

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): 0445900000 *Attach legal description of property*

Address of property: 301 N. Main Street

City: Hastings County St. Johns Zip Code 32145

Individually National Register listed

Locally designated historic property or landmark*

In a National Register district

In a locally designated district

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

Name of historic district St. Johns County/Hastings Downtown

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

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

City St. Augustine State Florida Zip Code 32084

Telephone Number (904) 209-0579

2. Type of request:

Exemption under 196.1997, F.S. (standard exemption)

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

3. Owner information:

Name of individual or organization owning the property 301 N Main St LLC c/o Jena Baker-Dennis

Mailing address 105 S Ponce de Leon Blvd

City St. Augustine State Florida Zip code 32084

Daytime Telephone Number (904) 806-4274

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

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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. 9I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Jena Baker-Dennis  May 16, 2023
Name Signature Date

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

Owner 301 N Main St, LLC
Title Organization name

EVALUATION OF PROPERTY ELIGIBILITY

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

5. Description of Physical Appearance:

The Stanton Motors, a Ford dealership building, constructed ca, 1927, is a two-story, flat-roofed, eight-bay masonry vernacular, Commercial style structure with a first-floor storefront. The building is constructed of masonry. The front façade of structural brick in a running bond pattern is sheathed in a brushed brick veneer. The sides and rear of the original building are rusticated concrete block with grapevine mortar joints. A decorative flat arch marks the center of the parapet roof. Openings are marked by vertical bricks shielding the lintels.

The storefront’s multiple entrances, rear addition, and angled windows were modifications made after the end of World War II, ca. 1945-1975. Second story windows are 1/1 sash replacements that mirror the original style. A one-story, flat-roofed rear wing is attached. The building and interior, including rare murals located on the second story, require significant work to preserve the structure.

An auxiliary structure is located at the rear of the property.

Date of Construction ca. 1927 Date(s) of Alteration(s) ca. 1910, 1947

Has building been moved? (x) Yes ()No If so, when? 2017

6. Statement of Significance:

The Stanton Motors building, constructed for Christopher Charles Stanton, is significant for its Commercial style masonry vernacular architecture (Criteria 4) that is symbolic of Main Streets across St. Johns County and the United States in the early 20th century with the advent of consumerism and the availability of the automobile. The business remained in the family and was recognized as the oldest family owned Ford dealership in Florida, at the time. The building has associations with the development and heyday of the historic town of Hastings and St. Johns County (Criteria 3).

The interior is significant because of hand painted murals on the second story, the work of well-known Fort Pierce, Florida imagery artist A. E. “Beanie” Backus (1906-1990), recognized as the “father of Florida landscape art.” In 1993, Backus was inducted into the Florida Artists Hall of Fame.

(<https://dos.myflorida.com/cultural/programs/florida-artists-hall-of-fame/a-e-bean-backus/>)

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

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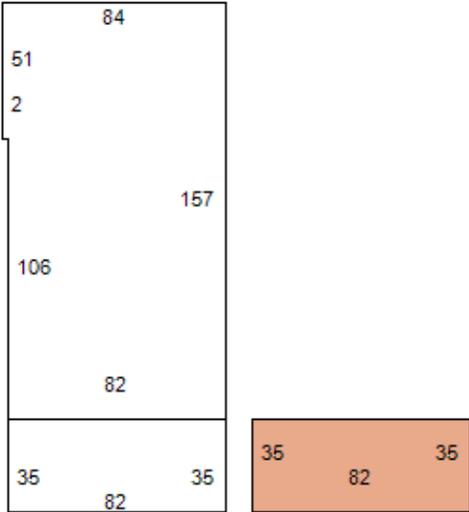
7. Photographs and maps:

Attach photographs and maps to application.

Tax Description

2-68 KILLINGSWORTH SUB HASTINGS LOTS 1 2 3 & 4 BLK C INCL ALLEY WAY
BETWEEN LTS 1 2 & 3 & 4 & LOT 12 (EX N69FT) BLK 1 OF MC CLUNG'S ADDN
HASTINGS MB1-109 OR5241/965

| | |
|--|----------------------|
| | Room Type |
| | FINISHED UPPER STORY |
| | Base |
| | WRH |



**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.

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| | |
|---|--|
| Feature 1 | |
| Feature <u>Masonry Foundation and Floors</u> Approx. date of feature <u>ca. 1927</u> Describe existing feature and its condition: The shallow masonry foundation and poured concrete and brick walls are structurally sound and in fair condition. Walls exhibit water intrusion and street dirt. Photo no. <u>1,2</u> Drawing no. | Describe work and impact on existing feature: Masonry will be gently cleaned, with the brick foundation repointed to match original materials in composition and color. The interior poured concrete floor will be repaired following removal of defunct utilities and closure of unneeded openings. |

| | |
|---|---|
| Feature 2 | |
| Feature <u>Masonry Exterior Walls – Front</u> Approx. date of feature <u>ca. 1927</u> Describe existing feature and its condition: Solid masonry condition of brushed brick over pressed brick on the front facade in poor to fair condition due to neglect, environmental factors, and incompatible modifications Photo no. <u>1</u> Drawing no. | Describe work and impact on existing feature: Gentle cleaning of the building and repointing will be undertaken to match original material in composition and color. |

| | |
|--|---|
| Feature 3 | |
| Feature <u>Masonry Exterior Walls – Sides and Rear</u> Approx. date of feature <u>ca. 1927</u> Describe existing feature and its condition: Side walls are constructed of rusticated concrete block with grapevine mortar joints. Some windows were removed and openings enclosed similarly. Rear addition and façade is newer construction and plain faced concrete block. Photo no. <u>2 - 5</u> Drawing no. | Describe work and impact on existing feature: Gentle cleaning of the building will be undertaken to remove the fungus and plant materials. Repointing will be undertaken to match original material in composition and color. |

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Feature 7

| | |
|--|--|
| <p>Feature <u>Auxiliary Building</u> Approx. date of feature _____</p> <p>Describe existing feature and its condition:</p> <p>Located at the rear of the property is a one-story masonry concrete block structure, with multiple vehicular openings, all under an end-gabled roof with a false parapet on north end. The property is in fair condition.</p> <p>Photo no. _____ Drawing no. _____</p> | <p>Describe work and impact on existing feature:</p> <p>The building will receive a new roof, cleaning of exterior masonry, repointing as needed, and painting. New vehicular entries will be installed.</p> |
|--|--|

Feature 8

| | |
|---|--|
| <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> |
|---|--|

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> |
|---|--|

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Property Use (To be completed by all applicants):

1. Use(s) before improvement: commercial

2. Proposed use(s) after improvement: commercial

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

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

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

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

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

4. How much area does the organization or agency use? _____ square feet () acres ()

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

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

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

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

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

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

Property Identification Number 0445900000

Property Address 301 N Main Street

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

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

Review Comments: _____

Additional Review Comments attached? Yes () No ()

Signature _____

Typed or printed name _____

Title _____

Date _____

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

Property Identification Number 0445900000

Property Address 301 N Main Street

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

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

Review Comments: _____

Additional Review Comments attached? Yes () No ()

Signature _____

Typed or printed name _____

Title _____

Date _____