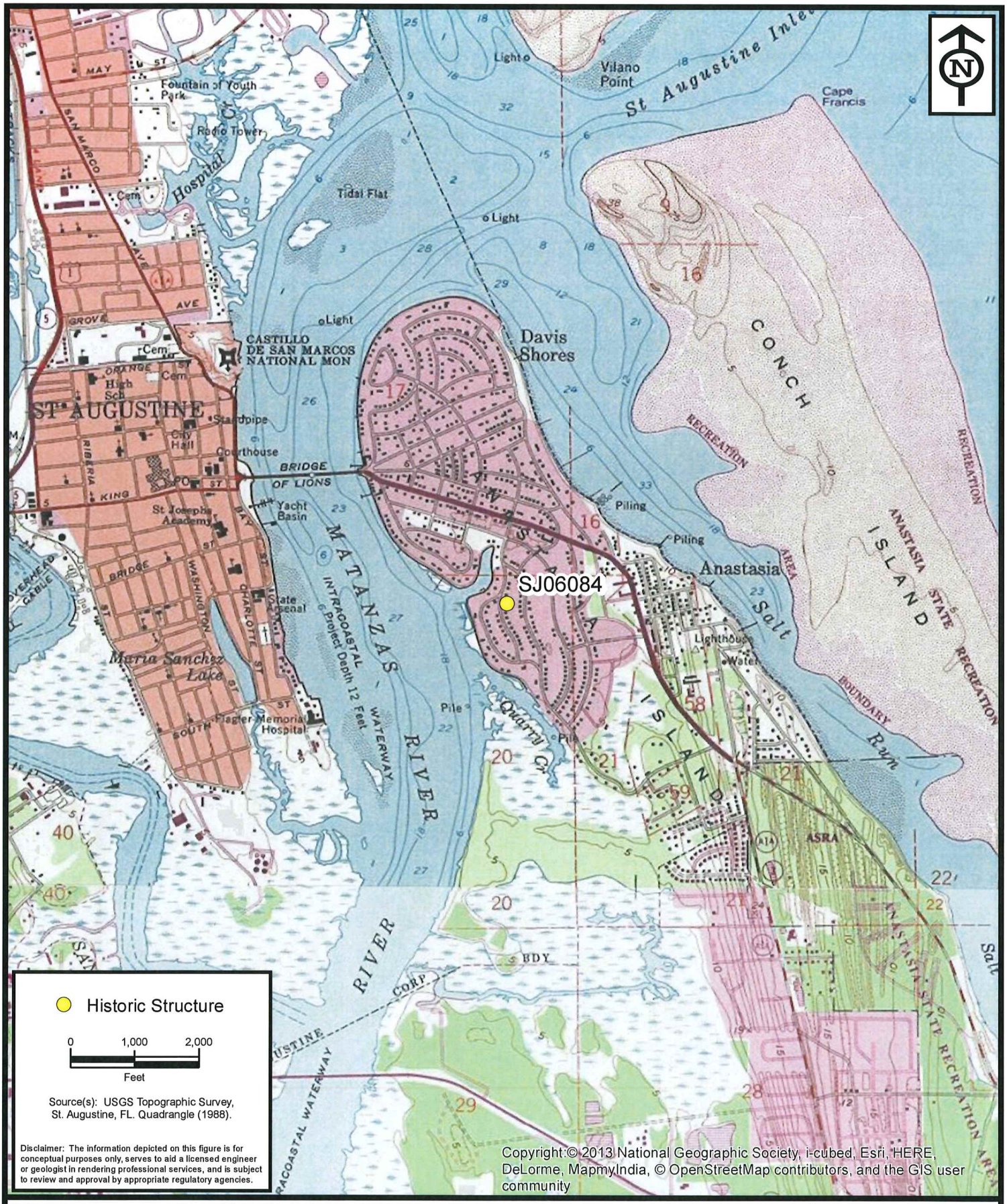
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



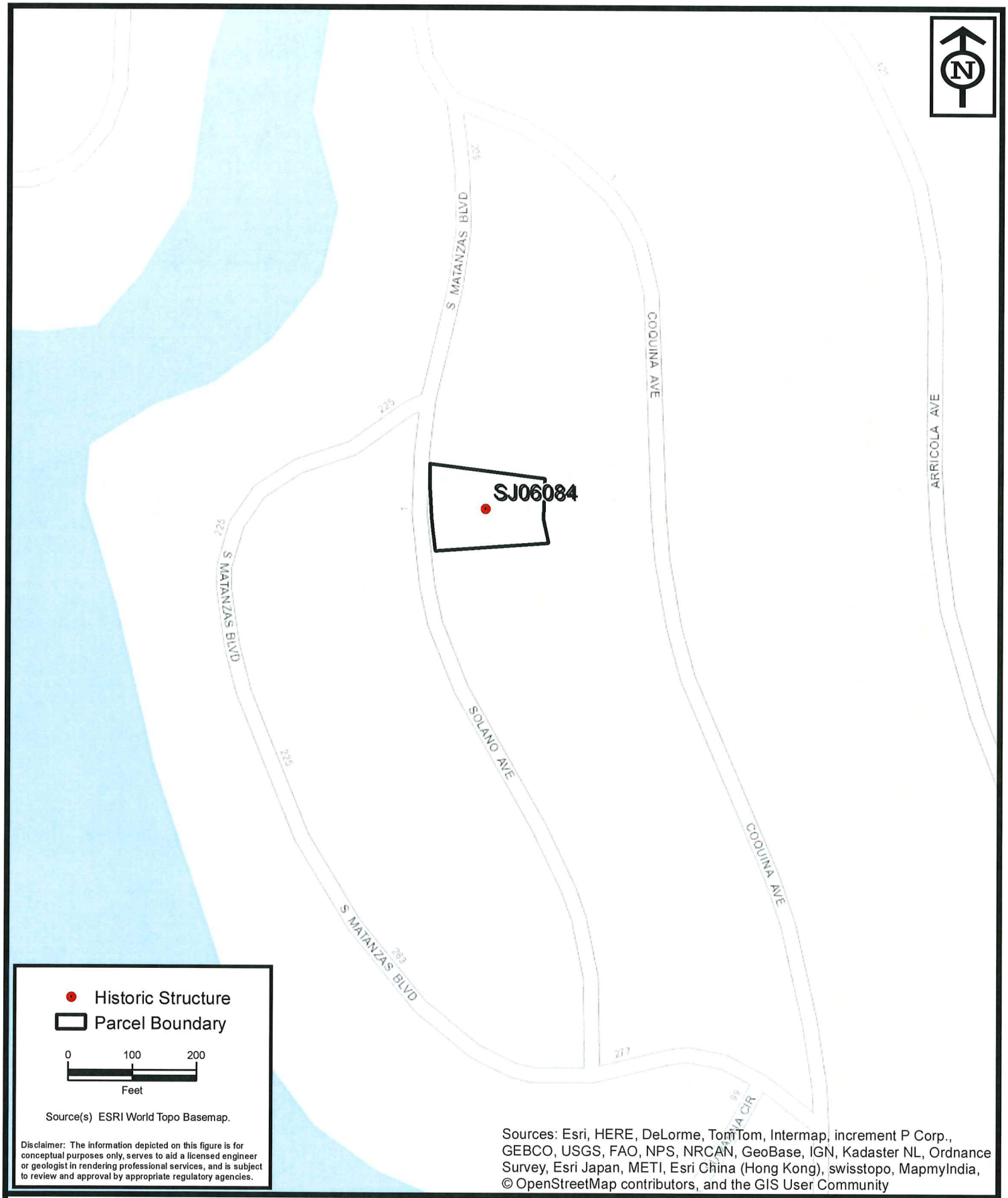
ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Project Location - SJ06084

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

Project:	AJ15055.00
Date:	May. 2015
Drwn/Chkd:	KWB/JRN
Figure:	1



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
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Parcel Location - SJ06084

City of St. Augustine
Historic Structure Survey

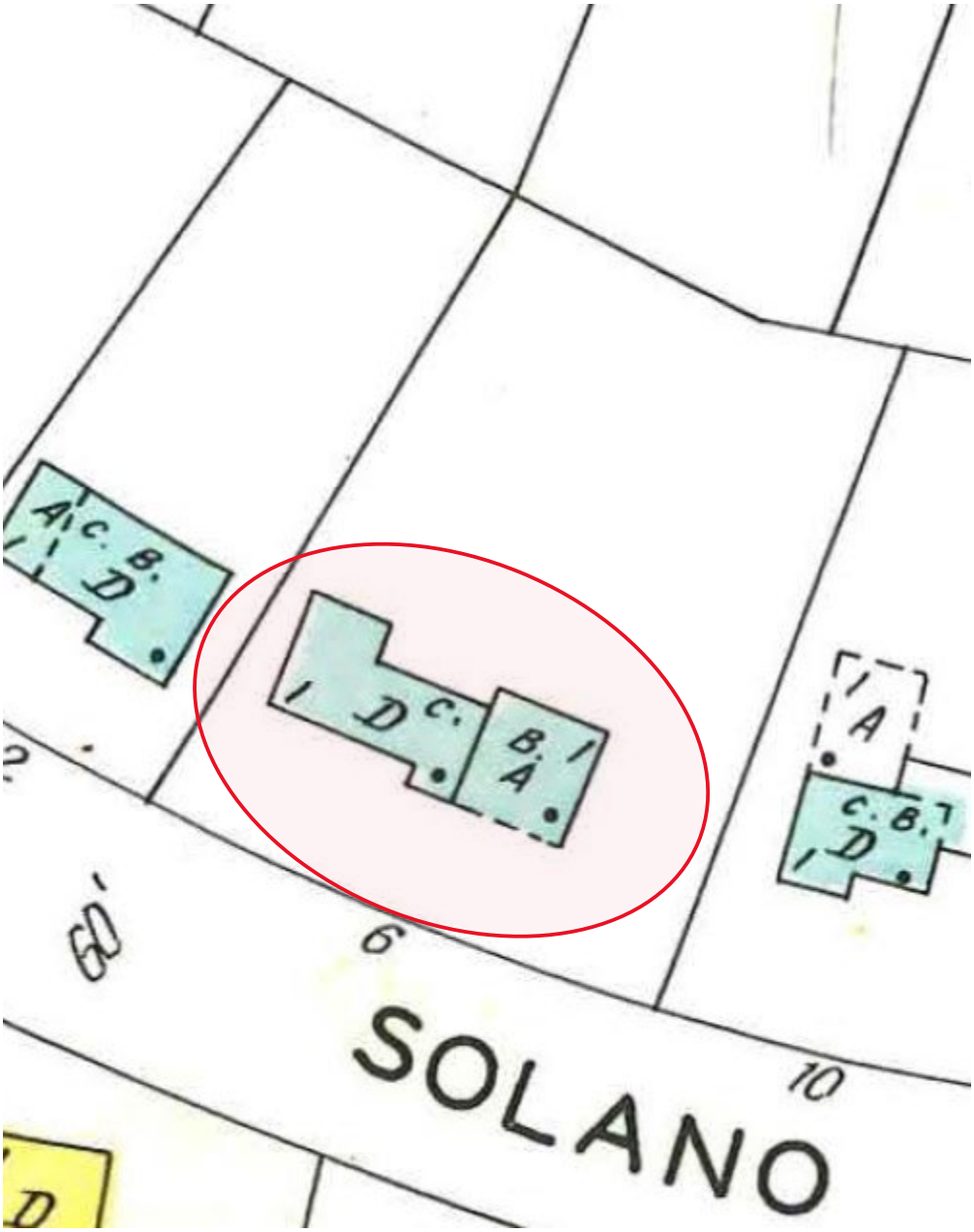
St. Johns County, Florida

Project:	AJ15055.00
Date:	May. 2015
Drwn/Chkd:	KWB/JRN
Figure	2



SJ06084 IMG1

1930 SANBORN MAP UPDATED TO 1965
6 Solano Avenue



6 Solano Avenue (c. 1950)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1951	Street Listed, but no addresses		
+1953-54	William R. Fulton (wife: Gerladine C)	(o)	Carrier, Post Office
1960	William R. Fulton (wife: Gerladine C)	(o)	Carrier, Post Office
1965	William R. Fulton (wife: Gerladine C)	(o)	Carrier, Post Office
1970	William R. Fulton (wife: Gerladine C)	(o)	Carrier, Post Office
1975	William R. Fulton (wife: Gerladine C)	(o)	Director Lifeguard St. Johns County (Teacher Aid, County Public School)
1979-80	William R. Fulton (wife: Gerladine C)	(o)	Director Lifeguard St. Johns County (Teacher Aid, Webster 6th grade center)
1985-85	G. K. Fulk		Retired
1990	John Lundgren		Not Listed

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

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Full)

Case Number: HP2026-0065 **Meeting Date: Thursday, September 17, 2026**

1. NAME OF APPLICANT: Michael Grandjean
   Business (if applicable): Groundfloor Jacksonville, LLC
   Address: 3948 3rd Street South #172
   City: Jacksonville Beach State: FL Zip Code: 32250
   Daytime Telephone: Available on request E-Mail Address: Available on request

2. NAME OF PROPERTY OWNER: Michael Grandjean
   Business (if applicable): Groundfloor Jacksonville, LLC
   Address: 3948 3rd Street South #172
   City: Jacksonville Beach State: FL Zip Code: 32250
   Daytime Telephone: Available on request E-Mail Address: Available on request

3. PROJECT LOCATION: 6 SOLANO AVE, Saint Augustine, FL, 32080

4. LEGAL DESCRIPTION: 3-101 DAVIS SHORES LOTS 47 48 & S PT OF LOT 49 BLK 48 130FT ON SOLANO AVE OR6081/1594

5. SCOPE OF WORK: To demolish a residential building, constructed c. 1950, that is recorded in the Florida Master Site File and not located in a district.

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions

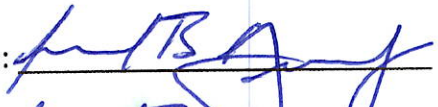
HARB APPLICATION AGREEMENT

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: 6 Solano Ave, Saint Augustine, FL 32080

Applicant's Name: Michael B Grandjean Applicant's Signature: 

Owner's Name: Groundfloor Jacksonville 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.



















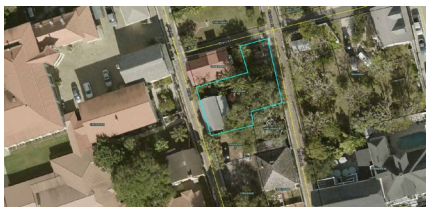


CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 17, 2026 Meeting







Application HP2026-0072 Address: 33 Aviles Street

Applicant: Elaine H. Darnold

Property Owner: Flynn G. Bevill Family Trust

Project description: For repair and replacement of deteriorated exterior wood elements with new.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00223
National Register:	St. Augustine NRHD	Construction date:	c. (before*) 1835
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1990300000		
Agenda Item:	6(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located on the east side of the street, and the second house south of Bravo Lane and north of Bridge Street, 33 Aviles Street was built during the Florida Territorial Period of 1821-1845. According to the Florida Master Site File (FMSF), the structure is "one of the oldest frame buildings in St. Augustine." The exact date of construction is unknown. As stated in the FMSF, the post and beam existing two-story structure at 33 Aviles Street is "known as the Joseph Fontane House for the man who acquired the property in an 1827 foreclosure sale," who died before 1835.* The building's occupants and uses as a house, tavern, different stores, and efficiency apartments after the 1950s are summarized in the first FMSF survey with a reference to City Directory research. When staff counted other Territorial era buildings that still exist in St. Augustine, only about 14 remain and 8 of those are wood frame.
2. This Certificate of Appropriateness (COA) application is for the review of the replacement of deteriorated wood exterior siding, wood trim, and other wooden components that are in need of immediate attention. Although the front façade / west elevation is the primary area in need of immediate work, in discussing the application with staff, the applicant would like to have approval to continue with similar select replacement where needed in the future not only on the front façade, but other elevations using the same treatment.
3. At the time of the 1978 FMSF survey and the related c. 1980 photograph, the building was coated with a thick textured stucco. While there is no indication when the stucco was applied to the building, it was likely after the c. 1875 photo that shows the house clearly with lap siding in the distance. Since the 1980 photo, the stucco was then removed at an unknown year as well as the north 1-story wing addition.
4. The applicant has indicated in the project scope statement that multiple repairs have taken place over the building's lifetime with different wood siding of varying dimensions. However, it is unknown to staff if portions of any of the existing wood siding boards are remnants of what was found under the stucco, and how much of the original siding to the house, if any remains. Cut nails are visible in some of the lap siding boards that currently exist on the building's exterior. If these nails are historic to the house, this may date the siding to before the 1890s, when wire nails started to be used; however, some craftsmen still use cut nails so that their newer work looks appropriate with the historic fabric.
5. According to the Architectural Guidelines for Historic Preservation (AGHP), this work goes beyond the limited replacement of structural repair, maintenance, or remodeling that is currently limited to $250 that can be administratively approved. Because of the possible use of another wood species, such as pressure treated Yellow Pine, the work also is not administratively approvable under the routine maintenance and repairs "using the same materials in a way that matches the architectural style of the existing building."
6. For wood exterior finishes such as siding, the AGHP recommends to "repair or replace, when necessary, deteriorated material that replicates the original in size, shape and texture. Consider original characteristics such as board width, length, exposure and trim detailing when selecting replacement material." And that "repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as…molding or sections of siding."
7. Instead of replacing the siding in a wholesale manner to achieve a "uniform or 'improved' appearance, the AGHP and Secretary of the Interior's Standards maintains that a major portion of the historic wood should not be removed or the material should not be wholesale replaced, but limited to the repair or replacement to the deteriorated or missing areas.
8. During staff discussions with the applicant and the sufficiency review, staff requested an estimated approximate number of boards that needed to be replaced, or photographs or elevation drawing with outlines showing the general areas of siding and other elements that need replacement now, and possibly in the future, for not only the front façade but the other elevations. Staff also requested representative dimensions of the existing wood boards and approximate dimensions of new siding boards. If more than one wood species is being considered by the applicant for the preferred replacement siding, the applicant should provide the information on each so the HARB could consider the appropriateness of the different options. Samples of the proposed siding should be provided at the HARB meeting.

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 33 Aviles Street with the following conditions**:

1. The approximate areas requiring immediate repair or replacement and possible areas that will need replacement in a future phase of work on the different exterior elevations have been defined by the applicant to meet the HARB's approval and staff's administrative review during the permit process that may involve multiple phases/permits
2. The proposed one or more wood species, if different than the cypress siding found on the building, and the proposed siding selections have been determined to be an appropriate compatible replacement that replicates or closely matches the original or existing in size, shape, texture, and characteristics such as board width, length, exposure/reveal, and trim detailing, thereby meeting the Secretary of the Interior's Standards for Rehabilitation #9 [Compatible Contemporary Design for New Alterations and Additions]

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

For repair and replacement of deteriorated exterior wood elements with new.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Exterior Finishes

Wood

Do...

- Retain wood materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments whenever possible. These are essential components of a building's appearance and architectural style.
- Apply chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.
- Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
- Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
- Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove loose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.
- Use electric hot air guns with care on decorative wood features, and use electric heat plates with care on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.
- Use chemical strippers primarily to supplement other methods such as hand scraping, hand sanding and the previously recommended thermal devices. Detachable wood elements such as shutters, doors and columns may, with proper safeguards, be chemically dip-stripped.
- Repair or replace, when necessary, deteriorated material that replicates the original in size, shape and texture. Consider original characteristics such as board width, length, exposure and trim detailing when selecting replacement material.
- Repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding or sections of siding.

Don't...

- Remove or radically change wood features which are important in defining the overall character of the building so that, as a result, the character is diminished.
- Remove a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, and then reconstruct the facade with new material in order to achieve a uniform or "improved' appearance.
- Radically change the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.
- Fail to identify, evaluate and treat the causes of wood deterioration which include: faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, and insect or fungus infestation.
- Use chemical preservatives, such as creosote, which can change the appearance of wood features unless they were used historically.
- Replace an entire wood feature, such as a cornice or wall, where repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Post-1821

Frame Vernacular buildings are finished with drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. c. 1875 photograph of Aviles (Hospital) Street, Library of Congress showing 33 Aviles Street in distance
4. List of existing Territorial era buildings in St. Augustine

STAFF PHOTOGRAPHS
33 Aviles Street



Front Façade / West Elevation

STAFF PHOTOGRAPHS
33 Aviles Street





Northwest Elevations

STAFF PHOTOGRAPHS
33 Aviles Street





Front Façade / West Elevation

STAFF PHOTOGRAPHS
33 Aviles Street



Front Façade / West Elevation



STAFF PHOTOGRAPHS
33 Aviles Street





Front Façade / West Elevation

STAFF PHOTOGRAPHS
33 Aviles Street





Front Façade / West Elevation



STAFF PHOTOGRAPHS
33 Aviles Street

Front Façade / West Elevation





STAFF PHOTOGRAPHS
33 Aviles Street



STAFF PHOTOGRAPHS
33 Aviles Street





Front Façade / West Elevation and Southwest Corner

STAFF PHOTOGRAPHS
33 Aviles Street





Front Façade / West Elevation
and Southwest corner

STAFF PHOTOGRAPHS
33 Aviles Street



Front Façade / West Elevation and South Elevation

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. 8SJ223 1009==

Site Name: 33 Aviles Street 830== Survey Date: 7808 820==

Address: 33 Aviles Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 31 (block) Lot 1 (except south 43.6 (lot) 868==

of east 30' north 25.6 of west 50' & south 27.6' lying west of Perkins) 868==

Owner of Site: Name: Hack, Mildred ;

Address: P.O. Box ~~906~~

Longwood, FL 32750 902==

Occupant or Manager: Vacant 904==

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

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

UTM: 17 (zone) 469940 (easting) 3306455 (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==

( ) Fair 863==

(X) 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==

(x) 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: C+1840 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Irregular 966==

Exterior Fabrics: Stucco, textured 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 6/1 942==

Foundation: Stone wall (coquina) 942==

Roof Type: Gable 942==

Secondary Roof Structures: 942==

Porches & Balconies: 942==

Chimney Location: End, exterior, ridge 942==

Materials: (882)

Chimney: Stone (coquina) Stuccoed 882==

Roof Surfacing: Metal 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Residential/Industrial 864==

Relationship to Surroundings: On narrow street in old section of town. Near St. Joseph Academy. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks, Commerce, Art, Women

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 33 Aviles Street was constructed circa 1835 and is one of the oldest frame buildings in St. Augustine. The post and beam structure is framed along the lines of the wood building at 14 St. George Street constructed in the early 19th century and known as the "Oldest Wooden Schoolhouse". Vertical saw marks and another indication of pre-Civil War construction. The wooden house is clearly depicted in a circa 1870 photograph of Aviles (Hospital) Street. The building abuts the street, a narrow brick thoroughfare in one of the oldest sections of the city. It is near the grounds of St. Joseph's Academy. The wooden exterior has been covered by stucco which is chipping and pealing from the deteriorating building.

The area of the colonial city south of the plaza and north of Bridge Street includes buildings ranging from colonial to modern times. It contains a significant number of St. Augustine's surviving colonial buildings as well as many fine Victorian buildings from the Flagler era like the development along Palm Row. Some remodeling and construction have taken place in the St. Augustine Colonial Revival style. The narrow colonial street plan is retained, and some of the streets are still surfaced in brick. Aviles Street retains some colonial ambiance with many buildings constructed on the street line, with overhanging balconies, and coquina walls. The visual effect of other streets tends to be mixed Colonial and Victorian, except along the bayfront, which is dominated by modern motels. Along this stretch of the bayfront are the last surviving buildings projecting out over the water. It is an area of combined usages--residential, commercial, educational and religious--all of which produce traffic and parking problems. As a result, many significant buildings, particularly Flagler era hotels and mansions, have been demolished over the years for parking lots or other facilities. The area is bounded on the west by the old Alcazar Hotel (now City Hall) and on the east by the seawall and bayfront. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city has been continuously occu-

(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.

pied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

This early nineteenth century frame structure at 33 Aviles Street is known as the Joseph Fontane House for the man who acquired the property in an 1827 foreclosure sale.(4) A document dated February 3, 1835 refers to "Joseph Fontane, our deceased father."(5) The house, first mentioned in an 1844 deed was probably built by Fontane before his death. The building was sold by Mathew Solana and wife to John M. Fontane in 1884. A later transaction in 1849 also refers to the "house on the lot" when the property is conveyed by quit claim deed to John M. Fontane by Frances Delespine.(6) The Structure appears on the 1888 and 1893 Sanborn Maps as a "Negro Tenament."(7) In 1904 it is occupied by D. J. Trapps, an upholsterer and mattress maker. By the mid-1920's it is listed as Ben Bow Tavern with William Lihell as proprietor. The 1930's saw it as the Fireside Artcrafters operated by Mrs. Emma C. Beall, and the Blue Gate Gift Shop run by Mrs. Isabel Bieber.(8) It is still listed as a store by the mid-1950', but was later converted to efficiency apartments which radically altered the interior. The structure faces the "Don Toledo" house, a colonial structure run as a craft shop by the Sisters of St. Joseph. The colonial "O'Reilly House" is a short distance

down Aviles Street on the grounds of St. Joseph's Academy. The building currently stands vacant, although renovation is planned.

ARCHAEOLOGY

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

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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. St. Johns County Courthouse, Deed Records Book 2, pp. 38-9.
5. Document included in abstract in possession of homeowner, Frances Dewitt.
6. Ibid.
7. Sanborn, 1888, 1893, 1899, 1904.
8. St. Augustine City Directory 1904 1927-28, 1930, 1924, 1979.

☐ Original
☒ Update



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

Site #8 SJ00223
Field Date 5-11-2016
Form Date 5-12-2016
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) 33 Aviles 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:	33		Aviles	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 # 1990300000 — 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: 1840 ☐approximately ☐year listed or earlier ☒year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☐yes ☐no ☒unknown — Date: — Nature
Additions: ☐yes ☐no ☒unknown — Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 2-3
Exterior Fabric(s) 1. Wood siding — 2. — 3.
Roof Type(s) 1. Gable — 2. — 3.
Roof Material(s) 1. Sheet metal:3V crimp — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.) Single wood 6/6

Distinguishing Architectural Features (exterior or interior ornaments) 3-bay facade no overhang, sits on street edge. door offset to right

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

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 SJ00223

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. stuccoed
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. _____ 2. Masonry
Main Entrance (stylistic details) single wood 4-panel door w/ wood trim

Porch Descriptions (types, locations, roof types, etc.) none

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

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 contiguous fabric of district

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

DOCUMENTATION

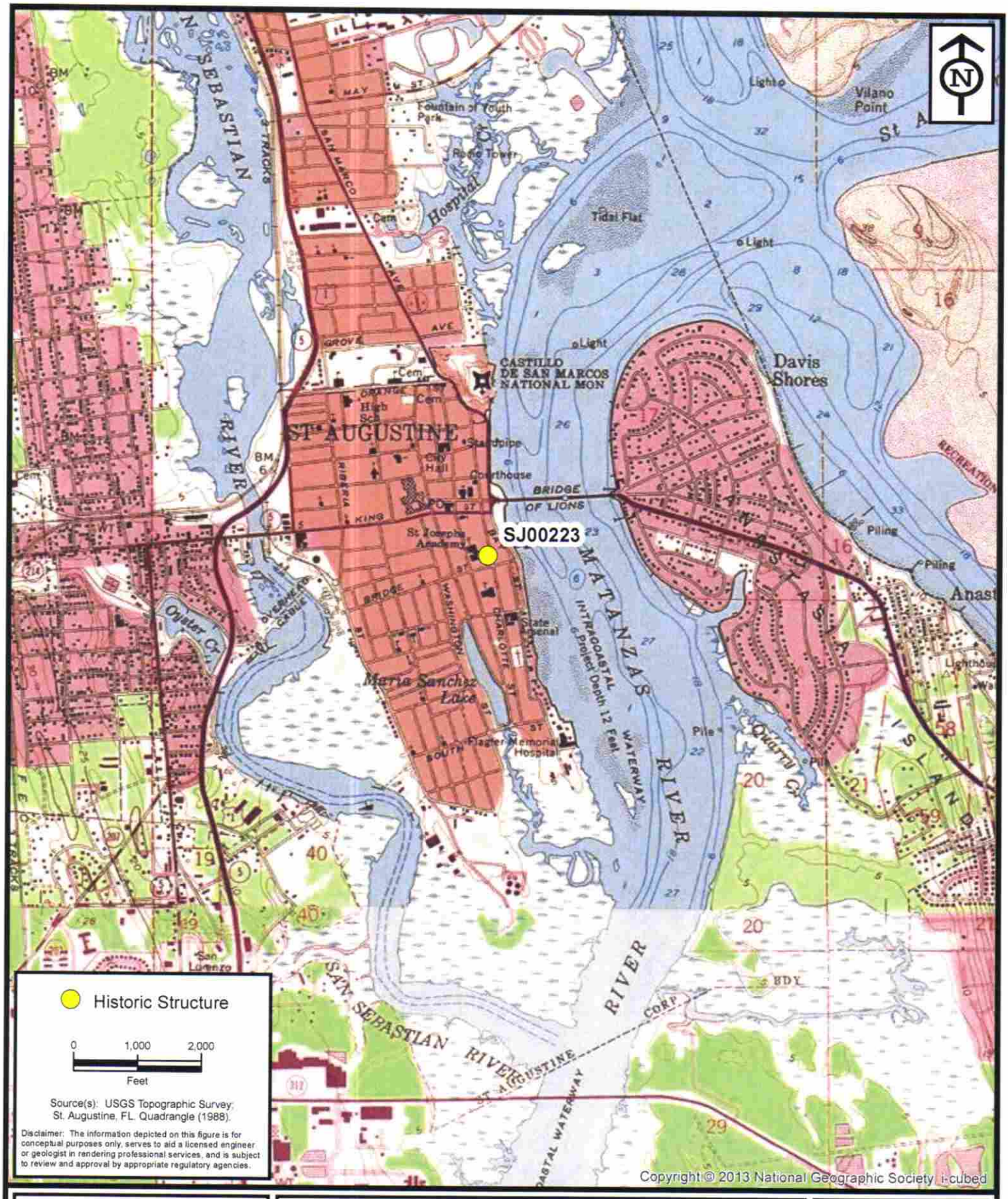
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ00223

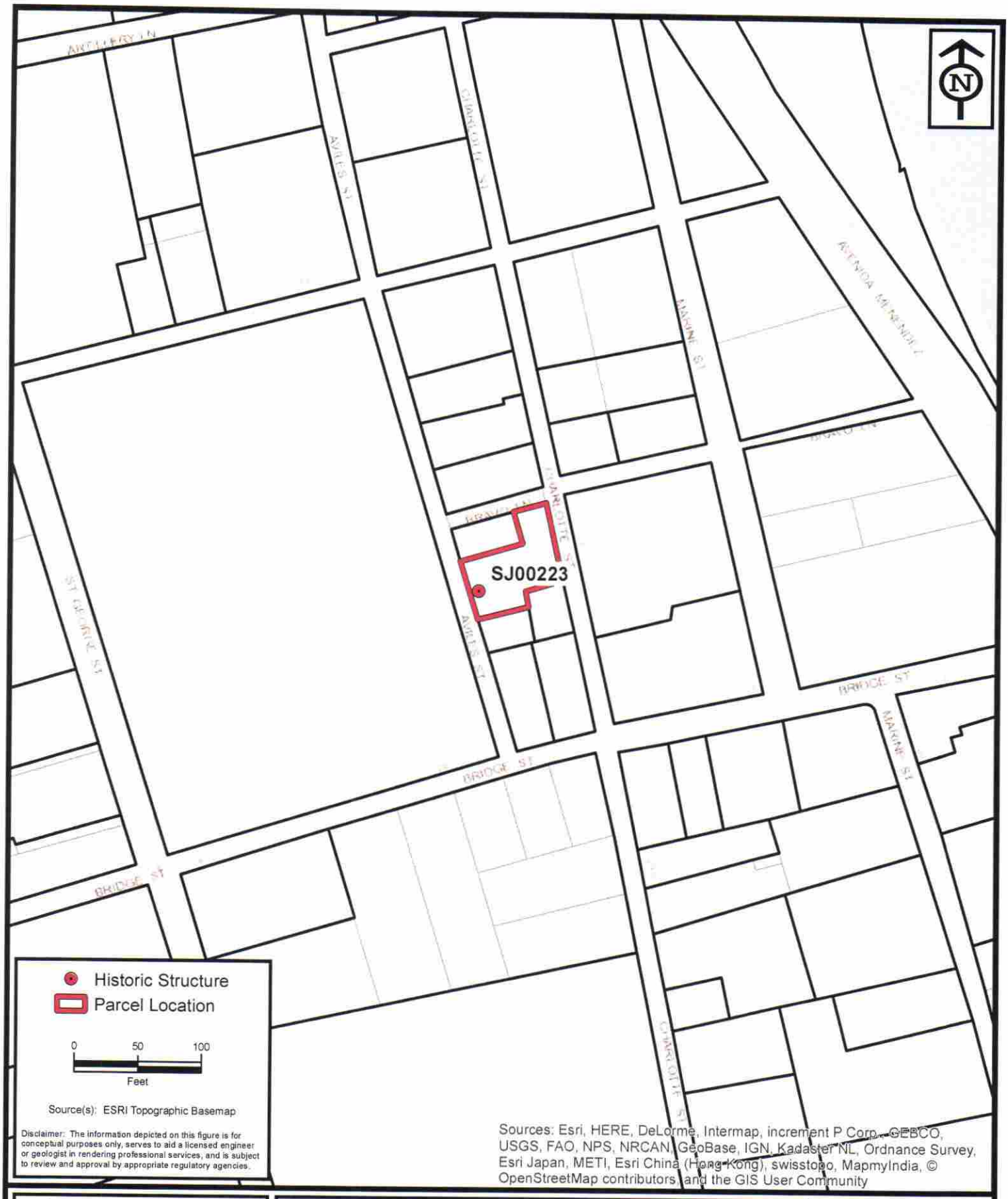
City of St. Augustine
Historic Structure Survey

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\4411\00\fig\FMSF\SJ00223\Location.mxd Date: 1/28/2016 3:01:12 PM

SJ00223



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

Parcel Location - SJ00223

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\SJ00223\Parcel.mxd Date: 2/1/2016 4:08:44 PM

SJ00223


AFETY FILM 5062
→23
→23A





c. 1875 photograph of Aviles (Hospital) Street, Library of Congress
33 Aviles Street in distance (far left)

Territorial Period: Florida became a United States territory on March 30, 1822, after being ceded to the U.S. by Spain in 1821. It existed as a territory until it was admitted to the Union as a state on March 3, 1845.

SiteID	SiteName	Address	Destroyed	SurveyNum	YearBuilt	Style	ExtPlan	StrucSys1	StrucSys2	ExtFabric1	ExtFabric2
SJ01710	PUBLIC MARKET PLACE	150 Charlotte ST	NO	23064	1824		Rectangular	Coquina block	Stone	Stucco	
SJ01913	TRINITY EPISCOPAL CHURCH	215 St George ST	NO	23064	1831	Gothic Revival ca. 1840-present	U-shaped	Coquina block	Masonry	Coquina block	Wood shingles
SJ01865	28 ST FRANCIS STREET	28 Francis ST	NO	23064	1838	Georgian Revival ca. 1880-present	Rectangular	Concrete block	Coquina block	Concrete block	Wood/plywood
SJ00083	MARKLAND	102 King ST	NO	28003	1839	Greek Revival ca. 1825-1860	Rectangular	Coquina block	Masonry	Coquina block	Wood shingles
SJ02367	23 WATER ST	23 Water ST	NO	28003	1839	Queen Anne (Revival) ca. 1880-1910	Irregular	Wood frame		Wood shingles	Wood/plywood
SJ00361	42 BRIDGE ST	42 Bridge ST	NO	23064	1840	Georgian Revival ca. 1880-present	Square	Wood frame		Wood siding	Weatherboard, Clapbo
SJ00362	CANOVA-DOW HOUSE	46 Bridge ST	NO	23064	1840	Spanish Colonial 1565-1763, 1783-1820	Rectangular	Masonry	Wood frame	Coquina block	Wood siding
SJ00976	19 JOINER ST	19 Joiner ST	NO	28003	1840	Frame Vernacular	L-shaped	Wood frame		Wood siding	Asbestos shingles or si
SJ02242	76 SPANISH STREET	76 SPANISH ST	NO	23064	1840	Frame Vernacular	Rectangular	Wood frame		Wood siding	Asbestos shingles or si
SJ00087A	DADE **MONUMENT**	104 Marine ST	NO	23064	1842		Square			Coquina block	Stone
SJ00384	115 BRIDGE ST	115 Bridge ST	NO	28003	1845	Frame Vernacular	L-shaped	Coquina block	Wood frame	Drop siding	Wood shingles
SJ01273	63 MARINE ST	63 Marine ST	NO	23064	1821+	Frame Vernacular	Rectangular	Wood frame		Drop siding	Wood siding
SJ02526	46 SPANISH ST	46 Spanish ST	NO	23064	1821+	Frame Vernacular	Rectangular	Wood frame		Drop siding	
SJ00223	33 AVILES ST	33 Aviles ST	NO	23064	1840+	Frame Vernacular	Rectangular	Wood frame		Wood siding	Stucco
SJ01276	67 MARINE ST	67 Marine ST	NO	27958	c. 1840-1854	Frame Vernacular	Rectangular	Wood frame		Weatherboard, Clapboard	
SJ04971	Avenida Menendez **Seawall**	Avenida Menendez	NO	27853	c1837	Not Applicable	Not Applicable	Coquina block		Coquina block	
SJ01271	59 MARINE ST	59 Marine ST	Deconstructed 2025	23064	c1839	Frame Vernacular	Rectangular	Masonry	Wood frame	Wood shingles	

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0072 **Meeting Date: September 17, 2026**

1. NAME OF APPLICANT: Elaine H Darnold (CONTACT INFO AVAILABLE UPON REQUEST)
   Business (if applicable): _____
   Address: _____
   City: ST AUGUSTINE State: FL Zip Code: _____
   Daytime Telephone: _____ E-Mail Address: _____

2. NAME OF PROPERTY OWNER: Flynn Bevill (CONTACT INFO AVAILABLE UPON REQUEST)
   Business (if applicable):
   Address: 33 Aviles Street
   City: ST AUGUSTINE State: FL Zip Code: 32084
   Daytime Telephone: _____ E-Mail Address: _____

3. PROJECT LOCATION: 33 AVILES ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION:

5. SCOPE OF WORK:

Information attached by applicant includes:

- Owner Authorization
- Existing Photographs

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 33 Aviles Street St. Augustine, FL 32084

Applicant's Name: Elaine H Darnold Applicant's Signature: Elaine H. Darnold

Owner's Name: Flynn G. Bevill Owner's Signature: Flynn G Bevill

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.

33 Aviles Street - Project Scope Statement:

Elaine H. Darnold, Inc., requests HARB approval for a Certificate of Appropriateness for exterior repair work to the existing exterior wood siding and other exterior wood trim components that are in immediate jeopardy of deteriorating and splitting even further, falling out of place onto the City right-of-way, and allowing water intrusion into the interior of the house. We are confident that with our experience and our expertise, we can successfully accomplish the goal of retaining the structure's authenticity to both our local HARB guidelines and the Secretary of Interior's Standards for Treatment of Historic Buildings.

Only the most vulnerable components will be skillfully and carefully removed, while leaving the majority of the existing exterior materials in place to retain its historic appearance and significance. All work will include installing new like-for-like materials and the use of like-for-like dimensions as closely as possible. The existing wood species and existing wood siding widths are not currently uniform due to the multiple repairs that have been done by others throughout the structure's lifetime, and therefore have become a significant contribution to the fabric of the history and character of the existing structure.

Received August 24, 2026
Planning & Building Department







Received August 24, 2026
Planning & Building Department

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 17, 2026 Meeting



Application HP2026-0066 Address: 128 St. George Street

Applicant: Duncan Dailey

Property Owner: Old City Leasing LLC

Project description: To stucco over an existing brick wall at the rear of the building.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ01909
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1894-1899
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1976300000		
Agenda Item:	6(b)	Previous Action(s):	COA 201-0297 COA HP2026-0011

STAFF SUMMARY AND ANALYSIS:

1. This Mediterranean Revival commercial structure is located on the west side of St. George Street on the block between Treasury and Hypolita Streets in the Historic Preservation-Two (HP-2) zoning district. The building is designated as contributing to the St. Augustine National Register Historic District and currently features three individual storefronts along St. George Street and service access at the rear from a parking lot along Spanish Street.
2. The applicant is seeking to repair the exposed brick wall at the rear of the building and coat the wall with stucco.
3. Photos provided by the applicant indicate deteriorating mortar joints in parts of the rear wall. The Architectural Guidelines for Historic Preservation (AGHP) encourages repair of existing masonry by evaluating and mitigating the cause(s) of deterioration, duplicating original mortar in strength, composition, color, and texture when repointing, and applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.
4. Staff requested additional information from the applicant, which has not yet been received but could be presented during the meeting for the Board's consideration, including:
    - Wide photographs/drawings indicating the entire area proposed for repair and stucco
    - An example of proposed stucco finish including color(s)
    - Details of proposed brick repair:
        - What steps are planned for repair
        - Proposed mortar mixture
5. The AGHP discourages applying stucco over brick or masonry that has been historically uncoated. The HARB must determine whether the proposed stucco is an appropriate finish to this rear portion of the structure which has, historically, not had a stucco finish. Along St. George Street, a stucco finish is seen around existing storefront bays; however, the remainder of the structure is painted brick. If the applicant has justification, other than aesthetics, for application of the stucco, this should be provided to the Board.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at **128 St. George Street**:

1. **CONTINUE** to allow the applicant time to provide sufficient information as requested by staff; OR,
2. **APPROVE** if the Board can find that the applicant has provided sufficient information related to the repair and stucco of the rear wall and that the proposed scope of work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design consistent with the architectural style of the subject building and surrounding development.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Repair existing exposed brick (Details needed)
2. Add stucco finish to existing brick

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 7, and 9 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
7. Cleaning with Gentlest Possible Method
9. Compatible Contemporary Design for New Alterations and Additions

Exterior Finishes

Masonry
Do...

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

Don't...

- Remove or substantially alter masonry features which are important in defining the overall historical character of the building so that the character is diminished.

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

LIST OF ATTACHMENTS:

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

Staff Photographs
128 St. George Street



Front (east) Elevation

Staff Report pg. 5

Staff Photographs
128 St. George Street



Rear (west) Elevation along Spanish Street (Project Location)

Staff Report pg. 6

Staff Photographs
128 St. George Street



Rear (west) Elevation along Spanish Street

Staff Report pg. 7

Staff Photographs
128 St. George Street



Rear (west) Elevation along Spanish Street

Staff Report pg. 8

Staff Photographs
128 St. George Street



Rear (west) Elevation from Spanish Street

Staff Report pg. 9

Staff Photographs
128 St. George Street



Rear (west) Elevation from Spanish Street

Staff Report pg. 10

Staff Photographs
128 St. George Street



Rear (west) Elevation from Spanish Street

Staff Report pg. 11

Staff Photographs
128 St. George Street



Rear (west) Elevation from Spanish Street

Staff Report pg. 12

Staff Photographs
128 St. George Street





Context



Staff Report pg. 13

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1909 1009==

Site Name: 128-132 St. George Street 830== Survey Date: 7809 820==

Address: 128-132 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 14 (block) 2&4 (expart leased to city) (lot) 868==

868==

Owner of Site: Name: Genovar, May (Estate) c/o Genova, Eugenia;

Address: 271 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469760 (easting) 3306860 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1899 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Brick, running 854==

Structural Systems: Masonry, brick 856==

Features of Structure: (942)

Window Type: Plate glass, fixed 942==

Foundation: Brick wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built-up 882==

Ornament Exterior: Decorative brick frieze 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: On commercial portion of the street leading to restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Real Estate, Minorcans, Families, Women, Art 920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Mediterranean Revival building at 128-132 St. George Street was constructed between 1894 and 1899. The stucco finish and flat parapet roof create the Mediterranean appearance. A decorative brick frieze adds a distinctive touch. The building has been continuously occupied by commercial enterprises. It is on a street leading into the restored area.

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

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

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

San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Burt, Joaneda, and Perez-Snow Houses.(1) In the Territorial period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late 19th century. By this time Spanish Street had become one of several exclusive Black residential neighborhoods outside Lincolnville with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses, and a bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

This building at 128-132 St. George Street has been occupied by various commercial ventures over the years. A few of the businesses operating from 128 St. George Street include: Arnold Kurth's Curiosity Shop, (Kurth's Island on the way to Vilano Beach is named for the Kurth family.); Bennett and Company--Shoes; and another shoe store operated by Emanuel J. Masters.(3) In number 130, the Vermont-Florida Realty Company functioned. The company, run by Noel W. Mier, George F. Grey, and C. B. Miller established Vermont Heights near Elkton. Other merchants included: Joseph T. Pacetti; Herbert J. Usina, hardware; and the Montgomery Sisters, Gertrude and May who operated a Leather Goods shop.(4) The store at 132 was also occupied by Joseph T. Pacetti who ran a hardware company with T. A. Pacetti. Later Winifred E. and Minerva E. Muir opened a hand craft shop.(5) The store is currently occupied by Moeller's Jewelry Store. William Moeller is a member of the Historic Architectural review board. He and his wife, Rubylee have restored an old house on St. George Street. Members of the Masters and Usina families descend from Minorcan colonists and members of the Pacetti family from Italian colonists all who migrated to St. Augustine from New Smyrna in 1777.

Prior to the erection of this building, the site was occupied by a two-story stone building on the eastern part of the lot which housed a "Book Store" and a "Palmetto Works". A "Boarding House" stood on the west end. By 1893 the stores in the stone building are listed as "curios" and "mill'y".

ARCHAEOLOGY

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

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

3. City Directory, 1904, 1907, 1927-28, 1934.
4. Ibid., 1904, 1911-12, 1914-15, 1927-28.
5. Ibid., 1907, 1924-25, 1927-28, 1930.
6. Sanborn Fire Insurance Maps, 1884, 1888, 1893, 1899.

Page 1

☐ Original
☒ Update

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

Site #8 SJ01909
Field Date 5-3-2016
Form Date 5-3-2016
Recorder # _____

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

Site Name(s) (address if none) 128-132 St George Street — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within St. Augustine NRHD — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	128		St George	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1976300000 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1899 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): _____ To (year): _____
Current Use Commercial — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature storefront
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Commercial — Exterior Plan Rectangular — Number of Stories 1-2
Exterior Fabric(s) 1. Brick 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. parapet
Roof Material(s) 1. Composition roll 2. _____ 3. brick
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) large single pane store front windows (transom on 132); covered transom on 128-130

Distinguishing Architectural Features (exterior or interior ornaments) 132 has more traditional storefront with round metal posts and recessed entry; sawtooth brick work and corbelled parapet

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01909

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Brick 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) single wood door with rectangular window; 132 recessed entry; 128 and 130 flush with facade
Porch Descriptions (types, locations, roof types, etc.) _____

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

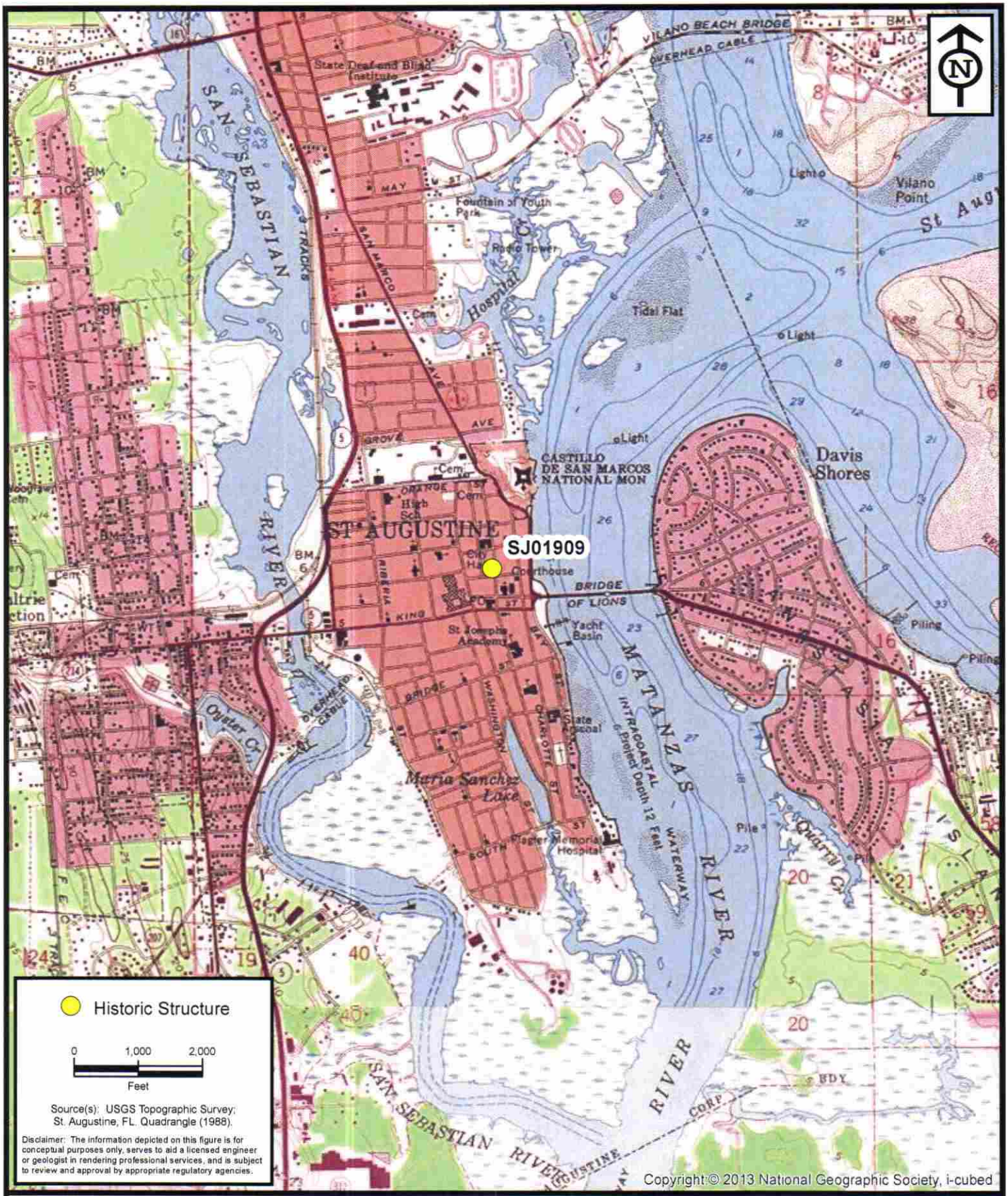
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01909

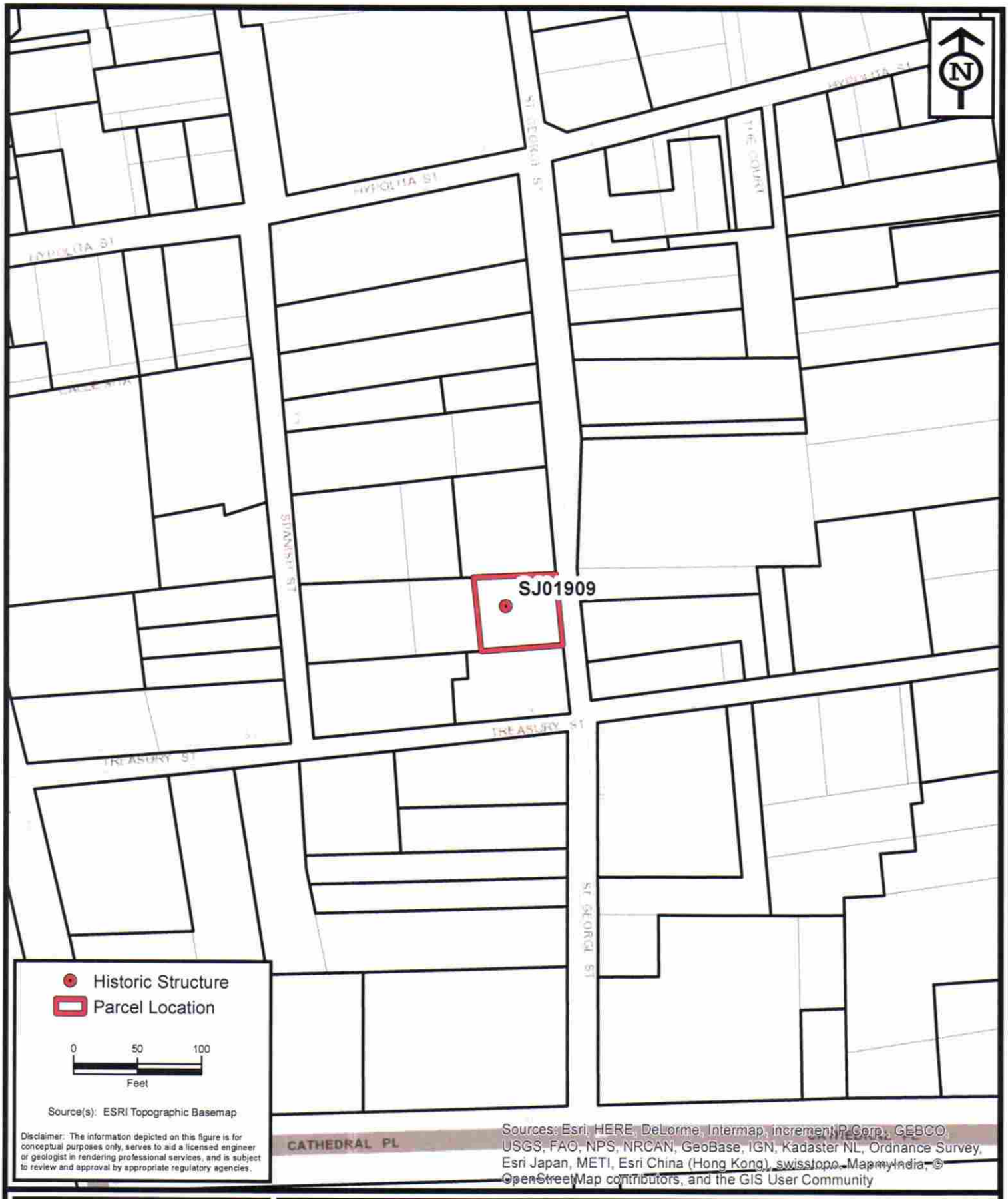
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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SJ01909



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

Parcel Location - SJ01909

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

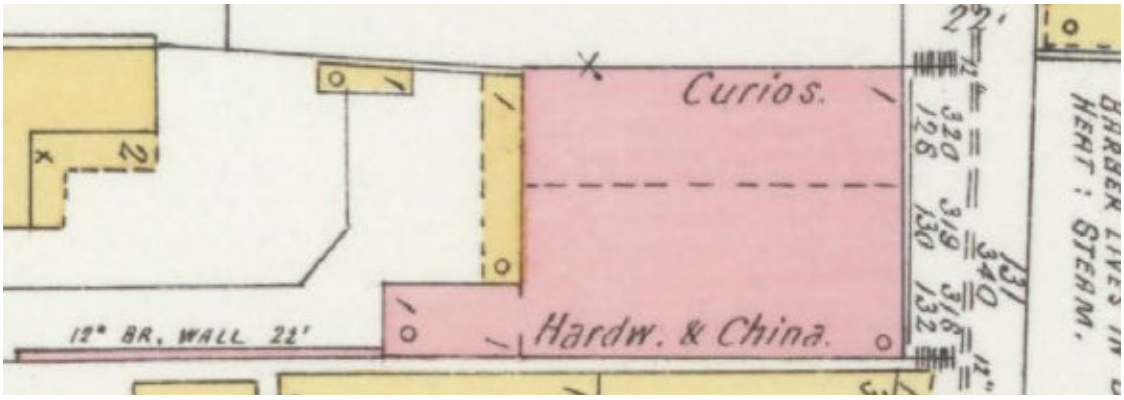
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SJ01909

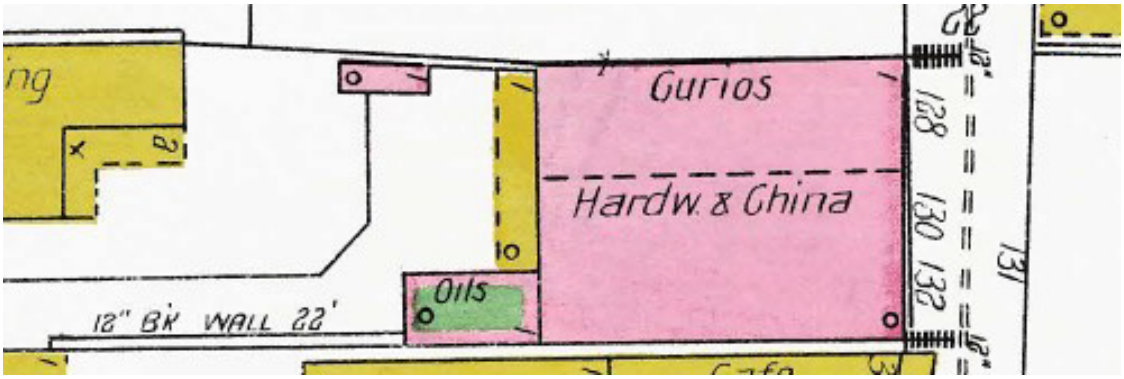

26
26


132
OLDER
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GALLERY

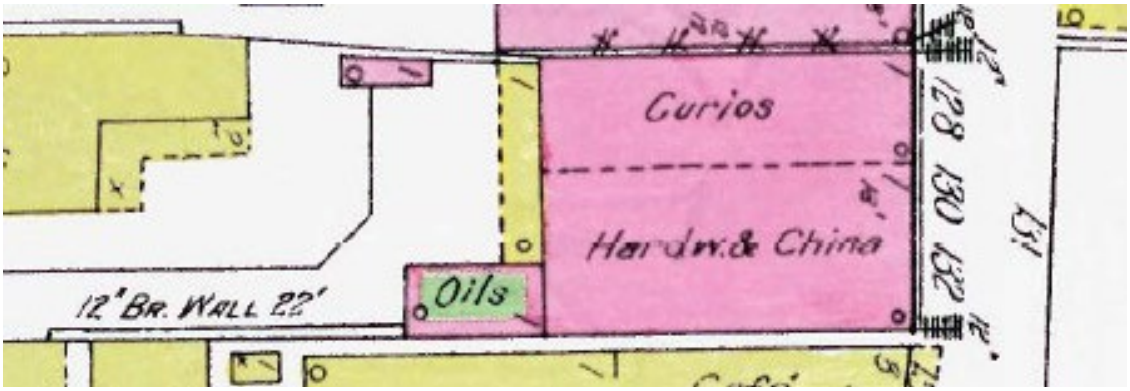
SANBORN MAPS
128 St. George Street



1899

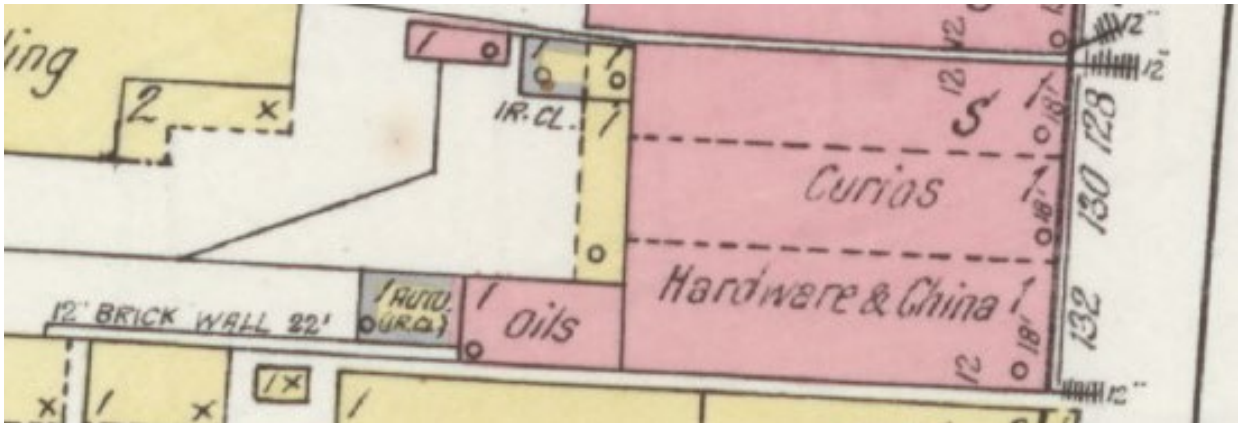


1904

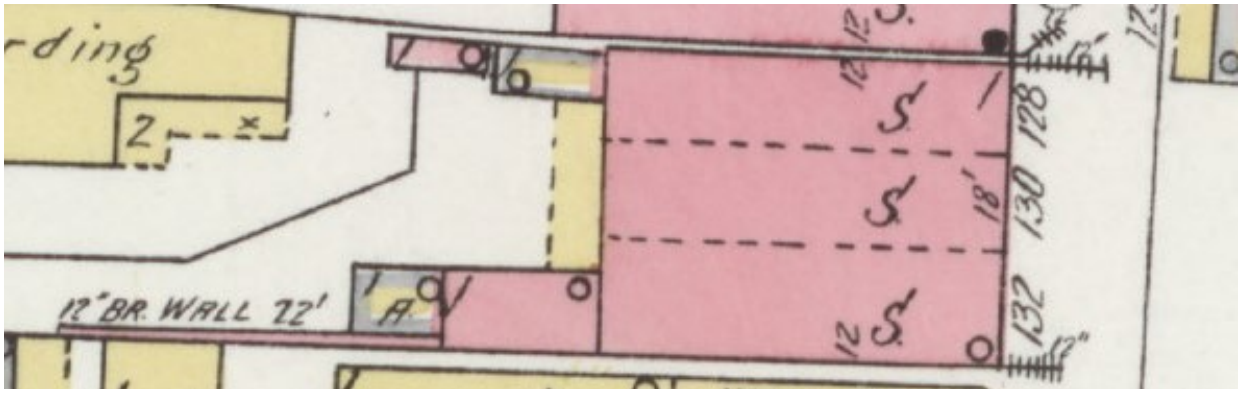


1910

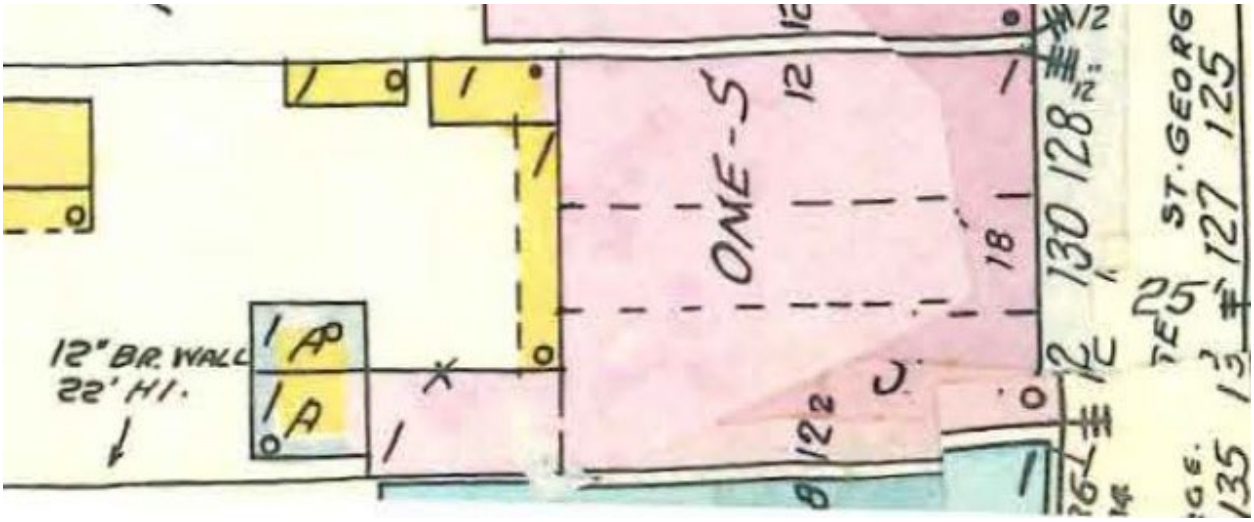
SANBORN MAPS
128 St. George Street



1917



1924



1930 updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2026-0066 **Meeting Date: Thursday, September 17, 2026**

1. NAME OF APPLICANT: Duncan Dailey`
   Business (if applicable):
   Address: 205 West Davis Industrial Dr. STE 5
   City: St.Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available on request E-Mail Address: Available on request

2. NAME OF PROPERTY OWNER: Melissa Richardson
   Business (if applicable): Old City Leasing LLC
   Address: 146 Drake Rd.
   City: St.Augustine State: FL Zip Code: 32086
   Daytime Telephone: Available on request E-Mail Address: Available on request

3. PROJECT LOCATION: 128 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUG LOT 4 BLK 14 (7)(EX PART LEASED TO CITY) OR5110/1092

5. SCOPE OF WORK: To stucco over an existing brick wall at the rear of the building.

Information attached by applicant includes:

- Application Agreement
- Existing Photographs

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 128 St George St, St. Augustine, Fl 32084

Applicant's Name: Duncan Dailey Applicant's Signature: D D

Owner's Name: Melissa Richardson Owner's Signature: Melissa Richardson

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.

ST. AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Duncan Dailey with Ruark Landscaping is/are hereby authorized TO ACT ON BEHALF OF Melissa Richardson the owner(s) of those lands described within ☐ the attached application, or ☑ described within the previously filed Application number: HP2026-0011, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historical Board, for an application related to the structure located at: 130 St. George Street, St Augustine, FL 32084

BY: Melissa Richardson
Signature of Owner

Melissa Richardson
Print Name of Owner

904-501-4001
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 24 day of February, 2026

By Melissa Richardson

Identification verified:

Oath sworn: ✓ Yes ____ No

JULIA NEWTON
Notary Public-State of Florida
Commission # HH 328082
My Commission Expires
November 01, 2026

Notary Signature: _____

My Commission expires: _____


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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 17, 2026 Meeting



Application HP2026-0071 Address: 280 St. George Street

Applicant: Muscetta Custom, LLC

Property Owner: Joseph P. Finnegan Trust & Margaret H. Finnegan Trust

Project description: To replace existing windows and deteriorated exterior siding with new.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01929
National Register:	St. Augustine NRHD	Construction date:	c. 1885-1893
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1997400000		
Agenda Item:	6(c)	Previous Action(s):	LG1985-0062

STAFF SUMMARY AND ANALYSIS:

1. Located on the northwest corner of St. George and St. Francis Streets, 280 St. George Street was built during the later part of the Victorian era between 1885-1893. Over the years, the building has been modified with additions and reconfigurations. By the time of the 1904 Sanborn Map publication, a second story addition is visible on the 1-story rear L and a two-story wing to the north elevation was added by the time of the 1917 Sanborn Map.
2. This Certificate of Appropriateness (COA) application is for the review of the replacement of deteriorated wood windows and exterior wood siding, trim, and other wooden components in need of immediate and future attention.
3. **Windows:** Existing windows comprise of wood sashes with both 2/2, 6/6. When the application was submitted, wholesale replacement of the windows was proposed. The applicant also expressed in discussions with staff the desire for the HARB to consider aluminum clad windows on the second floor. However, upon the staff site visit, the applicant was open to limiting the proposed replacement to only windows that were immediately found to be irreparable, but still desires approval for future windows to be replaced as needed with HARB approved windows. Photos of the windows proposed for immediate replacement were later provided.
4. Staff requested a completed window survey to provide information on the true condition of each window and reasoning they cannot be restored. Additionally, the selected muntin profile, dimensions of the existing and proposed windows, along with specifications for both the wood and aluminum clad windows, and/or cut sheets should be provided at the HARB meeting since they were not included with the application materials. A Jeld-Wen catalogue was later provided, but specific sections related to the proposed window replacements need to be identified. Samples of both the proposed wood and aluminum clad windows would also be helpful for the HARB's review at the meeting.
5. Repairing or restoring the windows by "patching, splicing, consolidating or otherwise reinforcing" the parts that are deteriorated or missing is recommended over full window replacement by the Architectural Guidelines for Historic Preservation (AGHP). To improve thermal performance or sound penetration, adding weatherstripping or adding storms that are compatible visually with the character of the windows and building, with options that will not cause damage, is preferred over replacement. For irreparable or missing windows, the AGHP recommends replacing "with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass," especially on significant elevations.
6. **Siding:** The applicant provided photos showing areas of the wood lap siding in need of replacement, with notations of the approximate square footage for each elevation of the building, which are included in the application packet.
7. For wood exterior finishes such as siding, the AGHP recommends to "repair or replace, when necessary, deteriorated material that replicates the original in size, shape and texture. Consider original characteristics such as board width, length, exposure and trim detailing when selecting replacement material." And that "repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as…molding or sections of siding."
8. Instead of replacing the siding in a wholesale manner to achieve a "uniform or 'improved' appearance, the AGHP and Secretary of the Interior's Standards maintains that a major portion of the historic wood should not be removed or the material should not be wholesale replaced, but limited to the repair or replacement to the deteriorated or missing areas.
9. A matching wood siding is proposed. During staff discussions with the applicant and the sufficiency review, staff requested dimensions of the existing wood boards and approximate dimensions of proposed new siding boards to ensure the size and reveal will match. If more than one wood species is being considered by the applicant for the preferred replacement siding, the applicant should provide the information on each so the HARB could consider the appropriateness of the different options. In addition, if the applicant would like HARB's consideration for phased replacement of siding and other wooden exterior finish elements possibly in the future, those areas should also be highlighted to the Board at the meeting. A sample and/or additional details of the proposed siding should be provided at the HARB meeting.

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 280 St. George Street if the following conditions can be met**:

1. Regarding the replacement of wood windows:
   a. If the applicant has provided adequate justification that the windows identified are irreparable, that the proposed windows match the material, size, general raised exterior muntin and mullion proportion and 2/2 or 6/6 configuration, and reflective qualities of the glass of the existing windows, meeting the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.
   b. If another material, such as aluminum clad, is found to be acceptable for the upper floor windows, they will match all other qualities of the existing, as listed under 1a.
   c. If the applicant makes the case that additional existing windows may need to be replaced in the future based on their irreparable condition, the HARB should determine if the proposed replacements will be administratively approvable by staff under a future permit application.
2. Related to the wood siding:
   a. The approximate areas of siding requiring immediate repair or replacement, and possible areas that will need replacement in a future phase of work on the different exterior elevations, have been adequately defined by the applicant to meet the HARB's approval and staff's administrative review during the permit process that may involve multiple phases/permits.
   b. The proposed replacement siding has been determined to be an appropriate compatible replacement that replicates or closely matches the original or existing in size, shape, texture, and characteristics such as board width, length, exposure/reveal, and trim detailing, thereby meeting the Secretary of the Interior's Standards for Rehabilitation #9 [Compatible Contemporary Design for New Alterations]

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. To replace existing 2/2 or 6/6 wood windows with either Jeld-Wen (or comparable) wood windows or aluminum clad windows (2nd floor)
2. To replace deteriorated exterior wood siding with matching in areas in need of immediate repair and possible future repair

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Windows and Window Treatments

Do...

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

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.

- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installations prove necessary, window units should be placed on secondary elevations not visible from the public right-of-way.

Post-1821

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

Exterior Finishes

Wood

Do...

- Retain wood materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments whenever possible. These are essential components of a building's appearance and architectural style.
- Apply chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.
- Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
- Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
- Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove loose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.
- Use electric hot air guns with care on decorative wood features, and use electric heat plates with care on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.
- Use chemical strippers primarily to supplement other methods such as hand scraping, hand sanding and the previously recommended thermal devices. Detachable wood elements such as shutters, doors and columns may, with proper safeguards, be chemically dip-stripped.
- Repair or replace, when necessary, deteriorated material that replicates the original in size, shape and texture. Consider original characteristics such as board width, length, exposure and trim detailing when selecting replacement material.
- Repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding or sections of siding.

Don't...

- Remove or radically change wood features which are important in defining the overall character of the building so that, as a result, the character is diminished.
- Remove a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, and then reconstruct the facade with new material in order to achieve a uniform or "improved' appearance.
- Radically change the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.
- Fail to identify, evaluate and treat the causes of wood deterioration which include: faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, and insect or fungus infestation.
- Use chemical preservatives, such as creosote, which can change the appearance of wood features unless they were used historically.
- Replace an entire wood feature, such as a cornice or wall, where repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Post-1821

Frame Vernacular buildings are finished with drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
280 St. George Street





Front Façade / East Elevation

STAFF PHOTOGRAPHS
280 St. George Street



Front Façade / East Elevation

STAFF PHOTOGRAPHS
280 St. George Street





Front Façade / East Elevation

STAFF PHOTOGRAPHS
280 St. George Street



Front Façade / East Elevation and South Elevation

STAFF PHOTOGRAPHS
280 St. George Street



South Elevation



STAFF PHOTOGRAPHS
280 St. George Street





South Elevation

STAFF PHOTOGRAPHS
280 St. George Street



South Elevation and Southwest corner/Rear



STAFF PHOTOGRAPHS
280 St. George Street





North Elevation

STAFF PHOTOGRAPHS
280 St. George Street





North Elevation

STAFF PHOTOGRAPHS
280 St. George Street





Northwest Elevations

STAFF PHOTOGRAPHS
280 St. George Street



Northwest Elevations



STAFF PHOTOGRAPHS
280 St. George Street





North Elevations

STAFF PHOTOGRAPHS
280 St. George Street





North Elevations

STAFF PHOTOGRAPHS
280 St. George Street





Northeast Elevations

STAFF PHOTOGRAPHS
280 St. George Street





Northeast corner

STAFF PHOTOGRAPHS
280 St. George Street



East Elevation / Rear



STAFF PHOTOGRAPHS
280 St. George Street





East Elevation / Rear and Northwest Corner

STAFF PHOTOGRAPHS
280 St. George Street





South Elevation and Southeast Corner

STAFF PHOTOGRAPHS
Across from 280 St. George Street





Applicant stated HARB approved vinyl clad windows on the 2nd floor, St. Francis Street Side (south elevation)

STAFF PHOTOGRAPHS
Across from 280 St. George Street





Applicant stated HARB approved vinyl clad windows on the 2nd floor, St. George Street Side (west elevation)

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. 8SJ1929 1009==

Site Name: 280 St. George Street 830== Survey Date: 7808 820==

Address: 280 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 38 (block) Lot 8 & South 3' of (lot) 868==

lot 6 lying North of lot 8 868==

Owner of Site: Name: Kintz, Richard E., Jr. & Donna E.;

Address: 280 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469910 (easting) 3306200 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

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

Date: +1893 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Verancular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards, BEC ceiling boards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/1, 6/6 942==

Foundation: Brick piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: 942==

Chimney Location: End, interior ridge; offset, lateral slope 942==

Materials: (882)

Chimney: Brick stuccoed 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Decorative porch railing, chamfered posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Across from St. Francis Inn and on corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Literature, Women, Art, Banking, Railroads, Real Estate 920==

Statement of Significance: (911==)

ARCHITECTURE

This 2-story victorian Frame Vernacular dwelling was constructed between 1885 and 1893. Significant details include chamfered porch posts and a decorative balustrade. At one time it was divided into two apartments.

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 Victorial neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flager-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

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 rebuild on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in

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.

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

This victorian Frame Vernacular house was built between 1885 and 1893. An earlier house-shown on the 1885 Birds-Eye View of St. Augustine—occupied the site before the present one. There is said to be a well from the old house that is now located underneath the present one.

It was the home for more than half a century of Miss Emily L. Wilson, (1868-1960) a niece of John L. Wilson of Framingham, Mass., one of the prominent winter residents of St. Augustine in the late 19th century. Mr. Wildonated the Kirby-Smith House at 12 Aviles Street for a public Library in 1895, and also donated the clock on the tower of the Cathedral of St. Augustine.

Emily Wilson served for many years as librarian at the St. Augustine Historical Society and did much to promote research on St. Augustine history. She was also an artist, and some of her paintings of old buildings in St. Augustine are in the collection of the historical society.

The 1911-12 St. Augustine City Directory lists another occupant of the house, F.M. Clark. Clark, as a young man, had been a cashier for the Manufacturers Bank in New, York, and first came to St. Augustine, in the winter of 1872 for reasons of health. From 1880 until 1888 he was the General Freight and Ticket Agent for the St. Johns Railroad, which ran from Toci to St. Augustine and was the main means by which tourists of the time reached the oldest city. Clark was involved in real estate as the developer of wildwood Park subdivision. Clark Avenue, in West Augustine, bears his name. When Henry Flagler purchased the St. Johns Railroad in 1888, Clark went to work for the Florida East Coast Railway as chief of the auditing department and custodian of records until his retirement in 1931. After his retirement he left St. Augustine. He died in 1934 and was buried at Cazenovia, N.Y. (For further biographical information on Clark, see Greville Bathe, The St. Johns Railroad, 1858-1895, St. Augustine, FL (1958) (pp. 13-14, 48, 50)).

The 1893 and 1899 Sanborn maps show this house with a 1-story L on the rear. On the 1904 Sanborn map it appears to have been enlarged and raised to two stories in height. The 1917 Sanborn map is the first to show a 2-story wing added to the north side of the house.

During the 1970's the house was the residence of Richard("Duke") Kintz, a nautical atrist who had both his shop and home painted gray and black.

ARCHAEOLOGY

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



Page 1

☐ Original
☒ Update

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

Site #8 SJ01929
Field Date 5-19-2016
Form Date 5-19-2016
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) 280 ST GEORGE STREET Multiple Listing (DHR only)
Survey Project Name Inv. of Structures within ST. Augustine NRHD Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	280		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 # 1997400000 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: 1893 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): To (year):
Current Use Private Residence (House/Cottage/Cabin) From (year): To (year):
Other Use From (year): To (year):
Moves: ☐yes ☒no ☐unknown Date: Original address
Alterations: ☐yes ☐no ☒unknown Date: Nature
Additions: ☐yes ☐no ☒unknown Date: Nature
Architect (last name first): **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Frame Vernacular **Exterior Plan** Rectangular **Number of Stories** 2
Exterior Fabric(s) 1. Wood siding 2. Wood/Plywood 3. Weatherboard
Roof Type(s) 1. Gable 2. Hip 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2. porches
Windows (types, materials, etc.) wood DHS 2/2, 6/6 with wood trim

Distinguishing Architectural Features (exterior or interior ornaments) Decorative porch railing, chamfered posts

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) associated with the St.Francis Inn at 279 St. George Street

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01929

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. stuccoed
Structural System(s): 1. Wood frame 2. 3.
Foundation Type(s): 1. Piers 2.
Foundation Material(s): 1. Brick 2.
Main Entrance (stylistic details) single wood panel door with decorative glass

Porch Descriptions (types, locations, roof types, etc.) double porch on facade with small square posts and decorative railing

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

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

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

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

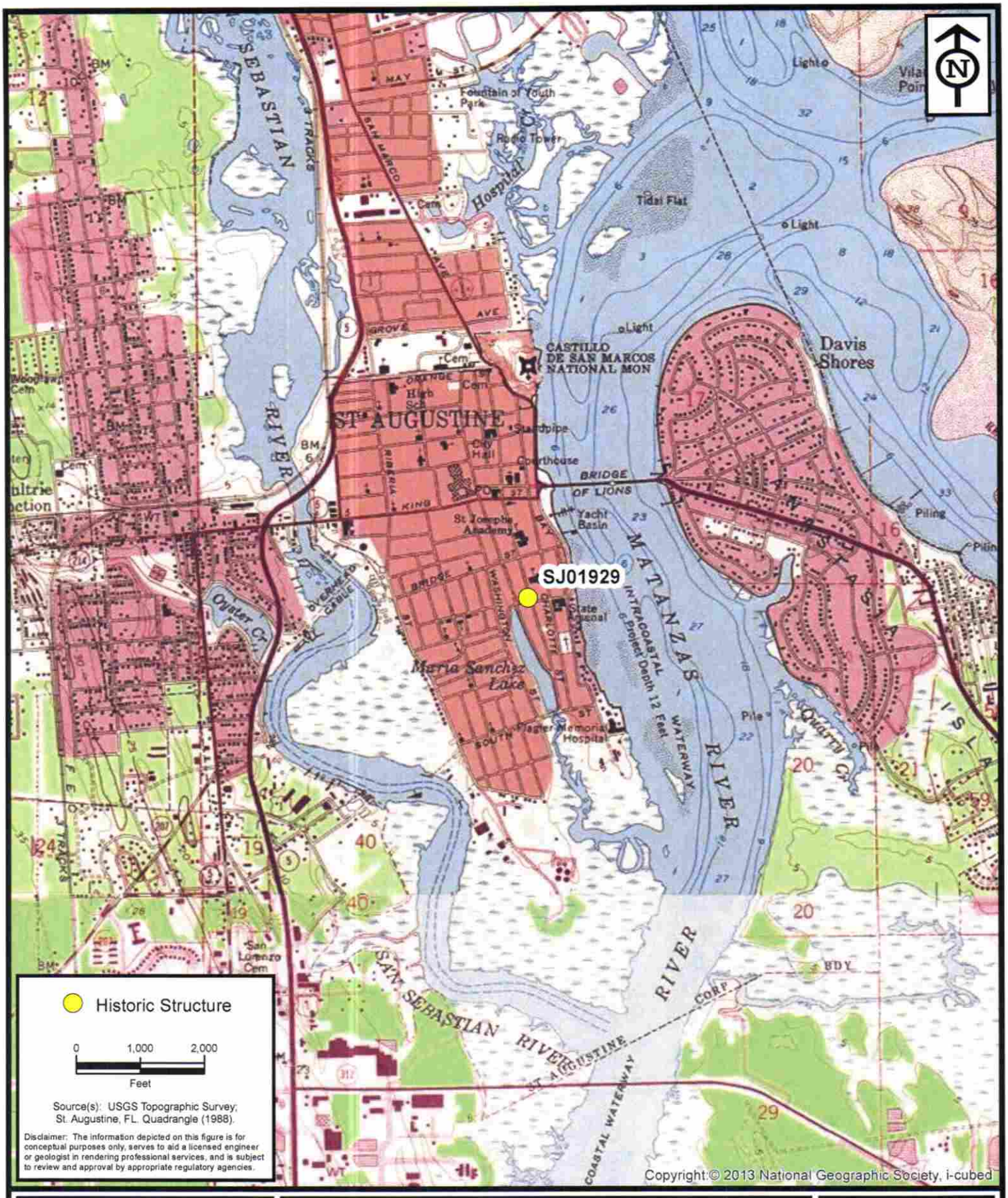
2) Document type Maintaining organization
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information 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 - SJ01929

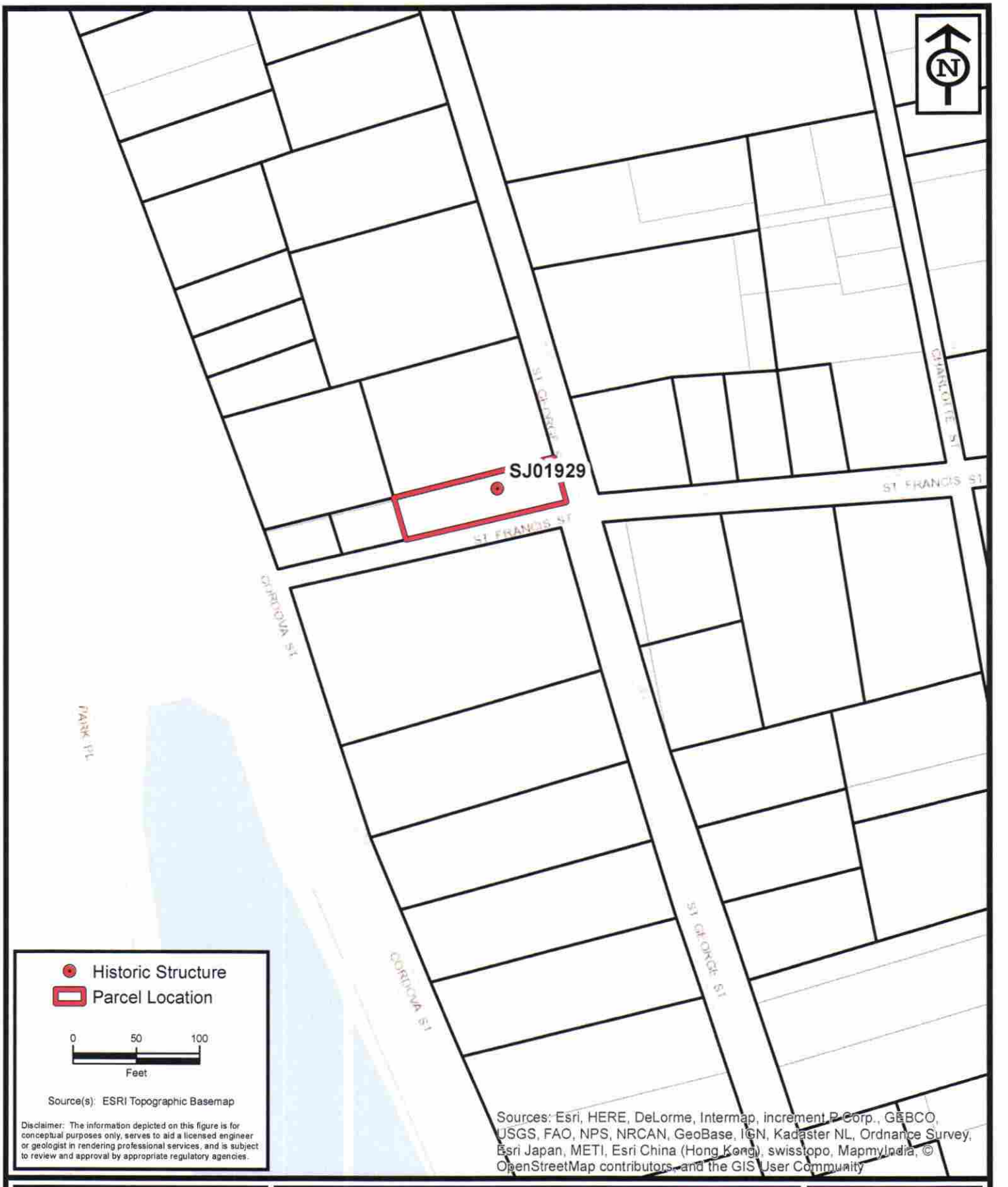
City of St. Augustine
Historic Structure Survey

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\SJ01929\Location.mxd Date: 1/29/2016 11:19:36 AM

SJO1929



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

Parcel Location - SJ01929

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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SJ01929


280

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Opinion of Appropriateness

Case Number: HP2026-0071 **Meeting Date: Thursday, September 17, 2026**

1. NAME OF APPLICANT: Joseph C. Muscetta
   Business (if applicable):
   Address: Available upon request
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available upon request E-Mail Address: Available upon request

2. NAME OF PROPERTY OWNER: Joseph Finnegan
   Business (if applicable):
   Address: 280 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: 280 SAINT GEORGE ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 8 & S 3FT OF LOT 6 LYING N OF LOT 8 BLK 38 OR713/187 & 2666/51

5. SCOPE OF WORK:

Information attached by applicant includes:

- Application Agreement
- Existing Photographs
- Window and Siding areas in need of replacement
- Jeld-Wen Window info

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: 280 ST George St. Saint Augustine FL 32084

Applicant's Name: Joe Muscetta Applicant's Signature: _____

Owner's Name: Margaret Finnegan Owner's Signature: Margaret Finnegan

Owner's Name: Patrick Finnegan Owner's Signature: _____

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

(Can add additional signature page if needed)

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


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B











WEST SIDE

Replace

660/700 SQ.

SIDING

LIKE

FOR

LIKE

Replace window #23

South side

WEST SIDE

Replace → #15

600 SQ' SIDING

Replace → #8

WEST SIDE

Replace

40 39'

WEST

NORTH

Replace
300/350
Sq
SIDING

WEST

NORTH

RUNTRU

NORTH

Replace

Appr.

500 sq'

SIDING

LIKE FOR LIKE

NORTH

EAST

Replace

150 sq'

SIDING

100 sq'

Replace 100 sq' SIDING

EAST CONER

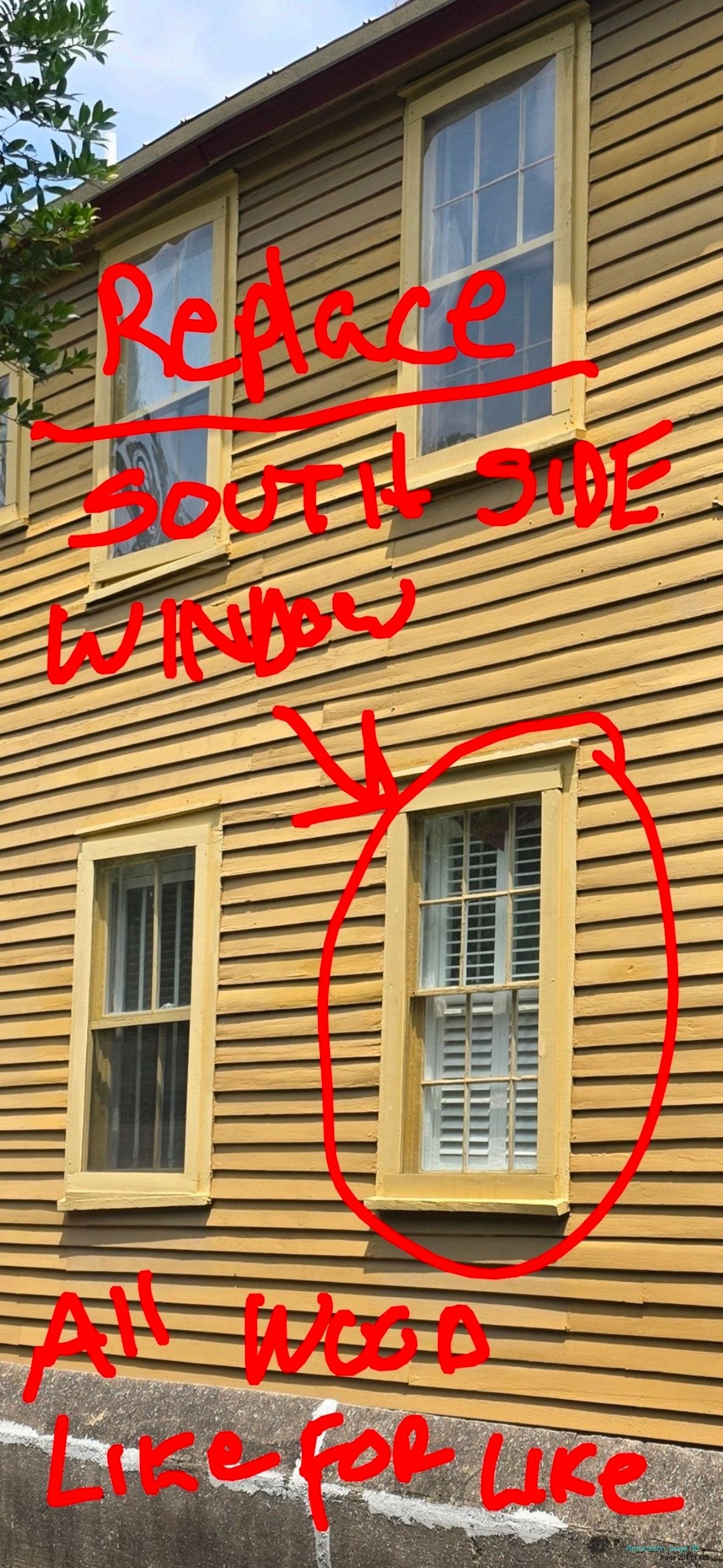
SOUTH

Replace

Approx 450 sq' SIDING

Repair
Sills

Replace 300 Sq'
Siding


Replace
SOUTH SIDE
WINDOW
All Wood
Like for Like

Replace #3

THIS WINDOW

1st Floor/South

SIDE W/ All

Wood

Like for Like



This guide contains procedures for common user serviceable repair tasks found on wood and clad wood double-hung windows. If a condition arises that is not covered in this guide, please contact us for professional help. This product guide covers our current JELD-WEN Custom, Siteline®, W-5500, W-2500 and W-3500 Series windows as well as our historical products with the following names: Pozzi, Caradco, Norco Siteline EX and Tradition Plus. For help identifying your window model, refer to your product purchase paperwork or call us for additional help.

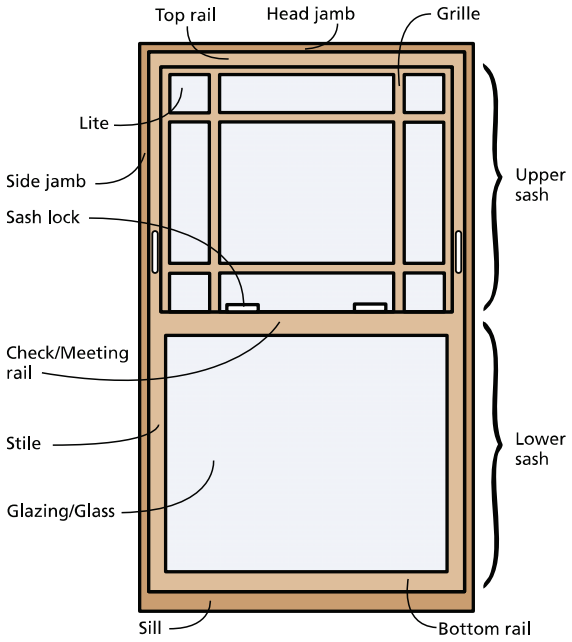
INTRODUCTION

Double-hung windows have two sashes, one upper and one lower, where both sashes operate. An insect screen is mounted on the exterior side.

Table of Contents

Precautions and Safety 2
Materials and Tools 2
Basic Operation and Optional Window Parts 2
Sash Removal and Installation 3
Hardware Replacement and Adjustment 4
Proper Window Installation 7
Troubleshooting Operational Problems 8
Glossary 10

Double Hung Window Anatomy



Application, page 40

JELD-WEN

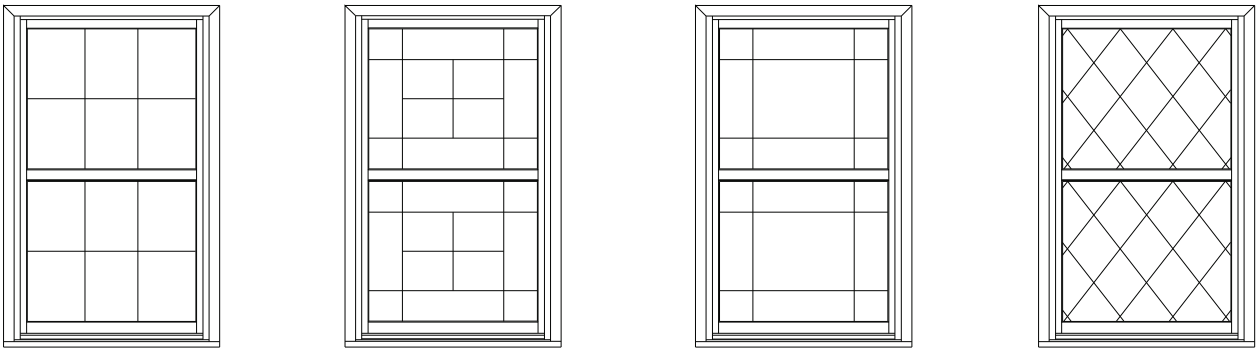
W-5500™ CLAD-WOOD DOUBLE-HUNG

Architectural Design Manual
January 2025



GRID, BOTTOM RAIL & GLASS STOP OPTIONS

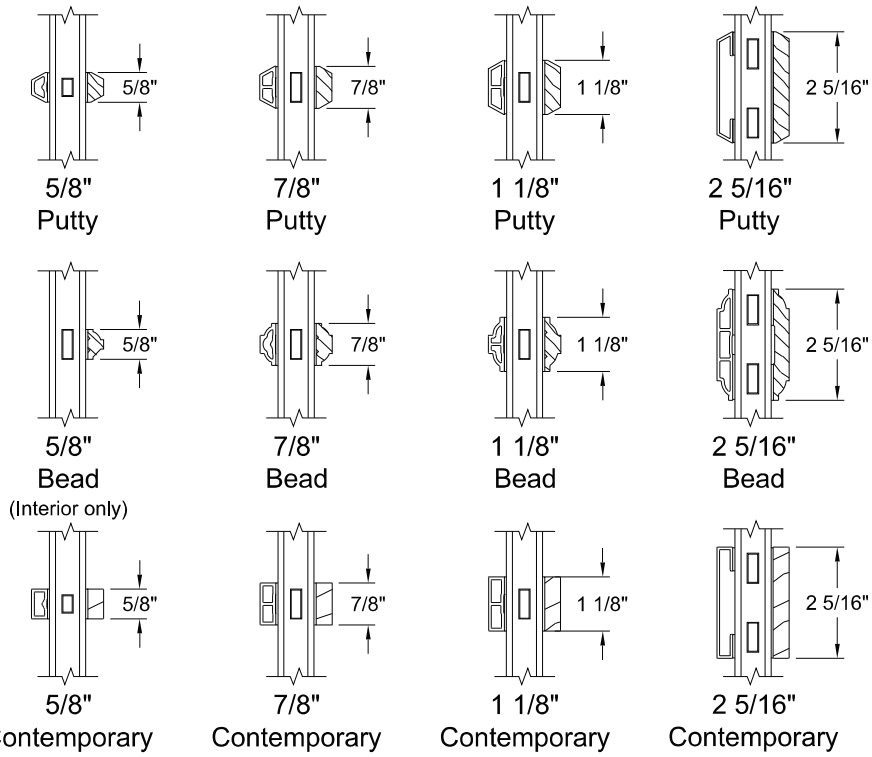
Grid Options



Colonial | Uneven | Prairie | Diamond

SDL Options

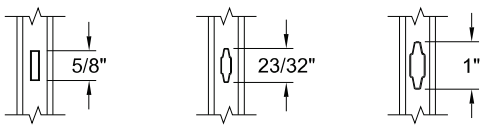
Exterior ← → Interior



5/8" Putty	7/8" Putty	1 1/8" Putty	2 5/16" Putty
5/8" Bead (Interior only)	7/8" Bead	1 1/8" Bead	2 5/16" Bead
5/8" Contemporary	7/8" Contemporary	1 1/8" Contemporary	2 5/16" Contemporary

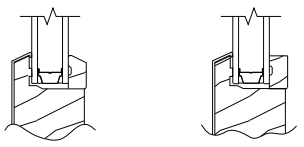
Note: Various Combinations of the SDL Bars Shown are Available

GBG Options



5/8" Flat | 23/32" Contoured | 1" Contoured

Glass Stop Options

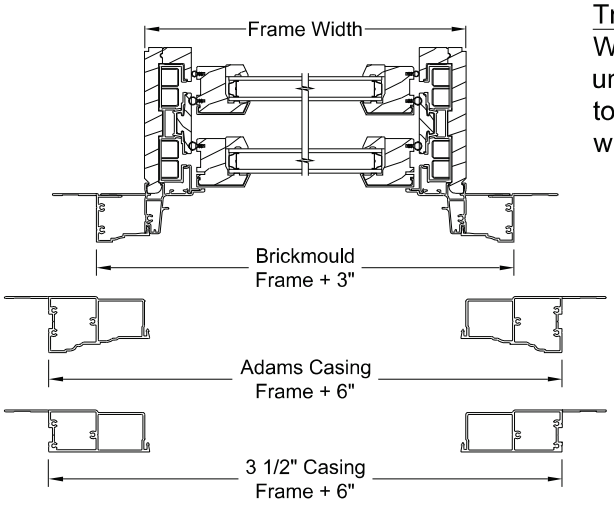


Traditional | Contemporary

UNIT SIZING

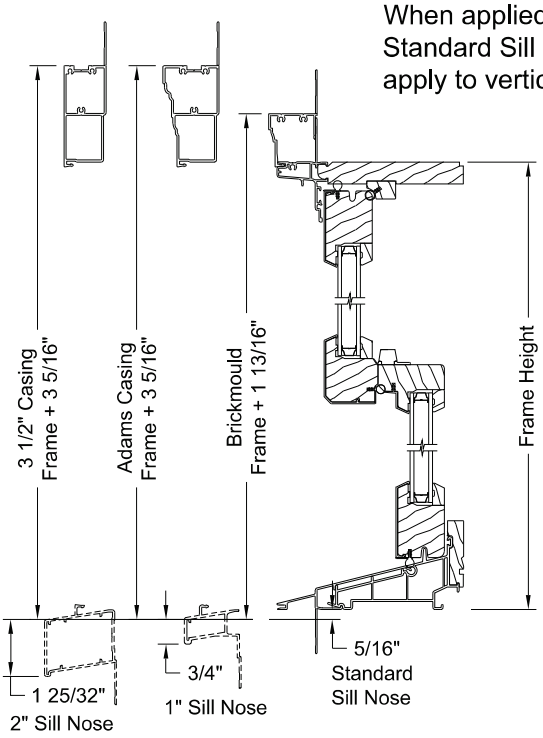
Rough Opening:
The frame size of the window plus 3/4".

Masonry Opening:
The overall size of the window, including trim, plus 1/2"



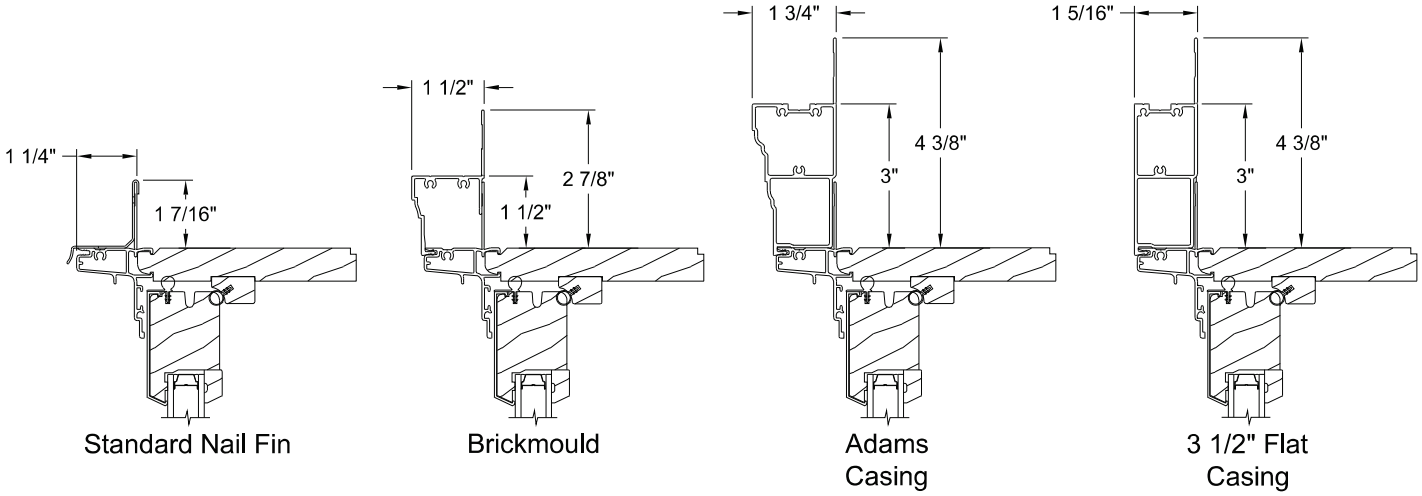
Trim- 4 Sides Of Unit
When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.

Trim- 3 Sides Of Unit
When applied to 3 sides of unit, with Standard Sill Nose, these dimensions apply to vertical window sections only.

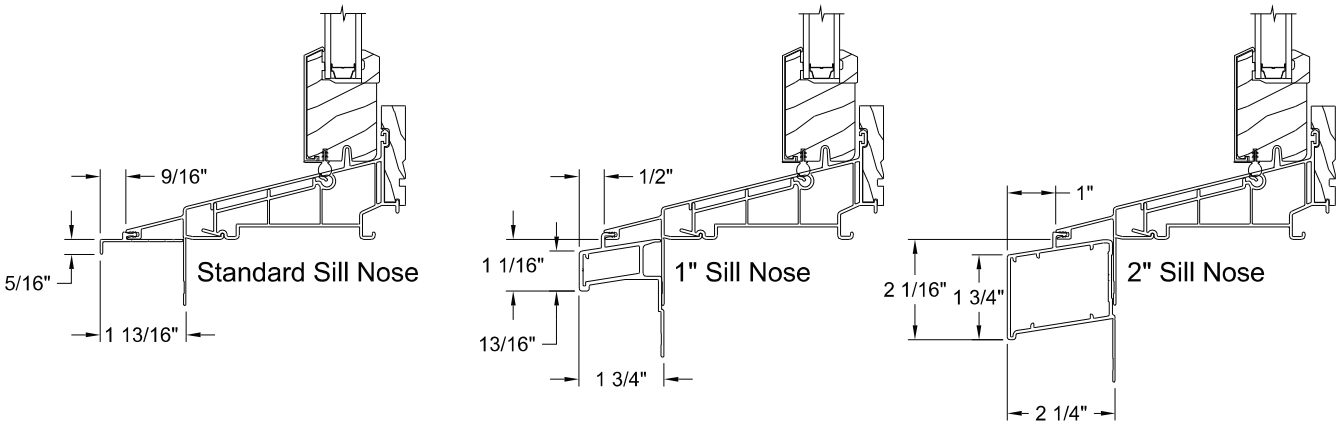


TRIM, SILL NOSE & FRAME EXPANDER OPTIONS

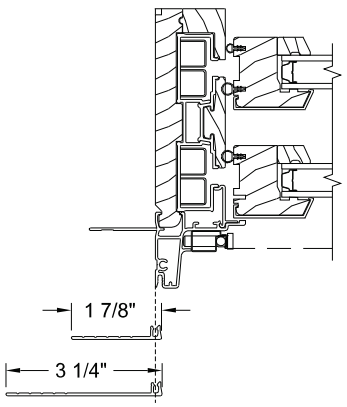
Trim Options



Sill Nose Options

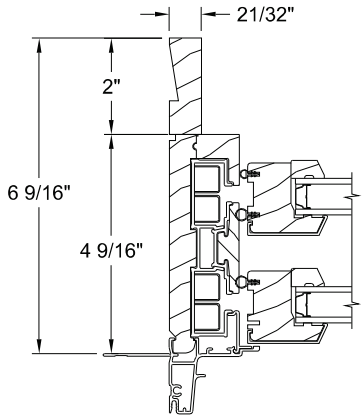


Frame Expander Options

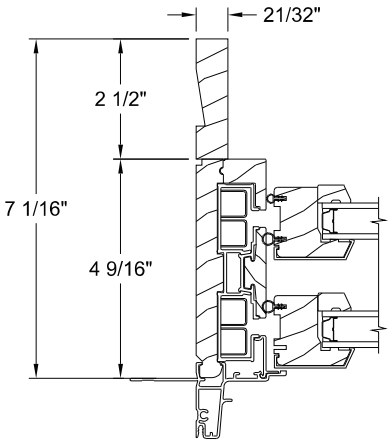


JAMB EXTENDER, RETURN KERF & PREP FOR STOOL OPTIONS

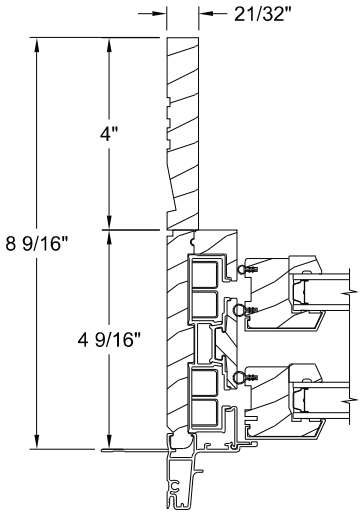
Interior Extenders



6 9/16" Jamb Width
4/4 Jamb Thickness



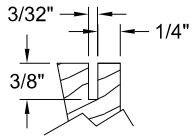
7 1/16" Jamb Width
4/4 Jamb Thickness



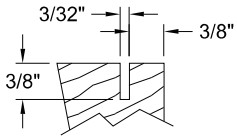
8 9/16" Jamb Width
4/4 Jamb Thickness

Return Kerf:

Generally located from first visible interior frame line. Kerfed option available on all jamb extender sizes.

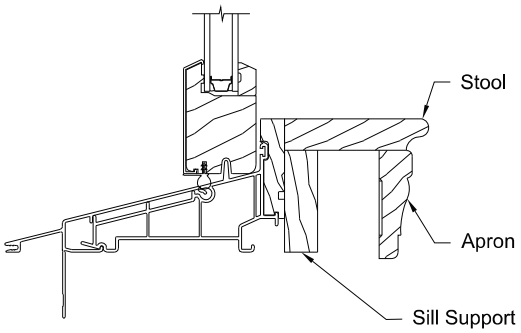


4/4 Jamb Typ.



5/4 Jamb Typ.

Prep for Stool



Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN.
Unit is shipped without sill jamb extenders.

Exterior jamb extenders may only be applied to windows with jambs 6 9/16" or greater.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 17, 2026 Meeting



Application HP2026-0073 Address: 23 Locust Street

A to Z Roofing Company – Applicant Susan Gregory – Owner

Project description: For partial demolition of a residential building, constructed c. 1910-1917, that is recorded in the Florida Master Site File and contributing to the Abbott Tract National Register Historic District, including replacement of the existing metal with a new metal roof of a different design.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01178
National Register:	Abbott Tract NRHD: Contributing	Construction date:	c. 1910-1917
Archaeology Zone:	IIA	Zoning District:	RS-2
Parcel number:	1955300000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the southeast corner of Locust and Osceola Streets in the Abbot Tract National Register Historic District, this Frame Vernacular residence was constructed between 1910 and 1917.

The applicant is seeking approval to replace the existing 5v-crimp metal panel roof with a 1" standing seam metal roof. Sanborn Fire insurance maps indicate the structure retained a shingle roof from 1917 through the 1965 update to the 1930 map. It is unclear when the existing 5v crimp metal roof was installed. A permit from 2011 shows replacement of asphalt shingles with a ribbed panel roof at 23B Locust Street which faces Osceola Street on the same property.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure that contributes to a National Register Historic District and entails permanent removal of an exterior architectural feature or replacement with a new feature that does not meet the criteria for in-kind replacement requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Demolition for Partial Demolition at **23 Locust 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; AND,
2. The applicant provides confirmation the existing chimney, and any other historic roof appurtenances, are to remain; AND,
3. Replacement of the 5v crimp design with the proposed standing seam design will not compromise the overall historic character and integrity of the structure or the Abbott Tract NRHD, meeting 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 existing 5v crimp galvalume finish metal roof
    b. Installation of new 1" standing seam metal roof (width, striations, and color must be clarified)

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building contributes to the Abbott Tract 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 structure is located close to the street. While the steeper slope of the primary side-gable roof is highly visible from Locust Street, much of the lower-sloped roof is obscured, either due to its location and slope, or due to thick vegetation around the property.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The existing 5v metal panel design is most appropriate to the time period and architectural style of the building, according to the Architectural Guidelines for Historic Preservation (AGHP), and is a common roof panel design within Abbott Tract and throughout St. Augustine.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. The proposed replacement material is a 1" standing seam metal roof panel. While standing seam roofs were used historically, they were not a common feature of residential structures in St. Augustine where 3v, 5v, and corrugated metal were the most common metal roof styles for residential structures. The AGHP specifically calls out "Galvalume or galvanized steel 5-V crimp, unpainted metal roof" and "Corrugated, unpainted galvanized or aluminum metal roof (such as the wavy or S-profile of the 'Patented Galvanised Iron' roofs in an 1854 catalog described by the National Park Service Publication Roofing for Historic Buildings)" as the two administratively approvable metal roof designs for Frame Vernacular structures. The proposed standing seam panel is available in both 12" and 16" widths with smooth or striated finishes. It appears the applicant is proposing the 16" smooth 1" standing seam panel, though multiple options are provided in the application packet, and no specific design is clearly indicated. While colors are not generally regulated in this area, a galvalume or unpainted finish is most appropriate for the historic structure. No proposed color was indicated with this application.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although it contributes to its district.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. The shift from 5v crimp to standing seam would replace a historically common roof style with one not often seen on residential structures within the neighborhood.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. The building is an example of a Frame Vernacular structure that has seen some modifications over time but currently retains a historically appropriate style of metal roof representative of the materials accessible to earlier residents of the area.

9. *Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.* The 5v crimp metal panel roof material is commonly found throughout St. Augustine, which is indicative of its widespread use, particularly as wood shingles were phased out in preference of more fire-resistant materials.

10. *Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.* The existing metal roof design is still widely available, and many hold equivalent Florida Product Approval ratings to more modern metal panel designs. Replacement with the proposed non-striated standing seam metal roof may look significantly different.

The justification for the proposed partial demolition. Standing seam roofs have been commonly requested over 5v crimp roofs because they utilize concealed fasteners that reduce the likelihood for leaks and can increase roof longevity. Wider panel widths are generally preferred for ease of installation.

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

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

The Historic Architectural Review Board (HARB) is responsible for review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review of all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval.

Regulated Structures not eligible for administrative approval (Section 28-2 – Definitions, CoSA Code of Ordinances)

Architectural feature limited review consists of the architectural review of limited physical elements of a regulated structure to be replaced after partial demolition. This limited review will focus on the overall character of the key elements of the structure visible from the street. Key elements that will be reviewed will be roofs (shape, size, placement), exterior windows and doors (number and placement of openings, shape and pattern of panes or lites, and design features visible from outside the regulated structure such as exterior muntin with a raised profile), porches, stoops, and balconies (shape, size, placement), exterior siding (vertical, horizontal, or diagonal placement of similar sized boards, siding profile and pattern). The review is for exterior elements and may include interior works or features of architectural elements. Applications that match the replacements after a partial demolition to these existing key architectural elements or use in-kind features or materials as existing will be deemed in compliance with this limited architectural review and can be approved administratively. Applicants who do not want to use in-kind features or materials as existing, not match the replacements to those existing key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the Historic Preservation Zoning Districts of the City.

In-kind features or materials means using architecturally similar material and design to convey the visual appearance of the remaining parts of the feature and finish

Partial demolition a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible sides of the building (visible from the street).

Regulated structure is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Zoning Districts but meets the following criteria of a Historic structure: It is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(2)d.4, CoSA Code of Ordinances)

In the case of partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

Criteria for Regulated Structures (Section 28-89(3), CoSA Code of Ordinances)

Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria, if any, for the area or AGHP if applicable to the regulated structure. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

(Section 28-89(5), CoSA Code of Ordinances) **Applications for partial demolition of buildings listed on the National Register of Historic Places, contributing or potentially contributing to a historic district in the National Register of Historic Places, listed as a local historic landmark pursuant to this Code, listed as a potential landmark identified in the Historic Preservation Element of the Comprehensive Plan, Master Plan or identified by historic preservation planning staff as culturally significant within the recent past,** may apply for the demolition of additional components of the building as part of a more comprehensive rehabilitation plan. Staff may require that the application be reviewed as a full demolition with required documentation, appropriate condition assessment and a rehabilitation plan, recognizing that applicants may encounter unforeseen building damage, site conditions, flood mitigation obstacles, or other significant and demonstrable reasons justifying a more extensive partial demolition as part of the rehabilitation. In issuing a certificate of demolition or partial demolition, the board may include approval of both the partial demolition and potential related additional demolition and its rehabilitated replacement design under one application. This will allow the approval of drawings sufficient for a building permit and that all necessary requirements for the new construction related to the demolition or partial demolition are submitted for permitting review and approval by staff.

~~~~~

The building was built by 1917, 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 Abbott Tract National Register Historic District. The replacement roof material does not use in-kind features.

The requirements for review have been sufficiently met.
~~~~~

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

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(7)b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Metal Panel Profile Comparison

Staff Photographs
23 Locust Street



Front (North) Elevation

Staff Photographs
23 Locust Street



Northeast Elevation

Staff Report pg. 8

Staff Photographs
23 Locust Street



Northwest Elevation

Staff Report pg. 9

Staff Photographs
23 Locust Street



Southwest Elevation

Staff Report pg. 10

Staff Photographs
23 Locust Street









Context

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1178 1009==

Site Name: 23 Locust Street 830== Survey Date: 7808 820==

Address: 23 Locust Street, St. Augustine, Fla. 32084 905==

Instructions for Locating: (Formerly 59 Osceola Street)

813== County: St. Johns 808==

Location: Abbott Tract (subdivision) J (block) Lots 1 and 2 (lot) 868==

(Except East 77 feet) 868==

Owner of Site: Name: Erke, John F.;

Address: 23 Locust Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469710 (easting) 3307730 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

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

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood weatherboard with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1, blinds(moveable), sidelights 942==

Foundation: Brick piers with brick infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed porches 942==

Porches & Balconies: 1 story screened porches on East and West sides, open porch on front 942==

Chimney Location: Offset front slope 942==

Materials: (882)

Chimney: Brick 882==

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

Ornament Exterior: Square wood columns 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: On corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Frame Vernacular residence at 23 Locust Street was constructed between 1910 and 1917. One-story screened porches extend from the east and west sides. Square wood columns rise beside the front door.

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

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

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

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

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

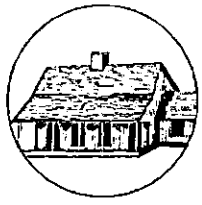
Davis during the 1820's and 1830's.(4) This property was also subdivided into lots for resale but did not meet with the success of the rapidly developing Noda Concession. After the Civil War land developers Mary Ann and William Van Ness bought the northern portion of Davis' Range renaming it Van Ness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

---

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

5. Deed Records, Book W. pp. 355-357.
6. Goold T. Butler "Official Map of the City of St. Augustine, 1923."

☐ Original
☒ Update



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

Site#8 SJ01178
Field Date 10-1-2020
Form Date 10-22-2020
Recorder # KP

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

Site Name(s) (address if none) 23 Locust 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
23		Locust	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 30W — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1955300000 — Landgrant _____
Subdivision Name Abbott Tract — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1917 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1917 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1917 — To (year): 2020
Other Use: Duplex — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature windows, facade
Additions: ☒yes ☐no ☐unknown Date: _____ Nature shed extension
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Gregory Mitchell Edlund Revocable Trust

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

DESCRIPTION

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

2/2 sash, 1/1 bay replacement, 1/1 wood sash

Distinguishing Architectural Features (exterior or interior ornaments)

horizontal wood siding, corner boards, full height centrally located porch, side facing gable roof, side addn under shed roof

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

corner lot, vegetation, brick pavers, mature vegetation obscures elevation along Osceola

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

Staff Report pg. 16
Page 274 of 483

HISTORICAL STRUCTURE FORM

Site #8 SJ01178

DESCRIPTION (continued)

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

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

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

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

Main Entrance (stylistic details)

central multipanel door w sidelights, flush w facade under full height flat extension roof

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

centrally located full height flat extension roof, raised masonry porch & steps, square supports

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

Narrative Description of Resource

This 1.5 story 1917 FV building has a gable roof and wood siding. It may have been a duplex, as there is an additional entry along Osceola with a street number above the entry of 59.

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)

The extent of alterations are unknown, Sanborn shows wrap around single story porch. There are no known significant architectural associations or features and as such it is not individually eligible.

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.

Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112

(address / phone / fax / e-mail)

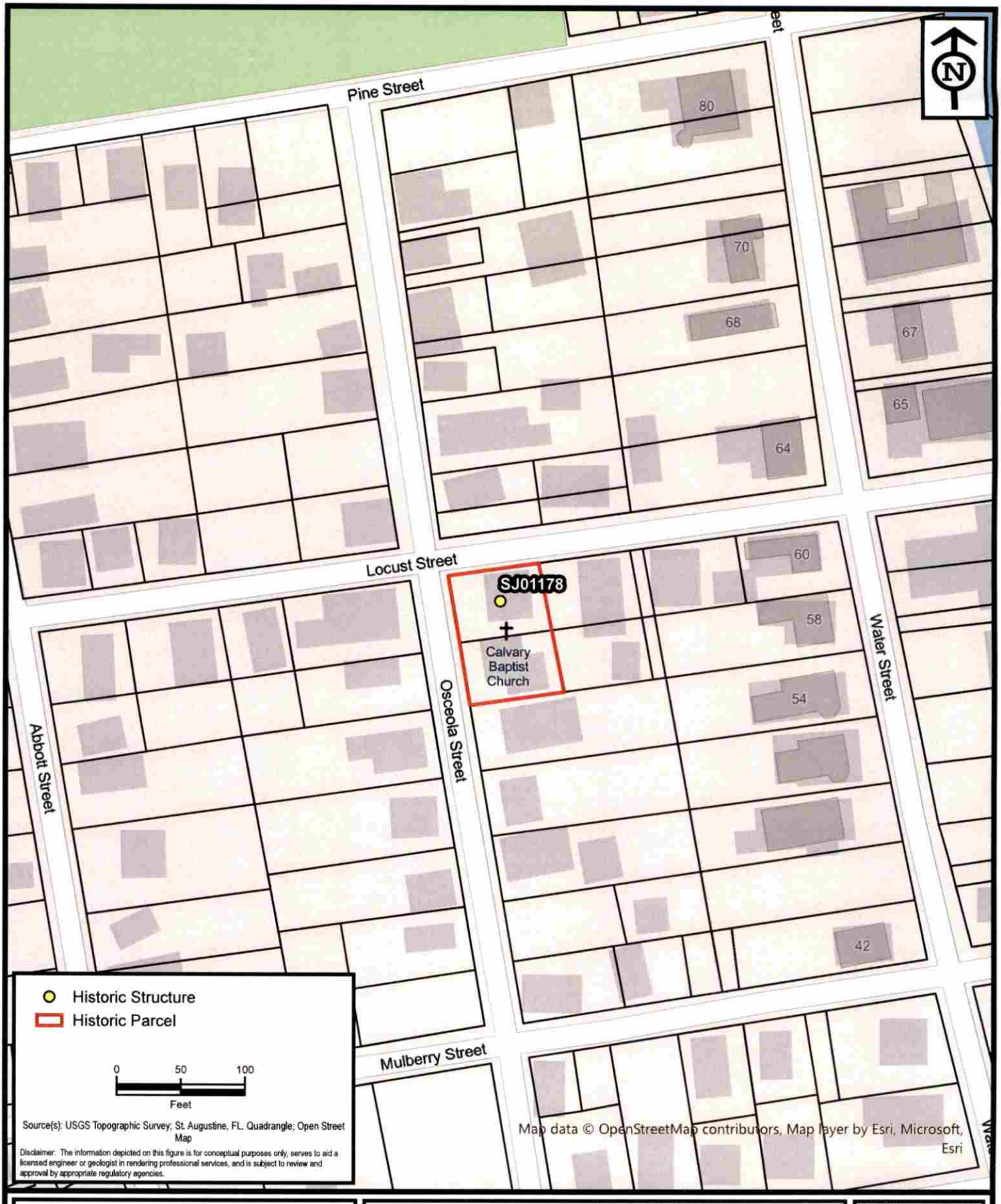
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

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

❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

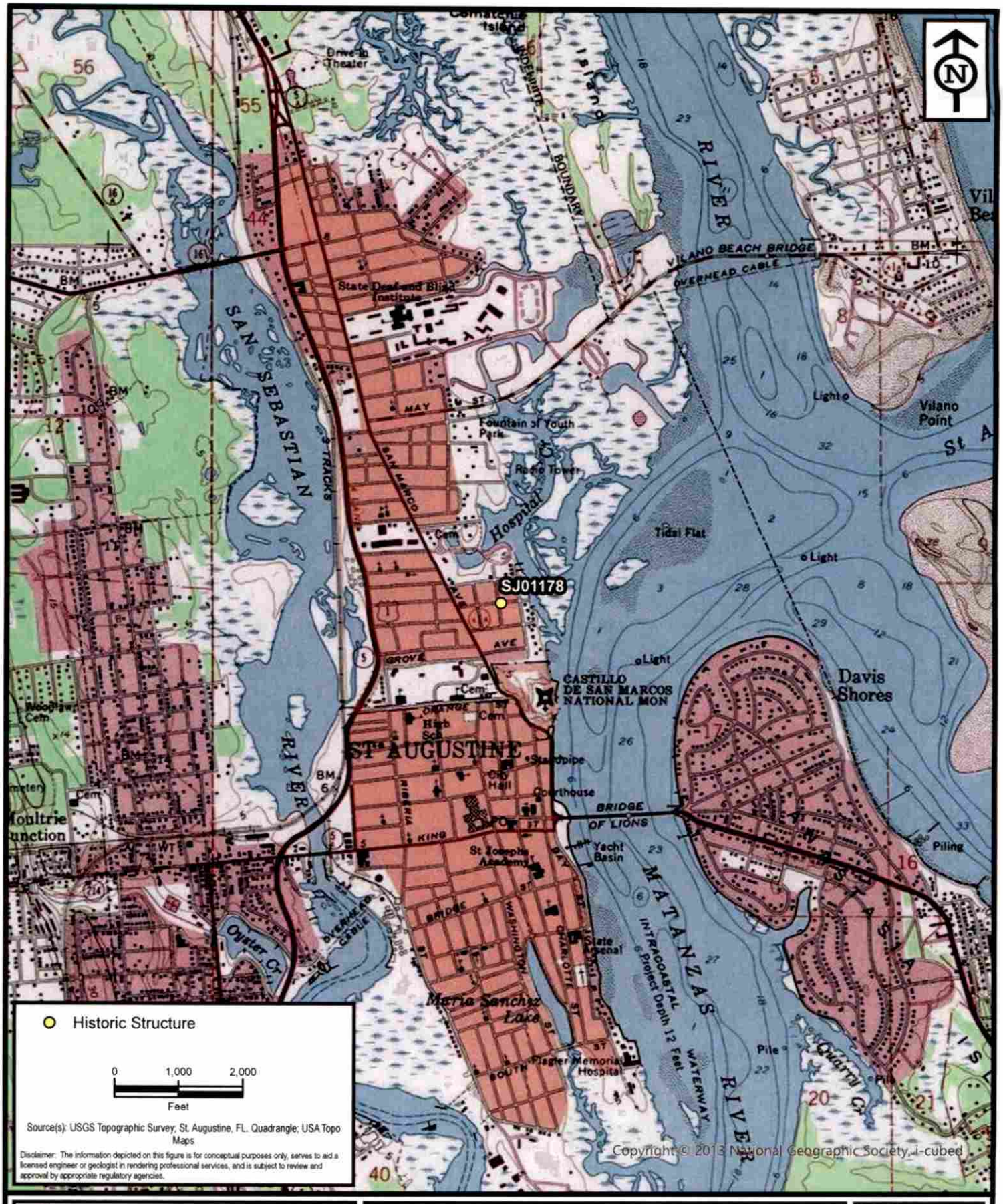
Parcel Location - SJ01178

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

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

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ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ01178

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

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

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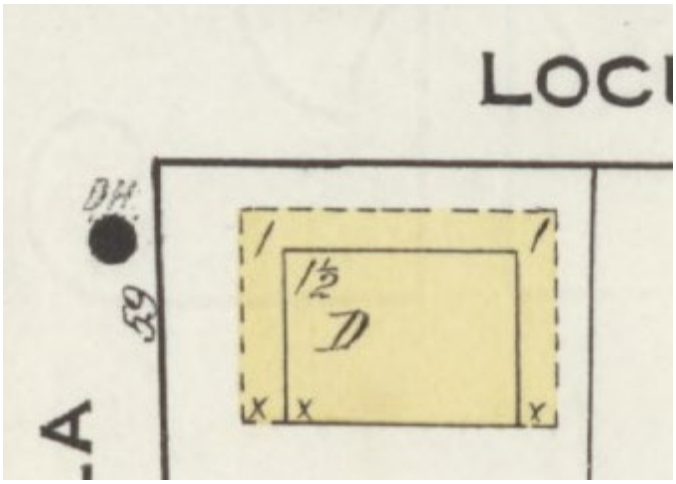



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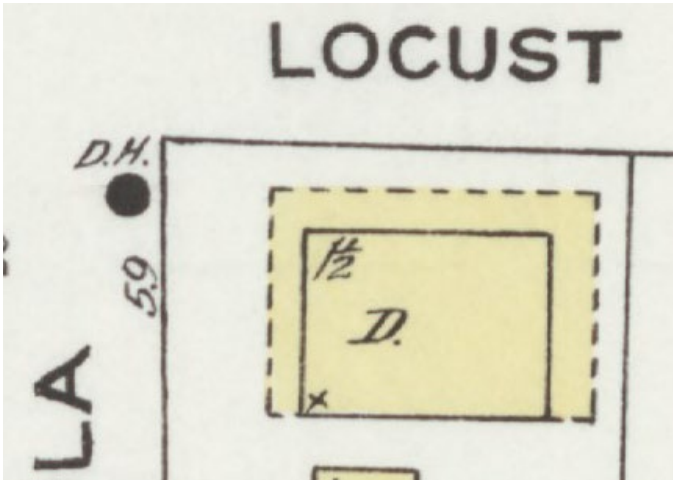


Staff Report pg. 24

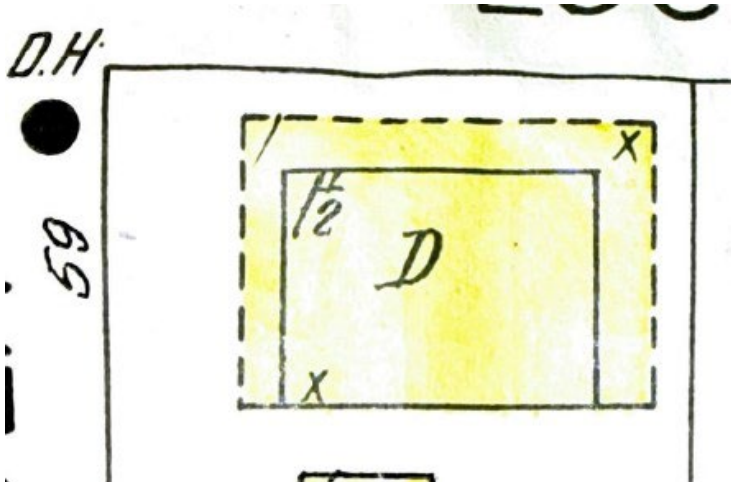
SANBORN MAPS
23 Locust Street



1917



1924



1930 updated to 1965

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2026-0073 **Meeting Date: Thursday, September 17, 2026**

1. NAME OF APPLICANT: Charles MCHONE
   Business (if applicable): A to Z Roofing Company
   Address: 239 STATE ROAD 16
   City: SAINT AUGUSTINE State: FL Zip Code 32084
   Daytime Telephone: Available on request E-Mail Address: Available on request

2. NAME OF PROPERTY OWNER: Susan Gregory
   Business (if applicable):
   Address: 23 Locust St.
   City: ST. AUGUSTINE State: FL Zip Code 32084
   Daytime Telephone: Available on request E-Mail Address: Available on request

3. PROJECT LOCATION: 23 LOCUST ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE ABBOTT TRACT LOT 1 & 2 EXCEPT E77FT BLK J OR50/168 & OR443/591 & 4336/1552 & 4583/927

5. SCOPE OF WORK: for partial demolition of a residential building, constructed c. 1910-1917, that is recorded in the Florida Master Site File and contributing to the Abbott Tract National Register Historic District, including replacement of the existing metal with a new metal roof of a different design

Information attached by applicant includes:

- Application Agreement
- Photographs of Existing Conditions
- Replacement Feature Drawings and Specifications

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 23 Locust St. Aug 32084

Applicant's Name: Charles McHone Applicant's Signature: _____

Owner's Name: Susan Gregory 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.

Google Maps

23 Locust St



Imagery ©2026 Airbus, Map data ©2026 Google 20 ft

Application pg. 3

Google Maps

23 Locust St



Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2026 Google 50 ft



SKETCH REPORT

Susan Gregory

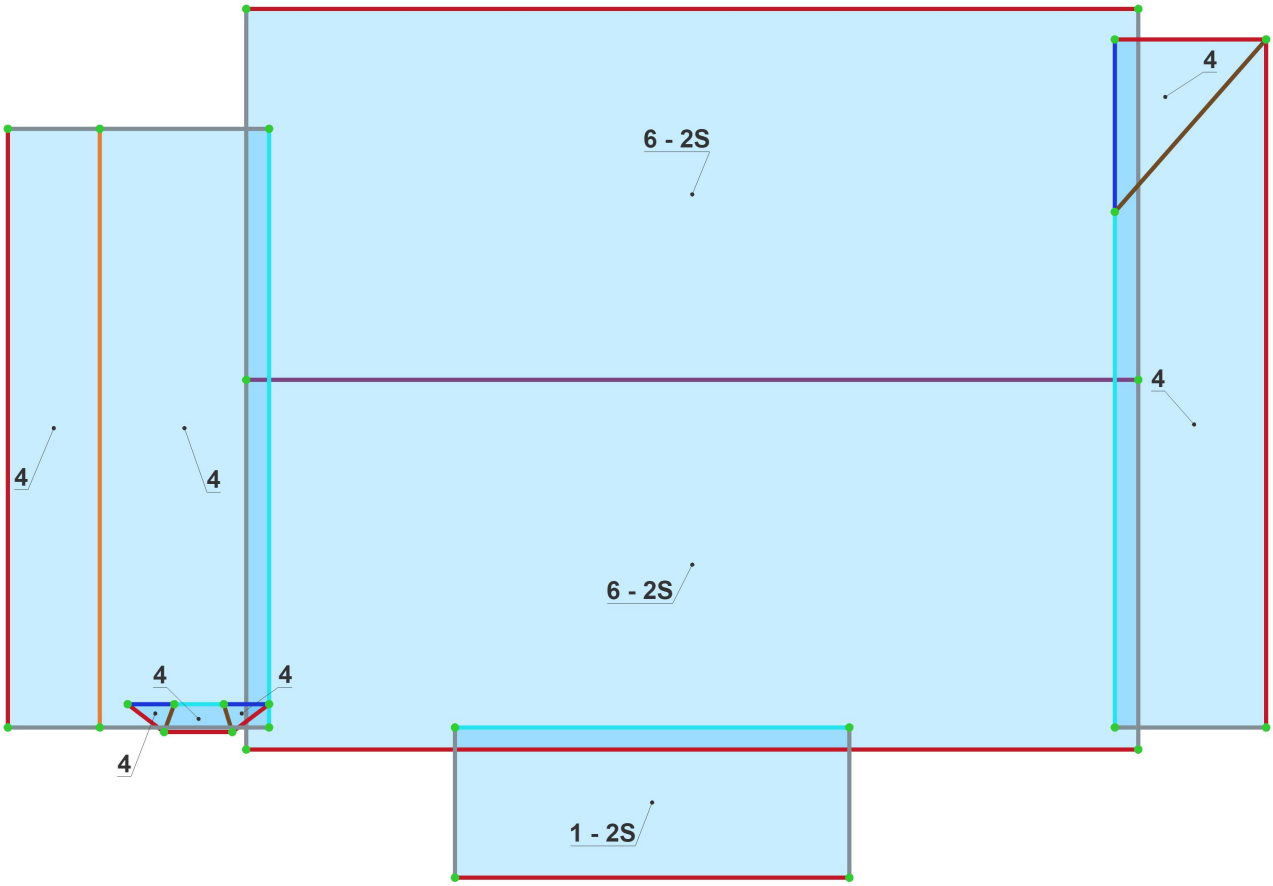
Property address

23 Locust Street
Saint Augustine, FL 32084

Prepared for
Charles Mchone
Your Address Here

9046698037
atozbuilders1@aol.com

SKETCH REPORT | **PITCH DIAGRAM**



Susan Gregory
September 9, 2025

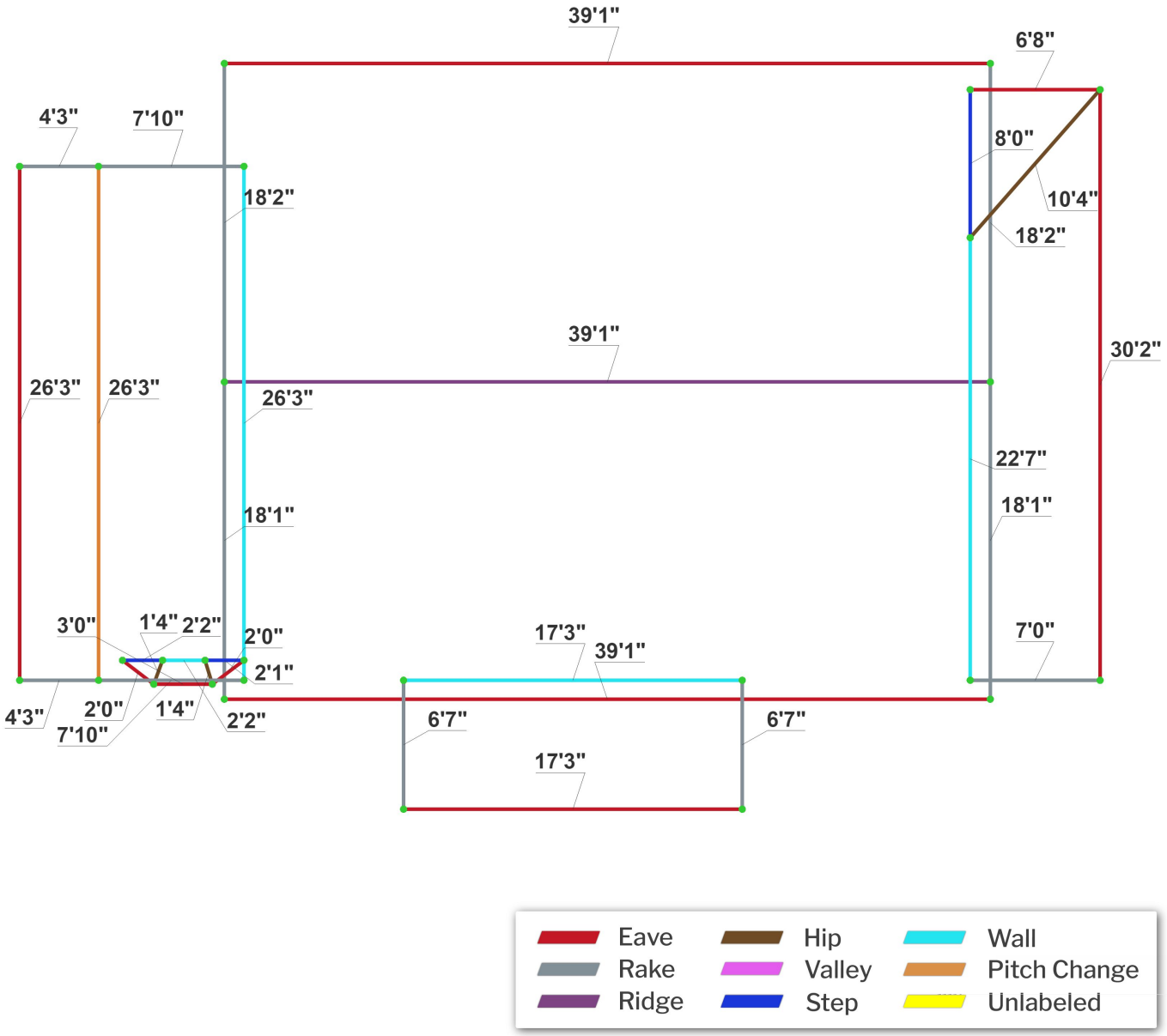
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Prepared for
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Your Address Here

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atozbuilders1@aol.com

SKETCH REPORT | **MEASUREMENTS DIAGRAM**



Eave | Hip | Wall
Rake | Valley | Pitch Change
Ridge | Step | Unlabeled

Susan Gregory
September 9, 2025

Property address

23 Locust Street
Saint Augustine, FL 32084

Prepared for
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Your Address Here

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atozbuilders1@aol.com

SKETCH REPORT | MEASUREMENTS

Waste calculation

SUGGESTED WASTE *

	Actual	+5%	+7.01%	+10%	+15%	+20%
Squares	20.6	21.63	22.04	22.66	23.69	24.72
Area	2,060 ft.^{2}	2,163 ft.^{2}	2,204 ft.^{2}	2,266 ft.^{2}	2,369 ft.^{2}	2,472 ft.^{2}

*The suggested waste percentage only applies when installing standard architectural shingles and a closed, single-cut valley system. The calculation includes 2.3 SF per LF of valley, 0.7 SF per LF of hip, 0.25 SF per LF of rake, and 0.25 SF per LF of step. In addition, a 5% handling waste is included. NOTE: This percentage accounts for field shingle waste only. Ridge cap, hip cap, and starter bundles should be accounted for separately.

Line measurements

Eaves	165.4 ft.
Rakes	116.8 ft.
Ridges	39.1 ft.
Hips	13 ft.
Valleys	0 ft.
Step	12.2 ft.
Wall	68.2 ft.
Pitch change	26.2 ft.

Category measurements

Ice & water shield	0 ft.
Ridge vent	0 ft.
Rake edge	0 ft.
Eave edge	0 ft.
Step flashing	0 ft.
Apron flashing	0 ft.
Gutters	0 ft.
Gutter toppers	0 ft.
Down spouts	0 ft.

Pitch measurements

6/12	14.14 sqs.
4/12	5.32 sqs.
1/12	1.14 sqs.

Area measurements

Two story	15.28 sqs.

Susan Gregory
September 9, 2025

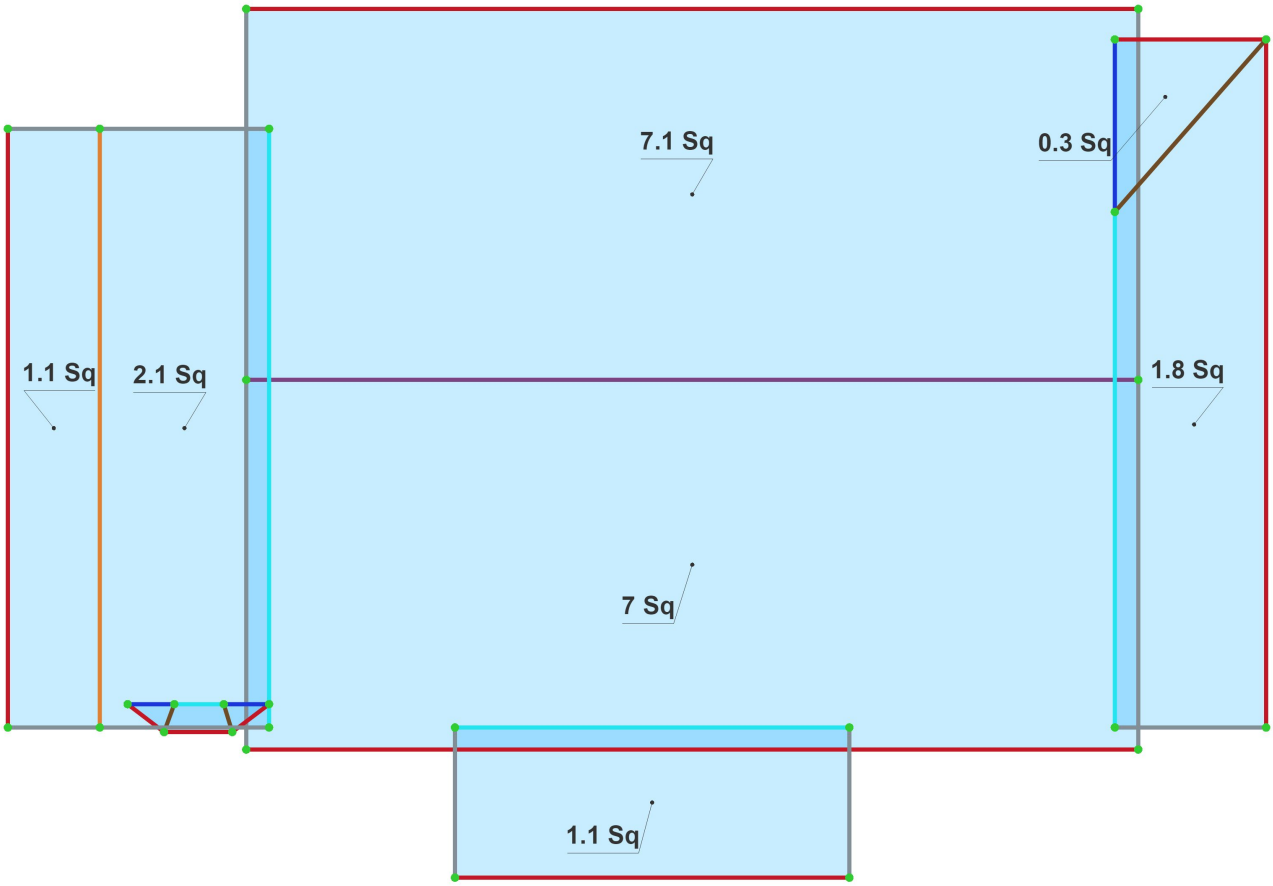
Property address

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Saint Augustine, FL 32084

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atozbuilders1@aol.com

SKETCH REPORT | **AREA DIAGRAM**



Susan Gregory
September 9, 2025

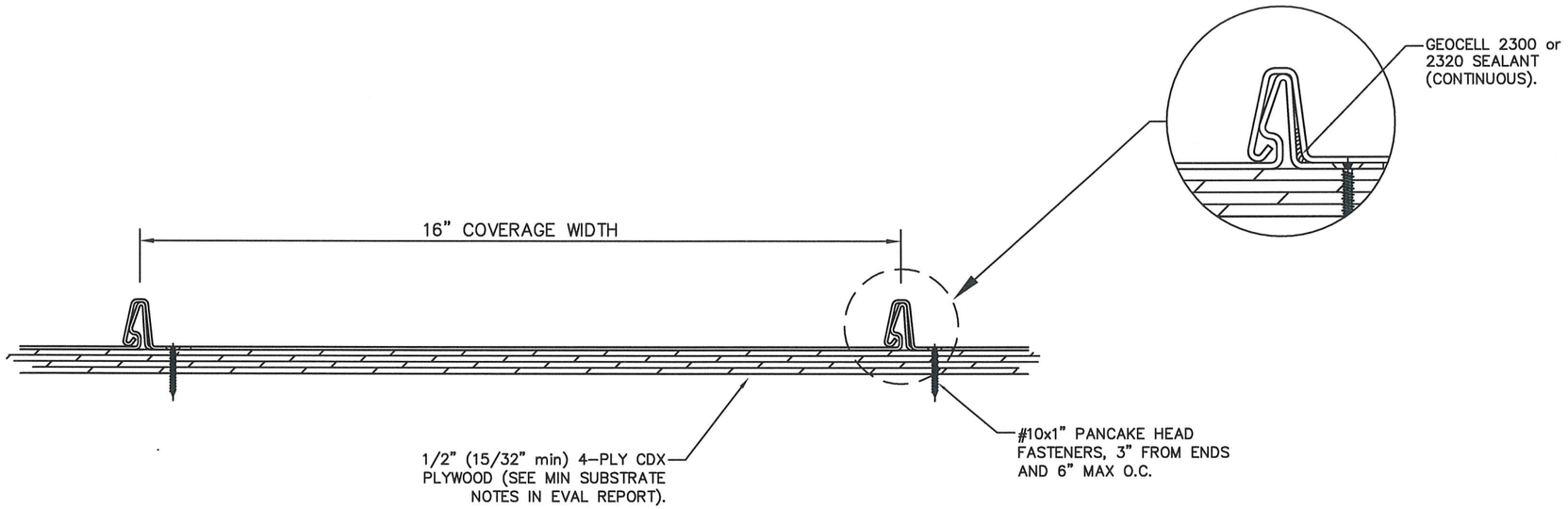
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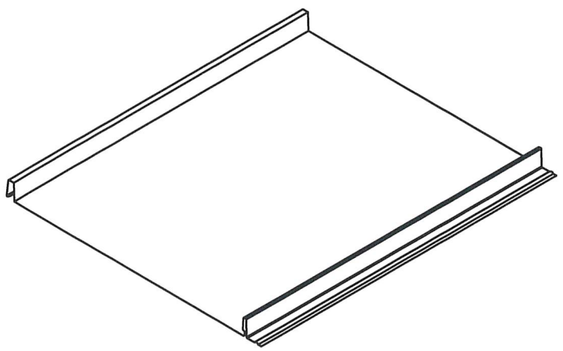
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Saint Augustine, FL 32084

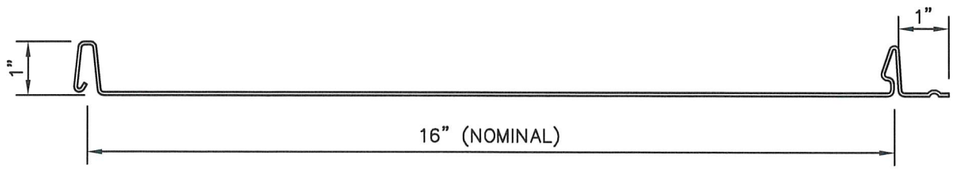
Prepared for
Charles Mchone
Your Address Here

9046698037
atozbuilders1@aol.com

ARMOUR LOC 0.032" ALUMINUM 1" NAILSTRIP
16" WIDE ROOF PANELS OVER 1/2" CDX PLYWOOD







PANEL PROFILE

MAX DESIGN PRESSURE
−175 Psf

GENERAL NOTES:

1. ROOF SLOPE IS LIMITED PER THE REQUIREMENTS OF FBC SECTION 1507.4.2 or 1515.2.
2. DESIGN OF SUBSTRATE IS BY OTHERS AND NOT A PART OF THIS APPROVAL.
3. ALL PANEL SYSTEM PERIMETERS, PENETRATIONS, AND TRANSITIONS TO BE FLASHED AND SEALED PER THE REQUIREMENTS OF RAS 133.

REV.#	DATE
–	10/10/23
–	8/1/22

2023 CODE UPDATE
1ST SUBMITTAL
PRINTS ISSUED FOR

SEAL: SCOTT WOLTERS No 62354 STATE OF FLORIDA PROFESSIONAL ENGINEER
OCT 10 2023

SCOTT WOLTERS
FL PE# 62354

WOLTERS ENGINEERING
(COA# 27194)
15211 97TH ROAD N
WEST PALM BEACH, FL 33412
(561) 225-1982

1ST COAST METAL ROOFING SUPPLY
186 STATE ROAD 207
EAST PALATKA, FL 32131
PH: (561) 629-7288
www.1stcoastmrs.com

1ST COAST METAL ROOFING SUPPLY

DWG: 1CANS16-HZ
SHEET: 1/1

Application pg. 10

16"*

Standard Colors (29 GA & 26 GA)

Polar White SR .64 SRI 77	Ivory SR .69 SRI 84	Light Stone SR .56 SRI 65	Saddle Tan SR .47 SRI 53
Taupe SR .38 SRI 41	Ash Gray SR .46 SRI 52	Charcoal Gray SR .37 SRI 31	Burnished Slate SR .34 SRI 35
Cocoa Brown SR .35 SRI 37	Colony Green† SR .28 SRI 27	Evergreen SR .35 SRI 37	Hawaiian Blue SR .31 SRI 31
Crimson Red†	Rustic Red SR .36 SRI 38	Black SR .31 SRI 31	Galvalume*

Kynar Colors

Bone White SR .68 SRI 82
Almond SR .63 SRI 75
Extra Dark Bronze SR .05 SRI 1
Slate Gray SR .37 SRI 39
Hartford Green** SR .10 SRI 4
Terracotta SR .39 SRI 42
Mansard Brown SR .29 SRI 29

Metallic Colors**‡

Aged Copper Metallic SR .25 SRI 23	Bright Copper SR .41 SRI 44	Champagne SR .37 SRI 38	Pewter SR .36 SRI 38
Preweathered Galvalume SR .51 SRI 58	Silver Metallic SR .51 SRI 58	Silversmith SR .53 SRI 59	Copper Penny SR .51 SRI 58

* Available in 29/26/24 gauge.
** Premium colors subject to premium pricing.
† 26 gauge only.
‡ Extended lead times and minimum orders apply.

1st Coast Metal Roofing Supply • 186 SR 207 • East Palatka, FL 32131
Phone: (386) 325-0242 • Fax: (386) 326-4260 • www.1stcoastmrs.com

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Armour Loc Gauge

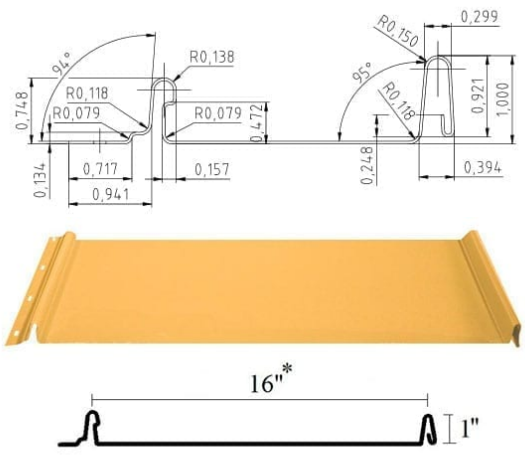
Like all Standing Seam Roof
panels, our Armour Loc Panel delivers a cl

Ple

Application pg. 11

Armour Loc

Armour Loc in Northeast Florida





Click image to view larger version.

*Shades may vary slightly between manufacturer. Please contact us for more info

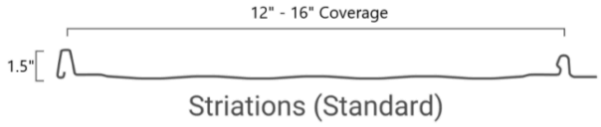
Hi there, have a question? Text us here!

Text us

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EMAIL SALES CALL US







Armour Loc Gauge Options 26, 24, .032:

Like all Standing Seam Roof
panels, our Armour Loc Panel delivers a clean, linear elegance paired with unmatched quality for a dependable, long-lasting and beautiful roof. As a direct concealed-fastened option, Armour Loc Panel provides the benefit of the same great look at a more economical price. This makes it a fantastic choice for business and homeowners alike.

Not only will these roofing panels save you money upfront, they will save you money long term in the following ways:

Durability: Because these panels are known for their long life span, you won't need to spend money on a new roofing system for many years to come.

Energy Efficiency: Metal roofing products, including a Flange Panel standing seam roof panels, are known for their energy efficiency. Metal naturally deflects heat instead of absorbing it. This leads to lowered energy bills each month.

Low Maintenance Cost: This metal roofing product requires very little maintenance, which means you won't need to hire costly roofing contractors or spend your own time working on your roof very often at all.

This product is great for a variety of applications, both commercial and residential. If you are interested in a Flange Panel standing seam roof in Florida or across the nation, we are the distributor you can count on.

These economical Standing Seam Panel options provide a clean, linear elegance paired with superb quality. They have higher slope requirements than their Structural Standing Seam counterparts and are installed over a solid substrate.

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Number or Name				
35255.2	Armour Loc HVHZ	0..032″ Aluminum – 1″ Nailstrip x 16″ Wide Roof Panels over 1/2″ Plywood sheathing.	**Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:**+N/A/-175 **Other:** Please see Installation Drawings and Eval Report for Limits of Use.	**Installation Instructions** FL35255_R2_II_2552 Dwg2.pdf Verified By: Scott Wolters FLPE# 62354 Created by Independent Third Party: Yes **Evaluation Reports** FL35255_R2_AE_2552 Eval2.pdf Created by Independent Third Party: Yes
35255.3	Armour Loc HVHZ	0.032″ aluminum – 1 1/2″ Nailstrip x 19″ Wide Roof Panels over 1/2″ Plywood sheathing.	**Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:**+N/A/-168 **Other:** Please see Installation Drawings and Eval Report for Limits of Use.	**Installation Instructions** FL35255_R2_II_2553 Dwg2.pdf Verified By: Scott Wolters FLPE# 62354 Created by Independent Third Party: Yes **Evaluation Reports** FL35255_R2_AE_2553 Eval2.pdf Created by Independent Third Party: Yes
35255.4	Armour Loc HVHZ	24 Ga. Steel – 1 1/2″ Nailstrip x 19″ Wide Roof Panels over 1/2″ Plywood sheathing.	**Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:**+N/A/-112.5 **Other:** Please see Installation Drawings and Eval Report for Limits of Use.	**Installation Instructions** FL35255_R2_II_2554 Dwg2.pdf Verified By: Scott Wolters FLPE# 62354 Created by Independent Third Party: Yes **Evaluation Reports** FL35255_R2_AE_2554 Eval2.pdf Created by Independent Third Party: Yes

SENTRICLAD® LIMITED WARRANTY ON PROTECTIVE COATINGS (FORTY YEARS)

(March 13, 2026 version)

This Sentriclad® Limited Warranty on Protective Coatings (Forty Years) from Sentrigard ("Seller") to each original building owner ("Customer") purchasing Sentriclad® metal roof materials (the "Materials") comprised of an aluminum alloy coated prime sheet substrate (the "Substrate") featuring a protective coating (the "Coating") from Company. This limited warranty applies only to Materials installed within the continental United States that have been installed in locations subject to normal atmospheric conditions.

1. LIMITED WARRANTY; EXCLUSIVE REMEDIES:

1.1. LIMITED WARRANTY ON COATINGS: Subject to the restrictions and terms herein, Company warrants solely to the original Customer that (a) for a forty (40) year period starting on the date that Coating was applied to the Substrate that the Coating will not exhibit cracking, flaking, or peeling to an extent that is apparent on ordinary outdoor visual observation and that (b) for a thirty (30) year period starting on the date that Coating was applied to the Substrate that the Coating will not (i) chalk in excess of ASTM D-4214 method A number 8, or (ii) change in color on sunlight exposed surface areas by more than five (5.0) Hunter delta-E units as determined by ASTM method D-2244. This limited warranty does not apply to (y) non-uniform color changes on surfaces not equally exposed to sunlight and elements or (z) minute fracturing as the same may occur in proper fabrication of building components. Notwithstanding the foregoing, for Materials utilizing either of the colors Banner Red or Brandywine, Company's warranty to the original Customer for cracking, etc, as per item (a) above shall be twenty (20) years, for chalking as per item (b)(i) above shall be ten (10) years, and for color changes as per item (b)(ii) above shall be for ten (10) years. Further notwithstanding the foregoing, for Materials utilizing the Matte Black color, Company's warranty to the original Customer for chalking as per item (b)(i) above shall be twenty (20) years and shall be measured in excess of ASTM D-4214 method A number 6 and for color changes as per item (b)(ii) above shall be for twenty (20) years and shall be measured by more than nine (9.0) Hunter delta-E units as determined by ASTM method D-2244. Additionally notwithstanding the foregoing, for Materials utilizing either micas or metallic colors, Company's warranty to the original Customer for cracking, etc, as per item (a) above shall be twenty (20) years, for chalking as per item (b)(i) above shall be twenty (20) years, and the Company shall offer NO warranty of any kind regarding color changes. For the purposes of this limited warranty, a crack is defined as a break in the Coating sufficiently deep that the underlying substrate surface is visible. For the purposes of this limited warranty, flaking is defined as the Coating falling away from the Substrate in whole or in part in small subportions and without human intervention. For the purposes of this limited warranty, peeling is defined as the Coating actually pulling away from the Substrate in whole or in part in larger portions than a flaking incident. The color change portion of this limited warranty does not apply to metallic color Coatings.

1.2. REMEDIES RELATED TO COATINGS: During a covered Coating's limited warranty period, Company will, at Company's sole option and discretion, (i) repair, (ii) repaint, or (iii) replace those portions of the Materials demonstrating a warranted condition. Such repair, repainting, or replacement shall be performed by Company or at Company's direction without charge to Customer for both the material and labor costs reasonably necessary and associated with the same. The remedies in this Section 1.2 shall not exceed the original purchase price of the affected Materials (exclusive of any accessories or attachments).

1.3. PREREQUISITES FOR LIMITED WARRANTY COVERAGE: The foregoing limited warranty is entirely subject to the occurrence of all of the following:

(a) Customer's (i) installation of the Materials within six (6) months of receiving the Materials and (ii) inspection of the Materials prior to fabrication and installation of same.

(b) The installation and/or use of the Materials in full and complete accordance with commonly accepted industry practices.

(c) All Substrate shall bend at least 4T for all sheet thicknesses. Additionally, the Materials shall be installed with a final, as-installed slope greater than 2.5 degrees (1/4" run over 12").

(d) The Materials shall not be installed on property located within 1,500 feet of a coastal environment such as, but not limited to, the ocean, brackish marshes, saltwater marshes or other bodies of water. Materials in the vicinity of any coastal environment must be subjected to two (2) documented clean (sweet) water rinses per year.

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(e) All amounts due for the Materials shall have been paid for in full by Customer to Company.

1.4. MAINTENANCE OF THE LIMITED WARRANTY: Once initiated, the continuation and validity of both of the foregoing limited warranty shall immediately be null and void upon the occurrence of any the following conditions, regardless of whether or not such conditions result from or are occasioned by the negligence or fault of any party other than Customer:

(a) Customer's failure to directly or indirectly observe and adhere to Company's use, care, cleaning, handling, and maintenance guide for Materials and Coatings as the same are in effect on the date that the installation of the Material is complete. The current Cleaning and Maintenance Guide for Fluoropolymer Coil and Extrusion Coatings may be found at: http://www.sentrigard.com/Static/Cleaning

(b) Customer's alteration, modification, and/or repair in any way of the Material following the date that the installation of the Material is complete.

(c) Damage to the Material resulting from external forces or other acts of God including, without limitation, accidents, explosions, vandalism, natural disasters, and/or severe weather conditions including, without limitation, tornados, hurricanes, hail, floods, cyclones, sand storms, earthquakes, fire, lightning, wind speeds in excess of speeds appropriate for the location where the Materials are installed as determined by the provisions of the International Building Code (as interpreted at the time of such damage) and applicable local regulatory requirements (if any).

(d) The prolonged exposure of the Material or Coating to water of any kind, including spray(s) of water of any kind.

(e) Damage to the Material caused by contaminants present within the atmosphere (including, without limitation, corrosive chemicals, ash or fumes from a chemical plant, foundry, plating facility, kiln, fertilizer manufacturing plant, or paper manufacturing plant) or generated within the building including, without limitation, condensate/moisture buildup due to either (y) inadequate building and/or insulation ventilation or installation or (z) the use of an inadequate vapor barrier (adequacy being defined as a permeability rating of .5 or less with sealed joints and perimeter) when insulation is installed immediately beneath the Material.

(f) Damage to the Material caused by falling objects, projectiles (however propelled), foot traffic, storage of materials, or recreational activities.

(g) Damage to the Material caused by movement of, deterioration of, contact with, or runoff from metal (including Material paneling), rubber-based components, fasteners, sealants, lumber (treated, green, or wet), concrete, and/or soil in direct contact with or adjacent to the Material unless such components are an integral part of the Material and were approved in writing by Company prior to the Material's initial installation.

(h) Damage of any kind to the Material caused by animals of any kind including insects.

(i) Damage to the Material caused by improper or inadequate pretreatment of the Substrate metal; defects in the Substrate metal or in its fabrication or embossing; or any corrosion or loss of adhesion as a result of Substrate fabrication or embossing processes; or damage caused by forming which incorporates severe reverse bending or subjects the Coating to alternate compression cycles / bending of the Coating and tension; or damage caused by improper roll forming abrasion, scouring, or cleaning procedures.

(j) Damage to the Material caused by moisture entrapment in coil and/or bundles during transit or storage or which has been stored or installed in such a way that allow standing water on the Coating; a development of any condition between the Coating or Substrate which causes the Coating to degrade or delaminate, including any failure or deficiency in the cleaning process or pretreatment; and mishandling of any Coating or of any Substrate, including abuse, alteration, modification, improper use, or storage.

(k) Damage to the Material resulting from exposure or corrosion at cut/bare edges or failure of the Substrate.

(l) Damage caused by failure to remove debris from overlaps and all other surfaces of the Materials.

(m) Damage caused by significant differences in insulation below the Material.

(n) Damages or conditions caused by the attachment or adhesion of items such as snow guards or solar panels to the Material.

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(o) Damage of any kind sustained during shipment, storage, forming fabrication, or during or after erection.

(p) The prolonged presence of standing or ponding water on the Materials.

(q) Customer's painting, on their own or on their direction, of the Materials.

(r) Damage resulting from the use of any bleach-based cleaners on the Materials.

(s) Damage to the Materials caused by their storage and/or installation in such a fashion that results in their exposure to any chemically aggressive environment including, without limitation, those containing salts or other chemicals regardless of whether such chemicals are naturally occurring or introduced by man.

(t) Damage to the Materials caused by their storage and/or installation that results in their exposure to a high degree of humidity, sand, dirt or grease.

(u) Damage to the Materials resulting from their exposure to excess condensation, frost, mold, mildew, or fungus.

1.5. LIMITED WARRANTY CLAIMS PROCEDURE: To obtain performance under any portion of this limited warranty, Customer shall notify Company in writing (to Sentrigard Metal Systems, 1000 Dillard Drive, Forest, VA 24551, Attn: Warranty Administrator) with a full description of the claimed defect that is covered by this warranty and a copy of either this warranty and the dated proof of purchase of the Materials including, without limitation, the date of shipment of the Materials by Seller, date of final installation by Customer, and Seller's order number and invoice number. Such notice shall be given to Company during the limited warranty period and within fifteen (15) days after Customer's discovery of the claimed defect. In no event shall the limited warranty on Coatings extend beyond forty (40) years from the date that the Coating was applied to the Substrate. Company shall review each such claim and, as applicable, be given the opportunity to directly or through an agent, inspect the Materials in question. No components or materials shall be returned to Company without Company's prior approval. Following its review, Company will evaluate the Materials to determine if to Company's reasonable satisfaction there is indeed an actionable warranty claim and, if so, how Company wishes to remedy the same. During the limited warranty period for the Material's Coating, Company will, at Company's sole and absolute option and discretion and subject to any limitations stated elsewhere within this limited warranty, if any, (i) repair, (ii) repaint, or (iii) replace those portions of the Materials demonstrating a warranted condition. Refunds are not available. Any repaired, repainted, corrected, or replaced Materials shall be subject to the Limited Warranty set forth to the duration of the original limited warranty period as set forth in Sections 1.1. If Company has received notification from Customer of a potential claim under this limited warranty, and no warranted defects of the Material's Coating could be discovered, Customer may bear the costs that Company incurred as a result of investigating such notice in Company's sole and absolute discretion.

1.6. EXCLUSIONS FROM LIMITED WARRANTY COVERAGE: The foregoing limited warranty does not include defects in the Materials resulting from ordinary wear and tear, abuse or misuse, mishandling, neglect, or use beyond the Material's intended use. **NO WARRANTY** of any kind is provided by Company for claims directly resulting from improper or incorrect Material installation, design, or fabrication. Liability for such claims shall be the sole responsibility of the third party responsible for such installation, design, or fabrication.

1.7. **IF A COATING DOES NOT CONFORM TO THIS LIMITED WARRANTY, THE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY IS, AT COMPANY'S SOLE AND EXCLUSIVE OPTION, THE (1) REPAIR, (2) REPAINTING, OR (3) REPLACEMENT OF THE DEFECTIVE PORTIONS OF THE MATERIAL IN WHOLE OR IN PART. THE LIMITED WARRANTY AND REMEDIES SET FORTH ABOVE ARE EXCLUSIVE AND MADE IN LIEU OF ALL OTHER WARRANTIES, REMEDIES, RIGHTS OR CONDITIONS, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, EITHER IN FACT OR BY OPERATION OF LAW, STATUTORY OR OTHERWISE, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. COMPANY SPECIFICALLY DISCLAIMS, WITHOUT LIMITATION, ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, OF ANY KIND. IF COMPANY CANNOT LAWFULLY DISCLAIM IMPLIED WARRANTIES UNDER THIS LIMITED WARRANTY, ALL SUCH WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE LIMITED IN DURATION TO THE DURATION OF THIS LIMITED WARRANTY. EXCEPT AS EXPRESSLY DESCRIBED HEREIN, COMPANY DISCLAIMS AND CUSTOMER WAIVES ANY LIABILITY OF COMPANY IN TORT, STRICT OR OTHERWISE, OR OTHERWISE IN LAW OR EQUITY, FOR DAMAGES, DIRECT OR CONSEQUENTIAL, RESULTING FROM A DEFECT IN DESIGN, MATERIAL, WORKMANSHIP, OR MANUFACTURE, WHETHER OR NOT OCCASIONED BY COMPANY'S NEGLIGENCE.** Company does

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not assume or authorize any person to assume for them any other liability in connection with the Materials or Coatings.

2. EXCLUSION AND LIMITATION OF LIABILITY

IN NO EVENT, WHETHER BASED ON CONTRACT OR TORT OR OTHER LEGAL THEORY, SHALL COMPANY BE LIABLE FOR ANY INDIRECT, INCIDENTAL, PUNITIVE, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING, DAMAGES TO PROPERTY OTHER THAN THE MATERIAL, INCONVENIENCE, DAMAGES FOR LOSS OF PROFITS, REVENUE, GOODWILL OR USE, PERSONAL INJURY OR BODILY INJURY, INCURRED BY CUSTOMER OR ANY THIRD PARTY, WHETHER IN AN ACTION IN CONTRACT, TORT, STRICT LIABILITY, OR IMPOSED BY STATUTE, OR OTHERWISE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Some states do not allow the exclusion or limitation of incidental or consequential damages or exclusions or limitations on the duration of implied warranties or conditions, so the above limitations or exclusions may not apply to Customer. In jurisdictions that limit the scope of or preclude limitations or exclusion of remedies or damages, or of liability, such as liability for gross negligence or willful misconduct or do not allow implied warranties to be excluded, the limitation or exclusion of warranties, remedies, damages or liability set forth above are intended to apply to the maximum extent permitted by applicable law. This limited warranty give the Customer specific legal rights, and the Customer may also have other rights that vary by state, country or other jurisdiction.

3. NON-TRANSFERRABLE

This limited warranty is extended to Customer as the original purchaser from Seller and is non-transferrable and non-assignable. No rights against Seller shall be created by any attempted transfer or assignment, nor shall any rights against Seller survive any such purported transfer or assignment. Customer, its agents or representatives shall not claim, represent, or imply that this warranty extends or is available to parties other than Customer, and to the limit of its legal right to do so, Customer shall cause any party to cease and desist any such misrepresentation. This condition shall constitute a material term of this warranty, and any violation by Customer thereof shall excuse Seller from its obligations hereunder.

4. ENTIRE AGREEMENT; COUNTERPARTS; ELECTRONIC SIGNATURES

This limited warranty constitutes the entire, final, complete, and exclusive expression of the terms of this warranty as offered by Company. To be effective any modification thereof must be in writing and signed by all parties hereto. This limited warranty is only effective once signed by Company (by a duly authorized Company representative) and Customer. This limited warranty can be signed in any number of counterparts, each of which will be considered an original, and all of which will constitute but one and the same instrument. Any party hereto may execute and deliver a counterpart of this limited warranty by electronic transmission of this limited warranty signed by such party, and any such electronic signature shall be treated in all respects as having the same effect as an original signature.

5. SEVERABILITY

If any provision of this limited warranty is held to be illegal, invalid or otherwise unenforceable, such provision will be enforced to the extent possible consistent with its stated intention, or, if incapable of such enforcement, will be deemed to be severed and deleted from this limited warranty, while the remainder of the terms of this limited warranty will continue in full force and effect.

6. DISPUTE RESOLUTION; MEDIATION

This limited warranty shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without regard to its principles of conflicts of law. The parties acknowledge the exclusive jurisdiction of the federal and state courts of the Commonwealth of Virginia. Any claims or disputes under this limited warranty shall be heard exclusively in any state or federal courts sitting in Lynchburg, Virginia, and both parties expressly consent to the personal jurisdiction and venue of the Virginia state and federal courts for such actions. Any legal action that Customer brings against Seller for breach of any portion of this limited warranty must be brought, if at all, within one (1) year after the underlying cause of action first accrued.

Notwithstanding the prior paragraph, in the case of any controversy, claim, or dispute arising out of or related to this limited warranty which cannot be resolved by direct negotiation between the parties, the parties agree that, prior to commencing any formal proceeding, the parties will first engage the services of a mutually selected professional mediator and attempt in good faith to resolve the dispute through confidential mediation. The parties shall each bear an equal portion of the mediator's fees and expenses. Each party shall bear its own attorneys' fees and expenses.

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7. TERMINATION OF WARRANTY

Company reserves the right to terminate this limited warranty at any time, except as to Materials already installed and orders already accepted on the date of such termination.

This Sentricald® Limited Warranty on Protective Coatings is approved and authorized this __ day of _____, 20__.

Sentrigard Metal Systems

by: _____(SEAL)
_____, _____
NAME TITLE

This Sentriclad® Limited Warranty on Protective Coatings is accepted on its express terms this __ day of _____, 20__.

CUSTOMER:
_____

by: _____(SEAL)
_____, _____
NAME TITLE

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 17, 2026 Meeting



Application HP2026-0068 Address: 15 Riberia Street

ArmorGuard Exteriors, LLC – Applicant

Therrien-Peake Family Trust – Owner

Project description: For after-the-fact partial demolition of a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of previously existing windows with windows of a new design.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01794
National Register:	Model Land Company NRHD: Contributing	Construction date:	c. 1904-1910
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	2061400000		
Agenda Item:	7(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the east side of Riberia Street on the block between Orange and Saragossa Streets, this two-story Frame Vernacular residence was constructed between 1904 and 1910 and contributes to the Model Land Company National Register Historic District.

The applicant is seeking after-the-fact approval for replacement of existing windows, primarily 2/2 wood sash, with new 1/1 vinyl windows.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any partial demolition of a structure that contributes to a National Register Historic District and entails permanent removal of an exterior architectural feature or replacement with a new feature that does not meet the criteria for in-kind replacement requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** an after-the-fact Certificate of Demolition for Partial Demolition at **15 Riberia Street** if the HARB can make the following findings:

1. The replacement windows, as installed or modified by the HARB, are compatible with the historic structure's building envelope and maintain the historic character and integrity of the structure; AND,
2. The replacement windows meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. After-the-fact partial demolition:
    a. Removal of existing 2/2 wood windows.
    b. Replacement with 1/1 vinyl windows

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building contributes to the 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 building has a similar mass, and scale as many of the two-story Frame Vernacular structures along the streetscape and within the Model Land NRHD. The previously existing 2/2 wood windows contributed to both the structure's and streetscape's historic fabric.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. Loss of the original windows erodes the historic fabric of the original structure. Their loss may be mitigated by retention of existing fenestration patterns and retention of existing wood casing.

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. All wood 2/2 wood windows, and some aluminum windows in later additions, have already been replaced with Renaissance Series 8500 vinyl, single-hung 1/1 windows. The Architectural guidelines for Historic Preservation (AGHP) lists the most common Frame Vernacular window styles as double-hung sash 2/2 and 1/1 with 6/6 and 6/1 also common prior to about 1920. The new 1/1 vinyl windows were installed from the interior, retaining the existing exterior wood casings and fenestration patterns as well as some of the depth of the wood windows where they were installed. The previously existing wood windows featured a wide muntin and were usually covered with a full screen which makes it difficult to discern the window pattern from past photographs. Google Streetview photos from May of 2011 show the 2/2 windows without screens and reveal that the primary visual differences between the old and new windows are the absence of the vertical muntin within each sash, a wider bottom rail on the top sash, and a lack of dimensionality on the bottom sash due to the bottom-sash screen continuing down from the top sash. The applicant is actively seeking a way to add exterior muntins to the replacement windows should the Board deem that treatment necessary/appropriate based on the style of the applied exterior muntin.

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 wood 2/2 sash windows reflected the architectural style and time period of the structure.

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 original windows erodes the architectural integrity of the structure but is somewhat mitigated by retention of existing fenestration patterns and exterior casing.

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 but has retained many of its original architectural features. The 2/2 wood windows were representative of the time-period during which the residence was built.

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 Company 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. Many window manufacturers produce windows with exterior muntins available in a variety of patterns.

11. ***The justification for the proposed partial demolition.*** The applicant provided a window condition assessment indicating that the wood windows were in poor condition and inoperable. Photographs of damage from the wood window sashes, most of which are currently saved on-site, have also been provided by the applicant as evidence of the poor condition of the windows.

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.

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The building was built by 1910, 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.

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 determine 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

Staff Photographs
15 Riberia Street



Front (west) Elevation

Staff Photographs
15 Riberia Street



South Elevation

Staff Report pg. 8

Staff Photographs
15 Riberia Street



Southeast Elevation

Staff Report pg. 9

Staff Photographs
15 Riberia Street



East Elevation

Staff Report pg. 10

Staff Photographs
15 Riberia Street



North Elevation

Staff Report pg. 11

Staff Photographs
15 Riberia Street





Window Details, Formerly Aluminum windows

Staff Photographs
15 Riberia Street



Sashes from original windows

Staff Report pg. 13

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 1794 1009==

Site Name: 15 Riberia Street 830== Survey Date: 7807 820==

Address: 15 Riberia Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) M (block) 15-G (lot) 868==

868==

Owner of Site: Name: First Christian Church of St. Augustine;

Address: 15 Riberia Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Institutional 848== Zoning: RG1

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

UTM: 17 (zone) 469190 (easting) 3307120 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(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)

Staff Report pg. 19

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Religious 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: Metal, aluminum siding 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2 942==

Foundation: Brick piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porch 942==

Porches & Balconies: 1 story open porch on front, screened on South side 942==

Chimney Location: Center ridge, end ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed-Residential/Institutional 864==

Relationship to Surroundings: Next door to a church 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 15 Riberia Street was constructed between 1904 and 1910. The one-story wrap-around porch consists of battered wood posts and a screened portion of the south side. The original wood exterior has been covered with aluminum siding.

This was once a fine Victorian residential area that has been drastically cut into for school buildings and parking lots over the years. It faces the even larger school and sports ground between Orange Street and Castillo Drive. This was one of the first areas developed in the Model Land Company Subdivision, and its surviving Victorian residences are some of St. Augustine's oldest and most ornate. There is some infill of later houses on streets running south of the original developed area on Orange Street. These later homes date from the first third of the 20th century. The area is threatened by traffic and parking problems and under pressure from the heavily used school facilities that surround it. The area is bounded on the east by the St. Augustine National Landmark Historic District.

HISTORY

The northernmost section of the Model Land Company Subdivision evolved out of a tract of land that bordered the 18th century Cubo and Rosario defense lines and that was once owned by some of the city's most prestigious colonial residents, including Jessie Fish, Miguel Iznardy, and Charles Gobert. The eastern corner is the site of the 18th century Tolomato Indian mission village, part of which became the Catholic cemetery during the century after the 1770's.(1) E. F. Joyce, an artesian well contractor before the establishment of the city water works, acquired the property in 1873, subdividing it shortly thereafter. The resulting development represents the earliest tract residential housing in the Model Land Company area, with many of the homes originally being surrounded by groves to the south.(2)

This residence at 15 Riberia Street is owned by the First Christian Church of St. Augustine and serves as the parsonage for the current minister, Dale Thomas.(3)

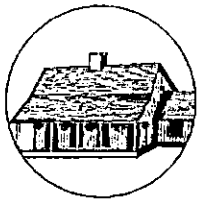
V. BIBLIOGRAPHY

1. Charles S. Coomes, "Tolomato Cemetery", El Escribano, Vol. 13 (October, 1976), pp. 107-138.

2. Interview with Mrs. E. F. Joyce, St. Augustine Record, July 4, 1937.

3. Historic Properties Inventory Research File; St. Augustine City Directory, 1979.

☐ Original
☒ Update



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

Site#8 SJ01794
Field Date 10-9-2020
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) 15 Riberia 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
15		Riberia	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2061400000 — Landgrant _____
Subdivision Name Model Land Company — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

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

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

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Rectangular — Number of Stories: 2
Exterior Fabric(s): 1. Wood siding 2. _____ 3. _____
Roof Type(s): 1. Gable 2. _____ 3. _____
Roof Material(s): 1. Sheet metal:3V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension 2. shed extension
Windows (types, materials, etc.)
2/2 wood sash, 1/1 aluminum, 6/6 vinyl sash, exterior screens

Distinguishing Architectural Features (exterior or interior ornaments)
front facing gable roof, horizontal wood siding w cornerboards, single story porch, asymmetrical fenestration and massing, exposed rafter tails.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
mulched driveway and rear yard, detached single story rear two car garage w hip roof, concrete pathway, minimal landscaping, masonry planters

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

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HISTORICAL STRUCTURE FORM

Site #8 SJ01794

DESCRIPTION (continued)

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

off center beneath wrap around hip extension over porch, single light and wood panel door

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

hip roof extension over hip extension roof w exposed rafter tails, concrete block pier foundation with lattice, wooden stairs and deck, square supports & railings

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

DOCUMENTATION

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

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

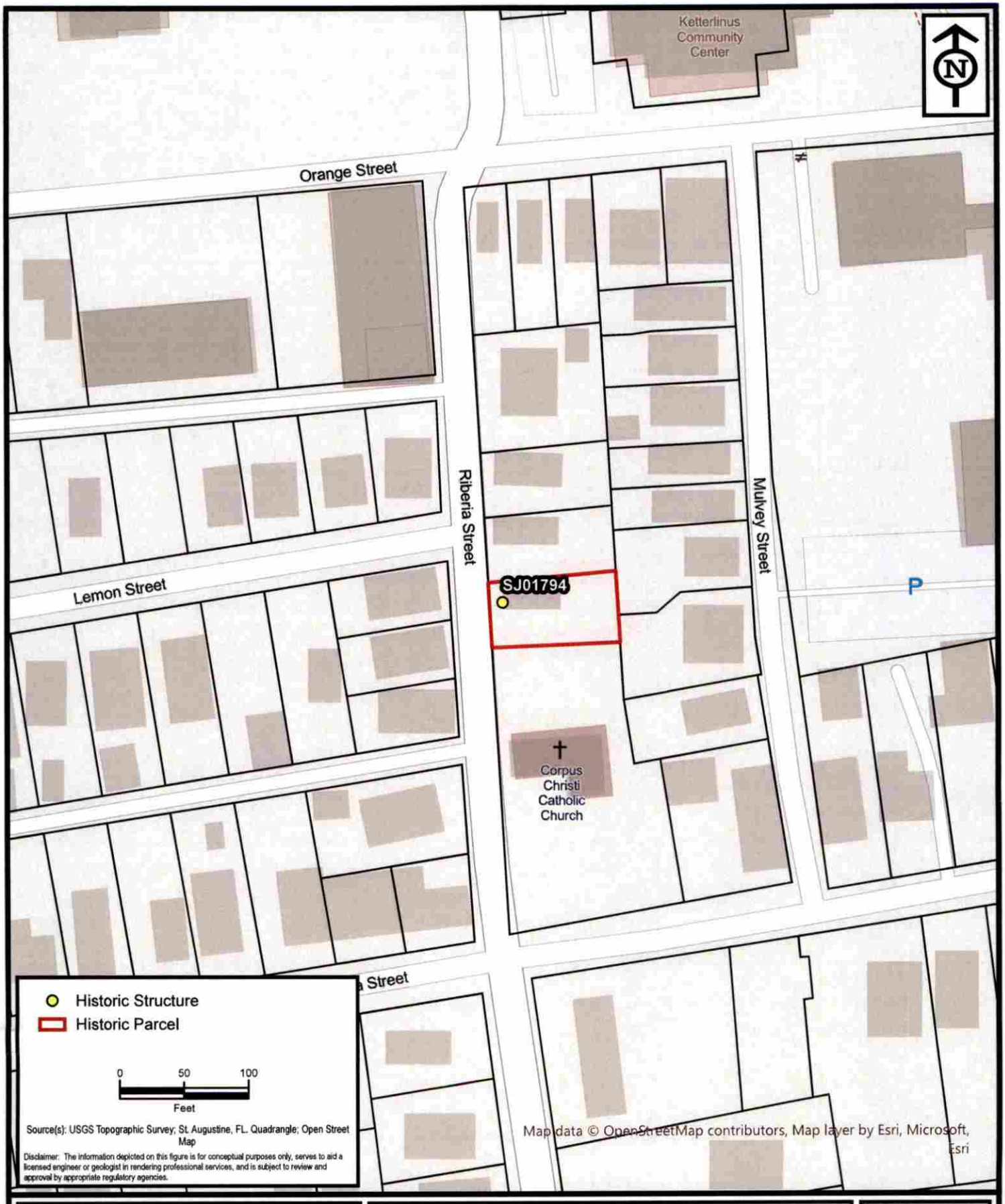
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/:
(address / phone / fax / e-mail)

Required Attachments

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



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

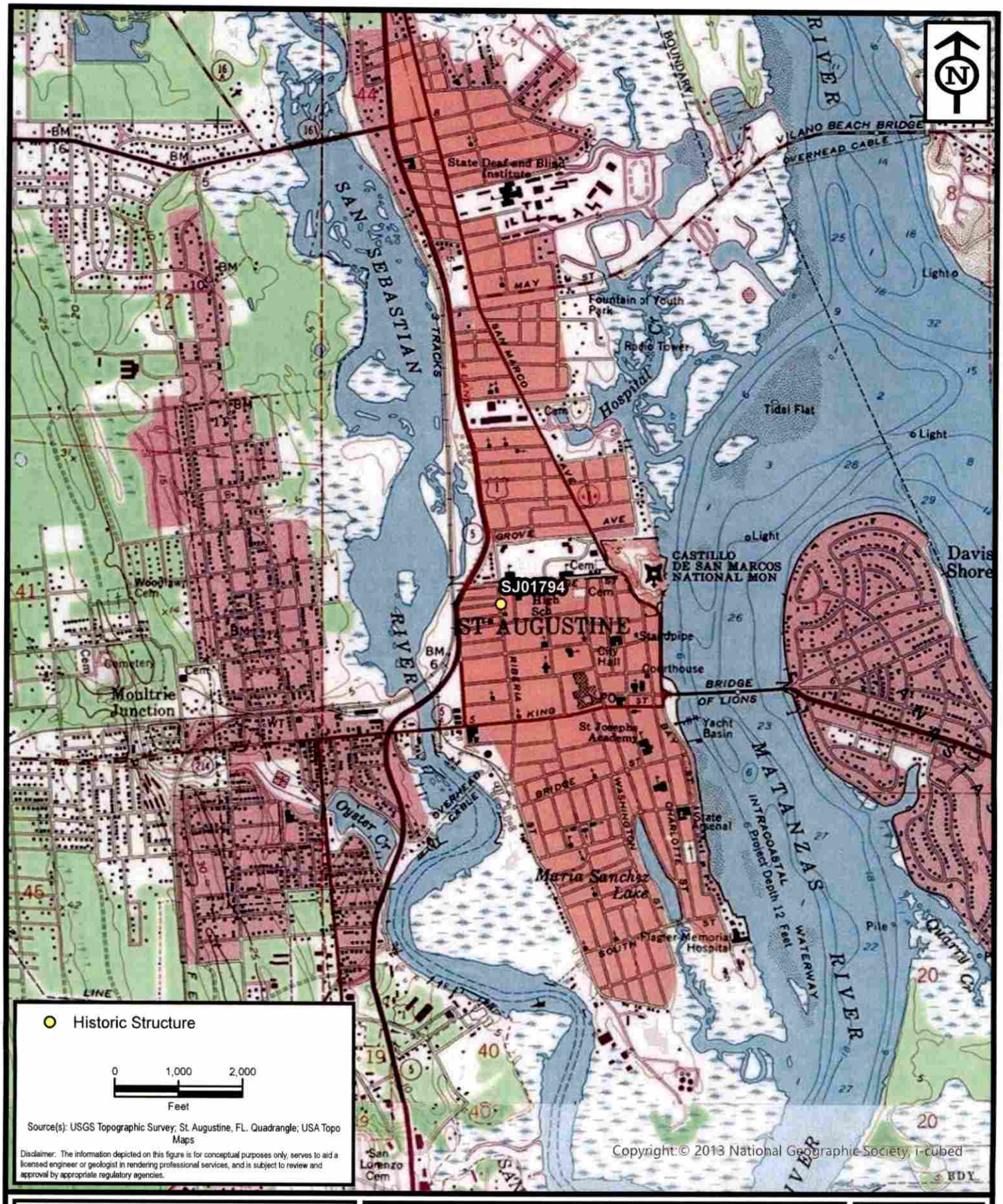
Parcel Location - SJ01794

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

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

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ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ01794

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

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

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Demolition (Partial)

Case Number: HP2026-0068 **Meeting Date: Thursday, September 17, 2026**

1. NAME OF APPLICANT: Brittany Welch
   Business (if applicable): ArmorGuard Exteriors, LLC
   Address: 2190 St Johns Bluff Rd South. Unit 3
   City: Jacksonville State: FL Zip Code: 32246
   Daytime Telephone: Available on request E-Mail Address: Available on request

2. NAME OF PROPERTY OWNER: Benoit Therrien
   Business (if applicable):
   Address: 15 Riberia St
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: Available on request E-Mail Address: Available on request

3. PROJECT LOCATION: 15 RIBERIA ST, Saint Augustine, FL, 32084

4. LEGAL DESCRIPTION: 3-50 MODEL LAND CO SUB CITY RE-SUB OF LOT 15 BLK M LOT 15-G & N'LY TRI PT OF LOT 1-A LYING S OR1505/140 & 1512/1906 (C/D) & 4463/989 & 4646/710

5. SCOPE OF WORK: for after-the-fact partial demolition of a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of previously existing windows with windows of a new design

Information attached by applicant includes:

- Application Agreement
- Window Survey
- Photographs of Original Window Sashes and Damage
- Proposed Replacement Building/Feature Drawings
- Photographs of Existing Conditions

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: 15 Bibana St.

Applicant's Name: Cort Booth Applicant's Signature: Cort Booth

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

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

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

(Can add additional signature page if needed)

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

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

ArmorGuard Exteriors is/are hereby authorized TO ACT ON BEHALF OF Benoit Therrien, the owner(s) of those lands described within ☐ the attached application, or ☑ described within the previously filed Application number: HP2026-0268, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historical Board, for an application related to the structure located at:

_____

BY: Benoit Therrien
Signature of Owner

Benoit Therrien
Print Name of Owner

_____
Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 26th day of August, 2026

By (Remote) Benoit Therrien

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Kimberly A Sterrett

My Commission expires: 4/26/27

KIMBERLY A STERRETT
Notary Public-State of Florida
Commission # HH 391045
My Commission Expires
April 26, 2027

Rev:120219 jw

Agent Authorization Form

Date 08/17/2026

To Whom It May Concern,

I, Bedoit Therrien, do hereby authorize Cort Booth and/or his assistants of ArmorGuard Exteriors, LLC. to act on my behalf as my agent and to perform all necessary actions to obtain the necessary permits from the City of Saint Augustine Building Department for renovations to my existing Single- family home at 15 Riberia St Saint Augustine, FL 32084.

Sincerely

Benoit Therrien
_____,
Owner

Signed and Sealed this 17th day of August, 2026.

KIMBERLY A STERRETT
Notary Public-State of Florida
Commission # HH 391045
My Commission Expires
April 26, 2027

_____
Notary Public in and for the State of Florida, County St Johns

Property Address: 15 Riberia St
Applicant Name:

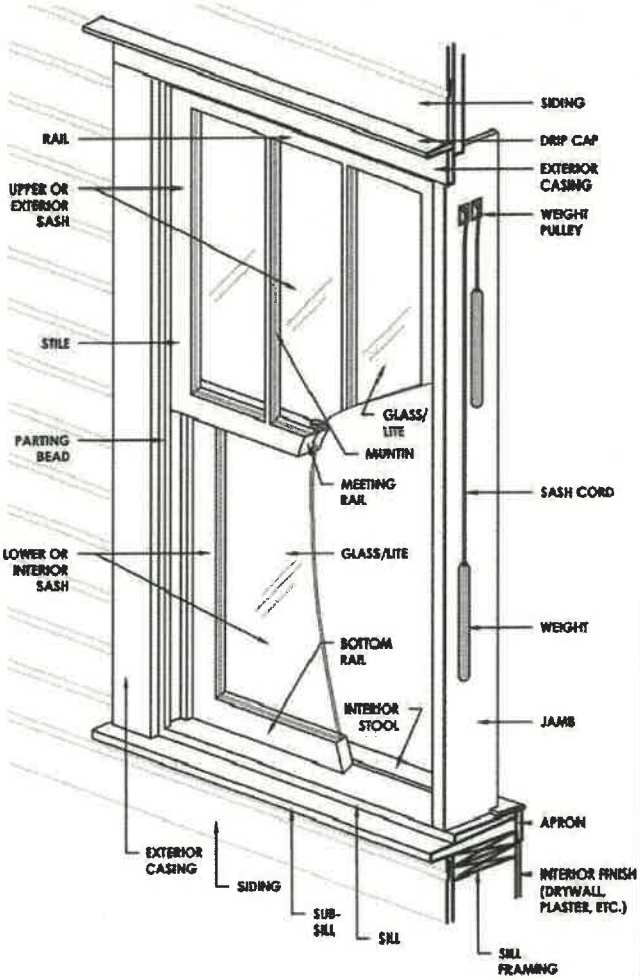
Assessment Date:
Assessed by:

Window Assessment Form

For Historic Preservation Division - Planning & Building Department/ Historic Architectural Review Board Review

Submitted	Basic Requirements for Review
☑	1. Photographs or drawing of each overall elevation (side) of the exterior, with all the window openings on each elevation numbered.
☑	2. Photographs of each window opening *numbered* corresponding to submittal under #1.
☑	3. Condition Evaluation of each window (see page 2).
☐	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), size, etc. If different for certain openings, specify these details for each kind.
☐	5. Proposed window product brochure/information that includes the company's depiction or photograph (not installation or wind load information sheets) of actual windows. We need to know what they look like on the exterior.
☐	6. Elevation drawings that show proposed alterations to window openings (if applicable)
☐	7. Photos detailing window frame and face and side of trim
☐	May include additional documentation as needed for your report: Other _____

ALL* window openings** on the structure should be assigned a ***number and ***described*** under the same number on page 2 of this sheet, and **a numbered photo of each** provided. Even windows not being replaced should be assigned a number. Please note which windows are not being proposed for replacement by its corresponding window number on the second page.



Windows in ***pairs or groupings*** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included. Denote if numbered windows are door sidelights or transoms associated with a door.

For each window numbered on page 2, describe the window type, material, and include the different issues/conditions of *each* in detail, referring to the specific parts of the window (see diagram to the left).

Photographs should be provided of each overall elevation/side of the building and each overall window from the exterior. Interior views of windows may also be provided. *Additional close-up photographs*, showing visible evidence of the window's condition, **MUST** be provided to better document problem areas. **Photos should be numbered and labeled.**

The review and recommendation is based on deterioration or damage to the window unit and associated trim. Broken glass or windows that are painted shut are not necessarily grounds for approving replacement.

Depending on the significance of the building and the existing windows, additional information may be required to prove that the windows need to be replaced and that the proposed windows are compatible.

Total Number of Window Openings on the Structure	18
Number of Historic Windows on the Structure	14
Number of Existing Replacement/Non-Historic Windows	4
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	18

Property Address:
Applicant Name:

Assessment Date:
Assessed by:

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	Old wood window poor condition Did not operate Single Hung
2	Old wood window poor condition Did not operate Single Hung
3	Aluminum replacement windows Poor condition operable Single Hung
4	Aluminum replacement windows Poor condition operable Single Hung
5	Aluminum replacement windows Poor condition operable Single Hung
6	Aluminum replacement windows Poor condition operable Single Hung
7	Old wood window poor condition Did not operate Single Hung
8	Old wood window poor condition Did not operate Single Hung
9	Old wood window poor condition Did not operate Single Hung
10	Old wood window poor condition Did not operate Single Hung
11	Old wood window poor condition Did not operate Single Hung
12	Old wood window poor condition Did not operate Single Hung
13	Old wood window poor condition Did not operate Single Hung
14	Old wood window poor condition Did not operate Single Hung
15	Old wood window poor condition Did not operate Single Hung
16	Old wood window poor condition Did not operate Single Hung
17	Old wood window poor condition Did not operate Single Hung
18	Old wood window poor condition Did not operate Single Hung
19	
20	

Window #	List and Describe Window Condition
21	
22	
23	
24	
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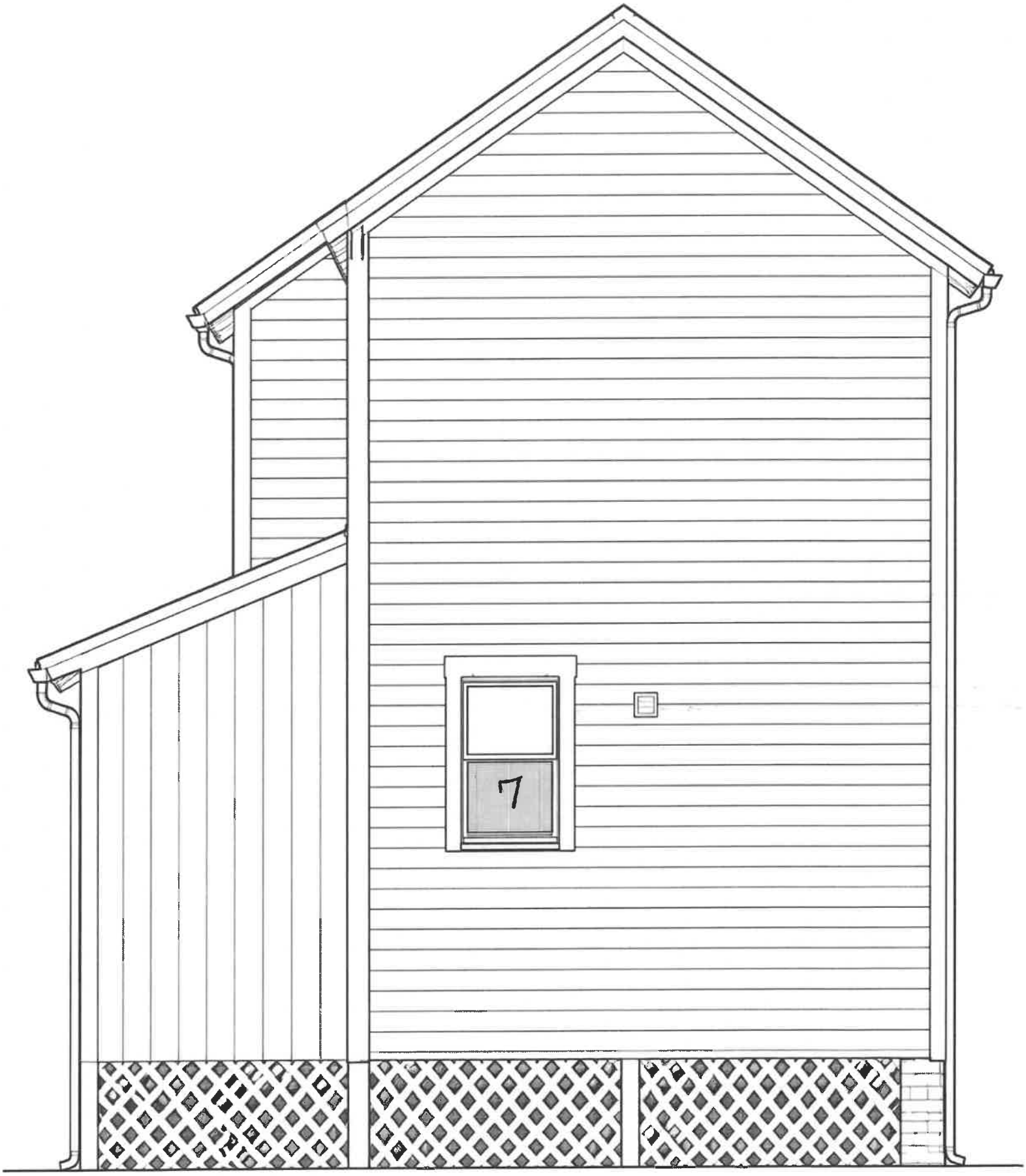

13
12
8
9
10
11


18
17
1
1
2



RIGHT SIDE ELEVATION

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


7



















































RENAISSANCE WINDOWS AND DOORS
SERIES 8500 VINYL SINGLE HUNG WINDOW
INSTALLATION ANCHORAGE DETAILS

GENERAL NOTES:

1. THIS PRODUCT HAS BEEN TESTED, EVALUATED AND DESIGNED TO THE CURRENT EDITION OF THE FLORIDA BUILDING CODE. TESTING WAS CONDUCTED IN ACCORDANCE WITH AAMA/NWWDA 101/I.S.2-97.
2. THE PRODUCT DETAILS CONTAINED HEREIN ARE BASED UPON SIGNED AND SEALED TEST REPORT NO.02-48976.01 AND 02-48976.02 AND ASSOCIATED LABORATORY DRAWINGS BY ARCHITECTURAL TESTING, INC.
3. THIS PRODUCT EVALUATION DOCUMENT IS NOT FOR USE IN THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
4. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE / MASONRY AND 2X FRAMING FRAMING SUBSTRATES AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT ACTING AS THE DESIGN PROFESSIONAL OF RECORD FOR THE PROJECT OF INSTALLATION.
5. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT ACTING AS THE DESIGN PROFESSIONAL OF RECORD FOR THE PROJECT OF INSTALLATION.
6. WHEN INSTALLED IN LOCATIONS WHERE WINDBORNE DEBRIS PROTECTION REQUIREMENTS EXIST,THIS PRODUCT REQUIRES OPENING PROTECTION IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE USING AN APPROVED IMPACT PROTECTION DEVICE.
7. SITE CONDITIONS NOT COVERED IN THIS PRODUCT EVALUATION DOCUMENT ARE SUBJECT TO ADDITIONAL ENGINEERING ANALYSIS BY A LICENSED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
8. WINDOW FRAME MATERIAL: VINYL (PVC).
9. GLASS MEETS THE REQUIREMENTS OF ASTM E1300-09a.
10. DESIGNATIONS "X" STANDS FOR OPERABLE LITE/SASH AND "O" STANDS FOR FIXED LITE.
11. THESE DRAWINGS CERTIFY THE WINDOW INSTALLATION ONLY. WATER PROOFING OF THE INSTALLED WINDOW IS NOT PART OF THIS INSTALLATION CERTIFICATION. THAT RESPONSIBILITY SHALL BE THAT OF THE MANUFACTURER AND/OR THE INSTALLER.

INSTALLATION NOTES:

1. PRODUCT ANCHORS SHALL BE AS DESIGNATED AND LOCATED AS SHOWN IN THIS PRODUCT EVALUATION DOCUMENT. ANCHOR EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER AND SIDING.
2. SEE *INSTALLATION ANCHOR SCHEDULE* ON SHEET 2 FOR TYPE AND GRADE OF ANCHOR, AND/OR MANUFACTURER'S ANCHOR SPECIFICATIONS, INCLUDING MINIMUM NOMINAL SIZE, MINIMUM EMBEDMENT INTO SUBSTRATE AND MINIMUM EDGE DISTANCES.
   - 2.1. EDGE DISTANCES SHALL BE MEASURED FROM CENTERLINE OF ANCHOR TO EDGE OF STRUCTURAL SUBSTRATE EITHER TO THE INTERIOR OR EXTERIOR OF THE FENESTRATION PRODUCT.
   - 2.2. MINIMUM EMBEDMENT SHALL BE BASED ON PENETRATION INTO MAIN WIND FORCE RESISTING SYSTEM SUBSTRATE.
3. SEE SHEETS 5 THROUGH 10 FOR SPECIFIC ANCHOR INSTALLATION DETAILS.
4. ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.
5. ANCHOR QUANTITIES AND SPACING / EMBEDMENT AND EDGE DISTANCE
   - 5.1. THE NUMBER OF INSTALLATION ANCHORS IS BASED ON THE MAXIMUM END DISTANCE (ED) AND THE MAXIMUM ON CENTER (O.C.) SPACING PLACEMENT OF ANCHORS IN ACCORDANCE WITH ELEVATIONS ON SHEETS 3 AND 4.
   - 5.2. END DISTANCES AND O.C. SPACINGS LESS THAN THAT SHOWN IN THE ELEVATIONS ON SHEETS 3 AND 4 ARE ACCEPTABLE.
   - 5.3. FOR WINDOW SIZES SMALLER THAN THOSE SHOWN, ANCHOR QUANTITIES CAN BE REDUCED WHILE MAINTAINING EDGE DISTANCE AND O.C. SPACING REQUIREMENTS.
   - 5.4. ANCHOR QUANTITIES AND SPACINGS SHOWN ARE BASED ON THE LOWER OF ANCHOR SPACING USED IN TESTING OR REQUIRED BY LOADING AT DESIGN PRESSURE.
   - 5.5. SEE EMBEDMENT AND EDGE DISTANCE DESCRIPTION ON SHEET 2.
6. MAXIMUM ALLOWABLE SHIM THICKNESS IS 1/4 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF WOOD COMPOSITE, HIGH DENSITY PLASTIC OR SIMILAR LOAD BEARING MATERIAL.
7. FOR CONCRETE BLOCK APPLICATIONS DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS.
8. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED IN THE *INSTALLATION ANCHOR SCHEDULE* ON SHEET 2.

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SHEET	SHEET DESCRIPTION
1	GENERAL NOTES, INSTALLATION NOTES, TABLE OF CONTENTS
2	ANCHOR SCHEDULE - EMBEDMENT AND EDGE DISTANCE
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4	44" x 84" WINDOW ELEVATION/FIN FRAME ANCHORING LAYOUT
5	44" x 84" WINDOW ELEVATION/THRU-FRAME ANCHORING LAYOUT
6	VERTICAL CROSS SECTION - NAILING FIN INSTALLATION
7	HORIZONTAL CROSS SECTION - NAILING FIN INSTALLATION
8	VERTICAL CROSS SECTION - THRU FRAME INSTALLATION
9	HORIZONTAL CROSS SECTION - THRU FRAME INSTALLATION
10	VERTICAL CROSS SECTION - SNAP-ON FLANGE THRU FRAME INSTALLATION
11	HORIZONTAL CROSS SECTION - SNAP-ON FLANGE THRU FRAME INSTALLATION
12	GLAZING DETAIL AND GLAZING NOTES
13	BILL OF MATERIALS

PERFORMANCE RATING

MAXIMUM WINDOW SIZE	GLAZING DETAIL (SEE SHEET 12)	DESIGN PRESSURE (PSF)	IMPACT RATING
NOMINAL 48" x 84"	B (FIXED LITE) C (SASH LITE)	+/- 25	NONE SEE NOTE 6
NOMINAL 44" x 84"	A (FIXED LITE) C (SASH LITE)	+/- 40	

PROJECT # 419-0901

REV	DESCRIPTION	DATE	BY

RENAISSANCE WINDOWS AND DOORS
13340 INTERNATIONAL PARKWAY
JACKSONVILLE, FL 32218

TITLE: SERIES 8500 VINYL SINGLE HUNG WINDOW
GENERAL NOTES, INSTALLATION NOTES & TABLE OF CONTENTS

PREPARED BY:
PTC PRODUCT DESIGN GROUP, LLC
2021 CLARK ROAD, SUITE 1000
LONGWOOD, FLORIDA 32752
FBPE C.A. NO. 29858
Phone: 321.690.1788
Fax: 321.690.1789
Email: info@ptc-corp.com

DRAWN BY: RJA
DATE: 12/5/19
SCALE: N.T.S.
DRAWING NO: RWD0001
REV: First Issue
SHEET: 1 OF 13

Robert J. Amoruso, P.E.
Florida P.E. No. 49752

ROBERT JAMES AMORUSO LICENSE No. 49752 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert J Amoruso
Date: 2019.12.05 13:52:11 -05'00'

INSTALLATION ANCHOR SCHEDULE

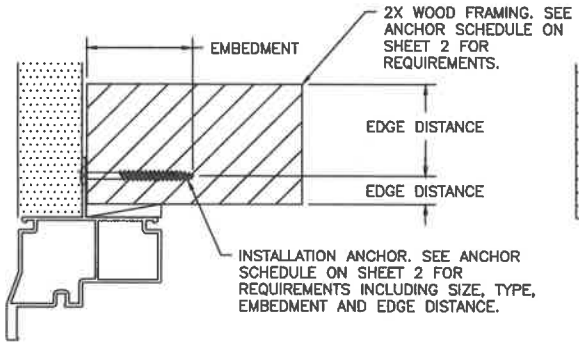
INSTALLATION TYPE	SECTION VIEW	FASTENER HEAD TYPE	FASTENER SIZE	SUBSTRATE	MANUFACTURER AND/OR SPECIFICATION	MIN. EMBEDMENT (IN)	MIN. EDGE DISTANCE (IN)	MIN. SPACING (IN) BETWEEN FRAME ANCHORS	ANCHOR CAPACITIES BASED ON
THROUGH FRAME ANCHOR	SECTION A & B (SHEETS 7 & 8)	HEX HEAD	3/16"	CONCRETE	ITW TAPCONS (1)	1	1-1/8	3	MIN. 2000 PSI CONCRETE
				MASONRY (BLOCK/CMU)	ITW TAPCONS (1)	1	2	3	STRENGTH CONFORMANCE TO ASTM C-90, MEDIUM WEIGHT
		PAN HEAD	No. 10	WOOD	ANSI B18.6.1 (WOOD SCREW) (2) GRADE 2 EQUIVALENT ASME B18.6.4 (TAPPING SCREW) (2) GRADE 2 EQUIVALENT	1-3/8	3/4	2 1/2	WOOD WITH A MINIMUM SPECIFIC GRAVITY OF 0.42.
SNAP-ON FLANGE WITH THROUGH FRAME ANCHOR	SECTION A & B (SHEETS 9 & 10)	PAN HEAD	No. 10	WOOD	ANSI B18.6.1 (WOOD SCREW) (2) GRADE 2 EQUIVALENT ASME B18.6.4 (TAPPING SCREW) (2) GRADE 2 EQUIVALENT	1-3/8	3/4	2 1/2	WOOD WITH A MINIMUM SPECIFIC GRAVITY OF 0.42.
NAILING FIN ANCHOR	SECTION A & B (SHEETS 5 & 6)	PAN HEAD	No. 8	WOOD	ANSI B18.6.1 (WOOD SCREW) (3) GRADE 2 EQUIVALENT ASME B18.6.4 (TAPPING SCREW) (3) GRADE 2 EQUIVALENT	1-5/8	1/4	1	WOOD WITH A MINIMUM SPECIFIC GRAVITY OF 0.42.

NOTES:

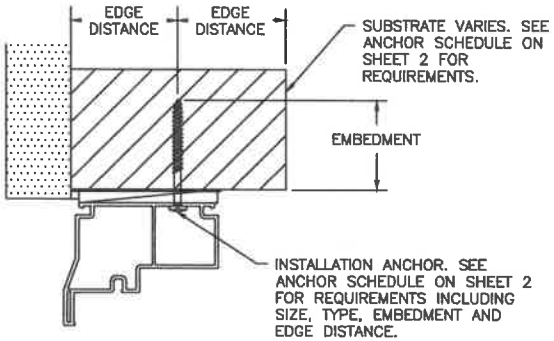
1) WHEN ITW TAPCONS ARE USED FOR CONCRETE/MASONRY INSTALLATION, THEY SHALL BE THE ADVANCED THREADFORM TECHNOLOGY TYPE.

2) FOR WOOD SCREW INSTALLATION INTO WOOD SUBSTRATE; IF SPLITTING IS A CONCERN, DRILL 0.090" PILOT HOLE (DRILL SIZE 43). FOR TAPPING SCREW INSTALLATION INTO WOOD SUBSTRATE; IF SPLITTING IS A CONCERN, DRILL 0.121" PILOT HOLE (DRILL SIZE 31).

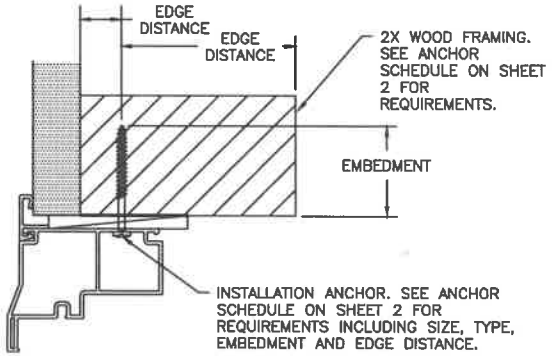
3) FOR WOOD OR TAPPING SCREW INSTALLATION INTO WOOD SUBSTRATE; IF SPLITTING IS A CONCERN, DRILL 0.082" PILOT HOLE (DRILL SIZE 45).



EMBEDMENT AND EDGE DISTANCE
NAILING FIN FRAME INSTALLATION



EMBEDMENT AND EDGE DISTANCE
THROUGH-FRAME INSTALLATION



EMBEDMENT AND EDGE DISTANCE
SNAP-ON FLANGE THROUGH-FRAME INSTALLATION

PROJECT # 419-0901

REV	DESCRIPTION	DATE	BY

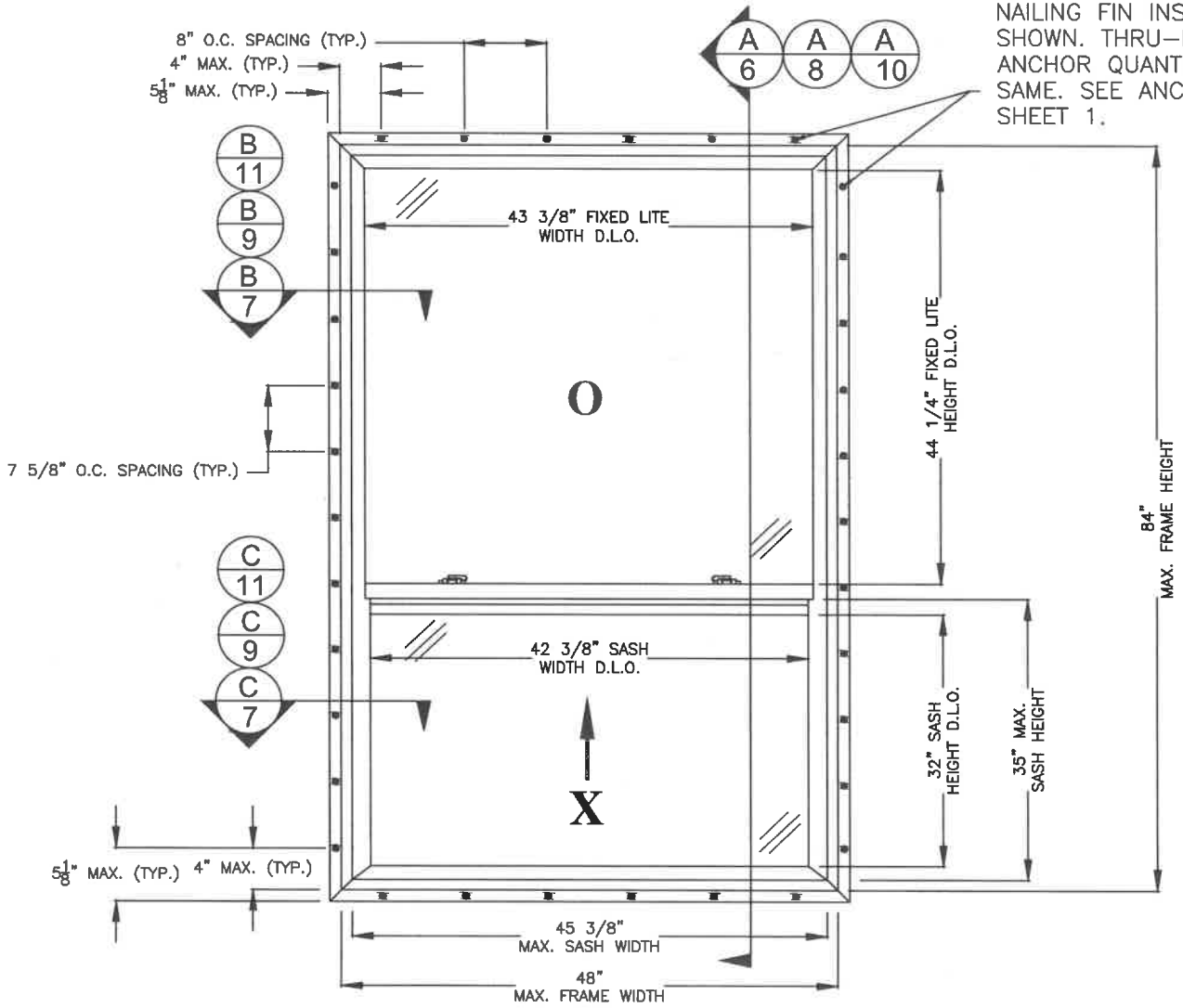
RENAISSANCE WINDOWS AND DOORS
13340 INTERNATIONAL PARKWAY
JACKSONVILLE, FL 32218

SERIES 8500 VINYL SINGLE HUNG WINDOW
ANCHOR SCHEDULE - EMBEDMENT & EDGE DISTANCE

PREPARED BY: PTC PRODUCT DESIGN GROUP, LLC
DRAWN BY: RJA
DATE: 12/5/19
SCALE: N.T.S.
DRAWING NO: RWD0001
REV: First Issue
SHEET: 1 OF 13

Robert J. Amoruso, P.E.
Florida P.E. No. 49752

Digitally signed by Robert J Amoruso
Date: 2019.12.05 13:52:11 -05'00'



SERIES 8500 VINYL SINGLE HUNG WINDOW - 25 PSF DESIGN PRESSURE

EXTERIOR VIEW - SPLIT LITE WINDOW (48" X 84" NOMINAL SIZE SHOWN) - GLAZING DETAIL B & C
FIN FRAME ANCHOR INSTALLATION SHOWN - THRU-FRAME ANCHOR INSTALLATION SAME

PROJECT # 419-0901

REV	DESCRIPTION	DATE	BY

RENAISSANCE WINDOWS AND DOORS
13340 INTERNATIONAL PARKWAY
JACKSONVILLE, FL 32218

TITLE: SERIES 8500 VINYL SINGLE HUNG WINDOW
46" x 84" WINDOW ELEVATION/ COMBINED ANCHORING LAYOUT

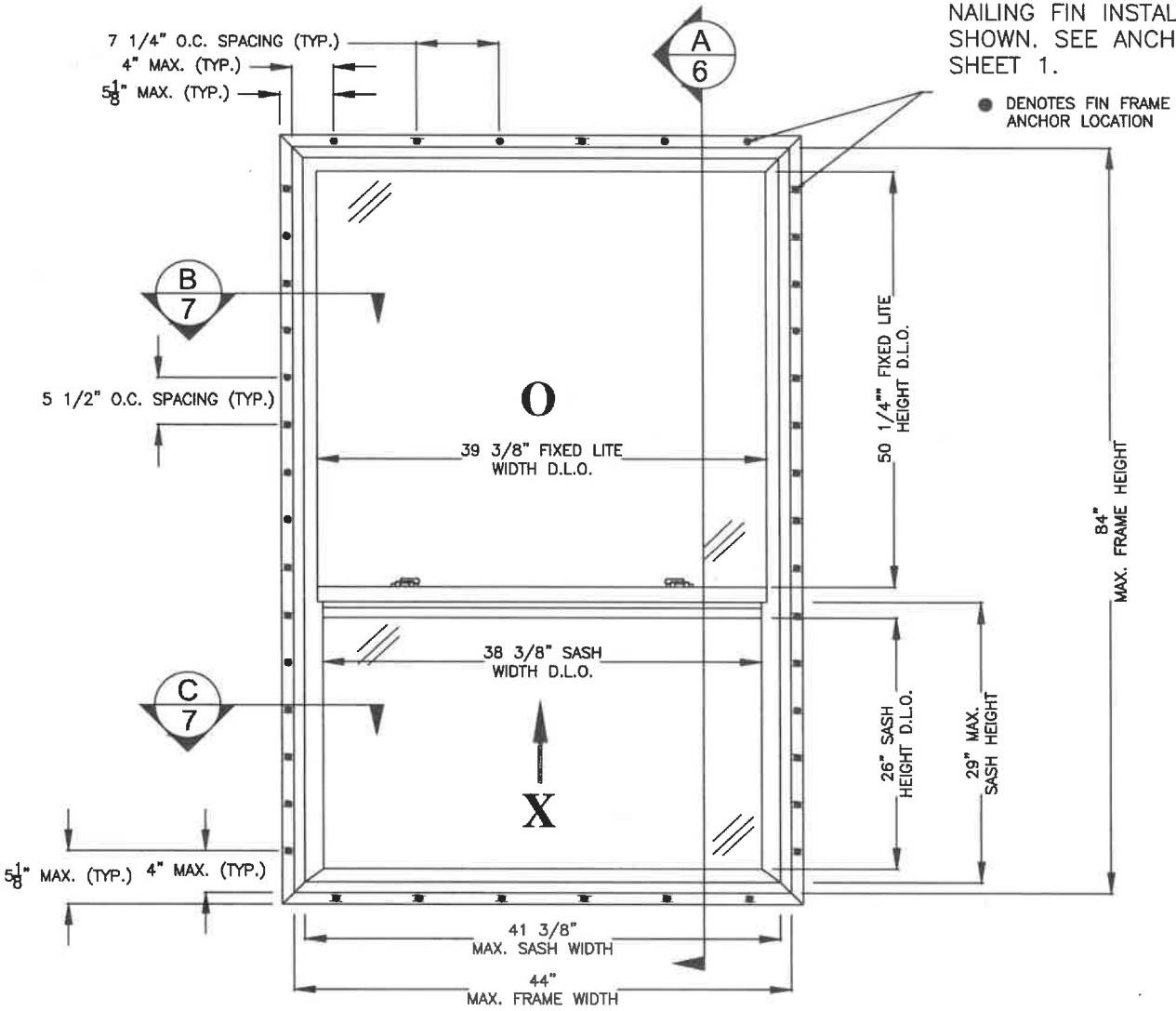
PREPARED BY: PTC PRODUCT DESIGN GROUP, LLC
2500 DIRECTORS ROW, SUITE 100
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Phone: 321.890.1788
Fax: 321.890.1788
Email: info@pdc-corp.com
FBPE C.A. NO. 29911

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SCALE: N.T.S.
REV: First Issue
DATE: 12/5/19
DRAWING NO. RWD0001
SHEET: 3 OF 13

Robert J. Amoruso, P.E.
Florida P.E. No. 49752

ROBERT JAMES AMORUSO LICENSE No. 49752 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert J Amoruso
Date: 2019.12.05 13:52:11 -05'00'



SERIES 8500 VINYL SINGLE HUNG WINDOW - 40 PSF DESIGN PRESSURE

EXTERIOR VIEW - SPLIT LITE WINDOW (44" X 84" NOMINAL SIZE SHOWN) - GLAZING DETAIL A & C
FIN FRAME ANCHOR INSTALLATION

PROJECT # 419-0901

REV	DESCRIPTION	DATE	BY

RENAISSANCE WINDOWS AND DOORS
13340 INTERNATIONAL PARKWAY
JACKSONVILLE, FL 32218

TITLE: 44" x 84" WINDOW ELEVATION/FIN FRAME ANCHORING LAYOUT
SERIES 8500 VINYL SINGLE HUNG WINDOW

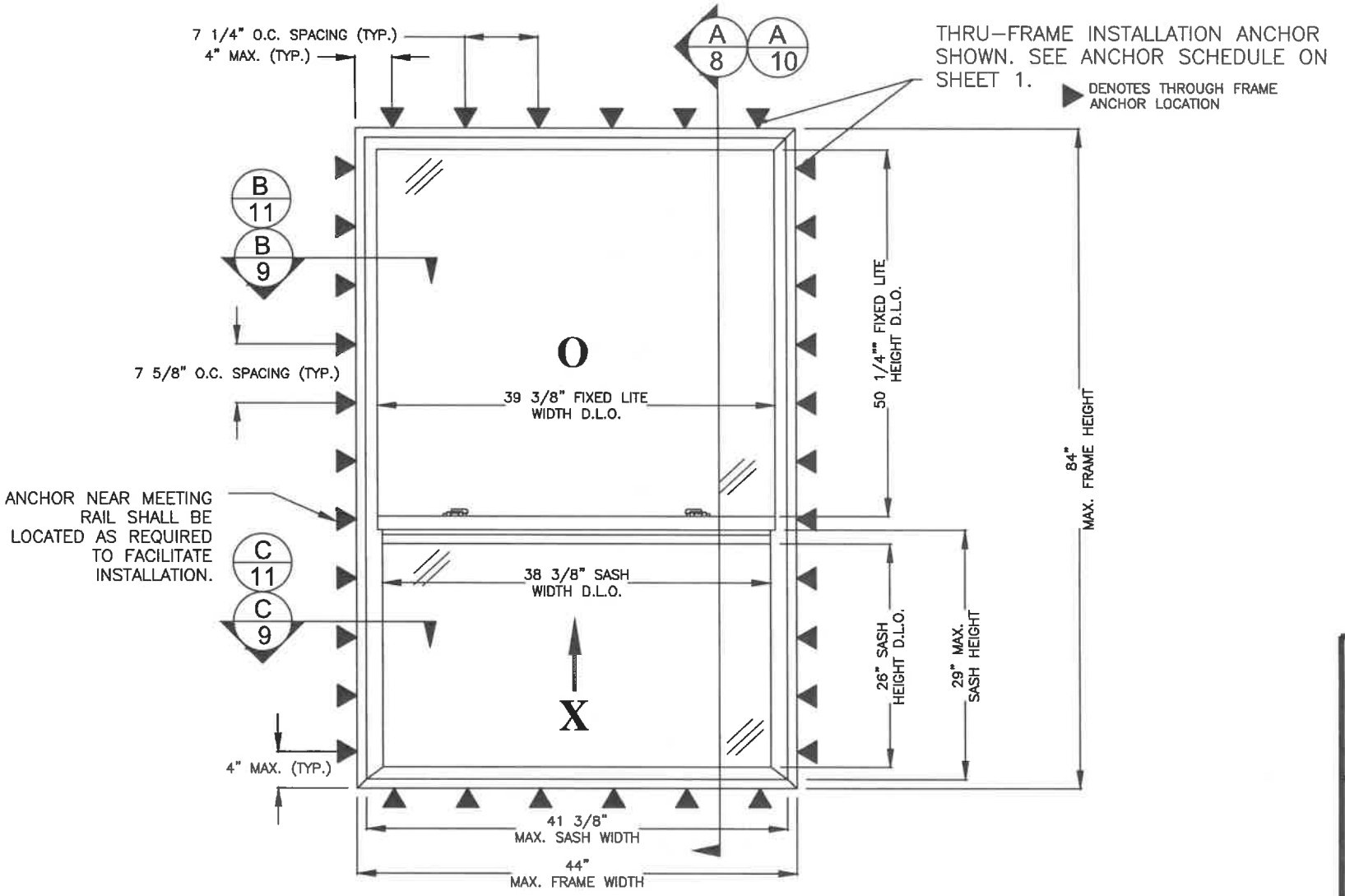
PREPARED BY: PTC PRODUCT DESIGN GROUP, LLC
PO BOX 520775
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Phone: 321.890.1788
Fax: 321.890.1789
Email: info@ptc-corp.com

DRAWN BY: RJA
DATE: 12/5/19
SCALE: N.T.S.
DRAWING NO: RWD0001
REV: First Issue
SHEET: 4 OF 13

Robert J. Amoruso, P.E.
Florida P.E. No. 49752

ROBERT JAMES AMORUSO LICENSE No 49752 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert J Amoruso
Date: 2019.12.05 13:52:11 -05'00'



SERIES 8500 VINYL SINGLE HUNG WINDOW - 40 PSF DESIGN PRESSURE

EXTERIOR VIEW - SPLIT LITE WINDOW (44" X 84" NOMINAL SIZE SHOWN) - GLAZING DETAIL A & C
THRU-FRAME ANCHOR INSTALLATION

PROJECT # 419-0901

REV	DESCRIPTION	DATE	BY

RENAISSANCE WINDOWS AND DOORS
13340 INTERNATIONAL PARKWAY
JACKSONVILLE, FL 32218

TITLE: SERIES 8500 VINYL SINGLE HUNG WINDOW
44" x 84" WINDOW ELEVATION/THRU-FRAME ANCHORING LAYOUT

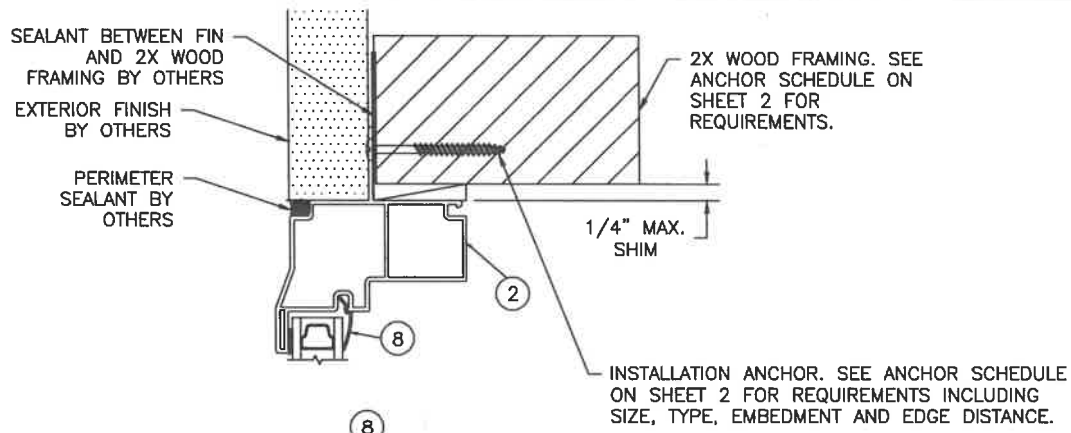
PREPARED BY: PTC PRODUCT DESIGN GROUP, LLC
PO BOX 530775
LONGWOOD, FLORIDA 32752
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Fax 321.690.1789
Email: info@ptc-corp.com

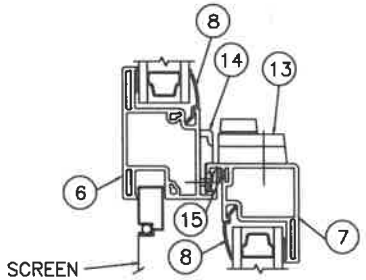
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DATE: 12/5/19
SCALE: N.T.S.
DRAWING NO: RWD0001
REV: First Issue
SHEET: 5 OF 13

Robert J. Amoruso, P.E.
Florida P.E. No. 49752

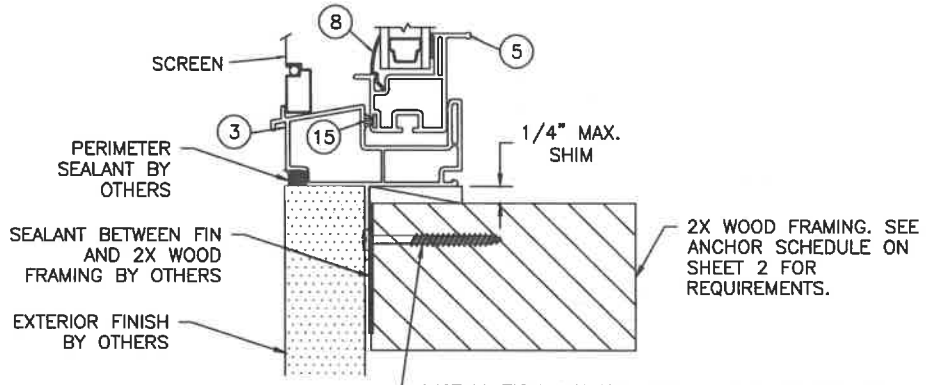
ROBERT JAMES AMORUSO LICENSED No. 49752 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert J Amoruso
Date: 2019.12.05 13:52:11 -05'00'





EXTERIOR **INTERIOR**



A/6 **VERTICAL CROSS SECTION**
NAILING FIN FRAME INSTALLATION

F

PROJECT # 419-0901

REV	DESCRIPTION	DATE	BY

RENAISSANCE WINDOWS AND DOORS
13340 INTERNATIONAL PARKWAY
JACKSONVILLE, FL 32218

TITLE: SERIES 8500 VINYL SINGLE HUNG WINDOW
VERTICAL CROSS SECTION - NAILING FIN INSTALLATION

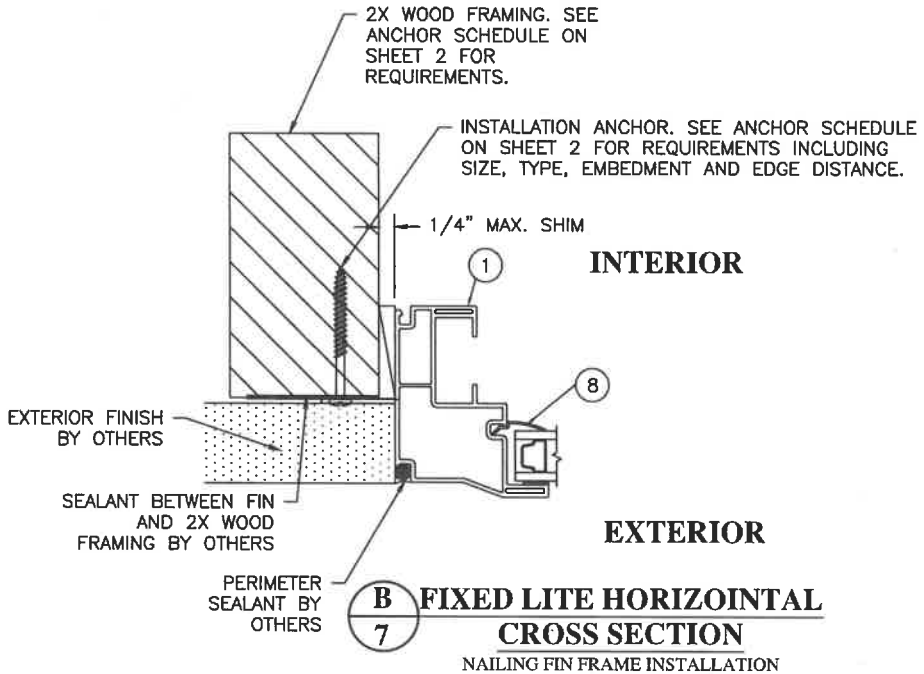
PREPARED BY: PTC PRODUCT DESIGN GROUP, LLC
Phone 321.890.1788
Fax 321.890.1789
LONGWOOD, FLORIDA 32752
Email info@ptc-corp.com
FBPE C.A. No. 7935

DRAWN BY: RJA
DATE: 12/5/19
SCALE: N.T.S.
DRAWING NO: RWD0001
REV: First Issue
SHEET: 6 OF 13

Robert J. Amoruso, P.E.
Florida P.E. No. 49752

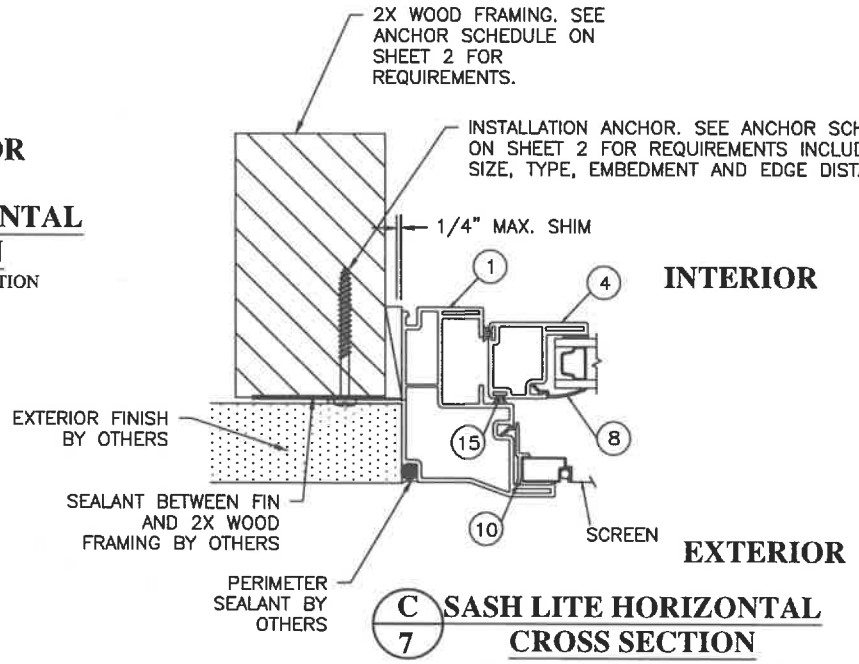
ROBERT JAMES AMORUSO LICENSE No. 49752 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert J Amoruso
Date: 2019.12.05 13:52:11 -05'00'



B / 7 FIXED LITE HORIZOINTAL CROSS SECTION

NAILING FIN FRAME INSTALLATION



C / 7 SASH LITE HORIZONTAL CROSS SECTION

NAILING FIN FRAME INSTALLATION

PROJECT # 419-0901

REV	DESCRIPTION	DATE	BY

RENAISSANCE WINDOWS AND DOORS
13340 INTERNATIONAL PARKWAY
JACKSONVILLE, FL 32218

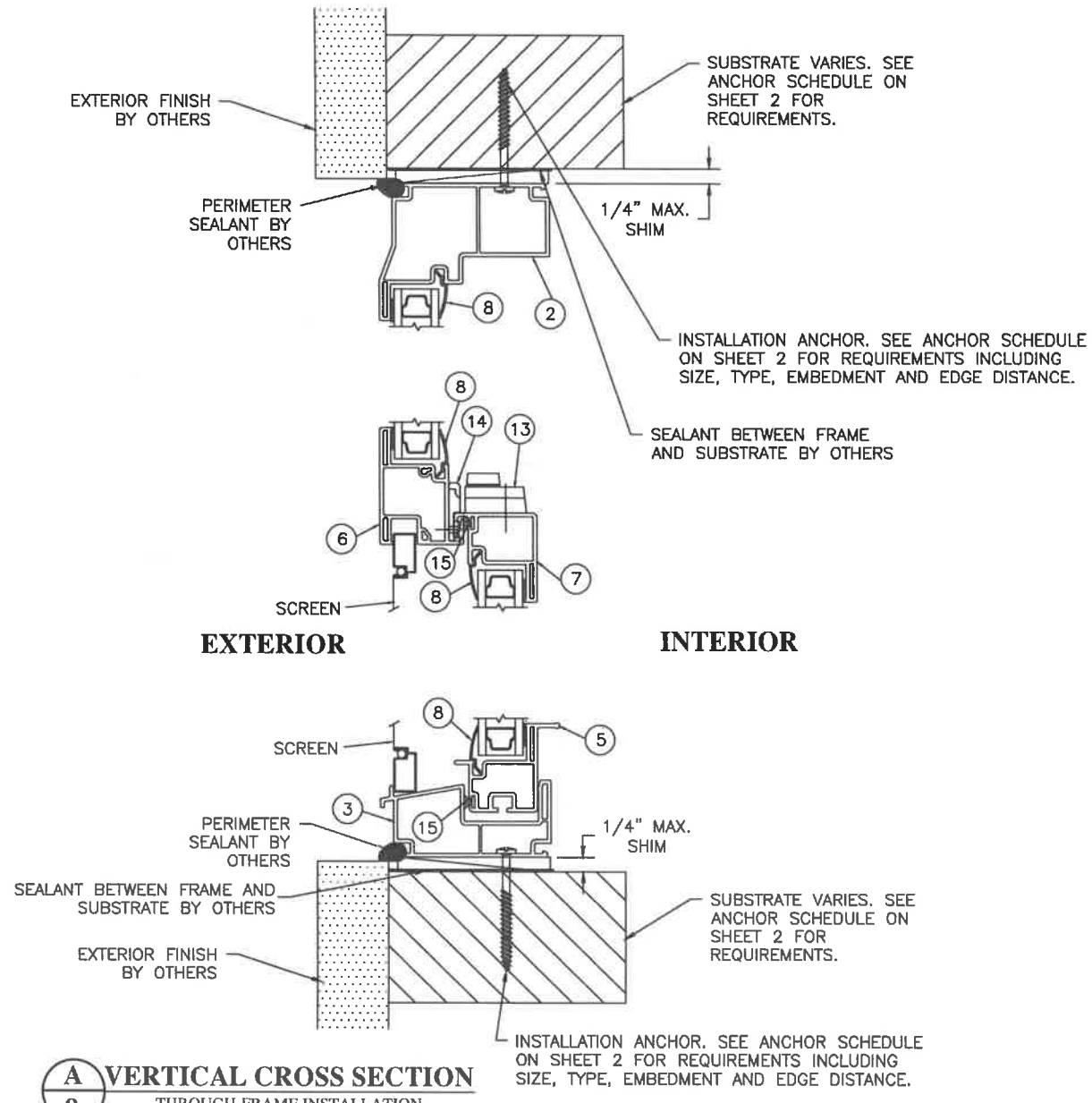
SERIES 8500 VINYL SINGLE HUNG WINDOW
HORIZONTAL CROSS SECTION - NAILING FIN INSTALLATION

DRAWN BY: RJA
DATE: 12/5/19
SCALE: N.T.S.
DRAWING NO: RWD0001
REV: First Issue
SHEET: 7 OF 13

PREPARED BY:
PTC PRODUCT DESIGN GROUP, LLC
Phone: 321.690.1788
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Robert J. Amoruso, P.E.
Florida P.E. No. 49752

Digitally signed by Robert J Amoruso
Date: 2019.12.05 13:52:11 -05'00'



A/8 VERTICAL CROSS SECTION
THROUGH-FRAME INSTALLATION

PROJECT # 419-0901

REV	DESCRIPTION	DATE	BY

RENAISSANCE WINDOWS AND DOORS
13340 INTERNATIONAL PARKWAY
JACKSONVILLE, FL 32218

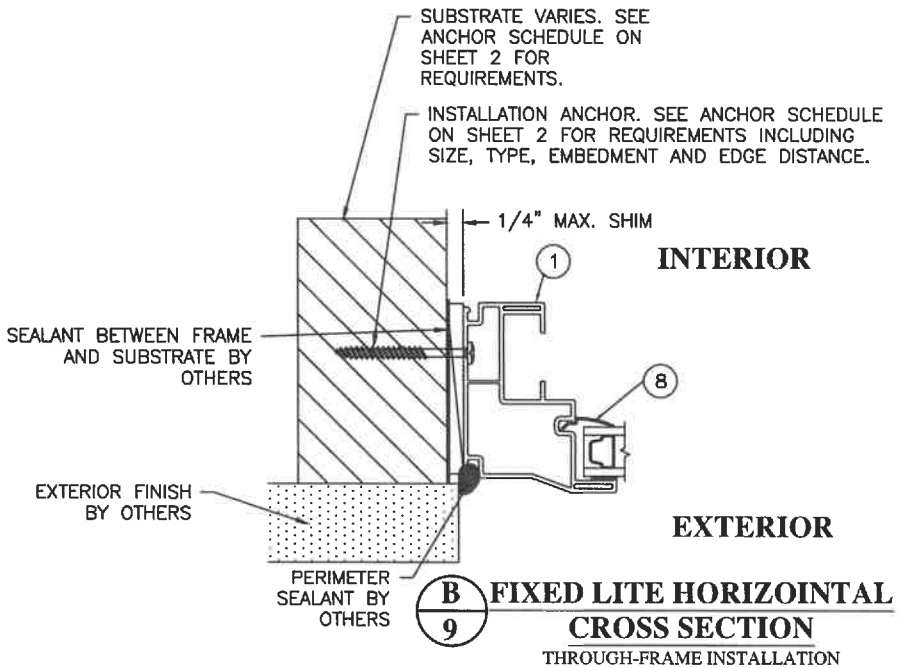
TITLE: SERIES 8500 VINYL SINGLE HUNG WINDOW
VERTICAL CROSS SECTION - THRU FRAME INSTALLATION

PREPARED BY: PTC PRODUCT DESIGN GROUP, LLC
2000 WEST STATE ROAD 434, SUITE 2000
LONGWOOD, FLORIDA 32779
FSEC C.A. NO. 29395
Phone 321.880.1788
Fax: 321.880.1789
Email: info@ptc-corp.com

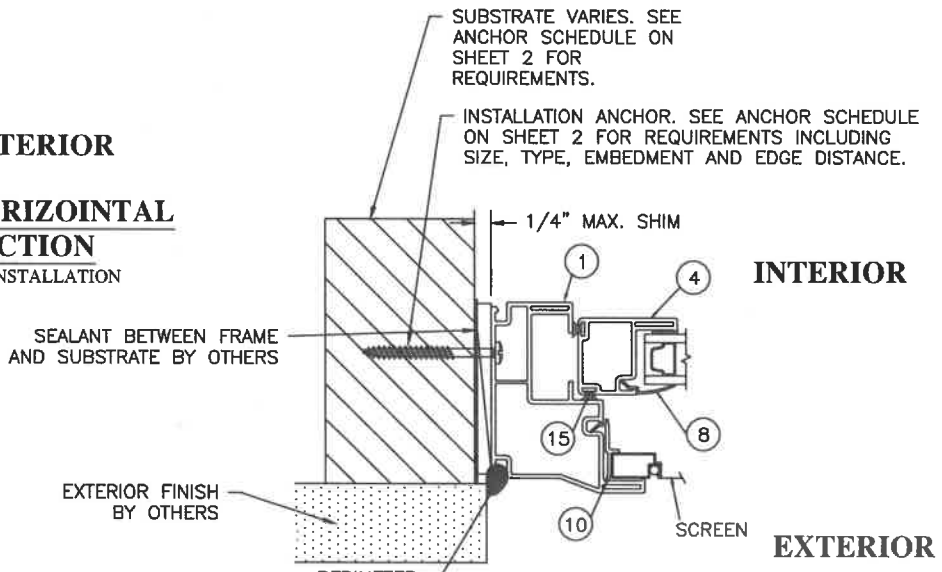
DRAWN BY: RJA
DATE: 12/5/19
SCALE: N.T.S.
DRAWING NO: RWD0001
REV: First Issue
SHEET: 8 OF 13

Robert J. Amoruso, P.E.
Florida P.E. No. 49752

Digitally signed by Robert J Amoruso
Date: 2019.12.05 13:52:11 -05'00'



B/9 FIXED LITE HORIZOINTAL CROSS SECTION
THROUGH-FRAME INSTALLATION



C/9 SASH LITE HORIZONTAL CROSS SECTION
THROUGH-FRAME INSTALLATION

PROJECT # 419-0901

REV	DESCRIPTION	DATE	BY

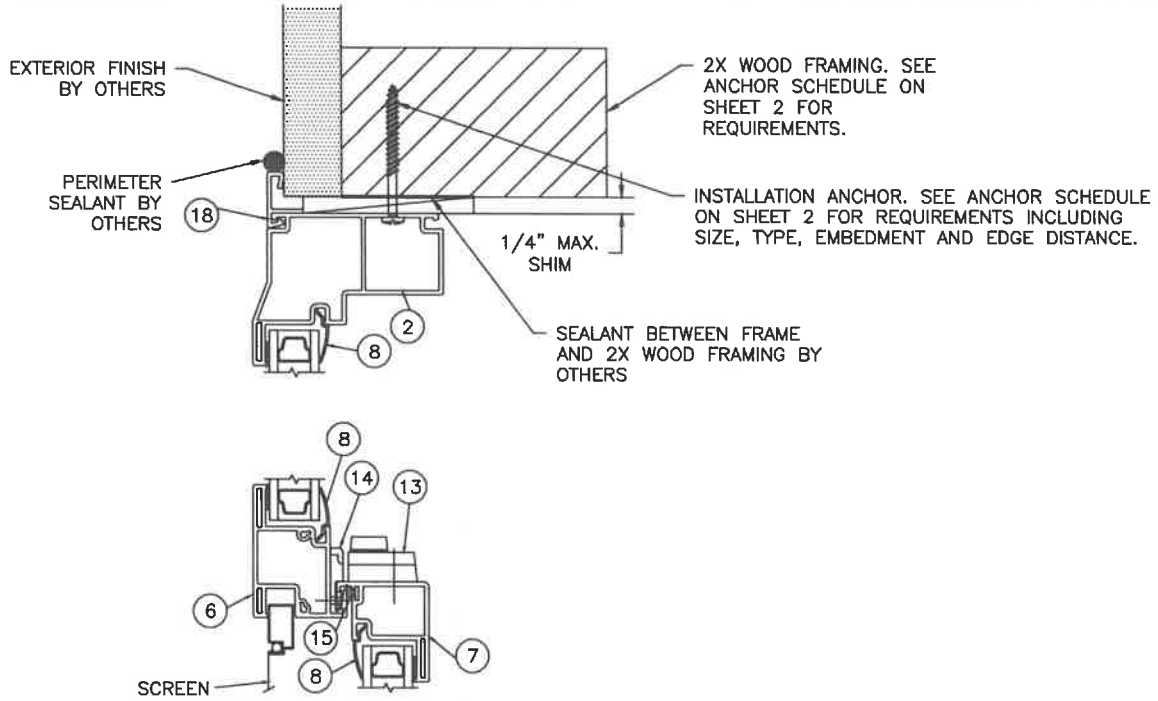
RENAISSANCE WINDOWS AND DOORS
13340 INTERNATIONAL PARKWAY
JACKSONVILLE, FL 32218

TITLE: SERIES 8500 VINYL SINGLE HUNG WINDOW
HORIZONTAL CROSS SECTION - THRU FRAME INSTALLATION

PREPARED BY: PTC PRODUCT DESIGN GROUP, LLC
DRAWN BY: RJA
DATE: 12/5/19
SCALE: N.T.S.
DRAWING NO: RWD0001
REV: First Issue
SHEET: 9 OF 13

Robert J. Amoruso, P.E.
Florida P.E. No. 49752

Digitally signed by Robert J Amoruso
Date: 2019.12.05 13:52:11 -05'00'



A/10 **VERTICAL CROSS SECTION**

SNAP-ON FLANGE THROUGH-FRAME INSTALLATION

PROJECT # 419-0901

REV	DESCRIPTION	DATE	BY

RENAISSANCE WINDOWS AND DOORS
13340 INTERNATIONAL PARKWAY
JACKSONVILLE FL 32218

TITLE: VERT. CROSS SECTION - SNAP-ON FLANGE THRU FRAME INST.
SERIES 8500 VINYL SINGLE HUNG WINDOW

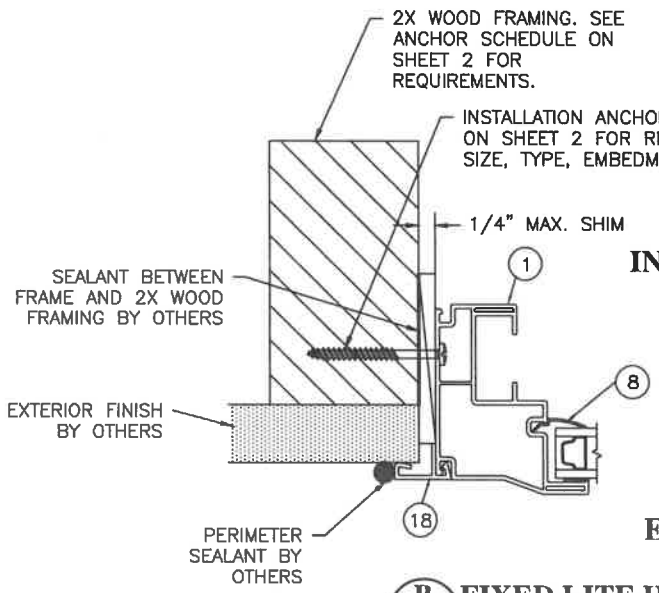
PREPARED BY: PTC PRODUCT DESIGN GROUP, LLC
LONGWOOD, FLORIDA 32752
Phone: 321.690.1788
Fax: 321.690.1789
Email: info@ptc-corp.com
FIRM C.A. NO. 27915

DRAWN BY: RJA
DATE: 12/5/19
SCALE: N.T.S.
DRAWING NO: RWD0001
REV: First Issue
SHEET: 10 OF 13

Robert J. Amoruso, P.E.
Florida P.E. No. 49752

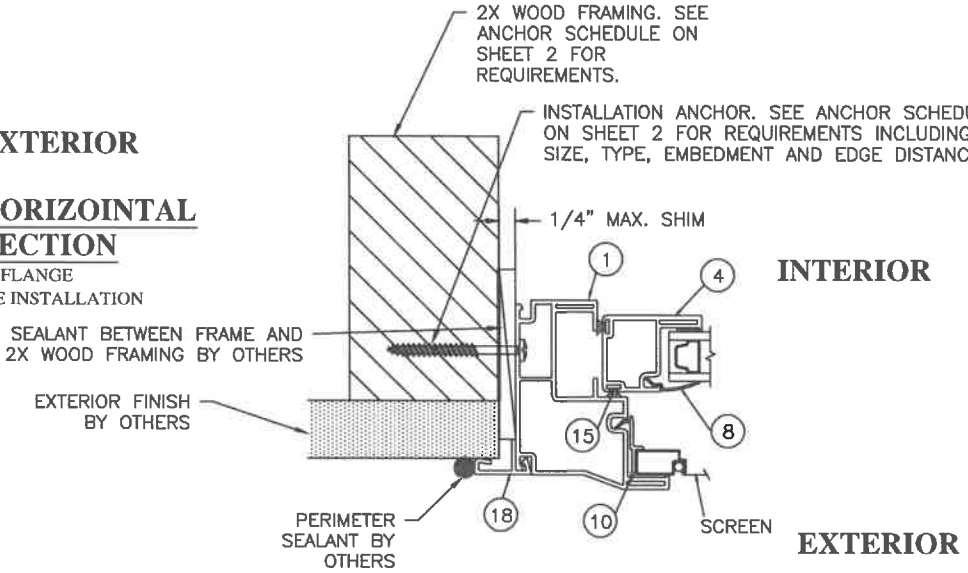
ROBERT JAMES AMORUSO LICENSE No. 49752 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert J Amoruso
Date: 2019.12.05 13:52:11 -05'00'



B / 11 FIXED LITE HORIZOINTAL CROSS SECTION

SNAP-ON FLANGE
THROUGH-FRAME INSTALLATION



C / 11 SASH LITE HORIZONTAL CROSS SECTION

SNAP-ON FLANGE
THROUGH-FRAME INSTALLATION

PROJECT # 419-0901

REV	DESCRIPTION	DATE	BY

RENAISSANCE WINDOWS AND DOORS
13340 INTERNATIONAL PARKWAY
JACKSONVILLE, FL 32218

TITLE: HORIZ. CROSS SECTION - SNAP-ON FLANGE THRU FRAME INST.
SERIES 8500 VINYL SINGLE HUNG WINDOW

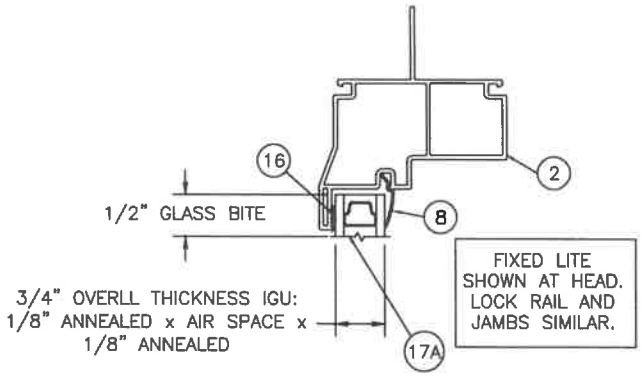
DRAWN BY: RJA
DATE: 12/5/19
SCALE: N.T.S.
DRAWING NO: RWD0001
REV: First Issue
SHEET: 11 OF 13

PREPARED BY:
PTC PRODUCT DESIGN GROUP, LLC
Phone 321.690.1788
Fax 321.690.1789
Email erik@ptc-corp.com
LONGWOOD, FLORIDA 32752
FBPE C.A. NO. 17315

Robert J. Amoruso, P.E.
Florida P.E. No. 49752

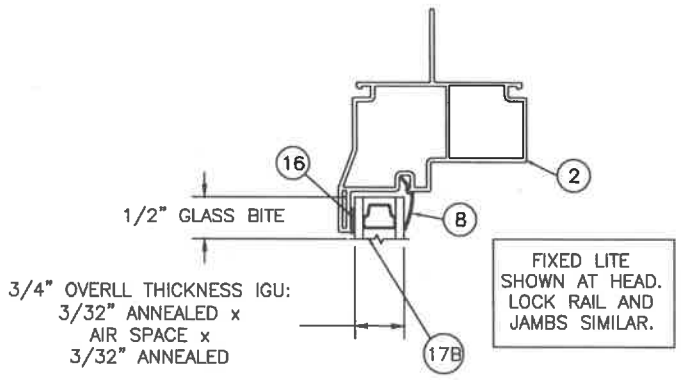
ROBERT JAMES AMORUSO LICENSE No. 49752 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert J Amoruso
Date: 2019.12.05 13:52:11 -05'00'

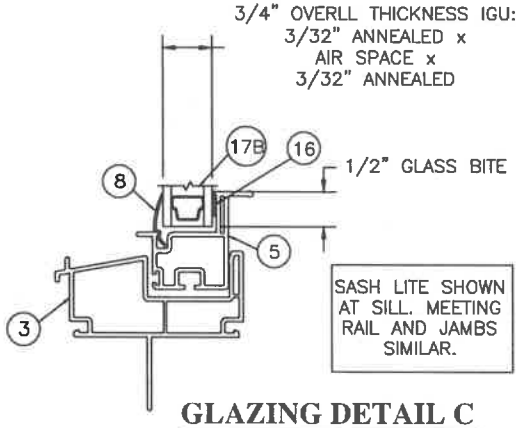


GLAZING DETAIL A

APPLICABLE AT FIXED LITE FOR DESIGN PRESSURE GREATER THAN 25 PSF



GLAZING DETAIL B



GLAZING DETAIL C

NOTES:

1. A MINIMUM OF TWO (2) NEOPRENE SETTING BLOCKS WITH 70 TO 90 SHORE A DUROMETER HARDNESS ARE REQUIRED AT BOTTOM (SILL) OF GLAZING LITES MORE THAN 3 FEET IN WIDTH.
2. AS-TESTED IGU SYSTEM SHOWN. OTHER SUBSTITUTES ARE ALLOW WHILE MAINTAINING INDIVIDUAL LITE THICKNESS AND TEMPER.

PROJECT # 419-0901

REV	DESCRIPTION	DATE	BY

RENAISSANCE WINDOWS AND DOORS
13340 INTERNATIONAL PARKWAY
JACKSONVILLE, FL 32218

TITLE: SERIES 8500 VINYL SINGLE HUNG WINDOW
GLAZING DETAILS AND NOTES

DRAWN BY: RJA
DATE: 12/5/19
SCALE: N.T.S.
DRAWING NO: RWD0001
REV: First Issue
SHEET: 12 OF 13

PREPARED BY:
PTC PRODUCT DESIGN GROUP, LLC
PO BOX 1305
LONGWOOD, FLORIDA 32752
Phone 321.690.1788
Fax: 321.690.1788
Email: info@ptc-corp.com
FBPE C.O.A. No. 33938

Robert J. Amoruso, P.E.
Florida P.E. No. 49752

ROBERT JAMES AMORUSO LICENSE No 49752 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert J Amoruso
Date: 2019.12.05 13:52:11 -05'00'

BOM NO.	PART NO.	DESCRIPTION	REMARKS
1	7867	JAMB	PVC
2	7868	HEAD	PVC
3	7869	SILL	PVC
4	7863	VENT STILE	PVC
5	7866	VENT RAIL - SILL	PVC
6	7864	FIXED INTERLOCK	PVC
7	7865	VENT INTERLOCK	PVC
8	6177	GLAZING BEAD	PVC
9	6555	SETTING BLOCK	NOT SHOWN
10	7871	SCREEN LOCK	PVC
	LOCK SET		
11	9208	BASE	NOT SHOWN
12	9202	LEVER	NOT SHOWN
13	9203	CAM	
14	9659	KEEPER	
15	23718745	WEATHERSTRIP	.187 x .230 FIN PILE
	GLAZING		
16		WET GLAZING COMPOUND	SILICONE
17A	GLAZING DETAIL A	3/4" OVERLL THICKNESS IGU 1/8" ANNEALED X AIR SPACE X 1/8" ANNEALED	
17B	GLAZING DETAIL B & C	3/4" OVERLL THICKNESS IGU 3/32" ANNEALED X AIR SPACE X 3/32" ANNEALED	
	INSTALLATION COMPONENTS		
18	8461	SNAP-ON FLANGE	PVC

PROJECT # 419-0901

REV	DESCRIPTION	DATE	BY

RENAISSANCE WINDOWS AND DOORS
13340 INTERNATIONAL PARKWAY
JACKSONVILLE, FL 32218

TITLE: SERIES 8500 VINYL SINGLE HUNG WINDOW
BILL OF MATERIALS

DRAWN BY: RJA
DATE: 12/5/19
SCALE: N.T.S.
DRAWING NO: RWD0001
REV: First Issue
SHEET: 13 OF 13

PREPARED BY:
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ROBERT JAMES AMORUSO LICENSE No 49752 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert J Amoruso
Date: 2019.12.05 13:52:11 -05'00'


perfexion
EXIT
CUSTOM WINDOWS + DOORS
GutterHelmet













































































































Application pg. 123











Candice Seymour

From: Imaan Kherekar <imaan@fotocomercio.com>
Sent: Tuesday, September 8, 2026 4:01 PM
To: Candice Seymour
Cc: spencer@fotocomercio.com; Alon Ben Israel; Michael Silver
Subject: Re: Your Deadline for Required HARB Documentation Has Passed

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

Hi Candice,

Thank you for following up and for outlining the available options.

We have decided not to proceed with the 30 St. George Street location at this time, so we will not be continuing with the HARB application.

Please let me know if we need to withdraw our application via the online portal?

Thank you again for your time and assistance throughout the process. We really appreciate your guidance.

Best,
Imaan

On Tue, Sep 8, 2026 at 9:48 PM Candice Seymour <cseymour@citystaug.com> wrote:

> Good morning,
>
> Our records indicate that the required documentation requested by city staff and/or the HARB for your application regarding 30 St. George Street was not received by the **September 7, 2026** deadline for the upcoming **September 17, 2026** meeting.
>
> We are now drafting staff reports to meet our own deadline for distributing meeting packets to the Board and Public prior to next week's meeting. Any documentation received from this point forward will not be reviewed by staff or distributed to the Board at the September meeting.
>
> You have several options to proceed with your application:

- **Request a Continuance** to a future meeting by emailing HARB@citystaug.com and asking that your item be continued to allow time for you to submit the required information. Future meeting dates and application deadlines can be found here. Documentation for continued applications has a deadline of no later than 10 days prior to the meeting. You may choose any future meeting date for a continuance; OR,
- **Walk-on New Information** by providing 9 copies of all new information for the Board and city staff on the day of the meeting. Be aware, new documents provided at the meeting are only reviewed at the Board's discretion. They may choose to continue your application to allow time for all parties to review the new information at length.

If you are planning to attend and provide additional information at the meeting, please notify staff of your intent by replying to this email. If no communication is received, staff can administratively continue your application until required information is received.

Thank you for your time and consideration,

Candice Seymour

Historic Preservation Planner

City of St. Augustine

cseymour@citystaug.com

904-209-4326

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

Avoid Scams! The City of St. Augustine clearly posts all application fees on our website. Additional fees invoiced to applicants are always sent via a citystaug.com email address and are generally for legal ads in the *St. Augustine Record* and/or certified notices as required for applications heard by the HARB, CRC, or PZB, per City Ordinance and State Statute. All fees should be paid via the Permits Portal, by check made out to the City of St. Augustine, or paid in person at the Planning & Building Department. The City of St. Augustine will never request that fees be wire transferred. If there is any question as to whether an invoice you received is legitimate, please call me or 904-825-1065 to confirm.

LES THOMAS
ARCHITECT

9-4-2026

City of St Augustine
Julie Courtney
HARB
via Email:jcourtney@citystaug.com

Dear Julie,

Respresenting Dan Cava, the property owner ,I would like to request a continunance for 58 Marine St/ 156 Avenida Menendez project on the HARB Meeting's agenda for Thursday, Sept 17,2026.

We would request to continue it until the Oct. 15, 2026 HARB Meeting

If there are any questions please contact me.

Sincerely,

Les Thomas

32 CORDOVA ST. ■ ST. AUGUSTINE ■ FL 32084 ■ 904-824-9508 ■ FAX: 904-824-6667
EMAIL: LTA@LESTHOMASARCHITECT.COM
STATE LIC.#AR9242

CITY OF ST AUGUSTINE

MEMORANDUM

To: The Historic Architectural Review Board

Date: September 17, 2026

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

During the month of August 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

191 Cordova Street (Replace electrical meter)

62 Fullerwood (HARB approved roof replacement with metal material)

168 Avenida Menendez (HARB approved installation of generator and tank)

75 King Street (Bathroom renovation – HARB approved vent)

170 Avenida Menendez (HVAC Changeout)

54 Water Street (HARB approved roof replacement with standing seam)

50 Charlotte Street (Flat roof replacement)

69 St. George Street (HARB approved gate expansion)

118 St. George Street (Interior/underground plumbing and grease trap work)

307 St. George Street (New LP tank)

70 St. George Street (HVAC Changeout)

76 St. George Street (HVAC Changeout)

115 Cordova Street (Tile roof repair)

38 Marine Street (In-kind repair of exterior wood stair)

39 & 41 Cordova Street (Interior non-structural demolition)

144 St. George Street (HVAC Change-out)

65 Cuna Street (Replace two windows in-kind)

Candice Seymour

Candice Seymour, Historic Preservation Planner

MEMORANDUM

TO: **Historic Architectural Review Board (HARB)**
DATE: **September 17, 2026**
RE: **Section 106 Threat Advocacy**

As a follow-up from the Other Business item discussed at the August 20th HARB meeting, please see the attached informational sheets related to Section 106, as it was intended under the National Historic Preservation Act of 1966, and the recent threat to the process that has arisen with proposed revisions. The information in this packet includes:

- For Next Steps in Reaching out to Elected Officials: Contact info, Template Letter, Messaging Guide: (See City's Resolution 2026-27* & Bridge of Lions Success Story** as great references or information to include in your correspondence)
- "What is Section 106?": Simply summarizes the 4 steps that are followed when federal funds are being used for proposed projects. A few examples are road or bridge improvements by our FDOT, or work done related to resiliency such as our lift stations throughout the city.
- "Proposed Revisions to Section 106 Threaten Local Voices"
- "Section 106 Under Threat"
- *City of St. Augustine's Resolution 2026-27 opposing these revisions which was unanimously supported by our City Commission at their August 24th meeting
- **Bridge of Lions Success Story – Section 106 Case Study (this process is now threatened)

As a Certified Local Government since 1986, the City of St. Augustine has developed a respected historic preservation and archaeology program supported by substantial professional expertise and institutional knowledge. The City's participation in the Section 106 process provides federal agencies with valuable information that may not be available through federal records or generalized historic-resource databases, resulting in better-informed decisions.

Section 106 does not prevent federal projects from moving forward. It provides a collaborative process through which federal agencies identify historic properties, consider potential effects, consult with affected parties, and seek practical ways to avoid, minimize, or resolve adverse effects. Early consultation is particularly important in St. Augustine, where archaeological resources may lie beneath existing development and projects may affect interconnected historic and cultural resources.

We need to strongly voice our concern to our elected officials and reviewing federal agencies now, and later to the Advisory Council on Historic Preservation (once the public comment period opens) to urge that the essential safeguards, accountability, and collaborative framework of Section 106 are maintained!

What can you do to help?
Write to our elected officials (State and Federal) to inform them of the special and unique historic and cultural resources we want to protect in St. Augustine and share how these changes could remove the See the following contact information. Many of our elected officials have online Email Forms that you can simply fill in your name and address and then copy and paste your message. **SEE the Template Letter to help get you started, the "Messaging Guide for Local Preservation Programs" for more tips on what you can focus on. You can reference and/or include the attached City's Resolution & Bridge of Lions Success Story when you reach out!**

Ways to Reach out to Our Legislators and Elected Officials:

The Honorable Senator Rick Scott
Online Email form: https://www.rickscott.senate.gov/contact/share-your-opinion
110 Hart Senate Office Building
Washington DC 20510

The Honorable Senator Ashley Moody
Online Email form: https://www.moody.senate.gov/contact-us/
387 Russell Senate Office Building
Washington DC 20510

Congressman John H. Rutherford:
Online Email form: https://rutherford.house.gov/EmailUS

Jacksonville District Office
Address:
4130 Salisbury Road, Suite 2500
Jacksonville, FL 32216
Phone: (904) 831-5205

Washington, D.C. Office
Address:
1711 Longworth House Office Building
Washington, DC 20515
Phone: (202) 225-2501

Governor Ron DeSantis:
Online Email form: https://www.flgov.com/eog/leadership/people/ron-desantis/contact
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001
Citizen Services / Main Line: (850) 488-7146

Secretary of State Cord Byrd
(Correspondence or Scheduling Requests):
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399
850.245.6500
850.245.6125 (fax)
Email: SecretaryofState@dos.fl.gov

Florida Senator Thomas J. "Tom" Leek:
Online Email form: https://www.flsenate.gov/Senators/s7?pref=full
District Office
4475 US 1 South
Suite 404
St. Augustine, FL 32086
(386) 446-7610
Tallahassee Office
310 Senate Building
404 South Monroe Street
Tallahassee, FL 32399-1100
(850) 487-5007
Senate VOIP: 5007

Florida Representative Sam Greco
Online Email form:
https://www.flhouse.gov/Sections/Representatives/contactmember.aspx?MemberId=4906&SessionId=113
1401 The Capitol
402 South Monroe Street
Tallahassee, FL 32399-1300
Phone: (850) 717-5019

Florida Representative Kim Kendall
Online Email form:
https://www.flhouse.gov/Sections/Representatives/contactmember.aspx?MemberId=490513
01 Capitol
402 South Monroe Street
Tallahassee, FL 32399-1300
Phone: (850) 717-5018

Rick Gonzalez, President of REG Architects and Advisory Council on Historic Preservation Council Member:
General Office Email: regadmin@regarchitects.com
Address:
120 South Olive Avenue, Ste. 210
West Palm Beach, FL 33401

Please let me know if you have any questions on this information.
Thank you,
Julie Courtney
Historic Preservation Officer
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283

SAMPLE TEMPLATE LETTER FROM THE NAPC
(National Alliance of Preservation Commissions):
Please also see the NAPC "Messaging Guide for Local Preservation Programs" for more tips on what you can also focus on when you reach out!

Subject: Please Support Local Voices in the Section 106 Process

Dear [ELECTED OFFICIAL] _____,

I am writing to ask you to support meaningful local participation in the federal Section 106 process and to speak out against proposed changes that could limit the ability of local communities to participate in decisions affecting historic resources.

Section 106 of the National Historic Preservation Act provides an important opportunity for communities to share their knowledge, concerns, and ideas before federal projects or federally assisted projects move forward. Local governments and community members often have valuable knowledge about the historic places in their communities and can help identify concerns and develop solutions early in the planning process.

[OPTIONAL: SHARE A LOCAL SUCCESS STORY] –See Bridge of Lions Case Study

In [COMMUNITY], Section 106 played an important role in [BRIEFLY DESCRIBE PROJECT]. Through consultation with [CITY/COUNTY/LOCAL COMMISSION/COMMUNITY MEMBERS], [DESCRIBE THE POSITIVE OUTCOME]. This is an example of how meaningful consultation can help protect historic resources while also allowing important projects to move forward.

Currently, local governments, State Historic Preservation Offices, Tribes, and Certified Local Governments are entitled to participate in Section 106 consultations. Under the proposed changes, federal agencies will decide whether to notify or consult local governments.

For communities like ours, this could mean fewer opportunities to share local knowledge, identify potential impacts, and work collaboratively with federal agencies before decisions are made.

Good consultation does not have to stand in the way of progress. In fact, bringing local voices to the table early can help identify problems, reduce conflict, and lead to better outcomes for everyone.

(continued)

Historic preservation is also an investment in our communities. Historic places can support tourism, strengthen local businesses, attract investment, and contribute to the character and identity that make communities desirable places to live, work, and visit.

As an elected official, you have an important voice in this conversation. We ask that you:

- Support meaningful local participation in the Section 106 process.
- Encourage federal decision-makers to maintain consultation with local governments, communities, Tribes, State Historic Preservation Offices, and other interested parties.
- Speak with your congressional delegation about the importance of protecting local voices in the federal preservation process.
- Share examples from our community that demonstrate how consultation has helped protect historic resources and improve projects.

Thank you for your leadership and for supporting the ability of local communities to have a meaningful voice in decisions that affect the places that tell our history.

Sincerely,

(continued)

TIP FROM NAPC'S

Messaging Guide for Local Preservation Programs

EFFECTIVELY COMMUNICATING WITH ELECTED OFFICIALS

Effective communication starts with **listening**. The more you understand the specific needs, priorities, and challenges of your audience, the more relevant you can make a message or conversation.

Elected officials and their staff often prioritize:

- ✓ Constituents' concerns and satisfaction
- ✓ Economic return on investment and cost savings
- ✓ Efficient use of limited resources
- ✓ Low-risk, high-impact initiatives
- ✓ Recognition and visibility for their contributions

When advocating for local preservation programs, provide:

- **Economic Data** – Demonstrate the financial benefits of historic preservation, including job creation and tax revenue.
- **Success Stories** – Highlight preservation projects that address housing, sustainability, and equity.
- **Cost Savings** – Show how adaptive reuse is often more cost-effective than new construction.
- **Preservation Incentives** – Share how programs like historic tax credits benefit constituents.
- **Broader Support** – Provide examples of similar efforts in comparable communities.
- **Photo Opportunities** – Recognize officials' support publicly when appropriate.

NATIONAL ALLIANCE of PRESERVATION COMMISSIONS
NAPC
education + training + advocacy

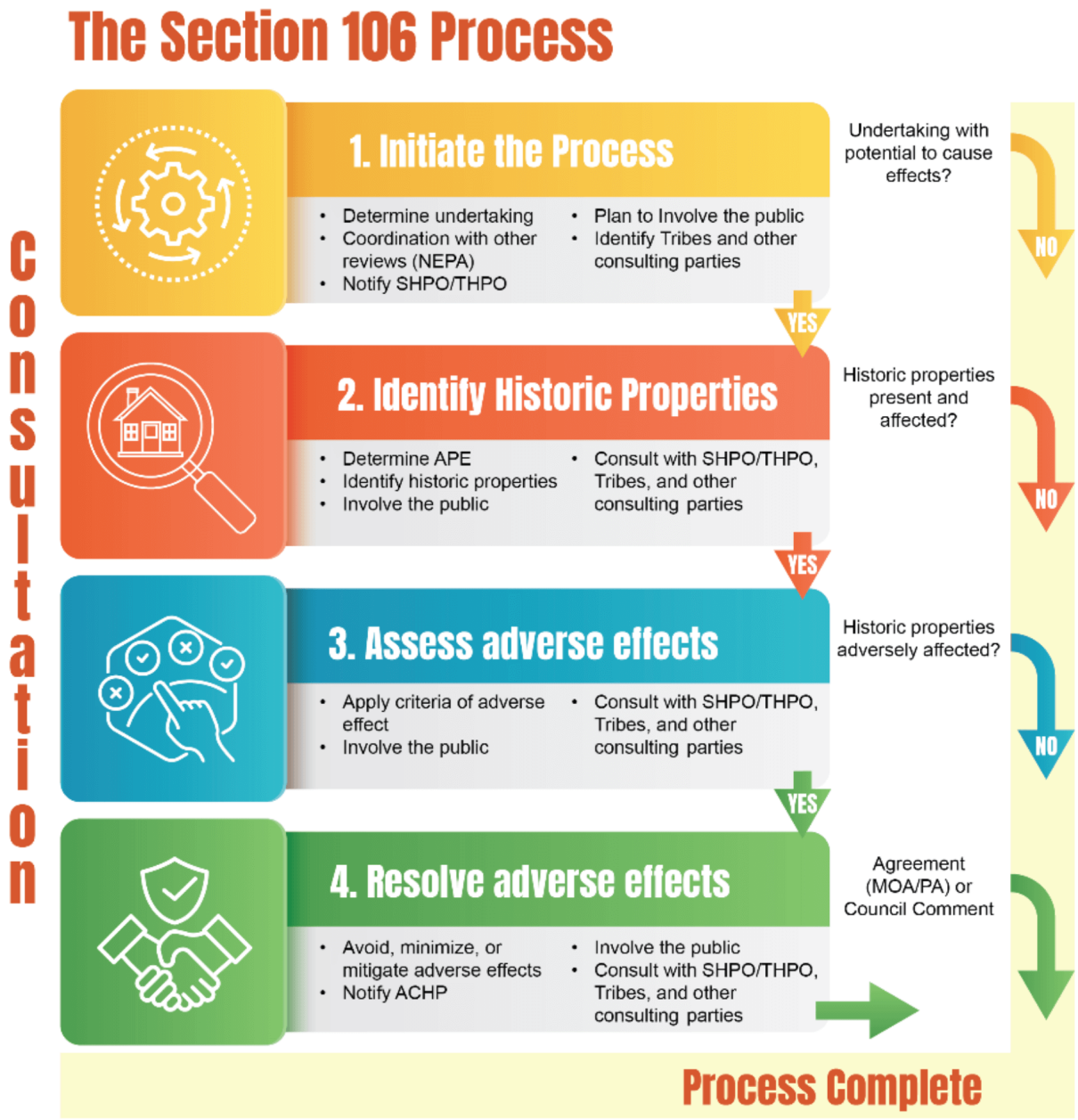
CHECK OUT THE FULL MESSAGING GUIDE BY SACNNING THE CODE.

https://www.cnmijointmilitarytrainingeis.com/section-106.html

What is Section 106?

Section 106 of the National Historic Preservation Act (NHPA) requires federal agencies to consider the effects of their proposed projects on historic properties. Additionally, Section 106 gives the Advisory Council on Historic Preservation, consulting parties, and the public the opportunity to provide input on the proposed project before a final decision is made.

Section 106 is a four-step process to ensure that preservation values are factored into federal agency planning and decisions: initiation of the process, identification of historic properties, assessment of adverse effects, and (if necessary) resolution of adverse effects. This process is illustrated in more detail below.





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/

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.

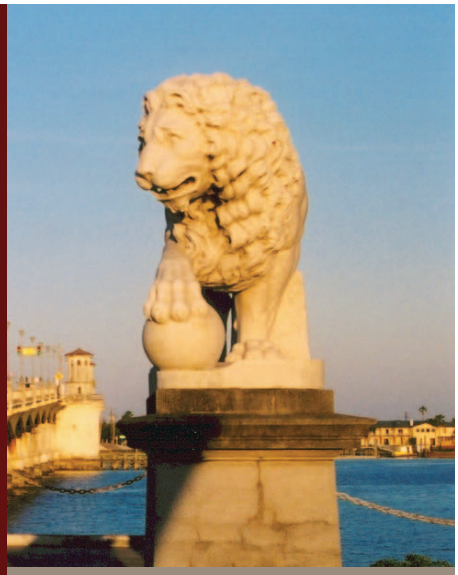
ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida this 24th day of August, 2026.

CITY OF ST. AUGUSTINE, FLORIDA

Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

City Clerk, Darlene Galambos
(Corporate Seal)



"The Bridge of Lions rehabilitation and restoration project in St. Augustine, Florida, is a stunning example of how the unique, aesthetic elements of an historic structure can be incorporated into a modern design."

— REBUILDING AMERICA'S INFRASTRUCTURE
July 2009

Bridge of Lions photos courtesy America's Byways.

106 SUCCESS STORY

Bridge of Lions Illustrates Early Community Involvement Key in Maintaining Historic Character in a Contemporary Bridge

St. Augustine, Florida



THE STORY

On the feast day of St. Augustine, 1565, Admiral General Don Pedro Menendéz de Avilés sailed through an inlet into a natural harbor protected by a barrier island along the north coast of present day Florida. He founded St. Augustine, the oldest European city in the continental United States with the longest continuously serving port. The city was growing in the early 20th century, and the Bridge of Lions was built in 1927 to connect Anastasia Island—the barrier island—to the mainland. The graceful 1,574-foot-long drawbridge designed by the J.E. Greiner Company of Baltimore uses Mediterranean Revival elements to complement the city's architecture and Spanish origins. It was named for a pair of lions sculpted in Carrera marble bracketing the west end of the bridge. Upon completion, the *St. Augustine Record* praised it for demonstrating in structural form the "good taste, daring optimism and faith of the people of this progressive community."

THE PROJECT

By the 1970s, the Bridge of Lions was in serious need of attention, carrying 21,500 people daily, and both bridge and boat traffic were increasing. Its narrow travel lanes, safety railings, and pedestrian features did not meet Florida Department of Transportation safety standards. Its horizontal clearance did not meet U.S. Coast Guard guidelines. When cracks were found in the bridge's support structure, the time for decision making and action could no longer be delayed. It was closed in 2006 presenting the major challenge of preserving the historic elements of the bridge, listed in the National Register of Historic Places, while bringing it to current safety and engineering standards. The preservation challenges warranted the bridge being named to the National Trust for Historic Preservation's "America's 11 Most Endangered Historic Places" list.

CONTINUED >>>





Above: Temporary bridge with lift; bridge for boat traffic adjacent to the historic bridge. © L. Barnwell
Right: Bridge of Lions © Paul Brennan

THE 106 PROCESS

The Federal Highway Administration (FHWA) provided funding for the project and was the federal agency responsible for conducting the Section 106 process under the National Historic Preservation Act. Section 106 requires that federal agencies identify historic properties and assess the effects of the projects they carry out, fund, or permit on those properties. Under Section 106, agencies also consult with Indian tribes, state and local governments, and organizations and individuals that have a demonstrated interest in the historic property to seek agreement on measures to address the effects.

A large number of consulting parties, including the Advisory Council on Historic Preservation (ACHP), were involved in the Section 106 process from the outset. A team of engineers, designers, landscapers, architects, and historians was created by the Florida Department of Transportation to work with preservationists ensuring the bridge was built using sustainable construction practices. Open in 2010, the contemporary bridge is three feet wider and has piers 75 feet deeper to carry current heavier loads. The bridge retained the towers, drawbridge, and 23 graceful pairs of arches, and was returned to its original 1927 color. It incorporated some 450 tons of steel from the original structure but otherwise was largely replaced at a total cost of $76.8 million. Lost features including railings, gates, and light posts were replicated, and roof tiles salvaged from other local buildings were used to roof the bridge's towers.

THE SUCCESS

From the beginning, the new bridge project brought disparate groups together to create a design that retains elements of the original bridge, rehabilitated to its 1927 design, and incorporates a larger and stronger structure to serve contemporary needs.

Consulting Parties:
ACHP
Federal Highway Administration
Department of the Interior
U.S. Coast Guard
Florida Department of Transportation
Florida State Historic Preservation Officer
Florida Department of Environmental Protection
Florida Department of Community Affairs
Northeast Florida Regional Planning Council
Saint Johns River Water Management District
St. Johns County Commission
City of St. Augustine City Commission
Save Our Bridge, Inc.

For more about Section 106 and the ACHP go to **www.achp.gov.**

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Preserving America's Heritage