

**TALLAHASSEE-LEON COUNTY
ARCHITECTURAL REVIEW BOARD
423 EAST VIRGINIA STREET
TALLAHASSEE, FL 32301**

(850) 488-7334 tel
director@taltrust.org

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Applicant must submit the original signed application and other required information. The original application may contain oversized documents, but copies should be on standard or legal sized paper. Applicants must include with their application, unless waived by the Local Historic Preservation Officer: photographs consisting of the front view of the building as well as photographs identifying the areas where proposed work is to be done, site plans, elevations, material specifications, and construction plans. Interior plans are required with the COA application when applying for City Grant and Loan Program funding for interior/structural work.

It is strongly suggested that the applicant call the Architectural Review Board Staff prior to the submission of this application, to schedule a pre-application meeting and to discuss the required information)

469 St Francis Street, Tallahassee, FL 32301 Wannish Cigar Factory

Building Address	Historic Name of Building (if any)
4101800000330	LE000240
Property ID#	Florida Master Site File#
Richard Barnett	1919 Miller Landing Road
Owner's Name	Address

Phone Number	Email
908 Groupp/Stearns Weaver Miller	106 College Avenue, Suite 700
Applicant's Name	Address
850-580-7200	bwilcox@stearnsweaver.com

Phone Number	Email
Humphrey's & Partners/Culpepper Construction	
Architect/Contactor's Name	Address

Phone Number	Email
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IS THE OWNER APPLYING FOR, OR HAS THE OWNER RECEIVED, ANY CITY OR STATE HISTORIC PRESERVATION GRANTS TO ASSIST WITH THIS PROJECT? NO

If yes, please briefly describe:

DO YOU REQUEST OF THE ARCHITECTURAL REVIEW BOARD ANY VARIANCES ON THIS PROJECT? NO

If yes, please describe and state justification:

THE FOLLOWING INFORMATION SHOULD BE INCLUDED, UNLESS WAIVED IN WRITING BY THE LOCAL HISTORIC PRESERVATION OFFICER TO THE ARCHITECTURAL REVIEW BOARD:

☒ Photo(s) (3 1/2 x 5 or larger) of existing conditions

☒ Site plan

☒ Elevation(s)

☒ Material sample(s) and/or specifications

☒ Construction plans

PLEASE INDICATE THE TYPE(S) OF WORK PLANNED:

☐ Repair

☐ Rehabilitation

☐ Addition

☐ New Construction

☒ Demolition

☐ Relocation

Other _____

PLEASE DESCRIBE THE WORK TO BE PERFORMED.

For existing buildings list each proposed exterior alteration (and each proposed interior alteration for the City of Tallahassee Historic Property Grant and Revolving Loan projects) to the building or property. (Add additional sheets as needed)

See attached.

Notification of intent to file an application must be received in writing by the Architectural Review Board at least 30 days in advance of the meeting to allow time for notification as required by the City of Tallahassee and Leon County. Completed applications must be submitted to the Architectural Review Board at least 15 days in advance of the meeting. The Architectural Review Board will act on completed applications only.

It is recommended that the Applicant or their representative attend the meeting and present the proposal to the Architectural Review Board.

Decisions of the Architectural Review Board may be appealed by filing written notice with the Tallahassee-Leon County Planning Department, City Hall, Tallahassee, FL 32301, within thirty (30) days of the decision. If there is no appeal the decision of the Architectural Review Board shall be final.

I/We, as owner(s) of (Street Address or Lot/Block/Subdivision) 469 St Francis Street
do hereby authorize the filing of this application on my behalf.

Richard Barnett

(Printed Name)



(Required Signature)

24 MARCH 2026

Date

In accordance with local ordinance, the Tallahassee-Leon County Architectural Review Board (ARB) uses the federal Secretary of the Interior's Standards for Rehabilitation to guide them in review of exterior changes to properties zoned HPO. These Standards are stated below. The property owner is responsible for achieving compliance with these Standards. This form must be signed by the property owner or and by his/her/its authorized representative, the project architect and the project contractor and must be submitted to the ARB with and as part of the property owner's application for a Certificate of Appropriateness.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features will be substantiated by documentary, physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Each of the undersigned hereby acknowledges that he/she has read and understands fully the foregoing Standards and shall adhere to such Standards relative to this project.

Property Owner: _____ Date _____

Property Owner's Authorized Rep.: _____ Date _____

Project Architect: _____ Date _____

Project Contractor: _____ Date _____



KEVER | MCKEE ENGINEERING

March 25, 2025

Brain Detri
908 Group
109 N. Brush Street, Suite 500
Tampa, FL 33602

Reference: **Wannish Cigar Factory
Tallahassee, Florida**

Subject: Existing Wall Structural Evaluation

Mr. Detri:

As requested, on February 11, 2026, the existing building, located at the corner of St Francis Street and South Macomb Street in Tallahassee, Florida, was observed to evaluate the general structural integrity of the building and to determine what would be required to separate and stabilize the existing north and west facades from the existing building.

The two-story building was originally constructed in the early 1900's as a warehouse. The floor and roof system are wood framed supported by multi-wythe brick walls. The walls terrace at each level becoming thinner as the building increases in height. The existing foundation construction style, size, and depth are currently unknown.

Currently the north and west facades derive lateral support from the existing floor and roof diaphragms. If the building superstructure is removed, those facades will require a new independent structural frame at the existing floor and roof elevations to resist out-of-plane loads. Experience with masonry of this age indicates that anchoring modern steel or concrete bracing to the brittle brick wythe will be extremely difficult and will very likely necessitate large external bearing plates or straps that permanently alter the appearance and fabric of the exterior wall. The required tie-in elevations are fixed by the existing slab and roof lines and will in many cases not align with new slab elevations; tying to the new structure will therefore require supplemental framing within the new wall zone to transfer loads, which will in turn force thicker wall assemblies or rerouting of utilities. Temporary bracing of the freestanding facades will be required from demolition until the new permanent frame is stable. That temporary bracing is expected to extend into Macomb Street and may need to remain in place for an extended period during demolition and construction. Such off-street bracing is typically not permitted by the City of Tallahassee and, regardless of permitting, will be difficult to install without inducing damage to the existing masonry.

Due to the size and close nature of the proposed building, there is also a high likelihood of damaging the existing facade due to vibrations associated with site preparation and compaction of subgrade required for the proposed structure. Even with extensive precautions, we could not guarantee that the existing walls would not be damaged during the construction process.

If you have any questions, please do not hesitate to call.

Respectfully submitted,

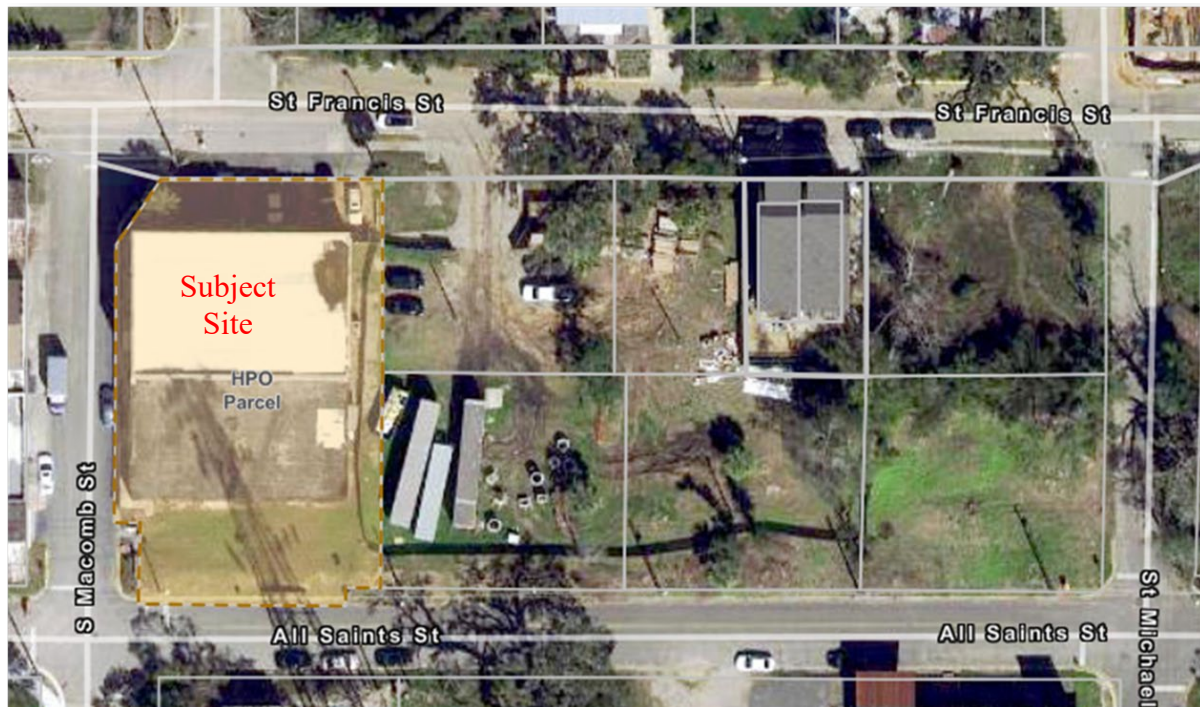
Patrick McKee, P.E.
Principal
Florida PE No.: 63122
Authorization No.: 31293

Wannish Cigar Factory
Tallahassee, Florida

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Site Details

The Wannish Cigar Factory site (“Subject Site”) is a ½-acre property located at the intersection of St. Francis Street and South Macomb Street in the All Saints neighborhood of Tallahassee. The site features the historic Wannish Cigar Factory building, which originally comprised three buildings (one of which has since been demolished) constructed between 1907 and 1930 for the manufacturing and packaging of cigars. This building complex was listed on the National Register of Historic Places (“NRHP”) on August 1, 2018.



Location Map 1

The Subject Site and the surrounding properties are designated as Urban Center (“UC”) in the City of Tallahassee's Comprehensive Plan. This designation encourages high-intensity mixed-use development, with a focus on infill and redevelopment. The UC designation is one of the City's most intense land use classifications, aimed at capitalizing on existing public investments in infrastructure—such as roads, utilities, and public transit—to establish a more sustainable development pattern.

In addition to the UC Comprehensive Plan designation, the Site is zoned as All Saints Neighborhood (“ASN”). The ASN district permits a maximum residential density of 50 dwelling units per acre and allows buildings to reach a height of up to four stories. Aligned with the Site's UC designation, this district promotes the infill and redevelopment of existing urbanized areas. It also includes architectural design standards intended to complement the existing development in the ASN district.

Furthermore, the Subject Site is located within the Southside/Frenchtown Community Redevelopment Area (“CRA”). The Southside/Frenchtown CRA aims to stimulate investment and redevelopment in the area, reduce blight, increase property values, and leverage existing public infrastructure investments.

Proposed Project

The Subject Site is part of a larger proposed redevelopment project that spans an entire 2-acre block bordered by St. Francis Street, South Macomb Street, St. Michael Street, and All Saints Street. Aside from the Subject Site and two newly constructed townhomes, this block remains vacant and undeveloped.

The proposed project plans to build a four-story multifamily housing complex that will feature 75 units and include a parking garage.



Northern Elevation 1

This project aligns with the objectives outlined in the site’s UC comprehensive plan designation, as it involves infill and redevelopment of an area previously affected by development and supported by urban infrastructure. It also complies with the development regulations specified for the ASN district. In conclusion, the proposed project meets the goals, objectives, policies, and regulations that govern the development of the Subject Site and its surrounding area.

Project Background

The Subject Site is home to the historic Wannish Cigar Factory building complex, which was added to the National Register of Historic Places (“NRHP”) in 2018 as a contributing resource to the All Saints Historic District. This district covers 17.19 acres and is associated with the early development of Tallahassee. In 1996, the State Historic Preservation Office (“SHPO”) evaluated the All Saints Historic District and determined it eligible for NRHP listing, although this listing has yet to occur. Unfortunately, rapid redevelopment in the All Saints neighborhood, along with the demolition of over 70% of the contributing resources within the proposed historic district, has significantly diminished the architectural integrity and historical character of the area.

The Subject Site's historic designation was identified as part of the desktop Cultural Resource Assessment Survey ("CRAS") required by the City of Tallahassee during its permitting process. A more detailed Phase I CRAS was completed for the Subject Site in December of 2025. The full Phase I CRAS conducted by Ardurra Cultural Resource Management Group as been included with this application.

The proposed project was brought to the Architectural Review Board ("ARB") in the form of a pre-application at its January 13th meeting. At that time, it was suggested that an application may be brought forward requesting the demolition of the Cigar Factory structures, but the retention of the existing northern and western facades. Subsequent structural analysis of this proposal found significant hurdles to retaining the existing facades throughout the construction process and attaching them to the newly constructed building. More specifically, it was found that the facades contained no independent structural support and were reliant upon the totality of the building for their structural integrity. Supporting the facades alone would require structural alteration, resulting in significant changes to their appearance. In addition, the proximity of the western façade to South Macomb Street makes it impossible to construct the necessary bracing to support the wall during construction. A letter from Kever McKee Engineering outlining these findings has been included with this application.

Proposed Mitigation

As a result of the barriers identified to retaining the existing facades, the applicant is proposing the following mitigation measures:

Historical Documentation

Before the deconstruction of the buildings, detailed documentation of the existing structures, including measured drawings, high-resolution photography, and other recordings, as recommended by the Tallahassee Trust for Historic Preservation, shall be completed.

Architectural Salvage and Reuse

Deconstruction of the existing buildings shall include architectural salvage of existing building components and the reuse of these materials in the new structure. At a minimum, this shall include existing bricks, significant wooden supports such as pillars and roof beams, and iron or steel components, such as the existing elevator wheel.



Examples of Architectural Reuse 1



Examples of Architectural Reuse 2

Commemoration and Historical Interpretation

Included within the new structure shall be components commemorating the Subject Site, the historic Tallahassee cigar industry, and the All Saints Neighborhood. The developer will work with Tallahassee Trust for Historic Preservation staff to identify resources, such as historic photography and narratives, to be included in interpretive exhibits and other appropriate components.



Historical Interpretation 1



Historical Interpretation 2

