

RESOLUTION NO. 2023-418

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA REGARDING A PARTIAL AD VALOREM PROPERTY TAX EXEMPTION FOR REHABILITATION OF A HISTORIC PROPERTY LOCATED AT 316 NORTH MAIN STREET IN HASTINGS, OWNED BY 316 N MAIN STREET, LLC; PROVIDING FOR EXEMPTION FROM THAT PORTION OF AD VALOREM TAX LEVIED BY THE COUNTY ON ONE HUNDRED PERCENT (100%) OF THE INCREASE IN ASSESSED VALUE RESULTING FROM THE QUALIFYING IMPROVEMENT PROJECT, PURSUANT TO ST. JOHNS COUNTY ORDINANCE NO. 2022-55; PROVIDING FOR AN EXEMPTION PERIOD OF TEN (10) YEARS BEGINNING ON JANUARY 1ST OF THE YEAR FOLLOWING IN WHICH THE BOARD ADOPTS THIS RESOLUTION; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A HISTORIC PROPERTY TAX EXEMPTION COVENANT ON BEHALF OF THE COUNTY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1992, Florida voters overwhelmingly approved by referendum an amendment to the Constitution of the State of Florida authorizing local governments to provide a partial ad valorem property tax exemption to owners of Florida historic properties who restore, rehabilitate, or renovate those structures; and

WHEREAS, pursuant to the Constitution of the State of Florida, Article VII, Section 3(d), St. Johns County may, for the purpose of its respective tax levy, grant historic preservation partial ad valorem property tax exemptions to owners of historic properties by ordinance; and

WHEREAS, section 196.1997(1), Florida Statutes, provides that a county may grant partial ad valorem property tax exemptions under the Constitution of the State of Florida, Article VII, Section 3(d) to historic properties, if the owners are engaging in the restoration, rehabilitation, or renovation of such properties, in accordance with the guidelines established therein; and

WHEREAS, in 1997, the St. Johns County Board of County Commissioners enacted Ordinance No. 1997-61 which was subsequently amended by Ordinance No. 20029-59, both of which were repealed and replaced by Ordinance No. 2022-55 to provide for a Historic Property Tax Exemption for qualifying properties; and

WHEREAS, the property located at 316 N Main Street in Hastings is a Significant Cultural

Resource¹ designated by the Cultural Resource Review Board on August 8, 2022 (“Historic Property”); and

WHEREAS, the owner of the Historic Property, 316 N Main Street, LLC, has submitted a complete Historic Preservation Property Tax Exemption Application, attached hereto as Exhibit 1, including all required documentation (“Application”); and

WHEREAS, County staff has determined the Historic Property is a Qualifying Property and the rehabilitation thereof, as described in the Application, is a Qualifying Improvement as those terms are defined in Ordinance No. 2022-55; and

WHEREAS, at its June 12, 2023 meeting, the Cultural Resource Review Board determined the Qualifying Improvement project is consistent with the U.S. Department of the Interior *Secretary of the Interior’s Standards for Rehabilitation* and recommended the Board of County Commissioners grant the tax exemption; and

WHEREAS, the Owner of the Property has executed the required Historic Preservation Tax Exemption Covenant, attached hereto as Exhibit 2, in which the Owner agrees to maintain and repair the Historic Property, including the Qualifying Improvement project, so as to preserve its architectural, historical or archaeological integrity during the exemption period; In order to retain the exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption is granted. Now, therefore

BE IT RESOLVED by the Board of County Commissioners, St. John County, Florida as follows:

Section 1. The Board adopts the above recitals as its findings of fact and hereby grants a Historic Rehabilitation Tax Exemption pursuant to St. Johns County Ordinance No. 2022-55, for the Historic Property located at 316 N Main Street. The exemption approved herein is a partial ad valorem property tax exemption for one hundred percent (100%) of the increase in the assessed value resulting from the Qualifying Improvement Project.

Section 2. The Board hereby approves the exemption granted in Section 1 for a period of ten (10) years, beginning on January 1st of the year following the year in which Board adopts this Resolution, and expiring on December 31st of the tenth year thereafter, pursuant to section 8, Ordinance No. 2022-55, which period begins on January 1, 2024, and expires on December 31, 2034.

Section 3. The Board authorizes the County Administrator, or designee, to execute the Historic Property Tax Exemption Covenant, on behalf of the County.

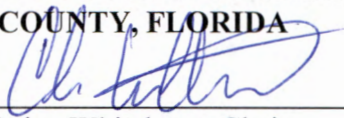
¹ The County’s definition of “Cultural Resource” has the same meaning as “Historic Property” under the Florida Historical Resources Act. *See* §267.021(4), Fla. Stat. and Art. XII, Pt. 12.01.00, Land Development Code.

Section 4. This Resolution shall become effective upon signature of the Chair.

Section 5. To the extent there are any typographical or administrative errors or omissions that do not change the tone, tenor, or context of this Resolution, then this Resolution may be revised without subsequent approval of the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 7th day of November, 2023.

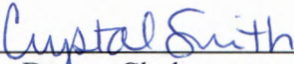
**BOARD OF COUNTY COMMISSIONERS OF ST.
JOHNS COUNTY, FLORIDA**

By: 
Christian Whitehurst, Chair

ATTEST:
Brandon J. Patty,
Clerk of the Circuit Court and Comptroller

Rendition Date: NOV 08 2023

Effective Date: NOV 08 2023

By: 
Deputy Clerk



Part 1 – Evaluation of Property Eligibility

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

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 0420000000 *Attach legal description of property*

Address of property: 316 N. Main Street

City: Hastings County St. Johns Zip Code 32145

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

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

Name of historic district St. Johns County/Hastings Downtown

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

Name of local historic preservation agency/office St. Johns County Cultural Resources, Growth Management
Mailing Address 4030 Lewis Speedway

City St. Augustine State Florida Zip Code 32084

Telephone Number (904) 209-0579

2. Type of request:

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

3. Owner information:

Name of individual or organization owning the property 316 N Main St LLC c/o Jena Baker-Dennis

Mailing address 105 S Ponce de Leon Blvd

City St. Augustine State Florida Zip code 32084

Daytime Telephone Number (904) 806-4274

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

Page Two – Historic Preservation Property Tax Exemption Application

Property Identification Number 0420000000

Property Address 316 N. Main Street, Hastings, FL 32145

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Jena Baker-Dennis

Jena Baker-Dennis

May 17, 2023

Name

Signature

Date

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

Owner

316 N Main St, LLC

Title

Organization name

EVALUATION OF PROPERTY ELIGIBILITY

(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

The address represents two structures. The first, facing Main Street, was constructed ca. 1920, is a two-story, flat-roofed, masonry vernacular, Commercial style structure with a series of storefronts on the first story. The building is constructed of brick in a running bond pattern and is devoid of ornamentation. The sides of the narrow parapet roof are stepped. The storefront has been altered and features multiple entrances and windows. Second story windows are five, triple-groupings of 1/1 single hung sash replacements. A one-story, gable-roofed rear wing is attached. The building was vandalized, requiring emergency re-stabilization of the north wall and transfer of the structural load to a new concrete block interior wall. The heavy frame and steel interior construction has assisted in securing the building’s condition.

A second structure is located near the rear of the property at a 90-degree angle and faces Cochran Avenue. The long, narrow frame structure features a glass clerestory that retains its metal operating mechanism and features historic and contemporary warbled glass.

Date of Construction ca. 1920 Date(s) of Alteration(s) _____

Has building been moved? ()Yes ()No If so, when? _____

6. Statement of Significance:

Identified on a 1921 Sanborn Fire Insurance Map as “Big Brick Garage” with a capacity to hold 20 cars, the building featured a Delco electric lighting system and chemical fire extinguishers, but no heat – possibly due to the fire hazard.

The rear structure, Hastings Herald Printing Building, built ca. 1910, is important as a utilitarian structure that is indicative of the turn-of-the-20th century understanding of the importance of providing light and removing heat through a clerestory structure.

The buildings at 316 North Main Street are significant, the Main Street structure for its Commercial style masonry vernacular architecture (Criteria 4). The building is symbolic of Main Streets across St. Johns County and the United States in the early decades of the 20th century with the advent of consumerism and the availability of the automobile. The building has associations with the development of the historic town of Hastings and the St. Johns County area (Criteria 3). The original use was as a tractor repair shop, supporting the economic and agricultural prosperity of Hastings from the 1880s-1920s, and the area’s important role in supplying food for the local and regional community.

Additionally, the structure satisfies 3/7 attributes of integrity which included location, design, and materials.

Page Three – Historic Preservation Property Tax Exemption Application

Property Identification Number 0445900000

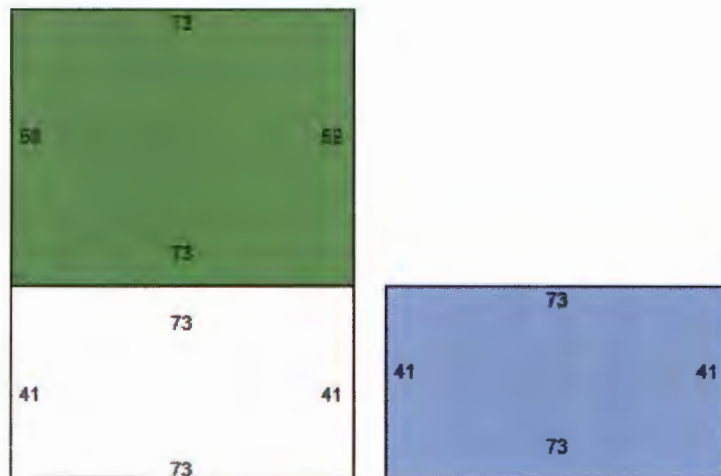
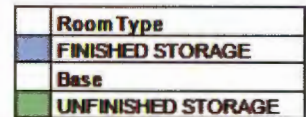
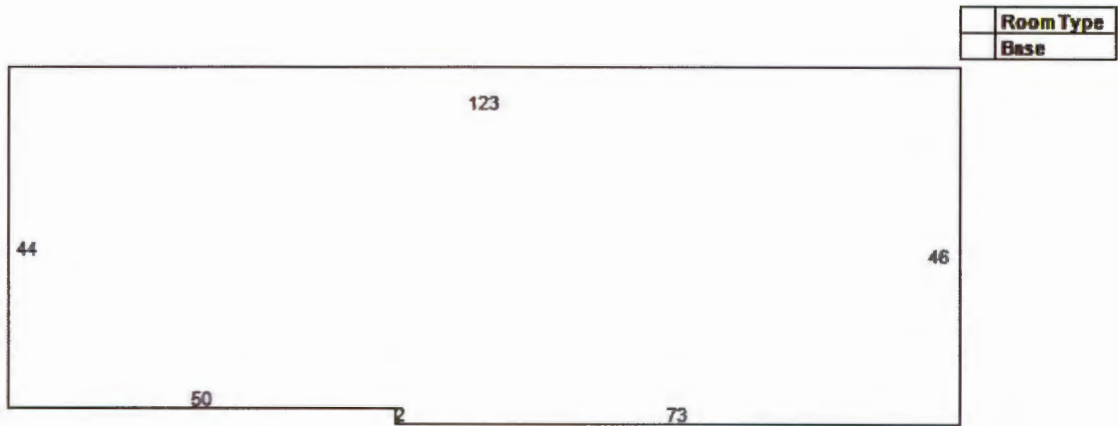
Property Address 301 N Main Street, Hastings, FL 32145

7. Photographs and maps:

Attach photographs and maps to application.

Tax Description

2/48 HASTINGS LAND & IMPROVEMENT CORPORATION SUBDIVISION OF HASTINGS
 FLORIDA LOTS 3 4 5 26 27 BLK 1 OR5300/1007



Big Brick Garage and Hastings Herald Building
316 N. Main Street
Hastings

Florida
Ad Valorem Tax Exemption
Part 2 – Description of Proposed Work

Photos and Legend

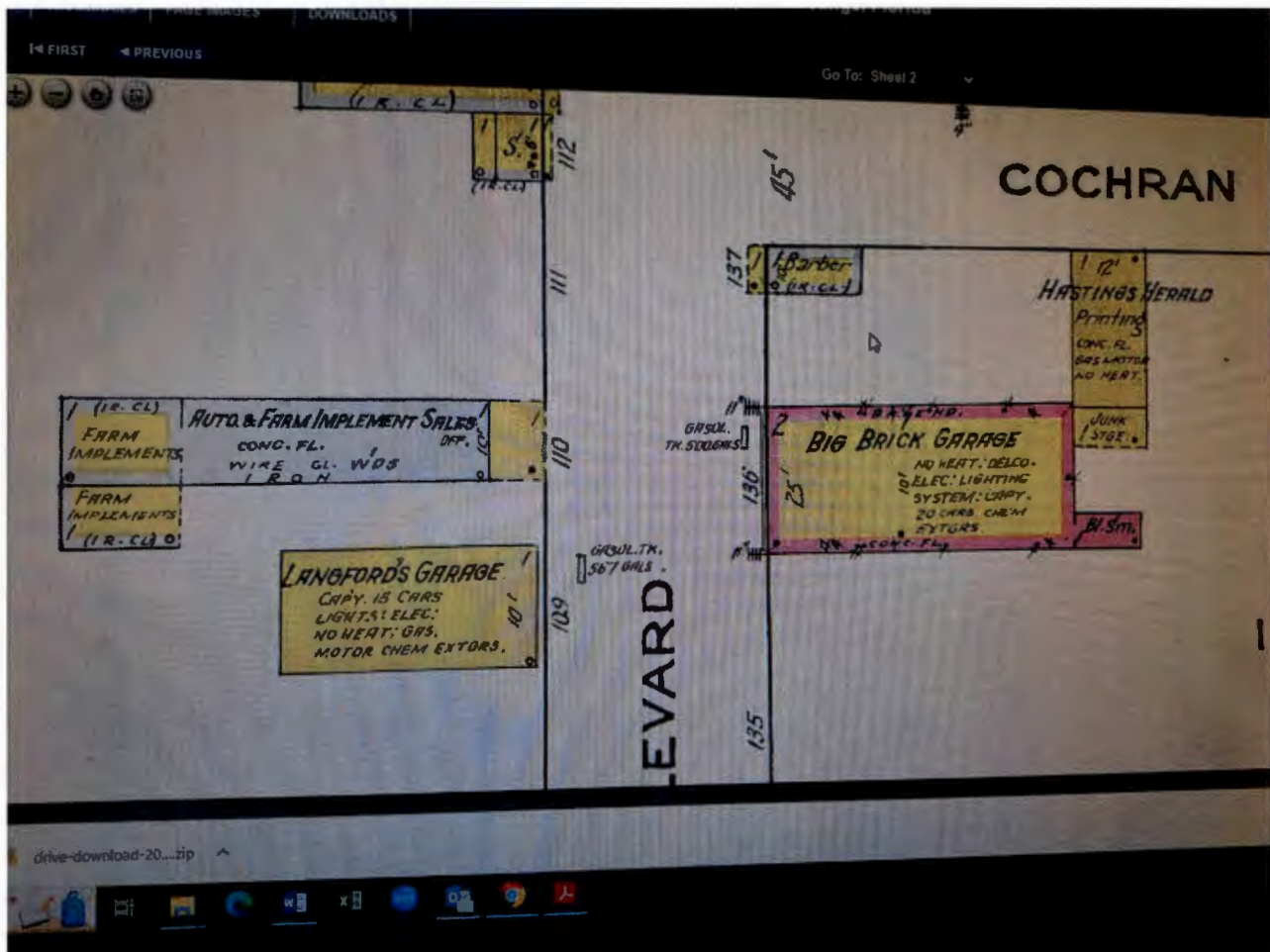
Owner: 316 N Main St, LLC
c/o Jena Baker-Dennis
105 S. Ponce de Leon Blvd.
St. Augustine, FL 32084

Owner's Representative for Tax Exemption:
Leslee F. Keys, PhD, Principal
Keys and Associates, LLC
207 Mission Cove Circle
St. Augustine, FL 32084
email: keysandassociates@gmail.com
mobile: 904-814-1022

Big Brick Garage and Hastings Herald Building 316 N. Main Street Hastings

Identified on a 1921 Sanborn Fire Insurance Map as “Big Brick Garage” with a capacity to hold 20 cars, the building featured a Delco electric lighting system and chemical fire extinguishers, but no heat – presumably due to the use and/or fire hazard.

<https://original-ufdc.uflib.ufl.edu/UF00074178/00001/2x>



Big Brick Garage and Hastings Herald Building
316 N. Main Street
Hastings

Photo: 1

Front (West) Façade of Garage, before rehabilitation
Work items include cleaning, repair and repointing of masonry, replacement of doors and windows on storefront and sash windows on second story



Big Brick Garage and Hastings Herald Building
316 N. Main Street
Hastings

Photo 2:

Detail of damage to Garage brick wall, below grade. N façade will be repaired, cleaned, and repainted. As the structure is compromised, the load will be transferred to a new interior load-bearing masonry wall.



**Big Brick Garage and Hastings Herald Building
316 N. Main Street
Hastings**

Photo 3: Detail of Storefront Deterioration, Garage Main Building Front (W) façade. The storefront will be reestablished to meet structural requirements. Brick will be repaired, cleaned, and repainted. New doors and windows will be installed in storefront openings.



**Big Brick Garage and Hastings Herald Building
316 N. Main Street
Hastings**

Photos 4-6: Roof Deterioration, Garage Main Building and Gabled Wing (East)



**Big Brick Garage and Hastings Herald Building
316 N. Main Street
Hastings**

Photo 7: Fire damage to sections of Herald
Building
(N and E)
View looking W

The structure will be rebuilt on same footprint



**Big Brick Garage and Hastings Herald Building
316 N. Main Street
Hastings**

Photo 8: Fire damage to sections of Herald Building (N and E)
View looking SE from main building
Debris will be removed from throughout the building complex. All surfaces will be structurally reestablished after cleaning the concrete slabs.



Big Brick Garage and Hastings Herald Building 316 N. Main Street Hastings

Photos 9 and 10: Examples of wood rot in ceilings, typical throughout



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

(To be completed by all applicants):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 0420000000

Property Address 316 N Main Street

Feature 1

| | |
|--|---|
| <p>Feature <u>Masonry Foundation and Floors</u> Approx. date of feature <u>ca. 1920</u></p> <p>Describe existing feature and its condition:</p> <p>The building features a shallow brick masonry foundation and concrete floors, all of which are in fair to poor condition,</p> <p>Photo no. <u>2</u> Drawing no. _____</p> | <p>Describe work and impact on existing feature:</p> <p>Masonry will be gently cleaned, with the brick foundation repointed to match in color and composition to address water intrusion.</p> <p>The interior poured concrete floor will be repaired and cleaned.</p> |
|--|---|

Feature 2

| | |
|---|--|
| <p>Feature <u>Masonry Exterior Walls – Front (West)</u> Approx. date of feature <u>ca. 1920</u></p> <p>Describe existing feature and its condition:</p> <p>This is the primary façade addressing N. Main Street which is in fair condition.</p> <p>Photo no. <u>1,3</u> Drawing no. _____</p> | <p>Describe work and impact on existing feature:</p> <p>Masonry will be gently cleaned, with the brick walls repointed to match in color and composition to address water intrusion. The exterior which was painted in recent decades will be repainted.</p> |
|---|--|

Feature 3

| | |
|---|---|
| <p>Feature <u>Masonry Exterior Walls – (North)</u> Approx. date of feature <u>ca. 1920</u></p> <p>Describe existing feature and its condition:</p> <p>This is a secondary street façade facing Cochran Street for the garage building. This wall was the subject of vandalism and a fire that compromised the structural brick exterior wall.</p> <p>Photo no. <u>7</u> Drawing no. _____</p> | <p>Describe work and impact on existing feature:</p> <p>The original structural brick wall was stabilized, and a new concrete block wall was constructed to transfer the roof load and support the structure. This was an emergency measure to secure and maintain the integrity of the historic structure.</p> <p>Masonry will be gently cleaned, with the brick walls repointed to match in color and composition to address water intrusion. The exterior which was painted in recent decades will be repainted.</p> |
|---|---|

Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number 0420000000

Property Address 316 N Main Street

| | |
|---|---|
| Feature 4 | |
| <p>Feature <u>Flat Roof, Gabled Metal Roof</u> Approx. date of feature <u>ca. 1920</u></p> <p>Describe existing feature and its condition:</p> <p>The flat roof on the two-story main building is severely deteriorated. The rear wing of the building and adjacent building facing the side street have metal roofs that are damaged as well as the underlayment and several beams. After the photos were taken, the rear building suffered a fire which destroyed the roof.</p> <p>Photo no. <u>4</u> Drawing no. _____</p> | <p>Describe work and impact on existing feature:</p> <p>The roof structure will be repaired or replaced with new pressure treated wood. An engineered synthetic roof underlayment will be installed, over which will be placed new rolled roofing material. The latter will be installed with overlapping seams to provide a solid seal for the roof surface and including the back surface of the parapet.</p> <p>Similar repairs and underlayment will be installed for the gabled roofs, with new standing seam sheet metal roofing installed.</p> |

| | |
|---|--|
| Feature 5 | |
| <p>Feature <u>Doors and Windows</u> Approx. date of feature <u>ca. 1920</u></p> <p>Describe existing feature and its condition:</p> <p>Doors and windows in the main building were removed years ago. Those in the light well or clerestory are damaged, and several were compromised during the fire.</p> <p>Photo no. <u>7, 8</u> Drawing no. _____</p> | <p>Describe work and impact on existing feature:</p> <p>New doors will be installed in existing openings, single light French doors in the storefront spaces and other openings. For the rear fire doors, multi-panel steel doors will be installed. New 1/1 single hung sash windows, in triple groupings, will be installed in the second floor. Smaller openings will receive comparable single glass windows. The light well/clerestory windows will be repaired with new metal frames and salvaged warbled glass, as appropriate.</p> |

| | |
|--|--|
| Feature 6 | |
| <p>Feature <u>Interior Features</u> Approx. date of feature <u>ca. 1920</u></p> <p>Describe existing feature and its condition:</p> <p>There are no significant interior features or details. The building was under watch to be condemned prior to its rescue by the owners.</p> <p>Photo no. _____ Drawing no. _____</p> | <p>Describe work and impact on existing feature:</p> <p>The buildings will receive new structural framing and substantial timbers, compatible new materials that retain the industrial and utilitarian components of the buildings, yet do not present a false sense of history.</p> |

Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number 0420000000

Property Address 316 N Main Street, Hastings, FL 32145

Property Use (To be completed by all applicants):

1. Use(s) before improvement: commercial
2. Proposed use(s) after improvement: commercial

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

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

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:

2. How often does this organization or agency use the building or archaeological site? _____
3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) _____ square feet () acres ()
4. How much area does the organization or agency use? _____ square feet() acres()
5. What percentage of the usable area does the organization or agency use? _____ %
6. Is the property open to the public ()Yes ()No If so, when? _____
7. Are there regular hours? ()Yes ()No If so, what are they? _____

8. Is the property also open by appointment? ()Yes ()No
9. Is the property open only by appointment? ()Yes ()No

PART 1 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 0420000000

Property Address 316 N Main Street

The () Local Preservation Office () Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- () Certifies that the above referenced property is consistent with the provisions of s. 196.1997 (11), F.S.
- () Certifies that the above referenced property _____ consistent with the provisions of s. 196.1997 (11), F.S.
- () Certifies that the above referenced property _____ provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- () Certifies that the above referenced property _____ provided under s.196.1998, F.S.

Review Comments: _____

Additional Review Comments attached? Yes () No ()

Signature Hali Barkley

Typed or printed name Hali Barkley

Title Environmental and Cultural Resource Specialist

Date 05/19/2023

PART 2 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 0420000000

Property Address 316 N Main Street

The () Local Preservation Office () Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

() Determines that improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

() Determines that improvements to the above referenced property **are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

Review Comments: _____

Additional Review Comments attached? Yes () No ()

Signature Hali Barkley

Typed or printed name Hali Barkley

Title Environmental and Cultural Resource Specialist

Date 05/19/2023

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

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

1. Property identification and location:

Property Identification Number (from tax records) 0420000000

Address of property: 316 N. Main St.

City Hastings County St. Johns Zip Code 32145

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

Project starting date 11/1/2021 Project completion date: 12/31/2023

Estimated cost of entire project: \$688,145.61 includes permit fees of \$1,741.74

Estimated costs attributed solely to work on historic buildings or archaeological site: \$686,703.87

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

Jena Baker-Dennis  May 17, 2023
Name Signature Date

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

Owner 316 N Main St LLC
Title Organization name

Mailing Address 105 S Ponce de Leon Blvd

City St. Augustine State Florida Zip Code 32084

Daytime Telephone Number (904) 806-4274

Page Eleven – Request for Review of Completed Work

List Additional Owners:

Name _____

Street _____

City _____ State _____ Zip Code _____

Name _____

Street _____

City _____ State _____ Zip Code _____

Name _____

Street _____

City _____ State _____ Zip Code _____

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

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

Property Identification Number 0420000000

Property Address 316 N Main Street

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

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

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

Review Comments: _____

Page Twelve – Request for Review of Completed Work

Additional Review Comments attached? Yes() No(x)

Signature Hali Barkley

Typed or printed name Hali Barkley

Title Environmental and Cultural Resource Specialist

Date 05/19/2023

**Historic Preservation Property Tax Exemption Application
Amendment Sheet**

Property Identification Number _____

Address of property: Street _____

City _____ County _____ Zip Code _____

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

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

Name Signature Date

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

Title Organization name

Mailing Address

City State Zip Code

Daytime Telephone Number ()

Local Historic Preservation Office or Division Use Only

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

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

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

Page Two – Amendment Sheet --Historic Preservation Property Tax Exemption Application

Review Comments: _____

Additional Review Comments attached? Yes() No()

Signature _____

Typed or printed name _____

Title _____

Date _____

Big Brick Garage and Hastings Herald Building
316 N. Main Street
Hastings

Florida
Ad Valorem Tax Exemption
Part 3 - Review of Completed Work

Photos and Legend

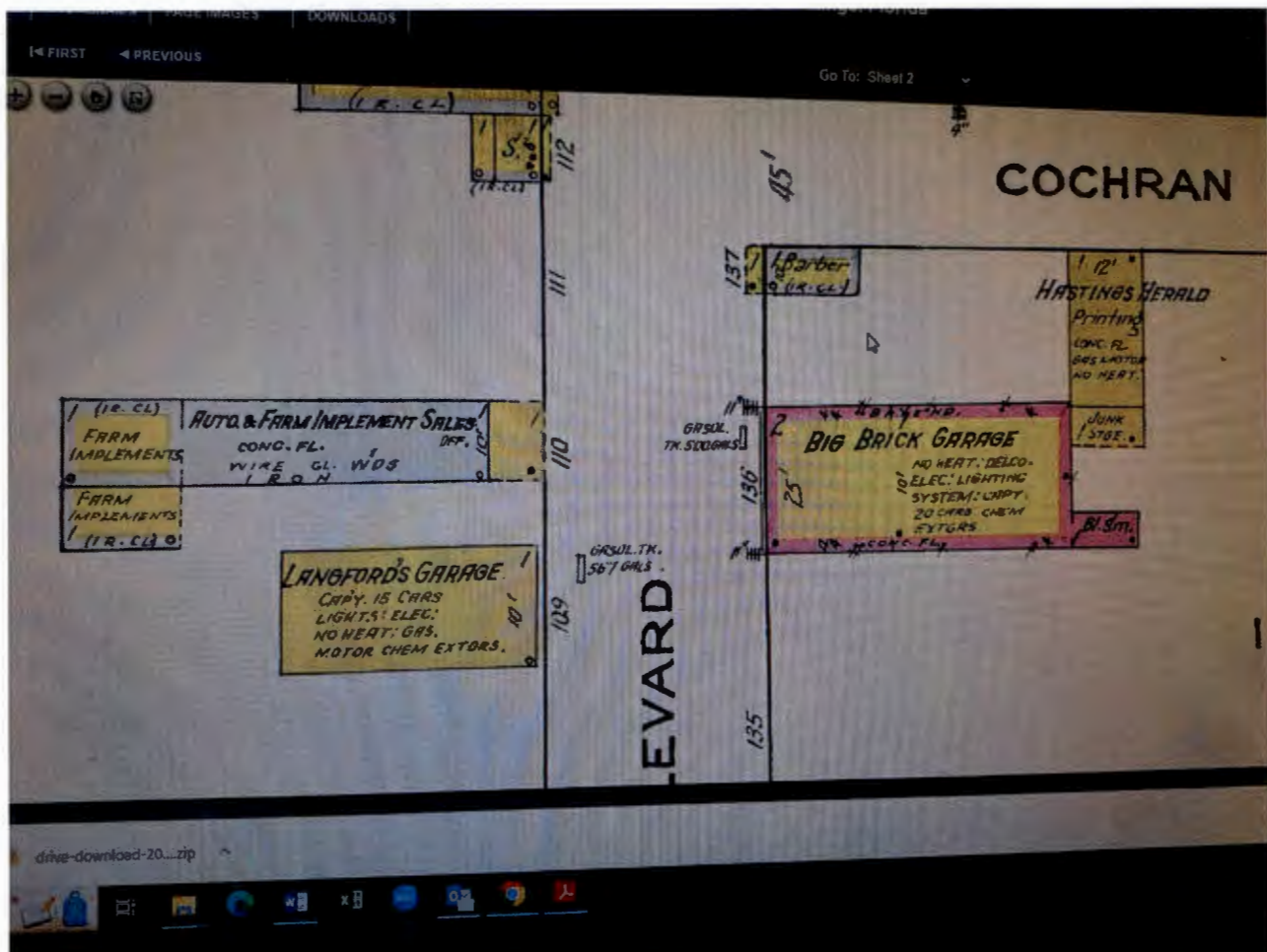
Owner: 316 N Main St, LLC
c/o Jena Baker-Dennis
105 S. Ponce de Leon Blvd.
St. Augustine, FL 32084

Owner's Representative for Tax Exemption:
Leslee F. Keys, PhD, Principal
Keys and Associates, LLC
207 Mission Cove Circle
St. Augustine, FL 32084
email: keysandassociates@gmail.com
mobile: 904-814-1022

Big Brick Garage and Hastings Herald Building 316 N. Main Street Hastings

Identified on a 1921 Sanborn Fire Insurance Map as “Big Brick Garage” with a capacity to hold 20 cars, the building featured a Delco electric lighting system and chemical fire extinguishers, but no heat – presumably due to the use and/or fire hazard.

<https://original-ufdc.uflib.ufl.edu/UF00074178/00001/2x>



Big Brick Garage 316 N. Main Street Hastings

Front (W) façade, with view of side façade (S)

Repaired/rebuilt and painted walls, new roofs, new windows and doors



Big Brick Garage
316 N. Main Street
Hastings

New roof over two-story building

(Rear wing metal gabled roof and Hastings Herald Building in background)



Big Brick Garage
316 N. Main Street
Hastings

Cochran Street Façade (N), 2-story building with gable-roof
single story rear wing.

Image includes view of rear façade (E) of Garage structure
Repaired/rebuilt, cleaned, and painted walls, new roofs, new
windows and doors



Big Brick Garage

316 N. Main Street
Hastings

Reconstructed north wall of wing to support structure. Original brick wall retained on exterior. New framing, windows, doors, and overhead vehicular door.



Big Brick Garage
316 N. Main Street
Hastings

Reconstructed walls to support structure. New framing, windows, doors



Big Brick Garage

316 N. Main Street

Hastings

Repaired and reinforced South wall, framing, and interior floors of two-story building



Hastings Herald Printing Building Cochran Street, east of Main Street

Front façade (N)

This utilitarian structure served as the printing location for the local newspaper which operated in the city at least as early as 1915.

This is the reestablished structure following the fire that damaged the east and north shed-roofed sections



Hastings Herald Printing Building Cochran Street, east of Main Street

Upper: West façade including clerestory/light well
Lower: East façade including clerestory/light well



Hastings Herald Printing Building Cochran Street, east of Main Street

Upper: Rebuilt concrete block walls on N and E following fire
Lower: Cleaned rear (S) façade with new windows and door.



Hastings Herald Printing Building Cochran Street, east of Main Street

L-R: Clerestory/Light Well
Repaired and reinforced, gable-roofed,
clerestory wing with metal framed windows
and opening mechanism



Hastings Herald Printing Building Cochran Street, east of Main Street

L-R: Clerestory/Light Well

Repaired and reinforced, gable-roofed, clerestory wing with metal framed windows and opening mechanism

Reinforced second story structure and floors, new overhead vehicular door



316 N Main Street, Hastings

| 316 N Main Street, Hastings | | | | | | | | | | | |
|-----------------------------|----------------------|---|---|--------------------------|-----------------------------------|-----------------------|--------------------------------------|----------------------|-----------|--------------------------------|----------------------------------|
| WORK ITEM | | | | | | | | | | | |
| Debris Removal | Selective Demolition | Repair Original; Reconstruction of Exterior | Masonry Repair, Cleaning and Repointing | Roof Repair, Replacement | Window Replacement and Protection | Wall Framing and Trim | HVAC, Mechanical, Electric, Plumbing | Doors, Incl Overhead | Painting | Miscellaneous Lumber, Hardware | Architectural/Engineering/Design |
| 81.30 | 10,000.00 | 5,000.00 | 365.89 | 17,325.00 | 32,968.06 | 2,500.00 | 10,543.50 | 16,239.00 | 2,596.54 | 26.99 | 475.00 |
| 89.35 | 7,782.66 | 11,800.00 | 10,000.00 | 3,267.00 | 5,500.00 | 165.99 | 4,614.00 | 1,995.00 | 192.01 | 70.82 | 450.00 |
| 169.29 | 1,500.00 | 207.82 | 6,485.18 | 7,779.45 | 3,700.00 | 8,161.01 | 5,420.00 | 536.38 | 213.00 | 263.02 | |
| 256.76 | 7,512.12 | 9,310.77 | 10,670.38 | 74.93 | 31.80 | 23,037.53 | 5,529.50 | 21.75 | 37.71 | 112.94 | |
| 95.00 | 9,930.00 | 264.01 | 83.33 | 11,139.04 | 767.31 | 3,230.00 | 10,060.15 | 3,325.00 | 123.04 | 60.69 | |
| 146.93 | 63.29 | 5,893.99 | 9,525.14 | 155.94 | 5,730.00 | 44.05 | 4,719.00 | 779.14 | 31.82 | 14.23 | |
| 116.36 | 69.52 | 7,447.60 | 321.53 | 12,806.09 | 7.06 | 20.39 | 417.69 | 12,914.53 | 15,872.72 | 1,948.00 | |
| 205.11 | 94.03 | 199.74 | 365.80 | 14,684.74 | 3,500.00 | 180.80 | 5,500.00 | 6,420.00 | 55.99 | 621.75 | |
| 89.74 | 13,222.02 | 3,700.00 | 591.00 | 166.12 | 31.27 | 4,275.00 | 5,828.77 | 133.48 | 48.20 | 46.81 | |
| | 3,420.00 | 8,112.74 | 7,129.75 | 370.62 | 7,037.50 | 7,920.63 | 172.63 | 3,990.00 | 175.00 | 76.78 | |
| | 4,275.00 | 11,770.24 | 21.65 | 304.98 | 6,309.55 | 61.38 | 2,123.00 | 6,080.00 | 45.84 | 85.46 | |
| | 5,800.00 | 24.06 | 7,180.00 | 6,681.69 | 3,420.00 | 4,132.50 | 130.43 | 27.00 | 217.13 | 166.47 | |
| | 1,935.00 | 17.30 | 7,200.00 | 11,962.65 | | 10,534.12 | 4,950.00 | 158.69 | 429.73 | 25.78 | |
| | | 45.58 | 155.28 | 15,387.30 | | 7,178.13 | 3,820.00 | 1,900.00 | 70.20 | 58.45 | |
| | | 154.94 | 11,000.00 | 7,816.63 | | 615.00 | 221.55 | 7,787.31 | 47.70 | 71.43 | |
| | | 182.12 | 53.23 | 72.93 | | | 6,027.50 | 14.87 | 450.00 | 175.20 | |
| | | 119.65 | 284.19 | 42.67 | | | 112.53 | 2,660.00 | 1,076.70 | 243.86 | |
| | | 110.65 | 276.17 | 590.88 | | | 3,027.50 | 3,473.80 | | 44.68 | |
| | | 13,976.01 | | 27.76 | | | 2,080.00 | 4,920.00 | | 310.32 | |
| | | 1,710.00 | | 2,312.25 | | | 3,157.50 | 3,420.00 | | 516.57 | |
| | | 9,575.23 | | 112.61 | | | 1,216.75 | 4.41 | | 18.08 | |
| | | 8,998.51 | | 110.44 | | | 401.38 | 38.68 | | 17.06 | |
| | | 2,310.00 | | 462.14 | | | 452.00 | 28.72 | | 333.16 | |
| | | 4,625.00 | | 9,233.57 | | | 1,273.75 | 98.58 | | 48.82 | |
| | | 380.00 | | 58.34 | | | 5,000.00 | 94.74 | | 80.00 | |
| | | 2,090.00 | | 750.00 | | | 2,844.60 | 1,500.00 | | 321.39 | |
| | | 3,565.00 | | 8,297.47 | | | | 1,650.00 | | 62.01 | |

| | | | | | | | | | | | |
|------------|-------------|--------------|-------------|--------------|-------------|-------------|-----------|-------------|-----------|----------|--------|
| | | | | 215.10 | | | | 750.00 | | 252.10 | |
| | | | | 31.82 | | | | | | 75.99 | |
| | | | | 35.34 | | | | | | | |
| | | | | 1,599.52 | | | | | | | |
| | | | | 2,340.74 | | | | | | | |
| | | | | 10,274.28 | | | | | | | |
| | | | | 52.12 | | | | | | | |
| | | | | 164.36 | | | | | | | |
| | | | | 4,995.05 | | | | | | | |
| | | | | 2,457.80 | | | | | | | |
| | | | | 10,000.00 | | | | | | | |
| | | | | 1,092.96 | | | | | | | |
| | | | | 37.23 | | | | | | | |
| | | | | 934.10 | | | | | | | |
| \$1,249.84 | \$65,603.64 | \$111,590.96 | \$71,708.52 | \$166,223.66 | \$69,002.55 | \$72,056.53 | 89,643.73 | 80,961.08 | 21,683.33 | 6,148.86 | 925.00 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | 756,797.70 | | | | | Permit Fees | | | |
| | | | | | | | | 1,741.74 | | | |

316 N Main Street Ad valorem Additional Expenses

| Date | Name | Memo/Description | Project | Amount |
|------------|----------------------|--------------------------|---------------------------|----------|
| 06/07/2023 | Tractor Supply | TRACTOR SUPPLY #1240 | Brick Restoration / Paint | 36.36 |
| 05/25/2023 | THE COLOR CENTER | 316 N Main St Paint | Brick Restoration / Paint | 215.10 |
| 05/28/2023 | The Home Depot | THE HOME DEPOT 8531 | Brick Restoration / Paint | 57.61 |
| 05/31/2023 | The Home Depot | THE HOME DEPOT 6334 | Brick Restoration / Paint | 52.94 |
| 06/01/2023 | LOWES | LOWES #03238* | Brick Restoration / Paint | 25.50 |
| 06/07/2023 | The Home Depot | THE HOME DEPOT 6334 | Brick Restoration / Paint | 55.93 |
| 06/09/2023 | The Home Depot | THE HOME DEPOT 6334 | Brick Restoration / Paint | 141.07 |
| 06/11/2023 | The Home Depot | THE HOME DEPOT 8531 | Brick Restoration / Paint | 124.72 |
| 06/12/2023 | The Home Depot | THE HOME DEPOT 6334 | Brick Restoration / Paint | 100.07 |
| 06/12/2023 | THE COLOR CENTER | | Brick Restoration / Paint | 815.29 |
| 06/15/2023 | The Home Depot | THE HOME DEPOT 6334 | Brick Restoration / Paint | 57.99 |
| 06/15/2023 | The Home Depot | THE HOME DEPOT 6334 | Brick Restoration / Paint | 467.54 |
| 06/25/2023 | LOWES | LOWES #03238* | Window/Door Trim Project | 226.82 |
| 06/27/2023 | The Home Depot | | Window/Door Trim Project | 68.10 |
| 06/30/2023 | Michael Wade Green | Check 10008 | Window/Door Trim Project | 1,000.00 |
| 07/07/2023 | Tool Nut | TOOL NUT | Window/Door Trim Project | 206.61 |
| 07/09/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | 86.78 |
| 07/09/2023 | Harbor Freight Tools | HARBOR FREIGHT TOOLS 449 | Window/Door Trim Project | 18.08 |
| 07/12/2023 | THE COLOR CENTER | Hastings Buildings | Brick Restoration / Paint | 1,053.09 |
| 07/13/2023 | LOWES | LOWES #03238* | Window/Door Trim Project | 19.13 |
| 07/16/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | 97.19 |
| 07/18/2023 | LOWES | LOWES #01820* | Window/Door Trim Project | 20.31 |
| 07/19/2023 | The Home Depot | THE HOME DEPOT 8531 | Window/Door Trim Project | 78.31 |
| 07/23/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | 74.81 |
| 07/26/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | 78.14 |
| 07/26/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | 584.69 |
| 07/26/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | 159.70 |
| 07/28/2023 | The Home Depot | HOMEDEPOT.COM | Window/Door Trim Project | 584.69 |
| 07/30/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | 5.25 |
| 08/01/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | -584.69 |
| 08/06/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | 85.48 |
| 08/06/2023 | The Home Depot | THE HOME DEPOT 8531 | Window/Door Trim Project | 57.82 |
| 08/09/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | 181.07 |

| | | | | |
|------------|------------------|---------------------|--------------------------|---------|
| 08/10/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | 262.62 |
| 08/13/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | 387.43 |
| 08/13/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | -116.09 |
| 08/13/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | 139.24 |
| 08/16/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | 287.68 |
| 08/24/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | 49.95 |
| 08/24/2023 | The Home Depot | THE HOME DEPOT 8531 | Window/Door Trim Project | 287.95 |
| 08/24/2023 | The Home Depot | THE HOME DEPOT 6334 | Window/Door Trim Project | 80.32 |
| 09/11/2023 | THE COLOR CENTER | THE COLOR CENTER | Sealer for Exterior | 627.38 |

8,257.98

KEYS AND ASSOCIATES, LLC

Leslee F. Keys, PhD, Principal

Heritage, Arts and Cultural Preservation Services

Affiliate with The Craig Group | Sacramento, CA; Museum Muse | Virginia Beach, VA Heritage Cultural Services | Dunnellon, FL

207 Mission Cove Circle, St. Augustine, FL 32084-1179

FEID: 82-4333605

Email: keysandassociates@gmail.com

Mobile: 904-814-1022

May 18, 2023

St. Johns County Cultural Resources Review Board
St. Johns County Permit Center
4040 Lewis Speedway
St. Augustine, Florida

REF: Ad Valorem Tax Exemptions
Stanton Ford Building, 301 N. Main St., Hastings
Big Brick Garage and Hastings Herald Building, 316 N. Main St., Hastings

Dear CRRB Members:

As part of the submission for the above-referenced actions, the staff made the following request:

"Additionally, for both properties we are requesting descriptions of how the improvements are consistent with the ten Secretary of the Interiors Standards for Rehabilitation for the CRRB's review."

The work items were addressed with regard to the SOI Standards for Rehabilitation (1977). Recognizing contemporary issues, the SOI Standards for Rehabilitation & Guidelines on Flood Adaptation for Rehabilitating Historic Buildings (2021) were reviewed, also. Both buildings are addressed together as they share similar construction. Moreover, they are across the street from each other and were built within the same decade, part of the heyday of Hastings' history and growth as the "potato capital."

Stanton Ford Building, 301 N. Main Street, Hastings, ca. 1927
Big Brick Garage and Hastings Herald Building, 316 N. Main St., Hastings, ca. 1920

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The buildings retain their historic use following rehabilitation: commercial

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Many of the character defining features of the buildings were deteriorated, damaged, or removed by previous owners or through weather or insect infestation. The features that remain in place and/or were reestablished include a 2-story masonry structure that addresses the street, features large glass storefront openings under second story spaces identified by tall 1/1 sash windows, singularly or in groupings. Building wings or additional structures on the property were secondary in importance and emphasized their utilitarian roles in their construction. These roles remained in place as part of the rehabilitation.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The actions undertaken were compatible with 1920s construction. The building shape, forms, scale and materials remain intact. Roof shape and materials are contemporary, resilient, adaptations which meet the appearance and form of the originals.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The building or site modifications date from the 1920s-1950s and remain.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The Commercial Style construction remains evident. Details are minimal, with the second story of 301 N. Main addressed through the photographs and descriptions of work.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The Commercial Style construction remains evident. Details are minimal, with the second story of 301 N. Main addressed through the photographs and descriptions of work.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Gentle cleaning and repointing of masonry were used to return the buildings to full economic use and aesthetic appearance.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Not applicable to these situations

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Window and door replacements, though clearly new materials, reflect the size, shape, and style of the originals.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Not applicable to these situations

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the _____ day of _____, 20____, by
316 N Main Street LLC (hereinafter referred to as the Owner)
and in favor of St. Johns County
(hereinafter referred to as the Local Government) for the purpose of the restoration,
renovation or rehabilitation of a certain Property located at 316 North Main Street, Hastings,
Florida 32145

which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as identified in the National Register nomination or local designation report for the property or the district in which it is located, are architecture, history, _____ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers): Hastings Land & Improvement
Corporation of Hastings Florida, Lots 3, 4, 5, 26, 27, Block 1 of OR 5300 PG 1007, St. Johns County Clerk of the Courts

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption which is from January 1, 2024 to December 31, 2034 :

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

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

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

Name of Office/Agency: St. Johns County Board of County Commissioners
Growth Management c/o Environmental Division
Address: 4040 Lewis Speedway
City: St. Augustine, FL Zip: 32084
Telephone: 407-209-0623

The address of the Division of Historical Resources is:

Bureau of Historic Preservation
Division of Historical Resources
R. A. Gray Building, 500 South Bronough Street
Tallahassee, Florida 32399-0250
Telephone Number: (850) 245-6333 or (800) 847-PAST (7278)

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

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

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

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

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the () Division of Historical Resources (X) Local Historic Preservation Office in writing of the loss. The () Division of Historical Resources (X) Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the


() Division of Historical Resources (X) Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

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

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

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

OWNER

| | | |
|--------------------|---|-----------------|
| <u>Jena Dennis</u> | <u></u> | <u>10/20/23</u> |
| Name | Signature | Date |
| Managing member | | |

LOCAL GOVERNMENT: _____

| | | |
|--------------------------------------|-----------|-------|
| _____ | _____ | _____ |
| Name of Authorized Local Official | Signature | Date |
| _____ | | |
| Title | | |