

# HISTORIC PROPERTY ASSOCIATES.

**Location:**

Historic Property Associates, Inc.  
P.O. Box 1002  
St. Augustine, FL 32084

**Contact:**

Paul L. Weaver, President  
hpa007@aol.com  
904.347.6090

**MEMO**

Elise Raffa, Community Development Coordinator,  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

January 12, 2026

cc: Jenny Wolfe, AICP, Planning 2 Preserve LLC

RE: Historical Resources Survey Update for Martin County

Elise:

Happy New Year! Below are answers to your questions about an update to the 1997 Martin County Survey:

***Estimated cost and project schedule***

Update 527 survey forms, including GIS mapping:	\$50,000
Update Martin County Survey Report, focusing on communities outside Stuart:	\$25,000
Conduct reconnaissance level survey to identify new sites to be surveyed in Phase II of survey. The survey will focus on buildings constructed after 1947, the cut-off date for the previous survey. Prepare inventory in conjunction with Martin County Historic Preservation Board of sites to be surveyed in Phase II of survey.	\$25,000

***Schedule***

Estimated 10 months to complete

Month One: Meet with representatives of Martin County and the Martin County Historic Preservation Board to discuss the goals of the project, scope of work, and the timeline. The consultant will provide a PowerPoint presentation for the meeting. Following the meeting the consultant will provide a final survey timeline in digital format.

Months One-Three: The consultant will work with the Martin County to identify, photograph and inventory the 527 properties to be fully surveyed. A reconnaissance survey will be undertaken to identify a minimum of 500 post-1947 properties to be surveyed in Phase II. Priority will be given to the east Martin County geographic area. Consultant should develop a bibliography of sources for writing the survey report and prepare a minimum of five site file form for delivery and review to the Florida Master Site File.

## Months Four-Eight

Consultant will develop a draft survey report conforming to Chapter 1A-46, Florida Administrative Code. The report will include all mandatory elements of Chapter 1A-46, Florida Administrative Code. These are: Cover, table of contents, project staff, list of illustrations, maps, photographs and illustrations, acknowledgments, survey illustrations, acknowledgments, survey criteria, survey methods, historical development of Martin County, architectural resources of Martin County, recommendations, bibliography, and appendices. The report should focus on the post-World War II period through the mid-1970s of Martin County History. The historical report will be based as much as possible on primary sources found in Martin County newspapers and the Martin County digital archives.

Consultant will complete all 527 required updated Florida Master Site File forms, including GIS mapping and photographs. A digital and hard copy of all site file forms will be delivered to both the Florida Master Site File and Martin County.

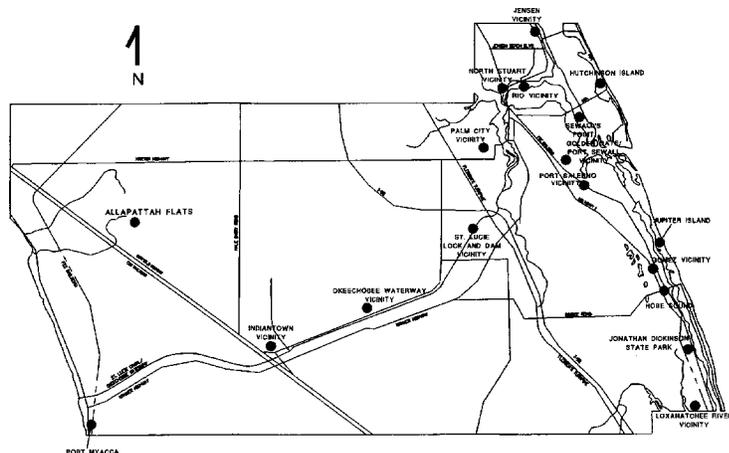
## Months Eight-Ten:

Consultant will receive comments from staff and Martin County Preservation Board members on the draft survey report and make corrections and additions as needed. Consultant will be available for at least one public presentation to Martin County and the Historic Preservation Board to discuss the results of the survey. The consultant will provide a PowerPoint presentation for the meeting.

### *Recommended approach to completing the update*

We are recommending a phased approach with Phase I being an update of the previous survey, focusing on updating the historical context to include the Post-World War II period to approximately 1980 and updating the forms previously surveyed.

Getting a handle on the number of new sites is daunting. Jenny Wolfe has done a search of the Martin County Property Appraiser records and found that there might be as many as 22,000 sites that pre-date 1980. Our recommended approach would emphasize quality over quantity. We suggest incorporating a reconnaissance survey into Phase I to work with the county and preservation board to identify the most important and a manageable number of new sites to be surveyed in Phase II. Having a manageable number of sites also will allow a consultant to conduct better quality research, particularly primary sources. There is on-line newspaper coverage of the county from the early 20th century for all of the historic communities, and the Martin County on-line archivers is a second source that should be thoroughly searched.



Scope: The 1997 survey included all of Martin County outside the corporate limits of the City of Stuart. The county was divided into three geographic regions: east, central and west.

**East Martin County:** East Martin County along the Atlantic Coast, the Indian and St. Lucie rivers and containing the FEC rail line, US 1 and A1A is the area with the longest period of development and contained the largest concentration of historic buildings constructed prior to 1947. Places surveyed included Hutchinson Island, Jensen, Rio, Sewall's Point, Port Sewall, Golden Gate, Steele Point, Salerno, Manatee Creek, New Monrovia Jupiter Island, Gomez, Hobe Sound, Banner Lake, Olympia Subdivision, Picture City and Jonathan Dickinson State Park.

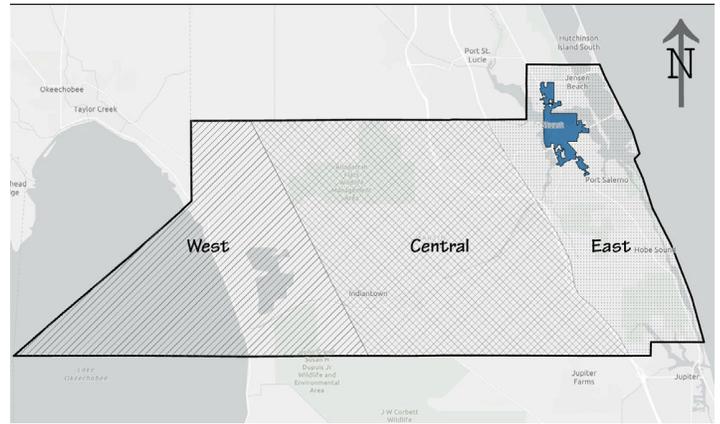
**Central Martin County:** Central Martin County encompasses a large geographic area between the Allapattah Flats and Green Ridge and the headwaters of the St. Lucie River. The area includes Palm City and properties in the vicinity of upper South Fork of the St. Lucie River and the eastern portion of the Okeechobee Waterway. This area was sparsely settled during the historic period.

West Martin County: West Martin County contains the least concentration of historic buildings in the three geographic areas. Much of it is undeveloped wetlands and prairies with scattered farms, pasture lands and small communities. It borders the Everglades and Lake Okeechobee. Communities include Allapattah Flats, Annie, Port Mayaca and Indiantown.

**Your input on priorities or focus areas**

East Martin County should be the focus of the survey. The historic context of the area and the individual communities should be updated through the mid-1970s. Additional areas and sites to be considered should be:

Carver Gardens Subdivision/Murray Middle School: In the



Approximate division of the 1997 survey areas.

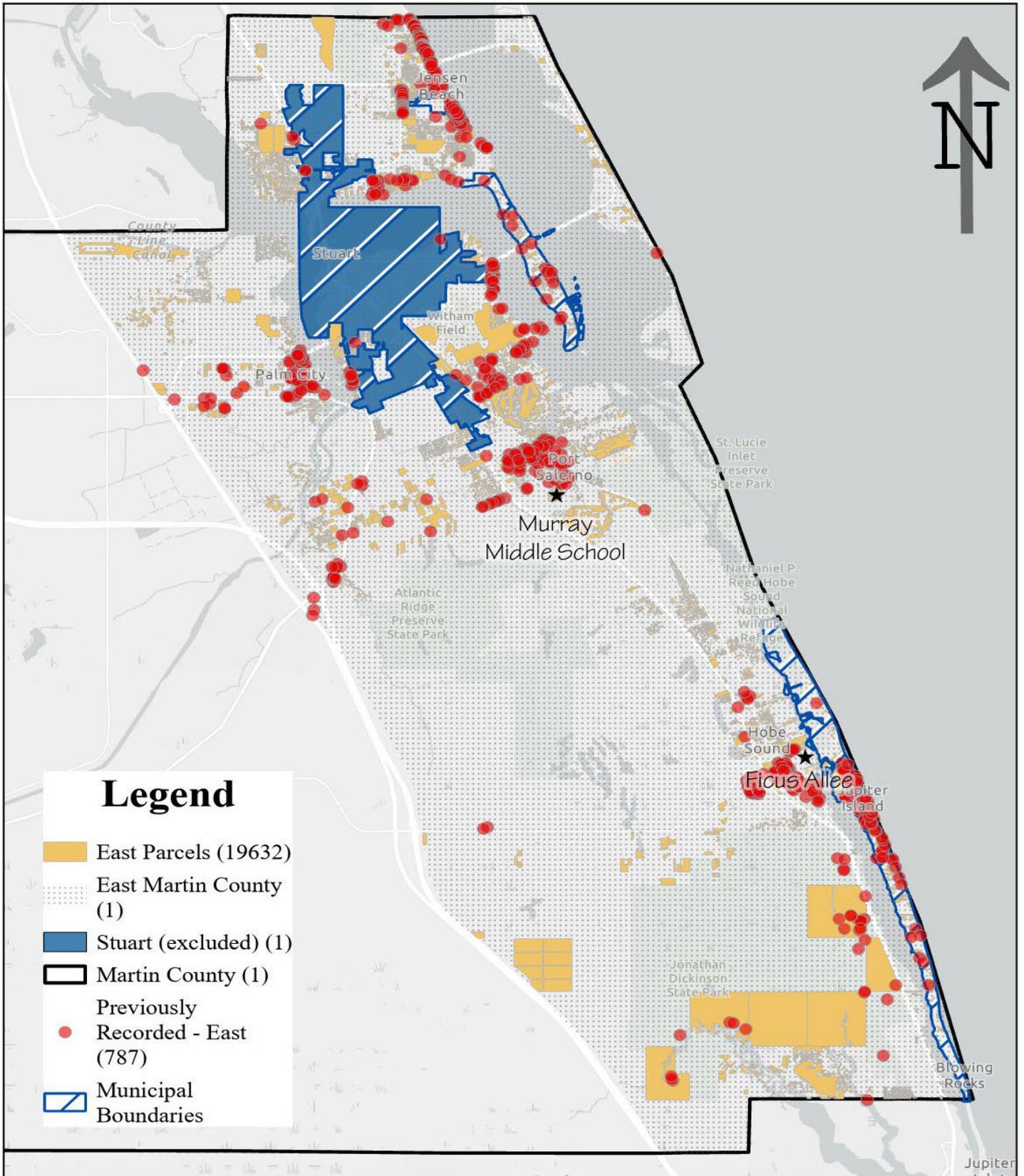
mid-1950s, Carver Gardens, although smaller in population and number of houses than Lincoln Park, became one of the largest Black communities in Martin County. Merton Sirota and Joe Greenlees recorded a plat for Carver Gardens in 1956 in what was then known as Salerno colored town. By August 1956 three model homes were completed and plans were underway for 50 to 100 two-bedroom concrete block homes. Roy Campanella, an all-star catcher with the Brooklyn Dodgers and former world heavyweight boxing champion Jersey Joe Walcott were investors in the project. In March 1960, the Martin County School Board purchased a site for a new junior-senior high school at Salerno in the Carver Gardens Subdivision. In 1964, the overcrowded Stuart Training School was converted to East Stuart Elementary School and Carver Junior-Senior High School in Port Salerno was completed as a segregated secondary school for Black students. After the death of Robert G. Murray, former president of the Stuart Training School and shortly after Carver opened in the fall of 1964, the new school was renamed for him, his brother C.E. Murray and other members of the Murray family who had contributed so much to the education of African American children in Stuart and Martin County.

Ficus Allee, Bridge Road, Martin County Road 707, Jupiter Island: The Ficus Allee is a canopy of Ficus Nitida trees stretching along Bridge Road from the Florida East Coast (FEC) Railroad Tracks on the mainland crossing the Intracoastal Waterway to Hobe Sound in the Town of Jupiter Island. The Allee was planted in 1945. It was conceptualized by Mrs. Permelia Reed, part owner and manager of the Hobe Sound Company and a visionary in the natural features of Jupiter Island. It is nearly a mile long, spanning approximately 4,750 linear feet. The Ficus Allee has been determined eligible for listing the National Register of Historic Places under Criterion C, Landscape Architecture. It is an outstanding and increasingly rare example of a planned landscape roadway. Its designer, S.J. “Sam” Blakely described it as the largest and finest planting of ficus trees in Florida. It is further significant for its association with Blakely, a landscape gardener, horticulturist and nurseryman. Blakely introduced the Ficus nitida to Florida and also worked with Palm Beach architects Addison Mizner, Maurice Fatio and John Volk. His designed landscapes included “Playa Riente” Mizner’s largest and most elaborate home in Palm Beach designed for oil magnate Joshua Cosdon and Maurice Fatio’s Casa della Porta, the home of Willaim A. McAneeny, President of Hudson Car Company.

Sincerely,

*Paul L. Weaver*

Paul L. Weaver  
President, HPA, Inc.



Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, City of Stuart, GIS, Florida Department of Commerce, Bureau of Workforce Statistics & Economic Research, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

According to the Martin County Property Appraiser, there are 19,632 parcels with buildings on the property that were built up to the year 1980. These are shown in gold, and the City of Stuart parcels are excluded.

**HISTORIC PROPERTY ASSOCIATES:**

- Crescent City Historic Building Survey, 1995
- Crescent City Historic District, 1996
- Crescent City National Register Historic District Survey Update (w/P2P 2025)
- Cultural Resources Survey of Palatka Florida, 1981
- Palatka North National Register of Historic Places District, 1983
- Palatka South National Register of Historic Places District, 1983
- Survey update of the Colonial City of St. Augustine, 2016
- Survey Update City of Wauchula Main Street, 2017
- Historic District Nomination for City of Wauchula Main Street, 2018
- Reynolds Park Survey for the Port of Green Cove Springs, 2019
- Historic Survey Update Report for Downtown Stuart and National Register of Historic Places District nomination, 2023-2024
- Lincoln Park, East Stuart Florida Historic Property Survey and National Register of Historic Places District Nomination, 2024-2025.
- Expert Witness to the City of Palatka, 2024, St. Marks Episcopal Church Rectory; numerous Federal Tax Act projects in the City of Palatka, 2000-2020.

**PLANNING 2 PRESERVE:**

- Restoring a Century of Zion Missionary Baptist Church Grant, Zion Missionary Baptist Church, (2021-20025)
- Crescent City National Register Historic District Survey Update (w/HPA 2025)
- Chattanooga Historic Guidelines, City of Chattanooga (2024)\*
- Resilience Guidance for Charleston, Preservation Society of Charleston (2023-2024)\*
- University of the South Campus Historic Preservation Plan, subcontractor to SASAKI (2023)\*
- Preservation Initiatives for the Historic Northwest, City of West Palm Beach Community Redevelopment Agency (2022-2023)\*

*\*Projects were undertaken as the Preservation Planning Specialist for Preservation Design Part-nership, LLC, (PDP) under the direction of Dominique M. Hawkins, FAIA, LEED AP*

## PROJECT TEAM



Paul (at right) was honored with the City of St. Augustine's De Aviles Award in 2023 for service to the City of St. Augustine.

### **Exceeds qualifications in Architectural History for the Secretary of the Interior's Standards**

#### **Education**

M.A. (1986) University of Florida/Latin American History/ Historic Preservation

B.A. (1976) University of Florida in American History

PAUL L. WEAVER

HPA President, Principal Consultant

### QUALIFICATIONS SUMMARY

Member, Vice-Chair and Chair, Historic Architectural Review Board, City of St. Augustine, Florida (2003-2022): Responsible for review of development projects in the City of St. Augustine's Historic Preservation Zoning Districts. Board responsibilities further include review of demolitions, ad valorem exemption applications, preservation planning documents, and National Register nominations under the National Park Service's Certified Local Government (CLG) Program. Measures undertaken during tenure include revised demolition ordinance for historic buildings and procedures for dealing with condemned/abandoned buildings in the Lincolnville Historic District. Consultant, Vice-President & President/Owner, Historic Property Associates (1980-2022): Professional preservation consultant responsible for documenting, describing, evaluating, and interpreting historic properties throughout the Southeast. Conducted site specific research and prepared reports for a wide range of historic properties; National Register of Historic Places nominations; preservation planning documents, including state model guidelines; federal and state compliance review reports; and grant applications; continuing education instructor for architects, planners, and interior designers; tax certification applications, preservation planning documents, and state and federal grant applications for community education, survey and planning, and acquisition and development projects. Historian, Historic St. Augustine Preservation Board (1986-1987): Conducted research and prepared historical manuscripts and publications for preservation program focusing on St. Augustine's Hispanic past. Research on major Spanish documentary collections at the University of Florida, Gainesville, and at St. Augustine. Consultant, Historic St. Augustine Preservation Board (1984-1986): Directed the definitive survey of St. Johns County, Florida, including all historical research, photography, architectural description, and preparation of all phases of the final report.

Historic Site Specialist, Florida Department of State (1982-1984): Administered National Register program, processed nominations, evaluated survey grant applications, reviewed tax credit applications and determinations of eligibility, supervised state funded surveys, provided technical assistance to the public, reviewed development projects for compliance with state and federal preservation law. Historic Site Specialist, Historic St. Augustine Preservation Board (1978-1980): Participated in the definitive survey of St. Augustine, Florida, including historical research and preparation of the final report.

Historic Site Specialist, Historic St. Augustine Preservation Board (1978-1980): Participated in the definitive survey of St. Augustine, Florida, including historical research and preparation of the final report.

### Corporate Summary

Historic Property Associates, Inc. (HPA), a cultural resource management firm, has been engaged in historic preservation studies since 1979 and was incorporated in Florida in 1984. The firm has conducted architectural survey of more than one-hundred twenty cities, towns and counties and it has created over seventy historic districts that are listed in the National Register of Historic Places. HPA offers a full menu of historic preservation services to municipal and county governments, agencies of local, state, and federal government, private developers, and individual property owners. The principals and consultants associated with the firm are academically trained and professionally experienced in architectural survey, planning, recordation techniques, and preservation methods and practices. Their experience includes service in the agencies of state and federal government that direct cultural resource studies and management. They are particularly familiar with the procedures of regulatory law and practice governing historic preservation issues.

HPA maintains offices at 5 Milton Street in Historic St. Augustine. The firm is fully computerized, including word processing, data base management systems, geographic information systems (GIS), and computer aided design (CAD). Those systems permit the firm to create the cartographic and graphic instruments required in many phases of preservation work, including creation of historic districts, preparation of design guidelines, and field survey.

Name of Business: Historic Property Associates, Inc.  
Employer I.D. 59-2475398  
Organized in 1979; incorporated in 1984  
Licensed in St. Augustine ID#4994  
Licensed in St. Johns County#3549

Mailing Address: P.O. Box 1002  
St. Augustine, Florida 32085-1002

Phone Number: (904) 824-5178/cell: (904) 347-6090

Contact: Paul L. Weaver, President





**AICP # 34226**  
**Exceeds qualifications in Architectural History for the Secretary of the Interior's Standards**

JENNY WOLFE, AICP, MSAS  
Planning2Preserve President, Sub-Consultant

Jenny Wolfe is a cultural resource advocate, earning her master's degree from the University of Florida in historic preservation and spending 20 years in local government and non-profit preservation planning. During her ten years as the Historic Preservation Officer for the City of St. Augustine she managed the Historic Preservation Division. For the past three years, she worked as the Preservation Planning Specialist for Preservation Design Partnership, a national firm based in Philadelphia recognized for architectural preservation, planning, and flood mitigation design. Since 2014, she has been on the Board of Trustees for the Florida Trust for Historic Preservation and recently completed a term as Board President.

**Education**

University of Florida (UF)  
Master of Science in Architectural Studies, 2006  
UF Bachelor of Arts, Political Science, 2001

**Employment**

Preservation Design Partnership (PDP)  
Preservation Planning Specialist, 2021- 2024  
Philadelphia, PA (remote)  
City of St. Augustine  
Historic Preservation Officer, 2011-2021  
St. Augustine, FL

**Volunteer Service**

Florida Trust for Historic Preservation Board President, 2021-2023  
Board of Trustees, 2014-Current  
Grant Manager, African-American Historical and Cultural Grant for Zion Missionary Baptist Church, 2021-2025

**QUALIFICATIONS SUMMARY**

**Historic Resource Management**

- Exceeds the professional qualifications for Architectural History as per the Secretary of the Interior's Standards for Historic Preservation
- Collaborated on historic preservation plans, resiliency guidance, and updates to design guidelines with a nationally acclaimed and award-winning firm
- Conducted architectural inventories of more than 1,000 buildings, meeting state inventory requirements
- Secured and managed nearly \$2M in preservation grants for rehabilitation, inventory, and education
- Listed three National Register of Historic Places designations
- Served as the client's project manager for comprehensive planning initiatives
- Performed compliance review of public or private improvements with state and federal laws

**Public Outreach**

- Served as Conference Committee Chair for Florida Trust for Historic Preservation to solicit, plan, and lead educational workshops in-person and on-line
- Developed three local community surveys for updating preservation and resiliency planning strategies
- Speaker for over 25 historic or cultural resource management presentations
- Administered a local preservation program as liaison to a quasi-judicial board for ten years

**Technical Skills**

- Adobe and Microsoft suites
- ArcGIS Pro, Survey123, StoryMaps





### Company Profile

Established in 2024, the firm represents an industry need for specialized expertise in historic preservation planning that recognizes environmental and contextual diversity. Planning2Preserve is the vision of Jenny Wolfe, AICP, MSAS, who demonstrates 20 years of professional expertise between local government, state and local non-profits, and private practice in an architectural preservation firm.

### Services Provided

- Performing historic architectural surveys, reports, and documentation in compliance with Certified Local Government programs and the Secretary of the Interior's Standards as applicable
- Nominating historic resources to the National Register of Historic Places and National Historic Landmarks programs
- Writing and administering grants for building rehabilitations, heritage tourism resources, and educational or policy documents
- Directing the development of design guidelines or best practices
- Administering a local historic preservation review program with a quasi-judicial board
- Implementing and updating historic preservation comprehensive plans and ordinances
- Managing construction projects for historic rehabilitations
- Assessing climate vulnerability and mitigation options for historic resources
- Developing and facilitating community engagement activities

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EIN 33-1551011