

RESOLUTION NO. 2024- 83

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA REGARDING A PARTIAL COUNTY AD VALOREM PROPERTY TAX EXEMPTION FOR REHABILITATION OF A HISTORIC PROPERTY LOCATED AT 30 SANFORD STREET, IN THE CITY OF ST. AUGUSTINE, OWNED BY SANFORD CEDAR, 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 OF THE PROPERTY RESULTING FROM THE QUALIFYING IMPROVEMENTS; PROVIDING FOR AN EXEMPTION PERIOD OF TEN (10) YEARS; AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A HISTORIC PROPERTY TAX EXEMPTION COVENANT ON BEHALF OF THE COUNTY; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, consistent with section 196.1997(1), Florida Statutes, and Chapter 1A-38, Florida Administrative Code, Ad Valorem Tax Exemptions for Historic Properties, property owners may seek an ad valorem tax exemption as authorized by the Board of County Commissioners; and

WHEREAS, St. Johns County Ordinance No. 2022-55 (“Ordinance 2022-55”), which applies throughout the entire area of the County, provides for a Historic Property Tax Exemption for *qualifying improvements* to a *historic property*, as those terms are defined within the ordinance; and

WHEREAS, the property located at 30 Sanford Street is in the City of St. Augustine and is a contributing property in the Lincolnville Historic District officially identified on the National Register of Historic Places (“Historic Property”); and

WHEREAS, the owner of the Historic Property, Sanford Chase, LLC (“Owner”), completed Historic Preservation Property Tax Exemption Application, attached hereto as Exhibit I (“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, on December 21, 2023, the City of St. Augustine Historic Architectural

Review Board (HARB)¹, as the local historic preservation office for the City of St. Augustine, determined the property is a historic property and that the completed improvements are consistent with The Secretary of Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; 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, so as to preserve its architectural, historical or archaeological integrity during the exemption period.

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

Section 1. St. Johns County Board of County Commissioners hereby adopts the above recitals as findings of fact and further finds that the property located at 30 Sanford Street Board is a historic property and meets the requirements in St. Johns County Ordinance No. 2022-55, section 196.1997, Florida Statutes, and Chapter 1A-38, Florida Administrative Code.

Section 2. St. Johns County Board of County Commissioners hereby grants a Historic Rehabilitation Tax Exemption pursuant to St. Johns County Ordinance No. 2022-55, for the Historic Property located at 30 Sanford Street. The property shall be exempt from that portion of the ad valorem taxation levied by the County on one hundred percent (100%) of the increase in the assessed value of the property resulting from the completion of the qualifying improvement project.

Section 3. The Board hereby approves the exemption granted in Section 2 for a period of ten (10) years, beginning on January 1, 2024, and expires on December 31, 2033.

Section 4. The Board authorizes the County Administrator, or designee, to execute the Historic Property Tax Exemption Covenant, on behalf of the County.

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.

Section 6. This Resolution shall become effective upon signature of the Chair.

¹ Since the property is within the City of St. Augustine, the City's HARB, as the local historic preservation office, completed the review of the property with regard to The Secretary of Interior Standards.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 5th day of March, 2024.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: _____
Sarah Arnold, Chair

Rendition Date: MAR 05 2024

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

By: Crystal Smith
Deputy Clerk





Growth Management Department
Environmental Division
Application for Ad Valorem Tax Exemption
30 Sanford Street, St. Augustine, Florida 32084

To: Board of County Commissioners

From: Hali Barkley, Environmental and Cultural Resource Specialist

Date: February 14, 2024

Subject: **AVT 2024-01 30 Sanford Street**, an application to provide an historic preservation property tax exemption for the improvements made to 30 Sanford Street, St. Augustine, Florida 32084, pursuant to Ordinance 2022-55.

Applicant: Paul Weaver

Owner: Shankar Thayver

Hearing Dates: Historic Architectural Review Board – January 22, 2024
Board of County Commissioners – March 05, 2024

Commissioner District: 5

Suggested Motion/Action

Approve: Motion to adopt Resolution 2024-_____, granting a 10-year historic property partial ad valorem tax exemption consistent with Ordinance 2022-55 for 30 Sanford Street, City of St. Augustine, beginning January 1, 2025 and expiring December 31, 2035; authorizing the County Administrator, or designee, to execute the Historic Property Tax Exempt Covenant on behalf of the County.

Deny: Motion to deny granting a historic property partial ad valorem tax exemption consistent with Ordinance 2022-55 for 30 Sanford Street, City of St. Augustine, beginning January 1, 2025 and expiring December 31, 2035; authorizing the County Administrator, or designee, to execute the Historic Property Tax Exempt Covenant on behalf of the County.

MAP SERIES

Location: South of King Street, east of the San Sebastian River, within City of St. Augustine City limits.



Aerial Imagery



Front (east) Façade

Before:



After:



South Façade

Before:



After:



North Façade

Before:



After:



West Façade

Before:



After:



APARTMENT 1

Before:

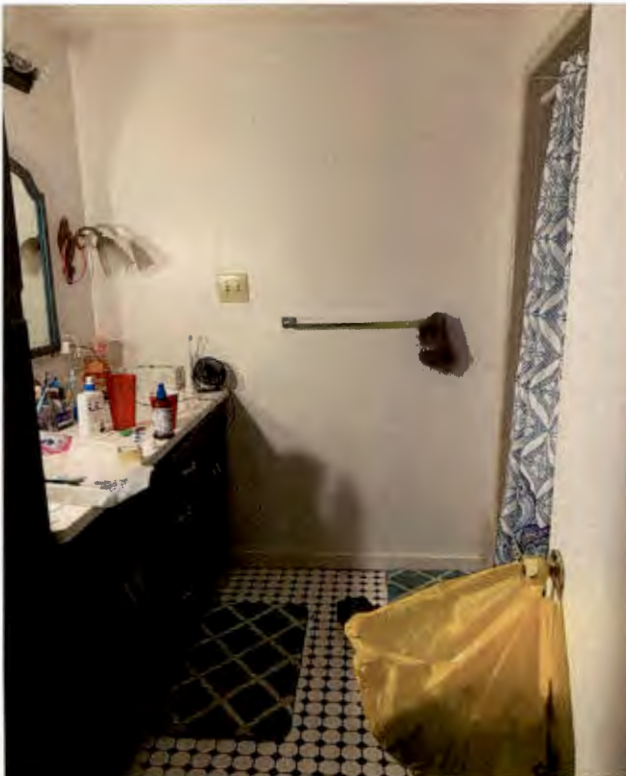


After:

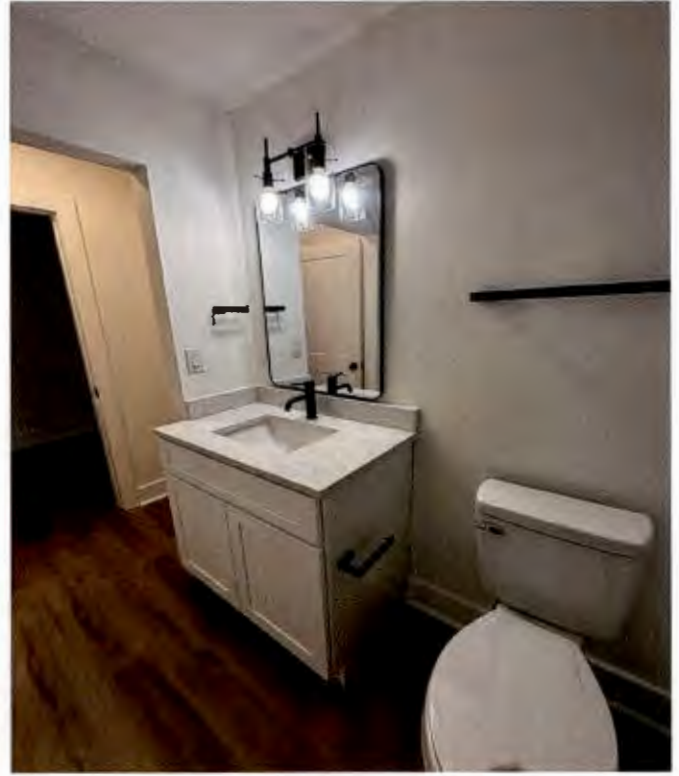


APARTMENT 2 (was consolidated into APARTMENT 1)

Before:



After:

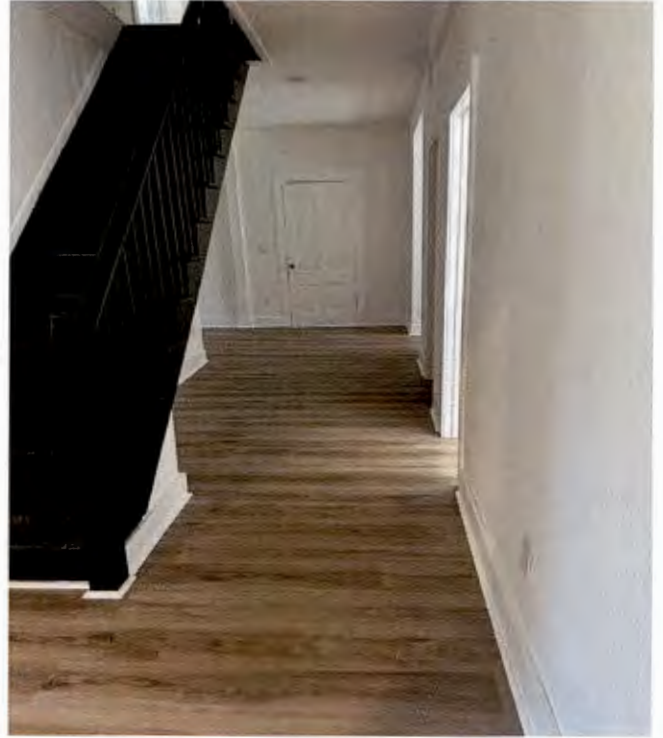


STAIR HALL

Before:



After:

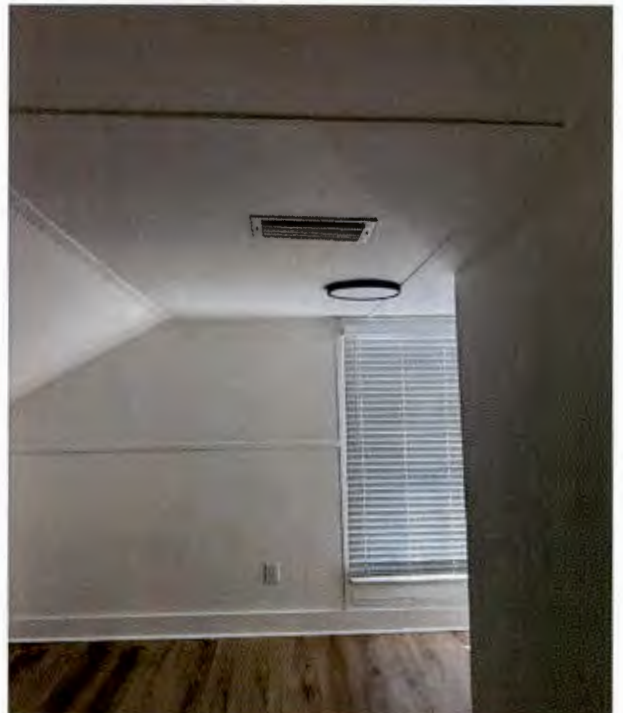


APARTMENT 3

Before:



After: (now referred to as APARTMENT 2)



APPLICATION SUMMARY

The property located at 30 Sanford Street is within the City of St. Augustine City Limits on a corner lot south west of the Cedar Street and Sanford Street intersection. It is on the northern boundary of the Lincolnville National Register Historic District and is a contributing property to said district. The structure is a frame vernacular c. 1880 residential build that was relocated to its present site c. 1917. Its current use is as a 2-unit apartment and prior to the improvements made, was 3-units and in fair condition.

Due to its contribution to the Lincolnville Historic District, and reports that McGuire and McDonald, contractors of Ponce De Leon and Alcazar Hotels, performed the relocation, this structure has garnered warranted Significance in the past 140 years. The tax exemption application is for the improvements made to the structure, which include but are not limited to, exterior paint, preserving and repairing historic windows, replacing the deteriorated exterior wood, preserving the pine floors, and much more as detailed in the supporting documents.

Attached is a proposed county resolution for BCC review, the HARB recommendation, the City Commission approval, a Warranty Deed to the property, and a copy of the proposed covenant. Also, attached are copies of the applications submitted to the City seeking approval of the restoration plans pertaining to this property.

COUNTY PROCEDURE

St. Johns County Ordinance No. 22-55 (as amended), known as St. Johns County Historic Preservation Property Tax Exemption Ordinance, applies county-wide and establishes procedures for application to and review by the St. Johns County Cultural Resource Review Board (CRRB) for private properties within unincorporated St. Johns County seeking a property tax exemption for historic preservation in accordance with Florida Statutes. Properties within St. Augustine City Limits are required to receive review and approval from the Historic Architectural Review Board (HARB) and the City Commission prior to submitting to the County for Board of County Commissioners approval. This preservation incentive contributes to stimulating business investment for commercial projects, and higher property value retention for residential neighborhoods.

If an application is approved, the property owner is eligible to receive an ad valorem tax exemption of 100% of the assessed value of the improvements resulting from the renovation or restoration of a qualifying historic property. The exemption is for a period of ten (10) years beginning January of the year following substantial completion of the improvements to the property. The value estimate of the exemption will not be confirmed and official until roll approval in July, however the net new construction value estimated for this parcel as provided by the applicant is \$308,096.99.

STAFF REVIEW

The current application submitted to the County lies within the City of St. Augustine city limits and went through their application and review process accordingly. As the jurisdictional Certified Local Government, the Historic Preservation Officer of the City of St. Augustine deemed the property consistent with the provisions of s. 196.1997 (11), F.S. and the improvements 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. County staff agrees with this determination.

HISTORIC ARCHITECTURAL REVIEW BOARD

Parts I and II of the application were approved by the city's HARB on September 21, 2023. On December 21, 2023 HARB reviewed Part III and recommended the tax exemption for approval.

CITY OF ST. AUGUSTINE COMMISSION

All parts of the application were then reviewed by the St. Augustine City Commission on January 22, 2024 and the covenant and resolution were approved and signed. The tax exemption for the property beginning January 1, 2025 for a period of ten (10) years is now before the St. Johns County Board of County Commissioners for approval of a resolution and for permission to enter into a covenant with the property owner as required by Florida Statute.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, County Staff has received no correspondence or phone calls regarding this request.

RECOMMENDED ACTION

Motion to adopt Resolution 2024-_____, granting a 10-year historic property partial ad valorem tax exemption consistent with Ordinance 2022-55 for 30 Sanford Street, City of St. Augustine, beginning January 1, 2025 and expiring December 31, 2035; authorizing the County Administrator, or designee, to execute the Historic Property Tax Exempt Covenant on behalf of the County.

ATTACHMENTS

1. Documents to be Recorded
2. Application and Supporting Documents

CITY OF ST. AUGUSTINE

MEMORANDUM

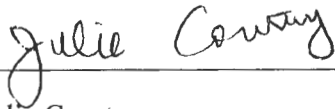
TO: David Birchim, City Manager

DATE: January 22, 2024

RE: **Request for Resolution 2024-02 FOR THE CITY OF ST. AUGUSTINE, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR A HISTORIC PROPERTY LOCATED AT 30 SANFORD STREET; AND PROVIDING AN EFFECTIVE DATE.**

The HARB reviewed an application for a historic preservation property tax exemption on the subject property and recommended that the Commission approve the exemption. Attached is the resolution to formally approve the exemption along with the required covenant.

Please place this resolution on the agenda for the January 22, 2024 City Commission meeting. If you have any questions or need additional information, please let me know.



Julie Courtney
Historic Preservation Officer
Planning and Building Department

RESOLUTION NO. 2024-02

A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR A HISTORIC PROPERTY LOCATED AT 30 SANFORD STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission for the City of St. Augustine, Florida, is the local governing authority as prescribed by s. 196.1997, Florida Statutes, to approve an ad valorem tax exemption for a historic property; and

WHEREAS, the City Commission finds that the property located at 30 Sanford Street is owned by Sanford Cedar LLC pursuant to O.R. 5679 / PG 935, also known as Parcel Number 2031400000; and

WHEREAS, the property is designated as a historic property because it is a contributing property in a National Register-listed historic district; and

WHEREAS, on September 21, 2023, the Historic Architectural Review Board (HARB) for the City of St. Augustine reviewed and approved applications for work to be completed at 30 Sanford Street; and

WHEREAS, on January 5, 2024, the City of St. Augustine Building Official issued a Certificate of Completion for a complete historic renovation at 30 Sanford Street recorded as Building Permit BP2023-0132, noting the final inspection was passed on August 17, 2023; and

WHEREAS, on December 21, 2023, the HARB for the City of St. Augustine reviewed the work completed at 30 Sanford Street, approved a certificate of completeness, and recommended the property located at 30 Sanford Street for a historic property tax exemption; and

WHEREAS, the City Commission for the City of St. Augustine has reviewed and approved the associated Historic Preservation Property Tax Exemption Covenant and hereby determines that it is in the best interest of public health, safety, and general welfare to grant a historic preservation property tax exemption;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Historic Preservation Property Tax Exemption. The City Commission for the City of St. Augustine, Florida, finds that the historic property located at 30 Sanford Street meets the requirements of s. 196.1977, Florida Statutes, and hereby grants an ad valorem property tax exemption for the improvements made at 30 Sanford Street subject to the recordation of a Historic Preservation Property Tax Exemption Covenant consistent with the requirements of s. 196.1977, Florida Statutes. The property tax exemption begins January 1, 2024 and expires on December 31, 2033.

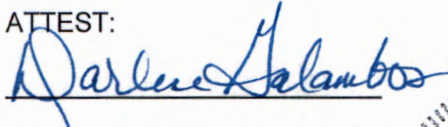
Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this 22nd day of January 2024.

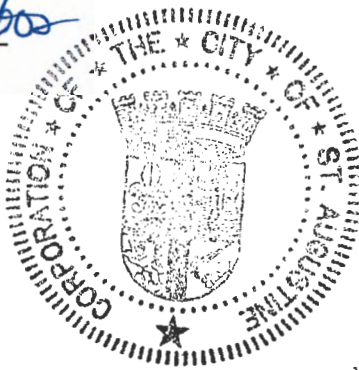


Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:



Darlene Galambos, City Clerk
(SEAL)



HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 22 day of January, 2024, by
Sanford Cedar LLC (hereinafter referred to as the Owner)

and in favor of the City of St. Augustine
(hereinafter referred to as the Local Government) for the purpose of the restoration,
renovation or rehabilitation of a certain Property located at 30 Sanford Street,
St. Augustine, FL 32084

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): PID: 2031400000
CITY OF ST AUG PART OF LOTS 13 & 14 BLK 46-I - 75.3FT FRONT ON SANFORD ST OR5679/935

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, 2033:

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 Local Historic Preservation Office.

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

Name of Office/Agency: City of St. Augustine - Historic Preservation Division
Address: P.O. Box 210, 75 King Street
City: St. Augustine Zip: 32085
Telephone: 904.209.4283

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 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 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 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 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 Local Historic Preservation Office in writing of the loss. The Division of Historical Resources 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 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 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 Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Division of Historical Resources 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

Sanford Cedar LLC [Signature] 1/22/2024
Name Shankar M Thayer Signature Date

LOCAL GOVERNMENT: City of St. Augustine

Nancy Sikes-Kline [Signature] January 22, 2024
Name of Authorized Signature Date
Local Official

Mayor-Commissioner
Title

ATTEST:
[Signature]
Darlene Galambos, City Clerk





CERTIFICATE OF COMPLETION

This certificate is to certify that the described portion of the structure has been inspected for compliance with the requirements of the 2020 Florida Building Codes and all other applicable codes.

Permit Number: BP2023-0132
Property Address: 30 Sanford St, Saint Augustine, Florida, 32084
Parcel Number: 2031400000
Owner: Sanford Cedar LLC
6817 SOUTHPOINT PKWY UNIT 2304
JACKSONVILLE, FL 32216-0000

Project Description: Remove and Replace toilets, insert showers, and vanities and replace with new. Remove and replace existing kitchen cabinets, sink and appliance and replace with new. Remove old flooring and replace with new. Remove all interior trim and interior doors and replace with new. Paint interior. Remove any damaged siding and replace with new. Repair any damaged deck boards. Paint exterior of the house.

Contractor: JOHN VALDES & ASSOCIATES INC / JVA PLUMBING LLC

Special Conditions: The final inspection was passed on August 17, 2023.

Building Official: Richard E. Schauland, Jr., CBO, CFM

Date of Issuance: January 05, 2024

**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: 203140000

Address of property: 30 Sanford Street

City St. Augustine County St. Johns Zip Code 32084

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

Project starting date 03/15/2023 Project completion date: 08/30/23

Estimated cost of entire project: \$ 308000

Estimated costs attributed solely to work on historic buildings or archaeological site: \$ 308000

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.

Shankar Tayver
Shankar Tayver Nabhalugan W. Hiler 11/20/2022
Name Signature Date

Complete the following if signing for an organization or multiple owners (See next page for additional owners):
Owner Sanford Cedar, LLC

Title _____ Organization name _____

Mailing Address 6817 Southpoint Parkway

City Jacksonville State FL Zip Code 32216

Daytime Telephone Number (904) 3273329

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 2031400000

Property Address 30 Sanford 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: Please see the Historic Architectural Review Board (HARB) order dated December 21, 2023 and staff report.

Page Twelve – Request for Review of Completed Work

Additional Review Comments attached? Yes No

Signature Julie E. Courtney

Typed or printed name Julie E. Courtney

Title Historic Preservation Officer

Date December 21, 2023

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

TYPE OF REQUEST:

- | | |
|---|--|
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Certificate of Completeness and |
| <input type="checkbox"/> Certificate of Demolition | Recommendation for Historic Property Tax |
| <input type="checkbox"/> Certificate of Relocation | Exemption |
| <input checked="" type="checkbox"/> Certificate of Appropriateness for
Preservation Approach for Ad Valorem Tax
Exemption | <input type="checkbox"/> Opinion of Appropriateness |

IN THE MATTER OF:

Case No.: HP2023-0034
Applicant: Historic Property Associates, Inc.
Owner: Sanford Cedar LLC
Address: 30 Sanford Street
Parcel Number: 2031400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to review Part III of a Historic Preservation Ad Valorem Tax Exemption application, to certify the completion of rehabilitation work for a contributing building to the Lincolnville National Register Historic District, constructed c. 1880, relocated to its present site c. 1917, and recorded in the Florida Master Site File

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to review Part III of a Historic Preservation Ad Valorem Tax Exemption application, to certify the completion of rehabilitation work for a contributing building to the Lincolnville National Register Historic District, constructed c. 1880, relocated to its present site c. 1917, and recorded in the Florida Master Site File.

Subject to the following conditions:

- Finding that the renovations do meet SOIS for rehabilitation
- _____
- _____
- _____
- _____
- _____
- _____
- _____

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

Case No. HP2023-0034

REQUEST **APPROVED / DENIED / CONTINUED**

Sign Name

Catherine Duncan
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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



Nicholas
Notary Public, State of Florida

30 SANFORD STREET – Ad Valorem Tax Exemption

The following items were not included in this supporting documentation packet, due to the number of pages. They are available on the City's website by clicking on the links below:

[Part II Application Photos](#) (Reviewed at the September 21, 2023 HARB meeting but also included in the Part III application photos that are attached to this resolution packet)

[Staff Report, photos, and attachments for HARB's review of Part I and II on September 21, 2023](#)

[Staff Report, photos, and attachments for HARB's review of Part III on December 21, 2023](#)

These documents are also on file with this application (HP2023-0034) and available to view by contacting harb@citystaug.com, Historic Preservation Officer Julie Courtney of the Historic Preservation Division at 904.209.4283, or the Planning and Building Department at 904.825.1065.

Interior	\$141,819.77
Exterior	\$61,338.82
Plumbing, Electrical, Mechanical Systems & Utilities	\$78,031.00
Debris Removal	\$1,066.40
Engineering, Arcitecture, Permits etc.	\$25,841.00
Total	\$308,096.99

Updated Breakdown of Costs Received December 11, 2023
Planning & Building Department

Demo - Factory Direct Kitchen	\$8,740.00	2021
Superior Home Designs - Engineering & Architecture	\$10,400.00	2022
Historic Property Associates, Inc.	\$1,000.00	10/28/2022
SWANSON STRUCTUR SAL - Architecture	\$1,350.00	2022
Historic Property Associates, Inc.	\$1,000.00	12/23/2022
J&J Painting- Exterior Prep	\$3,475.00	2/2023
	\$125.00	
J&J Painting- Exterior Prep - Lifestyles Debit	\$3,600.00	2/27/2023
Kings Properties - Fence Demolition - New Fence installed by JV	\$350.00	2/28/2023
Euphoria Vacation Homes - Temporary tenant Accomodation	\$1,631.84	3/16/2023
Kings Properties - Haul Junk	\$250.00	3/9/2023
J&J Painting- Exterior Prep	\$1,675.00	3/16/2023
Les Thomas Architect, Inc. - Floor Plan Drawing	\$1,000.00	3/29/2023
Ferrell Electric - Exterior Lights	\$1,297.00	04/03/2023
Florida Empire Plumbing, Inc - HOUSE TO CITY LINE	\$5,500.00	04/07/2023
Avigna Granite World - Kitchen Cabinets	\$15,277.50	4/18/2023
HOME DEPOT CREDIT CARD - FANS & LIGHT FIXTURES	\$1,587.41	04/25/2023
EAST COAST WELL - WELL SHUTOFF	\$295.00	04/25/2023
J&J Painting- Exterior Prep	\$7,250.00	4/28/2023
Floor & Decor - Flooring Material	\$4,188.59	5/10/2023
Historic Property Associates, Inc.	\$3,716.00	5/17/2023
J&J Painting- 1st floor interior paint	\$3,275.00	6/7/2023
Zina Corporation - Labor cost Floor, Trims & Doors install	\$15,000.00	6/27/2023
J&J Painting- Exterior Paint	\$7,250.00	7/5/2023
J&J Painting- 1st floor interior paint	\$2,750.00	7/5/2023
J&J Painting- Exterior Paint	\$725.00	7/20/2023
Zina Corporation - Bathrooms Lay Tiles and floor	\$15,000.00	7/26/2023
Ferrell Electric	\$5,000.00	8/25/2023
Zina Corporation - Bathrooms Lay Tiles and floor	\$6,546.17	8/31/2023
Construction Debris Removal	\$466.40	9/18/2023
Floor & Decor - Wall Tiles	\$3,078.72	
Contractors Discount - Trims & Doors materials cost. Installed missing a	\$2,863.36	
Arnett AC	\$2,932.00	9/25/2023
John Valdez Invoice	\$169,502.00	
Total	\$308,096.99	

From: [Shankar Thayver](#)
To: [Julie Courtney](#)
Subject: Re: 30 Sanford Street – Ad Valorem Tax Exemption application for the December 21, 2023 HARB meeting
Date: Thursday, December 14, 2023 12:22:21 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

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

Julie, new flooring cost was \$15,388. Most of it was labor as the floor was not even and they had to do a lot of floor underlayment. Let me know if you have any questions. Thanks



"It's not that I'm smart, it's just that I stay with problems longer."

Shankar M Thayver,
Broker Associate,
The Thayver Group
904-327-3329
6817 SOUTHPOINT PKWY U#: 2304, Jacksonville, FL 32216

On Tue, Dec 12, 2023 at 7:31 PM Julie Courtney <jcourtney@citystaug.com> wrote:

Received the updated spreadsheet on expenses, Mr. Thayver. It would be helpful to have an additional dollar amount for the item listed below:

ADDITIONAL DETAILS ON EXPENSES

- An overall breakdown of costs divided into the following categories:
 - **New flooring (please verify what part of expenses listed is for new simulated wood vinyl flooring)**

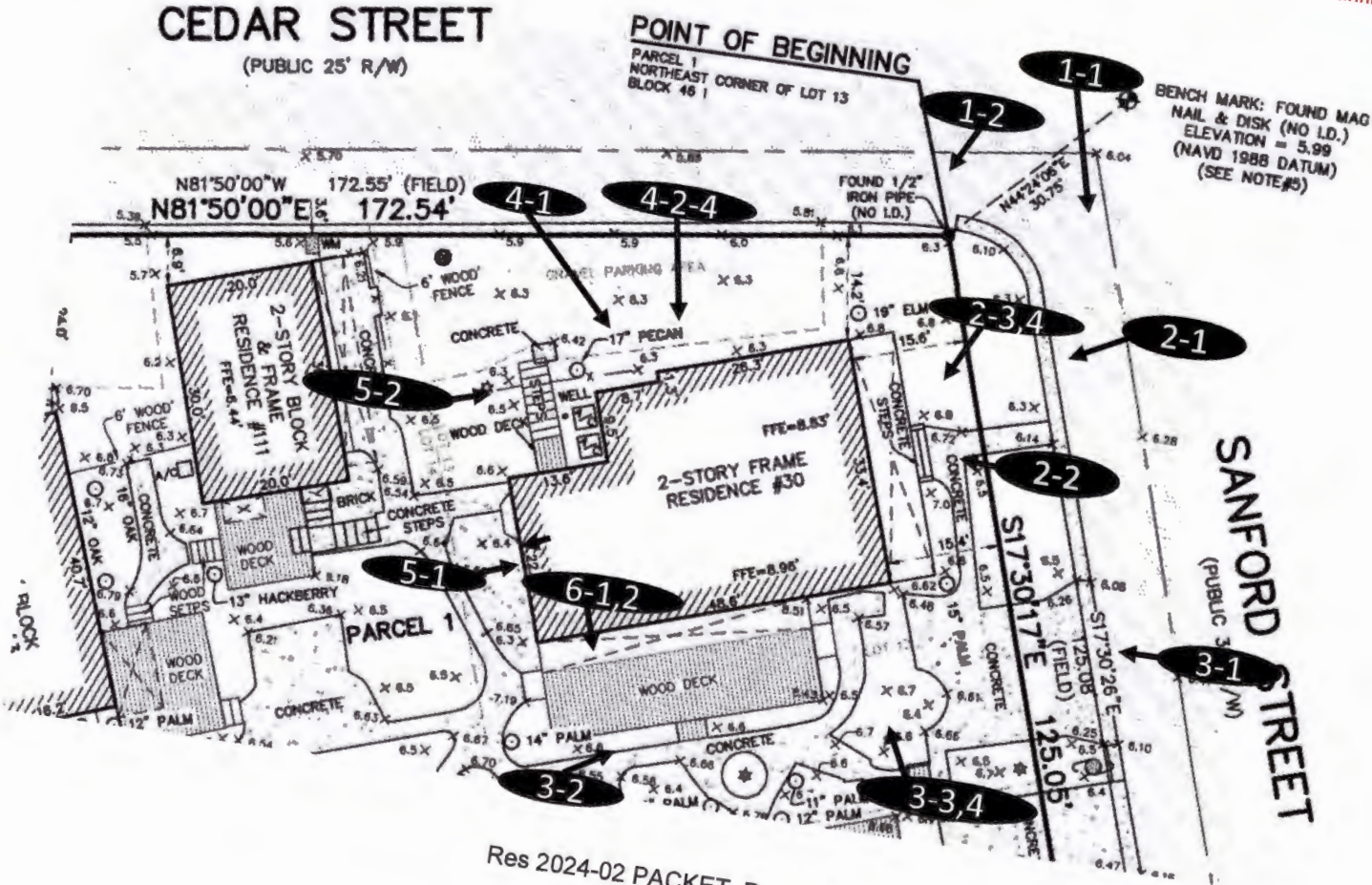
I also listed this in my Nov 30 email, but have not received anything further. It may help answer questions that the HARB will have and assist them in their review.

ADDITIONAL PHOTOS AND DOCUMENTATION

- **Additional after photos that match corresponding views of photos submitted for Parts I & II. As noted in the instructions for Part III, these should be the same views as the before photos and the photographs must provide a comprehensive description of the completed work.**
- **A written summary of the work would be helpful to accompany especially the Part III photos where photographs were not provided before work was**

30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT

Received 11/20/2023
Planning and Building Department



30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT

Received 11/20/2023
Planning and Building Department

Main Floor Finished Area 1452.40 sq ft



PREPARED: 2022/12/10

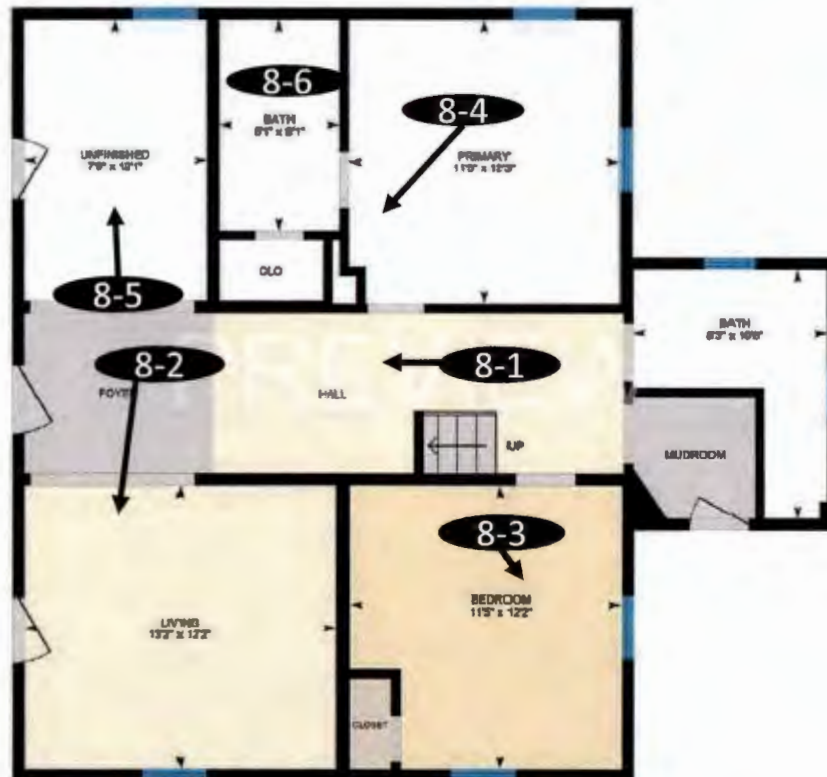


White regions are excluded from total floor area in IGLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

30 SANFORD STREET/PHOTO KEY
 LINCOLNVILLE HISTORIC DISTRICT
 SECOND FLOOR INTERIOR

Received 11/20/2023
 Planning and Building Department

2nd Floor Finished Area 568.72 sq ft
 Unfinished Area 398.93 sq ft



PREPARED: 2022/12/16



When regions are excluded from total floor area in IGUIDE floor plans, All room dimensions and room names are subject to independent verification.

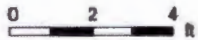
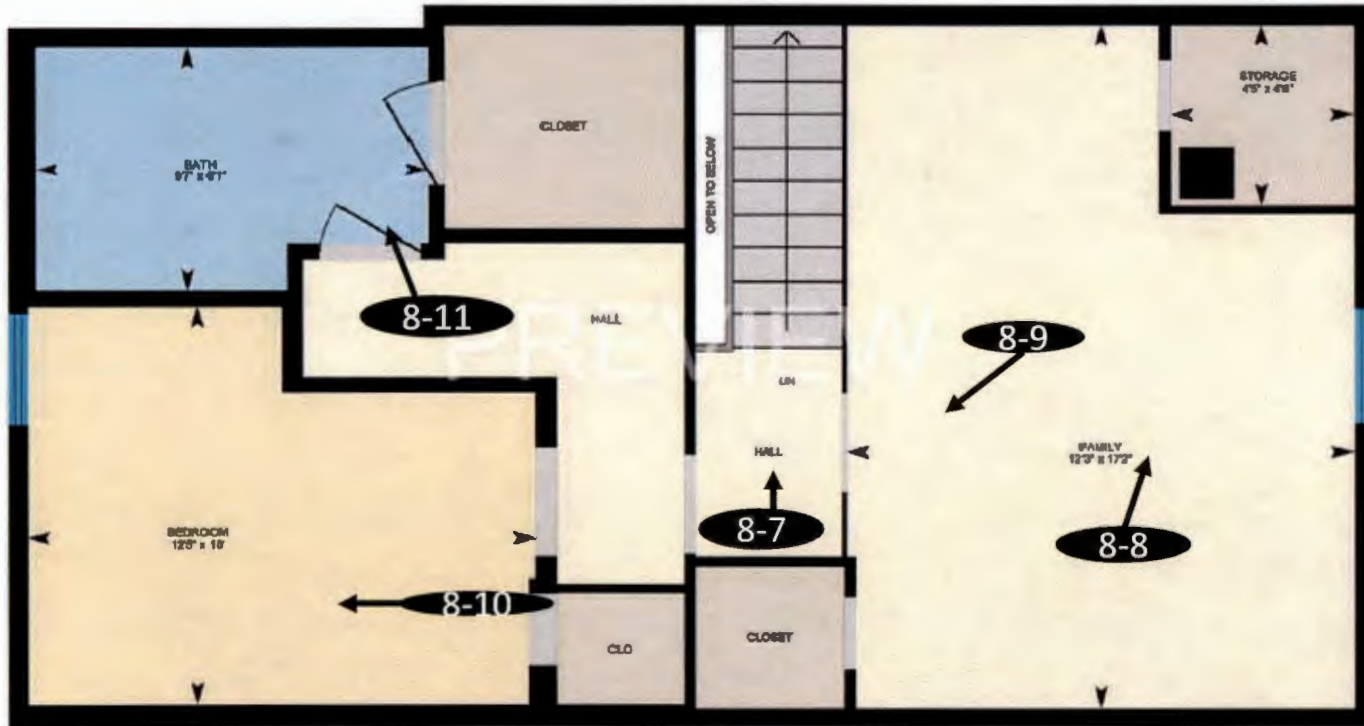
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30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT
THIRD FLOOR INTERIOR

Received 11/20/2023
Planning and Building Department

3rd Floor Finished Area 587.67 sq ft



PREPARED: 2022/12/10



Res 2024-02 PACKET Page 19
White regions are excluded from total floor area in IGHIDE floor plans. All room dimensions and floor areas must be considered as approximations and are subject to independent verification.

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1930 SANFORD STREET, PART 3 AFTER PHOTOGRAPHS

- PRESERVE CHARACTER DEFINING FEATURES
- EXTERIOR: REPAIR/PAINT PORCH, WOOD SIDING, REPAIR, TRANSOM AND SIDELIGHTS, WINDOWS, REPAIR CORNICE RETURNS
- ALTERATIONS: REPAIR/REPLACE DETERIORATED DROP SIDING ON WEST FAÇADE/ENCLOSE REDUNDANT DOOR OPENING ON SOUTH FAÇADE
- NO FOUNDATION WORK WAS UNDERTAKEN

30 SANFORD STREET

1. Site, Sanford Street, facing south, no changes
- 2 Photo 1-1



1. Site, Corner, Sanford/Cedar Street, facing west, no changes
- 2 Photo 1-2



30 SANFORD STREET

1. Main (east) facade, facing west from Sanford Street,
Preserved porch
- 2 Photo 2-1



1. Main (east) façade, preserved transom, sidelights, facing west
- 2 Photo 2-2



30 SANFORD STREET

1. Main (east) facade, preserved shutters/siding, window, facing west from Sanford Street

2 Photo 2-3



1. Main (east) façade, preserved concrete block, foundation, facing west

2 Photo 2-4



30 SANFORD STREET

1. Main (east) façade/south facade, no changes, facing northwest from Sanford Street
2. Photo 3-1



1. South facade, enclosed door opening, facing north
2. Photo 3-2



30 SANFORD STREET

1. South facade, facing north, incised porch, preserved windows, cornice return

2 Photo 3-3



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1. South facade, facing north, preserved historic windows

2 Photo 3-4



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30 SANFORD STREET

1. West/north facades, no major changes, facing east

2 Photo 4-1



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1. North facade, repaired historic windows, facing south

2 Photo 4-2



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30 SANFORD STREET

1. North facade, preserved windows, facing south

2 Photo 4-3



1. North facade, cornice return, preserved windows, facing south

2 Photo 4-4



30 SANFORD STREET

1. West facade, no major changes, facing east

2 Photo 5-1



1. West facade, stairs, deteriorated wood replaced, facing east

2 Photo 5-2



30 SANFORD STREET

1. West facade, roof, architectural shingles, facing south
- 2 Photo 6-1



1. West facade, roof, architectural shingles, facing south
- 2 Photo 6-2



30 SANFORD STREET AD VALOREM EXEMPTION APPLICATION

Updated version Received December 13, 2023
Planning & Building Department

- PRESERVE CHARACTER DEFINING FEATURES
- INTERIOR: FLOOR PLAN DATES TO C. 1950 WHEN BUILDING WAS CONVERTED TO TRI-PLEX
- ALTERATIONS: 1ST FLOOR, ENCLOSE DOOR OPENINGS IN PARLOR/FRONT BEDROOM FOR ADDITIONAL FLOOR SPACE
- NO CHANGES TO EXISTING FLOOR PLAN
- PRESERVE PINE FLOORS 1ST FLOOR
- ADD NEW FLOORING TO 2ND AND ATTIC STORIES
- ADD CABINETS TO 2ND FLOOR KITCHEN, PRESERVE EXTERIOR OPENING

Updated version Received December 13, 2023

PHOTO 7-1: APARTMENT 1-PRESERVED TRANSOM/SIDELIGHTS: FACING EAST Planning & Building Department



PHOTO 7-2: APARTMENT 1-LIVING ROOM: FACING EAST
PRESERVED PINE FLOORS, ARCHED OPENINGS, BASEBOARDS

Updated version Received December 13, 2023
Planning & Building Department



PHOTO 7-3: APARTMENT 1-LIVING ROOM: FACING NORTH
PRESERVED PINE FLOORS/ARCHED OPENINGS, BASEBOARDS

Updated version Received December 13, 2023
Planning & Building Department



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PHOTO 7-4: APARTMENT 1-LIVING ROOM, PRESERVED FEATURES: FACING WEST
Updated version Received December 13, 2023
Planning & Building Department



PHOTO 7-4: APARTMENT 1-LIVING ROOM, PRESERVED FEATURES: FACING WEST

PHOTO 7-5: APARTMENT 1-KITCHEN, PRESERVED FLOORS: FACING WEST Updated version Received December 13, 2023
Planning & Building Department



PHOTO 7-6: APARTMENT 1-KITCHEN, PRESERVED FEATURES: **FACING WEST**
Updated version Received December 13, 2023
Planning & Building Department



PHOTO 7-7: APARTMENT 1-FOYER/BEDROOM, PRESERVED FLOORS, FEATURES: FACING NORTH

Updated version Received December 13, 2023
Planning & Building Department



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Application pg 28

PHOTO 7-8: APARTMENT 1-BEDROOM PRESERVED FLOORS, WINDOWS, ENCLOSED OPENING: **FACING NORTH**
Updated version Received December 13, 2023
Planning & Building Department



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PHOTO 7-9: APARTMENT 1-RESTORED BATHROOM: FACING NORTH

Updated version Received December 13, 2023
Planning & Building Department



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PHOTO 7-10: APARTMENT 1-BEDROOM, PRESERVED FLOORING: FACING NORTH

Updated version Received December 13, 2023
Planning & Building Department



PHOTO 7-11: APARTMENT 1-BEDROOM, NO ALTERATIONS: FACING WEST

Updated version Received December 13, 2023
Planning & Building Department



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PHOTO 8-1: APARTMENT 2-HALLWAY, PRESERVED STAIRS, DOORS, NEW FLOORING : Planning & Building Department



PHOTO 8-2: APARTMENT 2-HALLWAY/LIVING ROOM, PRESERVED DOOR, WINDOWS, NEW FLOORS, FACING NORTH
Updated version Received December 13, 2023
Planning & Building Department



PHOTO 8-3: APARTMENT 2-BEDROOM, PRESERVED WINDOWS, NEW FLOORS: FACING NORTH
Updated version Received December 13, 2023
Planning & Building Department



PHOTO 8-4: APARTMENT 2-LIVING ROOM, NEW FLOORS: FACING EAST Updated version Received December 13, 2023
Planning & Building Department



PHOTO 8-5: APARTMENT 2-KITCHEN, NEW CABINETS COVERING EAST WALL. FACING SOUTH. Updated version Received December 13, 2023
Planning & Building Department

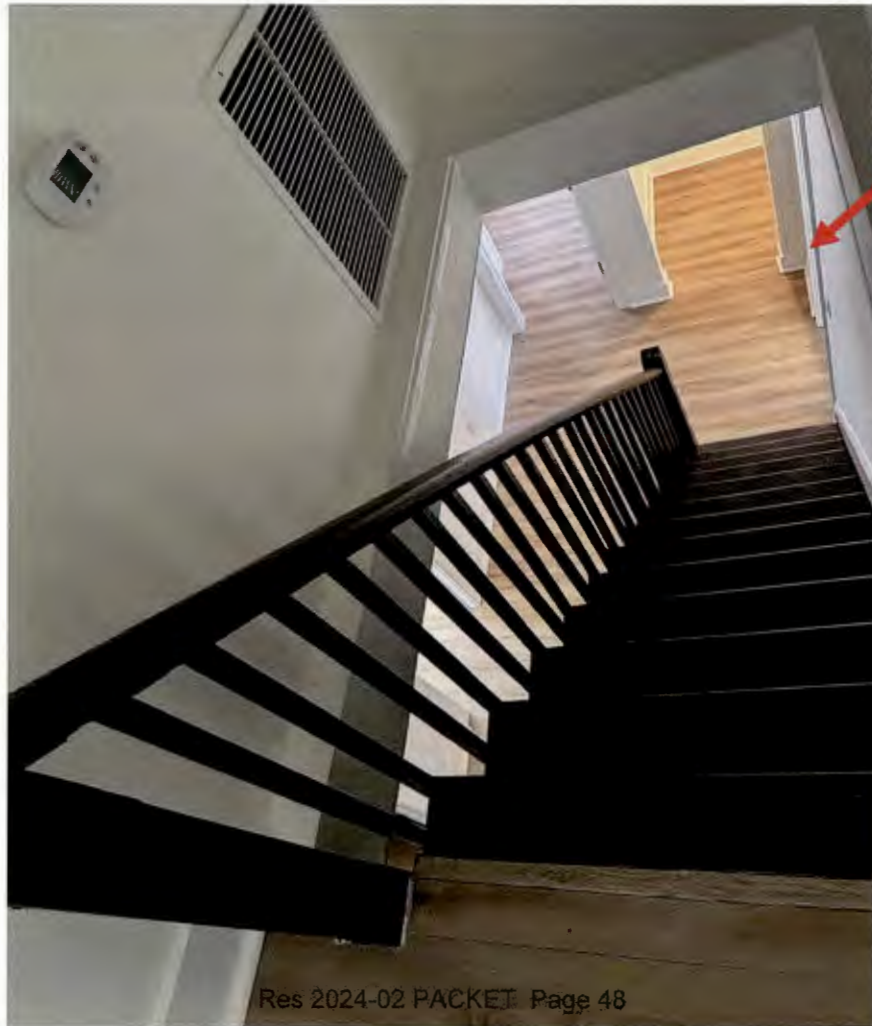


PHOTO 8-6: APARTMENT 2-NEW BATHROOM: FACING EAST Updated version Received December 13, 2023
Planning & Building Department



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PHOTO 8-7: APARTMENT 2-PRESERVED STAIRCASE: FACING WEST
Updated version Received December 13, 2023
Planning & Building Department



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PHOTO 8-8: APARTMENT 2-BEDROOM, NEW FLOORS, PRESERVED WINDOWS. FACING WEST

Updated version Received December 13, 2023
Planning & Building Department



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PHOTO 8-9: APARTMENT 2-BEDROOM, NEW FLOORS, HISTORIC WALLS. FACING SOUTH. Updated version Received December 13, 2023
Planning & Building Department



PHOTO 8-10: APARTMENT 2-BEDROOM, RENEWED WALL FINISHES : FACING SOUTH

Updated version Received December 13, 2023
Planning & Building Department



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FROM PART II: 30 SANFORD STREET AD VALOREM EXEMPTION APPLICATION

- PRESERVE CHARACTER DEFINING FEATURES
- EXTERIOR: REPAIR/PAINT PORCH, WOOD SIDING
- ALTERATIONS: REPAIR/REPLACE DETERIORATED DROP SIDING ON WEST FAÇADE/ENCLOSE REDUNDANT DOOR OPENING
- NO FOUNDATION WORK TO BE UNDERTAKEN

PRESERVE CHARACTER DEFINING FEATURES
MAIN PORCH



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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Planning & Building Department

PRESERVE CHARACTER DEFINING FEATURES
TRANSOM AND SIDELIGHTS



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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Received ~~December 13, 2023~~ Application pg 45
Planning & Building Department

PRESERVE CHARACTER DEFINING FEATURES
ROOF PROFILE INCLUDING EXTENSION OVER PORCH
CORNICE RETURNS/HISTORIC WINDOWS



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

Received ~~Application~~ ^{Application} ~~December 13, 2023~~ ^{pg 48}
Planning & Building Department

PRESERVE CHARACTER DEFINING FEATURES
ROOF PROFILE INCLUDING EXTENSION OVER PORCH
CORNICE RETURNS/HISTORIC WINDOWS



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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REPLACE DETERIORATED DROP SIDING ON REAR FACADE TO MATCH EXISTING



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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30 SANFORD STREET AD VALOREM EXEMPTION APPLICATION

- **PRESERVE CHARACTER DEFINING FEATURES**
- **INTERIOR: FLOOR PLAN DATES TO C. 1950 WHEN BUILDING WAS CONVERTED TO TRI-PLEX**
- **ALTERATIONS: 1ST FLOOR, ENCLOSE DOOR OPENINGS IN PARLOR/FRONT BEDROOM FOR ADDITIONAL FLOOR SPACE**
- **NO CHANGES TO EXISTING FLOOR PLAN**
- **PRESERVE OAK FLOORS 1ST FLOOR**
- **ADD NEW FLOORING TO 2ND AND ATTIC STORIES**

PHOTO 7-1: APARTMENT 1-LIVING ROOM: FACING WEST



PRESERVE ARCHED OPENINGS

REPAIR EXISTING WALLS/CEILING FINISHES

PRESERVE OAK FLOORS/BASEBOARDS

PHOTO 7-2: APARTMENT 1-LIVING ROOM: FACING EAST



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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Planning & Building Department

PHOTO 7-5: APARTMENT 1-KITCHEN: FACING WEST



**PAINT/REPAIR WALL
CEILING FINISHES**

**MAINTAIN TILE
FLOORS/CABINETS**

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PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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Planning & Building Department

PHOTO 7-7: APARTMENT 1-FORMER HALLWAY: FACING EAST
BLOCK GLASS TO BE PRESERVED

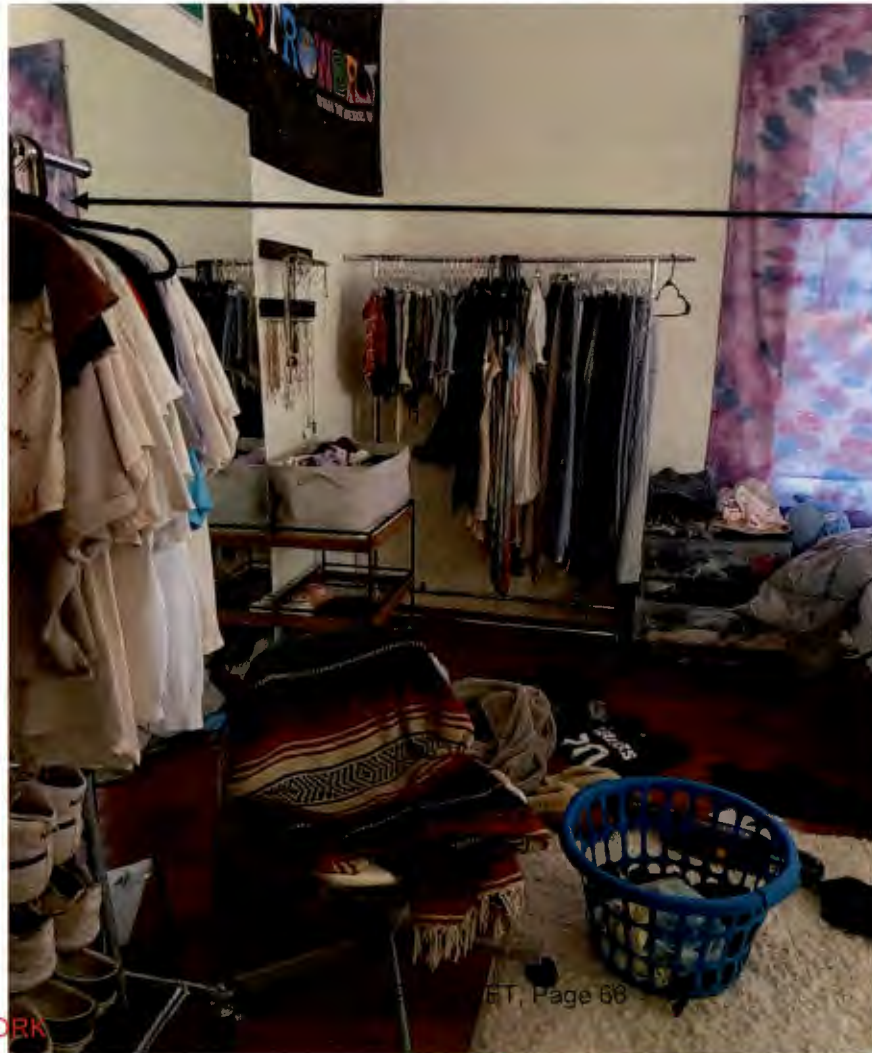


PRESERVE BLOCK
GLASS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

Received December 13, 2023
Application # 9
Planning & Building Department

APARTMENT 2-FRONT ROOM: FACING NORTH
WOOD FLOORS TO BE PRESERVED/
OPENING BETWEEN ROOMS TO BE ENCLOSED



CLOSE OPENING
BETWEEN ROOMS

PRESERVE OAK
FLOORS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

Received December 13, 2023
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Planning & Building Department

APARTMENT 2-FRONT ROOM: FACING SOUTH
WOOD FLOORS TO BE PRESERVED

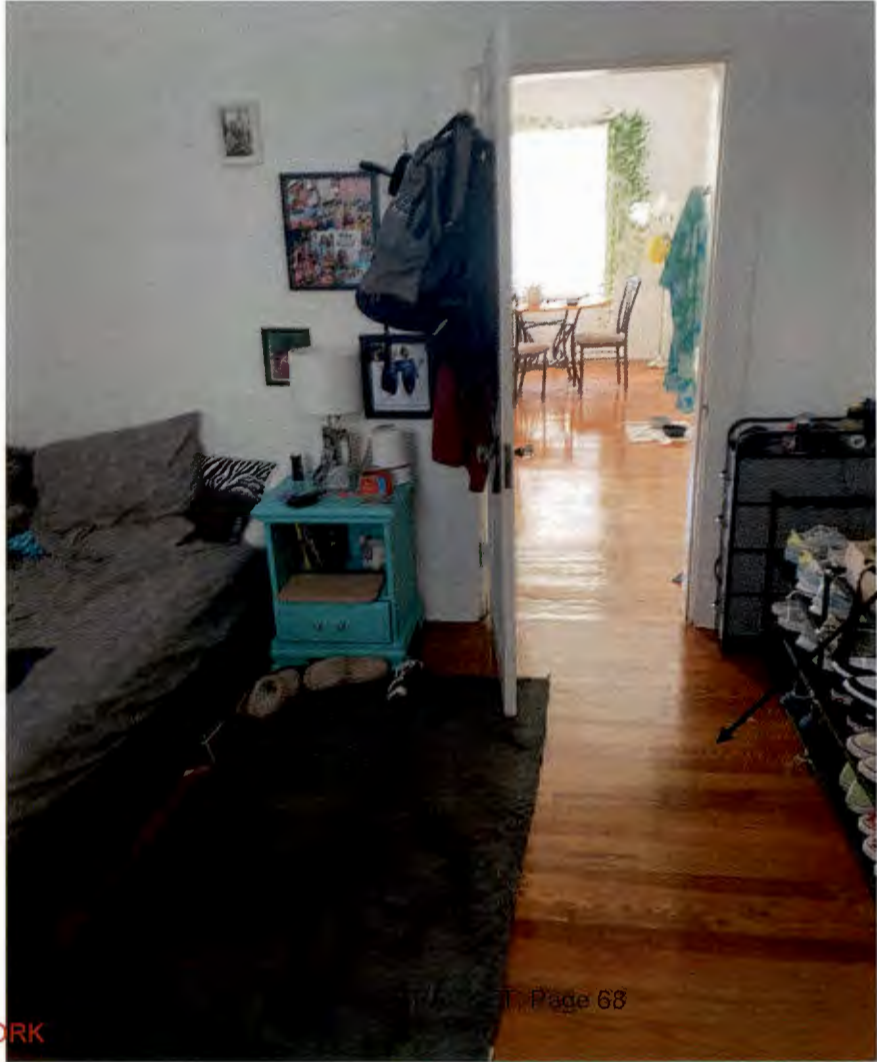


PRESERVE OAK
FLOORS/BASEBOARDS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 2-REAR BEDROOM: FACING SOUTH
WOOD FLOORS TO BE PRESERVED



PRESERVE OAK
FLOORS

APARTMENT 2-REAR BEDROOM: FACING NORTH
WOOD FLOORS TO BE PRESERVED



PRESERVE OAK
FLOORS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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Received ~~December 13, 2023~~ Application on 90,
Planning & Building Department

APARTMENT 2-BATHROOM: FACING SOUTH
TILE FLOORS TO BE PRESERVED



**UPGRADE
PLUMBING/NEW
FIXTURES/TILE
FLOORS**

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

Received December 13, 2023
Application # 23-0013
Planning & Building Department

APARTMENT 3-STAIR HALL: FACING EAST
SUBFLOOR CONDITION/ANTIQUATED HVAC SYSTEM
DOOR TO BALCONY TO BE RETAINED



PRESERVE DOOR

ADD SIMULATED
WOOD VINYL
FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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Received December 13, 2023
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Planning & Building Department

APARTMENT 3-STAIR HALL: FACING EAST
SUBFLOOR CONDITION/ANTIQUATED HVAC SYSTEM
ORIGINAL STAIRS TO BE RETAINED



PRESERVE DOOR

ADD SIMULATED
WOOD VINYL
FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

Res 2024-02 PACKET, Page 73

Received December 13, 2023
Application # 23-04
Planning & Building Department

APARTMENT 3: BEDROOM: FACING NORTH
SUBFLOOR CONDITION



REPAIR/PAINT WALLS
AND
CEILINGS/PRESERVE
BASEBOARDS

ADD SIMULATED
WOOD VINYL
FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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Received December 13, 2023
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Planning & Building Department

APARTMENT 3-BEDROOM: FACING EAST
SUBFLOOR CONDITION



REPAIR/PAINT WALLS
AND
CEILINGS/PRESERVE
BASEBOARDS

ADD SIMULATED
WOOD VINYL
FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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Application no 99
Received December 13, 2023
Planning & Building Department

APARTMENT 3-BEDROOM: FACING NORTH
SUBFLOOR CONDITION



REPAIR/PAINT WALLS
AND
CEILINGS/PRESERVE
BASEBOARDS

ADD SIMULATED
WOOD VINYL
FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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Received December 13, 2023
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Planning & Building Department

APARTMENT 3-BATHROOM: FACING SOUTH
ANTIQUATED PLUMBING TO BE UPGRADED/
BROUGHT UP TO CODE



UPGRADE
PLUMBING/REMOVE/
REPLACE FIXTURES

ADD TILE FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

Received [Application #8](#), 2023
Planning & Building Department



ENCLOSE DOOR
OPENING
ON INTERIOR
FOR CABINET SPACE

UPGRADE
PLUMBING/REMOVE/
REPLACE FIXTURES

ADD
SUBFLOORING/TILE
FINISH FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

Res 2024-02 PACKET, Page 78

Received Application # 93, 2023
Planning & Building Department

APARTMENT 3-LIVING ROOM: FACING EAST
ASBESTOS FLOORING TO BE REMOVED



**PRESERVE
DOORS/REPAIR/PAINT
WALLS AND
CEILINGS/PRESERVE
BASEBOARDS**

**REMOVE ASBESTOS
FLOORING/ADD
SIMULATED WOOD
VINYL FLOORING**

**PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK**

Res 2014-001 PACHE

Received Application on 7/13, 2023
Planning & Building Department

APARTMENT 3-LIVING ROOM: FACING NORTH
ASBESTOS FLOORING TO BE REMOVED



REPAIR/PAINT WALLS
AND
CEILINGS/PRESERVE
BASEBOARDS

REMOVE ASBESTOS
FLOORING/ADD
SIMULATED WOOD
VINYL FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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Planning & Building Department

APARTMENT 3: 3rd floor, stairs, facing west



PRESERVE STAIRS

APARTMENT 3: 3rd floor, bedroom, facing north



RENEW
WALLS/CEILINGS
WITH DRYWALL

ADD PLYWOOD
SUBFLOOR/ ADD
SIMULATED WOOD
VINYL FLOORING

APARTMENT 3: 3rd floor, bedroom, facing south



**RENEW
WALLS/CEILINGS
WITH DRYWALL**

**ADD PLYWOOD
SUBFLOOR/ ADD
SIMULATED WOOD
VINYL FLOORING**

APARTMENT 3: 3rd floor, bedroom, window to be restored, facing south



APARTMENT 3: 3rd floor, bathroom, facing west



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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Application # 70
Received December 13, 2023
Planning & Building Department

Prepared by & Return to:
Jay B. Watson, Esq.
4655 Salisbury Road, Ste 200
Jacksonville, Florida 32256
File Number: 2022-05
Property Appraiser's Parcel I.D. (folio) Number(s):
203140-0000/203130-0120/203150-0000
*Documentary Stamp have been paid in
amount of \$.70*

Quit Claim Deed

Made this 7th day of December, 2022, by **Thayver Holdings LLC, a Florida limited liability company and Ranghukumar Rengarajan, also known as Rengarajan Ranghukumar, a married man, conveying non-homestead property**; whose mailing address is 137 Bear Pen Road, Ponte Vedra Beach, Florida 32082; hereinafter referred to as "Grantor"; to **Sanford Cedar LLC, a Florida limited liability company**, whose mailing address is 6817 Southpoint Pkwy, Unit 2304, Jacksonville, Florida 32216; hereinafter referred to as "Grantee";

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in St. Johns County, Florida, viz:

A part of lots 12, 13 and 14 of Block 46 I, of the City of St. Augustine, as shown on the Official Map, City of St. Augustine, dated June 22, 1923 of the Public Records of St. Johns County, Florida, being more particularly described as follows: Begin at an iron pipe found at the northeast corner of said block and the intersection of the south Right-of-Way line of Cedar Street and the West Right-of-Way line of Sanford Street and run Thence South 17 degrees 30 minutes 17 seconds East along the West Right-of-Way line of Sanford Street, 125.05 Feet to an Iron Pipe found at the Southeast corner of said Lot 12; Thence South 74 degrees 50 minutes 16 seconds West along the South boundary of said Lot 12, a distance of 48.03 feet to an Iron Pipe; Thence South 82 degrees 36 minutes 00 Seconds West 48.47 feet to a Re-Bar and Cap; Thence South 88 degrees 48 minutes 23 seconds West, 12.84 feet to a Re-Bar and Cap; Thence North 15 degrees 56 minutes 13 seconds West, 34.42 feet to a Re-Bar and Cap on the South Boundary of said Lot 14; Thence South 74 degrees 19 minutes 37 seconds West, along said South Boundary, 66.00 feet to a Re-Bar and Cap at the Southwest corner of said Lot 14; Thence North 15 degrees 56 minutes 13 seconds West, along the West boundary of said Lot 14, a distance of 102.50 feet to a Re-Bar and Cap at the Northwest corner of said Lot 14 and the South Right-of-Way line of Cedar Street; Thence North 81 degrees 50 minutes 00 seconds East along the South boundary of Cedar Street 172.54 feet to the POINT OF BEGINNING.

A parcel of land being a port of Lot 9 and Lot 10, Block 46 I, City of St. Augustine, St. Johns County, Florida and being more fully described as follows:

For a point of reference commence at the Northwest corner of Lot 14, Block I, said City of St. Augustine, said point also being on the Southerly Right of Way line of Cedar Street; Thence South 15 degrees 56 minutes 13 seconds East departing the Southerly Right of Way Line of said Lot 14, Block 46 I, a distance of 102.50 feet to the Southwest corner of said Lot 14, Block 46 I and the North line of Lot 9, Block 46 I, said City of St. Augustine; Thence North 74 degrees 19 minutes 37 seconds East along the South line of said Lot 14, and the North line of said Lot 9 and the North line of lot 10, Block 46 I, said City of St. Augustine, a distance of 66 feet to a point on the Westerly line of Lot 12, Block 46 I, said City of St. Augustine, Thence South 15 degrees 56 minutes 13 seconds East departing the South line of said lot 14 and the North line of said Lot 10, and along the Westerly line of said Lot 12, a distance of 34.42 feet; Thence South 79 degrees 13 minutes 20 seconds West departing the Westerly line of said Lot 12, a distance of 36.60 feet; Thence South 88 degrees 05 minutes 11 seconds West a distance of 28.51 feet; Thence North 20 degrees 21 minutes 05 seconds West a distance of 24.60 feet to the POINT OF BEGINNING.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any. However, this reference does not operate to reimpose same; subject to Zoning Ordinances that may affect subject property.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Preparer has not examined title to the lands described herein and no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the land, the condition of its title, its quality, the location of its boundaries, or the existence of liens, unpaid taxes, or other encumbrances affecting it.

PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR ATTORNEY'S OPINION OF TITLE

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Thayver Holdings LLC, a Florida Limited Liability Company

Christine Micieli
Witness #1

By: [Signature]
Sankar Thayver, Manager

[Signature]
Witness #2
Jaime Stokes

By: [Signature]
Sudha B. Thayver, Manager

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 14th day of December, 2022, by Sankar Thayver and Sudha B. Thayver, Managers of Thayver Holdings LLC, a Florida limited liability company, who appeared before me in their physical presence, and, who produced a Driver's Licenses as identification.

(NOTARY SEAL)



Christine Micieli
Notary Public

[TWO DIFFERENT NON-RELATED WITNESSES MUST SIGN AND PRINT NAMES BELOW]

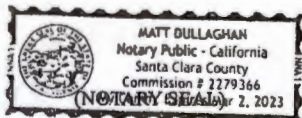
SIGN: [Signature]
Witness #1 PRINT: KARTHI CEYAN KIRUBAKARAN
3025 WOODS WAY, SAN JOSE, CA

[Signature]
Ranghukumar Rengarajan, also known as Rengarajan Ranghukumar

SIGN: [Signature]
Witness #2 PRINT: Matt Dullaghan
267 E Hamilton Ave Ste A
Campbell CA 95008

State of California
County of Santa Clara

The foregoing instrument was acknowledged before me this 7th day of December, 2022, by Ranghukumar Rengarajan, also known as Rengarajan Ranghukumar, who appeared before me in his physical presence, and, who produced a Driver's Licenses as identification.



[Signature]
Notary Public

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID	2031400000
Location Address	30 SANFORD ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (0800) (609.98)
Tax Description*	CITY OF ST AUG PART OF LOTS 13 & 14 BLK 46-I - 75.3FT FRONT ON SANFORD ST OR5679/935 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.140
Homestead	N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name	Sanford Cedar LLC 100%
Mailing Address	6817 SOUTHPOINT PKWY UNIT 2304 JACKSONVILLE, FL 32216-0000

Map



Valuation Information

	2024
Building Value	\$415,855
Extra Features Value	\$0
Total Land Value	\$252,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$667,855
Total Deferred	\$0
Assessed Value	\$667,855
Total Exemptions	\$0
Taxable Value	\$667,855

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$429,253	\$0	\$252,000	\$0	\$0	\$681,253	\$681,253	\$0	\$681,253
2022	\$361,977	\$0	\$234,360	\$0	\$0	\$596,337	\$596,337	\$0	\$596,337
2021	\$262,546	\$0	\$181,350	\$0	\$0	\$443,896	\$443,896	\$0	\$443,896
2020	\$271,108	\$0	\$163,912	\$0	\$0	\$435,020	\$435,020	\$0	\$435,020
2019	\$271,684	\$0	\$151,706	\$0	\$0	\$423,390	\$423,390	\$0	\$423,390
2018	\$277,261	\$0	\$132,525	\$0	\$0	\$409,786	\$409,786	\$0	\$409,786
2017	\$286,183	\$592	\$132,525	\$0	\$0	\$419,300	\$384,417	\$34,883	\$384,417
2016	\$290,440	\$592	\$120,319	\$0	\$0	\$411,351	\$349,470	\$61,881	\$349,470
2015	\$269,054	\$592	\$92,419	\$0	\$0	\$362,065	\$317,700	\$44,365	\$317,700
2014	\$204,526	\$592	\$83,700	\$0	\$0	\$288,818	\$288,818	\$0	\$288,818
2013	\$180,024	\$592	\$64,868	\$0	\$0	\$245,484	\$245,484	\$0	\$245,484

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$308,737	Roof Structure	Gable Hip
Year Built	1900	Interior Flooring	Carpet, Hardwood
Actual Area	3711	Interior Wall	Drywall
Conditioned Area	2570	Heating Type	Air Duct
Use	Duplex	Air Conditioning	Central
Style	01	Bedrooms	4
Exterior Wall	Wood	Baths	3

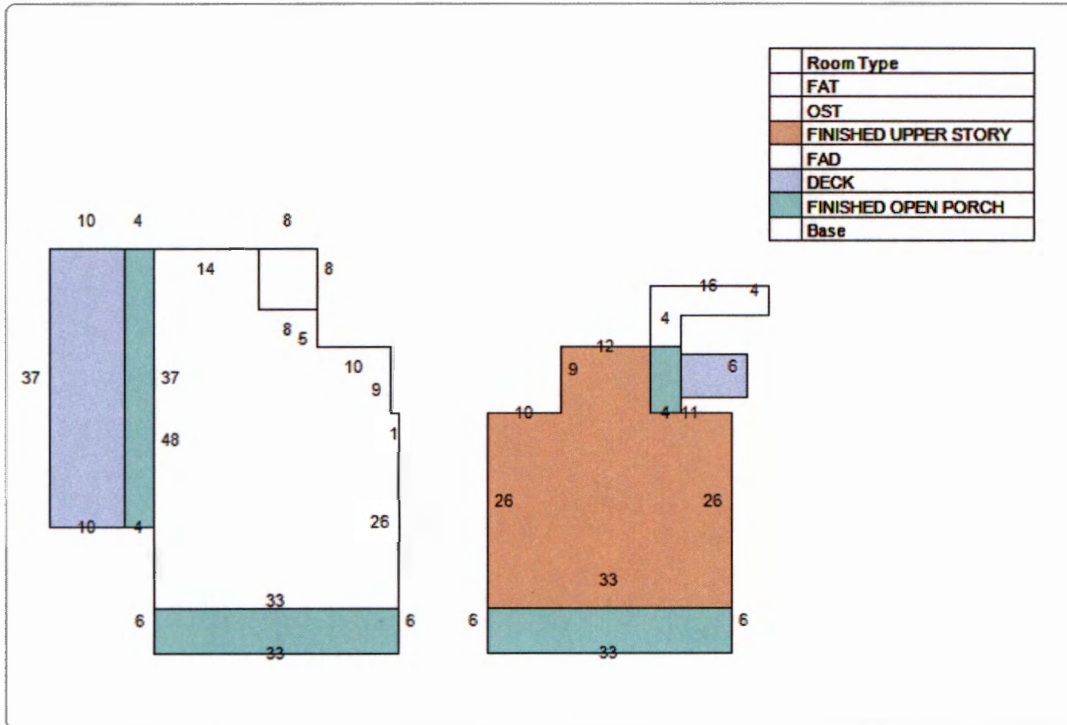
Description	Square Footage
BASE AREA	1368
FINISHED OPEN PORCH	198
FINISHED OPEN PORCH	148
FINISHED DECK	370
ADDITION	64
FINISHED UPPER STORY	966
FINISHED OPEN PORCH	36
FINISHED DECK	54
OUTSIDE STAIRS	80
FINISHED OPEN PORCH	198
FINISHED ATTIC	229
Total SqFt	3711

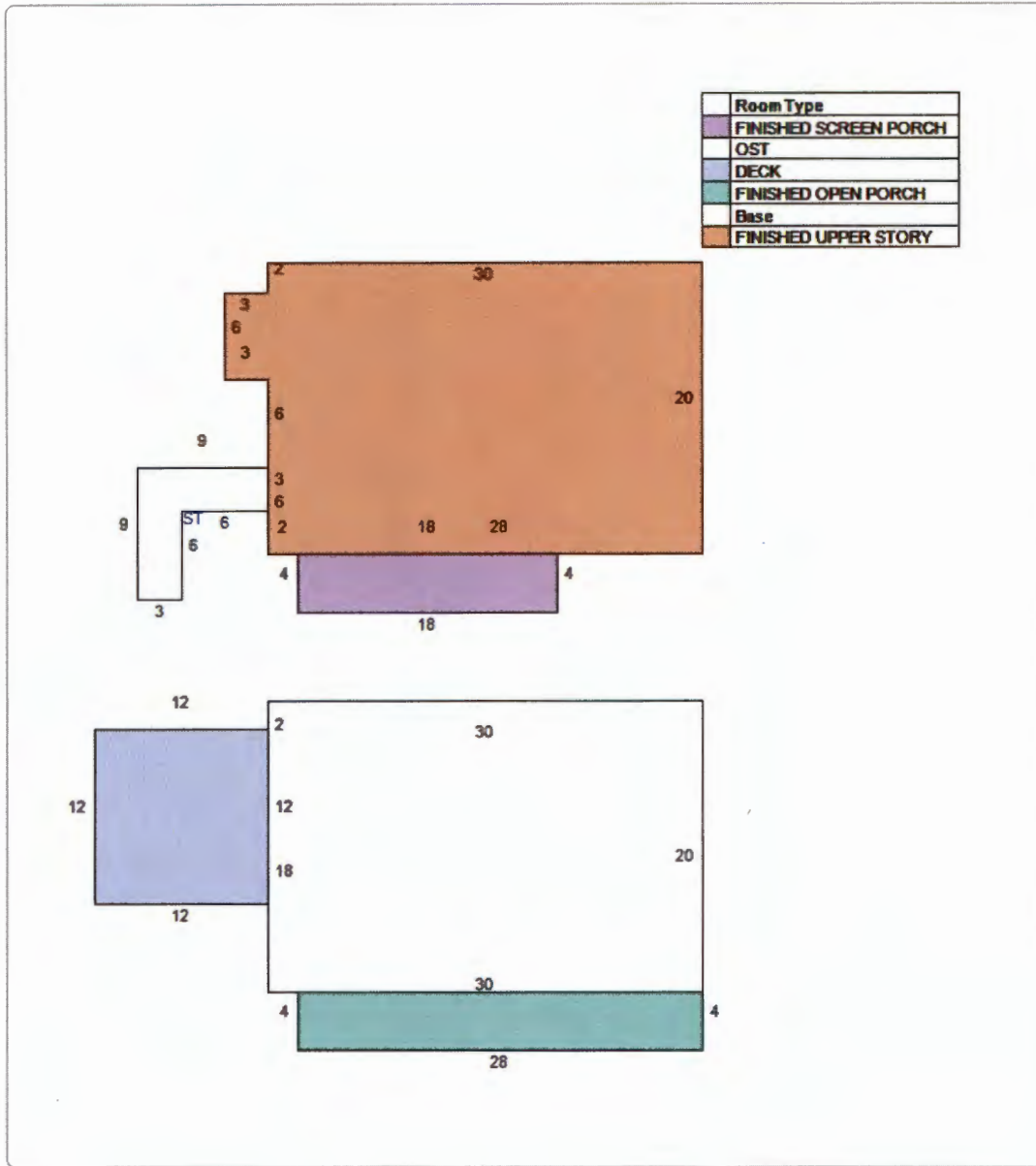
Building	2	Roof Cover	Composite Shingle
Building Value	\$107,118	Roof Structure	Gable Hip
Year Built	1958	Interior Flooring	Carpet, Pine Wood
Actual Area	1591	Interior Wall	Drywall
Conditioned Area	1218	Heating Type	Air Duct
Use	Duplex	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Cement Fiber, Concrete Block	Baths	2

Description	Square Footage
FINISHED UPPER STORY	618
BASE AREA	600
FINISHED OPEN PORCH	112
FINISHED DECK	144

Description	Square Footage
OUTSIDE STAIRS	45
FINISHED SCREEN PORCH	72
Total SqFt	1591

Sketch Information





Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	74	82.5	75	EF	\$252,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/14/2022	12/7/2022	\$100.00	QUIT CLAIM DEED	5679	935	U	I	THAYVER HOLDINGS LLC ETAL	SANFORD CEDAR LLC
10/5/2021	9/30/2021	\$1,350,000.00	WARRANTY DEED	5386	1667	Q	I	SIANO LIVING TRUST	THAYVER HOLDINGS LLC ETAL
4/30/2015	4/29/2015	\$100.00	WARRANTY DEED	4020	1810	U	I	SIANO GREG,ELAINE	SIANO LIVING TRUST
9/3/2013	8/30/2013	\$720,000.00	WARRANTY DEED	3784	860	Q	I	SHIELDS DANIEL,LYNN	SIANO GREG,ELAINE
5/2/2011	4/25/2011	\$0.00	CORRECTIVE DEED	3432	452	U	I	ABELL DAVID & MEREDITH L	SHIELDS DANIEL,LYNN
4/15/2011	4/14/2011	\$663,000.00	WARRANTY DEED	3428	340	Q	I	ABELL DAVID, MEREDITH L	SHIELDS DANIEL,LYNN
	9/15/2003	\$672,000.00	WARRANTY DEED	2046	1811	Q	I	RUSSELL PHILIP M & ANGELL HELENA M	ABELL DAVID & MEREDITH L
	1/30/1998	\$100.00	WARRANTY DEED	1294	699	U	I	RUSSELL PHILIP M & ANGELL HELENA M	RUSSELL PHILIP M & ANGELL HELENA M (JTRS)

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	7/6/1993	\$125,000.00	WARRANTY DEED	1000	1693	U	I	BARNETT BANK OF THE ST JOHNS	RUSSELL PHILIP METAL
	10/20/1992	\$1,000.00	CERTIFICATE OF TITLE	961	1824	U	I	TREKELL JOHN T	BARNETT BANK OF THE ST JOHNS
	12/1/1989	\$0.00		847	659	U	I		TREKELL JOHN T
	9/1/1985	\$0.00		684	1252	U	I		
	9/1/1985	\$0.00		684	1251	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 12/12/2023, 11:52:11 PM

Contact Us





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SANFORD CEDAR LLC

Filing Information

Document Number	L22000469463
FEI/EIN Number	92-0892525
Date Filed	11/01/2022
Effective Date	11/01/2022
State	FL
Status	ACTIVE

Principal Address

6817 SOUTHPOINT PKWY
U#: 2304
JACKSONVILLE, FL 32216

Mailing Address

6817 SOUTHPOINT PKWY
U#: 2304
JACKSONVILLE, FL 32216

Registered Agent Name & Address

THAYVER, SHANKAR M
6817 SOUTHPOINT PKWY
U#: 2304
JACKSONVILLE, FL 32216

Authorized Person(s) Detail

Name & Address

Title MGR

THAYVER, SHANKAR M
6817 SOUTHPOINT PKWY U#: 2304
JACKSONVILLE, FL 32216

Title MGR

THAYVER, SUDHA B
6817 SOUTHPOINT PKWY U#: 2304
JACKSONVILLE, FL 32216

Title MGR

RENGARAJAN, RAGHUKUMAR
37379 INGRAHAM STREET
NEWARK, CA 94560

Annual Reports

Report Year	Filed Date
2023	01/30/2023

Document Images

01/30/2023 -- ANNUAL REPORT	View image in PDF format
11/01/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State - Division of Corporations

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. 8 SJ 1988 1009==
Site Name: 30 Sanford Street 830== Survey Date: 7807 820==
Address: 30 Sanford Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 46I 13, pt. 14 868==
 (subdivision) (block) (lot)
 multist SJ3248 868==
Owner of Site: Name: Olson, Ruth Schill ;
 Address: 30 Sanford Street
 St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: CBD
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469360 3306400 890== Location: T07S R30E S18 812==
 (zone) (easting) (northing) (T) (R) (S)
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:		Threats to Site:	
() <u>Excellent</u>	863==	() <u>Zoning</u>	878==
(<input checked="" type="checkbox"/>) <u>Good</u>	863==	() <u>Development</u>	878==
() <u>Fair</u>	863==	() <u>Deterioration</u>	878==
() <u>Deteriorated</u>	863==	() <u>Borrowing</u>	878==
		() <u>Transportation</u>	878==
Integrity of Site:		() <u>Fill</u>	878==
(<input checked="" type="checkbox"/>) <u>Altered</u>	858==	() <u>Dredge</u>	878==
() <u>Unaltered</u>	858==	() <u>Other</u>	878==
(<input checked="" type="checkbox"/>) <u>Original Site</u>	858==		
() <u>Restored - Date:</u>	858==		
() <u>Moved - Date:</u>	858==		

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
 Date: +1917 844== Period: 20th Cent 845== Culture: American 840==
 Architect: _____ 872==
 Builder: _____ 874==
 Style: Frame vernacular 964==
 Plan Type: L-shape 966==
 Exterior Fabrics: Wood, weatherboard, with cornerboards, dropsiding
 _____ 854==
 Structural Systems: Wood frame 856==
 Features of Structure: (942)
 Window Type: DHS 942==
 Foundation: Brick piers 942==
 Roof Type: Gable 942==
 Secondary Roof Structures: Porches 942==
 Porches & Balconies: 2 story porch on front; enclosed on 1st and
open on second; one story on E side 942==
 Chimney Location: Offset, slope 942==
 Materials: (882)
 Chimney: Brick 882==
 Roof Surfacing: Metal, 5-v crimp 882==
 Ornament Exterior: Square wood posts
 _____ 882==
 Quantitative Data: (950-954)
 Chimneys: 2 952== Dormers: _____ 954== Stories: 2½ 950==
 Other: _____ 956==
 Surroundings: Mixed Residential/Commercial/Industrial 864==
 Relationship to Surroundings: Corner lot

 _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

The two and one-half story Frame Vernacular residence at 30 Sanford Street was constructed between 1910 and 1917 and is one of the later houses built in this neighborhood. It has square wood columns on the two-story porch, enclosed on the first floor and open on the second, and is situated on a corner lot.

The area roughly bounded by Central Avenue, Bridge, Riberia and Cedar Streets is one of St. Augustine's consistent late 19th century Victorian neighborhoods. It includes houses on both small and large scales, and is notable for the fact that, except along Riberia Street, there is no later development in the area to clash with the Victorian buildings. There is a problem, however, of the modernization of older buildings out of harmony with their origins. The area was adjacent to the great Victorian sawmills along Riberia Street. It provided a home for some of the pioneer Victorian builders of St. Augustine and some of the houses show their handiwork in interesting gingerbread patterns. There is a row of Victorian duplex townhouses on Weeden Street unlike anything else in the city. There is some problem of housing deterioration in the area, though several houses have also been fixed up in recent years. The division of some of the houses into apartments has created population density and parking problems. There is also traffic pressure from Bridge and Riberia Streets. It is a tree-shaded neighborhood within walking distance from downtown and with a view of the San Sebastian River.

HISTORY

This neighborhood evolved out of the late 18th century Spanish land grant to Pedro Garcia, a local tavern owner, who developed his property into one of the first commercial orange groves in Florida. The southern limit of the tract, Bridge Street, was a colonial thoroughfare leading to one of three late 18th century ferry crossings across the San Sebastian River. (1) Frederick Weeden, mayor of St. Augustine in 1835 who also served as Osceola's physician, acquired the grove in 1835 and built the family homestead in the southwest corner. Benjamin Putnam, major in the Seminole War, two-time mayor and local magistrate, bought "Weeden's Grove" in 1855, but the property was confiscated by Union occupation forces in 1863. John Hay, Abraham Lincoln's
(over)

V. BIBLIOGRAPHY

1. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; Benjamin Clements, "Plan of the City of St. Augustine, 1834-35"; Biographical File, St. Augustine Historical Society.

2. St. Johns County Court House, Deed Records, Book L, p. 139; Book P, pp. 441, 447, 457, 464, 476; Book R, pp. 68, 69, 75; Book S, p. 364; Book Z, p. 352; 1885 and 1894 Birds-Eye View of St. Augustine; See Dumas Tract, Blocks A-E; Biographical File, SAHS.

secretary and later U. S. Secretary of State, bought the tract for speculative purposes in 1864 and Henry Sanford bought it three years later. Sanford, a former American minister to Belgium, was Florida's most prominent land developer before the arrival of Henry Flagler. He founded the central Florida community of the same name and established the British-based Florida Land and Colonization Company, Ltd., in 1880 in order to promote his extensive real estate holdings in the state. "Fountain City," as the tract was called, was developed over the next fifteen years and became one of the most densely populated late 19th century neighborhoods outside the old city area. Development along Sanford and Weeden Streets south of Bridge Street was within Dumas Tract Subdivision and was promoted by local realtor, J. H. Slater, a decade later.(2)

In 1905 the property at 30 Sanford Street was owned by the heirs of George Burt. Burt was one of the most significant businessmen and land developers in St. Augustine before the turn of the century and was mayor of the city in 1867.(3) In 1924-25 the house was occupied by Hervey W. McElroy, manager of the Money Saver store.(4)

3. C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 38; Thomas Graham, The Awakening of St. Augustine: The Anderson Family 1821-1924 (St. Augustine, 1978), pp. 31, 108, 128, 267.

4. St. Augustine City Directory, 1924-25.



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

Site#8 **SJ01988**
Field Date 11-20-2020
Form Date 1-1-2020
Recorder # AWS

Original
 Update

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

Site Name(s) (address if none) 30 Sanford 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

Address: 30 Sanford Street
Cross Streets (nearest/between) _____
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1992 Plat or Other Map _____
City/Town (within 3 miles) St. Augustine In City Limits? yes no unknown County St. Johns
Township 7N Range 18W Section 97 1/4 section: NW SW SE NE Irregular-name: _____
Tax Parcel # 2031400000 Landgrant _____
Subdivision Name City of St. Augustine Block _____ Lot _____
UTM Coordinates: Zone 16 17 Easting [] [] [] [] Northing [] [] [] []
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1917 approximately year listed or earlier year listed or later
Original Use: Private Residence (House/Cottage/Ca From (year): 1917 To (year): _____
Current Use: Duplex From (year): _____ 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: rear addition
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)
Siano Living Trust

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: 2.5
Exterior Fabric(s): 1. wood siding 2. _____ 3. _____
Roof Type(s): 1. Gable 2. Shed 3. _____
Roof Material(s): 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (domers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)
2/2 wood sash, 6/6 wood sash, 2/1 wood sash
Distinguishing Architectural Features (exterior or interior ornaments)
2 story frame vernacular w/ side gable roof & wood siding, eave returns, recessed 2 story porch, dentil frieze board, corner brackets, symmetrical
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
corner lot, wooden back yard fence, parking on Cedar Street, paved walkway

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

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____

Main Entrance (stylistic details)

centered on porch, 1 wood panel door with 5 lite, side lites and 3 lite transom, pedimented decorative wood surround

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

2 story recessed, concrete steps, wood deck, square supports, turned spindle railing, decorative knee brackets

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

Narrative Description of Resource

This 1917 Frame Vernacular style building is 2.5 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)

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input checked="" type="checkbox"/> library research | <input type="checkbox"/> building permits | <input checked="" type="checkbox"/> Sanborn maps |
| <input checked="" type="checkbox"/> FL State Archives/photo collection | <input type="checkbox"/> city directory | <input type="checkbox"/> occupant/owner interview | <input checked="" type="checkbox"/> plat maps |
| <input checked="" type="checkbox"/> property appraiser / tax records | <input type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input checked="" type="checkbox"/> cultural resource survey (CRAS) | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection | <input type="checkbox"/> HABS/HAER record search |
| <input checked="" type="checkbox"/> other methods (describe) <u>City Staff</u> | | | |

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the district.

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

1. Architecture 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

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
- 2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- 3 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.



● Historic Structure
 Historic Parcel

0 50 100
 Feet

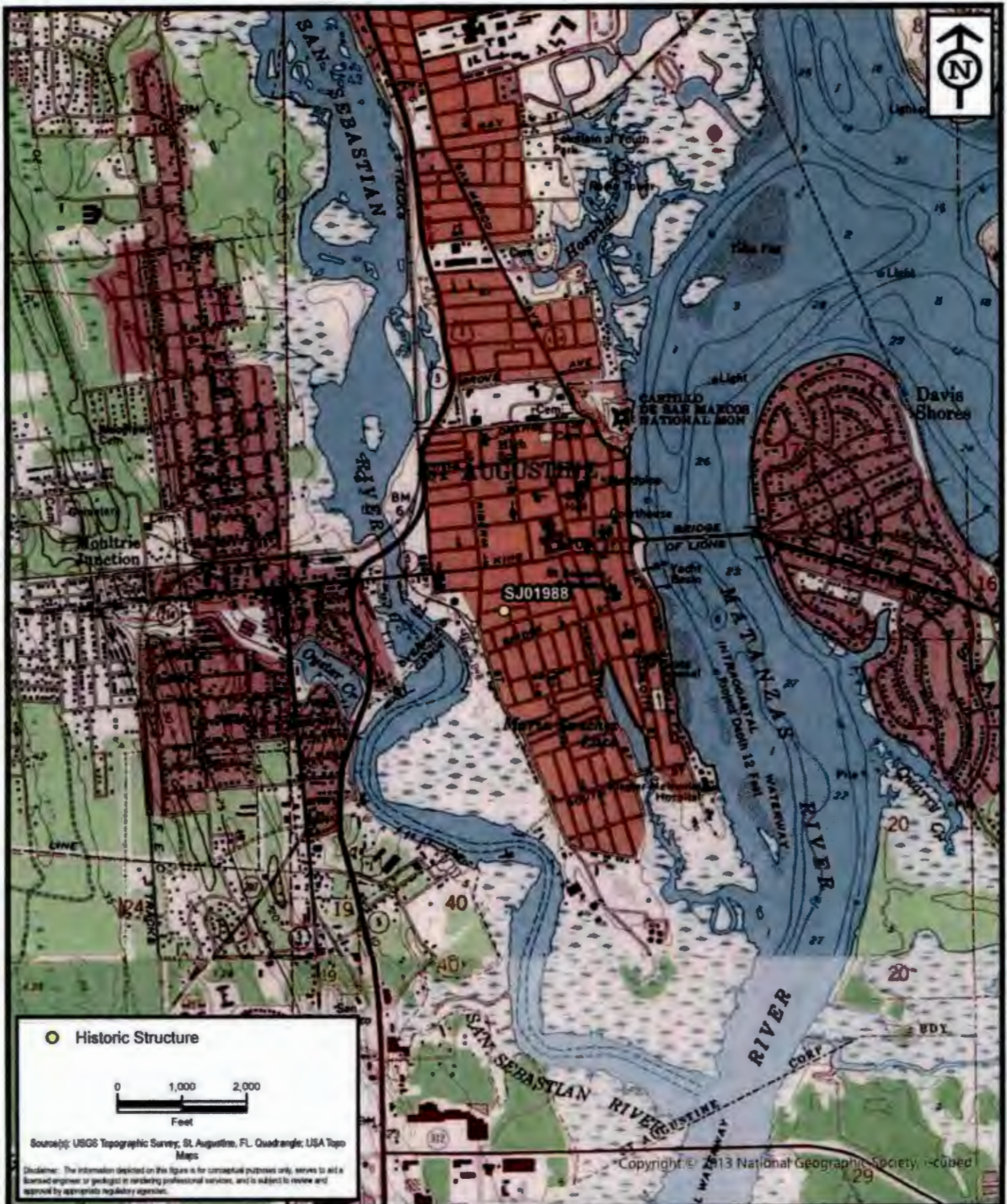
Source(s): USGS Topographic Survey, St. Augustine, FL. Quadrangle; Open Street Map
 Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Map data © OpenStreetMap contributors, Map layer by Esri, Microsoft

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

Parcel Location - SJ01988
St. Augustine Historic Resource Mitigation & Survey Update
 St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2



○ Historic Structure

0 1,000 2,000
Feet

Source(s): USGS Topographic Survey, St. Augustine, FL. Quadrangle: USA Topo Maps

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

ENVIRONMENTAL SERVICES, INC.
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St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
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Figure No.	1









United States Department of the Interior
National Park Service

JUL 1 1991

National Register of Historic Places
Continuation SheetSection number 7 Page 26

Building List

Pomar Street

117	1888-1894	Frame Vernacular
118	1899-1904	Frame Vernacular
119	1924-1930	Frame Vernacular
120	1888-1894	Frame Vernacular
124	1888-1894	Frame Vernacular
129	1888-1894	Frame Vernacular
132	1888-1894	Frame Vernacular

Riberia Street

110	1917-1924	Mediterranean Revival
121	1885-1894	Frame Vernacular
165	1924-1930	Frame Vernacular
169 A	1924-1930	Frame Vernacular
169 B	1924-1930	Frame Vernacular
171 A	1924-1930	Frame Vernacular
171 B	1924-1930	Frame Vernacular
173 A	1924-1930	Frame Vernacular
173 B	1924-1930	Frame Vernacular
177	1924-1930	Frame Vernacular
218	1894-1899	Masonry Vernacular
222	1894-1899	Masonry Vernacular
222 A	1924-1930	Masonry Vernacular
224	1924-1930	Frame Vernacular
226	1917-1924	Frame/Masonry Vernacular
227	1917-1924	Frame/Masonry Vernacular
235	1904-1910	Frame Vernacular
242	1917-1924	Frame Vernacular
244	1924-1930	Frame Vernacular
247	1904-1910	Frame Vernacular
249	1917-1924	Frame Vernacular
250	1924-1930	Frame Vernacular
267	1924-1930	Frame Vernacular
269	1917-1924	Frame Vernacular
303	1924-1930	Frame Vernacular
307	1924-1930	Frame Vernacular

Sanford Street

30	1910-1917	Frame Vernacular
31	1885-1893	Frame Vernacular
32	c.1884	Frame Vernacular

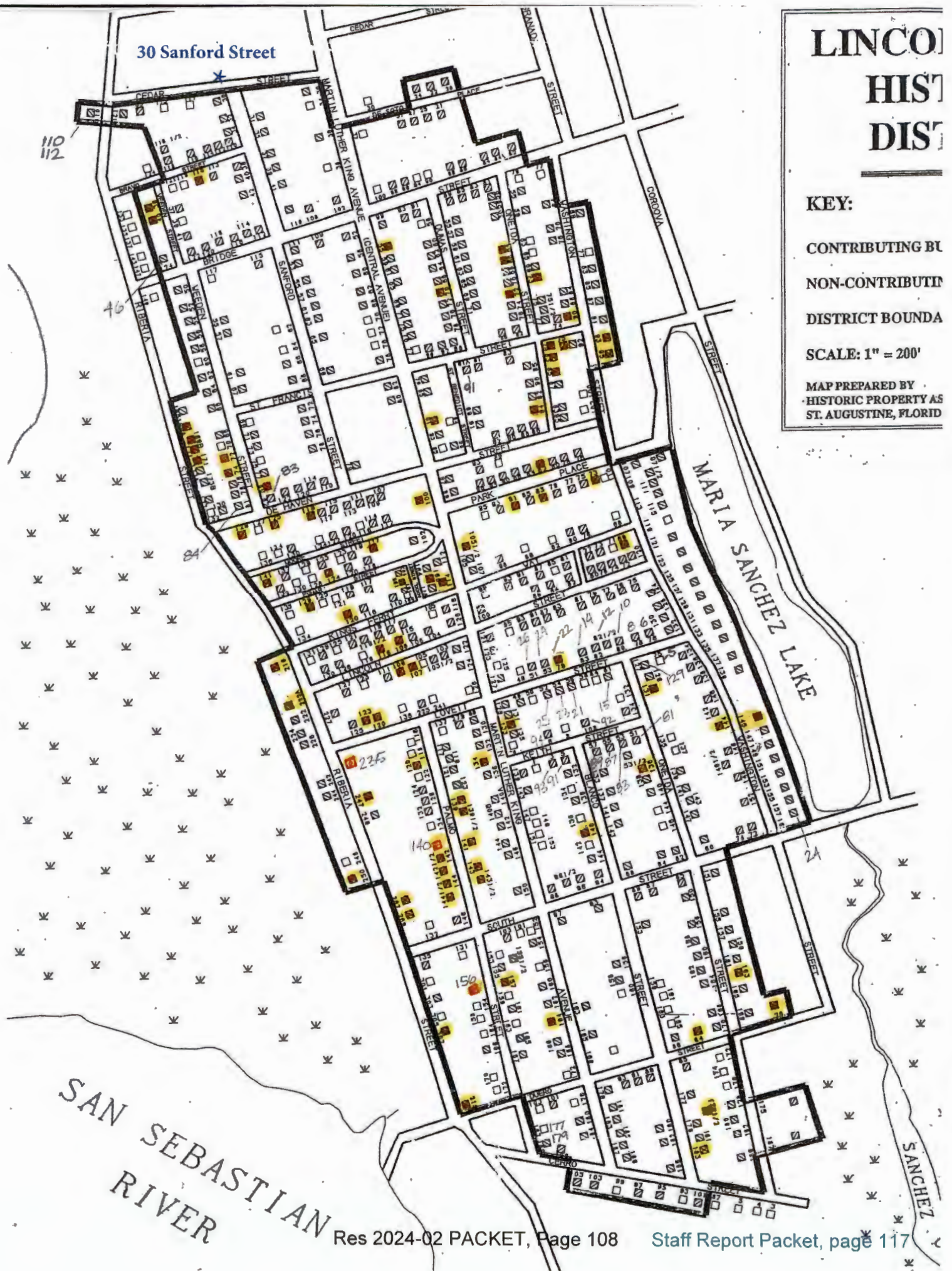
LINCOLN HISTORIC DISTRICT

KEY:

- CONTRIBUTING BUILDING
- NON-CONTRIBUTING BUILDING
- DISTRICT BOUNDARY

SCALE: 1" = 200'

MAP PREPARED BY
HISTORIC PROPERTY AS
ST. AUGUSTINE, FLORIDA



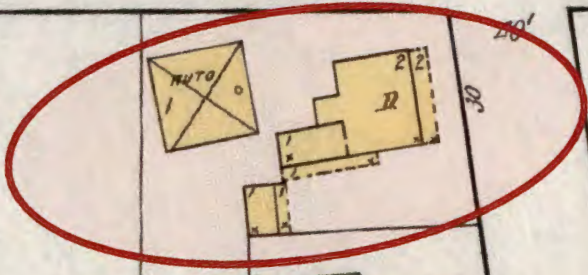
SAN SEBASTIAN
RIVER

MARIA SANCHEZ LAKE

SANBORN MAPS

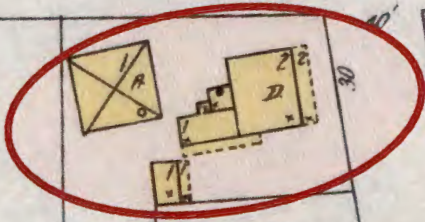
30 Sanford Street

CEDAR



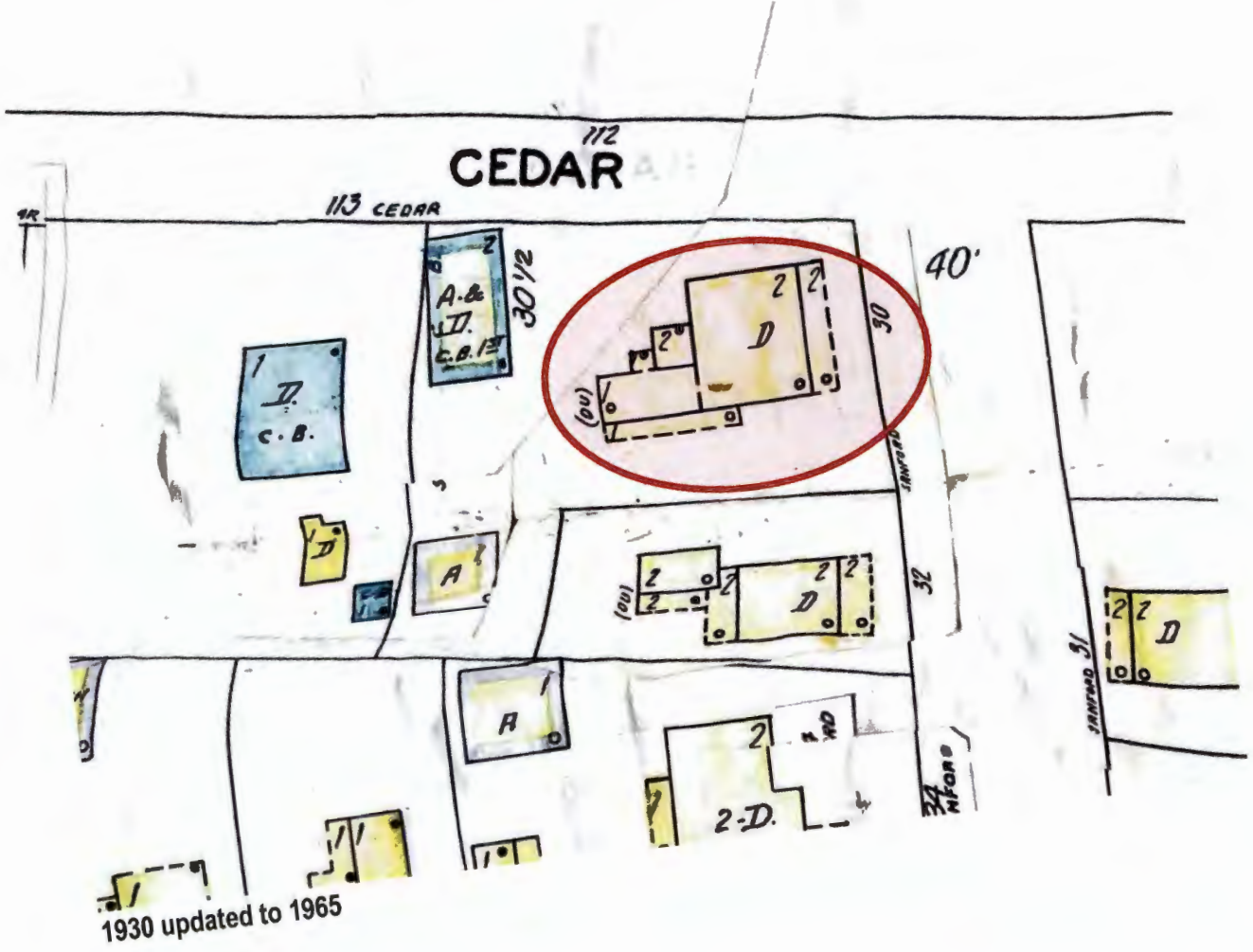
1917

CEDAR



1924

SANBORN MAPS
30 Sanford Street



30 Sanford Street (c. 1910-1917)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1914/15	W. Royce Burton		Gas fitter
1916/17	W.R. Burton	Boarder	Gas fitter
1920/21	Wellington R. Burton		Foreman, St. Augustine Gas & Electric Light Company
1927	W. H. McElroy (Wife: Franklin R.)		Manager, Market Basket
1930	Mrs. Done V. Sykes		Widow, Teab
1940	Gus J. Olson (Wife: Ruth)	(o)	Shrimper
1949	Gus J. Olson (Wife: Ruth)	(o)	Fisherman
	Roland T. Murphy (Wife: Martha)		Station foreman, Florida Power & Light Company
1951	Thomas Lewis		Not listed
1954	Gus J. Olsen (Wife: Ruth S)	(o)	Shrimper
1960	Gus J. Olson (Wife: Ruth S)	(o)	Shrimper
1970	Mrs. Ruth S. Olson	(o)	Widow, Gus J
1979/80	Mrs. Ruth S. Olson	(o)	Not listed
	¹ Jack Robinett (Wife: Jenise)		Custodian, Flagler Hospital
1984/85	Deloris Bosich		Not listed
	¹ Vacant		
1995	Kevin E. Rich	New Resident	Not listed
	¹ Margo J. Celano	New Resident	Not listed

+ First entry found for this address

(o) Owner

¹ Resident at 30-1/2 Sanford Street

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

Property Identification Number 2031400000

Property Address 30 Sanford 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: Please see the Historic Architectural Review Board (HARB) order dated September 21, 2023 and staff report.

Additional Review Comments attached? Yes No

Signature Julie E. Courtney

Typed or printed name Julie E. Courtney

Title Historic Preservation Officer

Date September 21, 2023

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

Property Identification Number 2031400000

Property Address 30 Sanford 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: Please see the Historic Architectural Review Board (HARB) order dated September 21, 2023 and staff report.

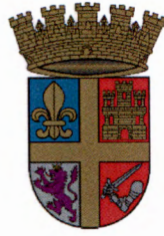
Additional Review Comments attached? Yes No

Signature Julie E. Courtney

Typed or printed name Julie E. Courtney

Title Historic Preservation Officer

Date September 21, 2023



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

September 21, 2023

Historic Property Associates, Inc.
PO Box 1002
St Augustine, FL 32085

cc: Sanford Cedar LLC

Re: Certificate of Appropriateness – 30 Sanford Street – HP2023-0034

Dear Mr. Weaver,

On September 21, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1880 and relocated to its present site c. 1917, is recorded in the Florida Master Site File, and is a contributing building to the Lincolnville National Register Historic District.

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

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

- | | |
|--|--|
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Certificate of Completeness and |
| <input type="checkbox"/> Certificate of Demolition | Recommendation for Historic Property Tax |
| <input type="checkbox"/> Certificate of Relocation | Exemption |
| <input checked="" type="checkbox"/> Certificate of Appropriateness for | <input type="checkbox"/> Opinion of Appropriateness |
| Preservation Approach for Ad Valorem Tax | |
| Exemption | |

IN THE MATTER OF:

Case No.: HP2023-0034
Applicant: Historic Property Associates, Inc.
Owner: Sanford Cedar LLC
Address: 30 Sanford Street
Parcel Number: 2031400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1880 and relocated to its present site c. 1917, is recorded in the Florida Master Site File, and is a contributing building to the Lincolnville National Register Historic District.

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS** / **DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES** / **DENIES** / **CONTINUES** the Applicant's request to review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1880 and relocated to its present site c. 1917, is recorded in the Florida Master Site File, and is a contributing building to the Lincolnville National Register Historic District.

Subject to the following conditions:

- - That where applicant has provided for wood-look vinyl, an alternative be used. Such as another design of vinyl or composite wood. for the second and third floors
- _____
- _____
- _____
- _____
- _____
- _____

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

Case No. HP2023-0034

REQUEST **APPROVED** / DENIED / CONTINUED

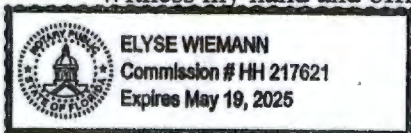
Catherine Duncan
Sign Name

Catherine Duncan
Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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



Elyse Wiemann
Notary Public, State of Florida

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

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

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 2031400000 _____ Attach legal description of property

Address of property: Street 30 Sanford Street

City St. Augustine County St. Johns Zip Code 32084

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

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

Name of historic district Lincolville Historic District

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 City of St. Augustine

Mailing Address 75 King Street

City St. Augustine State FL Zip Code 32084

Telephone Number (904) 209-4326

2. Type of request:

- (x) 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 Sanford Cedar, LLC

Mailing address 6817 Southport Parkway

City Jacksonville State FL Zip code 32216

Daytime Telephone Number (904) 327-3329

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 203140000

Property Address 30 Sanford Street

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

Name Shankar M Thayer Signature [Signature] Date 04/13/2023

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

Owner Sanford Cedar, LLC
Title Organization name

EVALUATION OF PROPERTY ELIGIBILITY

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

5. Description of Physical Appearance:

30 Sanford Street is a Frame Vernacular residence constructed c. 1880 and located on its present site since c. 1917. It rises two-and-a-half stories in height. Its foundation is brick piers, and its structural system is wood, likely balloon frame. It has an ell-shaped ground plan, and a side facing gable roof surfaced with asphalt shingles. Currently, it is used a three-unit apartment building and is in fair condition.

Date of Construction c. 1880 Date(s) of Alteration(s) 1917

Has building been moved? (X) Yes () No If so, when? 1917

6. **Statement of Significance:** Located on its present site since c. 1917, 30 Sanford Street is a contributing building in the Lincolnville Historic District. Although the Florida Master Site File indicates 30 Sanford Street was built on the site, local historian David Nolan, who prepared the form, has provided documentation that the building dates to c. 1880 and was moved to its present site between 1910 and 1917. The building was originally built c. 1880 at Treasury and Cordova Street in the Colonial City of St. Augustine. It was originally owned by J.C. Thomas, a close relative of Theodore Thomas (1835-1905), conductor of the New York Philharmonic, Chicago Symphony, and musical director of the 1893 World's Columbian Exposition. In 1889, the St. Augustine Weekly News reported that McGuire and McDonald, Henry Flagler's contractors who built the Ponce de Leon and Alcazar Hotels, relocated the building from Treasury Street to 122 Riberia Street. The building is shown at that location on the 1904 Sanborn Map. Between 1910 and 1917 the building was relocated to its present location at 30 Sanford, one block to the east of the Riberia Street site.

~~Page Three~~ Historic Preservation Property Tax Exemption Application

Property Identification Number 2031400000

Property Address 30 Sanford Street

7. Photographs and maps:

Attach photographs and maps to application.

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 2031400000

Property Address 30 Sanford Street

Feature 1

<p>Feature <u>Site</u> Approx. date of feature <u>1917</u></p> <p>Describe existing feature and its condition: 30 Sanford Street is located on a prominent lot at the southwest corner of the intersection of Sanford and Cedar streets. The site is .14 acres. 32 Sanford Street, a separate historic building, is located south of 30 Sanford Street, and a non-historic garage apartment is located at 301/2 Sanford Street beyond the current tax parcel. The site has high archaeological potential and is protected by City of St. Augustine ordinance from unregulated ground disturbing activities.</p> <p>Photo no. 1-1-1-2 Drawing no. Site Plan</p>	<p>Describe work and impact on existing feature:</p> <p>No major site work is anticipated. Site will be assessed by the COSA archaeologist and any ground disturbing will be mitigated by professional excavation and recovery of cultural material.</p>
---	--

Feature 2

<p>Feature <u>East Elevation</u> Approx. date of feature <u>1880, 1917</u></p> <p>Describe existing feature and its condition: East façade is most prominent. It faces Sanford Street and features a 3 bay wide, 2-story entrance porch. Porch is incised within building structure and thus is covered by main, side-facing gable roof. Main elevation is symmetrically organized with a centrally placed entrance featuring a historic paneled door, transom and sidelights. Porch is accessed by cast concrete steps, features square wood posts and is enclosed with wood balustrades with turned wood balusters. Second-floor openings feature a similar balustrade and jig-sawn brackets at porch-ceiling juncture. A photograph from 1980 indicates upper story porch was enclosed. It has been restored to its historic open configuration since that time. Windows are double-hung sash with triangular window headers, a detail indicating c. 1880 construction of building.</p> <p>Photo no. 2-1-2-4 Drawing no. A4,</p>	<p>Describe work and impact on existing feature: Features on east elevation will be retained and selectively repaired. Foundation/porch deck will be stabilized with spot repairs (see attached foundation proposal). Masonry work will done in accordance with National Park Service Historical Preservation – Technical Procedures. Balustrade on both levels will be repaired. Entrance door and sidelights will be retained with minor repairs and repainted. Wooden posts on both levels are sound and will be repaired in their original location. Wooden features including siding, decorative brackets and shutters will be selectively repaired, loose paint will be removed and features will be primed and repainted. Windows will be repaired, loose paint removed, primed and repainted.</p>
--	---

DOS Form No. HR3E101292
Revised 09/03/00

Feature 3

Feature South Elevation
Approx. date of feature 1880, 1917

Describe existing feature and its condition: South facade features a one-story, four bay wide porch. It has wooden steps with wooden handrails accessing second bay from east. It is enclosed with wooden balustrade. First-floor level of building enclosed by the porch has two paneled entrance doors, an original 2/2 light DHS window and a smaller fixed window which provides light to an interior bathroom. At second floor level there are two singly placed DHS windows with a 2/2 light configuration. Both windows have operable wooden shutters. In upper 1/2 story is a single DHS window with 6/6 lights. 6/6 light window is likely original c. 1880. 2/2 light windows are historic and probably were added c. 1900. Façade terminates with cornice returns in gable ends.

Photo no.3-1-3-4 Drawing no. A4

Describe work and impact on existing feature:

Features on south elevation will be retained and selectively repaired. Foundation/porch deck will be stabilized with spot repairs. Wooden posts are sound and will be repaired in their original location. Porch roof will be repaired and finished with a 40 year architectural shingle. Windows will be repaired, loose paint removed, primed and repainted.

Page Five – Historic Preservation Property Tax Exemption Application

Property Identification Number 2031400000

Property Address 30 Sanford Street

Feature 4

Feature North Elevation _____
 Approx. date of feature 1880, 1917

Describe existing feature and its condition: North façade faces Cedar Street. It has regular fenestration with two singularly placed 2/2 light DHS windows at both the first and second floor levels. In the upper ½ story is a single DHS window with 6/6 lights. Façade terminates with cornice returns in gable ends. All windows on the north façade have wooden operable shutters.

Photo no. 4-1-4-4 Drawing no. A4

Describe work and impact on existing feature: Features on north facade will be retained and selectively repaired. Wooden features including siding and shutters will be selectively repaired, loose paint will be removed and features will be primed and repainted. Windows will be repaired, loose paint removed, primed and repainted.

Feature 5

Feature West Elevation _____
 Approx. date of feature 1917/1980

Describe existing feature and its condition: West façade features a one-story wing that wraps around main building. Main bay of wing is unrelieved and has a side facing gable roof. On north side of wing is a one bay extension with a non-historic bay window and a shed roof. At the second-floor level there are two singly placed DHS windows with a 2/2 light configuration. Both windows have operable wooden shutters. A non-historic two-story wooden stair with a wooden rail system provides access to a second-floor apartment. A small portion of siding at NW corner is in deteriorated condition due to water damage and in need of replacement.

Photo no. 5-1-5-4 Drawing no. A4

Describe work and impact on existing feature:

Wooden features including siding and shutters will be selectively repaired, loose paint will be removed and features will be primed and repainted. Windows will be repaired, loose paint removed, primed and repainted. Stairs will be retained and repaired. Damaged drop siding at NW corner will be replaced with wooden siding to match existing.

Feature 6

Feature Roof _____
 Approx. date of feature 1917, 2018

Describe existing feature and its condition: Main roof is a side facing gable type and is finished with composition shingles. Main roof shingles are only a few years old. Some aged roll roofing is evident on south porch roof. Leaks have caused damage around the fringes of roof but historic roof structure is sound.

Photo no. 6-1-6-2 Drawing no. A4

Describe work and impact on existing feature:

Existing roof material will be selectively repaired, particularly on south porch roof. New roof surfacing will be 40 year architectural shingle over a ice and water membrane(Peel and stick) with stainless steel fasteners. This roof surfacing will best conform with the anomalies in the existing historic roof while giving good wind load characteristics.

Page Six - Historic Preservation Property Tax Exemption Application

Property Identification Number 2031400000

Property Address 30 Sanford Street

Feature 7

<p>Feature Interior, 1st Floor _____ Approx. date of feature <u>1880, 1980</u></p> <p>Describe existing feature and its condition: First floor is divided into two, one-bedroom apartments. There is an entrance foyer which provides access to the apartments. Each apartment has a living room, dining room/kitchen and single bedroom and bathroom. The original flooring remains in the living rooms of both apartments. Walls are a combination of plaster and drywall and ceilings appear to be original plaster.</p> <p>Photo no. <u>7-1-7-7</u> Drawing no. <u>A1</u></p>	<p>Describe work and impact on existing feature: Non-historic partitions will be removed and the first floor will be restored to a single unit. Floor plan will be retained in present configuration, including kitchen and bathroom locations. Existing non-historic kitchen and bathroom fixtures will be removed. Damaged sub-floors will be repaired. Floors in kitchen will be vinyl, and walls and ceilings will be drywall. Floors and walls in bathroom will be tile and ceilings drywall. Compatible modern kitchen cabinetry and bathroom fixtures will be installed. Interior electrical, plumbing and HVAC systems will be inspected by licensed journeyman and brought up to code (see attached scope of work for more details).</p>
--	---

Feature 8

<p>Feature Interior, 2nd Floor _____ Approx. date of feature <u>1880, 1960</u></p> <p>Describe existing feature and its condition: Upper floor and half floor is a second apartment. Apartment is accessed by a stair from the rear (west) side of the property. Apartment has combination of floor finishes, including natural and painted wood and plywood. Ceiling and wall finishes are plaster. Apartment is currently in poor condition and not suitable for occupancy. All kitchen and bathroom fixtures have been removed and sub-flooring is exposed.</p> <p>Photo no. <u>8-1-8-11</u> Drawing no. <u>A2-3</u></p>	<p>Describe work and impact on existing feature: Floor plan will be retained in present configuration, including kitchen and bathroom location. Damaged sub-floors will be repaired. Floors in kitchen will be vinyl, and walls and ceilings will be drywall. Floors and walls in bathroom will be tile and ceilings drywall. Compatible modern kitchen cabinetry and bathroom fixtures will be installed. Interior electrical, plumbing and HVAC systems will be inspected by licensed journeyman and brought up to code (see attached scope of work for more details).</p>
--	--

Feature 9

<p>Feature _____ Approx. date of feature _____</p> <p>Describe existing feature and its condition:</p> <p>Photo no. Drawing no. _____</p>	<p>Describe work and impact on existing feature:</p>
---	--

Page Seven Historic Preservation Property Tax Exemption Application

Property Identification Number 2031400000

Property Address 30 Sanford Street

Property Use (To be completed by all applicants):

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

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

ATTACHMENTS:

Signed copy of Ad Valorem Application
Rehabilitation plans for the property.
Photographs of proposed work areas
Floor plans with photo location key
Supplemental documentation supporting the application

30 SANFORD STREET
LINCOLNVILLE HISTORIC DISTRICT

Received 05/16/2023
Planning and Building Department



30 SANFORD STREET
LINCOLNVILLE HISTORIC DISTRICT

Received 05/16/2023
Planning and Building Department



30 SANFORD STREET/SITE PLAN
LINCOLNVILLE HISTORIC DISTRICT

Received 05/16/2023
Planning and Building Department



Summary

Parcel ID	2031400000
Location Address	30 SANFORD ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (0800) (609.98)
Tax Description*	CITY OF ST AUG PART OF LOTS 13 & 14 BLK 46-I - 75.3FT FRONT ON SANFORD ST OR5386/1667 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.140
Homestead	N



Owner Information

Owner Name	Thayver Holdings LLC Etal 100% Ranghukumar Rengarajan 100%
Mailing Address	137 BEAR BEN RD PONTE VEDRA BEACH, FL 32082-0000

MAP SHOWING SURVEY OF

DESCRIPTION AS FURNISHED

PARCEL 1

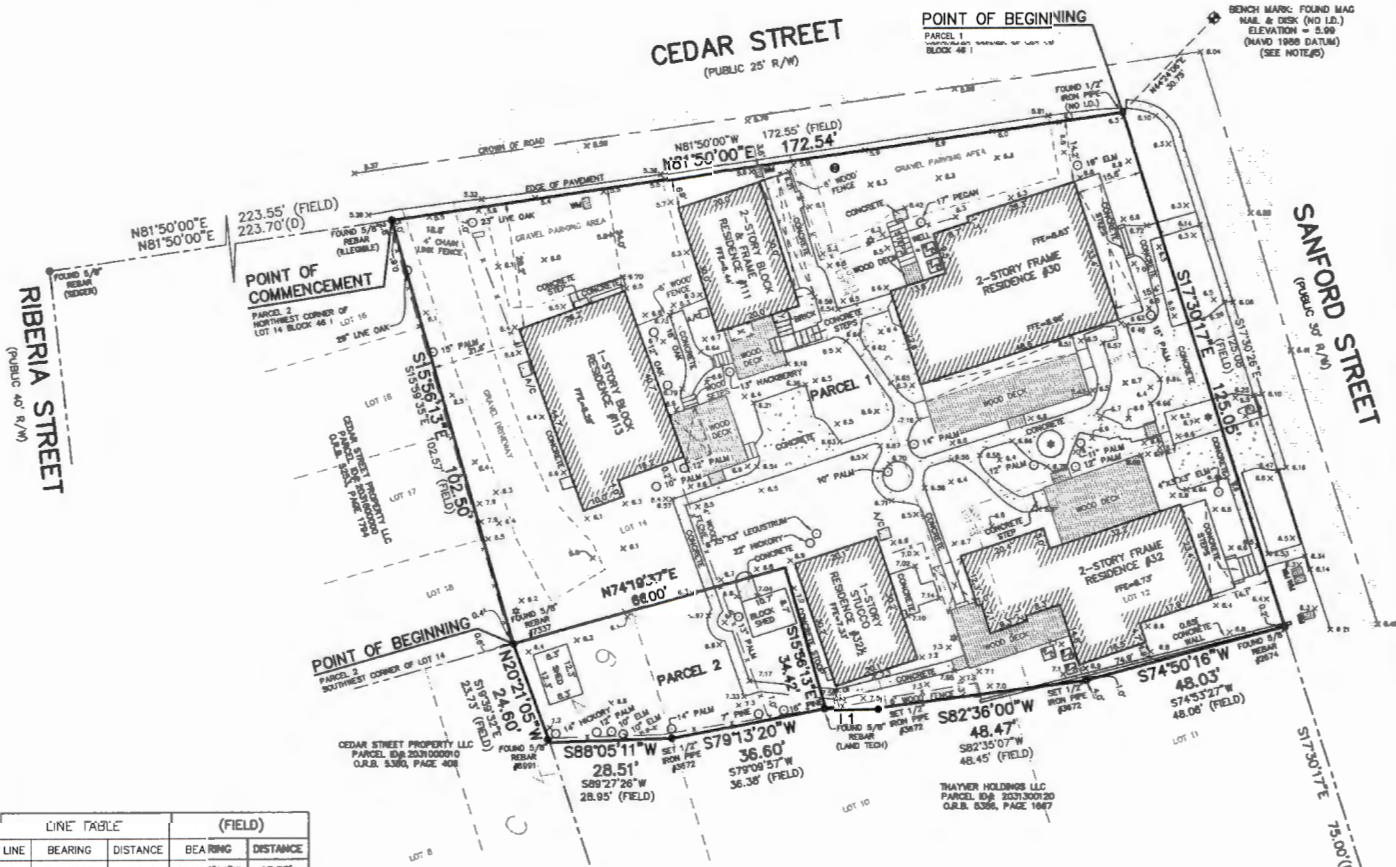
A PART OF LOTS 12, 13 AND 14 OF BLOCK 46 I, OF THE CITY OF ST. AUGUSTINE, AS SHOWN ON THE OFFICIAL MAP, CITY OF ST. AUGUSTINE, DATED JUNE 22, 1923 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID BLOCK AND THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CEDAR STREET AND THE WEST RIGHT-OF-WAY LINE OF SANFORD STREET AND RUN THENCE SOUTH 17 DEGREES 30 MINUTES 17 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SANFORD STREET, 125.05 FEET TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 74 DEGREES 50 MINUTES 18 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 12, A DISTANCE OF 48.03 FEET TO AN IRON PIPE; THENCE SOUTH 82 DEGREES 36 MINUTES 00 SECONDS WEST 48.47 FEET TO A RE-BAR AND CAP; THENCE SOUTH 88 DEGREES 48 MINUTES 23 SECONDS WEST, 12.84 FEET TO A RE-BAR AND CAP; THENCE NORTH 15 DEGREES 56 MINUTES 13 SECONDS WEST, 34.42 FEET TO A RE-BAR AND CAP ON THE SOUTH BOUNDARY OF SAID LOT 14; THENCE SOUTH 74 DEGREES 19 MINUTES 37 SECONDS WEST, ALONG SAID SOUTH BOUNDARY, 66.00 FEET TO A REBAR AND CAP AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 15 DEGREES 56 MINUTES 13 SECONDS WEST, ALONG THE WEST BOUNDARY OF SAID LOT 14, A DISTANCE OF 102.50 FEET TO A RE-BAR AND CAP AT THE NORTHWEST CORNER OF SAID LOT 14 AND THE SOUTH RIGHT-OF-WAY LINE OF CEDAR STREET; THENCE NORTH 81 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF CEDAR STREET 172.54 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND, BEING A PORTION OF LOT 9 AND LOT 10, BLOCK 46 I, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

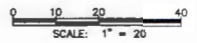
FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 14, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CEDAR STREET; THENCE SOUTH 15 DEG 56'13" EAST DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID CEDAR STREET AND ALONG THE WEST LINE OF SAID LOT 14, BLOCK 46 I, A DISTANCE OF 102.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 46 I, AND THE NORTH LINE OF LOT 9, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE; THENCE NORTH 74 DEG 19'37" EAST, ALONG THE SOUTH LINE OF SAID LOT 14, AND THE NORTH LINE OF SAID LOT 9 AND THE NORTH LINE OF LOT 10, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE, A DISTANCE OF 86.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 12, BLOCK 46 I, SAID CITY OF ST. AUGUSTINE; THENCE SOUTH 15 DEG 56'13" EAST DEPARTING THE SOUTH LINE OF SAID LOT 14 AND THE NORTH LINE OF SAID LOT 10, AND ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 34.42 FEET; THENCE SOUTH 79 DEG 13'20" WEST, DEPARTING THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 36.60 FEET; THENCE SOUTH 88 DEG 05' 11" WEST, A DISTANCE OF 28.51 FEET; THENCE NORTH 20 DEG 21' 05" WEST, A DISTANCE OF 24.60 FEET TO THE POINT OF BEGINNING.



LINE TABLE		(FIELD)		
LINE	BEARING	DISTANCE	BEARING	DISTANCE
1.3	S88°48'23\"	12.84'	S88°45'14\"	13.08'

- LEGEND**
- UNDERGROUND ELECTRIC BOX
 - 8" CLEAN CUT
 - WOOD POWER POLE
 - LIGHT POLE
 - WATER METER
 - DEAD

- NOTES**
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATIONS.
 2. BEARINGS ARE BASED ON THE SOUTHERLY R/W LINE OF CEDAR STREET BEING N81°50'00\"
 3. THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
 4. UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
 5. BENCHMARK BASED ON LEVEL LOOP RAN FROM ST. JOHNS COUNTY BENCHMARK FOUND CORNER DISK STAMPED "S 332" AT THE NE CORNER OF POST OFFICE AT THE INTERSECTION OF KING STREET AND CENTRAL AVENUE. ELEVATION = 8.96 (NAVD 1988 DATUM) TO THE SITE BENCHMARK AS SHOWN HEREON.
 6. THE TREES SHOWN HEREON WERE NOT IDENTIFIED BY A CERTIFIED ARBORIST.

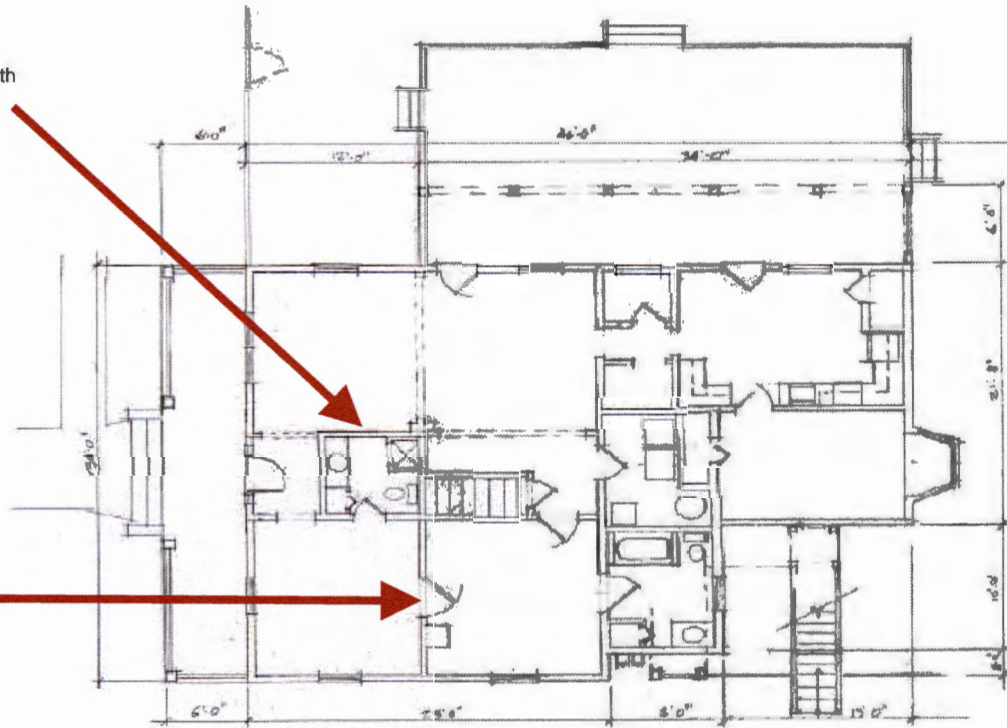


THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "AE" (EL 7) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0314J, REVISED DECEMBER 12, 2018 FOR DUVAL COUNTY, FLORIDA.

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672

New door for common bath
access

Wall closed for privacy



FIRST FLOOR PLAN 1/8" = 1'-0"

LES THOMAS
ARCHITECT
32 CORDOYA ST., ST. AUGUSTINE, FLORIDA 324-9509

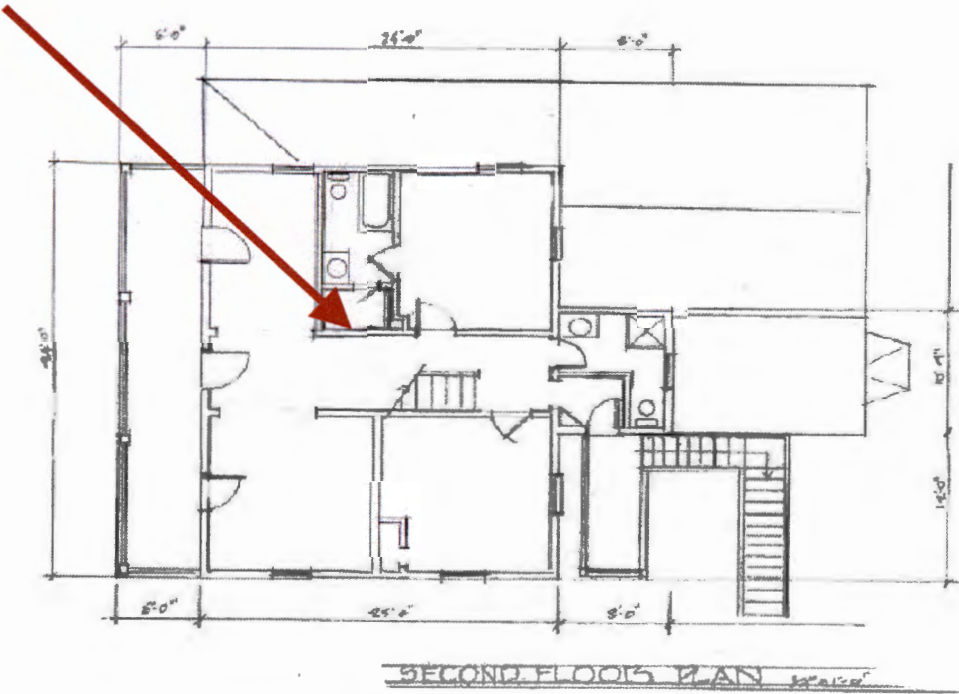
BUILDING RENOVATION
30 SANFORD STREET
ST. AUGUSTINE BEACH, FLORIDA

DATE: 5-16-23
BY: [Signature]

SHEET
A1

Received 05/16/2023
Planning and Building Department

New door for common bath
access



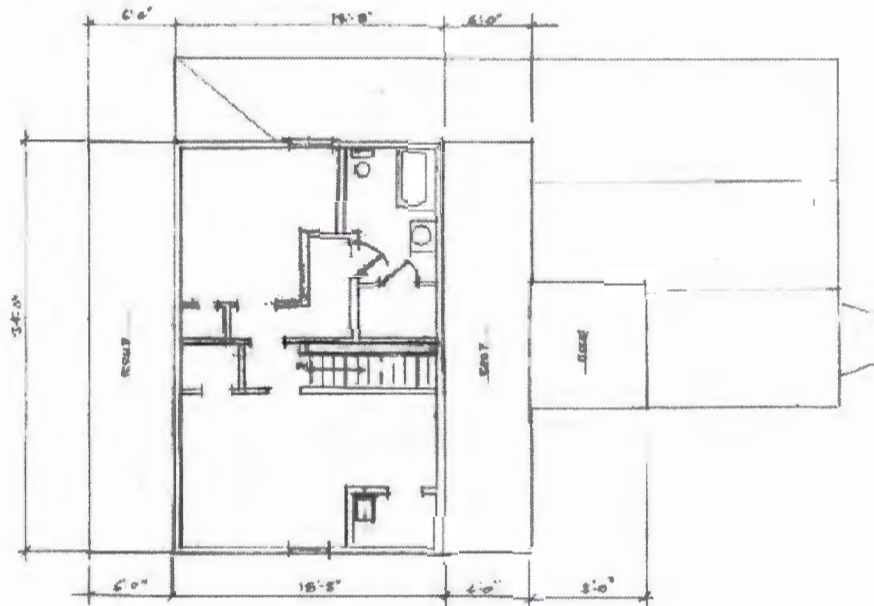
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 324-9508

BUILDING RENOVATION
301 SANFORD STREET
ST. AUGUSTINE BEACH, FLORIDA

SECRET

A2

Received 05/16/2023
Planning and Building Department



THIRD FLOOR PLAN

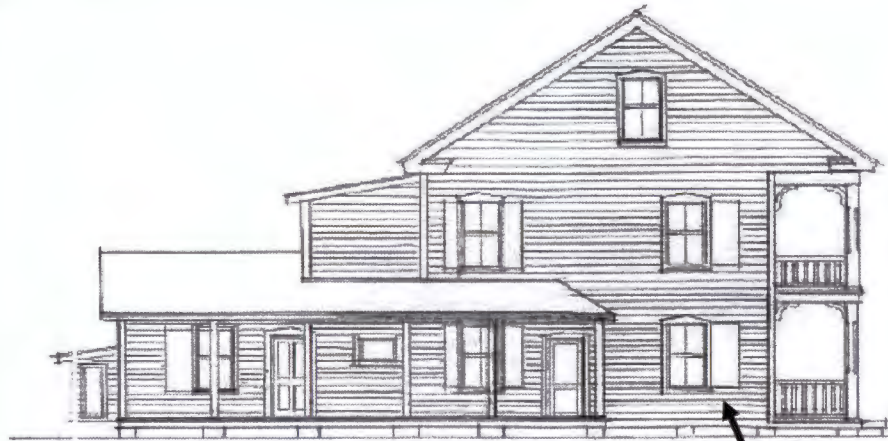
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 324-5590

BUILDING RENOVATION
30 SANICHO STREET
ST. AUGUSTINE BEACH, FLORIDA

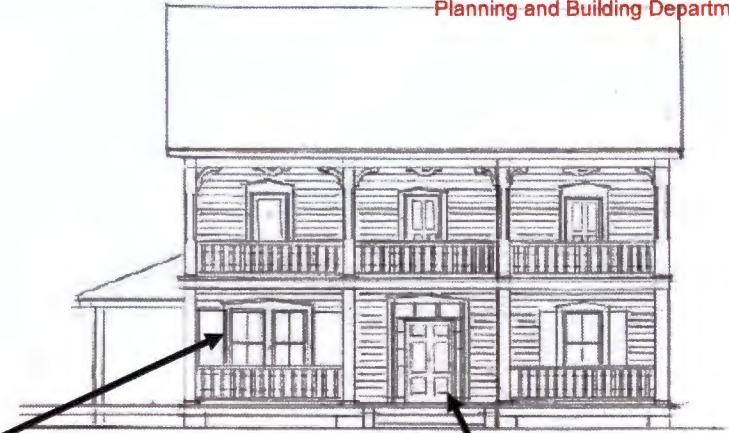
DATE: 05/16/23
BY: [Signature]

SHEET
A3

Received 05/16/2023
Planning and Building Department



SOUTH ELEVATION



EAST ELEVATION

Replace
detrriorated
wood

Repair
wood
windows

Preserve
transom
sidelights



WEST ELEVATION



NORTH ELEVATION

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

BUILDING RENOVATION
30 SANFORD STREET
ST. AUGUSTINE BEACH, FLORIDA

Date: 2.10.25
Scale: AS SHOWN

SHEET
A4



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

December 21, 2023

Historic Property Associates, Inc.
PO Box 1002
St Augustine, FL 32085

cc: Sanford Cedar LLC

Re: Certificate of Appropriateness – 30 Sanford Street – HP2023-0034

Dear Mr. Weaver,

On December 21, 2023, the Historic Architectural Review Board (HARB) met and discussed your application to review Part III of a Historic Preservation Ad Valorem Tax Exemption application, to certify the completion of rehabilitation work for a contributing building to the Lincolnville National Register Historic District, constructed c. 1880, relocated to its present site c. 1917, and recorded in the Florida Master Site File.

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

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

- | | |
|---|---|
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Certificate of Completeness and Recommendation for Historic Property Tax Exemption |
| <input type="checkbox"/> Certificate of Demolition | <input type="checkbox"/> Opinion of Appropriateness |
| <input type="checkbox"/> Certificate of Relocation | |
| <input checked="" type="checkbox"/> Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption | |

IN THE MATTER OF:

Case No.: HP2023-0034
Applicant: Historic Property Associates, Inc.
Owner: Sanford Cedar LLC
Address: 30 Sanford Street
Parcel Number: 2031400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to review Part III of a Historic Preservation Ad Valorem Tax Exemption application, to certify the completion of rehabilitation work for a contributing building to the Lincolnville National Register Historic District, constructed c. 1880, relocated to its present site c. 1917, and recorded in the Florida Master Site File

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to review Part III of a Historic Preservation Ad Valorem Tax Exemption application, to certify the completion of rehabilitation work for a contributing building to the Lincolnville National Register Historic District, constructed c. 1880, relocated to its present site c. 1917, and recorded in the Florida Master Site File.

Subject to the following conditions:

- Finding that the renovations do meet SOTS for rehabilitation
- _____
- _____
- _____
- _____
- _____
- _____
- _____

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

Case No. HP2023-0034

REQUEST **APPROVED / DENIED / CONTINUED**

[Signature]
Sign Name

Catherine Duncan
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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



Michele Fudo
Notary Public, State of Florida

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the ___ day of February, 2024, by Sanford Cedar 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 30 Sanford Street, St. Augustine, FL 32084 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): PID: 2031400000 City of St. Aug
Part of Lots 13 & 14 Blk 46-1 - 75.3-ft Front on Sanford St. OR5679/935

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, 20³³:

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 (✓) Local Historic Preservation Office.

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

Name of Office/Agency: City of St. Augustine - Historic Preservation Division
Address: PO Box 210, 75 King Street
City: St. Augustine Zip: 32085
Telephone: 904.209.4283

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 (✓) 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 (✓) 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 (✓) 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 (✓) 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 (✓) Local Historic Preservation Office in writing of the loss. The () Division of Historical Resources (✓) 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 (✓) 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 (✓) 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 (✓) Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the () Division of Historical Resources (✓) 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

_____	_____	_____
Name	Signature	Date

LOCAL GOVERNMENT: _____

_____	_____	_____
Name of Authorized Local Official	Signature	Date

Title