



City of St. Augustine

Historic Architectural Review Board



A G E N D A

Thursday, February 21, 2019 1:00 p.m. *Amended
Alcazar Room - City Hall, 75 King Street, St Augustine, Florida

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended on week in advance)*
 - a) Certificate of Appropriateness 2019-0005
Les Thomas Architect, Inc. – Applicant
Scot and Susan Bebry – Owner
[57 Marine Street](#) (a.k.a 154 Avenida Menendez)
To make alterations to an existing Certificate of Appropriateness to include enclosing a section of the proposed first story rear porch, altering the proposed front staircase and the front wall, adding new windows, and removing the stairs leading to the second story porch.
6. Continued Items from the previous HARB meetings
 - a) Certificate of Demolition 2018-0118
(Continued from September 20, 2018) [160 Oneida Street](#)
To demolish a building constructed in 1894 that is a contributing building to the Lincolnville National Register Historic District and that is listed in the Florida Master Site File. ***Withdrawn***
 - b) Certificate of Appropriateness 2018-0121
(Continued from September 20, 2018) [320 Charlotte Street](#)
To construct a second-story onto an existing one-story Frame Vernacular home and to build a two-story garage apartment.
 - c) Certificate of Demolition 2018-0161
(Continued from January 17, 2019) [190 Nix Boat Yard Road](#)
To demolish a structure constructed in 1967 that is not listed in the National Register of Historic Places or in the Florida Master Site File.

- d) Certificate of Appropriateness
2018-0175
(Continued from January 17, 2019)
A.D. Davis Construction – Applicant
St. George Street Properties – Owner
[30 St. George Street](#)
To replace the existing wood siding with a composite siding.
- 7. Certificate of Appropriateness
 - a) 2019-0007
Marion Motor Lodge – Owner
J Prabhu LLC – Applicant
[120 Avenida Menendez](#)
To apply marble chip stone onto an existing knee wall.
 - b) 2019-0008
Garden 54 LLC – Applicant
TIITF/Department of State – Owner
[54 St. George Street](#)
To make alterations to an existing outdoor space to include planting new vegetation and installing pavers and granite for walkways, a wood deck, two small walls, and decorative elements.
- 8. Certificate of Demolition and Partial Demolition
 - a) 2019-0004
Bigger Pot LLC – Applicant and Owner
[1008 North Ponce de Leon Avenue](#)
To demolish a structure that was constructed in 1967 that is not listed on the National Register of Historic Places or recorded in the Florida Master Site File.
 - b) 2019-0006
Les Thomas Architect, Inc. – Applicant
Confidential – Owner
[15 Cincinnati Avenue](#)
To demolish a building constructed in 1924 that is not a contributing structure to the North City National Register District but is recorded on the Florida Master Site File.
- 9. Planning and Building Staff Approved Permit Report
- 10. Other Business
 - a) Discussion regarding any recommended updates to the 2016 HARB Rules of Conduct
 - b) Announcements regarding upcoming workshops
- 11. Adjournment

Notices: In accordance with Florida Statute 286.0105: “If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.” In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007 or 1-800-955-8771 (TDD).

CITY OF ST. AUGUSTINE

Planning and Zoning Board and Historic Architectural Review Board Special Meeting January 9, 2019

The Planning and Zoning Board and Historic Architectural Review Board met in formal session Wednesday, January 9, 2019, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Grant Misterly, Chairman, Planning and Zoning Board, and the following were present:

1. Roll Call: Planning and Zoning Board

Grant Misterly, Chairperson
Karen Zander, Vice Chairperson
Sarah Ryan
Carl Blow
Jon DePreter

Absent: Christina Opsahl
 Maurice Morissette

Historic Architectural Review Board

Catharine Duncan – Chairperson
Barbara Wingo – Vice Chairperson – departed at 3:30
Toni Wallace
Jon Benoit

Absent: Paul Weaver

City Staff: David Birchim, Director, Planning & Building Department
 Amy Skinner, Deputy Director, Planning & Building Department
 Jenny Wolfe, Historic Preservation Officer
 Isabelle Lopez, City Attorney
 Candice Seymour, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(None)

3. Discussion and Public Comment related to the King Street Design Standards Update

Jeremy Marquis, Carter Gresham, and Pat Tajevski reviewed the subject with a presentation.¹

¹ Attached to original minutes

The Board discussed:

- Rear setbacks which would include landscape buffers for parking lots
- Setbacks in relation to bicycle safety and River to Sea Loop intersecting with the corridor
- Pedestrian access and interactions along the front and rear of businesses along West King Street
- Importance of architectural flexibility within the district

- Importance of defining new in-fill structures from historic structures
- Building heights and concern for too much uniformity along King Street with the third-floor setback
- Possibility of not requiring the third floor setback for West King Street
- Legacy Structures
 - How they were chosen
 - Protections afforded to character defining features of structures designated Legacy structures which triggered Board review
 - Poor condition of some Legacy structures
 - Desire for more descriptive overviews of Legacy structures

Mr. Marquis reviewed Board discussion, citing the following recommendations:

- Engage the street with the buildings
- Provide clarity regarding where parking can be located
- Consider that Rails-to-trails may warrant larger set-back
- Consideration of West King Street not being required to utilize height set-back
- Review Legacy Structures and clarify the purpose of the designation

Public Comment was opened; however, there was no response.

There was further discussion regarding the following:

- User friendliness of the document
- Importance of applicants clearly displaying effects of proposed projects in relation to view sheds
- Process for reviewing tree removals for projects prior to HARB review
- Corporate Colors²

² Brief recess between 2:54pm. and 3:01p.m.

4. Discussion and Public Comment related to the Comprehensive Plan 2019 Update

Amy Skinner gave a brief overview and timeline of the Comprehensive Plan update with a presentation.³

The following was discussed regarding the Comprehensive Plan process:

- Concern for hosting too much general discussion with little time for the Boards to frame the specifics of the Plan update
- Public and business owner involvement
- Neighborhood meetings
- Possibility of public outreach with concurrent work from the Board regarding the update

5. Adjournment

Having no further business, Mr. Misterly adjourned the meeting at 3:46 P.M.⁴

³ Attached to original minutes

⁴ Transcribed by Candice Seymour

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting January 17, 2019

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, January 17, 2019, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Barbara Wingo, Vice-Chairperson
Toni Wallace
Jon Benoit
Paul Weaver, III

City Staff:

Jenny Wolfe, Historic Preservation Officer
Kelli Mitchell, Historic Preservation Planner
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit **MOVED** to **APPROVE** the December 20, 2018 minutes as presented. Motion **SECONDED** by Ms. Wallace and **APPROVED** BY **UNANIMOUS VOICE VOTE**.

4. Modification and approval of Agenda

Ms. Duncan announced that the applicant for 18 St. George Street requested their hearing be moved forward in the agenda.

MOTION

Ms. Wallace **MOVED** to **APPROVE** the modifications to the Agenda including hearing item 6(c) prior to item 6(a). The motion **SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: Wallace, Wingo, Benoit, Duncan¹

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

5. (a) Certificate of Appropriateness 2018-0178 - BBC Woodworking - Applicant

Michelle Bova – Owner
306 St. George Street

To construct a rear addition which requires the removal of a rear wall and staircase.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness for **306 St. George Street** with the condition that the applicant provides additional information in the foundation design.

¹ Mr. Weaver recused himself from the vote due to its inclusion of item 6(c).

Bob Bonner waived his right to a presentation and agreed with staff recommendations.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response.

It was clarified that the item was expedited because the proposed changes affected only parts of the structure that were previously added and not an original feature of the historic structure.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application 2018-0178 for 306 St. George Street with the condition to clarify the foundation design as listed in the staff report. The motion was SECONDED by Ms. Wingo.

Ms. Wallace noted that the site was within an archeological zone and the applicant stated he was aware of the requirements associated with the zone.

VOTE ON MOTION:

AYES: Weaver, Wingo, Benoit, Wallace, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Certificate of Demolition 2018-0118 – Charles M. Sapp and Emily S. Pugh – Applicant and Owner 160 Oneida Street

To demolish a building constructed in 1894 that is a contributing building to the Lincolnville National Register Historic District and that is listed in the Florida Master Site File.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can take the following actions for the Certificate of Demolition for **160 Oneida Street**:

1. **APPROVE** the proposal if the Board determined that denying the application would cause undue economic hardship
2. **CONTINUE** the proposal to give the applicant time to confirm whether the building faces structural failure and/or whether the building can be feasibly salvaged

Charles Sapp reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 3 were returned in favor, and 2 had comments.

Public hearing was opened.

Tom Schubert spoke in favor of the application citing that the structure had no historical integrity. He felt that the neighborhood would rather see an appropriate replacement structure along the street that could be easily designed with appropriate character.

B.J. Kalaidi cited the history of the abandoned structure. She spoke against the application and felt the building could be saved.

Public hearing was closed.

The Board discussed:

- Historic and architectural integrity were present in the structure
- Case for economic hardship was not clear

- Property qualified for Ad Valorem Tax Exemption if it were rehabilitated
- Desire to see comparison in costs of rehabilitation versus demolition and reconstruction from qualified contractors or engineers
- Concern for the loss of historic properties in Lincolnville at the risk of losing National Register Historic District status
- Steps for meeting necessary building codes and possible variances due to historic status

MOTION

Ms. Wallace MOVED to CONTINUE application 2018-0118 at 160 Oneida Street to the February 21, 2019 meeting in order that the applicant may provide the required information discussed during the hearing. The motion was SECONDED by Weaver.

VOTE ON MOTION:

AYES: Wallace, Weaver, Benoit Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) Certificate of Appropriateness 2018-0121 – Don Crichlow & Associates – Applicant
Steven and Linda Lohrke – Owner
320 Charlotte Street

To construct a second-story onto an existing one-story Frame Vernacular home and to build a two-story garage apartment.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **320 Charlotte Street** to allow the applicant to consider reducing the garage addition to one story and reducing the vertical elements

of rear additions to be compatible with the height, scale, size, and placement of the historic building.

Don Crichlow reviewed the application with a presentation.²

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response.

The Board discussed:

- Changes to the rear addition were more in keeping with scale of the existing structure
- Desire to see physical examples of two-story garage apartments along the street, similar to the proposed, which the applicant noted were primarily stand-alone structures
- Design of proposed two-story garage overpowered the historic structure due to the height and forward setback
- Recommendation to lower dormer further to further reduce impact on the historic structure
- Desire for single-story garage addition rather than proposed two-story garage apartment

Mr. Crichlow presented an altered plan which illustrated a garage design that matched the 20 foot height of the existing historic structure.

The Board continued discussion regarding:

- Recommendation to also lower the stairwell roof
- Desire to see more detailed renderings of newly proposed lower-profile garage apartment

² Attached to original minutes

Ms. Lohrke asked whether she could bring the garage up to the front property line if the structure remained single-story.

There was further discussion regarding the scale and setback of the existing structure in relation to the proposed garage apartment. The Board recommended moving the garage back.

MOTION

Mr. Weaver MOVED to CONTINUE Certificate of Appropriateness application 2018-0121, 320 Charlotte Street, to the February 21, 2019 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Wallace. Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY³

6. (c) Certificate of Appropriateness 2018-0134 – Don Crichlow & Associates – Applicant 18 St. George Street LLC – Owner 18 St. George Street

Item was heard prior to item 6(a).

Mr. Weaver recused himself as a consultant for the applicant.

To construct new buildings between Spanish and St. George Streets designed with Spanish Colonial character.

Ms. Mitchell read the staff report and said based on a review of the AGHP and the previous HARB approved Opinion of Appropriateness and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness for **18 St. George Street** with the following conditions:

1. HARB makes a finding that the gate width and the altered south façade addresses previous concerns about conjectural patterns and compatibility with the historic setting
2. The applicant will revise the door hardware to be reviewed by staff

William Smith, Don Crichlow, and Ellen Avery-Smith reviewed the application with a presentation which outlined changes from the previous application.⁴

The Board provided their ex parte communications.

Public hearing was opened.

B.J. Kalaidi spoke against the application being moved forward on the agenda because other members of the public that wished to speak on the item may not have arrived yet.

Public hearing was closed.

The Board discussed:

- Colored elevation helped break the massing of the structure
- Paint colors
- Previously approved 11 Spanish Street restaurant
- Courtyard space
- Varying colors and dimensions along the connectors and main buildings read as multiple structures
- Concern for utilization of French doors
- Concern for gate width which was proposed to be larger than the 50 inch maximum cited as appropriate within the AGHP
- Interpreting the guidelines regarding allowed doors and gate widths
- Applicant willing to work with staff to determine appropriate door handle style

³ Brief recess from 3:25p.m. to 3:34p.m.

⁴ Attached to original minutes

- Applicant's willingness to compromise on the gate width
- Recommendation to include an additional fenestration along the side facing Spanish Street

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Appropriateness application 2018-0134 with the following conditions:

- That the applicant will work with staff to come up with an approved hardware schedule
- That the applicant will work with staff to come up with an approved final paint schedule
- The the applicant will add some fenestration to the west elevation of the bathroom building on the site.

The motion was **SECONDED** by Ms. Wallace.

VOTE ON MOTION:

AYES: Benoit, Wallace, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) 2018-0175 – A.D. Davis Construction – Applicant
St. George Street Properties – Owner
30 St. George Street

To replace the existing wood siding with a composite siding.

Ms. Mitchell read the staff report and said staff cannot make a recommendation on replacement with composite material because there is no clear guidance in the AGHP or the SOIS regarding replacement of the entire siding of a historic building in a composite material. She noted that The Historic Preservation Master Plan

recognizes that the AGHP needs to be updated to reflect modern materials.

Mike Davis reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi was concerned with setting precedent for allowing applicants substitute materials rather than what was required.

Public hearing was closed.

The Board discussed:

- Desire to know the fire resistance rating for preservation purposes
- Possibility of updating the AGHP to include substitute materials in the future
- Application intended for the north and south side only with the east side, which faced St. George Street, remaining the same
- Desire to know what the Secretary of the Interior and State Historic Preservation Office opinions of the product were
- Importance of wood to maintain historic integrity
- Alternative wood options
- Only the siding, not the trim would be replaced
- Portion of North siding was behind a wall and would remain unseen and applicant would be willing to only replace that area
- Desire to know further product specifications

MOTION

Mr. Weaver MOVED to CONTINUE Certificate of Appropriateness application 2018-0175 to the February 21, 2018 meeting with the condition that

further research and information regarding the proposed composite siding be presented. The motion was **SECONDED** by Ms. Wallace.

VOTE ON MOTION:

AYES: Weaver, Wallace, Benoit, Wingo,
Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**7. (b) 2018-0176 – Harrys of America LLC
– Applicant**

Charles F. Hamblin LLC – Owner

1 Anderson Circle

To alter an existing building to include installing new stairs and lighting; adding rooftop furniture, railings, and two balconies; reconstructing the arched window; replacing an existing awning with a pergola and two existing doors with glass doors; and making other in-kind replacements.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **1 Anderson Circle** to allow the applicant time to address the issues mentioned in the staff report.

Joe Cronk reviewed the application with a presentation.⁵

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi emphasized the importance of the building and was concerned with the future use of the structure. She asked where parking would be if the building were to be used for a restaurant.

⁵ Attached to original minutes

Public hearing was closed.

The Board discussed:

- Detailed drawings well-illustrated the scope of work
- Balconies were in character with the style of the building
- No parking requirement due to location in downtown historic district
- History of renovations to the structure and concern for selective restoration to different iterations of the building with a recommendation to stick to one period
- Use intended to be restaurant on the first and second floors with third story office space
- Willingness of applicant to reduce the size of the pergola
- Glass versus iron or aluminum interior balcony railings with recommendation that glass may not be appropriate

MOTION

Mr. Benoit MOVED to APPROVE application 2018-0176 with the following constraints:

- That the trellis or pergola be reduced in scale to be worked through with staff and the applicant
- To retain the original main entrance door as it is today
- To work with staff to get the landscaping plan brought to code inclusive of the tree plantings and grass selection

The motion was **SECONDED** by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, Wallace, Wingo,
Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificates of Demolition and Partial Demolition

8. (a) 2018-0161 – TBL Construction, Inc. – Applicant
Fishbites Trading Lllp – Owner
190 Nix Boat Yard Road

To demolish a structure constructed in 1967 that is not listed in the National Register of Historic Places or in the Florida Master Site File.

Applicant was not present.

MOTION

Mr. Weaver MOVED to DEFER the application to the end of the meeting to allow the applicant time to appear. The motion was SECONDED by Ms. Wallace and APPROVED BY UNANIMOUS VOICE VOTE.

Item was revisited at 5:08p.m.; however, the applicant had remained absent.

MOTION

Mr. Weaver MOVED to CONTINUE application 2018-0161 to the February 21, 2019 meeting. The motion was SECONDED by Ms. Wallace and APPROVED BY UNANIMOUS VOICE VOTE.

8. (b) 2018-0174 – Les Thomas Architect – Applicant
Joseph and Susan Bebry – Owner
57 Marine Street (a.k.a. 154 Avenida Menendez)

To partially demolish a building constructed in 1885 that is listed in the Florida Master Site File and is a contributing building in the St. Augustine Town Plan Historic District to include removing and replacing a two story front porch.

Ms. Mitchell read the staff report and said based on a review of the AGHP, the previous HARB Certificate of Appropriateness, and without the support of evidence to the contrary, staff finds that the can **APPROVE** a Certificate of Demolition for **57 Marine Street (a.k.a. 154 Avenida Menendez)** with the following condition:

1. Testimony by the applicant regarding the porch conditions and confirmation that the finish materials will match the previously approved COA

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

17 certified notices were sent, 1 was returned in favor.

Public hearing was opened.

B.J. Kalaidi spoke against the application citing questions regarding the authenticity of the application and concern for after-the-fact demolition.

Public hearing was closed.

The Board discussed:

- Clarification of replacement building material
- Lack of condition assessment for shingle replacement
- Physical evidence of the condition of the property illustrated the condition
- Maintaining shingle-style appearance was in keeping with the existing style of the building
- Siding replacement did not generally trigger partial demolition review; however, structural replacements did come before HARB

MOTION

Mr. Benoit **MOVED** to **APPROVE** application 2018-0174 with the condition that the final product match the drawings as previously approved. The motion was **SECONDED** by Ms. Wallace.

VOTE ON MOTION:

AYES: Benoit, Wallace, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (c) 2018-0177 – Keith Waheed – Applicant and Owner 268 West King

To demolish a building constructed in 1924 that is listed in the Florida Master Site File and that is not listed in the National Register of Historic Places.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **268 West King Street** with the following condition:

1. The applicant records the structure for archival purposes prior to demolition to include photographs and scaled measured drawings that will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff

Keith Waheed reviewed the application.

Ex Parte Communication:

(None)

20 certified notices were sent, 1 was returned in favor with comments.

Public hearing was opened.

B.J. Kalaidi cited photos from within the packet which included an RV and the

detached garage to be demolished. She was concerned with the architecture of the modular replacement house.

Public hearing was closed.

The Board discussed:

- Structure may be included in the future King Street Entry Corridor Standards
- No evidence to support a denial

MOTION

Mr. Weaver **MOVED** to **APPROVE** application 2018-0177. The motion was **SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, Benoit, Wallace, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Other Business

9. (a) Discussion and recommendation regarding the King Street Entry Corridor Design Standards

Jeremy Marquis presented the Guidelines Update by addressing topics discussed at the HARB/PZB joint workshop held on January 9, 2019.⁶

The Board discussed:

- HARB jurisdiction and Public processes between FDOT for reconstruction of San Sebastian Bridge
- Possibility of utilizing zoning as a tool for incentivizing facilitation of side-street access through aggregation or private agreements with the additional step of modifying existing codes

⁶ Presentation attached to original minutes

- Upper floor setbacks and building heights
- Concern with urban sprawl in the County and opportunities to incentivize and increase residential density in response to the increasing population

Public comment was opened and the following member of the public gave comment:

- John Pappis

The Board continued discussion with the following subjects:

- Legacy Building designations and impacts of the designation on rehabilitations to help maintain the overall character of the structure
- Legacy Building designation did not protect a structure from potential demolition; though such a structure would require HARB review for Certificate of Demolition
- Concern for reducing the protection of structures that were not designated Legacy Structures
- Possibility of different levels of Legacy Structure designation
- Building entrances and possible secondary entrance review
- Different zones along entry corridor and graphics were helpful

There was Board consensus to move forward with the King Street Entry Corridor Design Standards, with consideration to Board-recommended changes and discussion, and present the Standards to the PZB for recommendation to the City Commission.

9. (b) Discussion regarding any recommended updates to the 2016 HARB Rules of Conduct

(Not discussed)

9. (c) Announcements regarding upcoming workshops

(Not discussed)

10. Review of Conflict Statements from Previous Meetings

(None)

11. Adjournment

There being no further business, the meeting was adjourned at 6:26 P.M.⁷

Catherine Duncan, Chairperson

⁷ Transcribed by Candice Seymour



City of St. Augustine
CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 21, 2019 Meeting



Application: 2019-0005 Address: 57 Marine Street (a.k.a 154 Avenida Menendez)

Les Thomas Architect, Inc., Applicant
Scott and Susan Bebry, Owner

Project description: To make alterations to an existing Certificate of Appropriateness to include enclosing a section of the proposed first story rear porch, altering the proposed front staircase and the front wall, adding new windows, and removing the stairs leading to the second story porch.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ200
National Register:	Contributing to the St. Augustine Town Plan Historic District	Construction date:	1885
Archaeology Zone:	1B	Zoning District:	HP-1
Parcel number:	198470 0000		
Agenda Item:	5(a)	Previous Action(s):	COA 2017, 2018

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to make alterations to an existing Certificate of Appropriateness to include enclosing a section of the proposed first story rear porch, altering the proposed front staircase and the front wall, adding new windows, and removing the stairs leading to the second story porch.

- Enclosing a portion of the side porch will have minimal impact on the historic fabric of the building since the porch is new construction.
- It is unknown if the rear first floor window is original to the building, but based on a site visit, the window appears to have been removed. Multi-light casement windows are common for the style, but there is no discussion of transom type openings above windows.
- The age of the wall is unknown, but the proposed alterations to the wall are compatible in design.
- In the previously approved COA, the front stairs went straight down to the street. The new plans propose adding a landing and two set of steps extending out from either side of the landing. These two elements cannot be seen from the street and are hidden behind the proposed new section of the wall.



The main façade facing Avenida Menendez



The rear elevation facing Marine Street



A portion of the front knee wall

F2019-0005

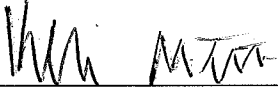
57 Marine Street (a.k.a 154 Avenida Menendez)

February 21, 2019

STAFF RECOMMENDATION:

Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can **Approve a Certificate of Appropriateness** for 57 Marine Street (a.k.a. 154 Avenida Menendez) with the following condition:

1. The applicant redesign the window on the western elevation to make it more compatible with the historic building.

Handwritten signature of Kelli Mitchell in black ink, consisting of stylized initials and a surname.

Kelli Mitchell, Historic Preservation Planner

F2019-0005
57 Marine Street (a.k.a 154 Avenida Menendez)
February 21, 2019
STAFF PHOTOGRAPHS



Primary façade facing Avenida Menendez



Primary façade facing Avenida Menendez



Side, or southern, elevation

F2019-0005
57 Marine Street (a.k.a 154 Avenida Menendez)
February 21, 2019



Rear, or western, façade facing Marine Street



The location of the proposed new window on the rear, or western, façade



The location of the proposed porch enclosure of the side, or southern, porch

F2019-0005
57 Marine Street (a.k.a 154 Avenida Menendez)
February 21, 2019



The current knee wall on the main, or eastern, façade



The current knee wall on the main, or eastern, façade

F2019-0005

57 Marine Street (a.k.a 154 Avenida Menendez)

February 21, 2019

SUMMARY SCOPE OF WORK:

- Alter approved front staircase to include adding a single landing two minor stairs that are perpendicular to the straight staircase
- Alter the existing knee wall and add new openings to accommodate the proposed stairs
- Enclose a section of the proposed side porch and add two six-over-six windows
- Add a new window on the first floor back porch
- Remove staircase connecting the first floor back porch with the second story porch

Secretary of the Interior's Standard's for Rehabilitation 2, 4, 5, 6, 9 and 10 apply.

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
4. Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved. [Retention of Significant Later Alterations and Additions]
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. [Sensitive Treatment of Distinctive Features and Craftsmanship]
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]
9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]
10. New additions and related or adjacent new construction shall 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. [Reversibility of New Alterations and Additions]

Frame Vernacular

Windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

Accessory Buildings including porches

Do...

- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Additions

Do...

- Keep new additions to historic buildings and adjacent new construction to a minimum.
- Protect architectural details and features that contribute to the character of the building during construction.
- Construct the new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- Locate an attached exterior addition at the rear or on an inconspicuous side of an historic building, and limit its size and scale in relationship to the historic building.
- Design for new work should always be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color.

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.

Post-1821

Additions to post-1821 buildings should reference design motifs from the historic building.

Fences, Walls and Gates

Do...

- Retain and repair existing historic fences, walls and gates.

Don't...

- Remove historic fences and walls.

Post-1821

Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

The only materials permitted are stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. The level of detail should be appropriate for style of the primary building. Fences should be painted white or left unpainted. Walls may be painted white or left natural.

Windows and Window Treatments

Do...

- Maintain balcony hand rail heights. If higher rails are required for the new use, install an unobtrusive and compatible upper rail above or behind the existing hand rails.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Don't...

1. Install balconies, shutters, screens, blinds, security grills and awnings on significant facades which are historically inappropriate and which detract from the building's character.

Post-1821

Frame Vernacular windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

F2019-0005

57 Marine Street (a.k.a 154 Avenida Menendez)

February 21, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 85J200 1009==
Site Name: 154 Avenida Menendez 830== Survey Date: 7808 820==
Address: 154 Avenida Menendez, St. Augustine, FL 32084 905==
Instructions for Locating: _____
813== County: St. Johns 808==
Location: City of St. Augustine 22 Shares $\frac{1}{2}$ of lot 5 868==
(subdivision) (block) (lot)
868==
Owner of Site: Name: Mellon, Thomas A. IV ;
Address: 57 Marine Street
St. Augustine, FL 32084 902==
Occupant or Manager: Weimar, Nell P. (occupant) 904==
Type of Ownership: Private 848== Zoning: HP-1
NR Classification Category: Building 916== Recording Date: 8010 832==
UTM: 17 470100 3306360 890== Location: T07S R30E S17 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:

() Excellent 863==
(x) Good 863==
() Fair 863==
() Deteriorated 863==

Integrity of Site:

(x) Altered 858==
() Unaltered 858==
() Original Site 858==
() Restored - Date: 858==
(x) Moved - Date: 858==

Threats to Site:

() Zoning 878==
() Development 878==
() Deterioration 878==
() Borrowing 878==
() Transportation 878==
() Fill 878==
() Dredge 878==
() Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Other: Apartments 850==
 Date: +1885 844== Period: 19th cent 845== Culture: American 840==
 Architect: _____ 872==
 Builder: _____ 874==
 Style: Frame Vernacular 964==
 Plan Type: Rectangular 966==
 Exterior Fabrics: Wood, shingles, butt, BEC ceiling board
 _____ 854==
 Structural Systems: Wood frame 856==
 Features of Structure: (942)
 Window Type: DHS 1/1, 2/2, 6/4, transom light, sliding (4 pane) blinds 942==
 Foundation: Brick piers, concrete block wall infill 942==
 Roof Type: Gable 942==
 Secondary Roof Structures: Porch, hip dormers, gable 942==
 Porches & Balconies: Two-story open front porch
 _____ 942==
 Chimney Location: End, interior, ridge 942==
 Materials: (882)
 Chimney: Brick 882==
 Roof Surfacing: Composition shingles 882==
 Ornament Exterior: Shingled posts
 _____ 882==
 Quantitative Data: (950-954)
 Chimneys: 2 952== Dormers: 3 954== Stories: 2½ 950==
 Other: _____ 956==
 Surroundings: Mixed Residential/Commercial 864==
 Relationship to Surroundings: Faces waterfront.

 _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Railroads, Women,
Military 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular residence at 154 Avenida Menendez was constructed between 1865 and 1885. An on-site inspection of the house revealed vertical saw marks on the structural timbers under the house. This and massive coquina piers is frequently indicative of pre-Civil War construction; however, deed research did not substantiate this theory (see history statement for additional details). The house is believed to have been moved from the north half of the lot to its present location. A two-story open porch with shingled posts and box-car siding (BEC Ceiling Board) extends from the front. Gabled dormers give additional height, for viewing the waterfront. The butt cut wood shingle exterior and the contrasting belt course were common in late 18th and early 19th century construction in the city. The 1885 Birds-Eye View shows the house with a three-bay second story balcony, and a front door opening directly onto the street. The 1894 view shows a two-story single bay porch centered on the front of the house. By 1899, the Sanborn Fire Insurance Map shows a one-story addition on the rear of the rectangular building.

The area of the colonial city between Bridge and St. Francis Streets is one of mixed usages. Though primarily residential, it includes commercial tourist attractions, religious, and educational buildings. The narrow streets, some still brick, conform to the colonial town plan listed on the National Register of Historic Places. Construction dates in the area range from colonial through modern times. Many of St. Augustine's surviving colonial buildings are located along Marine and St. Francis Streets, including the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine Colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flagler-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.
2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

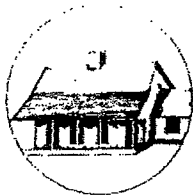
This house at 154 Avenida Menendez was originally located on the north half of lot 5, block 22, and used the address of 152 Bay Street. The south half of the lot was occupied by an older two-story house set midway on the lot between Bay and Marine Streets, with the address of 152½ Bay Street. This older building was located due east of the colonial Jones House at 56 Marine Street. Although vertical saw marks and coquina piers, as found on this house, are frequently indicative of pre-Civil War construction, early deed records did not give evidence of a house on this property (lot 5).(3) A newspaper article in 1924 describes the demolition of an old frame house called the Von Balsam house. The owner, Adjutant General J. C. R. Foster felt the shabby appearance of the house detracted from the beauty of Bay Street. The article continues by explaining that the Hite house (the present 154 Avenida Menendez) was to be moved to the south end of the lot and renovated.(4) The 1930 Sanborn Map shows it with a two-story, three-bay porch on the front, and a two-story "L" on the back, generally in keeping with its current appearance.(5) A resident of the 1920's was Margaret Hite, a clerk for the Florida East Coast Railway Company. She was the wife of Louis R. Hite, deputy marshall in 1904.(6)

ARCHAEOLOGY

For archaeological significance of the walled colonial city see Master Site File Form 8SJ10.

-
3. H. Wellge, end., "View of the City of St. Augustitne, Florida 1885" (Boston, Massachusetts); Koch, eng., "Birds-Eye View of St. Augustine, Florida", (1894); Sanborn Fire Insurance Maps, 1893, 1899, 1904, 1917, 1924, 1930.
 4. St. Augustine Evening Record, Wednesday, July 30, 1924, p. 4.
 5. Sanborn, 1930.
 6. St. Augustine City Directory, 1904, 1924-25.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ00200**
 Field Date **5-18-2016**
 Form Date **5-18-2016**
 Recorder # _____

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) 154 Avenida Menedez Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD 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

Street Number 154 Direction _____ Street Name Avenida Menedez Street Type Street Suffix Direction _____
 Address 154
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1984700000 Landgrant _____
 Subdivision Name _____ 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 1885 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use Apartment From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature partially enclosed front porch
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe _____

DESCRIPTION

Style Colonial Revival Exterior Plan Rectangular Number of Stories 2.5
 Exterior Fabric(s) 1. BEC ceiling board 2. Wood shingles 3. wood, butt
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. Porch, hip dormers, gable
 Windows (types, materials, etc.) DHS 1/1, 2/2, 6/4, transom light, sliding (4-pane) blinds
 Distinguishing Architectural Features (exterior or interior ornaments) Shingled posts; exposed rafters; three bay facade with centrally located entry; gable dormers
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) side courtyard; masonry wall at streetfront

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner Objection

NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

HISTORICAL STRUCTURE FORM

Site #8 SJ00200

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. concrete block wall infill
 Main Entrance (stylistic details) single wood and multi-light door with divided transom and operable louvered shutters

Porch Descriptions (types, locations, roof types, etc.) Two-story partially enclosed front porch; wood shingles on walls; hip roof

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

Narrative Description of Resource Also known as 57 Marine Street -- Utilities

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|--|--|--|--|
| ☒ FMSF record search (sites/surveys) | ☒ library research | ☐ building permits | ☒ Sanborn maps |
| ☐ FL State Archives/photo collection | ☒ city directory | ☒ occupant/owner interview | ☐ plat maps |
| ☒ property appraiser / tax records | ☒ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☒ cultural resource survey (CRAS) | ☒ historic photos | ☐ interior inspection | ☐ HABS/HAER record search |
| ☐ other methods (describe) _____ | | | |

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) could contribute to a 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. _____ 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

Affiliation Environmental Services, Inc.

Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc
 (address / phone / fax / e-mail)

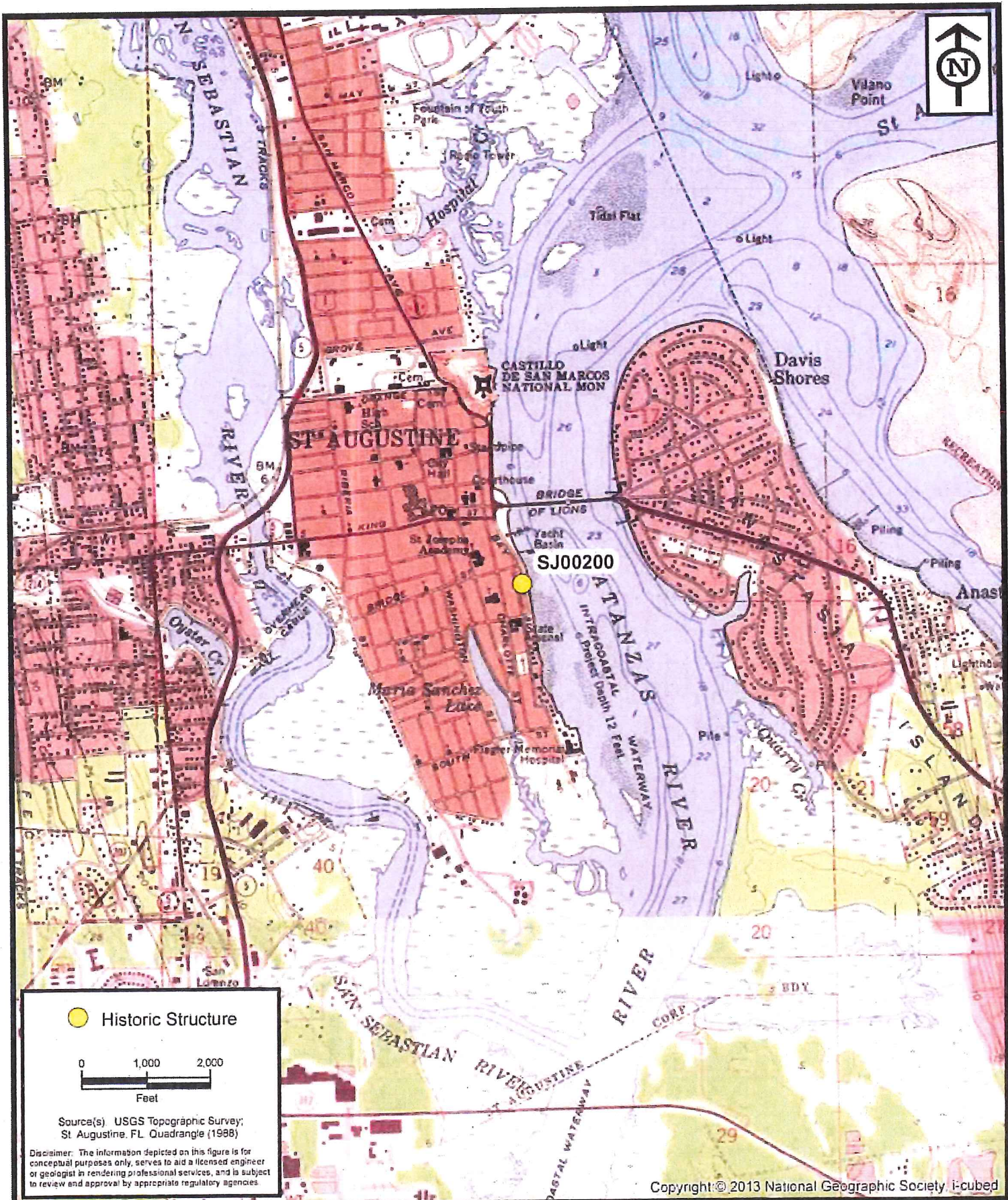
Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



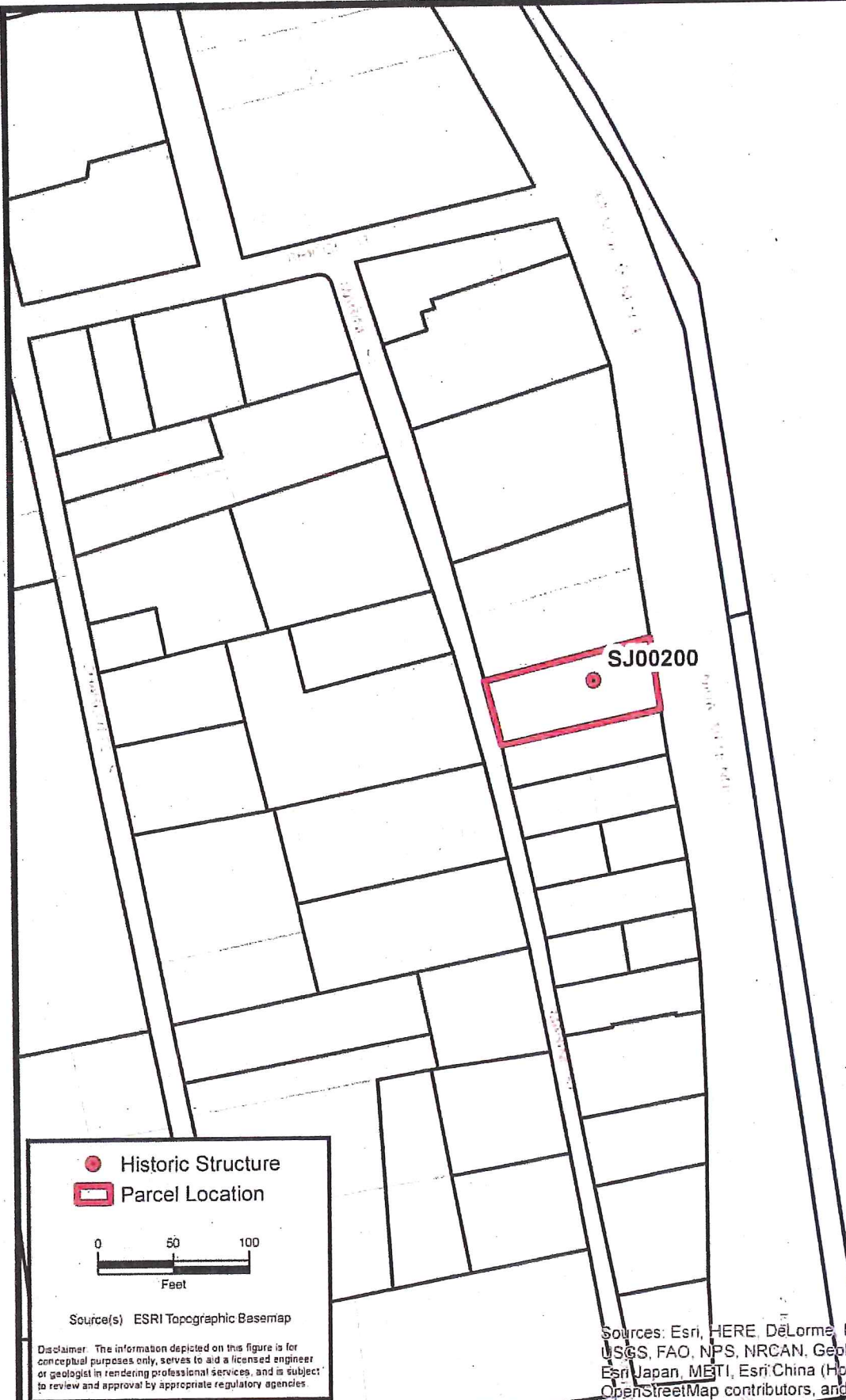
**ENVIRONMENTAL
SERVICES, INC.**

7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

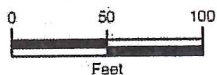
www.environmentalservicesinc.com

Project Location - SJ00200
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1



- Historic Structure
- Parcel Location



Source(s) ESRI Topographic Basemap

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.

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



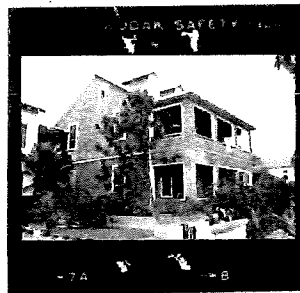
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www.environmentalservicesinc.com

Parcel Location - SJ00200
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2



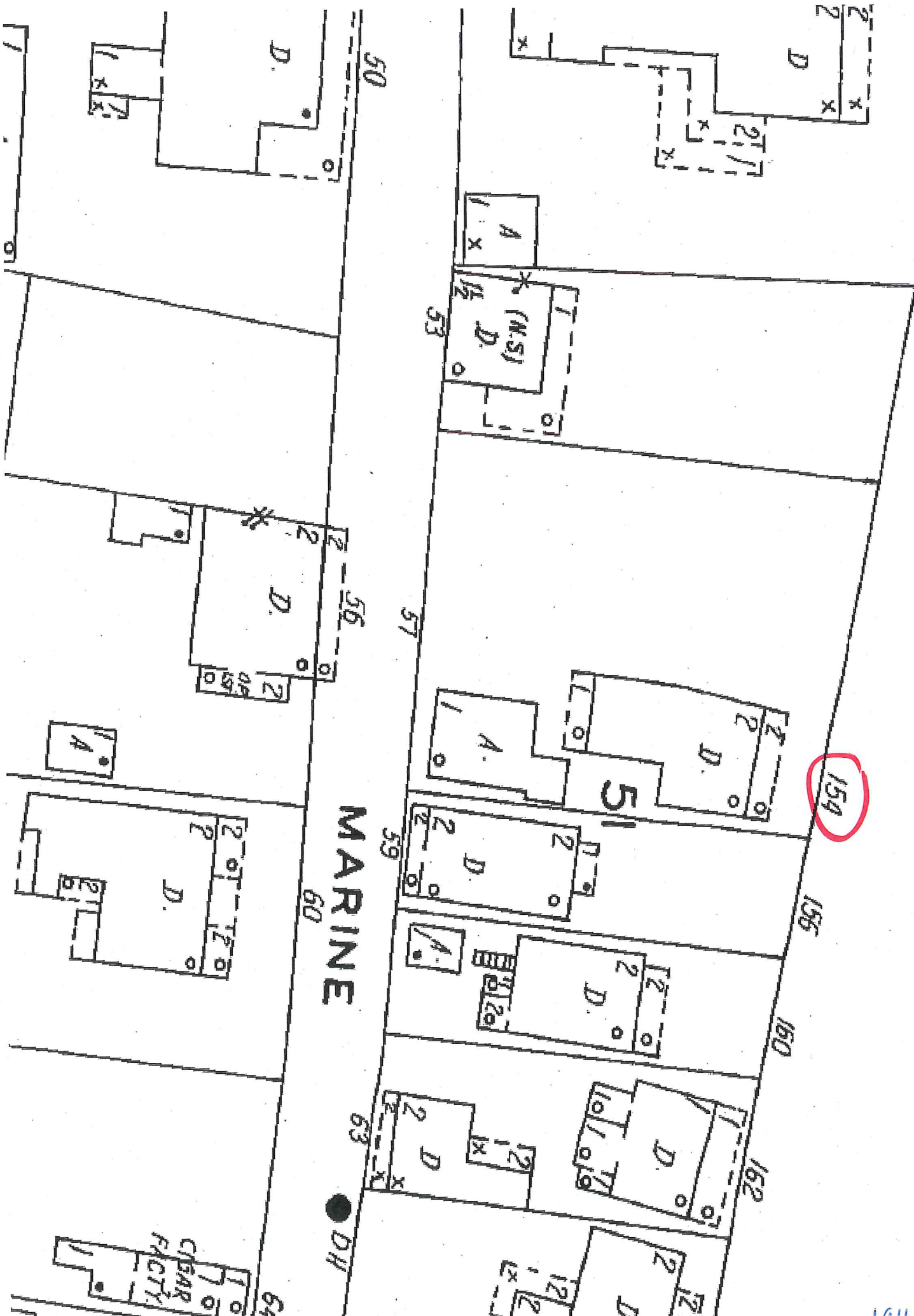


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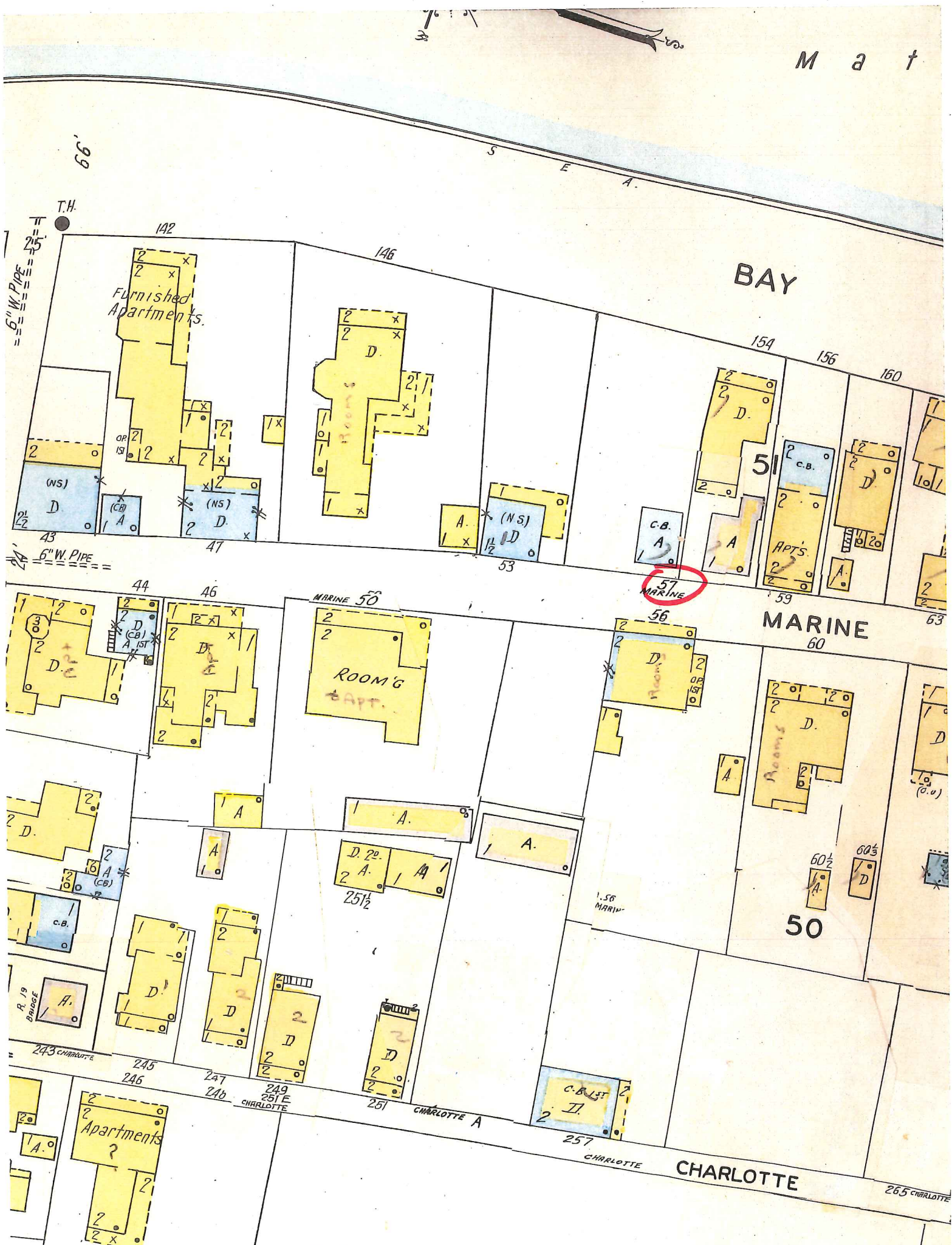


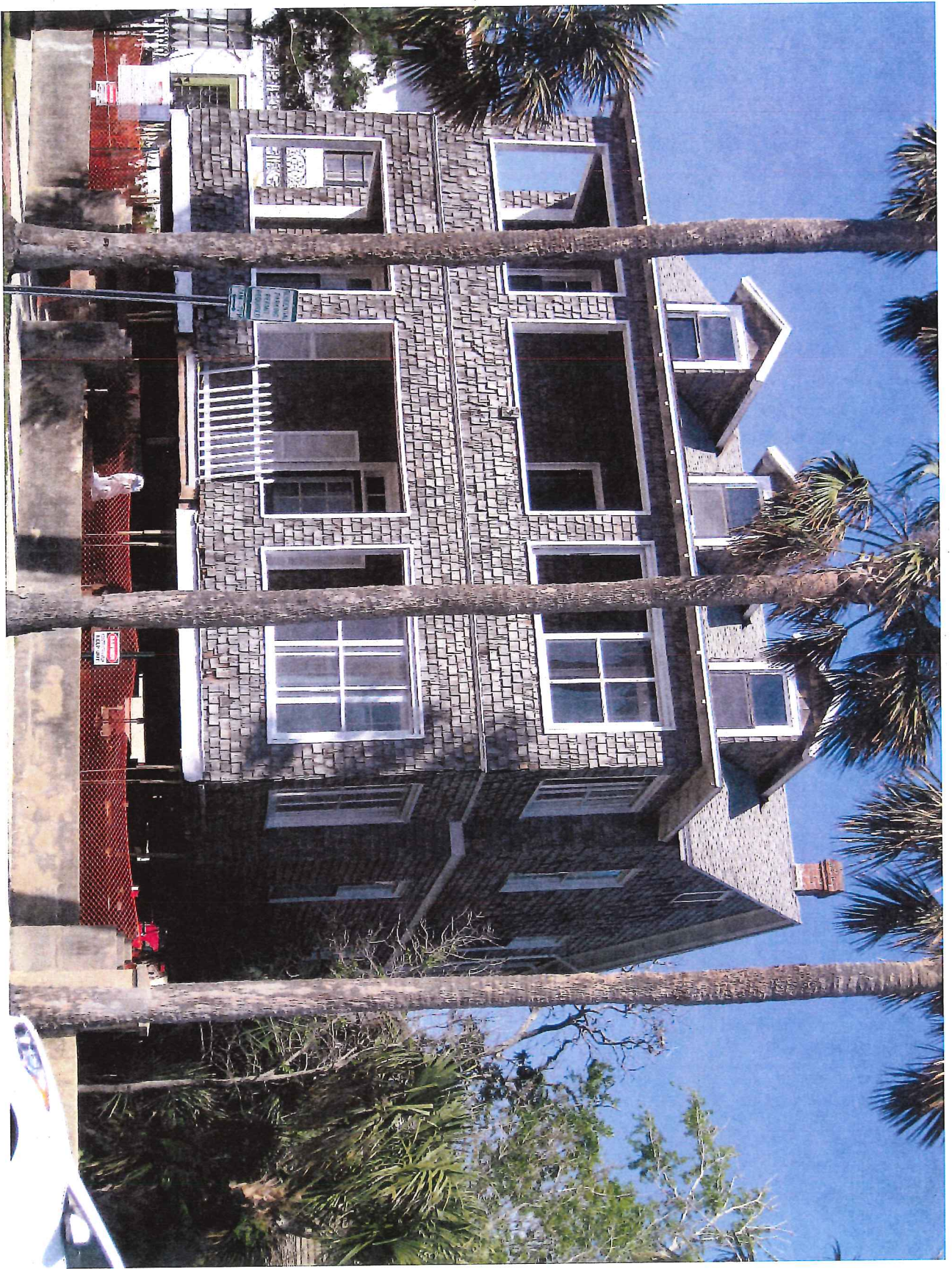


BAY



M a t





**CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION**



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

\$50.00 ☒	Alterations to single family home, site work, and site feature
\$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
\$100.00	Alterations to all other buildings, site work, or features except single family home
\$200.00	New construction except single family home

BDAC Project No. 2019-0005

Receipt No. 1537020

Meeting Date: 2/21/19

Advertising Costs \$ _____ Postage \$ _____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT LES THOMAS

Business (if applicable) LES THOMAS ARCHITECT

Address 32 CORONA ST.

City St. Augustine State FL Zip Code 32084

Daytime telephone 904-824-9508 Other phone/email 904-692-6267

The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER SCOTT & SUSAN BE BRY

Business (if applicable) _____

Address 26 BAYVILLE PARK BLVD

City BAYVILLE State N.Y. Zip Code 11769

Daytime telephone (required) 1-516-319-5635 Other phone _____

3. PROJECT STREET ADDRESS 52 MARINE / 154 AVENIDA MENEMER,

4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel 198470 0000

5. EXISTING USE Residence PROPOSED USE Residence

6. PROPOSED PROJECT WORK

A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ NO

B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR REPLACE

- | | | |
|-------------------------------------|-------------------------------------|--|
| ☐ | ☐ | Roof _____ |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) _____ |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding) _____ |
| ☐ | ☒ | Porch/Deck/Balcony _____ |
| ☐ | ☐ | Awning/Canopy _____ |
| ☐ | ☒ | Exterior Doors _____ |
| ☐ | ☐ | Windows _____ |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☐ | Exterior lighting & other appurtenances _____ |
| ☒ | ☒ | Existing fences, walls & gates _____ |
| ☐ | ☒ | Existing parking, walkways & other site features _____ |

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C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

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D. PAINT COLORS (check one)

- ☒ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

THIS IS A PERMISION TO AN EXISTING APPROVED
HABRP APPLICATION.
• Reworked First Floor Addition on South West Coram
• Reworked Rear porch to eliminate stairs.
• Reworked Front Entry Stairs & Wall & Gates

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME _____

SIGNATURE OF APPLICANT _____

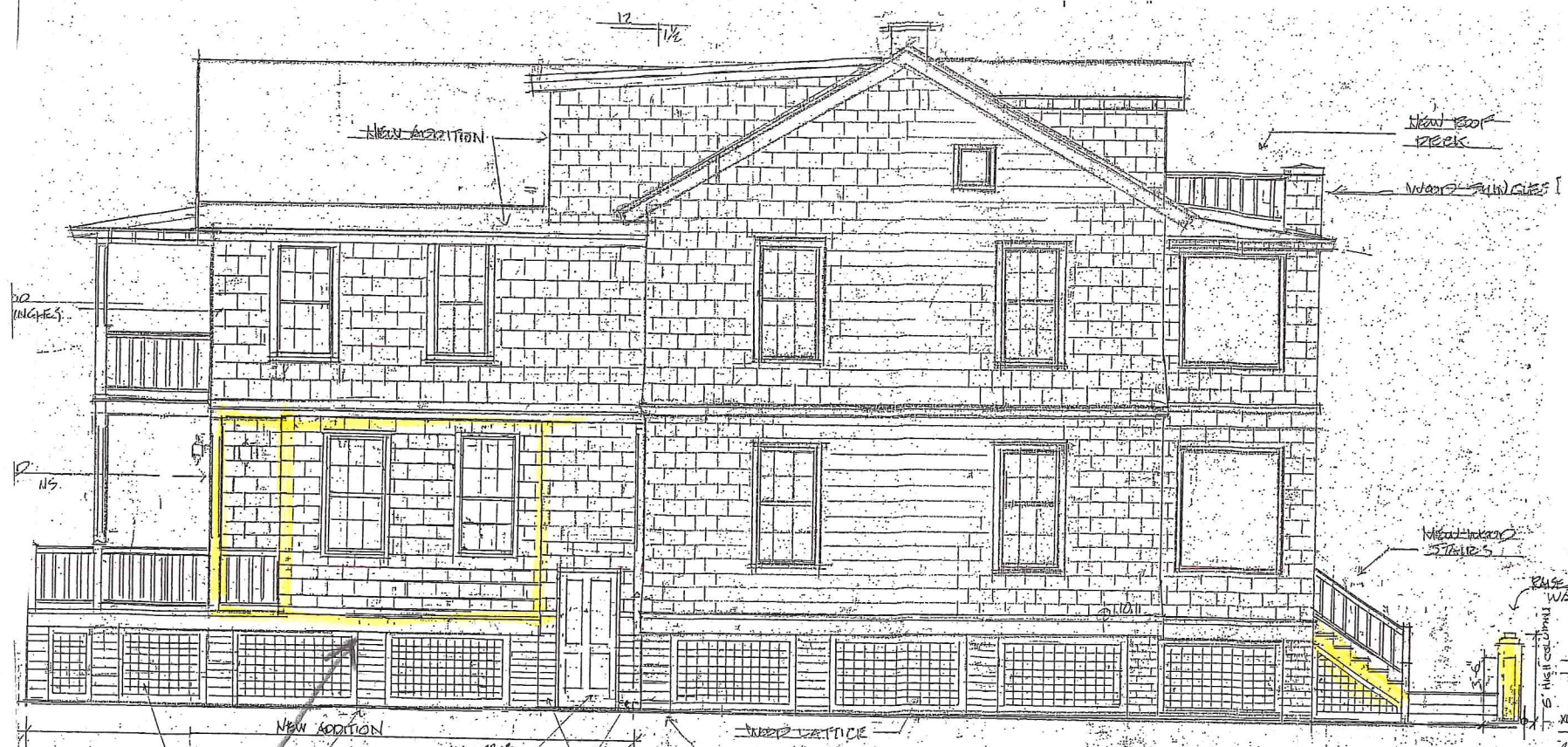
DATE 1-18-19

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____

DATE 1-17-19

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

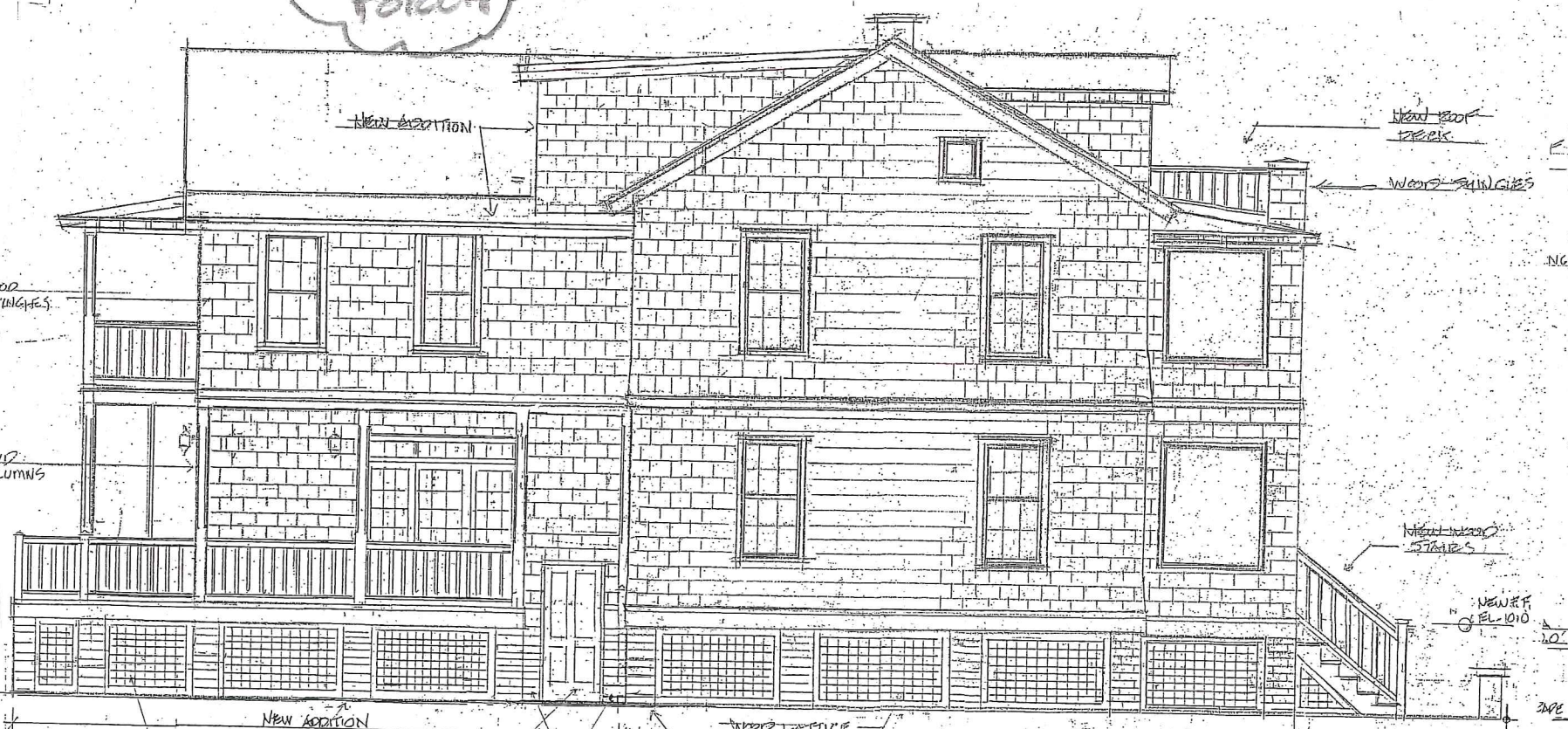


SOUTH ELEVATION



EAST ELEVATION

NEW REVISIONS



SOUTH ELEVATION



EAST ELEVATION

APPROVED ELEVATIONS

REVISIONS	
Date:	
Date:	
Date:	
Date:	

RAISE RESIDENCE
124 AVENIDA MENENDEZ
3220 S. 12th St. ST. AUGUSTINE, FL

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JAN 18 2019

Planning / Building Dept.

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FL

Date: 1-16-19
Plot Scale: A.N.
Drawn: L.
File: DWG/

SHEET
A-2

RECEIVED

JAN 18 2019

Planning / Building Dept.

REVISIONS

Date	By	Rev

154 AVENIDA TENENIEZ

SCOTT & SIBSON ARCHITECTS, P.A.

LES THOMAS
ARCHITECT
38 CORDOVA ST., ST. AUGUSTINE, FL.

Date: 6-16-19

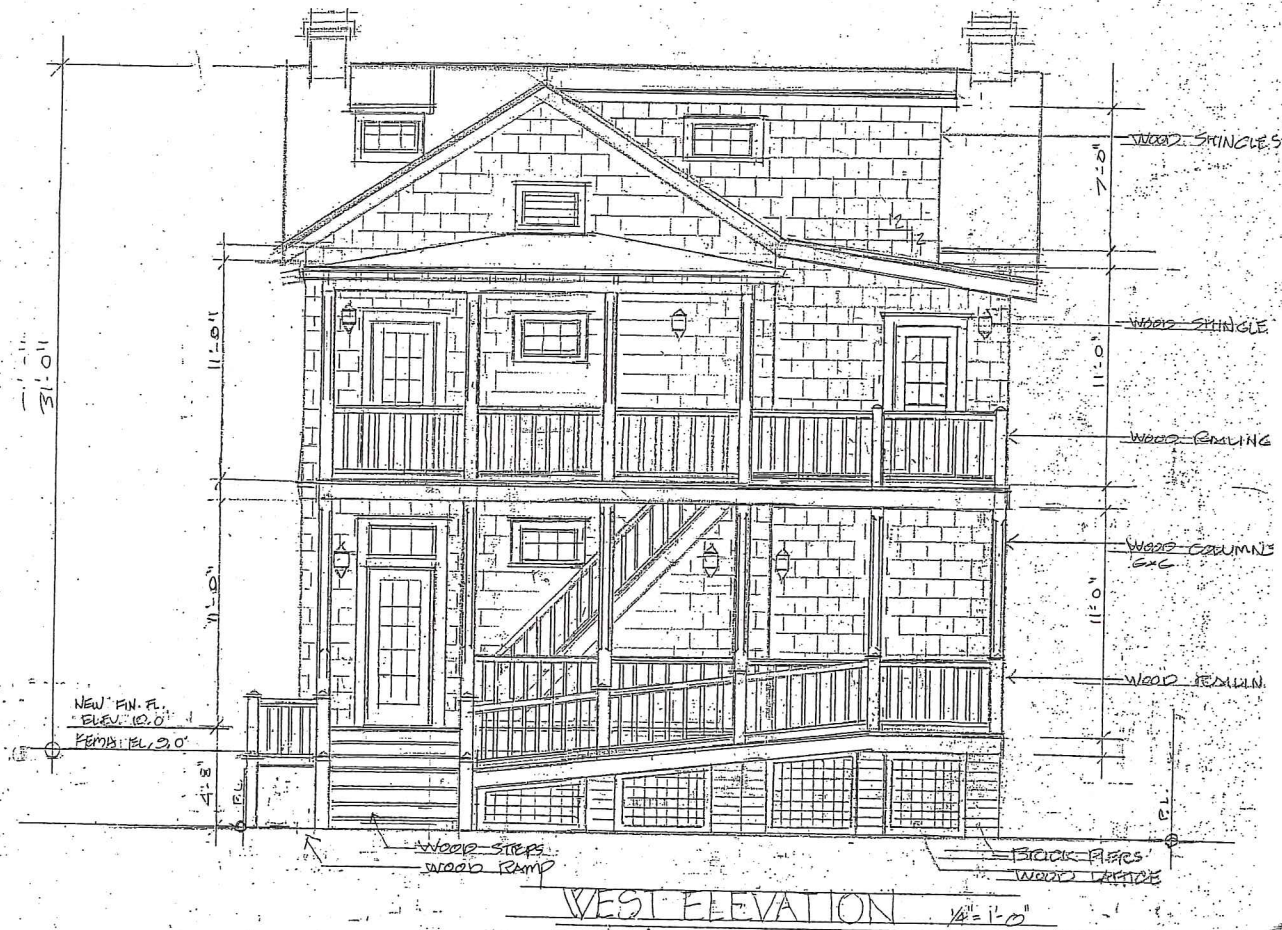
Plot Scale:

DWG#:

Rev: DWG/

SHEET

A-3



WEST ELEVATION 1/8"=1'-0"

APPROVED ELEVATION



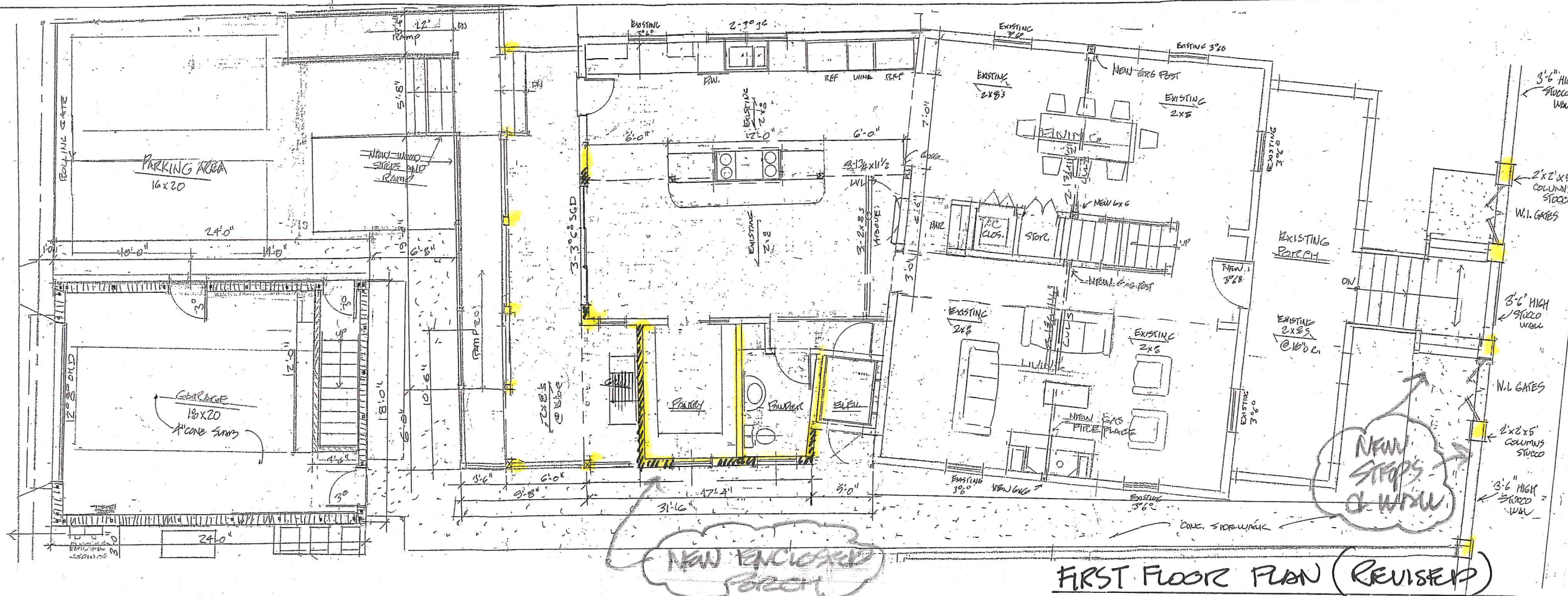
WEST ELEVATION 1/8"=1'-0"

NEW REVISED ELEVATION

REMOVE EXISTING STAIR AND RESTORE PORCH

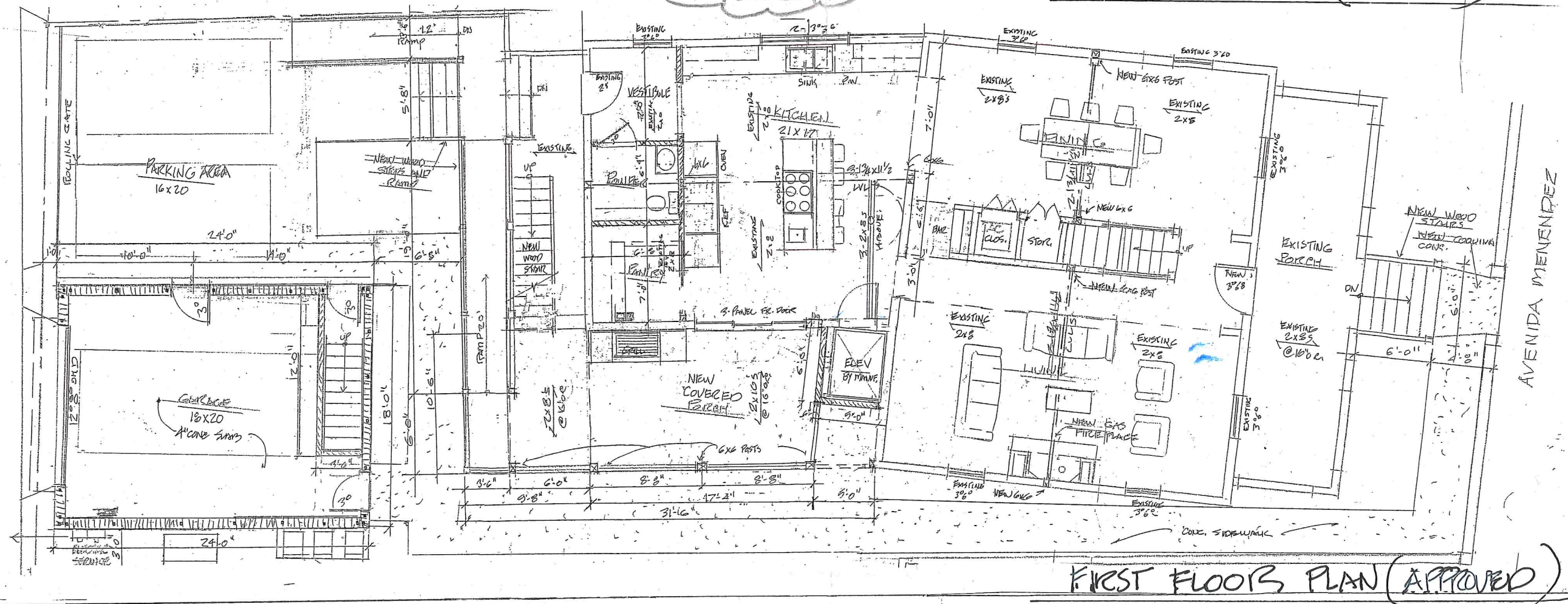
REVISED 7-26-18

MARINE ST.



FIRST FLOOR PLAN (REVISED)

MARINE ST.

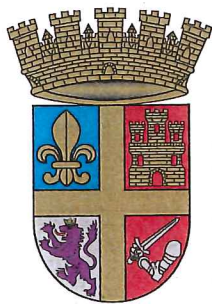


FIRST FLOOR PLAN (APPROVED)

RECEIVED

REVISIONS	
DATE	DESCRIPTION

DATE: 1-18-2019
PROJECT: RAISE RESIDENCE
SHEET: A-1
DRAWN BY: J. THOMAS
CHECKED BY: J. THOMAS
DATE: 1-18-2019
PROJECT: RAISE RESIDENCE
SHEET: A-1
DRAWN BY: J. THOMAS
CHECKED BY: J. THOMAS



City of St. Augustine



St. Augustine, Florida
Nation's Oldest City

Planning/Building

January 25, 2019

Les Thomas
32 Cordova Street
St. Augustine, Florida 32084

RE: Project Street Address 57 Marine Street (A.k.a 154 Avenida Menendez)

Mr. Thomas:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for February 21, 2019. The meeting is scheduled to begin at 1:00 in the Alcazar Room at 75 King Street.

Additionally, this letter notifies you of the sufficiency of your application. The application form includes a checklist which was used to review the documents provided with your application. The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the course of the public hearing.

Additional materials will be accepted in the Planning and Building Department only up to 10 days before the meeting as per Resolution 2010-09. After that, the HARB has the discretion whether or not to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

I look forward to reviewing your application in more detail. A copy of the staff report will be mailed to you at the address provided on the application and if you do not receive it before the week of the meeting please contact our department to obtain a copy.

Sincerely,

Kelli Mitchell

Kelli Mitchell

Historic Preservation Planner

IMPORTANT NOTICE: Now that the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

75 King Street, 32084 - PO Box 210, 32085 - Office 904/825-1065 - FAX 904/209-4335



St. Johns County, FL

Quick Links

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[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 1984700000
Location Address 57 MARINE ST
 SAINT AUGUSTINE 32084-0000
Neighborhood City/Bayfront (SF) (612)
Tax Description* CITY OF ST AUGUSTINE S1/2 OF LOT 5 BLK 22 OR4464/864
**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 17-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.130
Homestead N

View Map

Owner

Owner Name Bebry Joseph S,Susan L 100%
 Bebry Susan 100%
Mailing Address 26 BAYVILLE PARK BLVD
 BAYVILLE, NY 11709-0000

Valuation

	2019
Building Value	\$64,365
Extra Features Value	\$1,386
Total Land Value	\$421,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$487,351
Total Deferred	\$0
Assessed Value	\$487,351
Total Exemptions	\$0
Taxable Value	\$487,351

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$65,132	\$1,386	\$421,600	\$0	\$0	\$488,118	\$488,118	\$0	\$488,118
2017	\$44,626	\$4,385	\$421,600	\$0	\$0	\$470,611	\$310,477	\$260,634	\$209,977
2016	\$207,864	\$5,417	\$470,475	\$0	\$0	\$683,756	\$460,580	\$323,676	\$360,080
2015	\$210,791	\$5,437	\$394,368	\$0	\$0	\$610,596	\$433,995	\$277,101	\$333,495
2014	\$107,697	\$5,935	\$358,392	\$0	\$0	\$472,024	\$409,542	\$162,982	\$309,042
2013	\$113,680	\$5,955	\$358,392	\$0	\$0	\$478,027	\$409,944	\$168,583	\$309,444
2012	\$116,672	\$5,955	\$358,392	\$0	\$0	\$481,019	\$408,517	\$173,002	\$308,017
2011	\$122,654	\$5,976	\$398,520	\$0	\$0	\$527,150	\$426,127	\$201,523	\$325,627
2010	\$128,638	\$5,996	\$442,800	\$0	\$0	\$577,434	\$448,336	\$229,598	\$347,836

Building Information

Building

1

Roof Structure

Gable Hip

Actual Area 1806
 Conditioned Area 1386
 Actual Year Built 1900
 Use Duplex
 Style 01
 Class N
 Exterior Wall Wood Shingle

Roof Cover Composite Shingle
 Interior Flooring Hardwood, Sheet Vinyl
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths 1

Category	Type	Pct
Exterior Wall	Wood Shingle	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH (HOMESTEAD)	0	120
FINISHED UPPER STORY (HOMESTEAD)	572	572
BASE AREA (HOMESTEAD)	814	814
FINISHED STORAGE (HOMESTEAD)	0	300
Total SqFt	1386	1806

Building 2
 Actual Area 1993
 Conditioned Area 1513
 Actual Year Built 1900
 Use Duplex
 Style 01
 Class N
 Exterior Wall Wood Shingle

Roof Structure Gable Hip
 Roof Cover Composite Shingle
 Interior Flooring Hardwood, Sheet Vinyl
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
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Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	240
BASE AREA	649	649
FINISHED OPEN PORCH	0	240
FINISHED UPPER STORY	864	864
Total SqFt	1513	1993

Extra Features

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	325
Residential Fence	0	0	0	0	56

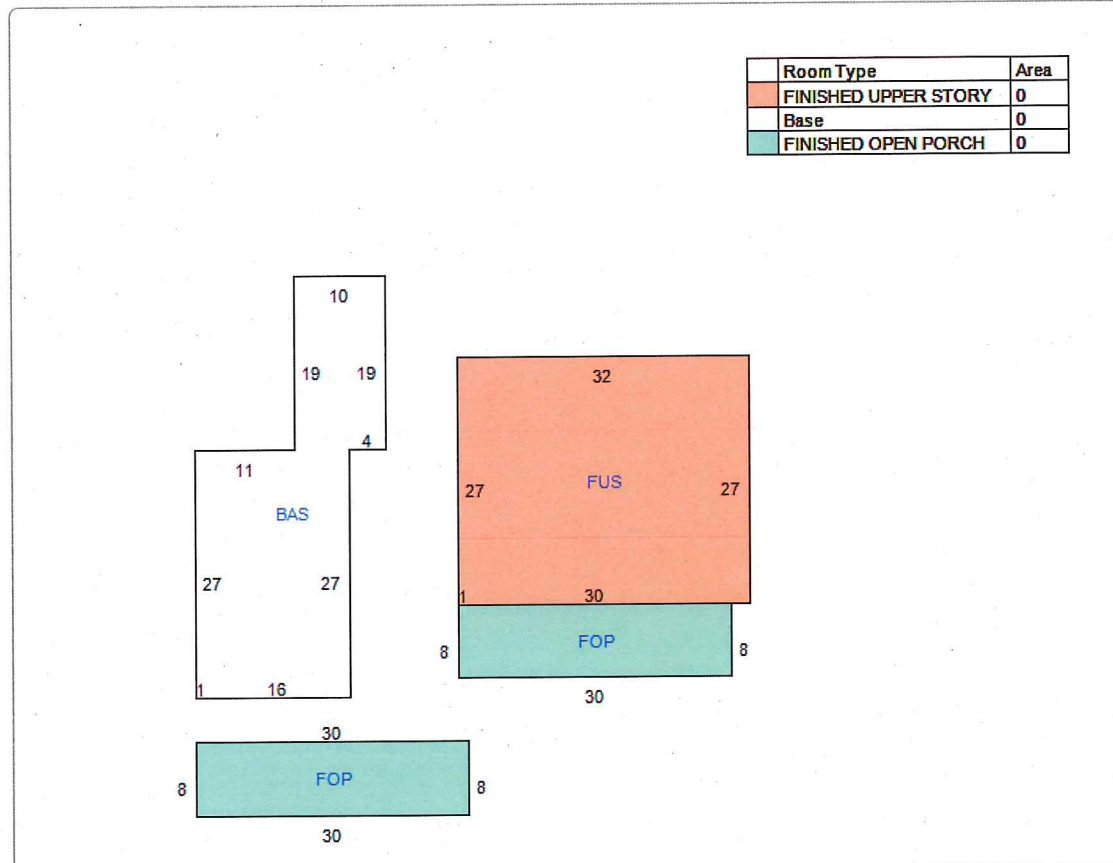
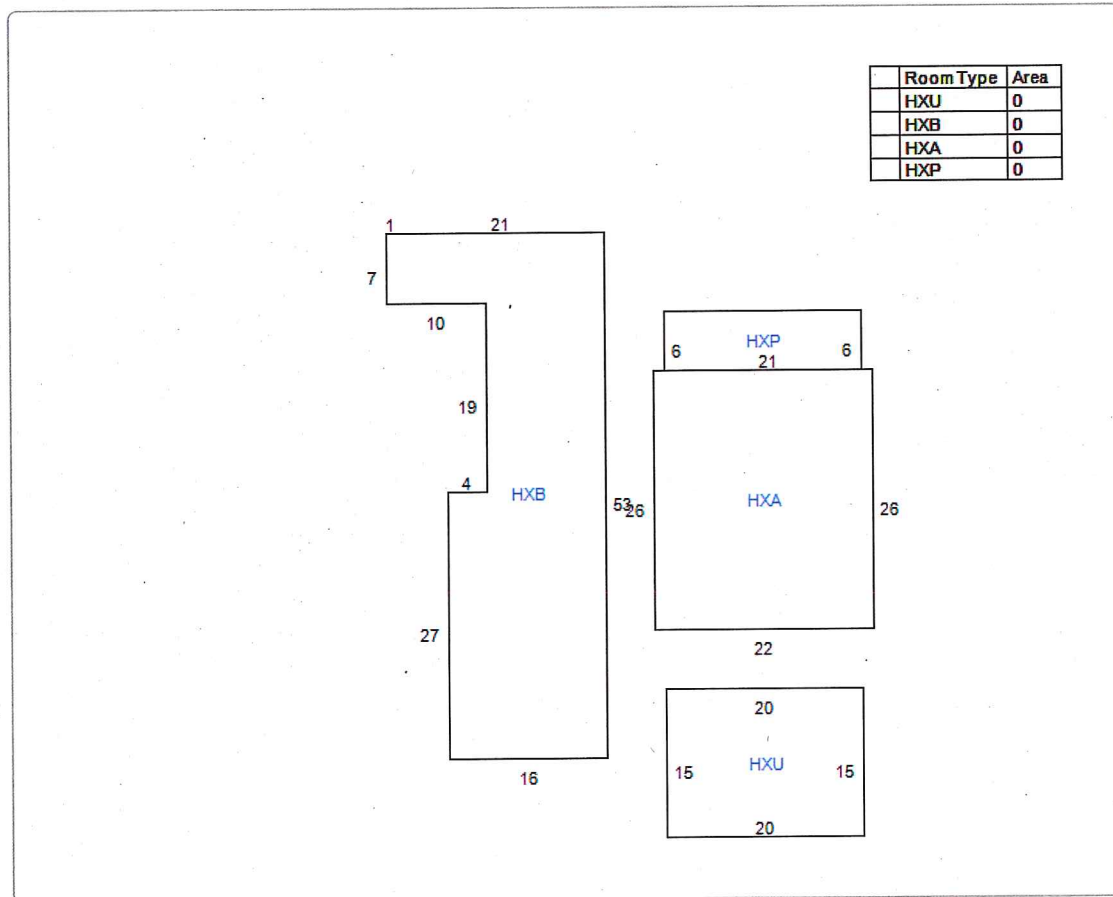
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	30	123	2480	SF	\$210,800
Multi-Family (Less than 10 Units)	15	123	2480	SF	\$210,800

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/17/2017	11/15/2017	\$475,000.00	WD	4464	864	Q	I	BEATIE MARY KATE TRUSTEE	BEERY JOSEPH S,SUSAN L
	7/31/2002	\$100.00	WD	1792	1514	U	I	BEATIE MARY KATE	BEATIE MARY KATE TRUSTEE
	8/1/1982	\$118,000.00		551	92	U	I		BEATIE MARY K
	1/1/1977	\$70,000.00		328	152	U	I		

Area Sales Report
[Recent Sales in Area](#)
Clerk of Court
[Clerk of Court](#)
Tax Collector
[My Tax Bill](#)
Tax Estimator
[Tax Estimator](#)
Map**Sketches**



No data available for the following modules: Exemptions.



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2017 TRIM Notice

[2017 TRIM Notice](#)

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Summary

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 SAINT AUGUSTINE 32084-0000
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Acreage 0.130
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View Map

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 Bebry Susan 100%
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 Air Conditioning Central
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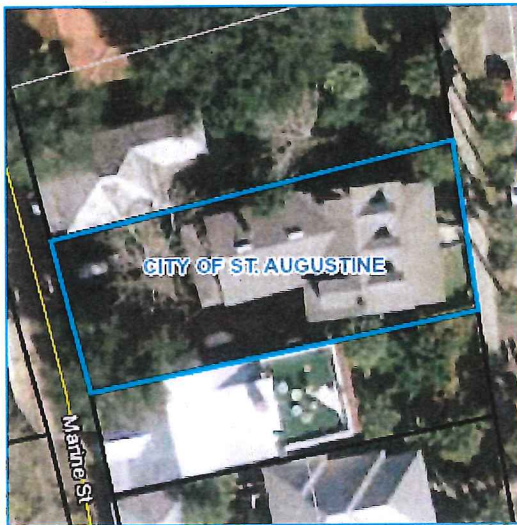
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Map**Sketches**

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Planning/Building Dept.



St. Johns County, FL

Parcel Results

20 Results

Parcel ID	Owner	Property Address	Legal Description	Map
1961500001	CITY OF ST AUGUSTINE SUB		CITY OF ST AUGUSTINE SUB	Map
1962000000	CITY OF ST AUGUSTINE	AVENIDA MENENDEZ	(6) CITY OF ST AUG SEAWALL &	Map
1962000020	CITY OF ST AUGUSTINE	AVENIDA MENENDEZ	(6-2) CITY OF ST AUG PT OF SEAWALL	Map
1984500000	BAYFRONT WESTCOTT HOUSE LLC	146 AVENIDA MENENDEZ	CITY OF ST AUGUSTINE LOT 3 BLK	Map
1984600000	SWANNER JOYCE	53 MARINE ST	CITY OF ST AUG LOT 4 & N1/2	Map
1984700000	BEBRY JOSEPH S,SUSAN L BEBRY SUSAN	53 MARINE ST	CITY OF ST AUGUSTINE S1/2 OF	Map
1984800000	ANDREWS KEITH G,TINA M ANDREWS TINA M	57 MARINE ST	CITY OF ST AUGUSTINE LOT 6 BLK	Map
1984900000	MOSQUEDA CARLOS F,CONNIE M MOSQUEDA CONNIE M	156 AVENIDA MENENDEZ	CITY OF ST AUGUSTINE LOTS 7 &	Map
1985000000	HARMON CHARLES R,SANDRA HARMON SANDRA	160 AVENIDA MENENDEZ	CITY OF ST AUG LOT 8 BLK 22	Map
1985100000	WEBB JOSEPH N	63 MARINE ST	CITY OF ST AUG LOT 9 BLK 22	Map
1985200000	HAFIZ HAMID,DILARA HAFIZ DILARA	162 AVENIDA MENENDEZ	CITY OF ST AUG LOT 10 BLK 22	Map
1985300000	THOMPSON PAUL J ET AL THOMPSON MAXIE R	164 AVENIDA MENENDEZ	CITY OF ST AUG LOT 11 BLK 22	Map
1985400000	MOLINARI RALPH J,MARGARET MOLINARI MARGARET	67 MARINE ST	CITY OF ST AUG LOT 11-A BLK 22	Map
1987300000	BELL DOROTHY L	166 AVENIDA MENENDEZ	CITY OF ST AUGUSTINE LOTS 6 &	Map
1987400000	CALLAHAN DEBORAH A	249 CHARLOTTE ST	CITY OF ST AUGUSTINE W43FT OF	Map
1987400080	CHILDRE IDA MARIE ROGERO TRUST CHILDRE IDA MARIE R TRUSTEE CHILDRE J W TRUST	56 MARINE ST 56 MARINE ST	CITY OF ST AUGUSTINE N43 OF E	Map
1988400000	MC QUEENEY BARBARA ET AL MC QUEENEY KAITLIN	52 MARINE ST	CITY OF ST AUG LOT 21 BLK 27	Map
1988500000	PELLERIN STARR CODY REV TRUST PELLERIN STARR CODY TRUSTEE	66 MARINE ST 66 MARINE ST	CITY OF ST AUGUSTINE LOT 22	Map
1988600000	CLOUD NANCY *** ETAL MILES MICHAEL *** MILES FAMILY TRUST	64 MARINE ST	CITY OF ST AUGUSTINE LOT 23	Map
1988700000	MOYER CAMERON D	60 MARINE ST	CITY OF ST AUGUSTINE LOT 25	Map

Field Export

20 Results

Download Format:

Excel (.xlsx)

Download

Mailing Labels

20 Results

Download format:

Address labels (5160)

Additional mailing label options:

☐ Show parcel id on label

Skip labels:

0

For best results, uncheck "Fit to Page" in your print settings.

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Last Data Upload: 12/20/2018, 11:18:25 PM

Developed by

Kelli Mitchell

From: Paddiwhack <Paddiwhack@bellsouth.net>
Sent: Thursday, February 14, 2019 12:36 PM
To: Kelli Mitchell
Subject: RE: 160 Oneida Street

Kim-

I want to withdraw our application for demolition fro 160 Oneida.

Thank you,
Chuck Sapp
Chuck Sapp
Paddiwhack
info@paddiwhack.com
www.paddiwhack.com
352-336-3175
1510 NW 13th Street
Gainesville, FL 32601

From: Kelli Mitchell [<mailto:kmitchell@citystaug.com>]
Sent: Tuesday, December 4, 2018 11:02 AM
To: Chuck Sapp
Subject: 160 Oneida Street

Mr. Sapp and Ms. Pugh,

I wanted to send you a reminder that your application for a Certificate of Demolition for 160 Oneida Street is on the January 17, 2019, HARB agenda.

I have attached a Condition Assessment Report document and a Hardship Claim Worksheet. These are newly created forums that are meant to help you as you work on the Condition Assessment, which is required for this application, and make a claim of economic hardship, if you choose to go that route. We highly suggest that you use these as you continue to work on your application.

If you have any questions, feel free to contact me.

Kelli Mitchell
Historic Preservation Planner

City of St. Augustine
PO Box 210
St. Augustine, FL 32085

P: (904)209-4283
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City of St. Augustine
CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 21, 2019 Meeting



Application F2018-0121

Address: 320 Charlotte Street

Don Crichlow & Associates, Applicant
Steven and Linda Lohrke, Owner

Project description: To construct a second-story onto an existing one-story Frame Vernacular home and to build a two-story garage apartment.

Architectural Style: Frame Vernacular	Florida Master Site File: 8SJ555
National Register: N/A	Construction date: 1885
Archaeology Zone: IC	Zoning District: HP-1
Parcel number: 200520 0000	
Agenda Item: 6(b)	Previous Action(s): COA 2005

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to construct a second-story onto an existing one-story Frame Vernacular home and to build a two-story garage apartment. The application was continued from the September 20th HARB meeting to allow the applicant an opportunity to consider the board's comments.

- According to the site file this is one of the oldest residential buildings in this neighborhood and was a Black residential area near the Barracks property. The Sanborn maps reflect that this is the only building remaining of its character in the immediate vicinity.
- The zoning issues have not been clarified by the applicant. A zoning analysis has been attached to the staff report. If the applicant is required to apply for a variance, the PZB will take into consideration HARB's approval.
- The applicant made some modifications to respond to HARB's comments to include lowering the dormers, reducing the height of the stairwell, reducing the height of the side addition/accessory building from two stories to one story, and moving the pergola in front of the one story structure.
 - While still located in a prominent location, the one-story addition/accessory structure is more in scale with the historic structure. The wall height is the same or similar with the historic building, and the roofline is lower than that on the existing building. The front of the structure is also in line with the historic building, limiting its visual impact.
 - Both the dormers and the side stairwell on the second story addition were brought down on the roofline, which helped give the appearance that the addition is smaller in scale. Staff still asserts, however, that the addition is not appropriate and does not meet Secretary of Interior Standards 2 and 9.
- The applicant should consider reducing the size of the pergola to allow it to have a more residential scale and should center or add a second window on the eastern elevation of the one-story building.



Existing Structure



Current Design



Previous Design

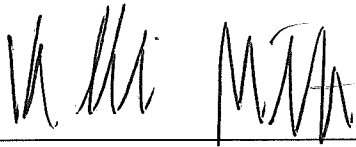
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- A new paint palette was not provided, and based on the colors that were previously submitted, Oyster Bay, Downing Slate, and Hunt Club need to be approved by the board.
- This project will likely require an A14 Archaeological Review Application. Coordination with the City Archaeologist should begin as soon as possible to avoid any interruptions in the construction schedule.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Approve a Certificate of Appropriateness** for **320 Charlotte Street** with the following conditions:

1. HARB finds that the alterations conform with the AGHP and with the Secretary of the Interior Standards for Rehabilitation.
2. The pergola is reduced in size to fit a residential scale.
3. The window on the eastern elevation of the secondary structure is centered or a second window is added.

A handwritten signature in black ink, appearing to read 'Kelli Mitchell', written over a horizontal line.

Kelli Mitchell, Historic Preservation Planner

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STAFF PHOTOGRAPHS



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SUMMARY SCOPE OF WORK:

- Construct a partial second story with intersecting gables, wood shingle siding, 5v crimp metal roof, and new windows
- Build a two-story side addition for the stairwell and a partial width and height porch on the rear of the home
- Install a wood railing in the front gable and extend the roofline to cover the balcony type area
- Construct a two-story garage/garage apartment with butted wood shingles, a balcony facing Charlotte Street, two doors on the first floor, and six-over-six windows
- Install a wood trellis that is partially connected to the two story addition
- Paint the structure using a variety of colors

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation

Frame Vernacular

Frame Vernacular architecture is the common wood frame construction of self-taught builders, often passed from one generation to the next. Vernacular building traditions resulted from the builder's experience, available resources, and responses to the local environment. Most frame vernacular buildings are dwellings and associated outbuildings. However, churches, commercial and industrial frame vernacular buildings have also been constructed.

Frame Vernacular buildings were heavily influenced by the Queen Anne style in the late 1800s, and by the Bungalow style in the 1920s. Queen Anne influences included two story construction, complex roof forms and irregular massing. Bungalow influences included a return to single story construction and simpler, more regular roof forms and massing.

Buildings are not constructed directly on the street, although the size of yards varies greatly.

The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920. Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Locally, roof types are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick, and are occasionally finished with stucco.

Windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

Detailing is simple, usually consisting of jig-sawn woodwork on porches or around eaves, and corbels on chimneys.

Garage Apartment (1900-1930)

Garage apartments are the first style to attempt to provide indoor parking in residential buildings. Garage apartments may be either primary or accessory buildings. In St. Augustine, garage apartments which are accessory buildings are located on the same lot with Bungalows, Colonial Revival and Mission style buildings, and with Frame Vernacular and Masonry Vernacular buildings.

Identifying features of the style include two story construction, with single or multiple garage bays occupying most of the first floor. Buildings are usually set at the rear of the lot. Construction may be masonry or wood frame, or a masonry first story with a frame second story. Second story porches or roofed balconies are common. Detailing is usually simple.

Buildings are usually constructed on the rear of the lot. The most common building plan is rectangular, although some buildings are L-shaped. Buildings are two stories.

Foundations are usually continuous concrete or brick, or less commonly brick piers. Piers may be finished with stucco. Construction is masonry or frame, or masonry on the lower story and frame on the second story.

Exterior finishes are drop siding or weatherboards with corner boards, asbestos shingles, composition shingles, wood shingles, concrete block, coquina or stucco.

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The most common roof types are hip and gable. Flat roofs with a parapet, and jerkinhead roofs are also used. Shed porch roofs are common. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, corrugated metal or metal v-crimp. Flat roofs are built-up. Chimneys are brick, with or without metal caps, and may be finished with stucco.

Windows are usually double hung sash two-over-two or one-over-one. Double hung sash eight-over-one, three-over-one, and three or eight pane casement windows are also used. Fanlights are used occasionally. Attic louvers in the gable ends are common.

Detailing is usually simple and may include battered porch piers, wood balustrades, finials, arched window surrounds and crenelation.

Secretary of Interior Standards for Rehabilitation

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]

9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]

10. New additions and related or adjacent new construction shall 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. [Reversibility of New Alterations and Additions]

Local Standards for Rehabilitation

7. Buildings must maintain as much of the original building as possible. Additions and alterations should be kept to a minimum.

8. All modifications, alterations and additions must reflect the historical era of the building and be compatible with the original architectural design.

New Construction

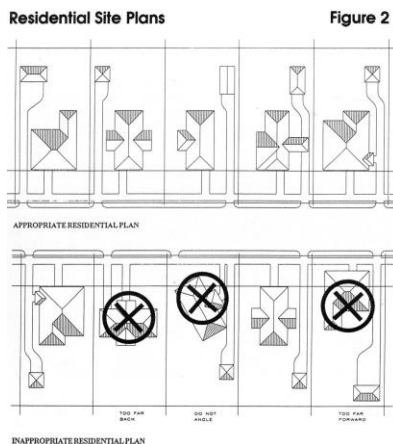
New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be successful. Rather, it picks up significant themes such as height, materials, roof form, massing, setbacks, and the rhythm of openings to ensure that a new building blends with its context.

The setting of existing historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings. New construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting.

Site Plans and Building Setbacks

Buildings in historic districts often share common front and side setbacks. Commercial buildings are generally set directly on the property lines, creating a wall effect. In locating new buildings, the front and side setbacks should be maintained and aligned with the facades of surrounding historic buildings.

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Figure 2 depicts appropriate and inappropriate residential site plans.



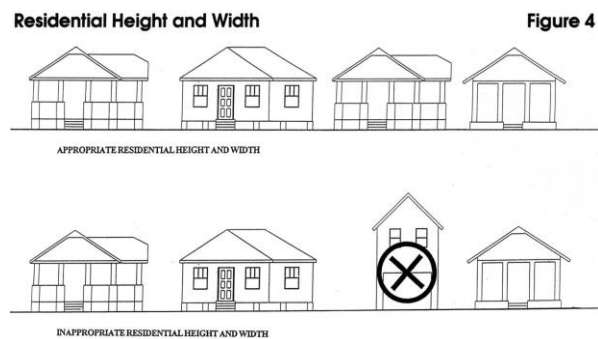
Height, Width and Massing

The height of buildings, particularly at the block level, should be similar. The height of new construction should be compatible with surrounding historic buildings.

The width of new construction should be compatible with surrounding historic buildings.

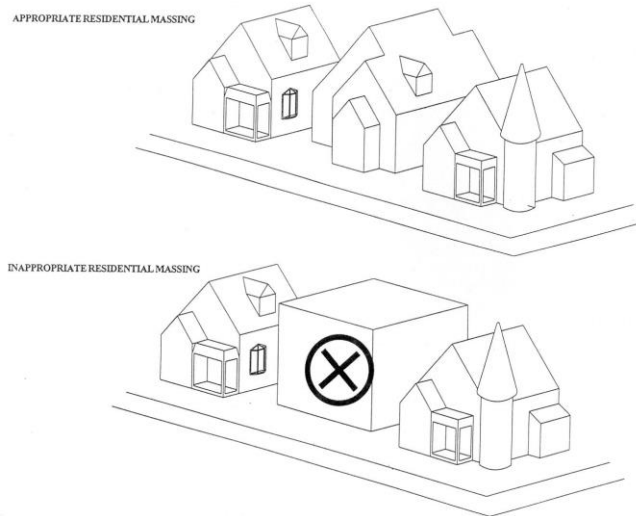
The overall size, shape and massing of new construction should be compatible with surrounding historic buildings.

Figure 4 depicts appropriate and inappropriate residential height and width.



Residential Massing

Figure 5



Horizontal Rhythms

Repeated elements on neighboring buildings is characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of windows and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Figure 7 depicts appropriate and inappropriate residential horizontal rhythms.

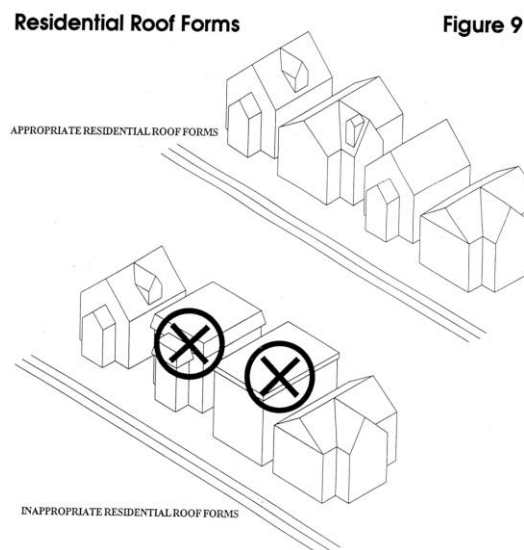
Residential Horizontal Rhythms

Figure 7



Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.



Proportion of Openings

Window openings in historic districts often share similar size, spacing and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, windows are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion of spacing to openings on adjacent buildings should be maintained.

Materials

Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.

Architectural Styles for New Construction

Buildings may not use distinctive design elements and features from a period different from the one being reproduced. While it may be appropriate for some later period details to be included on an earlier period building to reflect its evolution over time, it is never appropriate to place earlier period features on a later period building.

HP-1

The diversity of styles exhibited in this district reflects historic development patterns which includes colonial settlement, single family residences, vacation homes for seasonal residents, and an institutional and military presence. Permitted styles in HP-1 include: Spanish and British period Colonial, Frame Vernacular, St. Augustine Colonial Revival, Queen Anne, Mediterranean-influenced styles including Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance; Garage Apartment as a secondary main building; and Bungalow. New construction shall be in the style of the adjacent properties or as approved by HARB from the list of styles described above and represented in the HP-1 District. For the purpose of this section, immediately adjacent refers only to properties located along the same street, or for corner lots, only properties located along the streets which comprise the intersection.

Additions

Do...

- Place functions and services required for a new use in non-character defining interior spaces rather than constructing a new addition.
- Keep new additions to historic buildings and adjacent new construction to a minimum.
- Protect architectural details and features that contribute to the character of the building during construction.
- Construct the new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- Locate an attached exterior addition at the rear or on an inconspicuous side of an historic building, and limit its size and scale in relationship to the historic building.

Do...[Cont.]

- Design additional stories, when required for a new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
- Design for new work should always be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color.

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.
- Add height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.
- Design new additions such as multi-story greenhouse additions that obscure, damage or destroy character-defining features of the historic building.

Post-1821

Additions to post-1821 buildings should reference design motifs from the historic building.

Paint Colors and Placement

Do...

- Preserve painted and unpainted surfaces as they traditionally existed on the building.
- Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible, such as hand scraping, prior to repainting.
- Apply compatible paint coating following proper surface preparation.
- Attempt to discover the historic paint colors and finishes of the building and use this information to repaint with colors that illustrate the distinctive character of the property.
- Choose colors appropriate to the period and style of the building.
- Generally, the use of one base color and a maximum of three trim colors is appropriate.

Don't...

- Remove paint that is firmly adhering to, and thus protecting, surfaces.
- Remove paint by destructive means, such as sandblasting, applying caustic solutions, or high pressure water blasting.
- Fail to follow the manufacturer's product and application instructions when repainting.
- Use bright or gaudy colors, radically different types or colors of paints, or colors without historical basis.

Post-1821

Following the turn of the century, most other styles use lighter and brighter paint colors. Paint colors and usage during this period are not as intricate or flamboyant as during earlier periods, but the use of color to call attention to architectural elements is still evident. As a general rule, trim elements and recessed surfaces, such as door panels and shutter louvers are "picked out" in a different color from the base color of the building. Window sashes are usually the darkest color so that windows appear to be recessed. Changes in material, such as bands of shingles or novelty siding, are highlighted by paint color. Paint colors are often different for each story and inside gable ends. The intent is for the building to appear as a box within a frame, and for the architectural features to be further differentiated.

Doors and Entrances

Post-1821

Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

Roofs and Roofing

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Change the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air conditioners and solar collectors which are visible from public rights-of-way.

Post-1821

Frame Vernacular roofs locally are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles.

Windows and Window Treatments

Do...

- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.

Post-1821

Frame Vernacular windows are usually double hung sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used.

Generally Post-1821 windows should be wood. Under certain circumstances, metal and aluminum sash windows may be used if they duplicate the design, size and overall appearance of wood and are painted to appear as wood. Windows with an unpainted metal sash and sliding glass doors are generally not appropriate.

Balcony design and materials should be compatible with the style of the building. The balcony should be in proportion to the building facade. Balusters should reflect a height appropriate to the period of the building, with additional top rails as required. Balconies should not be enclosed with screen or glass.

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LIST OF ATTACHMENTS:

1. Zoning Analysis
2. December Meeting Minutes
3. Pre-approved Paint Colors
4. Sanborn Maps
5. Florida Master Site File



City of St. Augustine



PLAN COMMENTS

Building and Planning Department – HARB

January 7, 2019

320 Charlotte St.

In review of the zoning standards the rear of the proposed two (2) story garage and building addition doesn't appear to meet the rear ten (10) foot setback as measured to the eave. Also, information is missing that would determine the side setbacks for the two (2) story garage and building addition. For this site, side setbacks are determined as follows:

- 1. Three (3) feet or a distance within fifteen (15) percent of the average distance between existing historic structures with the same intensity of scale and mass on the block facing the same street, whichever is greater.**
- 2. When all of the buildings on the block have the same side yard setback, new construction must adhere to the established spacing pattern.**

Additional information including the exact location of the adjacent buildings within the block are needed to determine side setback standards.

David Harrell, AICP
Senior Development Review Planner
City of St. Augustine, FL
Direct: 904-209-4331

- Property qualified for Ad Valorem Tax Exemption if it were rehabilitated
- Desire to see comparison in costs of rehabilitation versus demolition and reconstruction from qualified contractors or engineers
- Concern for the loss of historic properties in Lincolnville at the risk of losing National Register Historic District status
- Steps for meeting necessary building codes and possible variances due to historic status

MOTION

Ms. Wallace MOVED to CONTINUE application 2018-0118 at 160 Oneida Street to the February 21, 2019 meeting in order that the applicant may provide the required information discussed during the hearing. The motion was SECONDED by Weaver.

VOTE ON MOTION:

AYES: Wallace, Weaver, Benoit Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) Certificate of Appropriateness 2018-0121 – Don Crichlow & Associates – Applicant
Steven and Linda Lohrke – Owner
320 Charlotte Street

To construct a second-story onto an existing one-story Frame Vernacular home and to build a two-story garage apartment.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **320 Charlotte Street** to allow the applicant to consider reducing the garage addition to one story and reducing the vertical elements

of rear additions to be compatible with the height, scale, size, and placement of the historic building.

Don Crichlow reviewed the application with a presentation.²

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response.

The Board discussed:

- Changes to the rear addition were more in keeping with scale of the existing structure
- Desire to see physical examples of two-story garage apartments along the street, similar to the proposed, which the applicant noted were primarily stand-alone structures
- Design of proposed two-story garage overpowered the historic structure due to the height and forward setback
- Recommendation to lower dormer further to further reduce impact on the historic structure
- Desire for single-story garage addition rather than proposed two-story garage apartment

Mr. Crichlow presented an altered plan which illustrated a garage design that matched the 20 foot height of the existing historic structure.

The Board continued discussion regarding:

- Recommendation to also lower the stairwell roof
- Desire to see more detailed renderings of newly proposed lower-profile garage apartment

² Attached to original minutes

Bob Bonner waived his right to a presentation and agreed with staff recommendations.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response.

It was clarified that the item was expedited because the proposed changes affected only parts of the structure that were previously added and not an original feature of the historic structure.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application 2018-0178 for 306 St. George Street with the condition to clarify the foundation design as listed in the staff report. The motion was SECONDED by Ms. Wingo.

Ms. Wallace noted that the site was within an archeological zone and the applicant stated he was aware of the requirements associated with the zone.

VOTE ON MOTION:

AYES: Weaver, Wingo, Benoit, Wallace, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Certificate of Demolition 2018-0118 – Charles M. Sapp and Emily S. Pugh – Applicant and Owner 160 Oneida Street

To demolish a building constructed in 1894 that is a contributing building to the Lincolnville National Register Historic District and that is listed in the Florida Master Site File.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can take the following actions for the Certificate of Demolition for **160 Oneida Street:**

1. **APPROVE** the proposal if the Board determined that denying the application would cause undue economic hardship
2. **CONTINUE** the proposal to give the applicant time to confirm whether the building faces structural failure and/or whether the building can be feasibly salvaged

Charles Sapp reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 3 were returned in favor, and 2 had comments.

Public hearing was opened.

Tom Schubert spoke in favor of the application citing that the structure had no historical integrity. He felt that the neighborhood would rather see an appropriate replacement structure along the street that could be easily designed with appropriate character.

B.J. Kalaidi cited the history of the abandoned structure. She spoke against the application and felt the building could be saved.

Public hearing was closed.

The Board discussed:

- Historic and architectural integrity were present in the structure
- Case for economic hardship was not clear

Pre-appointed colors
for the style

CRAFTSMAN, ca. 1910-1940

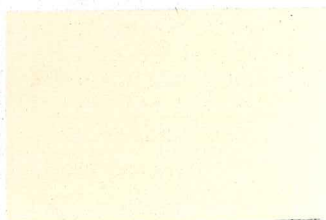
Numbers refer to Sherwin Williams paints

This class, associated with the Arts and Crafts Movement of the early-twentieth century, shifted out of the Late Victorian Period with a return back to earlier Victorian shades albeit darkened slightly by the Aesthetic Movement. The Bungalow style is associated with this period. Buildings are stained or painted soft greens, grays, browns, or dark reds. Trim colors are

white, light yellow, gray, or light green. Doors are unpainted or varnished.

Refer to Craftsman colors if your house is one of the following architectural styles:

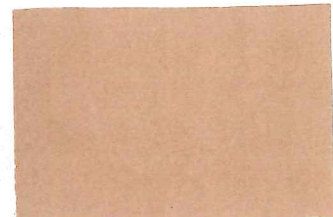
- Bungalow (1910-1940)
- Vernacular (1910-1940)



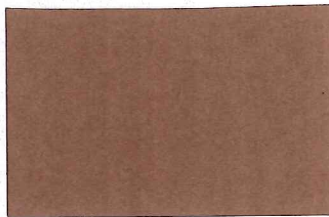
Roycroft Vellum
SW 2833



Birdseye Maple
SW 2834



Craftsman Brown
SW 2835



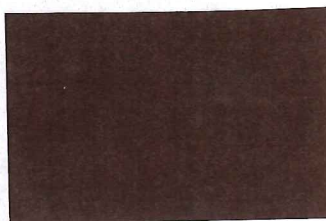
Quartersawn Oak
SW 2836



Hammered Silver
SW 2840



Roycroft Copper Red
SW 2839



Polished Mahogany
SW 2838



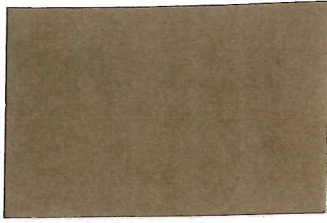
Aurora Brown
SW 2837



Roycroft Mist Gray
SW 2844

CRAFTSMAN, ca. 1910-1940

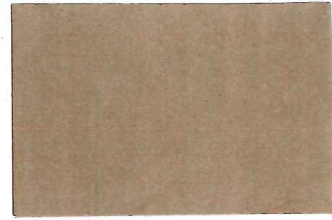
Numbers refer to Sherwin Williams paints



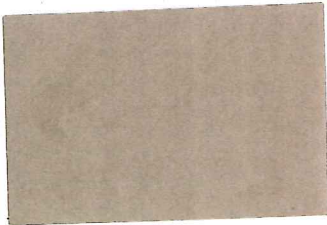
Roycroft Brass
SW 2843



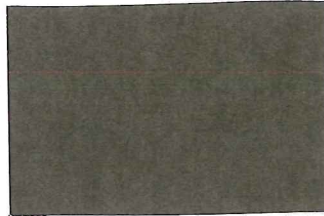
Roycroft Suede
SW 2842



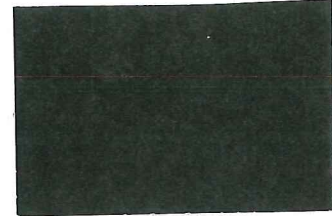
Weathered Shingle
SW 2841



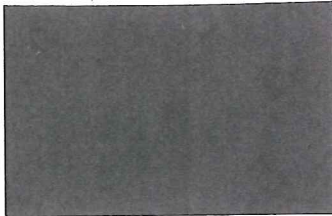
Bunglehouse Gray
SW 2845



Roycroft Bronze Green
SW 2846

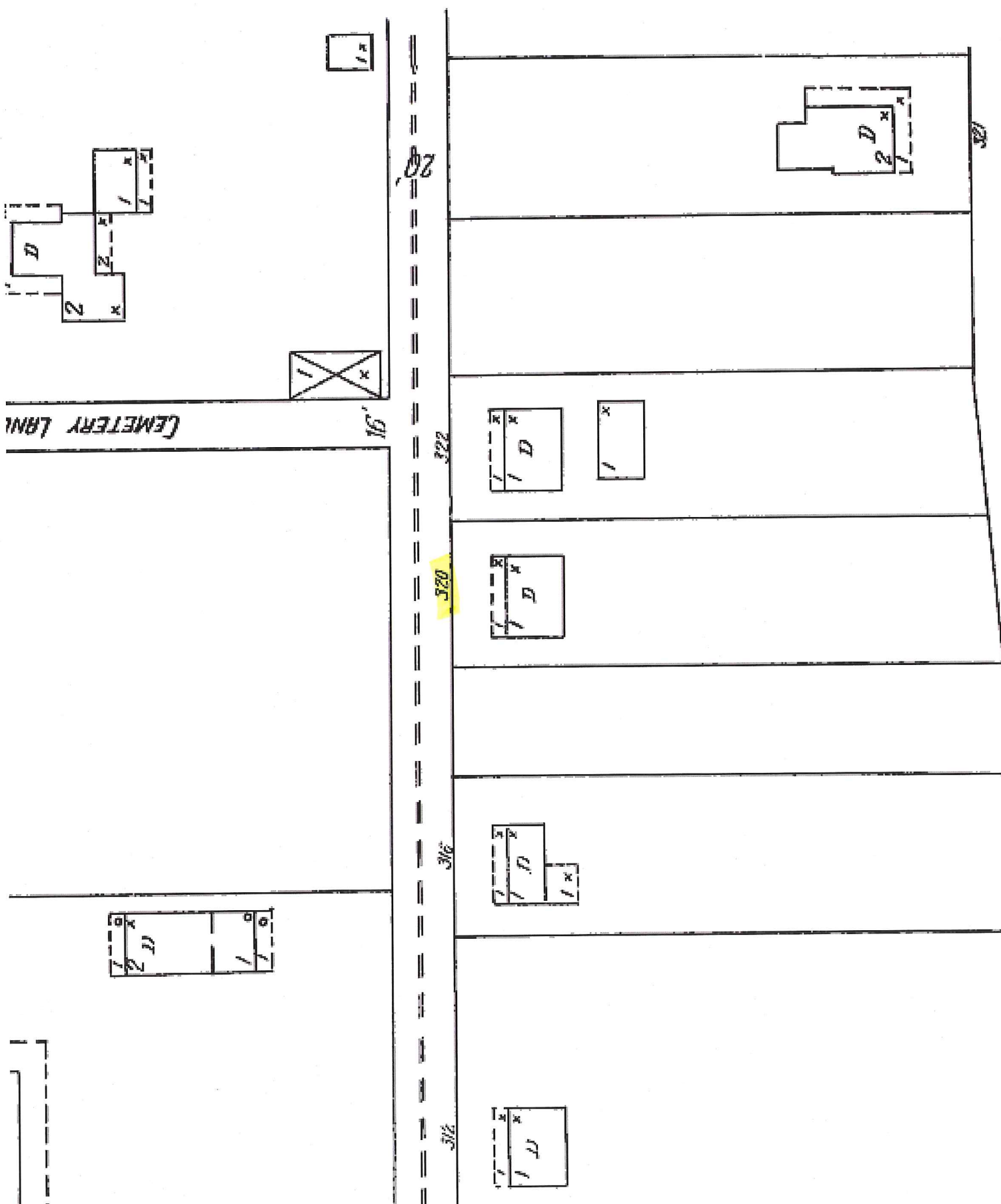


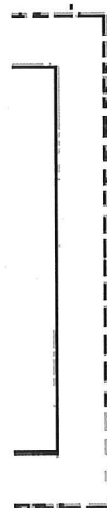
Roycroft Bottle Green
SW 2847



Roycroft Pewter
SW 2848

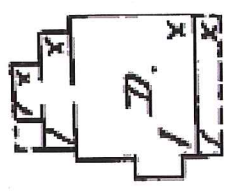
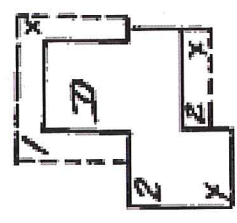
1904





C E M E T E R Y

CEMETERY



16'

5" W. PIPE

320 F.A. Box 322

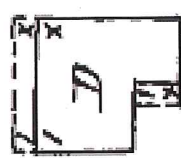
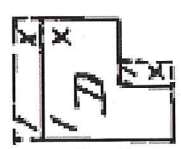
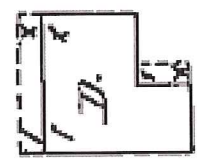
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310

314

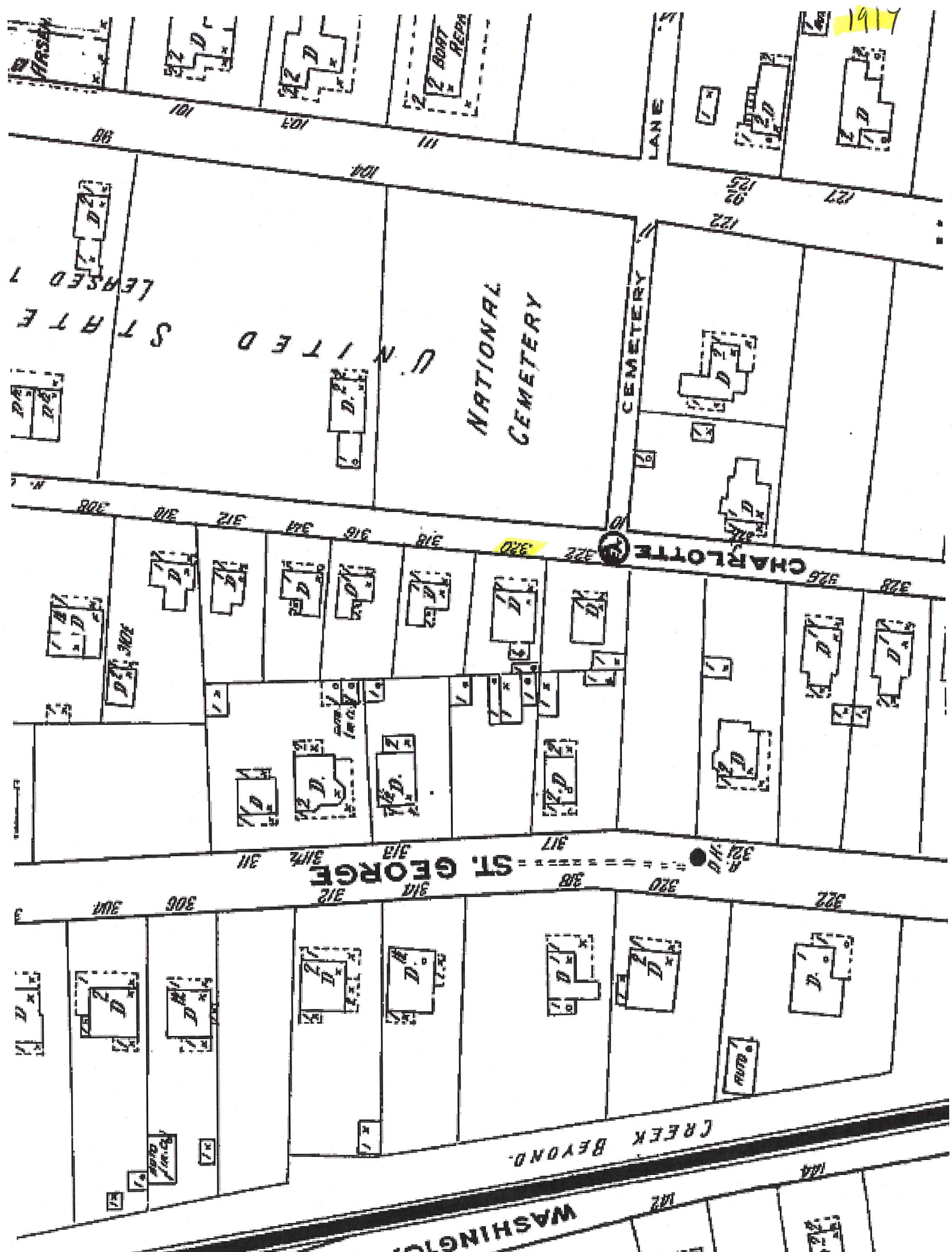
212

310



1910

1



WASHINGTON

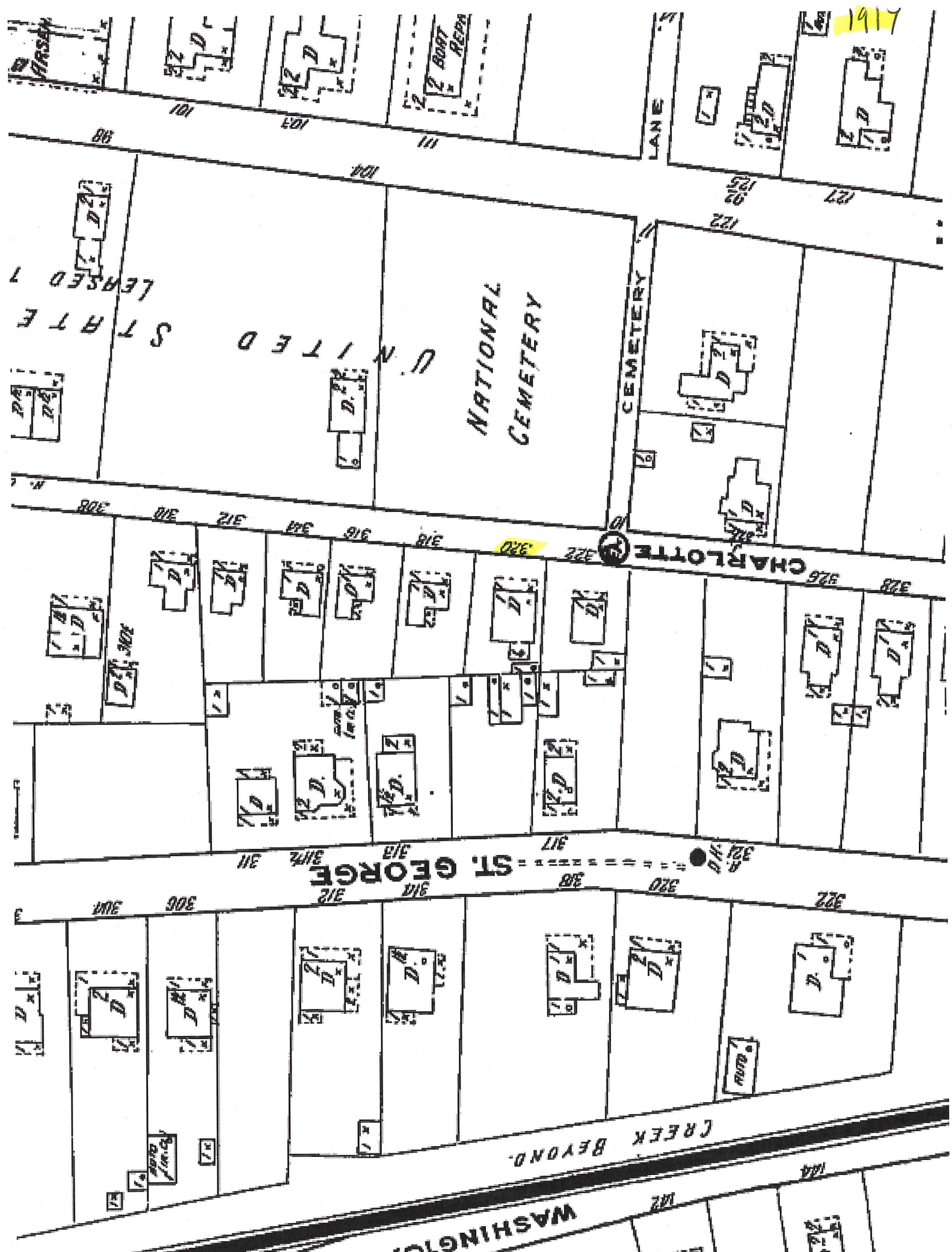
CREEK BEYOND

ST. GEORGE

CHARLOTTE

NATIONAL CEMETERY

UNITED STATES





1948

NATIONAL CEMETERY

UNITED

SAN SALVADOR

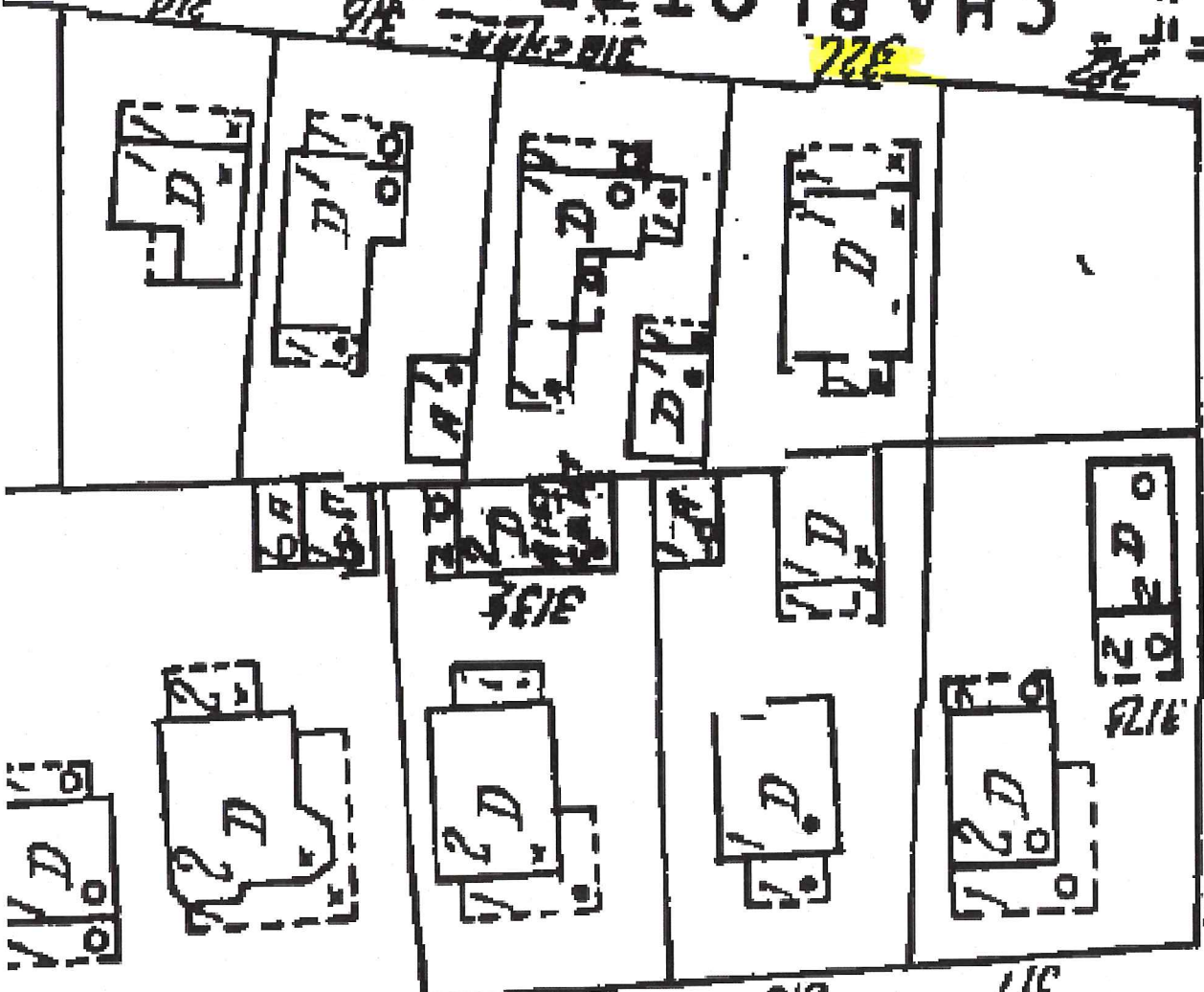
CHARLOTTE



SAN SALVADOR

20

25



ST. GEORGE

320

318

316

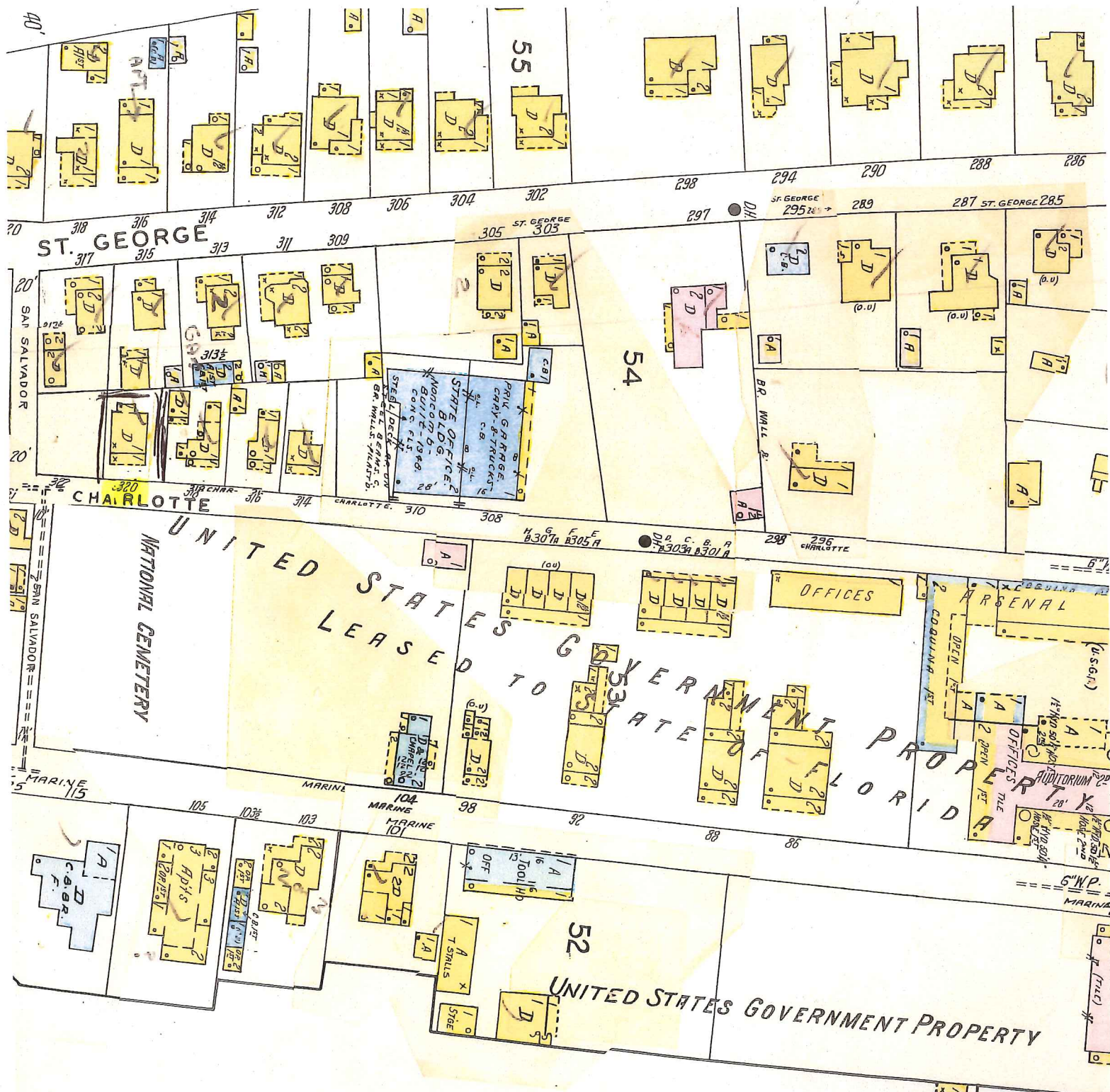
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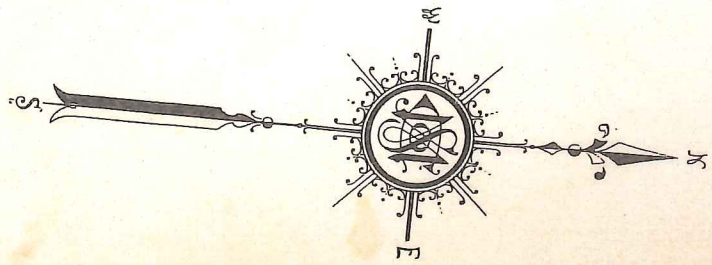
309

306

DH



river



1450 S



FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8SJ555 1009==
Site Name: 320 Charlotte Street 830== Survey Date: 7808 820==
Address: 320 Charlotte Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 39A 15 (East 868==
(subdivision) (block) (lot)
69.2' of lot 15) 868==
Owner of Site: Name: Old Town Distributors, Inc. ;
Address: P. O. Box 1956
St. Augustine, Fla. 32084 902==
Occupant or Manager: Shepard, Ann M. (occupant) 904==
Type of Ownership: Private 848== Zoning: HP1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 470040 3305960 890== Location: T07S R30E N20 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==
(x) <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==
(x) <u>Altered</u>	858==	() <u>Dredge</u>	878==
() <u>Unaltered</u>	858==	() <u>Other</u>	878==
(x) <u>Original Site</u>	858==		
() <u>Restored - Date:</u>	858==		
() <u>Moved - Date:</u>	858==		

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1885 844== Period: 19th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Wood, shingles, butt, dropsiding

854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS, 6/6 942==
Foundation: _____ 942==
Roof Type: Gable 942==
Secondary Roof Structures: _____ 942==
Porches & Balconies: 1 story open porch on front

942==
Chimney Location: _____ 942==
Materials: (882)
Chimney: _____ 882==
Roof Surfacing: _____ 882==
Ornament Exterior: Jigsawn brackets, chamfered posts

882==
Quantitative Data: (950-954)
Chimneys: _____ 952== Dormers: _____ 954== Stories: 1½ 950==
Other: _____ 956==
Surroundings: Residential/institutional 864==
Relationship to Surroundings: Faces National Cemetery

859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Real Estate, Blacks

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Frame Vernacular residence at 320 Charlotte Street was constructed between 1865 and 1885 and is one of the oldest houses built in this neighborhood. There are ornated jigsaw brackets and chamfered posts on the one-story open front porch with brick base. The house faces the U. S. National Cemetery. It was originally part of a Black residential neighborhood behind St. Francis Barracks.

The area south of St. Francis Street between the Matanzas River and Maria Sanchez Lake has a large military complex on the north and a large health-care complex on the south, but is otherwise residential in nature. Construction dates in the area run from colonial through modern times. Development in the area proceeded generally from north to south and from east to west. The section along the east side of Maria Sanchez Lake was built on filled, previously marshy land. In addition to the colonial Llambias House and St. Francis Barracks, there are a few Victorian houses, representing early development in this area. But the bulk of the buildings are 20th century and show the influence of Bungalow, Mediterranean Revival and Colonial Revival styles popular in earlier decades. Tree-lined streets, walking distance from downtown, make this one of the city's pleasant and distinctive residential neighborhoods. Of particular note are a series of wood-shingle residences with palmetto porch posts on south St. George Street that were the work of architect Fred A. Henderich, whose family helped to develop the neighborhood. Also noteworthy is the fact that buildings in this area generally back up to Maria Sanchez Lake rather than face it, as the houses on the west side of the Lake do. The same thing is true along the Matanzas River, so maximum advantage is not taken of the waterfront property in this area. The area from St. Francis Street to San Salvador Street forms the southern section within the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702

(over)

V. BIBLIOGRAPHY

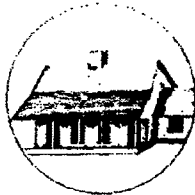
1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustín," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.
2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustín de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis Barracks, St. Augustine," Florida Historical Quarterly, XXI (January, 1943); Rufus King Sewall, Sketches of St. Augustine (Gainesville, 1976), p. 16.
3. 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1893-1930.

attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early 18th century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis.(1) The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modest Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex which became a permanent U. S. Military Reservation in 1832, this section remained undeveloped until the late 19th and early 20th centuries. The British and Spanish used the vacant land west of Charlotte Street as garden plots for the garrison, and the property south of the barracks was used as a military cemetery in the Territorial period, with the victims of the Dade Massacre being interred there. This burial ground became a National Cemetery in the 1880's.(2) After the Civil War, houses were built on Federal property for military personnel, and a Black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890's, but the neighborhood did not fully develop until the first three decades of the 20th century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the old St. Francis Barracks complex as the State's Military Headquarters.(3)

In 1905 the property at 320 Charlotte Street was owned by Robert Stickney. The Stickney family purchased property in St. Augustine after the Civil War. The most significant member of the family was Judge John B. Stickney, prominent judge here during the Reconstruction years.(4)

4. C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 32; Historic Properties Inventory Research File.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ00555**
 Field Date **5-18-2016**
 Form Date **5-18-2016**
 Recorder # _____

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) 320 Charlotte Street Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD 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

Street Number 320 Direction _____ Street Name Charlotte Street Type Street Suffix Direction _____
 Address: 320
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City/Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 2005200000 Landgrant _____
 Subdivision Name City of St. Augustine Block 39A Lot 15
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year 1896 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature ext. Fabric
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe _____

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1.5
 Exterior Fabric(s) 1. Wood shingles 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: 5V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) single and paired wood DHS 6/6; fixed or casement wood with leaded glass in front gable
 Distinguishing Architectural Features (exterior or interior ornaments) Jigsawn brackets, chamfered posts

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) fenced yard with partial masonry wall; mature tree canopy and open side lot

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner Objection

NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

HISTORICAL STRUCTURE FORM

Site #8 SJ00555

DESCRIPTION (continued)

Chimney: No. _____ 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. masonry general
 Main Entrance (stylistic details) single 2-panel wood door with square light; centrally located under front porch

Porch Descriptions (types, locations, roof types, etc.) 1-story open porch on front with wood supports under main roof

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

Narrative Description of Resource Faces US National Cemetery. See original form for additional historical information

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☒ city directory ☒ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☐ HABS/HAER record search
☐ other methods (describe) _____

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) retains integrity and would contribute to a 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. _____ 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

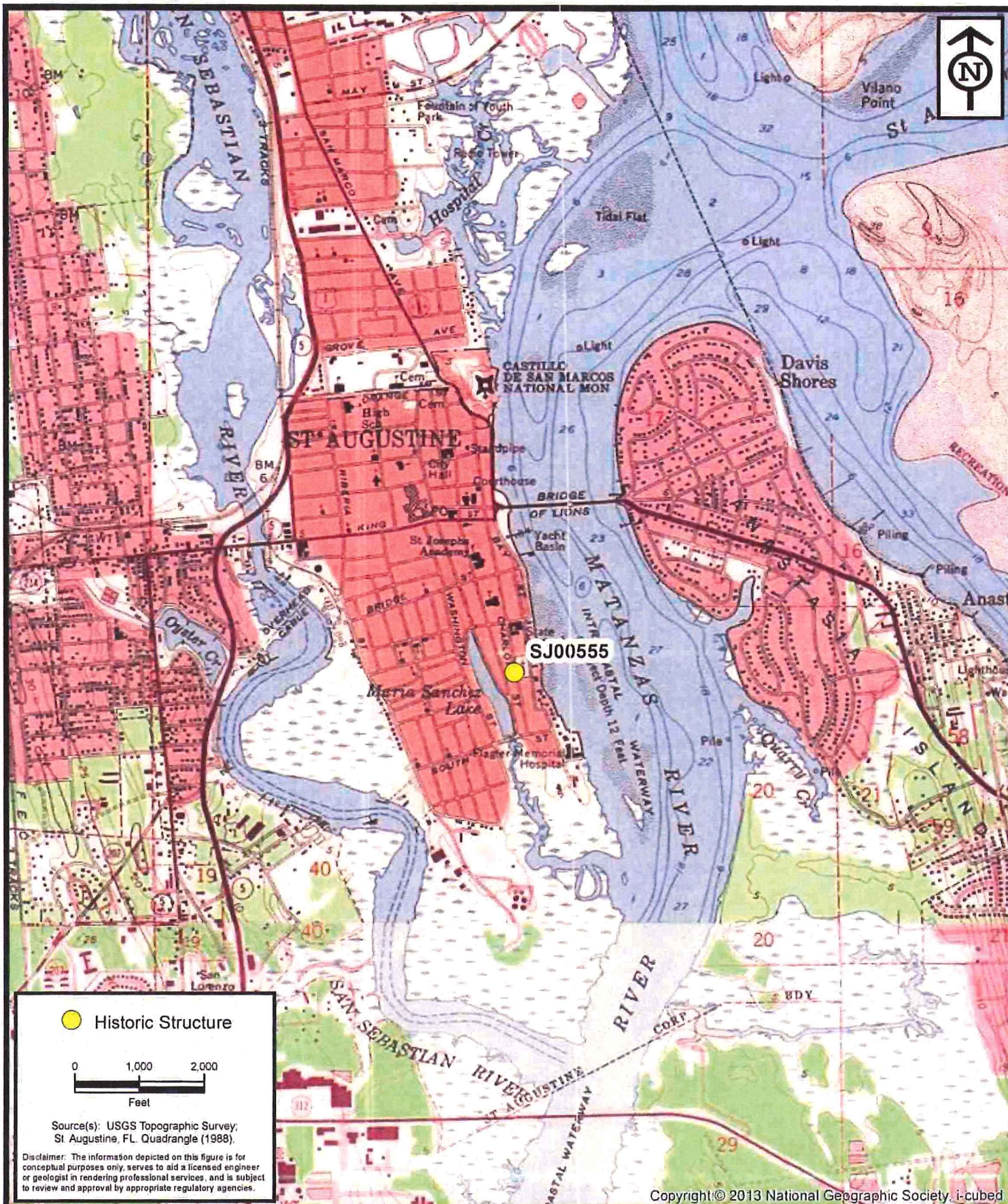
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
 Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc
 (address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
 - ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
 - ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
- If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



**ENVIRONMENTAL
SERVICES, INC.**

7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

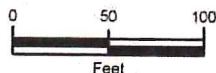
www.environmentalservicesinc.com

Project Location - SJ00555
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1



- Historic Structure
- Parcel Location



Source(s): ESRI Topographic Basemap

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.

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



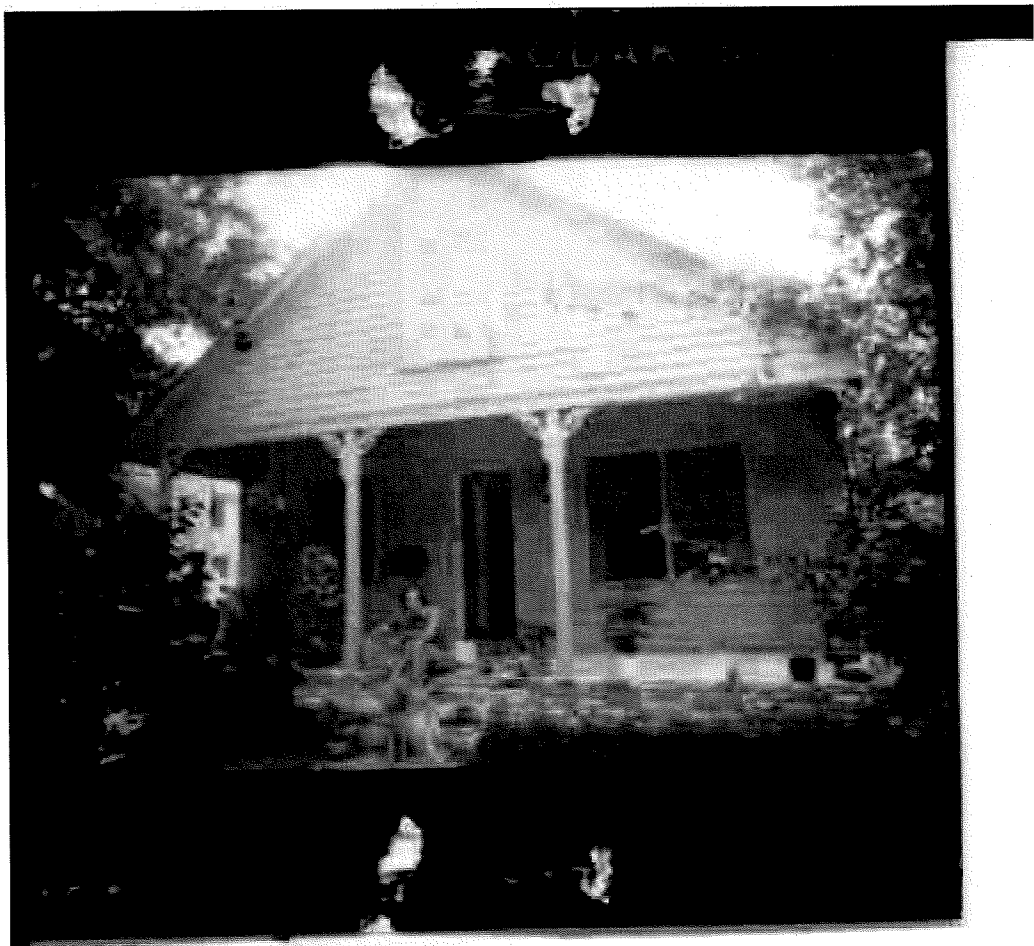
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St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2



CONTINUED

The below is a list of requirements based upon the scope of work. (To be completed by planning staff)

WINDOWS (windows, shutters, and other associated features)

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | ☐ | Photographs of affected window(s) or location(s) of proposed new window opening(s) |
| ☒ | ☐ | ☐ | For new openings, a scaled wall section with proposed window |
| ☐ | ☒ | ☐ | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware |
| ☐ | ☐ | ☒ | Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location |
| ☐ | ☐ | ☒ | For replacing historic windows: a window evaluation including locations, condition of paint; condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional. |

FOUNDATION (replacement, infill, alteration including elevation)

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | ☐ | Photographs of affected foundation in detail and in context of whole building and adjacent buildings |
| ☒ | ☐ | ☐ | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill |
| ☐ | ☒ | ☐ | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details |
| ☐ | ☐ | ☒ | Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| ☒ | ☐ | ☐ | Photographs of existing details and context of affected site area within view of the proposed project |
| ☒ | ☒ | ☐ | Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish |
| ☒ | ☐ | ☐ | For new equipment, scaled drawing showing proposed project with context site and/or building |

FENCES/WALLS/GATES

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls) |
| ☐ | ☐ | ☐ | Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section |

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) |
| ☐ | ☐ | ☐ | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing |
| ☐ | ☐ | ☐ | Plant material list with identification, quantity, size at planting and maturity, spacing |

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | ☐ | Photographs of existing site area within view of proposed construction with context area |
| ☐ | ☒ | ☐ | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways |
| ☐ | ☒ | ☐ | Scaled site plan showing the property line and proposed construction |
| ☐ | ☒ | ☐ | Scaled landscape plan |
| ☐ | ☒ | ☐ | Scaled elevation drawings showing existing building(s) and major site features |
| ☒ | ☐ | ☐ | Scaled elevation drawings showing proposed building(s) and major site features |
| ☒ | ☐ | ☐ | Wall sections |
| ☒ | ☐ | ☐ | Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| ☐ | ☒ | ☐ | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape |
| ☐ | ☐ | ☐ | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints |
| ☐ | ☐ | ☒ | Written summary describing existing and proposed conditions and project's consistency with zoning code |

❖ Other details necessary for review:

Just need brochure & photos of proposed roof & exterior finish, info. about lighting intensity, site plan showing current site & proposed changes

Project number: _____ Project Address: 320 Cha Char.

Reviewed by: Kelli Mitchell Date: 8/24/16

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. To be completed by planning staff

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | ☐ | Photographs of existing roof and affected features |
| ☐ | ☒ | ☐ | Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture |
| ☐ | ☐ | ☒ | Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |
| ☒ | ☐ | ☐ | Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only) |

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | ☐ | Photographs of existing surface or feature including close-up and full building perspective |
| ☐ | ☒ | ☐ | Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable |
| ☐ | ☐ | ☒ | Documentation of justification for changing the siding, finish, or feature and the extent of the affected area |
| ☒ | ☐ | ☐ | Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture |

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony |
| ☐ | ☐ | ☐ | Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable |
| ☐ | ☐ | ☐ | Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony |
| ☐ | ☐ | ☐ | Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

AWNING/CANOPY

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing awning/canopy or location of proposed awning/canopy |
| ☐ | ☐ | ☐ | Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable |
| ☐ | ☐ | ☐ | Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade |
| ☐ | ☐ | ☐ | Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing awning/canopy and the extent of the affected area |

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

- | OK | Need | N/A | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| ☒ | ☐ | ☐ | Photographs of existing door(s) or location of proposed new door opening(s) |
| ☒ | ☐ | ☐ | Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening) |
| ☒ | ☐ | ☐ | For new openings, a scaled wall section |
| ☒ | ☐ | ☐ | Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware |
| ☐ | ☐ | ☒ | Documentation of justification for changing the existing door(s) and the extent of the affected area. |

Addendum or
main form

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

\$50.00	Alterations to single family home, site work, and site feature
\$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
\$100.00	Alterations to all other buildings, site work, or features except single family home
\$200.00	New construction except single family home

BDAC Project No. 1431043

Receipt No. _____

Meeting Date: SEPT. 20, 2018

Advertising Costs \$ _____

Paid on _____

Receipt No. _____

1. NAME OF APPLICANT DONALD CRICHTON
Business (if applicable) DON CRICHTON & ASSOC.
Address 302 ST. GEORGE ST.
City ST. AUGUSTINE State FL Zip Code 32084
Daytime telephone 904 377-0913 Other phone/email CRICHTON@COMCAST.NET
The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER STEVEN & LINDA VORKE
Business (if applicable) _____
Address 320 CHARLOTTE ST.
City ST. AUGUSTINE State FL Zip Code 32084
Daytime telephone (required) 904 510-4228 Other phone _____
3. PROJECT STREET ADDRESS 320 CHARLOTTE ST.
4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel _____
5. EXISTING USE RESIDENTIAL PROPOSED USE RESIDENTIAL
6. PROPOSED PROJECT WORK

- A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ NO
- B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

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C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building _____
- ☒ New addition _____
- ☒ New roof structures (dormers, chimneys, etc.) _____
- ☒ New porch/deck/balcony _____
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☒ New window opening/sashes _____
- ☐ New exterior lighting _____
- ☐ New fence/wall/gate _____
- ☐ New parking/walkways/other site features _____
- ☐ Exterior utility service/mechanical equipment _____

D. PAINT COLORS (check one)

- ☒ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

EXPAND LIVING SPACE BY THE ADDITION TO THE MAIN STRUCTURE OF A GARAGE APR. AND A PARTIAL 2ND FLOOR WHILE PRESERVING THE HISTORIC 1 STORY ELEVATION AND PORCH DETAILS.

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME DONALD COLEMAN
 SIGNATURE OF APPLICANT Donald A. Coleman DATE 8/23/18
 PRINT OWNER'S NAME Linda Lohrke
 SIGNATURE OF OWNER Linda Lohrke DATE 8-13-2018

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

Don Crichlow & Associates

St. Augustine, Florida

Revisions to 320 St. George St. Submittal
Since November 15, 2018 Meeting

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Main Residence

- Lowered 2nd floor roof addition by 4 ft. (28' to 24')
- Changed all new windows to 1 over 1 configuration.
- Added dormers on north and south sides of roof.

Garage/Bedroom Addition

- Added windows to north and south elevations.
- Changed garage door design.
- Added pergola from street gate to porch on south elevation.

General

- Provided color samples.
- Provided perspective (color) views of proposed additions.

Don Crichlow & Associates

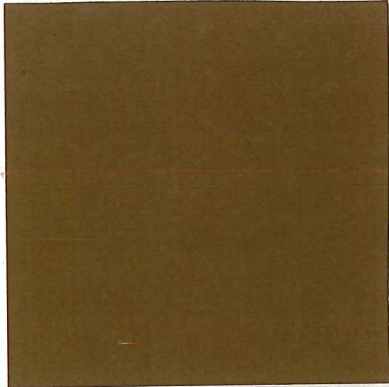
St. Augustine, Florida

Colors for 320 Charlotte St.
Bungalow 1890-1940
(Sherwin Williams Colors)

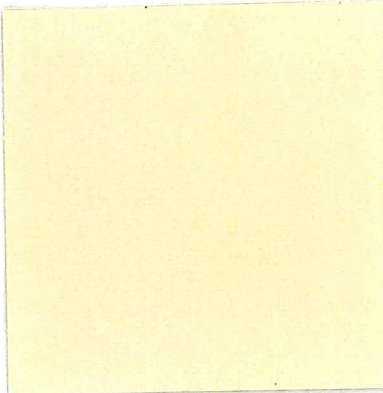
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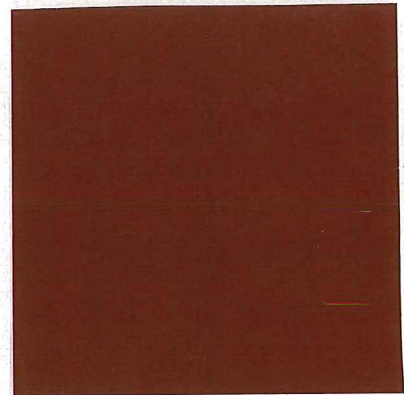
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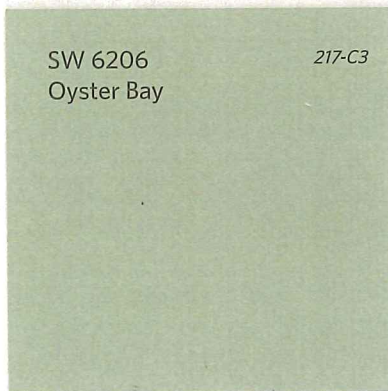
#2807 Rockwood Med.
Brown



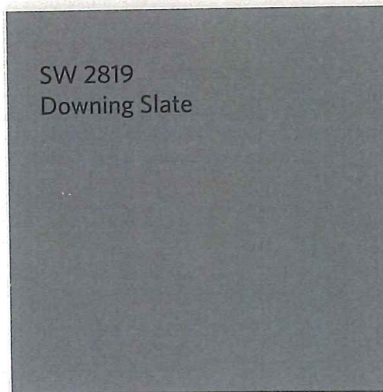
#2829 Classical White



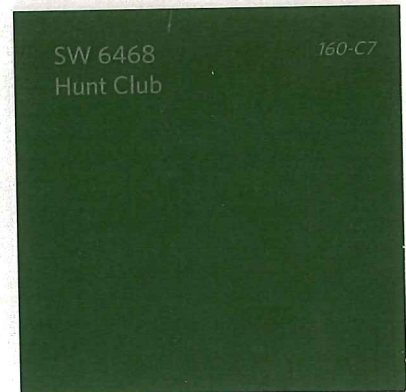
#2802 Rockwood Red



#6206 Oyster Bay



#2819 Downing Slate

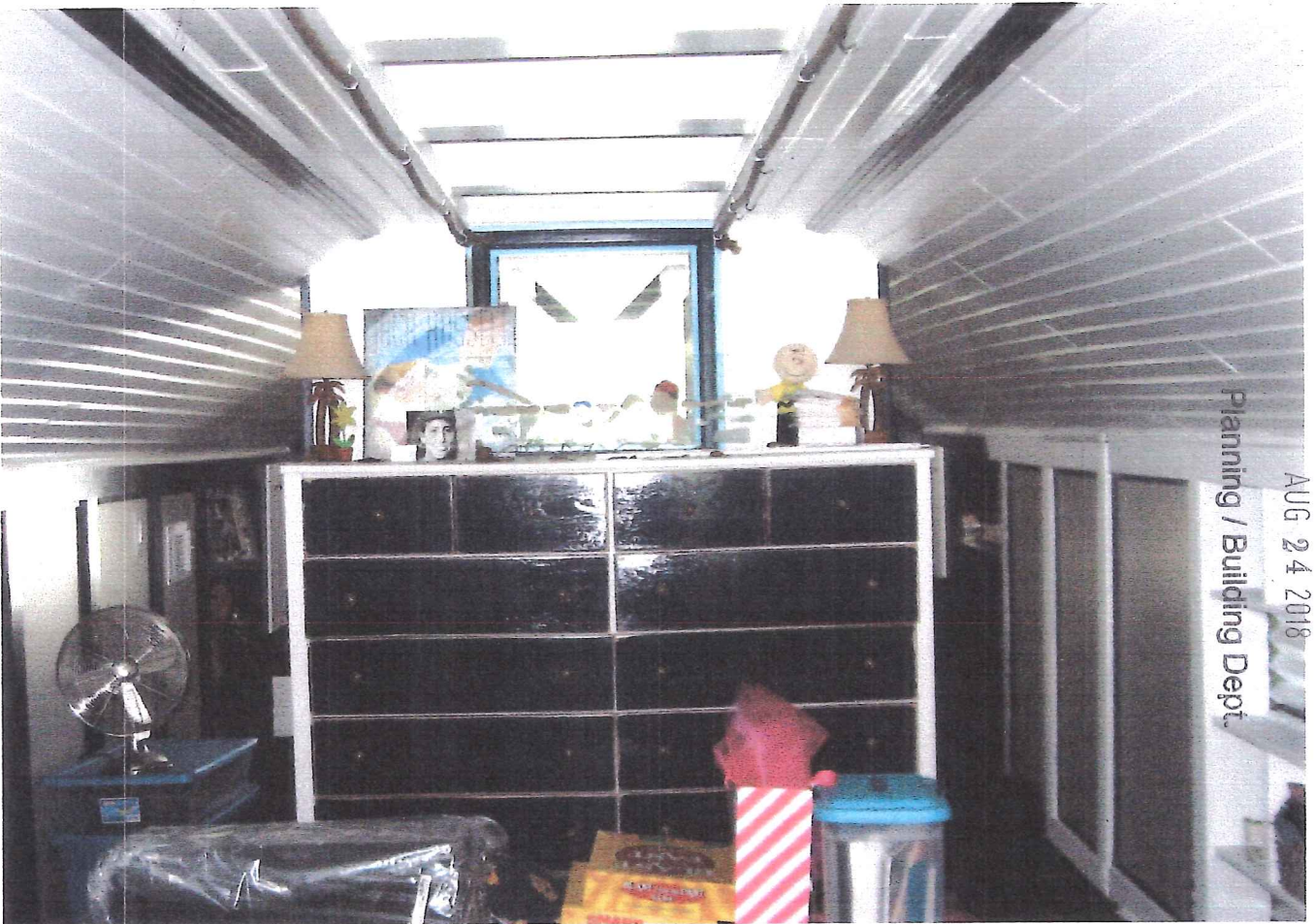


#6468 Hunt Club

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INTERIOR 2ND FLOOR - EXISTING



INTERIOR 1ST FLOOR - EXISTING





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EXISTING EAST FACADE



EXISTING NORTH FACADE

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NEIGHBORING RESIDENCE W/GARAGE



NEIGHBORING BLDG. W/GARAGE



NEIGHBORING RESIDENCE W/GARAGE

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ADJACENT RESIDENCE W/GARAGE DOOR

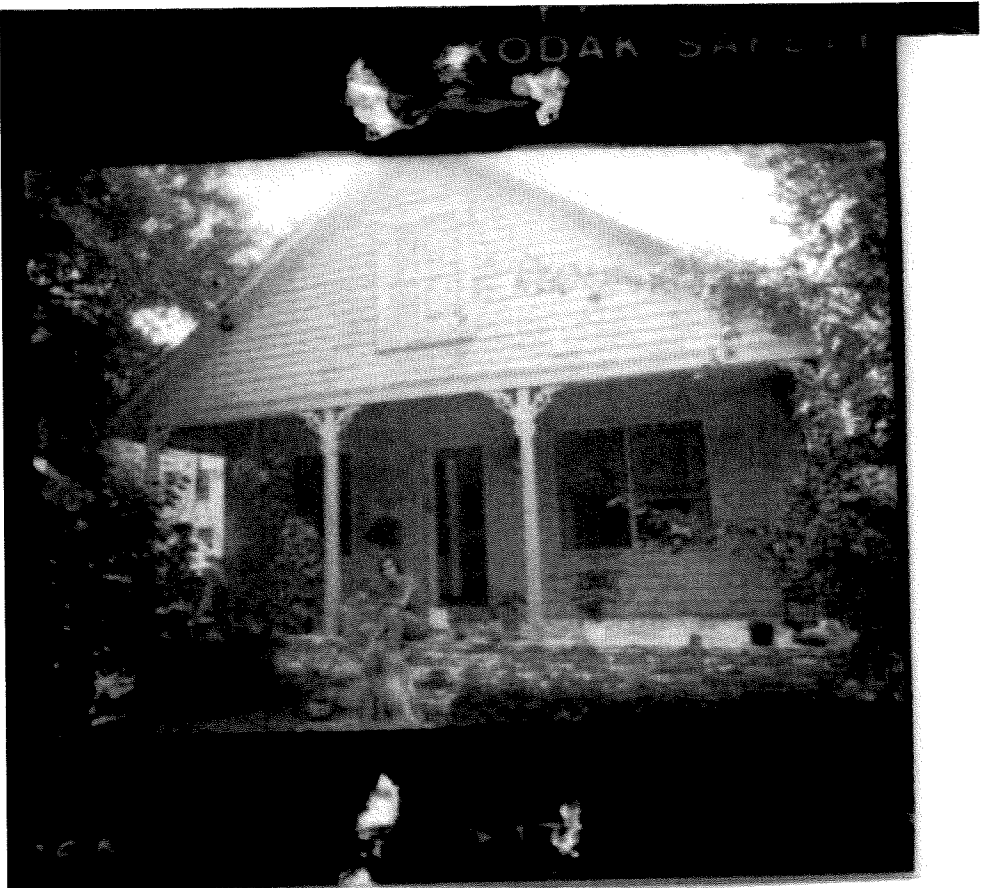


NEIGHBORING RESIDENCE W/GARAGE

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CIRA. 1960'S



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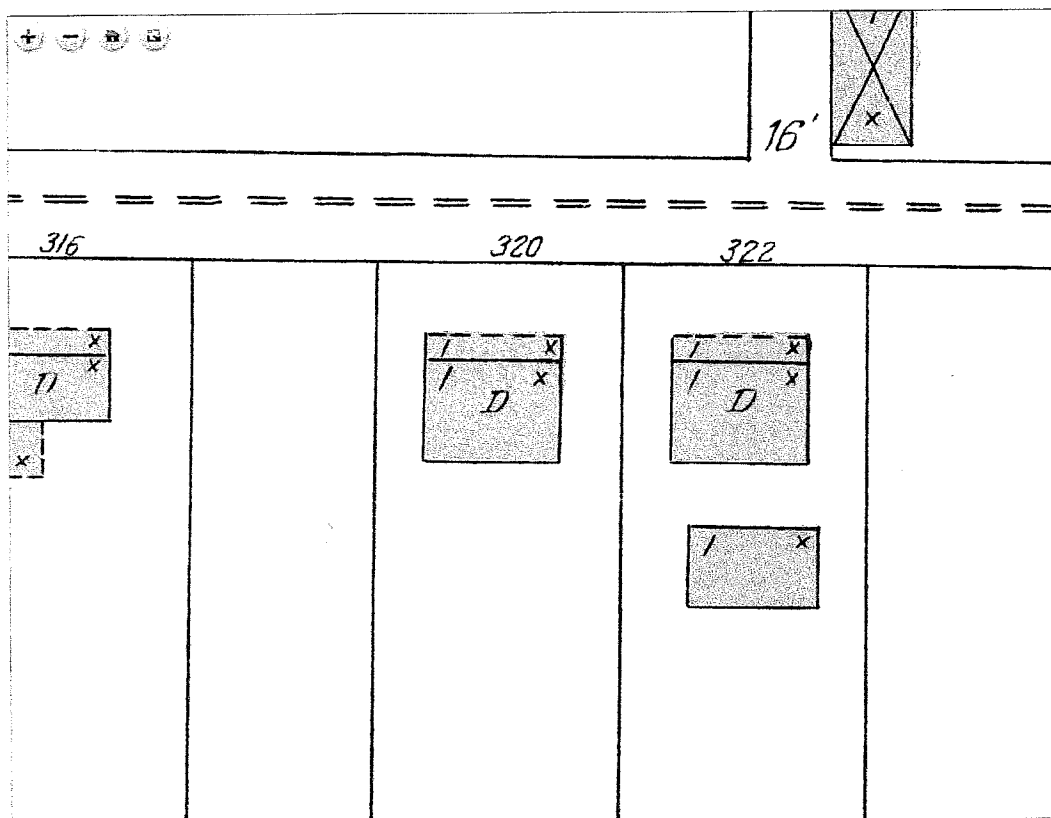
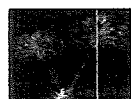
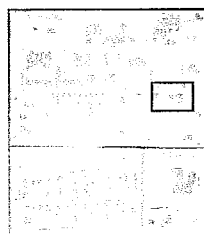
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1904 BUDG. PLAN BEFORE REAR ADDITION

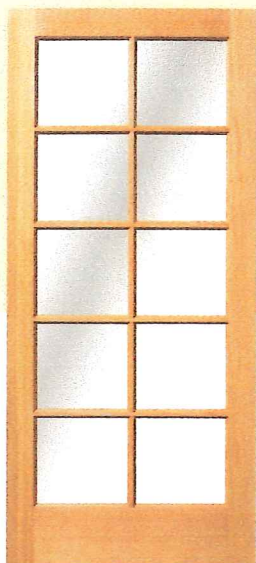
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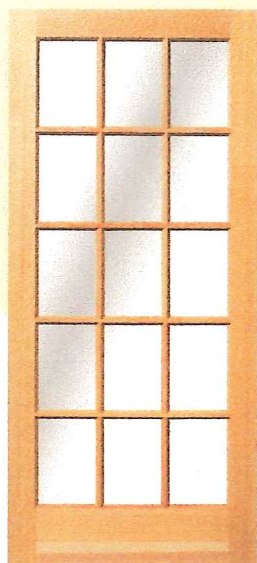
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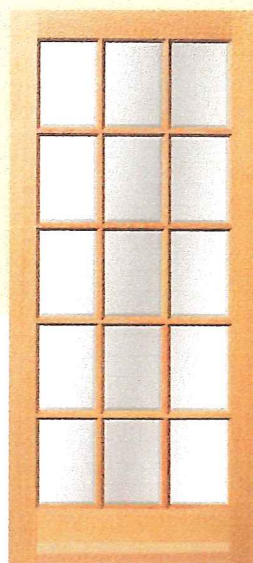
Planning / Building Dept.



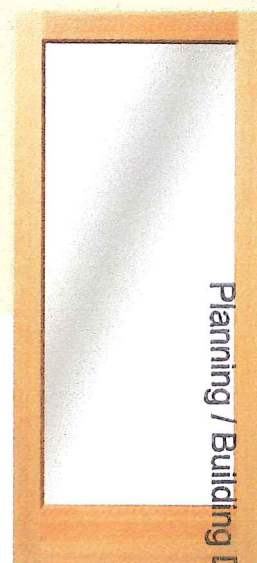
Door 1510 (SG) in Fir with Ovolo Sticking



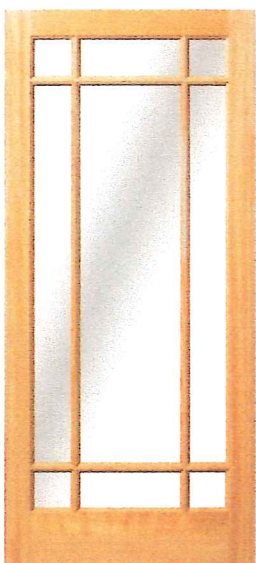
Door 1515 (SG) in Fir with Ovolo Sticking



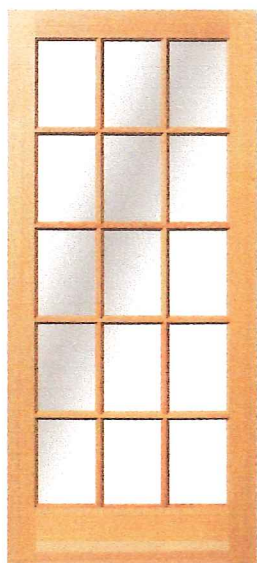
Door 1615 (BEVEL SG) in Fir with Ovolo Sticking



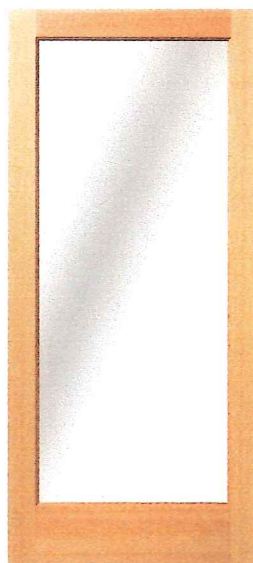
Door 4501 (IG) in Fir with Ovolo Sticking



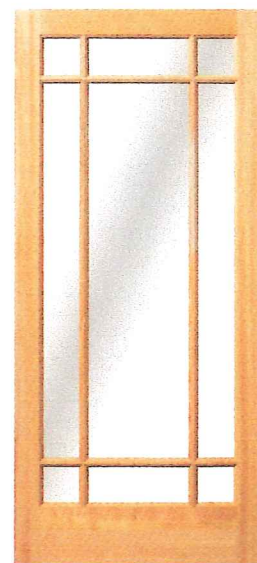
Door 4509 (IG) in Fir with Modified Ovolo Sticking



Door 4515 (IG) in Fir with Modified Ovolo Sticking



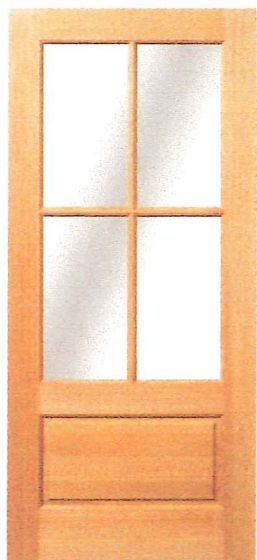
Door 1501 (SG) in Fir with Ovolo Sticking



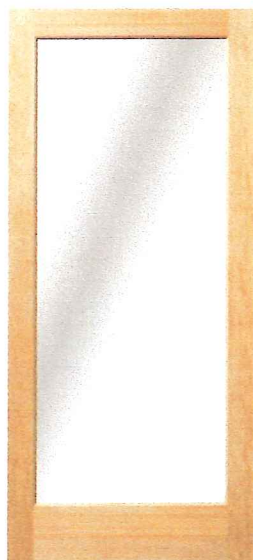
Door 1509 (SG) in Fir with Ovolo Sticking



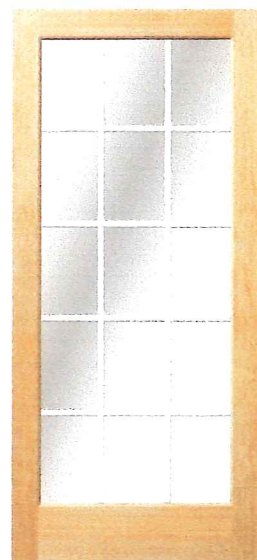
Door 4621 (IG) in Fir with Modified Ovolo Sticking



Door 4621-4 (IG) in Fir with Modified Ovolo Sticking



Door 4501 (IG) in Pine with Modified Ovolo Sticking



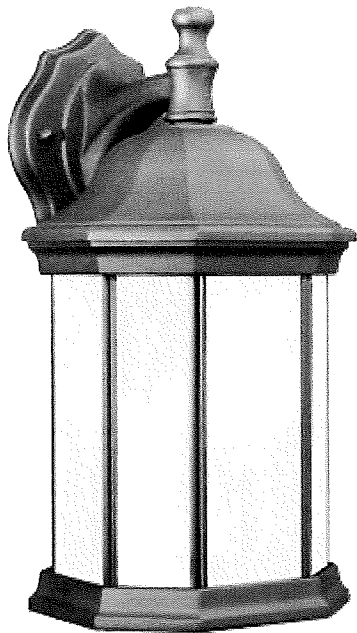
Door 4501 15 GBG (IG) in Pine with Modified Ovolo Sticking



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Hawthorne 1-Light Outdoor Wall Lantern in Black



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Thomas

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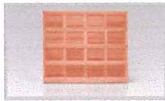
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classic raised, recessed and flush panel designs handcrafted in the beauty of natural wood.

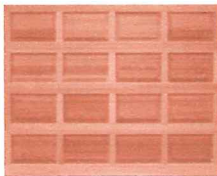
Unlock the beauty of natural wood with a handcrafted hemlock, redwood or cedar garage door from Clopay®. These handcrafted wood garage doors feature traditional raised, recessed and flush panels that allow you to choose the best look for your home and its architecture. The addition of a wood garage door from Clopay® can transform the appearance of your home's exterior and greatly enhance its curb appeal.

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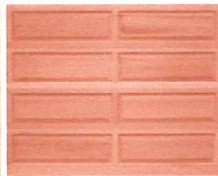
Customizing your wood garage door means making multiple decisions. Our different models give you a choice in design, optional windows and wood selection. These decisions also put the power of personalization in your hands, allowing you to try different garage door combinations before achieving the perfect look for your home's exterior.

MODEL 44

DESIGNS



SHORT



LONG

TOP SECTIONS/WINDOWS

SOLID PANELS



SOLID SHORT

SOLID LONG

WINDOWS



PLAIN SHORT

PLAIN LONG

STOCKTON SHORT

STOCKTON LONG

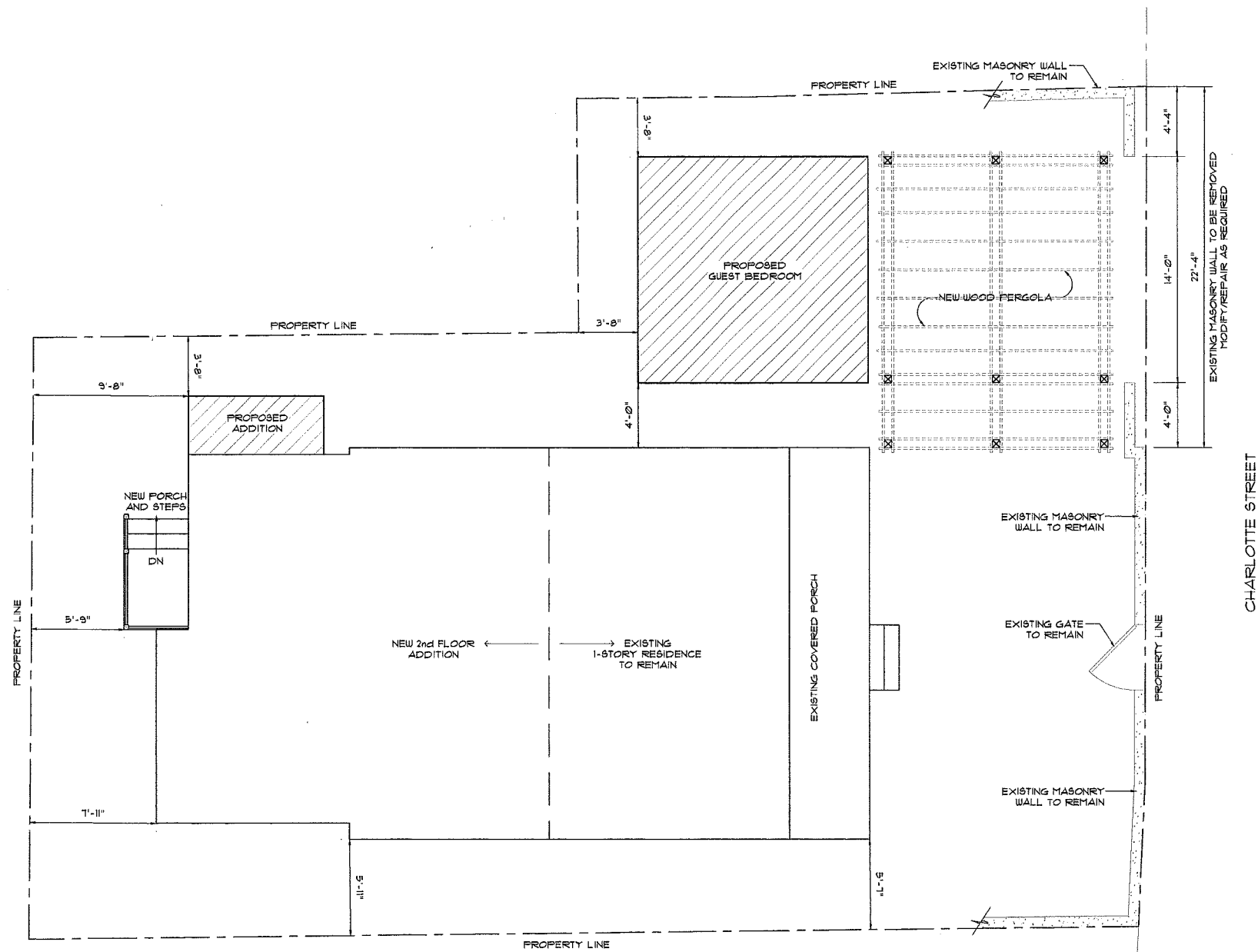
ENTER TO WIN \$1,000!

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 **SITE PLAN**
1/4" = 1'-0"

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DON CRICLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
TEL: (804) 287-3168
ARCHITECT

LOHRKE RESIDENCE
320 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA, 32084

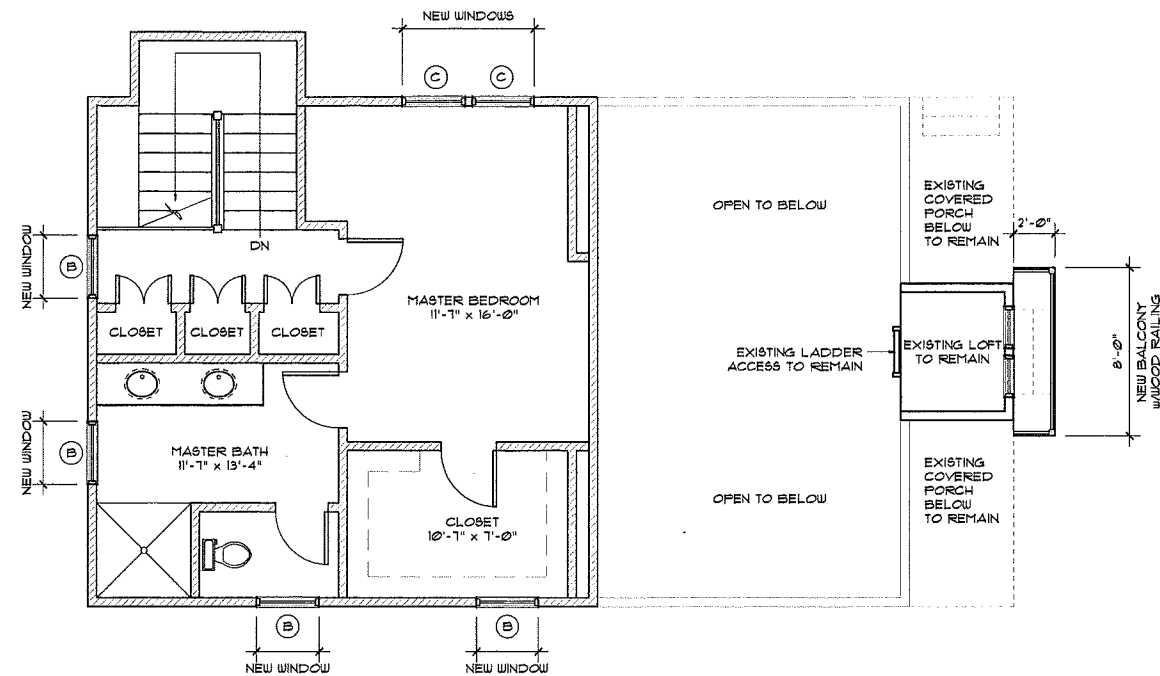
SITE PLAN

DRAWN BY: DM
SCALE: AS NOTED
DATE: 4 FEB 2019

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PROPERTY RIGHTS TO THIS DRAWING AND
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WRITTEN PERMISSION AND CONSENT...

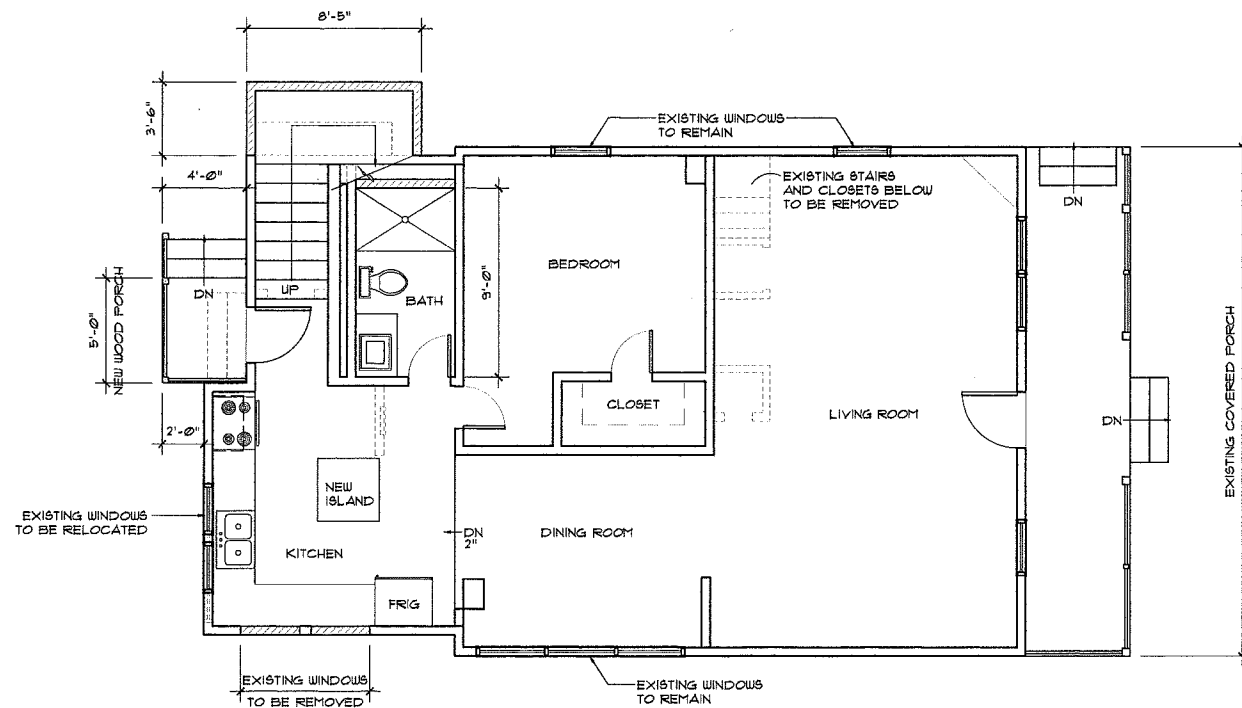
REGISTRATION SEAL

SHEET
A2
2 OF 10



SECOND FLOOR PLAN - RESIDENCE
 1/4" = 1'-0"
 NORTH

Legend
 ——— EXISTING WALLS TO REMAIN
 - - - - - EXISTING WALLS TO BE REMOVED
 = = = = = NEW WOOD WALL

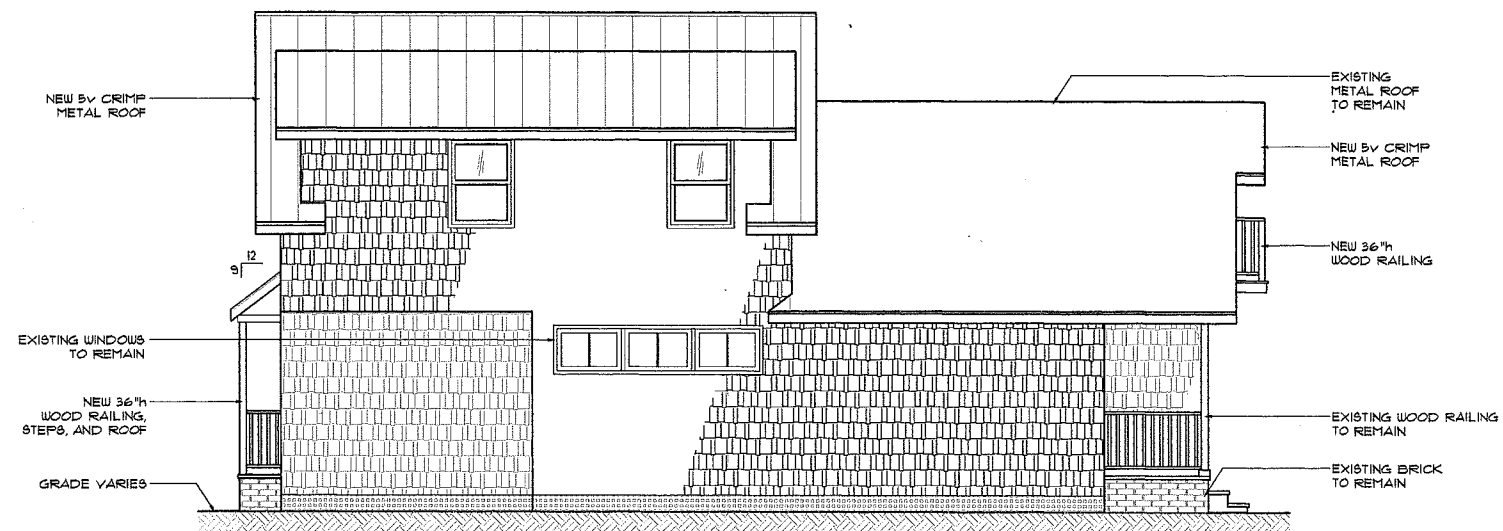


FIRST FLOOR PLAN - RESIDENCE
 1/4" = 1'-0"
 NORTH

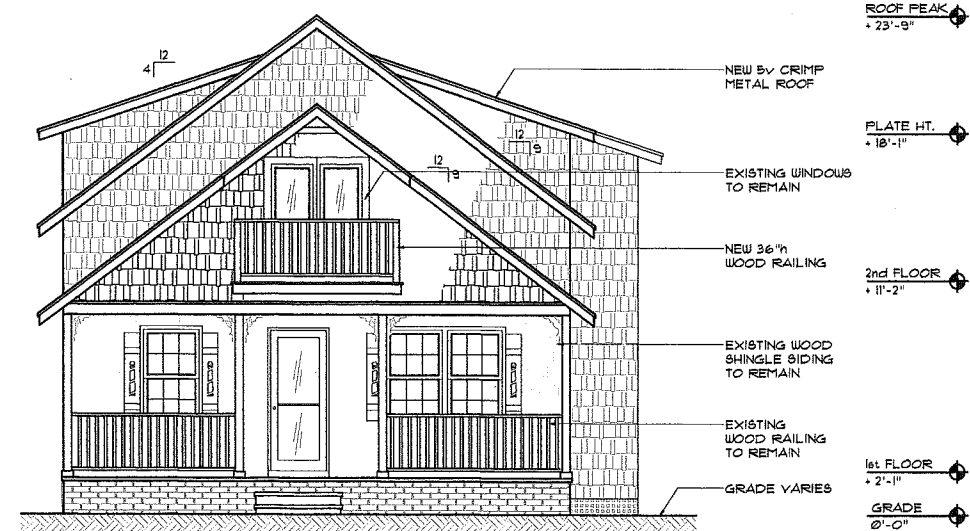
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Square Footage Information

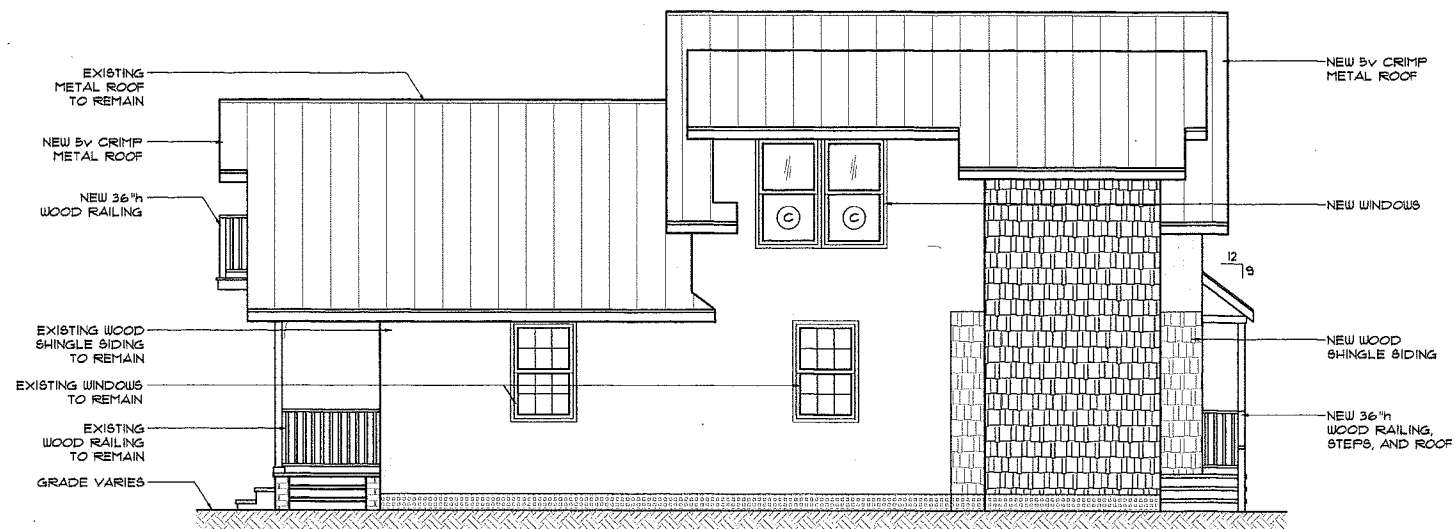
1st FLOOR - EXISTING	915 Sq. Ft.
1st FLOOR - ADDITION	38 Sq. Ft.
1st FLOOR - TOTAL	953 Sq. Ft.
2nd FLOOR - EXISTING	230 Sq. Ft.
2nd FLOOR - ADDITION	397 Sq. Ft.
2nd FLOOR - TOTAL	627 Sq. Ft.
EXISTING - TOTAL	1,145 Sq. Ft.
PROPOSED - TOTAL	1,580 Sq. Ft.



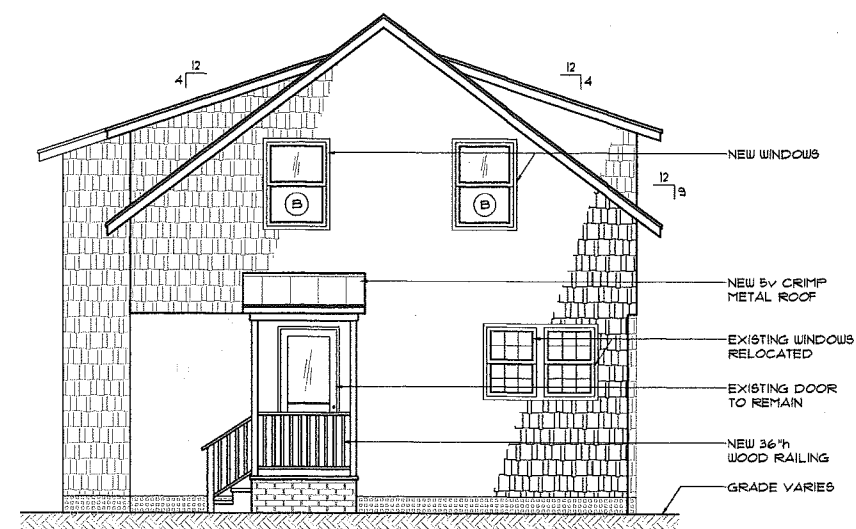
SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

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WRITTEN PERMISSION AND CONSENT...

DRAWN BY: DM
SCALE: AS NOTED
DATE: 4 FEB 2019

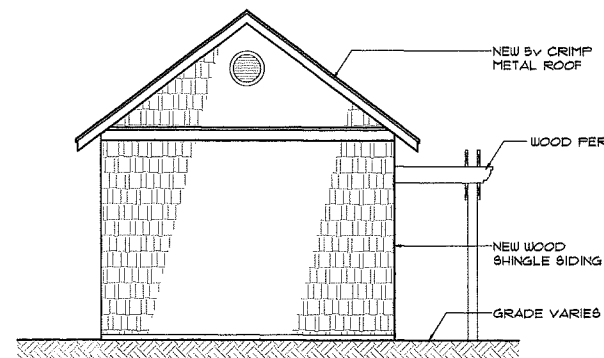
ELEVATIONS
RESIDENCE

LOHRKE RESIDENCE
320 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA, 32084

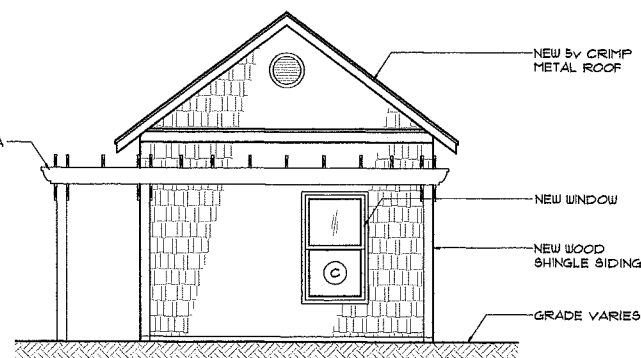
ARCHITECT

SHEET
A4
4 OF 10

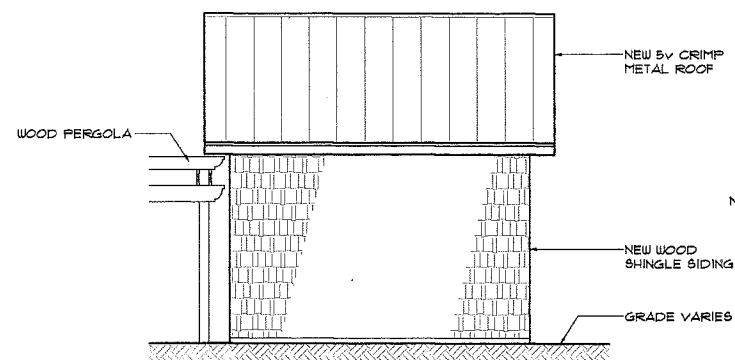
REGISTRATION SEAL



WEST ELEVATION
1/4" = 1'-0"



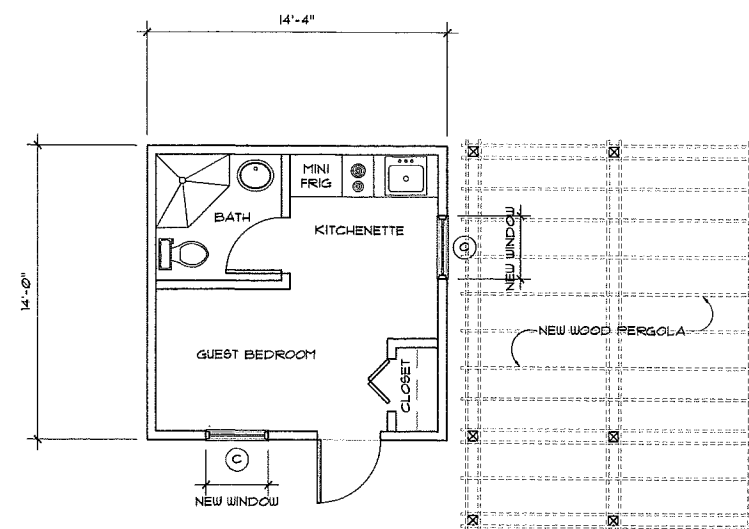
EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



Legend
NEW WOOD WALL

FLOOR PLAN - GUEST BEDROOM
1/4" = 1'-0"
NORTH

Square Footage Information
1st FLOOR - PROPOSED 200 Sq. Ft.

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Planning/Building Dept.

DON CRICHLAW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH: (904) 824-5765

ARCHITECT

SHEET
A5
5 OF 10

FLOOR PLANS
GARAGE

LOHRKE RESIDENCE
320 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA, 32084

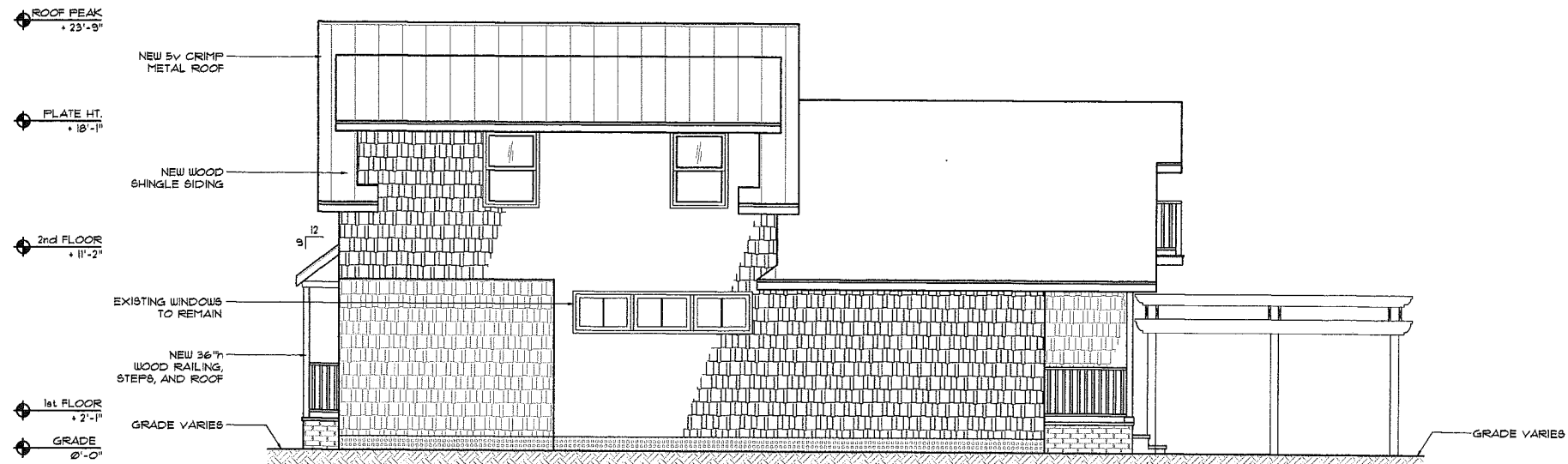
WE HEREBY EXPRESSLY RESERVE THE RIGHT TO MAKE ANY CHANGES TO THIS DESIGN AND TO REPRODUCE, COPY, OR IN ANY MANNER OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING OUR EXPRESS WRITTEN PERMISSION AND CONSENT...

DRAWN BY: DM
SCALE: AS NOTED
DATE: 4 FEB 2019

REGISTRATION SEAL



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

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DATE: 4 FEB 2019

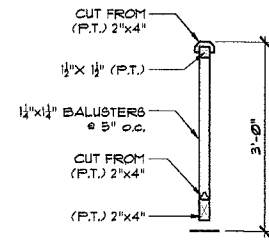
ADDITIONAL
ELEVATIONS

LOHRKE RESIDENCE
320 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA, 32084

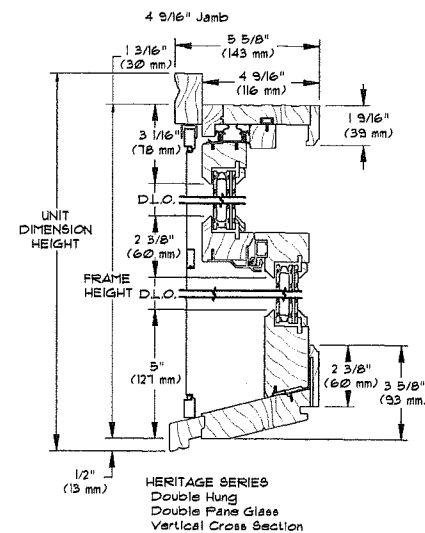
DON CRICLOW & ASSOCIATES
327 AUGUSTINE STREET
ST. AUGUSTINE, FL 32084
PH: (904) 824-5785

ARCHITECT

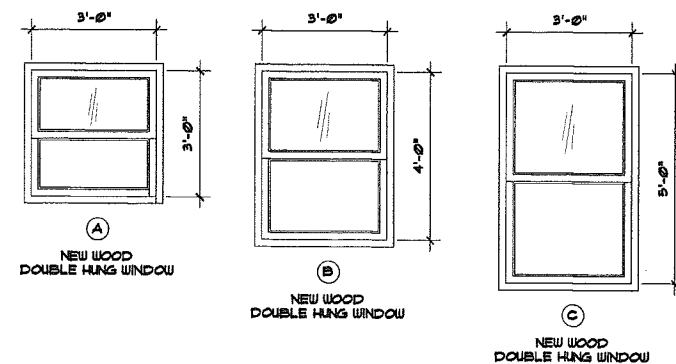
SHEET
A6
6 OF 10



RAILING DETAIL
3/4" = 1'-0"

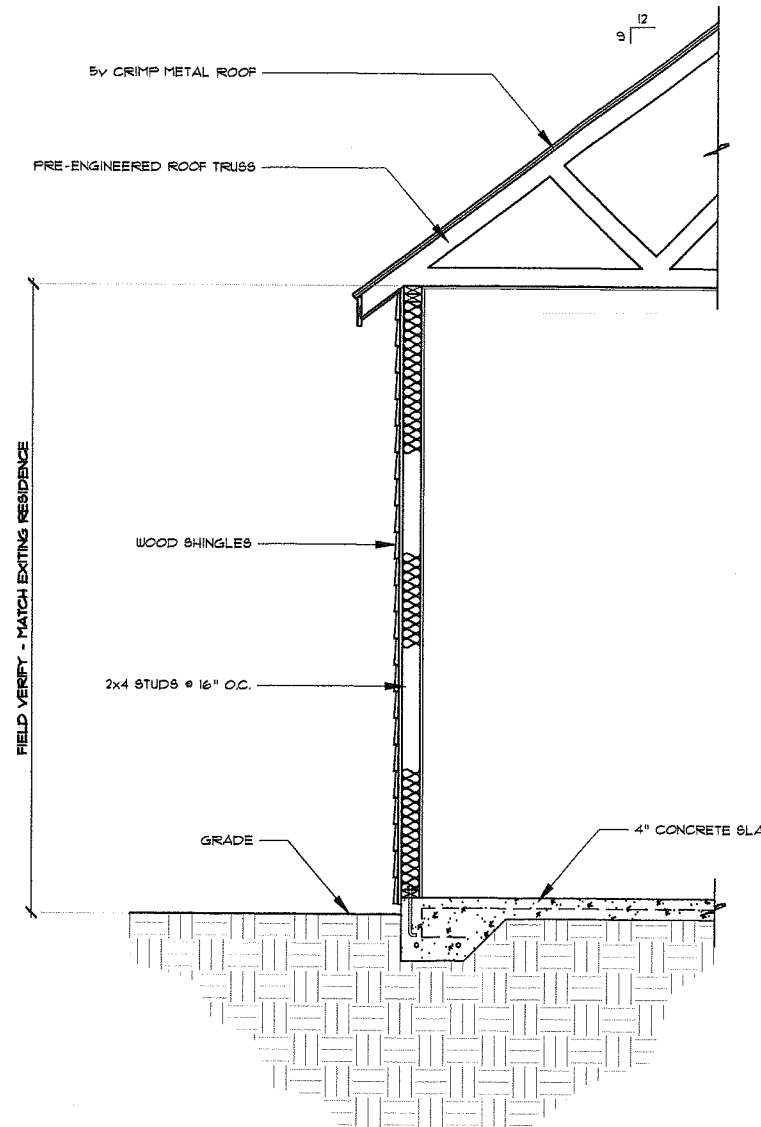


WINDOW DETAIL
N.T.S.

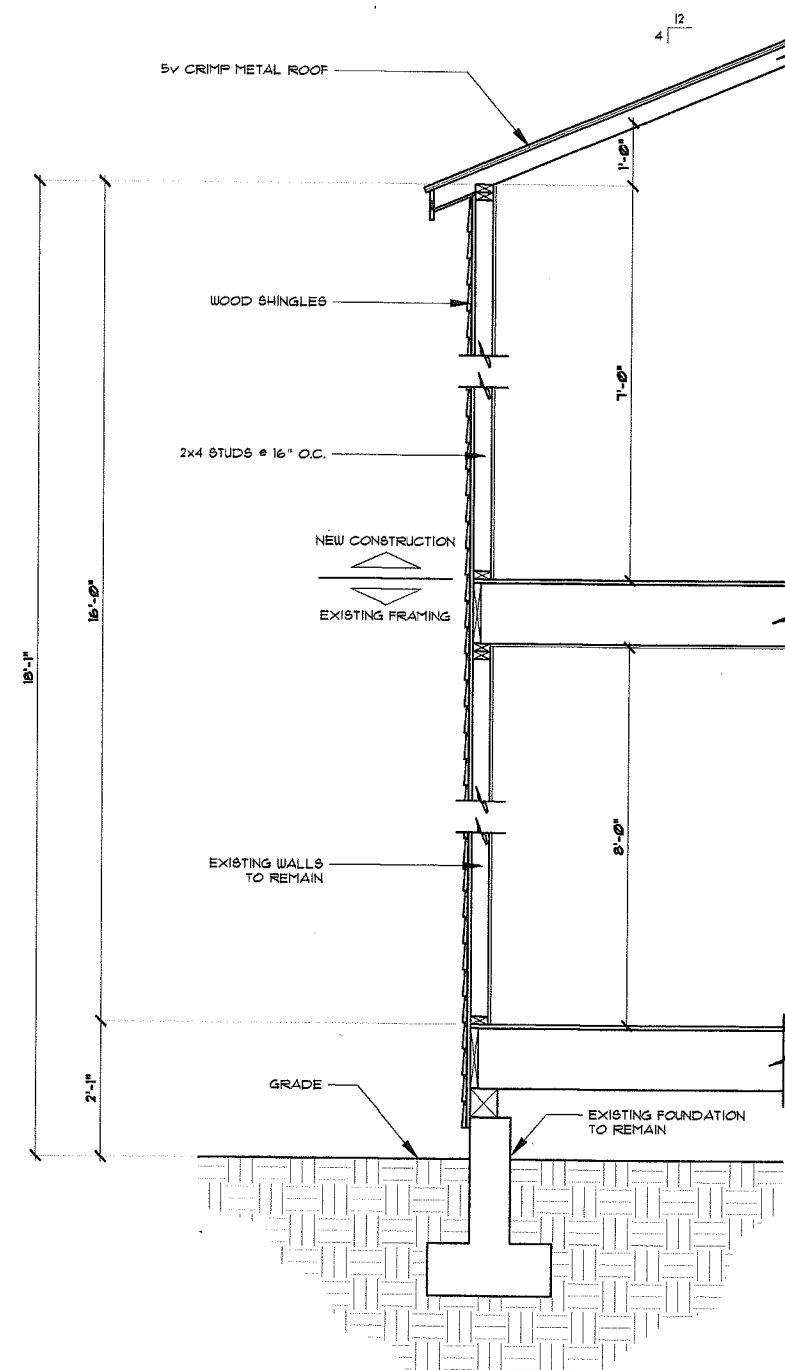


NOTE: SEE FLOOR PLANS FOR LOCATIONS

WINDOW ELEVATIONS
1/2" = 1'-0"



SECTION THRU GUEST BEDROOM
3/4" = 1'-0"



SECTION THRU RESIDENCE
3/4" = 1'-0"

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DON CRICHLAW & ASSOCIATES
ARCHITECTS
320 CHARLOTTE STREET
ST. AUGUSTINE, FL 32084
PH: (850) 824-5785

ARCHITECT

SHEET
A7
7 OF 10

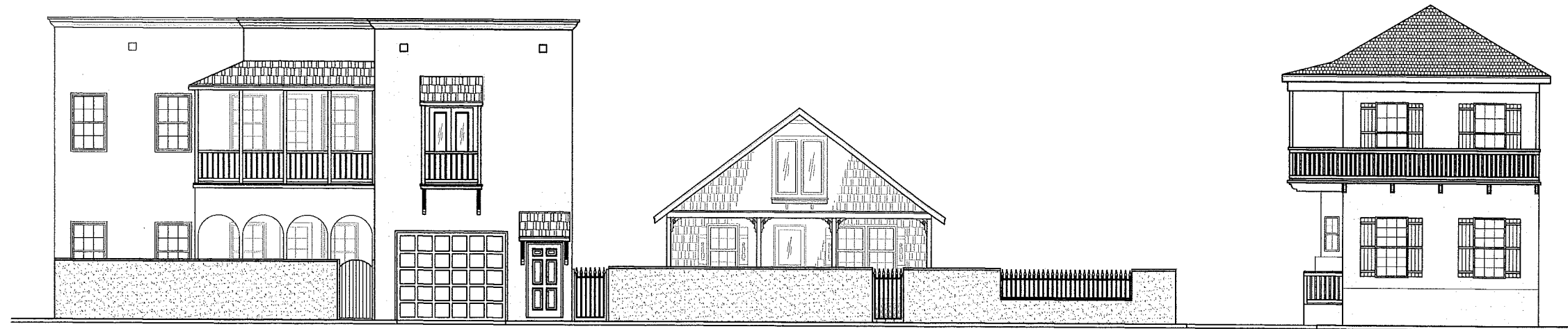
**CONSTRUCTION
DETAILS**

**LOHRKE RESIDENCE
320 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA, 32084**

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REGISTRATION SEAL



EXISTING ELEVATION
3/16" = 1'-0"



PROPOSED ELEVATION
3/16" = 1'-0"

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STREET SCAPE

LOHRKE RESIDENCE
320 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA, 32084

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302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
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ARCHITECT

SHEET
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8 OF 10

REGISTRATION SEAL



PREVIOUS HARB SUBMITTAL
3/16" = 1'-0"



CURRENT HARB SUBMITTAL
3/16" = 1'-0"

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ST. AUGUSTINE, FL 32084
TEL: (904) 287-5768

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9 OF 10

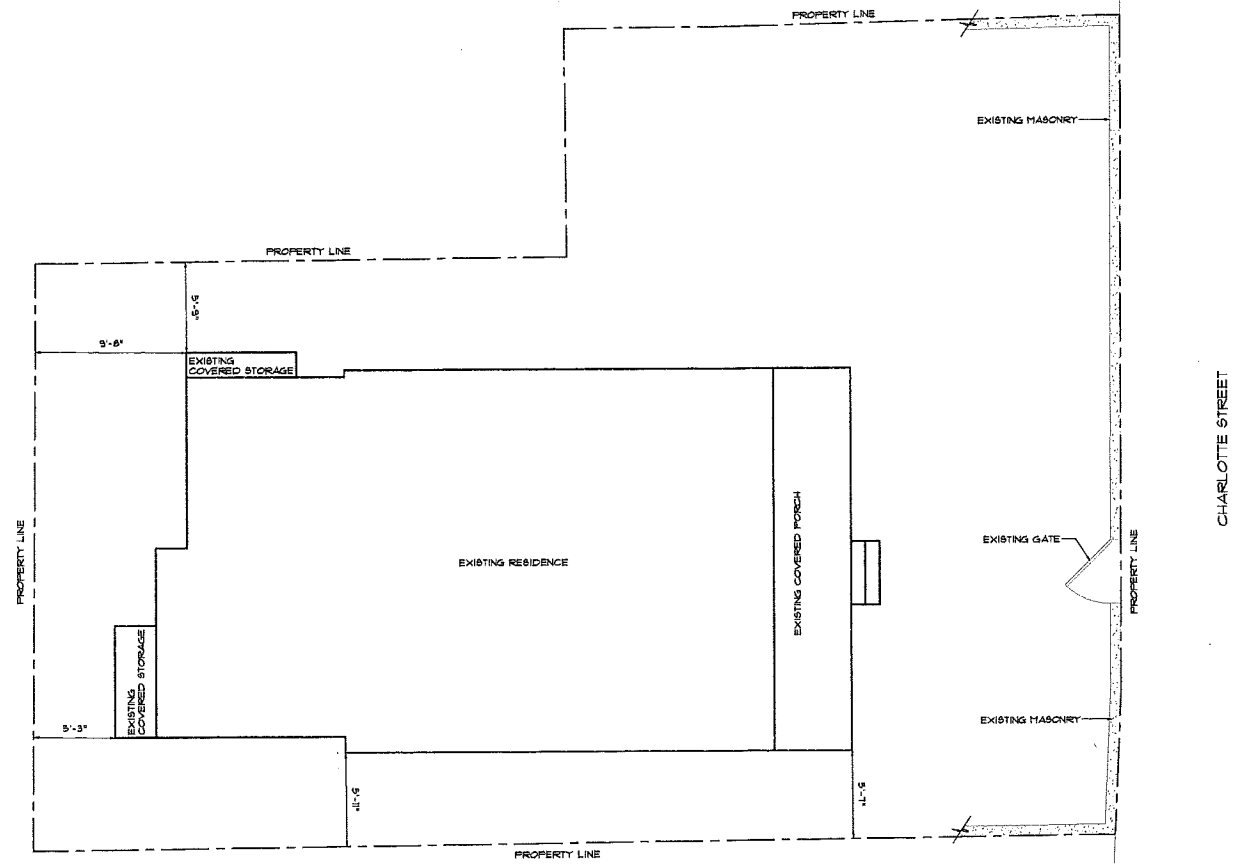
STREET SCAPE
COMPARISON

LOHRKE RESIDENCE
320 CHARLOTTE STREET
ST. AUGUSTINE
FLORIDA, 32084

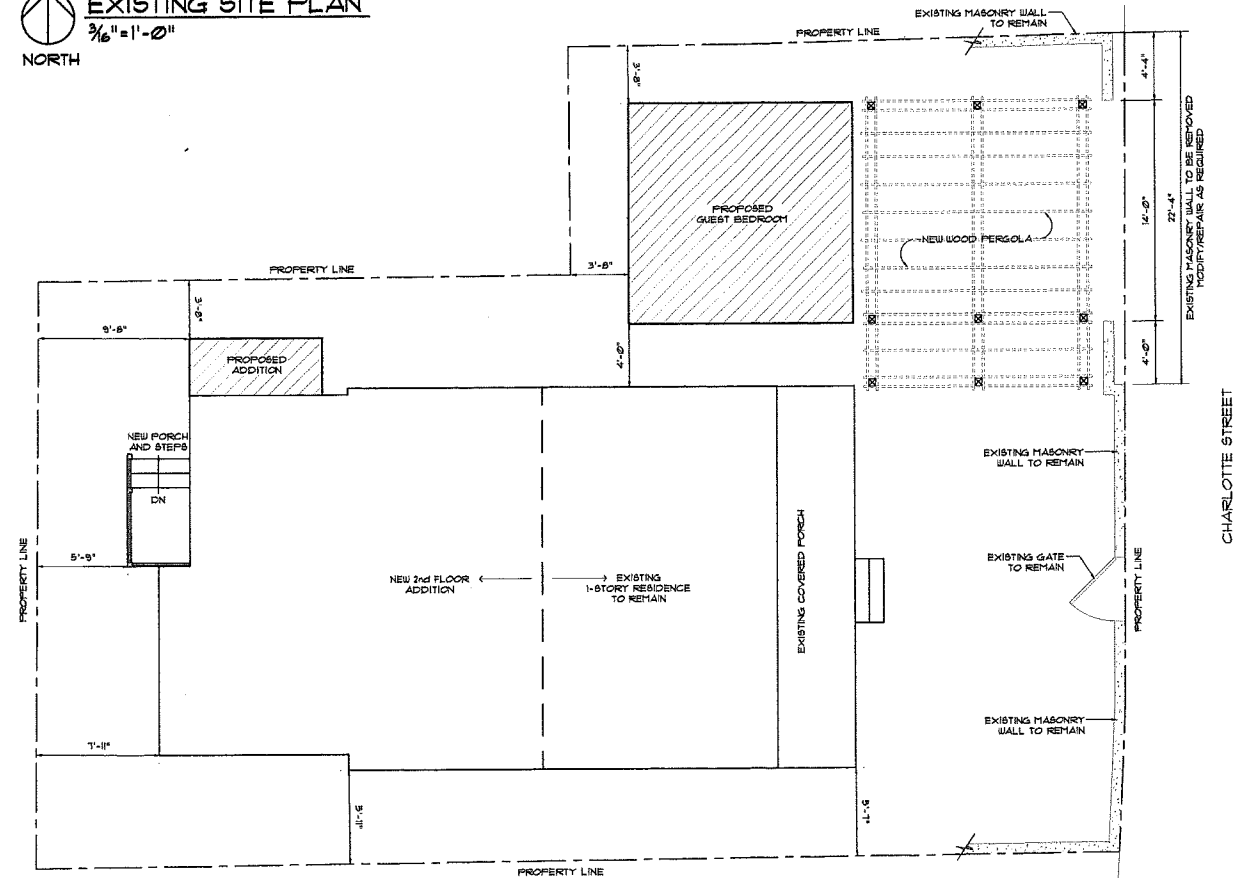
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REGISTRATION SEAL



EXISTING SITE PLAN
 $\frac{3}{16}'' = 1'-0''$
 NORTH



PROPOSED SITE PLAN
 $\frac{3}{16}'' = 1'-0''$
 NORTH

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 ST. AUGUSTINE, FL 32084
 PH. (904) 224-5785

LOHRKE RESIDENCE
 320 CHARLOTTE STREET
 ST. AUGUSTINE
 FLORIDA, 32084

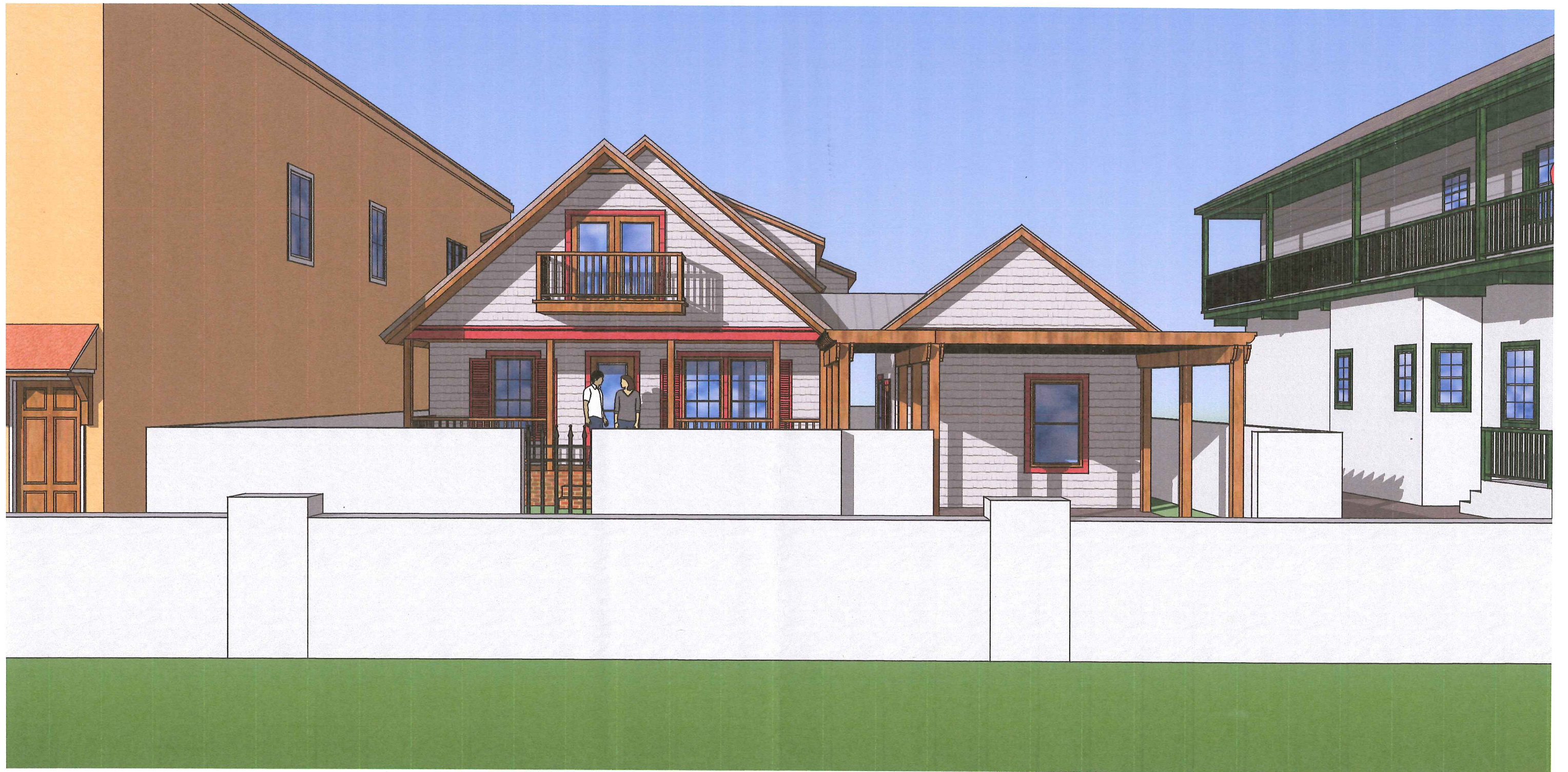
SITE PLANS

DRAWN BY: DM
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REGISTRATION SEAL

SHEET
A10
 10 OF 10



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Planning/Building Dept.



City of St. Augustine
CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 21, 2019 Meeting



Application F2018-0161

Address: 190 Nix Boat Yard Road

TBL Construction, Inc., Applicant

Fishbites Trading LLLp, Owner

Project description: To demolish a structure constructed in 1967 that is not listed on the National Register or recorded in the Florida Master Site File.

NO NEW INFORMATION PROVIDED, NO CHANGE TO STAFF REPORT

Architectural Style: Ranch	Florida Master Site File: N/A
National Register: N/A	Construction date: 1967
Archaeology Zone: N/A	Zoning District: CM-2
Parcel number: 134880 0000	
Agenda Item: 6(c)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Demolition to demolish a structure constructed in 1967 that is not listed on the National Register or recorded in the Florida Master Site File.

- No significant historical connection was found.
- The building has no significant architectural features that make it unique.
- A condition assessment was not provided and is not required since the building is not listed on the National Register of Historic Places.
- The rear enclosed porch has different architectural features from the main home and appears to be an addition. This is supported by the property appraiser website, which notes that there is a frame addition on the home. The garage is also covered in stucco while the rest of the home is concrete block, which suggests that the garage was either an addition or has been altered over time. Besides the additions, the home maintains some of the common characteristics of the Ranch Style.
- The area around the home has been developed, and neighboring buildings include Home Depot, a warehouse, and a restaurant. This has caused the building to lose its sense of place and context.
- No details were provided about the proposed replacement structure, but the applicant has received a variance from PZB for a proposed building.



Main Elevation



Rear Elevation



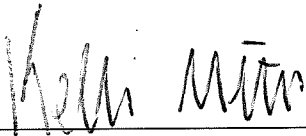
Side Elevation

COD F2018-0161
190 Nix Boat Yard Road
February 21, 2019

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can Approve a Certificate of Demolition for 190 Nix Boat Yard Road with the following condition:

1. Recording of the structure for archival purposes prior to demolition to include completing a Florida Master Site File Form and taking photographs of the structure. These documents will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff.



Kelli Mitchell, Historic Preservation Planner

COD F2018-0161
190 Nix Boat Yard Road
February 21, 2019
Staff Photographs



COD F2018-0161
190 Nix Boat Yard Road
February 21, 2019



APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures... for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage - *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

According to the Property Appraiser, the building was constructed in 1967. The building is not listed in the National Register of Historic Places and is not recorded in the Florida Master Site File.

The application requirements were sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

1. **Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** Not applicable.
2. **The contribution of the structure to the mass and scale of the streetscape.** The building does not have a similar scale or mass as the surrounding streetscape. The surrounding area has developed up around the building.
3. **The impact of the loss of the structure on the streetscape.** Since the area around the building is now more commercial, demolition of the building will not negatively impact the area.
4. **Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** No additional information was provided about the replacement structure, and demolition of the building will not negatively impact the streetscape.
5. **The historical or cultural merit of the structure.** The building is not listed in the Florida Master Site File or on the National Register of Historic Places. The only known resident is Charles Hotchkin. No additional information was found on the home.
6. **The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** The building is not listed in the Florida Master Site File or on the National Register of Historic Places. There is no evidence that the building can be listed on the National Register.
7. **Whether or not the structure is representative of a style or type of architecture or a method of construction.** The home appears to be constructed in the Ranch Style.
8. **Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The building is not last surviving example of a Ranch Style home in St. Augustine and does not have a unique style of construction.
9. **Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The building was not constructed in a unique style or using a unique method. Reproducing the building would not be difficult.
10. **The justification for the proposed demolition.** No justification given.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☒ Yes ☐ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☒ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

COD F2018-0161
190 Nix Boat Yard Road
February 21, 2019

LIST OF ATTACHMENTS:

1. City Directory Research

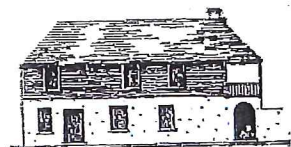
SAHS POLK CITY DIRECTORY RESEARCH

190 Nix Boat Yard Road

[illegible]

NOV 16 2018

Building Dept.



**CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION**



- ☒ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. 2018-0141

Receipt No. 1488040

Meeting Date Dec. 20, 2018

Advertising Costs \$ _____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Tyler Lee

Business (if applicable) TBL Construction Inc.

Address 168 State Road 312

City St. Aug. State FL Zip 32086

Daytime telephone 904-214-7991 Other phone/email tlb@serviceinc.com

***Correspondence related to this application will be based on the above information

2. NAME OF PROPERTY OWNER Fish Bites

Business (if applicable) Carr Specialty Builts

Address 164 Nix Boat Yard Road

City St. Aug. State FL Zip 32086

Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 190 Nix Boat yard Road.

4. LEGAL DESCRIPTION OF PROPERTY

Lot _____ Block _____ Subdivision _____ Parcel Number _____

5. DATE OF CONSTRUCTION _____ Source: _____

6. HISTORIC STATUS (check all that apply)

- ☐ Designated Local Landmark
☐ Property individually listed on the National Register of Historic Places
☐ Contributing building in National Register Historic District
☐ Listed on Florida Master Site File
☒ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)

- ☐ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
☒ FULL DEMOLITION - The complete razing of a building resulting in its permanent removal.
☐ RELOCATION - The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- o Purchase price _____
- o Moving fee (prepared by a licensed and insured building mover) _____
- o Building rehabilitation _____

C. Required submittals:

- ☐ Photographs of existing conditions including façade of the building.
- ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Tyler Lee DATE 11/10/18

SIGNATURE OF APPLICANT [Signature]

PRINT 1st OWNER'S NAME TERRY DILLINGER DATE 12/21/18

SIGNATURE OF 1st PROPERTY OWNER [Signature]

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify: _____
☐	☐	☐	Porch/Deck/Balcony Specify: _____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify: _____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

- ☐ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☒ Photographs of existing conditions including façades of the building and interior features if applicable.
- ☒ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

- ☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.
- ☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:
 - o An estimate of the cost of the proposed construction, alteration, demolition, or removal.
 - o The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
 - o An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
 - o The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
 - o The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
 - o All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
 - o Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
 - o The assessed value of the property according to the two (2) most recent assessments;
 - o The real estate taxes for the previous two (2) years.
 - o The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
 - o Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.



Owner's Authorization For Agent

_____ is/are hereby authorized TO ACT ON BEHALF
OF _____, the owner(s) of those lands described within ☐
the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Historic Architectural Review Board, for an application
related to a Certificate of Demolition for the structure located at:

BY: _____
Signature of Owner

Print Name of Owner

Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20____.

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
TBL CONSTRUCTION INC

Filing Information

Document Number	P14000076546
FEI/EIN Number	01-0714552
Date Filed	09/16/2014
Effective Date	09/15/2014
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/20/2017
Event Effective Date	NONE

Principal Address

168 STATE ROAD 312
ST AUGUSTINE, FL 32086

Changed: 09/20/2017

Mailing Address

168 STATE ROAD 312
ST AUGUSTINE, FL 32086

Changed: 09/20/2017

Registered Agent Name & Address

LEE, TYLER B
4235 JEFFERSON AVE SOUTH
HASTINGS, FL 32145

Address Changed: 04/26/2016

Officer/Director Detail

Name & Address

Title P

LEE, TYLER B
4235 JEFFERSON AVE SOUTH
HASTINGS, FL 32145

Title D

Lowe, Lance A
168 STATE ROAD 312
ST AUGUSTINE, FL 32086

Title D

HALL, TIMOYHY A
168 STATE ROAD 312
ST AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2016	04/26/2016
2017	04/25/2017
2018	04/26/2018

Document Images

04/26/2018 -- ANNUAL REPORT	View image in PDF format
09/20/2017 -- Amendment	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
09/16/2014 -- Domestic Profit	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Partnership
FISHBITES TRADING, LLLP

Filing Information

Document Number	A14000000554
FEI/EIN Number	47-2106684
Date Filed	10/20/2014
Effective Date	10/20/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/27/2015

Principal Address

164 NIX BOAT YARD ROAD
ST AUGUSTINE, FL 32084

Changed: 02/01/2017

Mailing Address

164 NIX BOAT YARD ROAD
ST AUGUSTINE, FL 32084

Changed: 02/01/2017

Registered Agent Name & Address

CONNER, STEVEN W
1106 PARK AVENUE
ORANGE PARK, FL 32073

Name Changed: 10/27/2015

General Partner Detail

Name & Address

DILLINGER, TERRY
56 SOUTH DIXIE HIGHWAY
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2016	03/29/2016

11/19/2018

Detail by Entity Name

2017	01/11/2017
2018	03/07/2018

Document Images

03/07/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
10/27/2015 -- REINSTATEMENT	View image in PDF format
10/20/2014 -- Domestic LP	View image in PDF format

Instr #2014070638 BK: 3961 PG: 661, Filed & Recorded: 12/4/2014 4:08 PM #Pgs:5
Cheryl Strickland, Clerk of the Circuit Court St. Johns County FL Recording \$44.00 Doc. D \$7,000.00

PREPARED BY AND RETURN TO:
FRANK E. MILLER, ESQUIRE
GUNSTER, YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FL 32202

14 07 2113

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 20th day of November, 2014 by **NIX ROAD ASSOCIATES LLC**, a Florida limited liability company, whose address is P.O. Box 529, St. Augustine, FL 32085, hereinafter called the Grantor, to **FISHBITES TRADING, LLLP**, a Florida limited liability limited partnership, whose address is 56 South Dixie Highway, St. Augustine, Florida 32084, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its legal representatives and assigns, all that certain real property situate in St. Johns County, Florida, as described on Exhibit "A" attached hereto.

Parcel Identification Numbers: 134880-0000; 134880-0020; and 134890-0000

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

TO HAVE AND TO HOLD, the same in fee simple forever.

And Grantor hereby covenants with Grantee that except as set forth below, at the time of the delivery of this deed, the property was free from all encumbrances made by Grantor; and that Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

This conveyance is made subject to taxes assessed subsequent to December 31, 2014 and to such other easements, encumbrances and other matters as are more particularly described in Exhibit B attached hereto and made a part hereof.

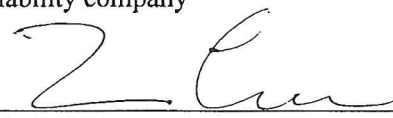
BK: 3961 PG: 662

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

NIX ROAD ASSOCIATES LLC, a Florida
limited liability company


Name Printed: Delinda Penette Herrod By: _____


Linda Luhrs as personal representative of
the Estate of Warren R. Luhrs, its Manager


Name Printed: Sherri Ann Deese

STATE OF FLORIDA }
COUNTY OF Duval } SS

The foregoing instrument was acknowledged before me this 18th day of November, 2014,
by Linda Luhrs, as personal representative of the Estate of Warren R. Luhrs, as Manager of **NIX
ROAD ASSOCIATES LLC**, a Florida limited liability company, on behalf of the Company.





(Print Name _____)

NOTARY PUBLIC

State of Florida at _____

Commission # _____

My Commission Expires:

Personally known X

or Produced I.D. _____

[check one of the above]

Type of Identification Produced _____

BK: 3961 PG: 663

EXHIBIT "A"**(Legal Description)****Parcel 1:**

A parcel of land in the G.W. PERPALL GRANT, Section 41, Township 7 South, Range 30 East, St Johns County, Florida, and being more fully described as follows:

Beginning at the Southeast corner of Lot or Tract 3 of said Section 41 as shown on Map of New Augustine, dated June 1918, on file in the Public Records of said county; said corner being also the Southeast corner of land conveyed by Royston to Hansen as recorded in Deed Book 222, Pages 521 and 522, Public Records of said County; thence North 87 degrees 49 minutes West, on the North line of a 60 foot width public road, 204.60 feet; thence South 85 degrees 39 minutes West, on said North line of road, 246.87 feet; thence North 33 degrees 53 minutes 30 seconds East 269.58 feet; thence South 25 degrees 05 minutes 30 seconds East, on the Westerly line of said land conveyed by Royston to Hansen, 26.29 feet; thence North 62 degrees 55 minutes East, 181.96 feet; thence South 25 degrees 05 minutes 30 seconds East, on the East line of said Tract 3 and on the center of an old ditch, 300.07 feet to the Point of Beginning.

Parcel 2:

A parcel of land in the G.W. PERPALL. GRANT, Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, and being more fully described as follows:

Commencing at the Southeast corner of Lot or Tract 3 of said Section 41, as shown on map of New Augustine dated June, 1918, on file in the Public Records of said County, said Southeast corner of Lot or Tract 3 being also the Southeast corner of land conveyed by Royston to Hansen, as recorded in Deed Book 222, Pages 521 and 522, Public Records of said County; thence North 25°05'30" West, on the East line of said Lot or Tract 3 and the East line of said land conveyed by Royston to Hansen on the center of an old ditch, 300.07 feet to the Point of Beginning at the Southeast corner of the herein described parcel of land; thence continuing North 25°05'30" West, on said East line of Lot or Tract 3 and the center of an old ditch, 320 feet more or less to the run of Gonzales Creek; thence Westerly, on the run of Gonzales Creek, 190 feet more or less; thence South 25°05'30" East, on the West line of said land conveyed by Royston to Hansen, 350 feet more or less to a point on the East end of a 20 foot width access road easement at the point where the Southeast line of said easement intersects with the West line of said land conveyed by Royston to Hansen; thence continuing South 25°05'30" East, on said West line of land conveyed by Royston to Hansen, 26.29 feet; thence North 62°55' East 181.96 feet to the Point of Beginning.

TOGETHER WITH an easement for ingress: Access Road Easement - A strip of land 20 feet in width in the G.W. PERPALL GRANT, Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, and being more fully described as follows:

Commencing at the Southeast corner of Lot or Tract 3 of said Section 41 as shown on map of New Augustine, dated June 1918, and on file in the Public Records of said County, being also the Southeast corner of lands conveyed by Royston to Hansen as recorded in Deed Book 222, Page 521 and 522, Public Records of said County; thence North 87°49' West, on the South line of said Lot or Tract 3 and the South line of land conveyed to Hansen, said line being also the

BK: 3961 PG: 664

North line of a 60 foot width county road, 204.60 feet to an angle point on said North line of road at the Southwest corner of said land conveyed to Hansen; thence South $85^{\circ}39'$ West, on said North line of road, 246.87 feet to the Point of Beginning at the Southeast corner of the herein described strip of land; thence continuing on said North line of road, South $85^{\circ}39'$ West 25.47 feet; thence North $33^{\circ}53'30''$ East 297.37 feet; thence South $25^{\circ}05'30''$ East, on the West line of that land conveyed by Royston to Hansen, as recorded in Deed Book 222, Pages 521 and 522, Public Records of said County, 23.34 feet; thence South $33^{\circ}53'30''$ West 269.58 feet to the Point of Beginning.

COPY

EXHIBIT "B"**(Permitted Exceptions")**

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years.
2. Order 99-0649 recorded in O.R. Book 1440, page 1411 and recorded in O.R. Book 1440, page 1415.
3. Ordinance No. 2001-36 recorded in O.R. Book 1705, page 795.
4. Riparian and littoral rights.
5. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.
7. Any portion of the parcel lying waterward of the mean-high water line of Gonzales Creek.

COPY



St. Johns County, FL

Quick Links

[My Tax Bill](#)
[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 1348800000
 Location Address 190 NIX BOAT YARD RD
 SAINT AUGUSTINE 32084-0000
 Neighborhood Perpal Grant (RES) (692)
 Tax Description* (2-2) PERPALL GRANT SUB PT OF LOT 3 IN SE COR.75 OR121/72.5AC OR132/348 1.2AC OR336/209 &0.3AC OR3162/598 OR3961/661
 *The Description above is not to be used on legal documents.
 Property Use Code Single Family (0100)
 Subdivision N/A
 Sec/Twp/Rng 41-7-30
 District City of St Augustine (District 452)
 Millage Rate 20.2171
 Acreage 1.400
 Homestead N

View Map

Owner

Owner Name Fishbites Trading Llp 100%
 Mailing Address 164 NIX BOAT YARD RD
 SAINT AUGUSTINE, FL 32084-0000

Valuation

	2019
Building Value	\$61,905
Extra Features Value	\$0
Total Land Value	\$167,706
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$229,611
Total Deferred	\$0
Assessed Value	\$229,611
Total Exemptions	\$0
Taxable Value	\$229,611

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$62,741	\$0	\$167,706	\$0	\$0	\$230,447	\$230,447	\$0	\$230,447
2017	\$63,577	\$0	\$167,706	\$0	\$0	\$231,283	\$231,283	\$0	\$231,283
2016	\$45,631	\$0	\$167,706	\$0	\$0	\$213,337	\$213,337	\$0	\$213,337
2015	\$47,153	\$0	\$167,706	\$0	\$0	\$214,859	\$214,859	\$0	\$214,859
2014	\$45,095	\$0	\$167,706	\$0	\$0	\$212,801	\$212,801	\$0	\$212,801
2013	\$46,526	\$0	\$167,706	\$0	\$0	\$214,232	\$214,232	\$0	\$214,232
2012	\$47,242	\$0	\$167,706	\$0	\$0	\$214,948	\$214,948	\$0	\$214,948
2011	\$48,674	\$0	\$182,952	\$0	\$0	\$231,626	\$231,626	\$0	\$231,626
2010	\$49,390	\$0	\$198,198	\$0	\$0	\$247,588	\$247,588	\$0	\$247,588

Building Information

Building 1
 Actual Area 2306

Roof Structure Gable Hip
 Roof Cover Roll Composite

Conditioned Area 1650
Actual Year Built 1967
Use Single Family Residence
Style 01
Class N
Exterior Wall Concrete Block, Concrete Stucco

Interior Flooring Hardwood, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Block	50%
Exterior Wall	Concrete Stucco	50%
Roofing Structure	Gable Hip	100%
Roofing Cover	Roll Composite	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	60%
Interior Flooring	Ceramic Tile	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1300	1300
FINISHED GARAGE	0	500
FRAME ADDITION	350	350
FINISHED OPEN PORCH	0	80
PATIO	0	76
Total SqFt	1650	2306

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	30492	SF	\$83,853
Single Family	0	0	30492	SF	\$83,853

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/27/2015	5/21/2015	\$0.00	EM	4032	1151	U	I	FISHBITES TRADING LLLP	FISHBITES TRADING LLLP
12/4/2014	11/20/2014	\$1,000,000.00	WD	3961	661	Q	I	NIX ROAD ASSOCIATES LLC	FISHBITES TRADING LLLP
	2/3/2009	\$3,250,000.00	WD	3162	598	U	I	SAMCU PROPERTIES LLC	NIX ROAD ASSOCIATES LLC
	2/3/2009	\$0.00	OI	3162	615	U	I	NIX ROAD ASSOCIATES LLC	RELEASE OF ESMT
	9/23/2002	\$350,000.00	WD	1819	764	Q	I	HOTCHKIN CHARLES D	SAMCU PROPERTIES LLC
	8/21/1997	\$100.00	QC	1259	592	U	I	BAUER NICOLLE M	HOTCHKIN CHARLES D
	4/7/1993	\$58,000.00	WD	986	1572	Q	I	HANSEN ANDERS,HOPE	HOTCHKIN CHARLES D
	1/1/1977	\$0.00		353	810	U	I		HANSEN ANDERS,HOPE
	1/1/1977	\$0.00		336	209	U	I		

Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

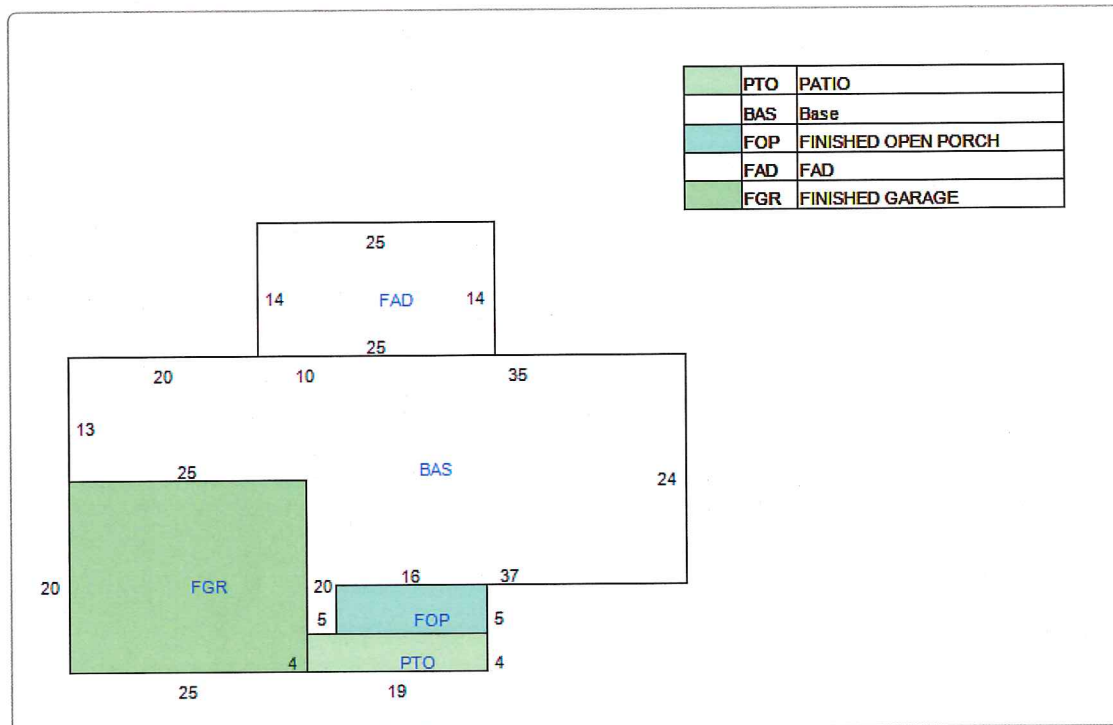
Tax Estimator

[Tax Estimator](#)

Map



Sketches

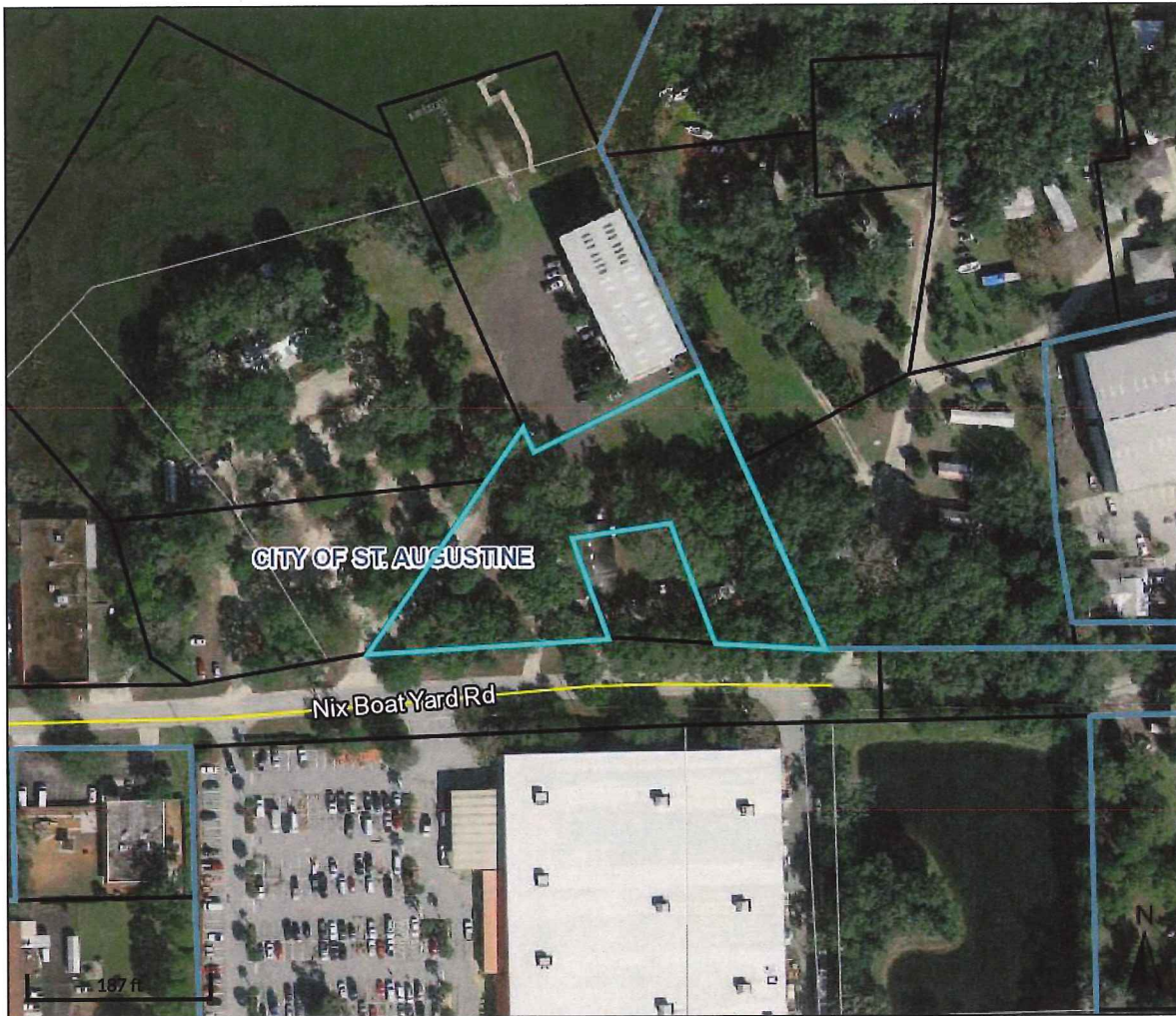


No data available for the following modules: Exemptions, Extra Features.

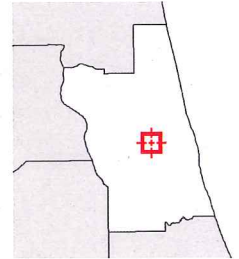
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Last Data Upload: 11/16/2018, 12:00:41 AM

Developed by
 **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Cities

Parcel ID	1348800000	Physical Address	190 NIX BOAT YARD RD	Building Value	\$61,905	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	FISHBITES TRADING LLLP	Total Land Value	\$167,706	11/20/2014	\$1000000	05	Q
Acres	1.4		164 NIX BOAT YARD RD			2/3/2009	\$3250000	30	U
			SAINT AUGUSTINE FL	Just Value	\$229,611				
			32084-0000	Total Deferred	N/A				
				Assessed Value	\$229,611				
				Total	N/A				
				Exemptions					
				Taxable Value	\$229,611				

Date created: 11/26/2018

Last Data Uploaded: 11/23/2018 10:47:00 PM

Developed by  Schneider
GEOSPATIAL



City of St. Augustine
CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for January 17, 2019 Meeting



Application: 2018-0175

Address: 30 St. George Street

A.D. Davis Construction, Applicant
St. George Street Properties, Owner

Project description: To replace the existing wood siding with a composite siding.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ1885
National Register:	Contributing to the St. Augustine Town Plan Historic District	Construction date:	1910
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	197340 0000		
Agenda Item:	6(d)	Previous Action(s):	COA 2015

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to replace the existing wood siding with a composite siding.

- Based on research into the product, the proposed material is a fly ash and polymer mix.
- An opinion from the State Historic Preservation Office has been provided with the staff report.
- The application could not be administratively approved because the replacement material is a composite material and not wood like the current siding.
- Based on the sample provided, the proposed material has the same profile as the existing siding and has a profile that is common for the style.
- The proposed material has a similar finished appearance as the wood, but the grooves are more distinct than what appears on the wood, giving it a slightly different appearance.
- According to both the Secretary of Interior Standards and the AGHP, a substitute material may be used if it has a similar or the same appearance as the original material and using the same material is not technically or economically feasible. It is unclear, however, if it intends for the entire buildings to be clad with a substitute material or if it is referring only to a feature.
- HARB has allowed modern materials on new buildings but no known examples exist of using composite materials on historic buildings. This is a composite material, not just a substitute material, to which the AGHP does not address in any detail.
- The applicant needs to verify the amount of siding that will be replaced. According to the application, only the rotten wood will be replaced but no information was provided to show where the new material was being installed (or how much).
- No information was provided on the proposed paint color, but this can be approved administratively if the color matches the existing paint color or is on the pre-approved color list.
- A sample of the current and proposed materials is available and can be provided to the board during the meeting.



Existing and New Material



Existing and New Material

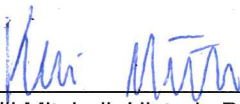


Front Façade

F2018-0175
30 St. George Street
February 21, 2019

STAFF RECOMMENDATION:

Staff cannot make a recommendation on the replacement, composite material because there is no clear guidance in the AGHP or the SOIS regarding replacement of the entire siding of a historic building in a composite material. The Historic Preservation Master Plan recognizes that the AGHP needs to be updated to reflect modern materials.



Kelli Mitchell, Historic Preservation Planner

F2018-0175
30 St. George Street
February 21, 2019

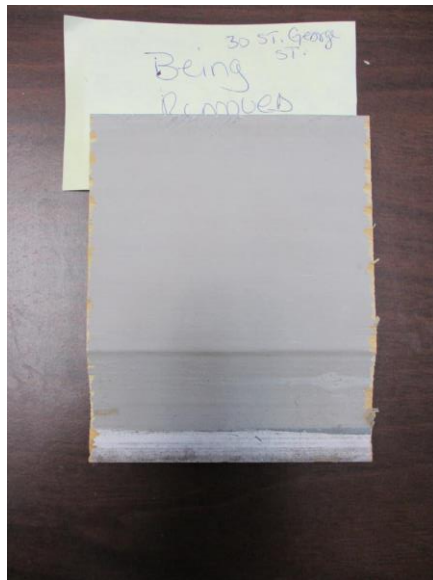
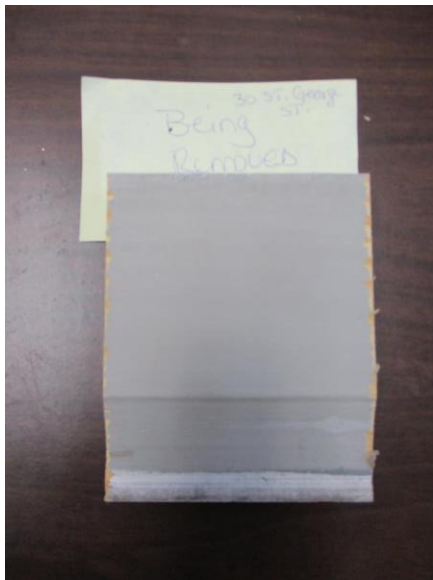
STAFF PHOTOGRAPHS



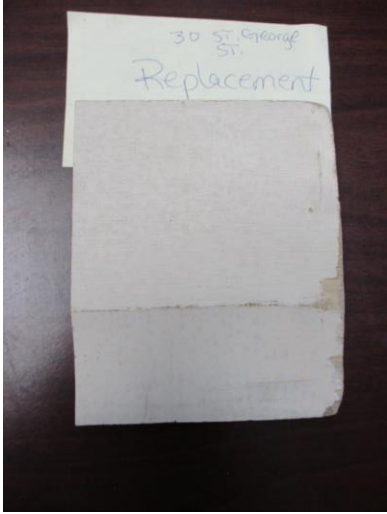
F2018-0175
30 St. George Street
February 21, 2019



F2018-0175
30 St. George Street
February 21, 2019



F2018-0175
30 St. George Street
February 21, 2019



F2018-0175
30 St. George Street
February 21, 2019

SUMMARY SCOPE OF WORK:

- Replace rotten wood with a new composite material

CITY CODES/DESIGN GUIDELINES:

Architectural Guidelines for Historic Preservation

Frame Vernacular

Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Exterior Siding – Wood

Do...

- Retain wood materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments whenever possible. These are essential components of a building's appearance and architectural style.
- Inspect painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.
- Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
- Repair or replace, when necessary, deteriorated material that replicates the original in size, shape and texture. Consider original characteristics such as board width, length, exposure and trim detailing when selecting replacement material.
- Repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding or sections of siding.
- Replace in kind an entire wood feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

- Remove or radically change wood features which are important in defining the overall character of the building so that, as a result, the character is diminished.
- Remove a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, and then reconstruct the facade with new material in order to achieve a uniform or "improved" appearance.
- Radically change the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.
- Fail to identify, evaluate and treat the causes of wood deterioration which include: faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, and insect or fungus infestation.
- Resurface frame buildings with new material that is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.

Secretary of Interior Standards for Rehabilitation

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]

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

[Recognition of Historic Period]

F2018-0175
30 St. George Street
February 21, 2019

ATTACHMENTS:

1. Florida Master Site File
2. SHPO Opinion
3. Product Information

Kelli Mitchell

From: Jennifer Wolfe
Sent: Friday, February 01, 2019 8:13 AM
To: Kelli Mitchell
Subject: FW: SHPO Opinion regarding Boral

Kelli, please include this email as an attachment to your staff report.
Thanks!
Jenny

Jenny Wolfe
Historic Preservation Officer

City of St. Augustine
PO Box 210
St. Augustine, FL 32085

P: (904)209-4326
F: (904)209-4335
E: jwolfe@citystaug.com

RECEIVED

FEB 01 2019

Planning / Building Dept.

From: Hilburn, Richard L. [<mailto:Richard.Hilburn@dos.myflorida.com>]
Sent: Wednesday, January 30, 2019 5:13 PM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: RE: SHPO Opinion regarding Boral

Jennifer,

Thanks for the photo, it helps to put the material in context. If it were me, and since this is the old historic district in St. Augustine I would not approve the fiber board for this location only an in-kind replacement material. The material may work on a non-visible side of a building/house away from the historic district and it would really be necessary to see a comparison to see how compatible the product would be.

Thanks,
Rick

From: Jennifer Wolfe [<mailto:jwolfe@citystaug.com>]
Sent: Monday, January 28, 2019 8:59 AM
To: Hilburn, Richard L. <Richard.Hilburn@dos.myflorida.com>
Cc: Dolan, Rossana N. <Rossana.Dolan@dos.myflorida.com>
Subject: RE: SHPO Opinion regarding Boral

EMAIL RECEIVED FROM EXTERNAL SOURCE

Good morning Rick thank you for considering this. The address is 30 St. George Street, and I have attached a photo also.

Jenny Wolfe

Historic Preservation Officer

City of St. Augustine
PO Box 210
St. Augustine, FL 32085

P: (904)209-4326
F: (904)209-4335
E: jwolfe@citystaug.com

From: Hilburn, Richard L. [<mailto:Richard.Hilburn@dos.myflorida.com>]
Sent: Friday, January 25, 2019 4:41 PM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Cc: Dolan, Rossana N. <Rossana.Dolan@dos.myflorida.com>
Subject: RE: SHPO Opinion regarding Boral

Jenny,
Could you tell me a street address on this. I can't really make an educated comment on this without knowing how compatible this material might be. I don't have a history with this product so I'd be interested in finding out a little bit about it before making a comment. It might have specific uses but without reviewing the product I can't say.
Thanks,
Rick

From: Jennifer Wolfe [<mailto:jwolfe@citystaug.com>]
Sent: Friday, January 25, 2019 4:00 PM
To: Hilburn, Richard L. <Richard.Hilburn@dos.myflorida.com>
Cc: Dolan, Rossana N. <Rossana.Dolan@dos.myflorida.com>
Subject: SHPO Opinion regarding Boral

RECEIVED

FEB 01 2019

Planning / Building Dept.

EMAIL RECEIVED FROM EXTERNAL SOURCE

Good afternoon,
I am writing you at the request of our local preservation review board to request your opinion regarding a composite/substitute material. They would like to know your opinion as to whether you would recognize this material as a compatible alternative in your application of the SOIS.

This is in regards to a specific case of a ca. 1910 Frame Vernacular building located on St. George Street, however, please feel free to consider this question as a stand-alone question if you do not want to comment on one of our applications. I just don't know if your interpretation would be different based on site/location conditions.

The current siding is wood novelty siding and the request is full replacement, but the applicant would consider partial replacement. The sides with the most exposure would be replaced at a minimum. The proposed material is called Boral, I do not have any specifications other than the applicant's testimony it is a compressed coal ash material, not wood ash. If you are not familiar with this product I will ask the contractor for more information but I thought it might be something you are familiar with from other projects. This is what I found in a web search: <http://truexterior.com/product/cove-dutch-lap-siding/>

I am happy to provide any additional details needed.

Thank you,
Jenny

Jenny Wolfe
Historic Preservation Officer

City of St. Augustine
PO Box 210
St. Augustine, FL 32085

P: (904)209-4326
F: (904)209-4335
E: jwolfe@citystaug.com

RECEIVED

FEB 01 2019

Planning / Building Dept.

About Boral TruExterior® Products

Boral has created an entirely new category of exterior products with its Boral TruExterior™ Siding and Trim. Offering phenomenal performance, remarkable workability and a lasting look without the limitations that commonly plague other exterior materials, Boral TruExterior® products are like no other siding or trim products on the market today. Our exclusive poly-ash structure has been developed with over six years of rigorous internal and third-party testing. The proprietary polymer chemistry and coal-combustion products (ash) add a level of inert properties with virtually no moisture cycling, making it ideal for exterior applications. Consisting of more than 70% recycled materials, Boral TruExterior™ Siding and Trim lead the market in true sustainability and environmental stewardship.

Boral TruExterior™ Siding and Trim: Excellent Exterior Alternatives

Like wood, Boral TruExterior® products...

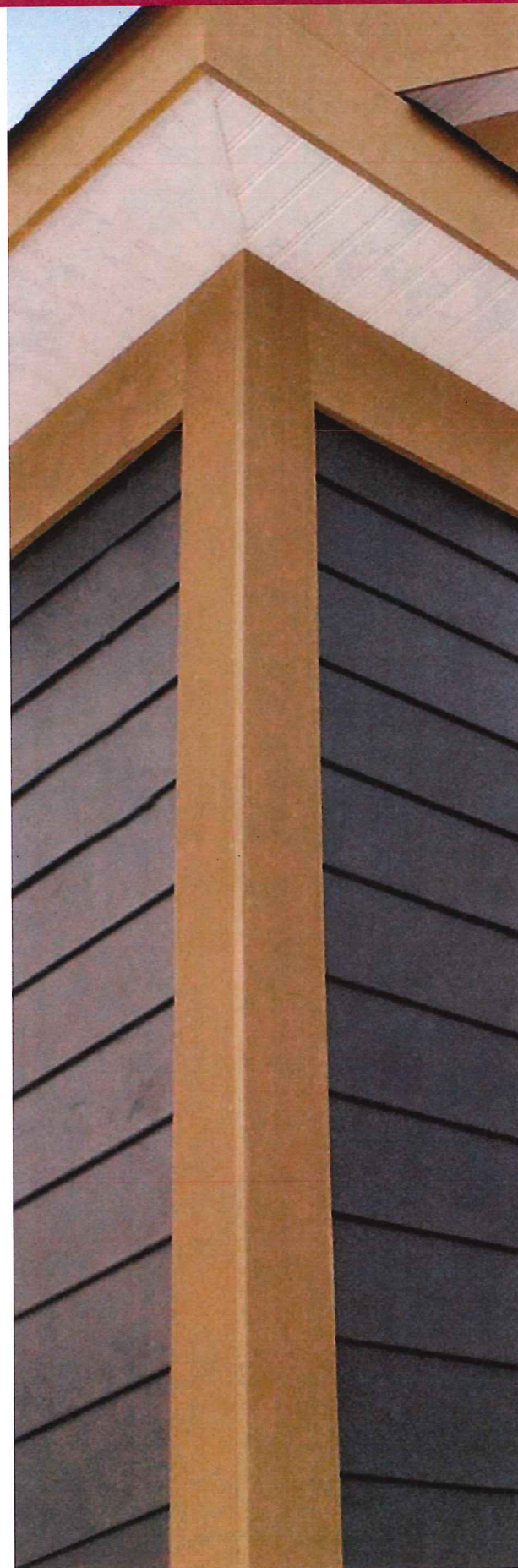
- are easy to handle (similar weight)
- can be painted any color with exterior grade latex paint
- are easy to cut, route, drill and mill
- can be installed using woodworking tools and methods

Unlike wood, Boral TruExterior® products...

- have exceptional durability
- are resistant to rotting, cracking, splitting and are virtually free from termites†
- offer excellent workability

Unlike many other exterior products (such as wood composites, fiber cement and vinyl/PVC), Boral TruExterior® products...

- maintain a high level of dimensional stability during periods of moisture and temperature change
- are suitable for ground contact
- do not require end-sealing, special adhesives or other cumbersome and costly installation techniques
- can be painted any color



† Please see Boral TruExterior™ Siding and Trim Limited Warranties and Product Data Sheets for proprietary test results.

About Boral TruExterior™ Siding

Boral TruExterior™ Siding

Boral TruExterior™ Siding is like no other siding product on the market, offering a lower-maintenance, easier-to-install alternative to wood and other materials without sacrificing the look, feel and character of traditional wood siding.

Superior Workability

Boral TruExterior™ Siding installs with standard woodworking tools and methods, so no special tools or skills are required. It accepts a wide variety of fasteners and does not require end sealing or any special adhesives that would add cost to the installation. Boral TruExterior™ Siding can be painted any color, as it is not prone to movement during heat build-up.†

Boral TruExterior™ Siding Facts

- Workability exceeds that of wood siding
- Installs with standard woodworking tools and methods
- No need to prime ends or field cuts
- Easily accepts paint of any color
- Accepts a wide variety of fasteners
- Resists rot and termite attacks†
- Maintains high level of dimensional stability†
- No cracking or splitting from moisture
- 16' lengths
- Made in the USA
- 20-year limited warranty†

Sustainability

Boral TruExterior™ Siding's sustainable properties are a result of the use of recycled polymers and highly refined recovered coal combustion products, which are endorsed by the US Green Building Council (USGBC) in the production of construction materials.

- Minimum 70% recycled content
- California Wildland Urban Interface (WUI) listed
- Produced in a state of the art LEED Silver certified commercial facility



† Please see Boral TruExterior™ Siding and Trim Limited Warranties and Product Data Sheets for proprietary test results.

Product Shown: Cove/Dutch Lap Siding



FROM WASTE TO WOW: THE SCIENCE OF FLY ASH

← Back

The use of fly ash as the primary component in Boral TruExterior products is about more than sustainability: Fly ash is what helps make TruExterior a high-performing, dimensionally stable, long-lasting product for a range of exterior applications.

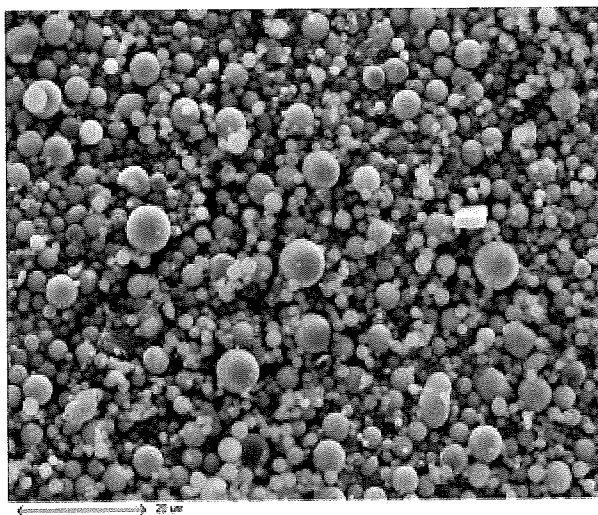
Scientists and researchers in Boral's Innovation Factory, which takes its physical form at a laboratory in San Antonio called the Discovery Center, spent years developing Boral TruExterior, including seeking the ideal raw material that would provide the look of wood with properties superior to not only natural products but what was available in manmade products.

The answer lay in fly ash, a byproduct of coal-combustion power generation that typically is sent to the landfill but in recent years has been discovered as a beneficial material for products including brick and concrete. Our

scientists discovered a number of properties that contributed to fly ash being the ideal raw material.

Ideal Attributes

First, fly ash offers an ideal shape and size for balancing inexpensive inorganic material with expensive polymer adhesives. When manufacturers create the base material for their product, which for siding is a mixture that flows into molds or is extruded, they typically combine several ingredients, one or more of which is a glue or resin to hold everything together and fill in the “gaps” between the ingredient particles. In the case of TruExterior, fly ash is bound with a polymer. Ideally, formulations use as much inorganic material as possible, and therefore less polymer filling in the gaps, to keep costs down. Fly ash is ideal because it is spherically shaped and comes in several particle sizes. The spherical shape, rare in natural materials available in such abundance, exposes less surface areas for a given volume to be covered by a polymer. And with many different particle sizes, smaller fly ash particles will fill in the gaps between larger particles, much like if you poured sand into a jar of pebbles. Both of these properties mean less polymer is needed to fill the space and coat the particles.



Fly ash under the microscope reveals its unique spherical shape.

The spherical shape also helps the material flow more easily.

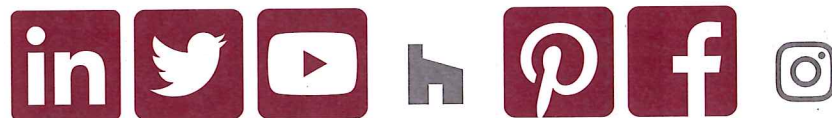
From a performance standpoint, fly ash material is inert and inorganic. And because it is stable, it doesn't react significantly with the environment, which is what helps TruExterior Siding & Trim remain dimensionally stable amid changes in moisture and temperature.

The scientists in the Innovation Factory were able to harness these discoveries and create a completely new category of building products—poly-ash. The resulting siding and trim products in the TruExterior family offer the look and workability of wood, while offering exceptional durability; resistance to cracking, rotting, splitting, and insects; and a high level of dimensional stability during periods of moisture and temperature change.

Finally, the use of fly ash does offer an important sustainability story: Seventy percent of TruExterior products use the recycled material, which would otherwise be bound for the landfill. As a result, all TruExterior products are [Cradle to Cradle Certified](#), an intensive program that evaluates products across five attributes: material health, material reutilization, renewable energy and carbon management, water stewardship, and social fairness.

To learn more about the benefits of TruExterior Siding & Trim, [click here](#).

The post [From Waste to Wow: The Science of Fly Ash](#) appeared first on [Boral Master Blog](#).



OUR FAMILY OF BRANDS

ATLANTIC SHUTTERS

BUILDER'S EDGE

FOUNDRY

GRAYNE

KLEER LUMBER

MID-AMERICA COMPONENTS

STURDIMOUNT

TAPCO TOOLS

TRUEXTERIOR SIDING & TRIM

VANTAGE

CONNECT

800.350.1706

29797 BECK RD WIXOM, MI 48393

[PRIVACY POLICY](#)

[TERMS OF USE](#)

FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8551885 1009==
Site Name: 30 St. George Street 830== Survey Date: 7902 820==
Address: 30 St. George Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 12 All 24 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Tucker, Leonard R. & Ruth S. ;
Address: P.O. Box 1928
St. Augustine, FL 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: HP-3
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469715 3307165 890== Location: T07S R30E N18 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==
(x) <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==
(x) <u>Altered</u>	858==	() <u>Dredge</u>	878==
() <u>Unaltered</u>	858==	() <u>Other</u>	878==
(x) <u>Original Site</u>	858==		
() <u>Restored - Date:</u>	858==		
() <u>Moved - Date:</u>	858==		

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==
Date: +1910 844== Period: 20th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame Vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Wood, weatherboards with cornerboards _____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942) Metal jalousie
Window Type: DHS 2/2, transom lights, glass in doors, fixed multipane 942==
Foundation: Stone (coquina) piers 942==
Roof Type: Gable 942==
Secondary Roof Structures: Porch, hip; porch, shed 942==
Porches & Balconies: Balcony on the front. _____ 942==
Chimney Location: End exterior, lateral slope 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles 882==
Ornament Exterior: Jigsawn rafters & brackets; chamfered posts _____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Mixed Commercial/Residential 864==
Relationship to Surroundings: On restored St. George Street. _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Minorcans, Families, Commerce, Art

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular building at 30 St. George Street was constructed between 1904 and 1910. The Sanborn Fire Insurance Maps indicate that a private residence existed on the site as early as 1888. It was reduced to one-story by 1899 and functioned as a Tin Shop in 1904. The building shown on the 1910 map is also labeled "Tin Shop" but is of a different size. The present structure consists of a balcony with jigsaw brackets and chamfered posts and jigsaw rafters. It is on restored St. George Street.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustin de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151;

west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 siege of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This building at 30 St. George Street was used initially as a tin shop, but by 1914 functioned as an Undertakers establishment operated by John W. Sanchez and Leonard F. Sanchez. Augustus F. Craig became a partner by 1920 with the business remaining partially in the Sanchez family until purchased sometime before 1934. It became the Key-McCabe Funeral Home with Thomas A. Pomar assistant manager.(4) Members of the Sanchez family descend from early Spanish colonists. The Pomar family descends from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777. The building currently functions as a photography studio.

ARCHAEOLOGY

For archaeological significance of the walled colonial city see Master Site File Form 8SJ10.

John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.

3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.

4. Sanborn Fire Insurance Map, 1904, 1910; City Directory, 1914-15 through 1934.

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 30 St. GEORGE ST. Block & Lot B4 30

CARTOGRAPHIC

origin to existing structure
 { +1888 (possibly in 1885 bridge) 1 1/2 story stone "pavilion"
 + 1879 reduced to 1 story and "vac."
 + 1904 (Sanborn: blue and green colored) "Jain Shop" more typical ~ 1910
 + 1910 2 story (green/sanborn) "Jain shop" - much larger than 1904 Shop.
 + 1917 "Underpass"
 + 1924 "S"
 + 1930 "Underpass"

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 30 St. George St. Block & Lot 134 30

Block & Lot

3230

CARTOGRAPHIC

(+1888 (possibly on 1885 bridge) 1 1/2 story stone priv. res. "

prior to splitting } + 1899 reduced to 1 story and "vac."
 Structure

+ 1899 reduced to 1 story and "Vac."
+ 1904 (Sanborn: blue and green colored) "Jin Shop" nonreproducible - 1910

+1910 2 story (green/salmon) "Jin shop" - much larger than 1904 Shop.

+1917 "Undertaker"

f1924 "S"

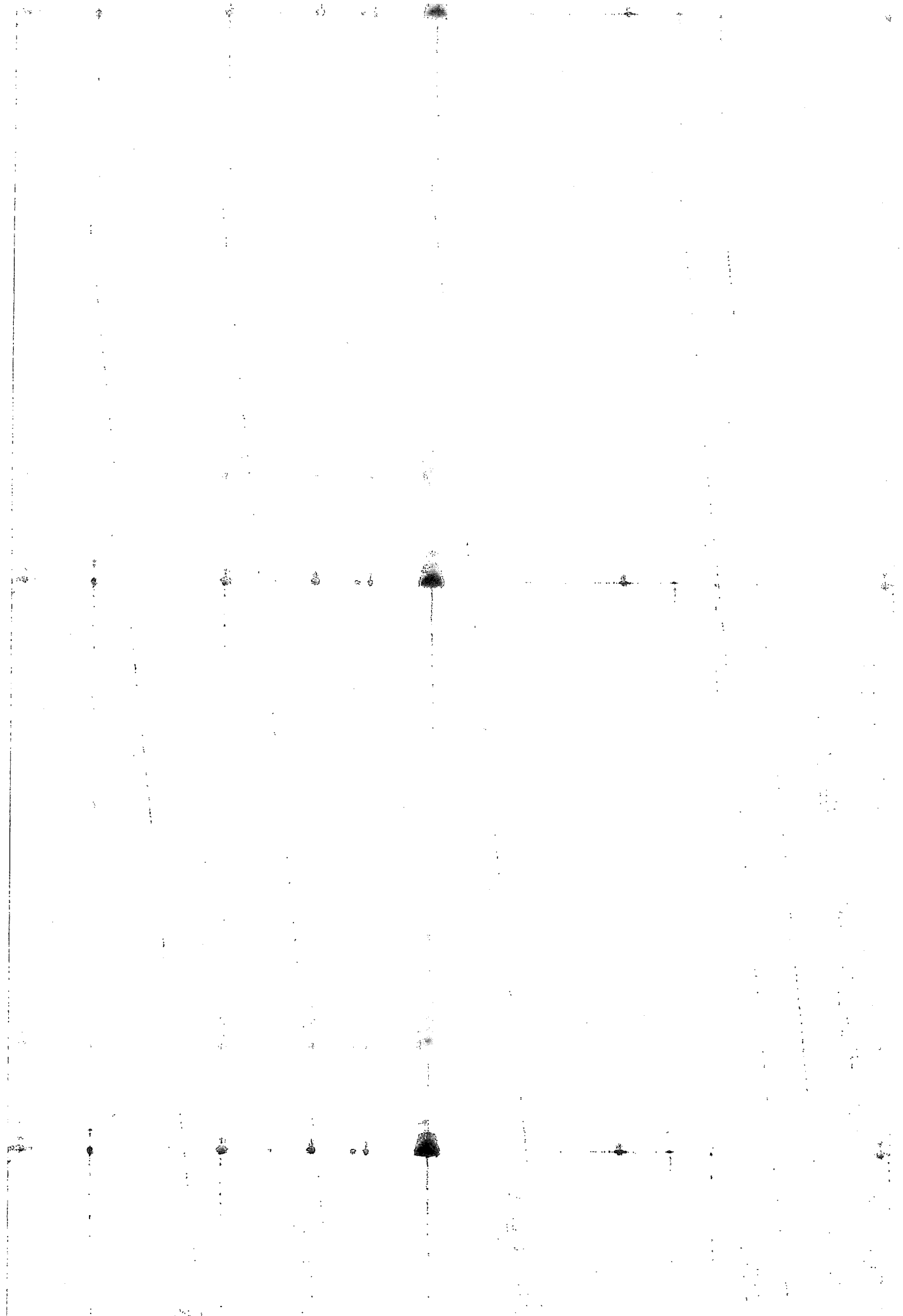
+1930 "Undertaker"

Epistimote

ARCHITECTURAL

PHOTOGRAPHIC

OTHER



82j1885

RECEIVED

MAR 08 2005

Planning & Building Dept.



HARB Application for March 17, 2005
30 St. George St.
St. Augustine, FL

Prepared by:
Len Weeks

Len Weeks Construction-Design- Development
Client: Manny and Danny Schechter
Property Owner: Leonard Tucker, Sr.
February 25, 2005

85j1885



Approved
HARB
3/17/05
JTB

EAST ELEVATION - ST. GEORGE ST.

1/4" = 1'-0"

3-16-05

LES THOMAS
ARCHITECT

32 CORDOYA STREET
ST. AUGUSTINE, FLORIDA
32084

AR-0009242
PHONE (904) 824-9508
FAX (904) 824-6667

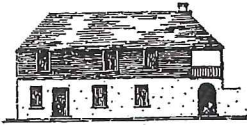
RECEIVED

DEC 19 2018

Planning & Building Dept



CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION


☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

\$50.00	Alterations to single family home, site work, and site feature
\$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
<u>\$100.00</u>	Alterations to all other buildings, site work, or features except single family home
\$200.00	New construction except single family home

BDAC Project No. 2018-0175Receipt No. 1515667

Advertising Costs \$ _____

Paid on _____

Meeting Date: January 17th

Receipt No. _____

1. NAME OF APPLICANT Mike DavisBusiness (if applicable) A. D. Davis ConstructionAddress 3940 Lewis Speedway Suite 2201City St Augustine State FL Zip Code 32084Daytime telephone 904-824-3533 Other phone/email 904 669-1522*The above contact information will be used for correspondence. Please ensure this information is accurate.*2. NAME OF PROPERTY OWNER Leonard TuckerBusiness (if applicable) St George Street PropertiesAddress 30 St GeorgeCity St Augustine State FL Zip Code 32084Daytime telephone (required) (904) 824-3533 Other phone 904 669-15223. PROJECT STREET ADDRESS 304. LEGAL DESCRIPTION: Lot 5-6 Block 12 Subdivision City of St Aug Parcel 197340 00005. EXISTING USE Retail PROPOSED USE Retail

6. PROPOSED PROJECT WORK

A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NOB. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR REPLACE

☐ ☐ Roof _____☐ ☐ Roof structures (dormers, chimneys, etc.) _____☐ ☒ Exterior finishes (stucco, masonry, siding) replace with boral siding☐ ☐ Porch/Deck/Balcony _____☐ ☐ Awning/Canopy _____☐ ☐ Exterior Doors _____☐ ☐ Windows _____☐ ☐ Shutters _____☐ ☐ Foundation (including infill) _____☐ ☐ Exterior lighting & other appurtenances _____☐ ☐ Existing fences, walls & gates _____☐ ☐ Existing parking, walkways & other site features _____

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

D. PAINT COLORS (check one)

- ☐ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

remove rotten wood siding and replace Boral siding

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Mike Davis

SIGNATURE OF APPLICANT Michael Davis DATE 12/18/18

PRINT OWNER'S NAME Jean Tucker

SIGNATURE OF OWNER Jean Tucker DATE 12/18/18

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
ST. GEORGE STREET PROPERTIES, LLC

Filing Information

Document Number	L05000095076
FEI/EIN Number	20-3872860
Date Filed	09/28/2005
Effective Date	09/28/2005
State	FL
Status	ACTIVE

Principal Address

30 ST. GEORGE STREET
SAINT AUGUSTINE, FL 32084

Changed: 02/04/2009

Mailing Address

P.O. BOX 3443
SAINT AUGUSTINE, FL 32085

Changed: 02/04/2009

Registered Agent Name & Address

SUNDEMAN, JOHN
1 SEBASTIAN AVE., STE. C
SAINT AUGUSTINE, FL 32084

Address Changed: 04/30/2008

Authorized Person(s) Detail

Name & Address

Title MGRM

TUCKER, JR, LEONARD R
147 SAN MARCO AVENUE
SAINT AUGUSTINE, FL 32084

Title Manager, Authorized Member, Authorized Representative

Black, Linda T
147 San Marco Ave

177 San Marcos Ave
St Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2016	03/02/2016
2017	01/10/2017
2018	03/26/2018

Document Images

03/26/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
02/11/2015 -- ANNUAL REPORT	View image in PDF format
03/25/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
03/14/2012 -- ANNUAL REPORT	View image in PDF format
02/09/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- ANNUAL REPORT	View image in PDF format
02/04/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
05/11/2006 -- ANNUAL REPORT	View image in PDF format
09/28/2005 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation

A.D. DAVIS CONSTRUCTION CORP.

Filing Information

Document Number	P05000167668
FEI/EIN Number	20-4029771
Date Filed	12/28/2005
Effective Date	01/01/2006
State	FL
Status	ACTIVE
Last Event	NAME CHANGE
AMENDMENT	
Event Date Filed	02/20/2006
Event Effective Date	NONE

Principal Address

3940 LEWIS SPEEDWAY
2201
SAINT AUGUSTINE, FL 32084

Changed: 02/10/2009

Mailing Address

3940 LEWIS SPEEDWAY
2201
SAINT AUGUSTINE, FL 32084

Changed: 02/10/2009

Registered Agent Name & Address

SIRAGUSA, MICHAEL AESQ
780 N PONCE DE LEON BLVD
ST. AUGUSTINE, FL 32084

Name Changed: 02/05/2010

Address Changed: 02/05/2010

Officer/Director Detail

Name & Address

Title PSTD

DAVIS, MICHAEL A
23 PARK TERRACE DRIVE
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2016	03/08/2016
2017	02/15/2017
2018	02/28/2018

Document Images

02/28/2018 -- ANNUAL REPORT	View image in PDF format
02/15/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
02/04/2015 -- ANNUAL REPORT	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/14/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
03/31/2011 -- ANNUAL REPORT	View image in PDF format
02/05/2010 -- ANNUAL REPORT	View image in PDF format
02/10/2009 -- ANNUAL REPORT	View image in PDF format
04/02/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
02/20/2006 -- Name Change	View image in PDF format
12/28/2005 -- Domestic Profit	View image in PDF format

Public Records of St. Johns County, FL Clerk # 2006046389, O.R. 2728 PG 144,
06/20/2006 at 03:00 PM REC. \$9.00 SUR. \$9.50 Doc. D \$3850.00

Prepared by and Return to:

Leonard R. Tucker, Jr.
51 Avista Circle
St. Augustine, FL 32084

WARRANTY DEED

THIS INDENTURE, made this 31st day of October, 2005, between LEONARD R. TUCKER, SR. and RUTH S. TUCKER, as Trustees of the Ruth S. Tucker Living Trust, whose address is 51 Avista Circle, St. Augustine, Florida 32084, parties of the first part, and St. George Street Properties, LLC, a Florida Limited Liability Company, whose address is 30 St. George St., St. Augustine, FL, party of the second part.

WITNESSETH:

That the said parties of the first part, in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed to said party of the second part, their successors and assigns forever the following described lands, situate, lying and being in St. Johns County, Florida, to wit:

PARCEL ONE:

Lots Six (6) and Twenty-five (25) of Block Twelve (12) of the City of St. Augustine, Florida, according to the official map of the City of St. Augustine, Florida, filed in the office of the Clerk of the Circuit Court of St. Johns County, Florida.

Less and Except:

A part of Lot 25, Block 12, according to the official map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

Commence at the Northwest corner of said Lot 25; thence North 76° 41' E 9.70 feet along the North line of said Lot 25 to the point of beginning; thence continue N 76° 41' E 110.3 feet to the Northeast corner of said Lot 25; thence S 22° 31' E 2.82 feet to a point on the north side of an existing masonry wall; thence S 76° 35' W 110.66 feet; thence N 15° 02' W 2.98 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL TWO:

A part of Lot 5 and a part of Lot 26, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

Commence at the Southwest corner of said Lot 5 for the point of beginning; thence N 79° 02' E 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence S 15° 02' E 0.78 feet to the Southwest corner of said Lot 26; thence N 76° 41' E 9.70 feet along the South line of said Lot 26; thence N 15° 02' W 13.41 feet; thence S 79° 02' W 73.20 feet to a point on the West line of said Lot 5; thence S 11° 24' E 13.00 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL THREE:

Lot Seven (7), Block Twelve (12), according to the official map of City of St. Augustine, dated Jan. 1, 1905, bounded on the West by Spanish Street, 39 feet more or less, on the North by a lot formerly owned by John T. Dismukes, 70 feet, more or less, South by lot formerly owned by Catherine Mickler, 70 feet more or less, on the East by lot formerly owned by J. M. G. Carrera, 39 feet more or less.

Real Estate Assessment No. 197350-0000

PARCEL FOUR:

In the City of St. Augustine, and bounded on the South by Lot of Perry, on the North by property now or formerly of the First National Bank of St. Augustine, on the West by Lot of Meserve and on the East by St. George Street on which it fronts, and measures thirteen yards and twenty-eight inches, and in depth one hundred and twenty-six feet. Said land is also described as Lot #24, Block 12, of the City of St. Augustine, Florida.

Real Estate Assessment No. 197470-0000

This property does not constitute the homestead of the parties of the first part.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 1992; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in Our
Presence:

Sign: John D. Bailey Sr.
Print Name: JOHN D. BAILEY SR.

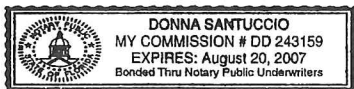
Sign: Ruth S. Tucker
Print Name: RUTH S. TUCKER as Trustee of the Ruth S. Tucker Living Trust

Sign: Margaret B. Bailey
Print Name: MARGARET B. BAILEY

Sign: Leonard R. Tucker
Print Name: LEONARD R. TUCKER as Trustee of the Ruth S. Tucker Living Trust

STATE OF FLORIDA
COUNTY OF St. Johns

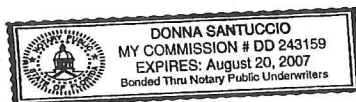
The foregoing instrument was acknowledged before me this 31st day of October, 2005, by RUTH S. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.



Signature: Donna Santuccio
Name: Donna Santuccio
NOTARY PUBLIC, State of Florida
Commission Number: DD243159

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31st day of October, 2005, by LEONARD R. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.



Signature: Donna Santuccio
Name: Donna Santuccio
NOTARY PUBLIC, State of Florida
Commission Number: DD243159



St. Johns County, FL

Quick Links

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[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 1973400000
Location Address 30 ST GEORGE ST
 SAINT AUGUSTINE 32084-0000
Neighborhood St George St (Commercial) (610.07)
Tax Description* CITY OF ST AUG 513FT LOT 5 ALL LOT 6 & LOT 25 (EX PT SOLD IN OR160/34) & 13 OF W9FT OF LOT 26 BLK 12 OR2728/144 & 146
*The Description above is not to be used on legal documents.
Property Use Code Stores (1100)
Subdivision City of St Augustine
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.170
Homestead N

View Map

Owner

Owner Name St George Street Properties 100%
Mailing Address PO BOX 1928
 SAINT AUGUSTINE, FL 32085-1928

Valuation

	2019
Building Value	\$189,982
Extra Features Value	\$0
Total Land Value	\$587,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$777,182
Total Deferred	\$220,996
Assessed Value	\$556,186
Total Exemptions	\$0
Taxable Value	\$556,186

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$196,533	\$0	\$587,200	\$0	\$0	\$783,733	\$505,624	\$278,109	\$505,624
2017	\$131,022	\$1,407	\$587,200	\$0	\$0	\$719,629	\$460,558	\$259,071	\$460,558
2016	\$131,022	\$1,407	\$286,260	\$0	\$0	\$418,689	\$418,689	\$0	\$418,689
2015	\$137,573	\$1,407	\$286,260	\$0	\$0	\$425,240	\$411,819	\$13,421	\$411,819
2014	\$86,714	\$1,407	\$286,260	\$0	\$0	\$374,381	\$374,381	\$0	\$374,381
2013	\$91,531	\$1,407	\$286,260	\$0	\$0	\$379,198	\$379,198	\$0	\$379,198
2012	\$96,349	\$1,407	\$286,260	\$0	\$0	\$384,016	\$384,016	\$0	\$384,016
2011	\$101,166	\$1,407	\$317,455	\$0	\$0	\$420,028	\$420,028	\$0	\$420,028
2010	\$105,984	\$1,407	\$352,320	\$0	\$0	\$459,711	\$459,711	\$0	\$459,711

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	5660	Roof Cover	Wood Shingle

Conditioned Area 5292
Actual Year Built 1880
Use Stores (Retail)
Style 04
Class N
Exterior Wall Stucco, Wood

Interior Flooring Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Stucco	20%
Exterior Wall	Wood	80%
Roofing Structure	Gable Hip	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	7 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	2250	2250
BASE AREA	792	792
BASE AREA	2250	2250
FINISHED OPEN PORCH	0	200
FINISHED OPEN PORCH	0	168
Total SqFt	5292	5660

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	35	180	6300	SF	\$504,000
Stores	13	80	1040	SF	\$83,200

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/31/2005	\$550,000.00	WD	2728	144	U	I	TUCKER LEONARD R SR,RUTH S/TRUSTEES RUTH TRST	ST GEORGE STREET PROPERTIES LLC
	10/31/2005	\$0.00	WD	2728	146	U	I	TUCKER LEONARD R SR,RUTH S/TR LEONARD'S TRUST	ST GEORGE STREET PROPERTIES LLC
	5/19/1993	\$100.00	WD	992	995	U	I	TUCKER LEONARD R,RUTH S TRUSTEES	TUCKER LEONARD R
	5/19/1993	\$100.00	WD	992	992	U	I	TUCKER LEONARD R,RUTH S TRUSTEES	TUCKER LEONARD R,RUTH S TRUSTEES
	5/19/1993	\$100.00	WD	992	990	U	I	TUCKER LEONARD R,RUTH S	TUCKER LEONARD R,RUTH S TRUSTEES

Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

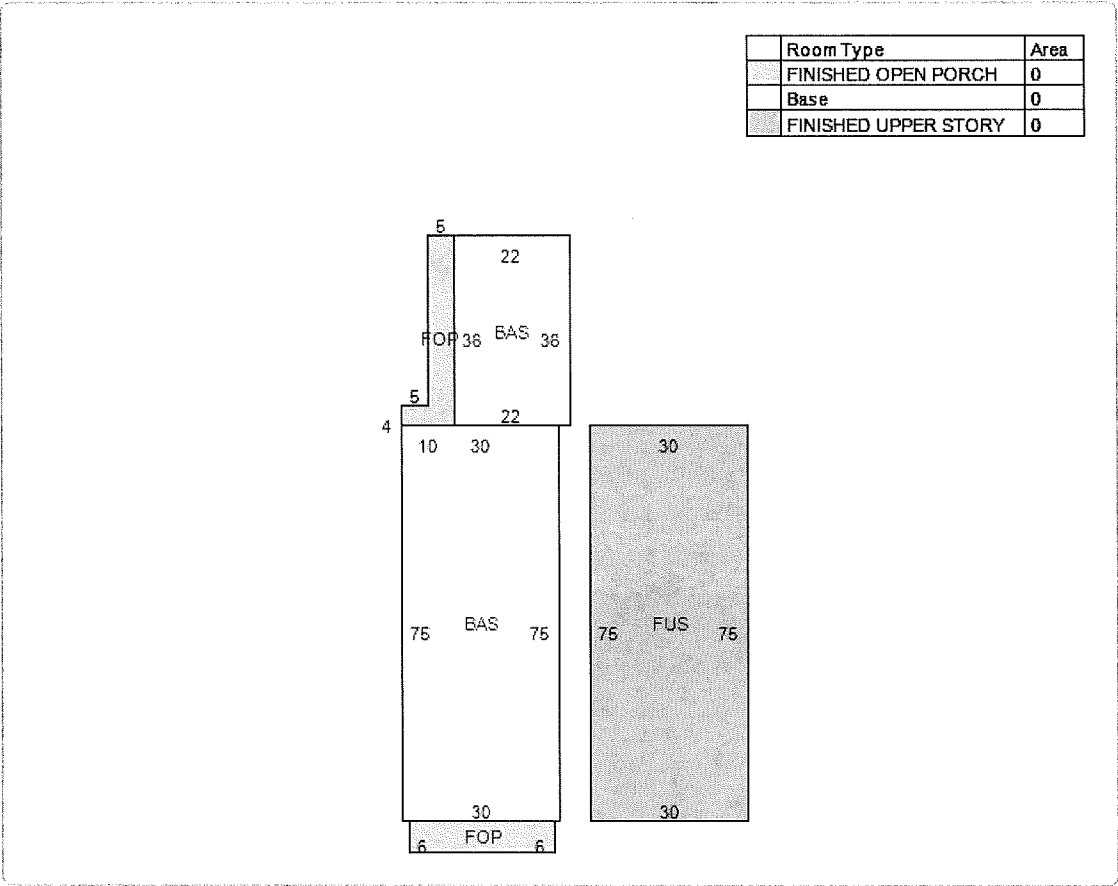
Tax Estimator

[Tax Estimator](#)

Map



Sketches

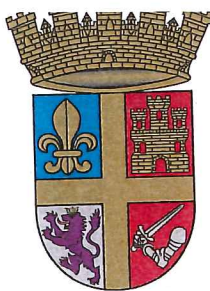


No data available for the following modules: Exemptions, Extra Features.

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.

Last Data Upload: 12/20/2018, 11:18:25 PM





City of St. Augustine



St. Augustine, Florida
Nation's Oldest City

Planning/Building

December 28, 2018

A.D. Davis Construction
3940 Lewis Speedway Suite 2201
St. Augustine, Florida 32084

RE: Project Street Address 30 St. George Street

Mr. Davis:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for January 17, 2019. The meeting is scheduled to begin at 1:00 in the Alcazar Room at 75 King Street.

Additionally, this letter notifies you of the sufficiency of your application. The application form includes a checklist which was used to review the documents provided with your application. The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the course of the public hearing.

Additional materials will be accepted in the Planning and Building Department only up to 10 days before the meeting as per Resolution 2010-09. After that, the HARB has the discretion whether or not to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

I look forward to reviewing your application in more detail. A copy of the staff report will be mailed to you at the address provided on the application and if you do not receive it before the week of the meeting please contact our department to obtain a copy.

Sincerely,

Kelli Mitchell

Kelli Mitchell

Historic Preservation Planner

IMPORTANT NOTICE: Now that the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

75 King Street, 32084 - PO Box 210, 32085 - Office 904/825-1065 - FAX 904/209-4335

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. To be completed by planning staff

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | Photographs of existing roof and affected features |
| ☐ | ☐ | ☐ | Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture |
| ☐ | ☐ | ☐ | Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |
| ☐ | ☐ | ☐ | Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only) |

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

- | OK | Need | N/A | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| ☐ | ☒ | ☐ | Photographs of existing surface or feature including close-up and full building perspective |
| ☒ | ☐ | ☐ | Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable |
| ☒ | ☐ | ☐ | Documentation of justification for changing the siding, finish, or feature and the extent of the affected area |
| ☐ | ☐ | ☒ | Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture |

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony |
| ☐ | ☐ | ☐ | Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable |
| ☐ | ☐ | ☐ | Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony |
| ☐ | ☐ | ☐ | Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

AWNING/CANOPY

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing awning/canopy or location of proposed awning/canopy |
| ☐ | ☐ | ☐ | Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable |
| ☐ | ☐ | ☐ | Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade |
| ☐ | ☐ | ☐ | Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing awning/canopy and the extent of the affected area |

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing door(s) or location of proposed new door opening(s) |
| ☐ | ☐ | ☐ | Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening) |
| ☐ | ☐ | ☐ | For new openings, a scaled wall section |
| ☐ | ☐ | ☐ | Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing door(s) and the extent of the affected area. |

The below is a list of requirements based upon the scope of work. (To be completed by planning staff)

WINDOWS (windows, shutters, and other associated features)

- | OK | Need | N/A | |
|--------------------------|--------------------------|-------------------------------------|--|
| ☐ | ☐ | ☒ | Photographs of affected window(s) or location(s) of proposed new window opening(s) |
| ☐ | ☐ | ☐ | For new openings, a scaled wall section with proposed window |
| ☐ | ☐ | ☐ | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware |
| ☐ | ☐ | ☐ | Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location |
| ☐ | ☐ | ☐ | For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional. |

FOUNDATION (replacement, infill, alteration including elevation)

- | OK | Need | N/A | |
|--------------------------|--------------------------|-------------------------------------|--|
| ☐ | ☐ | ☒ | Photographs of affected foundation in detail and in context of whole building and adjacent buildings |
| ☐ | ☐ | ☐ | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill |
| ☐ | ☐ | ☐ | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

- | OK | Need | N/A | |
|--------------------------|--------------------------|-------------------------------------|--|
| ☐ | ☐ | ☒ | Photographs of existing details and context of affected site area within view of the proposed project |
| ☐ | ☐ | ☐ | Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish |
| ☐ | ☐ | ☐ | For new equipment, scaled drawing showing proposed project with context site and/or building |

FENCES/WALLS/GATES

- | OK | Need | N/A | |
|--------------------------|--------------------------|-------------------------------------|--|
| ☐ | ☐ | ☒ | Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls) |
| ☐ | ☐ | ☐ | Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section |

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

- | OK | Need | N/A | |
|--------------------------|--------------------------|-------------------------------------|---|
| ☐ | ☐ | ☒ | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) |
| ☐ | ☐ | ☐ | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing |
| ☐ | ☐ | ☐ | Plant material list with identification, quantity, size at planting and maturity, spacing |

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

- | OK | Need | N/A | |
|--------------------------|--------------------------|-------------------------------------|--|
| ☐ | ☐ | ☒ | Photographs of existing site area within view of proposed construction with context area |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line and proposed construction |
| ☐ | ☐ | ☐ | Scaled landscape plan |
| ☐ | ☐ | ☐ | Scaled elevation drawings showing existing building(s) and major site features |
| ☐ | ☐ | ☐ | Scaled elevation drawings showing proposed building(s) and major site features |
| ☐ | ☐ | ☐ | Wall sections |
| ☐ | ☐ | ☐ | Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| ☐ | ☐ | ☐ | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape |
| ☐ | ☐ | ☐ | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints |
| ☐ | ☐ | ☐ | Written summary describing existing and proposed conditions and project's consistency with zoning code |

❖ Other details necessary for review:

Please clarify if all the existing siding will be replaced or if only select areas will be replaced. If the latter, need drawings or pictures showing which areas are being replaced.

Project number: 2018-0175 Project Address: 30 St. George St
 Reviewed by: Helli Mitchell Date: 12/27/18



City of St. Augustine
CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 21, 2019 Meeting



Application: 2019-0007

Address: 120 Avenida Menendez

Marion Motor Lodge, Owner
J Prabhu LLC, Applicant

Project description: To apply marble chip stone onto an existing knee wall.

Architectural Style:	Midcentury Modern	Florida Master Site File:	SJ06465
National Register:	Noncontributing to the St. Augustine Town Plan National Register Historic District	Construction date:	1959
Archaeology Zone:	IB	Zoning District:	HP2
Parcel number:	198390 0000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to apply marble chip stone onto an existing knee wall.

- The materials used to cover the knee high wall include two different forms of tile as well as concrete.
- The applicant plans to continue the material on the northern wall facing O.C. Whites.
- Appropriate materials include stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. Walls can also be painted white or left natural.
- A photograph taken of the building in 1985 shows the wall being covered with stucco or a similar material. No other documentation has been found to show the wall being covered with another material.



Proposed material for the wall.

F2019-0007
120 Avenida Menendez
February 21, 2019

STAFF RECOMMENDATION:

Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can **Deny** a **Certificate of Appropriateness** for **120 Avenida Menendez** based on SOIS 2 and 3.



Kelli Mitchell, Historic Preservation Planner



Wall on the northwestern elevation



Close up of the proposed materials



Wall on the eastern elevation



Wall on the eastern elevation



Close up of the proposed materials



Close up of the proposed materials

F2019-0007
120 Avenida Menendez
February 21, 2019



End of wall facing Bravo Lane



Primary facades of building



Primary facades of building

F2019-0007
120 Avenida Menendez
February 21, 2019

SUMMARY SCOPE OF WORK:

- To install three materials onto an existing knee wall

F2019-0007
120 Avenida Menendez
February 21, 2019

CITY CODES/DESIGN GUIDELINES:

Fences, Walls and Gates

Secretary of the Interior's Standards for Rehabilitation 2, 3 and 9 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
9. Compatible Contemporary Design for New Alterations and Additions

Do...

- Retain and repair existing historic fences, walls and gates.

Post-1821

Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

The only materials permitted are stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. The level of detail should be appropriate for style of the primary building. Fences should be painted white or left unpainted. Walls may be painted white or left natural.

F2019-0007
120 Avenida Menendez
February 21, 2019

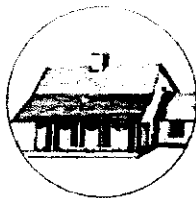
LIST OF ATTACHMENTS:

1. Florida Master Site File



- 2/2
1. MARION MOTOR LODGE
 2. 120 AVENIDA MENENDEZ, ST. AUGUSTINE
(ST. JOHNS COUNTY), FL
 3. PAUL L. WEAVER
 4. 1985
 5. HISTORIC PROPERTY ASSOC.
FACING WEST;
 6. NON-CONTRIBUTING BLDG.
 7. PHOTO NO. 14 OF 29

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 **SJ06465**
 Field Date 5-2-2016
 Form Date 5-2-2016
 Recorder # _____

Site Name(s) (address if none) Marion Motor Inn Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD 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

Street Number 120 Direction _____ Street Name Avenida Menendez Street Type _____ Suffix Direction _____
 Address: 120 Avenida Menendez
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 17 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1983900000 Landgrant _____
 Subdivision Name City of St. Augustine Block 20 Lot 1 & 2
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1959 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Hotel From (year): _____ To (year): _____
 Current Use Hotel From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature roof, interiors, doors
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe _____

DESCRIPTION

Style Mid-Century Modern Exterior Plan L-shaped Number of Stories 2
 Exterior Fabric(s) 1. Concrete block 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) paired and quad set 2/2 with horizontal muntins inset into masonry wall with brick sills
 Distinguishing Architectural Features (exterior or interior ornaments) exterior corridors, pattern concrete block walls, open drive thru and sun deck with decorative metal rail and supports; exterior concrete stair
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Concrete pool, paver parking and fenced yard

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

HISTORICAL STRUCTURE FORM

Site #8 SJ06465

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. slab
 Foundation Material(s): 1. Poured Concrete Footing 2. generic concrete
 Main Entrance (stylistic details) multiple single metal hollow core paneled doors

Porch Descriptions (types, locations, roof types, etc.) open wrap porch with decorative metal supports under extended main roof

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

Narrative Description of Resource _____

Archaeological Remains _____

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|--|--|--|--|
| ☒ FMSF record search (sites/surveys) | ☒ library research | ☐ building permits | ☒ Sanborn maps |
| ☐ FL State Archives/photo collection | ☒ city directory | ☒ occupant/owner interview | ☐ plat maps |
| ☒ property appraiser / tax records | ☒ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☒ cultural resource survey (CRAS) | ☒ historic photos | ☐ interior inspection | ☐ HABS/HAER record search |
| ☐ other methods (describe) _____ | | | |

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) retains architectural integrity and could contribute to district if period of significance expanded

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

1. _____ 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

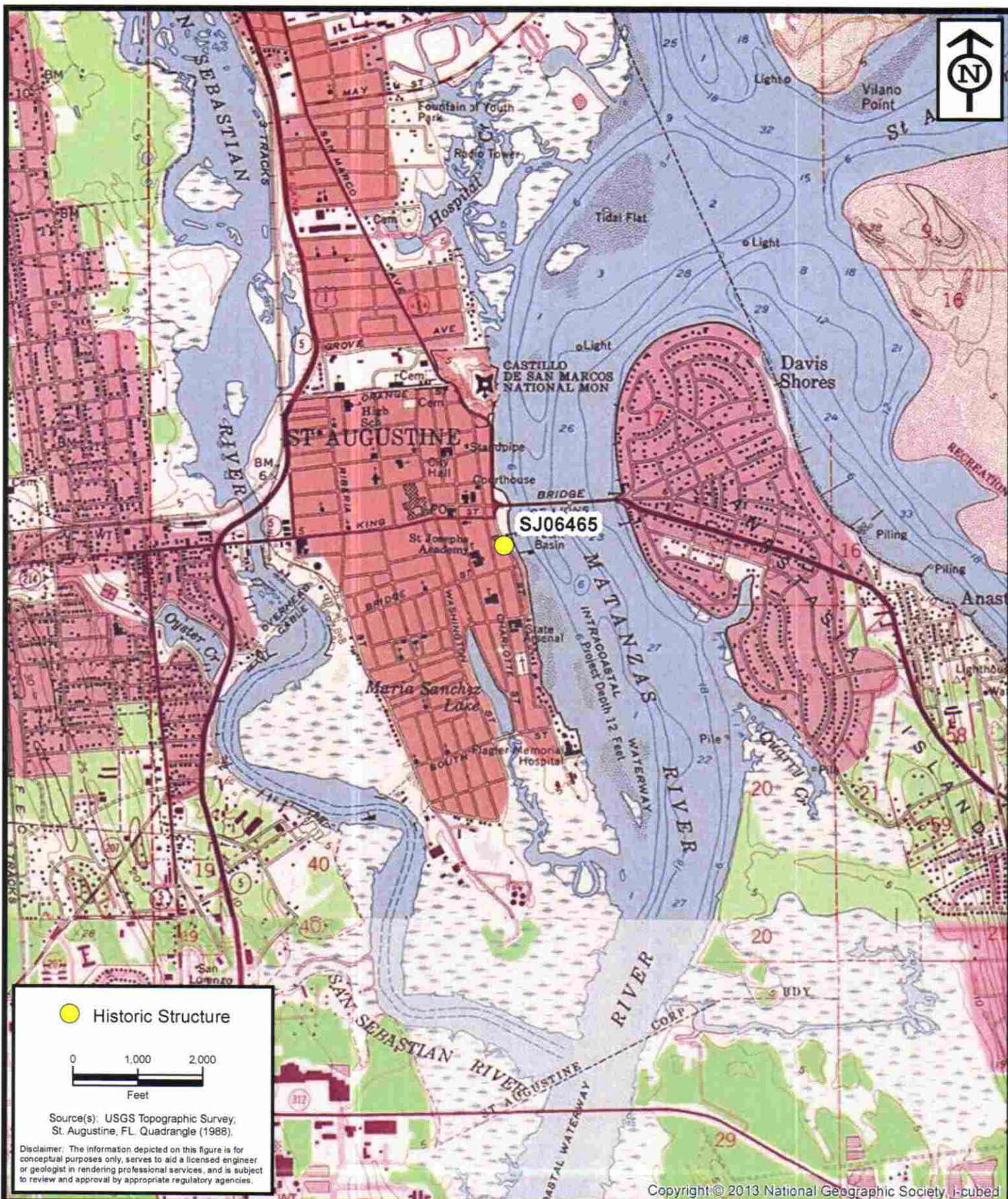
Recorder Name Patricia Davenport

Affiliation Environmental Services, Inc.

Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc
 (address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



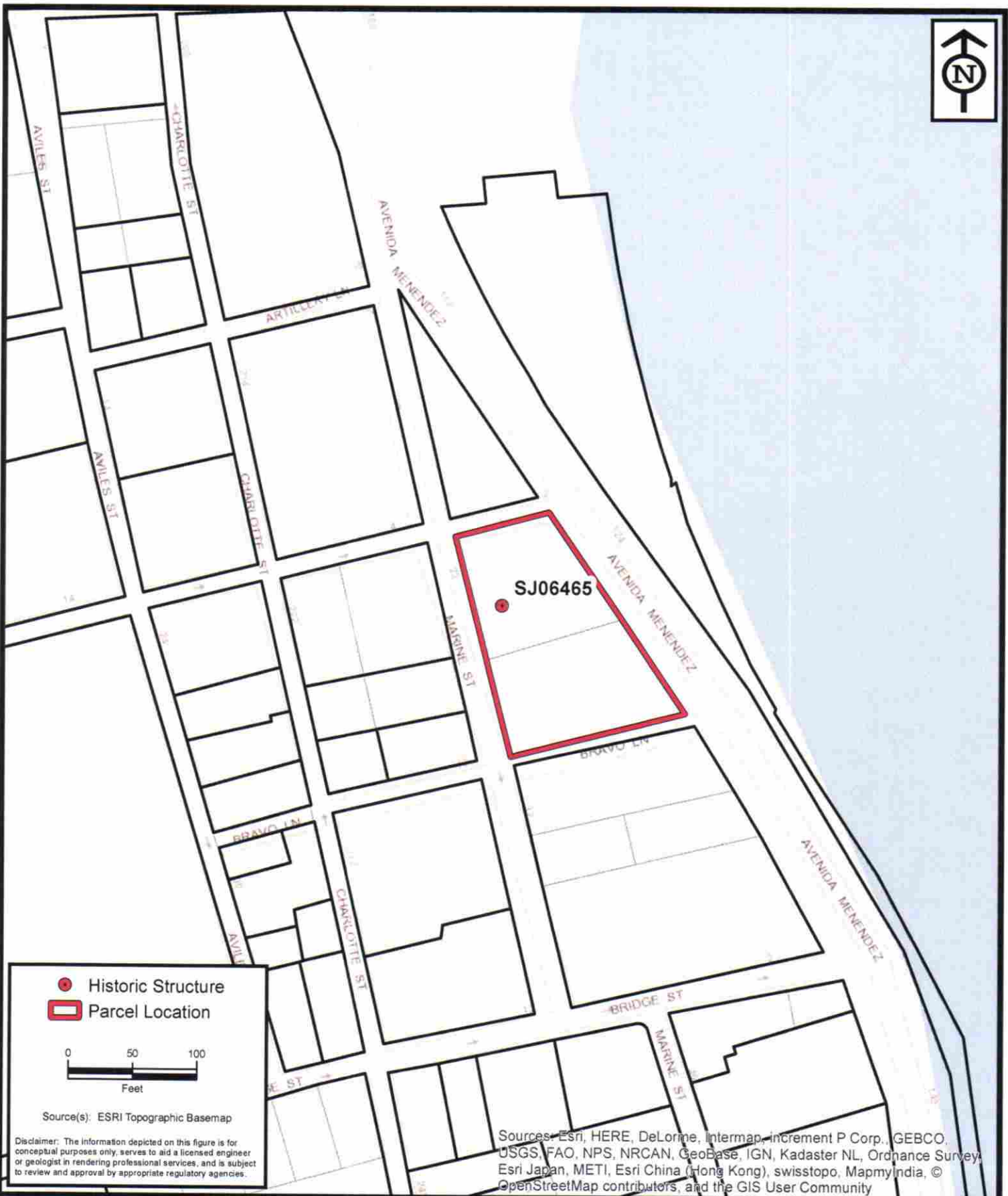
**ENVIRONMENTAL
SERVICES, INC.**

7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ06465
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	1



**ENVIRONMENTAL
SERVICES, INC.**

7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
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Parcel Location - SJ06465
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2









RECEIVED

JAN 17 2019



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

\$50.00	Alterations to single family home, site work, and site feature
\$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
\$100.00	Alterations to all other buildings, site work, or features except single family home
\$200.00	New construction except single family home

Receipt No. 1536248
 Advertising Costs \$ _____

Paid on _____

BDAC Project No. 2019-0007

Meeting Date: 02-21-19

Receipt No. _____

1. NAME OF APPLICANT MACK PATEL

Business (if applicable) MARION MOTOR LODGE

Address 120 AVENIDA MENENDEZ

City ST. AUGUSTINE State FL Zip Code 32084

Daytime telephone 505-3585 Other phone/email _____

The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER MACK PATEL

Business (if applicable) _____

Address SAME 2MACKPATEL@GMAIL.COM

City _____ State _____ Zip Code _____

Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS _____

4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel _____

5. EXISTING USE MOTEL PROPOSED USE MOTEL

6. PROPOSED PROJECT WORK

A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO

B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR REPLACE

- | | | |
|-------------------------------------|--------------------------|--|
| ☐ | ☐ | Roof _____ |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) _____ |
| ☒ | ☐ | Exterior finishes (stucco, masonry, siding) _____ |
| ☐ | ☐ | Porch/Deck/Balcony _____ |
| ☐ | ☐ | Awning/Canopy _____ |
| ☐ | ☐ | Exterior Doors _____ |
| ☐ | ☐ | Windows _____ |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☐ | Exterior lighting & other appurtenances _____ |
| ☐ | ☐ | Existing fences, walls & gates _____ |
| ☐ | ☐ | Existing parking, walkways & other site features _____ |

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

D. PAINT COLORS (check one)

- ☐ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

MARBLE CHIP STONE ON SMALL WALL

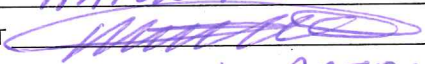
8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

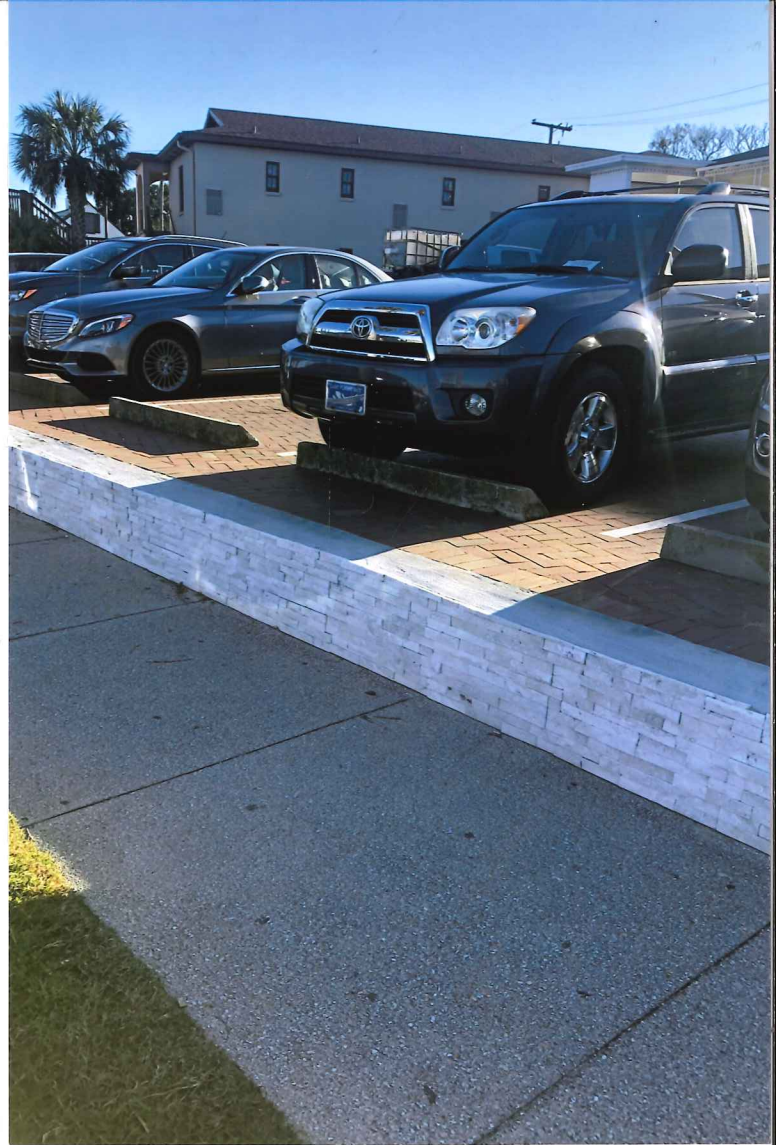
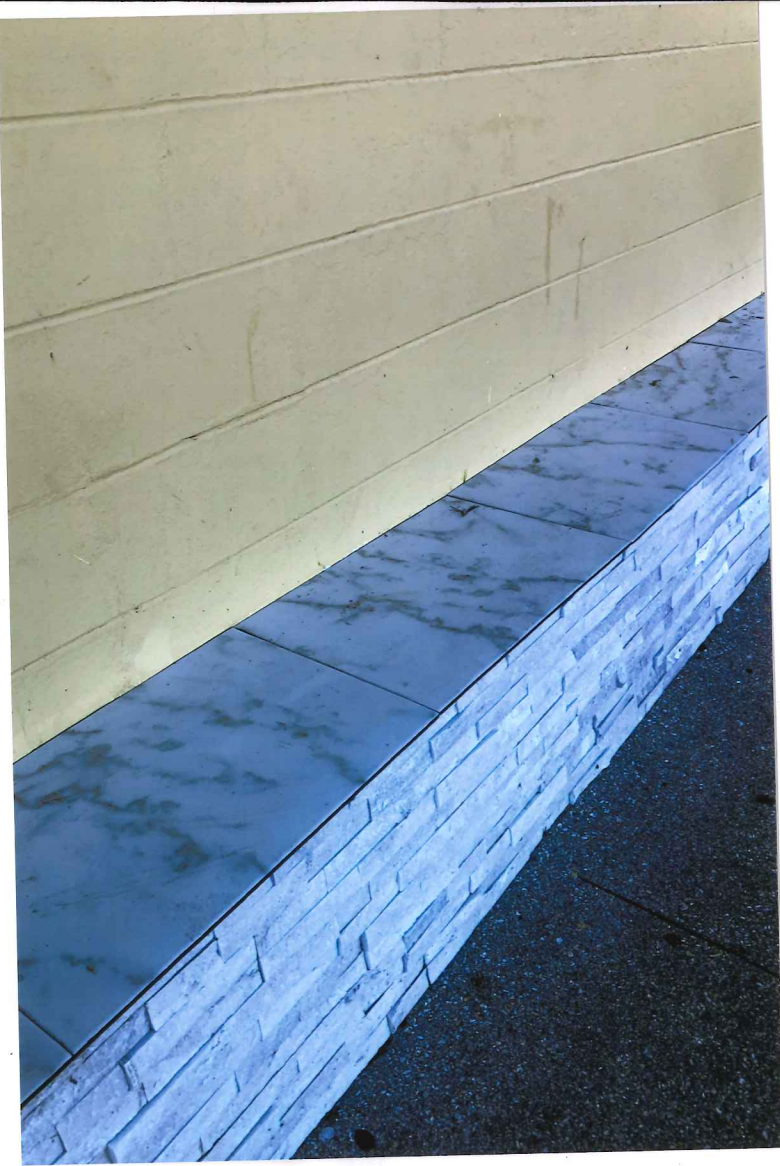
PRINT APPLICANT'S NAME MAACK PATEL

SIGNATURE OF APPLICANT  DATE 1-17-2019

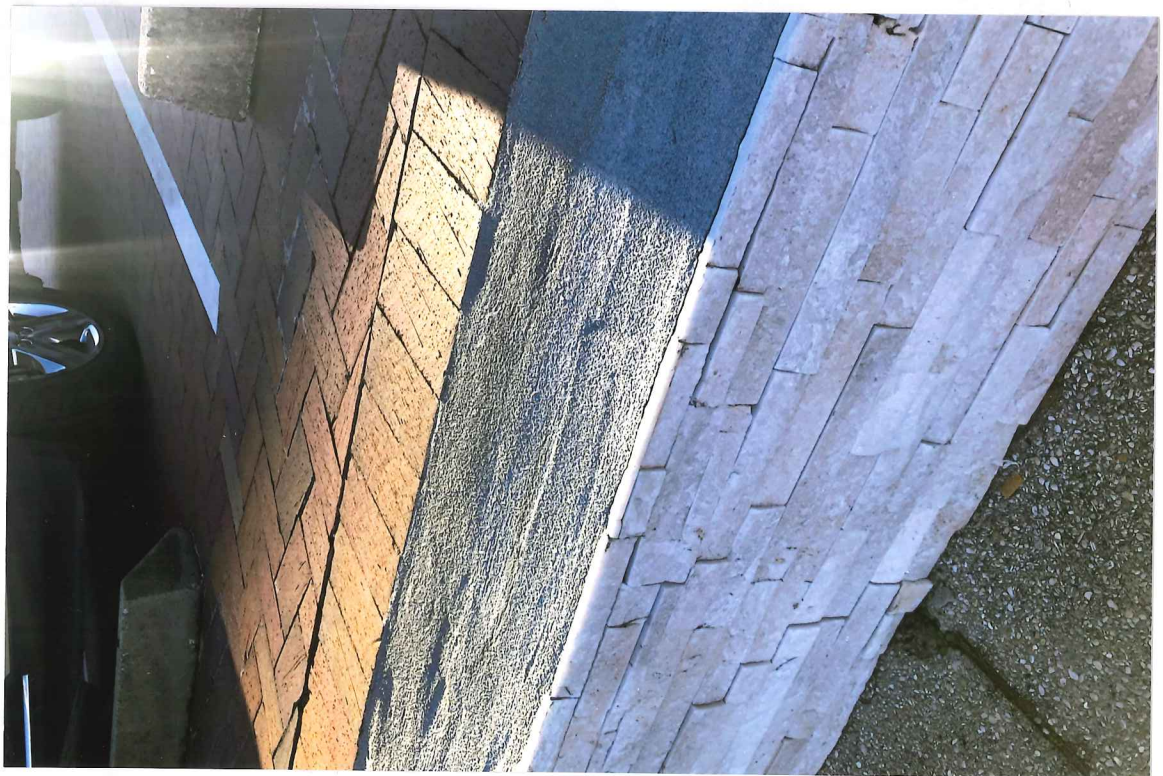
PRINT OWNER'S NAME MAACK PATEL

SIGNATURE OF OWNER _____ DATE _____

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.











City of St. Augustine



St. Augustine, Florida
Nation's Oldest City

Planning/Building

1565 - 2015

January 30, 2019

Marion Motor Lodge
120 Avenida Menendez
St. Augustine, Florida 32084

RE: Project Street Address 120 Avenida Menendez

Mr. Patel:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for February 21, 2019. The meeting is scheduled to begin at 1:00 in the Alcazar Room at 75 King Street.

Additionally, this letter notifies you of the sufficiency of your application. The application form includes a checklist which was used to review the documents provided with your application. The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the course of the public hearing.

Additional materials will be accepted in the Planning and Building Department only up to 10 days before the meeting as per Resolution 2010-09. After that, the HARB has the discretion whether or not to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

I look forward to reviewing your application in more detail. A copy of the staff report will be mailed to you at the address provided on the application and if you do not receive it before the week of the meeting please contact our department to obtain a copy.

Sincerely,

Kelli Mitchell
Kelli Mitchell

Historic Preservation Planner

IMPORTANT NOTICE: Now that the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the code. Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit. Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

75 King Street, 32084 - PO Box 210, 32085 - Office 904/825-1065 - FAX 904/209-4335

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. To be completed by planning staff

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A
☐	☐	☐ Photographs of existing roof and affected features
☐	☐	☐ Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐ Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐ Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

OK	Need	N/A
☐	☐	☐ Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐ Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐ Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐ Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

OK	Need	N/A
☐	☐	☐ Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐ Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐ Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐ Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐ Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

OK	Need	N/A
☐	☐	☐ Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐ Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐ Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade
☐	☐	☐ Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐ Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A
☐	☐	☐ Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐ Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐ For new openings, a scaled wall section
☐	☐	☐ Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐ Documentation of justification for changing the existing door(s) and the extent of the affected area.

CONTINUED

The below is a list of requirements based upon the scope of work. (To be completed by planning staff)

WINDOWS (windows, shutters, and other associated features)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of affected window(s) or location(s) of proposed new window opening(s) |
| ☐ | ☐ | ☐ | For new openings, a scaled wall section with proposed window |
| ☐ | ☐ | ☐ | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware |
| ☐ | ☐ | ☐ | Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location |
| ☐ | ☐ | ☐ | For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional. |

FOUNDATION (replacement, infill, alteration including elevation)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of affected foundation in detail and in context of whole building and adjacent buildings |
| ☐ | ☐ | ☐ | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill |
| ☐ | ☐ | ☐ | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing details and context of affected site area within view of the proposed project |
| ☐ | ☐ | ☐ | Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish |
| ☐ | ☐ | ☐ | For new equipment, scaled drawing showing proposed project with context site and/or building |

FENCES/WALLS/GATES

- | OK | Need | N/A | |
|--------------------------|-------------------------------------|-------------------------------------|--|
| ☐ | ☒ | ☐ | Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate |
| ☐ | ☐ | ☒ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls) |
| ☐ | ☐ | ☒ | Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section |

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) |
| ☐ | ☐ | ☐ | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing |
| ☐ | ☐ | ☐ | Plant material list with identification, quantity, size at planting and maturity, spacing |

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing site area within view of proposed construction with context area |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line and proposed construction |
| ☐ | ☐ | ☐ | Scaled landscape plan |
| ☐ | ☐ | ☐ | Scaled elevation drawings showing existing building(s) and major site features |
| ☐ | ☐ | ☐ | Scaled elevation drawings showing proposed building(s) and major site features |
| ☐ | ☐ | ☐ | Wall sections |
| ☐ | ☐ | ☐ | Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| ☐ | ☐ | ☐ | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape |
| ☐ | ☐ | ☐ | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints |
| ☐ | ☐ | ☐ | Written summary describing existing and proposed conditions and project's consistency with zoning code |

❖ Other details necessary for review:

We need photographs of the walls that are/will be impacted

Project number: 2019-0007 Project Address: 120 Avenida Mercedes
 Reviewed by: Kelli Mitchell Date: 1/30/19



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company

J PRABHU, LLC

Filing Information

Document Number	L16000016651
FEI/EIN Number	81-2807782
Date Filed	01/25/2016
Effective Date	01/18/2016
State	FL
Status	ACTIVE

Principal Address

120 Avenida Manendez
St. Augustine, FL 32084

Changed: 03/02/2017

Mailing Address

120 Avenida Manendez
St. Augustine, FL 32084

Changed: 03/02/2017

Registered Agent Name & Address

PATEL, MAHENDRA
120 Avenida Manendez
St. Augustine, FL 32084

Address Changed: 01/10/2019

Authorized Person(s) Detail

Name & Address

Title MGR

PATEL, MAHENDRA
120 Avenida Manendez
St. Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2017	03/02/2017

2018	01/16/2018
2019	01/10/2019

Document Images

01/10/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- Florida Limited Liability	View image in PDF format

Instr #2016043728 BK: 4220 PG: 1288, Filed & Recorded: 7/11/2016 8:41 AM #Pgs:2
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$28,700.00

Prepared by and return to:
John L. Whiteman, Esq.

St. Johns Law Group
104 Sea Grove Main Street
Saint Augustine, FL 32080
904-495-0400
File Number: 16-0481
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 8th day of July, 2016 between Marion Motor Lodge, LLC, a Florida Limited Liability Company whose post office address is 49 Carrera Street, Saint Augustine, FL 32084, grantor, and J Prabhu, LLC, a Florida Limited Liability Company whose post office address is 4580 Collins Road, Jacksonville, FL 32244, grantee:

(Whenever used herein the terms 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Johns County, Florida, to-wit:

ALL of Block 20, according to the Official Map of the City of St. Augustine, Florida; said land is bounded on the East by Bay Street, on the South by Bravo Lane, and on the West by Marine Street and on the North by Cadiz (formerly Green) Street.

Parcel Identification Number: 198390-0000

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

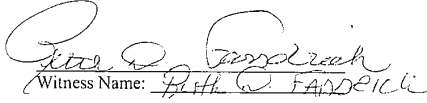
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

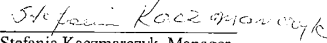
DoubleTimes®

BK: 4220 PG: 1289

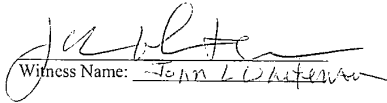
Signed, sealed and delivered in our presence:


Witness Name: Ruth W. Fardella

Marion Motor Lodge, LLC

By: 
Stefania Kaczmarczyk, Manager

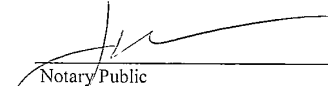
(Corporate Seal)


Witness Name: John L. Whiteman

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me this 8th day of July, 2016 by Stefania Kaczmarczyk of Marion Motor Lodge, LLC, on behalf of the company. He/she ☐ is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: _____

My Commission Expires: _____

COPY



St. Johns County, FL

Quick Links

[My Tax Bill](#)
[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 1983900000
Location Address 120 AVENIDA MENENDEZ
 SAINT AUGUSTINE 32084-0000
Neighborhood Motels (Midscale/Limited) Bayfront (COM) (610.79)
Tax Description* CITY OF ST AUG LOT 1 & 2 BLK 20 OR307/206 31 UNITS OR4220/1288
**The Description above is not to be used on legal documents.*
Property Use Code Hotels & Motels (3900)
Subdivision City of St Augustine
Sec/Twp/Rng 17-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.450
Homestead N

View Map

Owner

Owner Name J Prabhu LLC 100%
Mailing Address 120 AVENIDA MENENDEZ
 SAINT AUGUSTINE, FL 32084-0000

Valuation

	2019
Building Value	\$628,388
Extra Features Value	\$33,794
Total Land Value	\$942,700
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,604,882
Total Deferred	\$0
Assessed Value	\$1,604,882
Total Exemptions	\$0
Taxable Value	\$1,604,882

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$645,604	\$33,794	\$942,700	\$0	\$0	\$1,622,098	\$1,622,098	\$0	\$1,622,098
2017	\$645,604	\$31,626	\$942,700	\$0	\$0	\$1,619,930	\$1,619,930	\$0	\$1,619,930
2016	\$323,296	\$30,411	\$785,720	\$0	\$0	\$781,400	\$781,400	\$0	\$781,400
2015	\$323,296	\$30,411	\$687,505	\$0	\$0	\$781,400	\$781,400	\$0	\$781,400
2014	\$200,000	\$24,493	\$716,969	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2013	\$200,000	\$24,493	\$716,969	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2012	\$200,000	\$24,493	\$716,969	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2011	\$200,000	\$24,493	\$795,541	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2010	\$240,000	\$24,493	\$883,935	\$0	\$0	\$964,493	\$964,493	\$0	\$964,493

Building Information

Building 1
Actual Area 14924
Roof Structure Wood Truss
Roof Cover Composite Shingle

Conditioned Area	11070	Interior Flooring	Carpet
Actual Year Built	1959	Interior Wall	Drywall
Use	Motel - Low	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	100 FIXTURES	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
OUTSIDE STAIRS	0	66
CANOPY (COMMERCIAL)	0	1142
BALCONY	0	416
FINISHED UPPER STORY	4590	4590
BASE AREA	4590	4590
CANOPY (COMMERCIAL)	0	1142
CANOPY (COMMERCIAL)	0	416
BASE AREA	945	945
CANOPY (COMMERCIAL)	0	291
FINISHED UPPER STORY	945	945
CANOPY (COMMERCIAL)	0	291
OUTSIDE STAIRS	0	42
OUTSIDE STAIRS	0	48
Total SqFt	11070	14924

Extra Features

Code Description	BLD	Length	Width	Height	Units
Pool (Concrete)	0	0	0	0	840
Concrete Paving	0	0	0	0	10800
Masonry Wall	0	0	0	0	560
Metal Fence 4'	0	0	0	0	75

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hotels	0	0	18854	SF	\$942,700

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/11/2016	7/8/2016	\$4,100,000.00	WD	4220	1288	U	I	MARION MOTOR LODGE	J PRABHU LLC
	7/1/2008	\$0.00	WD	3107	639	U	I	KACZMARCZYK STEFANIA	MARION MOTOR LODGE

Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

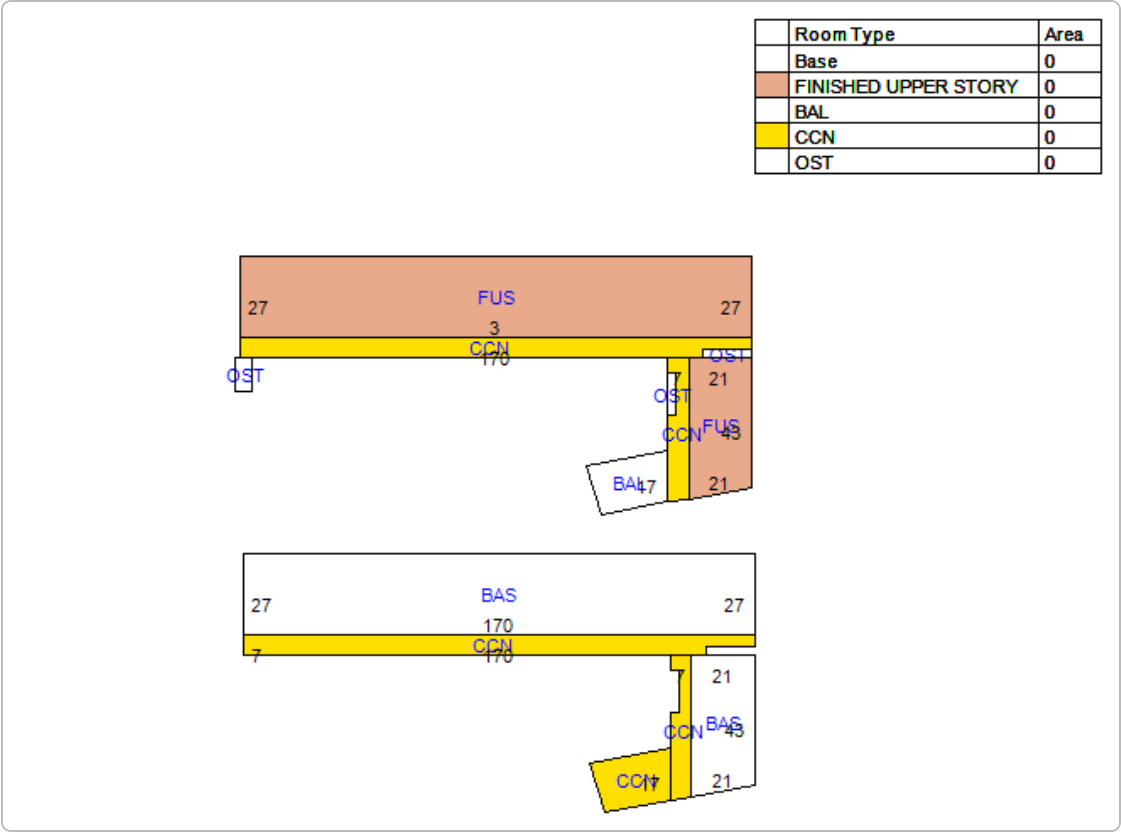
Tax Estimator

[Tax Estimator](#)

Map



Sketches



No data available for the following modules: Exemptions.

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.

Last Data Upload: 1/25/2019, 10:47:39 PM





HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 21, 2019 Meeting



Application: 2019-0008

Address: 54 St. George Street

Gerald Dallarie, Applicant
TIITF/Department of State, Owner

Project description: To make alterations to an existing outdoor space to include planting new vegetation and installing pavers and granite for walkways, a wood deck, two small walls, and decorative elements.

Architectural Style:	Spanish Colonial	Florida Master Site File:	8SJ1891
National Register:	Contributing to the St. Augustine Town Plan Historic District	Construction date:	1813
Archaeology Zone:	1A	Zoning District:	HP-3
Parcel number:	197440 0000		
Agenda Item:	7(b)	Previous Action(s):	N/A

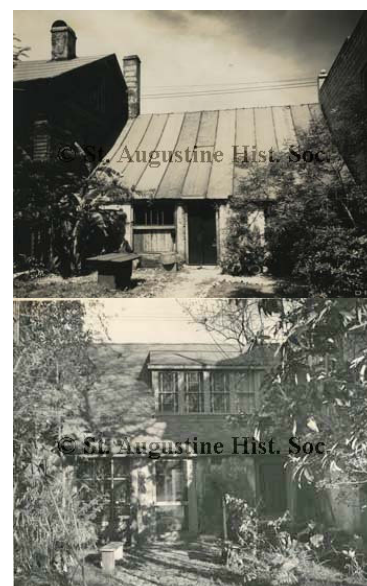
STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to make alterations to an existing outdoor space to include planting new vegetation and installing pavers and granite for walkways, a wood deck, two small walls, and decorative elements.

- Of the proposed plants, only two are listed in the AGHP and one is native to Florida. The applicant should clarify the type of ivy that will be used to determine if it is compatible.
- The red brick is appropriate, but crushed granite is not.
- The applicant needs to clarify the type of lights that will be used, the design of the wooden stage and the urn, and the placement Florida fieldstone to determine if they are compatible.
- Given the age and style of the structure, fountains are not considered appropriate.
- The project is located in an archaeological zone and may require an archaeological review. The applicant should contact the city archaeologist prior to beginning work.



The current rear courtyard

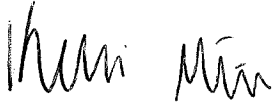


Historic photographs

F2019-0008
54 St. George Street
February 21, 2019

STAFF RECOMMENDATION:

Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can **Continue a Certificate of Appropriateness for 54 St. George Street** to give the applicant to address the issues described in the staff report.

A handwritten signature in black ink, appearing to read "Kelli Mitchell", written over a horizontal line.

Kelli Mitchell, Historic Preservation Planner

F2019-0008
54 St. George Street
February 21, 2019
STAFF PHOTOGRAPHS:



F2019-0008
54 St. George Street
February 21, 2019



Photograph taken in 1937



Date Unknown

F2019-0008
54 St. George Street
February 21, 2019

SUMMARY SCOPE OF WORK:

- Level out the rear garden area
- Create walkways using existing and new brick pavers as well as crushed granite
- Plant new landscaping
- Install an urn, two walls, a fountain/spillway bowl, Florida fieldstone, and deck and frame

CITY CODES/DESIGN GUIDELINES:

The Secretary of the Interior's Standard's for Rehabilitation 2, 8 and 9 apply.

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. [Protection and Preservation of Significant Archaeological Resources]

Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.

Pre-1821

Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. Trees and shrubs should be native or documented as having been introduced prior to 1821, and must reflect the small scale of pre-1821 buildings. Design concepts from the 18th Century should be used for flower, vegetable and herb gardens.

Foundation plantings are not appropriate.

F2019-0008
54 St. George Street
February 21, 2019

Fountains are not appropriate in spaces open to the public. Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

Garages are addressed in the Accessory Buildings section of these Guidelines.

F2019-0008
54 St. George Street
February 21, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File
2. Staff Photographs
3. Historic Photographs

FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8551891 1009==
Site Name: Paredes-Dodge House 830== Survey Date: 7902 820==
Address: 54 St. George Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
813== County: St. Johns 808==
Location: City of St. Augustine 12 868==
(subdivision) (block) (lot)
868==
Owner of Site: Name: St. Augustine Historical Society ;
Address: 271 Charlotte Street
St. Augustine, FL 32084 902==
Occupant or Manager: The Old Curiosity Shop 904==
Type of Ownership: Private 848== Zoning: HP-3
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469715 3307115 890== Location: T07S R30E N18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5. MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Scardaville, Michael (Historian) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:		Threats to Site:	
() <u>Excellent</u>	863==	() <u>Zoning</u>	878==
(x) <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==
(x) <u>Altered</u>	858==	() <u>Dredge</u>	878==
() <u>Unaltered</u>	858==	() <u>Other</u>	878==
(x) <u>Original Site</u>	858==		
() <u>Restored - Date:</u>	858==		
() <u>Moved - Date:</u>	858==		

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Commercial 850==
Date: +1813 844== Period: 19th cent. 845== Culture: Spanish 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Spanish Colonial 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Stucco; stone (coquina) _____ 854==
Structural Systems: Masonry, stone (coquina) 856==
Features of Structure: (942)
Window Type: DHS 6/6; fixed multipane 942==
Foundation: Stone (coquina) wall 942==
Roof Type: Gable 942==
Secondary Roof Structures: Dormer, shed wall 942==
Porches & Balconies: _____ 942==
Chimney Location: End, interior, ridge 942==
Materials: (882)
Chimney: Stone (coquina) 882==
Roof Surfacing: Coposition shingles 882==
Ornament Exterior: Decorative front door; red band (Zocalo) at base of
east elevation; iron grilles 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: 4 954== Stories: 1½ 950==
Other: Exposed beaded beams in interior 956==
Surroundings: Restoration Area. 864==
Relationship to Surroundings: On street line in Restoration area; part of a
cluster of colonial buildings on the northern end of St. George Street. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Maritime, Commerce.

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Spanish Colonial style structure, at 54 St. George Street, known as the Paredes-Dodge House, was built between 1803 and 1813 and is one of the ___ surviving colonial structures in St. Augustine. As is typical in colonial architecture, the coquina house abuts the street line, and the property is enclosed by a coquina wall constructed in the 1940's. Architectural research indicates that the street facade was formed by raising on existing street wall to its current height. The house shares a common chimney and coquina first floor wall with the adjacent Rodriguez-Avero Sanchez House to the north. The original 11 inch width of the south wall of the latter house was increased to 24 inches when the north wall of the Paredes-Dodge House was reinforced against it. Three dormers punctuate the gable roof on the street side of the building. Two major window openings are on the first floor of the street facade and the casement windows and the double hung 6/6 windows are enclosed by carved iron grilles, an inaccurate portrayal of typical St. Augustine Colonial Rejas. The house has undergone several major changes since colonial times. Map (1833 Anonymous and 1860 Dorr) and architectural evidence indicate that the original structure consisted of only two rooms, the easternmost or street rooms, and that two rooms were built behind them in the late territorial or early statehood periods (1833-1860). Moreover, the original gable roof was retained and a shed roof was extended over the coquina addition. On site inspection of the building reveals two evidences of a mid-19th century alteration: The roof slope over the two west rooms is not a highly pitched as the slope of the original gable roof and the half-story is found only over the two east or original rooms. Thus, the Paredes-Dodge House resembled the adjacent Rodriguez-Avero Sanchez House in size, configuration, number of rooms, and building materials until the mid-19th century. The possibility also exists that both structures had rear porches where the west rooms are today. Another change occurred during the commercialization of St. George Street after the Civil War. By the 1890's, a second street door was opened in the southernmost section of the building, perhaps to maximize commercial usage of the structure. The spacing on the front has not changed since the late 19th century, although an effort has been made to make the building appear more in the colonial tradition by adding double hung 6/6 windows and grilles over the windows, and by painting a
(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustín de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Cuidad de San Agustín de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151;

red band (zocalo) at the base of the facade, a common practice in Spanish and Spanish Colonial Architecture. In mid-1948, the owner of the buildings, the St. Augustine Historical Society, undertook stabilization of the structure. The openings on the St. George St. Elevation were reinforced with "I" beams and a 32 foot 3/8" by 12" steel plate was fastened in the east wall and anchored to the ceiling joists to reinforce the coquina wall. The southeast and southwest rooms were replastered on the first floor. On the second floor, new flooring was laid over the original in order to level it, and a bathroom and kitchen were installed in the south end. Dormer windows were placed in the west roof slope for ventilation. The stairway from the first to second floor was rebuilt, and the entire roof was reshungled with Johns-Manville asbestos shingles.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 siege of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century.

New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest School-house, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

The colonial structure at 54 St. George Street, the Paredes-Dodge House, is best known for its association with the adjacent Rodriguez-Avero-Sanchez House to the north, and for its use in the early 20th century as the dodge curiosity shop.

This site formed the northernmost parcel of a lot owned by Antonio Jose Rodriguez in 1764. Rodriguez, an elderly, invalid infantryman, owned two tabby houses on his property, although they were situated at the southern end. One of these buildings (46' Cuna Street) was reconstructed by the St. Augustine Restoration Foundation, Inc. in 1969.(4) Rodriguez' property was transferred to Jesse Fish when England gained possession of Florida in 1763-64, and Fish sold it as well as the extant Rodriguez-Avero-Sanchez House to the north to Joseph Dyason in late 1768. By this time, however, the two tabby houses had already been demolished.(5)

When Spain reacquired Florida in 1784, this property reverted to the crown which soon granted custody of the small house and 23 Vara (63.25 ft.) lot to Colonel Antonio Fernandez, the son-in-law of Antonia de Avero, the proprietor of the house in 1764. Fernandez, commander of a dragoon company, returned to St. Augustine to regain the former Avero properties.(6) In 1791, however, Governor Quesada sold at public auction properties that had become royal patrimony at the resumption of Spanish dominion in 1784. Don Juan Sanchez, a Spaniard who held the important position of chief master Caulker of the royal works, purchased the house and lot and enlarged the one story, one-room, coquina structure to a two-room, one and one-half story building with

a fireplace and chimney bulging out of the south wall.(7) The enlarged house sat on only half of the 23 Vara lot, and in 1803, the year after Sanchez' death, his widow, Marie del Carmen Castaneda, sold the vacant southern portion (54 St. George St. property) to Juan Paredes, a mariner from Mallonca. Castaneda also gave him wall-sharing rights (arrimo), that is paredes was allowed to reinforce his house against the existing Castaneda house to the Paredes construction a one and one-half story stone house, and, in building up to the Castaneda house, connected his fireplace into the existing flue.(8) On May 4, 1813, Juana Paredes, the daughter of the deceased sailor, sold the property for 1,300 pesos to Pedro Fucha, a farmer and landowner along the North River who also acquired the Rodriguez-Avero-Sanchez House three weeks later.(9) Sometime between 1813 and 1834, Esteban or Stephen Arnau acquired both houses. Deeds documenting the transfer of both properties are not found in Spanish or American records, although Arnau appears as legal properitor on the 1834 clements map of the city.(10)

In 1851 Esteban's widow Margaret D. Arnau recieved this house as part of the settlement of his estate. The property stayed in the family until the 1890's. Some recollections of this house during the Arnau ownership were given in the St. Augustine Record in 1937:

"Miss Anna Arnau lives in a cottage on Spanish Street that is on part of the property the Arnau's owned for long years, starting in the second Spanish occupation. Miss Arnau's family owned and lived in the coquina house on St. George Street known now as the Old Curisity Shop.

"The garden was at the south of the house and until quite recently one of the old grapenes was still living in Miss Arnau's present garden, that was at the west of the old coquina home.

"Miss Arnau states, as did the late Mrs. George Gibbs, that the portion of the house north of the big chimney in the main room of the Old Curiosity Shop used to be but one story in height. When the house was divided into two holdings Miss Arnau does not know.

"Many things grew in the Arnau gardens. Among others, lufas hung from vines. When her brother had dried and prepared them, Miss Arnau says she made them into hats, made trimming from the lufas for the hats and they were sold in Mrs. Segui's shop. Miss Arnau does not recall any one else making lufa hats for which there was a great craze at one time as their light open-work fibre made them particularly adapted to a warm climate.

"Miss Arnau is one of the limited number of descendants of second regime families who are still holding a portion of their old lands and living upon them. The Arnau's were early listed and in 1788 Francisco Arnau had the last house on the west side of St. George Street with no building between his house and the fortified line and city gates.

"Arnau's were prominent in city affairs and a Paul Arnau resigned as mayor rather than officiate in handling St. Augustine over to the Federal Army."(11)

In the 1890's the Arnau heirs mortgaged the property to Colonel George L. Eastman, a prominent Flagler era resident of St. Augustine. The mortgage was foreclosed, and in 1895 the property was deeded to Eastman. He held it until 1900, when it was sold to James P. Dodge.(12)

Dodge was a jeweler who established a business in St. Augustine in 1885. An 1886 directory listed him as "Watchmaker and jeweler and sewing machine repairer" with a shop on Charlotte Street near Hypolita. 54 St. George Street came to be known as the Dodge House during his tenure, and he billed it as "The Oldest House in America, 1565." After his death in the late 1920's, the building went through a period of vacancy until his widow, Emma Dodge, sold it to the St. Augustine Historical Society and Institute of Science in 1934.(13)

The building has been used as a gift and curio shop since that time, first as Pearl Lyman Curios, then as the Barlow Gift Shop, and finally (since the late 1940's) as the Old Curiosity Shop, under a variety of proprietors.(14)

Major stabilization and preservation work was done on the building in 1948 by the Historical Society, and in 1959 a bronze marker was placed on the building proclaiming:

"A Spanish Home"

"When Spanish rule returned to St. Augustine in 1783, this property, like many others left by the English, reverted to the Spanish Crown, and was sold at public auction. It was purchased by Juan Sanchez and inherited by his widow, Maria Castandea. Later owners include the Arnau Family. The present coquina house was built about 1803 by Juan Paredes. An original building preserved by the St. Augustine Historical Society since 1934."(15)

John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.

3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.

4. Puente, "Plano . . . de San Agustín," No. 69. see 46½ Cuna Street file, HSAPB.

5. East Florida Papers, accounts of Josse Fish, Bundle 319, no. 99; James Moncrief, "(Plan of St. Augustine)", March 1, 1765; Eugenia B. Arana and Doris C. Wiles, "The Don Juan Paredes House," El Escribano, No. 47 (April 1963), p. 5.

6. Charles W. Arnade, "The Avero Story: An early Saint Augustine Family with many Daughters and many houses," Florida Historical Quarterly, vol. 40:1 (July, 1961), p. 24; Rocque, "Plano Particular . . . de San Agustín," no. 42.

7. Arana and Wiles, p. 6; Eugenia B. Arana, "History of the property at 52 St. George Street, St. Augustine, Florida," El Escribano, 46 (January, 1963), pp. 11-12; Earle W. Newton and Robert H. Steinbach, Archaeological

and Architectural Investigations at 52 St. George Street, St. Augustine, Florida," El Escribano, no. 46 (January, 1963), pp. 16-19.

8. Arnau and Wiles, pp. 6-8; Newton and Steinbach, pp. 16-19.
9. Arnau and Wiles, pp. 7-8; Arana, pp. 13-14.
10. Ibid., Benjamin and I.B. Clements, "Plan of the City of St. Augustine," 1834-35, Block 12 lots 12 and 15.
11. "Miss Anna Arnau is still living on land granted to her family," St. Augustine Record, Sunday, July 4, 1937.
12. El Escribano, April 1963, p. 8. Deed Book YY, pp. 111-3.
13. Webb's St. Augustine Directory, 1886; City Directory 1911-12, 1927, 1930, 1934. Deed Book 106, p. 711.
14. City Directories, 1937, 1940, 1947, 1949, 1962, 1977.
15. El Escribano, April 1963, p. 9.

Note:

Historic American Building survey photo-data book Information, the Dodge House (Paredes House), St. Augustine, Florida in St. Augustine Historical Society files on Block and Lot file, HSAPB.

Dodge House - 54 St George Street
City Directory Listings

J. P. Dodge died in 1920's

1927 CD lists him at 54 St George St

1930 lists his widow Emma on Mulberry

1930+34 - 54 St George St listed as vacant

1937 Pearl Hyman, Curios 54 St George, res. 63 Orange

1940 The Barlow Gift Shop 54 St George

1947 Barlow Gift Shop.

1949 Old Curiosity Shop - gifts - Mrs. Margaret Wallace

1962 Old Curiosity Shop - gifts - Mrs. Betty L. Raffaelli

1977 The Old Curiosity Shop (Caroline Buell + Harry R. Buell, Sr.) - Gifts, Antiques, Collectors Items, Cabin Crafts, Shells, Jennie's Cross Stitch.

have not been located. Neither has the original will of Juan Parédes come to light; although there is a codicil filed on February 13, 1811, making new dispositions of his property because of his second marriage, no real estate is mentioned. The documents pertaining to the suit by Aguada Segui against Juana Parédez have not been examined, not being considered pertinent to the chain of title to the property under consideration.

On March 26, 1813, Sanchez' widow, Maria Castaneda, sold to the same Pedro Fucha the north half of the property (Quesada 104). (See El Escribano, January, 1963, No. 46, pp. 13-14)

On an undetermined date between 1813 and 1834, Fucha sold the house built by Paredes to Estéban Annau. No deed of the transaction has been found. However, the Clerical Survey of 1834 lists Stephen Annau as the contemporary owner.

Meanwhile, on June 8, 1819, Pedro Fucha had given Estéban Annau a comprehensive Power of Attorney authorizing him to act as his agent in all matters pertaining to his properties. (East Florida Papers - Escrituras: Photostat in library St. Augustine Historical Society).

In 1851, Margaret D. Annau, widow of Estéban, elected to take a child's portion of the estate of her deceased husband, and was given the house under consideration here as well as the north portion of the property. In an agreement made on March 26, 1851, between Margaret D. Annau and Paul Annau, the administrator of the estate of Estéban Annau and other heirs, statement is made that Estéban died seized and possessed of the following real estate:

. . . the dwelling house and lot in which said Estéban Annau died, of the value of \$700.00 . . .

. . . also another house and lot situated on the north of the dwelling house and premises of the said Estéban Annau, above mentioned, of the value of \$425.00 . . .

and further, that the property under consideration here was

. . . the southern lot of the two lots purchased by Estéban Annau of Peter Fouche (sic) and being the dwelling house and premises in which said Annau died . . .

This agreement is recorded as "Exhibit A" in a Bill in Chancery filed July 5, 1890 in the Circuit Court of St. Johns County for a partition of property among the Annau heirs. "Exhibit A" is described as their only proof of ownership because the original of the 1851 agreement had been destroyed by fire.

This property was subsequently mortgaged by the Annau heirs to George L. Eastman which mortgage was foreclosed and a deed given on September 4, 1895 by W W. Dewhurst, Special Master in Chancery to George L. Eastman. (Deed Book 44, pp. 111-113, St. Johns County Records.)

Subsequent Owners:

April 11, 1900

George L. Eastman, et. ux. to James P. Dodge

December 8, 1934

(Deed Book 2, p. 177, St. Johns County Records.)
Emma J. Dodge to St. Augustine Historical Society
and Institute of Science. (Deed Book 106, p. 711
St. Johns County Records.)

Note: All of the above changes of title and documentary research on this property have been made by Mrs. Eugenia B. Arana and Mrs. Doris C. Wiles, from the files of the Saint Augustine Historical Society, the St. Johns County Records and Spanish documents cited.

Date of erection of building: Second Spanish Period, between 1803 and 1813.

Builder: Don Juan Paredes.

Notes on Preservation and Stabilization.

In May, 1948, the Saint Augustine Historical Society undertook stabilization and preservation of the building. The openings on the east or St. George Street elevation were reinforced with "J" beams and a 32 foot $3/8$ " x 12" steel plate was fastened in the east wall and anchored to the ceiling joists to reinforce the coquina wall.

On the first floor, the southeast and southwest rooms were replastered.

On the second floor, new flooring was laid over the original in order to level it, and a bathroom and kitchen installed in the south end of the building. Dormer windows were placed in the west roof slope on the second floor level, for ventilation. The stairway from the first to second floor was rebuilt. The entire roof was re-shingled with Johns-Manville asbestos shingles. This work was done at an approximate cost of \$2,500.00.

The following is the text of a bronze marker placed on this house in 1959:

A Spanish Home

When Spanish rule returned to St. Augustine in 1783, this property, like many others left by the English, reverted to the Spanish Crown, and was sold at public auction. It was purchased by Juan Sanchez and inherited by his widow, Maria Castaneda. Later owners included the Annau family. The present coquina house was built about 1803 by Juan Paredes. An original building preserved by the St. Augustine Historical Society since 1934.

=====

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 54 St. Germe St. Block & Lot B 4 12

CARTOGRAPHIC

Sketch structure

{ +1897 (prior 1897 baying +1888; "prev. no.") 1 1/2 story (prev. 2 story) "Vac. 5."
+1904 "Univ."
+1924 1 story frame "prev. no." towards rear of heavily building ~~the~~ ~~the~~ demolished
post 30.

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

MEMO

FEB. 22, 1989

TO: BOARD OF DIRECTORS/TRUSTEES

FROM: DAVID SCOTT

SUBJECT: PROPOSED FACADE TREATMENT OF THE PAREDES/DODGE HOUSE

The front facade of the Paredes/Dodge House is in need of restoration and rehabilitation. The entire house is in need of an extensive restoration, but because of the lack of funds I propose the following front facade work as a minimum:

1. Re-patch pitted coquina with a soft historic lime based white stucco. (re-stucco entire facade?)
2. Remove inappropriate later addition flower boxes.
3. Remove inappropriate iron grillwork from first story windows.
4. Repair rotted sills, jambs and other deteriorated woodwork.
5. Repaint entire front facade San Augustin White*.
6. Repaint all exterior front facade trim Paredes House Grey*.

This color was discovered on the trim on this building and dated to colonial times.

7. Repaint Zocalo either Fatio House Red or King's Bakery Black. We might want to eliminate the Zocalo altogether for we don't have historic evidence that the house had a Zocalo. I think that if we decide to have a Zocalo on the house that it should be King's Bakery Black because that is the only documented Zocalo color yet found in St. Augustine and I think it would match well with the grey trim.

*Historic Colors of Spanish St. Augustine, City of St. Aug.

PAREDES/DODGE RESTORATION, PRELIMINARY COST ESTIMATE

SAN AGUSTIN ANTIQUO FOUNDATION

FEB. 28, 1989

1. PRELIMINARY RESEARCH ALLOWANCES

1. Historic/ Architectural Research
 - A. Staff labor 300 hrs.
2. Archeological Research
 - A. Staff labor 450 hrs.
3. Paint analysis, \$75 first, \$50 each after \$575
4. Architectural drawings \$5,000

2. SITE WORK

1. Landscape rear garden (historic) \$8,500
 - A. Staff labor (research) 100 hrs.
2. Remove second story 1949 partitions \$2,000
3. Remove second. story floor, 1949 addition \$2,225
4. Remove building in rear yard \$1,200

3. & 4. CONCRETE AND MASONRY

1. Grind and repair tabby floor. \$4,800
2. Replace coquina 2nd story wall \$2,200

5. METALS

- | | |
|--|---------|
| 1. Remove later iron grates on windows | \$150 |
| 2. Stabilize structural steel implants | \$1,800 |

6. ROUGH AND FINISH CARPENTRY

- | | |
|---|---------|
| 1. Rebuild roof rafters, replace inappropriate later material with accurate reproductions | \$8,800 |
| 2. Remove shingles and replace with hand split shakes. | \$8,500 |
| 3. Labor/materials to re-configure roof and correct later overhang & front facade work. | \$4,100 |
| 4. Re-build rear room and stairs | \$9,400 |
| 5. Re-deck 5/4 X 8 roof | \$6,200 |

7. DOORS AND WINDOWS

- | | |
|---|---------|
| 1. Replace front windows, first story | \$3,600 |
| 2. Repair, restore second story windows | \$2,000 |
| 3. Construct historic shutters | \$1,500 |

8. FINISHES

- | | |
|-------------------------------------|---------|
| 1. Repair or replaster interior | \$4,600 |
| 2. Repair plaster on front exterior | \$1,000 |
| 3. Paint exterior (historic) | \$3,800 |
| 4. Paint interior (historic) | \$4,900 |

8. FINISHES, CONT.

5. Repair, restore, or replace interior details.

Remove later inappropriate additions. \$9,000

6. Historic hardware (hand forged) \$2,200

9. MECHANICAL

1. Remove existing plumbing \$1,500

2. Rebuild historic well in rear yard \$3,200

10. ELECTRICAL

1. Remove and reconfigure electrical service \$2,500

2. Rewire electrical \$1,800

3. Fixture allowance \$1,000

4. HVAC (5 ton) \$6,000

11. CONTINGENCY COSTS (10%) \$11,405

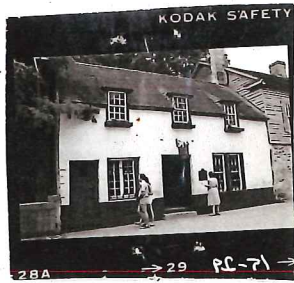
TOTAL CONSTRUCTION COSTS \$125,455

NOTE: This estimate represents the restoration costs for the Paredes/Dodge House. If special load testing analyses are required an additional \$3,000 would be spent.

This estimate also includes a minimum of 850 Staff hours and that figure could double depending upon unexpected expenses.



1903



DODGE HOUSE

NEED CHAIN OF TITLE

- Bet 1813 + 1834 Fucha sold house to Esteban Arnan + it stayed in Arnan family til 1890's.
- clipping about Anna Arnan describes
- Mortgaged by Arnan heirs to Col. George L. Eastman, prominent Florida resident w/ large house at 45 Orange Street
- Mortgage foreclosed + property decided to Eastman 1875
- 1900 Sold to J.P. Dodge - billed it as "oldest house" 1565
- 1934 Mrs. Dodge sold to SAHS.

The Nation's Oldest City

Founded in 1565 by Don Pedro Menendez de Aviles, San Augustin was the capitol of Spain's colony of La Florida. With Florida ceded to Great Britain following the Seven Years War, St. Augustine served as the capitol of British East Florida from 1763 to 1783, then returned, by treaty, to Spanish rule until becoming a United States territory in 1821.

In the 16th Century, Spanish La Florida reached as far north as the Chesapeake Bay, with fortified outposts extending into central Tennessee. Enclosed by palisades and redoubts by 1740, the Walled City of St. Augustine was the military hub of this region, defended by the massive Castillo de San Marcos. The English privateer, Sir Francis Drake, burned the city in 1586, pirates sacked it in 1668, South Carolinians besieged and burned it in 1702, and British troops under Oglethorpe bombarded it in 1740. Despite fires, hurricanes and wars with the Indians, French, Pirates and British, St. Augustine has survived as the oldest continually occupied European settlement in the United States, retaining a unique heritage, culture and architectural style.

St. Augustine's Spanish Past Revealed Through Paint Research

In 1987, the St. Augustine Planning and Building Department received grant monies from the U.S. Department of the Interior, through the Florida Bureau of Historic Preservation, to research paint colors used by the Spanish colonists. Previously, paint colors used in restorations and reconstructions were determined from archival records, from use in other Spanish colonies or from those commonly used on later historic buildings. The restoration firm of Buchanon, Seale, Phillips, Opperman and Welsh was retained to analyze the surfaces of fifteen colonial buildings.

The paint colors discovered are representative of St. Augustine from about 1750 to the end of Spanish rule in 1821. This analysis confirmed written accounts that indicated the dominance of white masonry walls and houses, lending early St. Augustine the appearance of a Mediterranean coastal town. However, a new palette of colors used for trim and woodwork was discovered.

St. Augustine City Commission

Kenneth H. Beeson, Jr., Mayor
James Costeira, Vice-Mayor
John Gianotti
Vicki L. Sellner
Henry L. Twine

Michael A. Rourke, City Manager

**Coordinated by the
Planning and Building Department**

Special acknowledgement is extended to
the firm of Buchanon, Seale, Phillips,
Opperman, and Welsh

Historic Colors of Spanish St. Augustine

St. Augustine, Florida

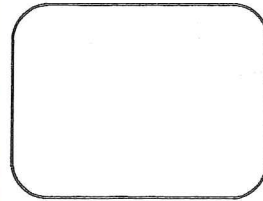
Recreating the Colors of Spanish St. Augustine

Historically, whitewashes or limewashes were much more common than oil based paint (white lead mixed with linseed oil). Whitewash was the premier preservative for wood, especially important in the subtropics as St. Augustine had limited timber resources.

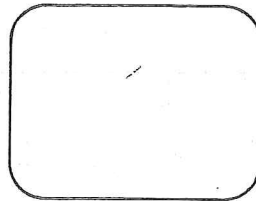
Many colonial buildings and walls were masonry, either quarried shell-stone (coquina) or poured shell aggregate concrete (ripio, piedra de ostion or tabby). Both coquina and tabby are porous and function best when sealed. Stucco, made by calcining seashells, also required a sealing coat of limewash or whitewash. Limewashes were also primarily made from lime extracted from seashells. White walls and buildings dominated but archaeological records indicate that mustard yellow, dark cobalt blue, ochre and other pigments were occasionally added to tint the basic whitewash and stucco. These colors were usually deep and subdued. However, "DeMesa House Pink" was identified by the paint analysis. Since white was the most commonly used base color, the use of any other base color should be carefully considered.

Whitewashes were applied with coarse brushes that left brush marks evident in the surface. This effect can be obtained by using specially formulated (thicker) paints. Paint should not be applied too evenly but workmanship should not appear crude. Due to

Historic Colors of Spanish St. Augustine



*San Augustin
White*



*Canova House
White*



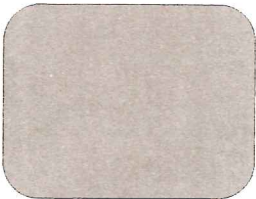
*King's Bakery
Black*



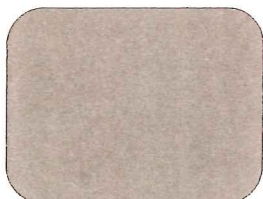
*DeMesa House
Pink*



*Peck House
Green*



*Gonzalez-Alvarez
House Grey*



*Paredes House
Grey*



*Solana House
Brown*

Color chips approximate the actual paint color and are subject to the effects of age, heat, and light.

Historic Colors of Spanish St. Augustine

Color Name	Body	Zocalo	Trim	Benjamin Moore	Sherwin Williams
San Augustin White	•			Pure White	Pure White
DeMesa House Pink	•			038	BM-71-10
Fatio House Pink	•			054	---
King's Bakery Coral	•			040	---
King's Bakery Black		•		1652	---
Canova House White			•	935	94408
O'Reilly House White			•	942	---
Gonzalez-Alvarez House Grey			•	1474	BM-80-21
Fatio House Grey			•	1475	BM-80-22
Paredes House Grey			•	HC-105*	BM-80-30
Fatio House Red		•	•	Morris Town Red*	94325
Solana House Brown		•	•	1259	---
Peck House Green			•	693	BM-78-8
Light Ochre**	•		•	144	BM-74-28
Ochre Tan**	•		•	222	94077
Dark Mustard**			•	182	94184
Terra Cotta**			•	105	94358
Medium Mauve**			•	1257	---
Deep Mauve**		•	•	1258	---
Clay Red**		•	•	1204	BM-71-16
Maroon Red**		•	•	1260	---
Grey Blue**			•	744	---
Shutter Blue**			•	748	---

Note: Use flat finish for body and zocalo. Use semi-gloss and gloss finish for trim.

*Custom Color

**Documented through archaeological research by the St. Augustine Archaeological Society and the Historic St. Augustine Preservation Board.

the effects of rain on whitewash, a streaked look developed with the undersurface showing through in places.

White walls were easily mud-splashed and a horizontal band of darker paint about two to three feet high, called a zocalo, was occasionally used to lessen this effect. "King' Bakery Black" has been documented as a zocalo color, but other colors may be appropriate.

Wood trim was usually painted with two coats of oil based paint. Three coats usually characterized the finest houses. Due to the use of hog-hair bristle brushes, delicate brushmarks (called ropiness) were evident in the surface. On fine masonry houses the wood trim - doors, door frames, window frames and sashes, shutters and balconies - were usually finished with glossy lead-in-oil paints.

Based upon paint analysis research, the City of St. Augustine has created a palette of authentic Spanish Colonial St. Augustine paint colors. These colors may be used for the restoration or reproduction of historic St. Augustine architecture, or to beautify any masonry or Mediterranean style building. St. Augustine colors documented by paint analysis and their contemporary counterpart are outlined here, as are other Spanish Colonial colors documented by archaeological research.





CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



RECEIVED

JAN 17 2019

Planning/Building Dept.

☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

\$50.00	Alterations to single family home, site work, and site feature
\$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
<u>\$100.00</u>	Alterations to all other buildings, site work, or features except single family home
\$200.00	New construction except single family home

Receipt No. 1536292

Advertising Costs \$

Postage \$

Paid on

BDAC Project No. 2019-0008

Meeting Date: 2-21-19

Receipt No.

1. NAME OF APPLICANT Gerald Dallaire - Garden 54 LLC.
Business (if applicable) Garden 54 LLC.
Address 54 St. George Street
City St. Augustine State FL Zip Code 32084
Daytime telephone 904-501-9276 Other phone/email gerald.d4316@gmail.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER TIITF / Dept of State (Manager William Triay)
Business (if applicable) U of Florida Historic St. Aug. Inc.
Address PO Box 115050 (Attn Planning Dept)
City Gainesville State FL Zip Code 32611-5050
Daytime telephone (required) NA Other phone NA
3. PROJECT STREET ADDRESS 54 St. George Street
4. LEGAL DESCRIPTION: Lot 19 Block 12 Subdivision City of St. Aug Parcel 1974400000
5. EXISTING USE Garden & Patio PROPOSED USE To improve Patio & Garden
6. PROPOSED PROJECT WORK

A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ NO

→ B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR REPLACE

- | | | | |
|--------------------------|-------------------------------------|--|-------|
| ☐ | ☐ | Roof | _____ |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) | _____ |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding) | _____ |
| ☐ | ☐ | Porch/Deck/Balcony | _____ |
| ☐ | ☐ | Awning/Canopy | _____ |
| ☐ | ☐ | Exterior Doors | _____ |
| ☐ | ☐ | Windows | _____ |
| ☐ | ☐ | Shutters | _____ |
| ☐ | ☐ | Foundation (including infill) | _____ |
| ☐ | ☐ | Exterior lighting & other appurtenances | _____ |
| ☐ | ☐ | Existing fences, walls & gates | _____ |
| ☐ | ☒ | Existing parking, <u>walkways</u> & <u>other site features</u> | _____ |

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building _____
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☐ New porch/deck/balcony _____
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☐ New exterior lighting _____
- ☐ New fence/wall/gate _____
- ☐ New parking/walkways/other site features _____
- ☐ Exterior utility service/mechanical equipment _____

D. PAINT COLORS (check one)

- ☐ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

To improve garden & patio area. Removing & then leveling whole area due to neglect & reusing current pavers, as well as, incorporating new pavers. Not to exceed 500 square-feet total.

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary prior to starting project work. Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Gerald Dallaire
SIGNATURE OF APPLICANT [Signature] DATE 1-10-19
PRINT OWNER'S NAME _____
SIGNATURE OF OWNER [Signature] DATE _____

Digitally signed by William Triay
DN: cn=William Triay, o=UFHSA, ou=UF,
email=bttriay@ufl.edu, c=US
Date: 2019.01.15 15:21:45 -05'00'

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.



L-1
SHEE



Earth Works Design & Maintenance, Inc .

12501 Beach Blvd.
Jacksonville, FL 32246

Phone: (904) 996-0712
Fax: (904) 996-0714

Date: 11/27/2018
Revised: 1/9/2019

Landscape Proposal Presented to:

PM: Jason

Gerald Dallaire
54 St. George St.
St. Augustine, FL 32084

Home Phone (904)501-9276
Cell Phone:
Email:

Qty	Description	Size	Unit Price	Total Price
	PREPWORK			
1	Permit Fee		550.00	\$ 550.00
4	Dump Fee	per truck	250.00	\$ 1,000.00
1	Ground Prep, Bed Layout, Paver Prep			\$ 250.00
1	Machine Fee (mobcat/cat)		1,000.00	\$ 1,000.00
1	Grading		1,500.00	\$ 1,500.00
1	Stump Grinding	budget	1,500.00	\$ 1,500.00
4	Removal (Sod, Plant)	per day	1,500.00	\$ 6,000.00
			Subtotal	\$ 11,800.00
	HARDSCAPE			
1009	Patio A pavers (budget)	per s.f.	12.00	\$ 12,108.00
26	Patio A Crushcrete	per c.y.	65.00	\$ 1,690.00
31	Walkway A pavers (budget)	per s.f.	12.00	\$ 372.00
0.5	Walkway A Crushcrete	per c.y.	65.00	\$ 32.50
25	Walkway B pavers (budget)	per s.f.	12.00	\$ 300.00
0.5	Walkway B Crushcrete	per c.y.	65.00	\$ 32.50
9	Florida Fieldstone	per ton	450.00	\$ 4,050.00
2	Labor for Fieldstone		1,500.00	\$ 3,000.00
1	Fountain Scape		20,315.38	\$ 20,315.38
2.75	Crushed Granite	per c.y.	375.00	\$ 1,031.25
274	Weed Mat	per s.f.	1.50	\$ 411.00
1	Wooden Stage	TBD		\$ -
1	Sleeving		250.00	\$ 250.00
1	Polymeric Sand		1,151.00	\$ 1,151.00
3	Paver and Sand Delivery		300.00	\$ 900.00
			Subtotal	\$ 45,643.63
	Landscape			
18	Annuals with topsoil	per flat	70.00	\$ 1,260.00
69	Mondo Grass	1 gal	13.00	\$ 897.00
10	Persian Shield	1 gal	13.00	\$ 130.00
22	Ivy	1 gal	13.00	\$ 286.00
45	Autumn Fern	1 gal	13.00	\$ 585.00
21	Variegated Shell Ginger	3 gal	36.00	\$ 756.00
5	Fatsia	3 gal	26.00	\$ 130.00
1	Camellia (White)	7 gal	85.00	\$ 85.00
4	White Bird	15 gal	250.00	\$ 1,000.00
6	Queen Palm	12'- 16'	425.00	\$ 2,550.00
14	Mulch	per c.y.	70.00	\$ 980.00
10	Lights	per	325.00	\$ 3,250.00
1	Irrigation Evaluation		150.00	\$ 150.00
	Landscape Plan			\$ 300.00
			Subtotal	\$ 12,359.00
	OPTIONAL			
	Put down old brick \$12 per s.f. (600s.f.)			
35% deposit required	to order plant material and schedule work =	\$25,041.69	Other	
			TOTAL	\$ 69,802.63
	All major credit cards are accepted except American Express, however a 2.5% handling fee will apply		TOTAL	\$ 71,547.70

- Clay Red Brick

Six month warranty on plant material unless Earth Works provides maintenance which will extend the warranty to one year. Please request a maintenance quote if interested. Transplants are not guaranteed

*Price may vary pending final product selection and design

**Sod for construction damage, will only be charged for amount actually used

[Backyard Ideas](#)[Pond Products](#)[Resources](#)[Hire a Pond Pro](#)[Buy Now](#)[About Aquascape](#)[MENU](#)

Green Slate 40" Patio Pond – 30 gal

Do you love the beauty of water gardens but lack the space for a pond? Aquascape Patio Ponds make it simple to have a complete water garden in any setting without ever having to touch a shovel. The integrated plant shelf and plumbing ports makes creating a beautifully planted container water garden easier than ever. The durable fiberglass construction is lightweight, ages like real stone, and never fades or chips. Aquascape Patio Ponds can be used to transform any outdoor or indoor environment and the natural finish allows the feature to blend easily into a wide variety of settings. The 40" Patio Pond measures 16 inches high and holds up to 30 gallons of water. Aquascape is passionate about the products we produce, providing unique products, designs, and features that stand above the competition.

SKU: 98859

Category: [Patio Ponds](#)[How to Buy](#)

Share this item:



More Information

Makes it simple to have a water garden in any setting

Integrated plant shelf and plumbing ports

Durable fiberglass construction

Finish ages like real stone and never fades or chips

Can be used indoors or outdoors

You may also like...

[Backyard Ideas](#)[Pond Products](#)[Resources](#)[Hire a Pond Pro](#)[Buy Now](#)[About Aquascape](#)[MENU](#)

Stacked Slate Spillway Wall 32"

The Aquascape Stacked Slate Spillway Wall 32" makes it easy to add the relaxing sights and sounds of water to any location. This unique water feature is extremely versatile for use in a wide variety of applications, including standalone fountains, pond edges, or the start of waterfalls and streams. Water surges through three separate water outlets at the top of the 32" tall wall before spilling over the textured front of the feature. The impressive natural-looking finish looks and ages like real stone, and the durable, lightweight fiberglass-resin composite construction is built to last. Three sections of fountain tubing are provided to supply each water outlet. The Stacked Slate Spillway Wall comes in two parts for easy transport. Simply assemble the fountain by setting the top section onto the bottom section. Stacked Slate Wall Risers (not included) can be added to increase the height of the wall. For standalone fountain installation, it is recommended to use the wall in conjunction with the AquaBasin 45 sub-surface reservoir and Ultra 2000 Water Pump or larger. Aquascape is passionate about the products we produce, providing unique products, designs, and features that stand above the competition.

SKU: 78244

Category: [Fountains](#)Tag: [Stacked Slate Spillway](#)[How to Buy](#)

Share this item:

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Makes it easy to add the relaxing sights and sounds of water to any location

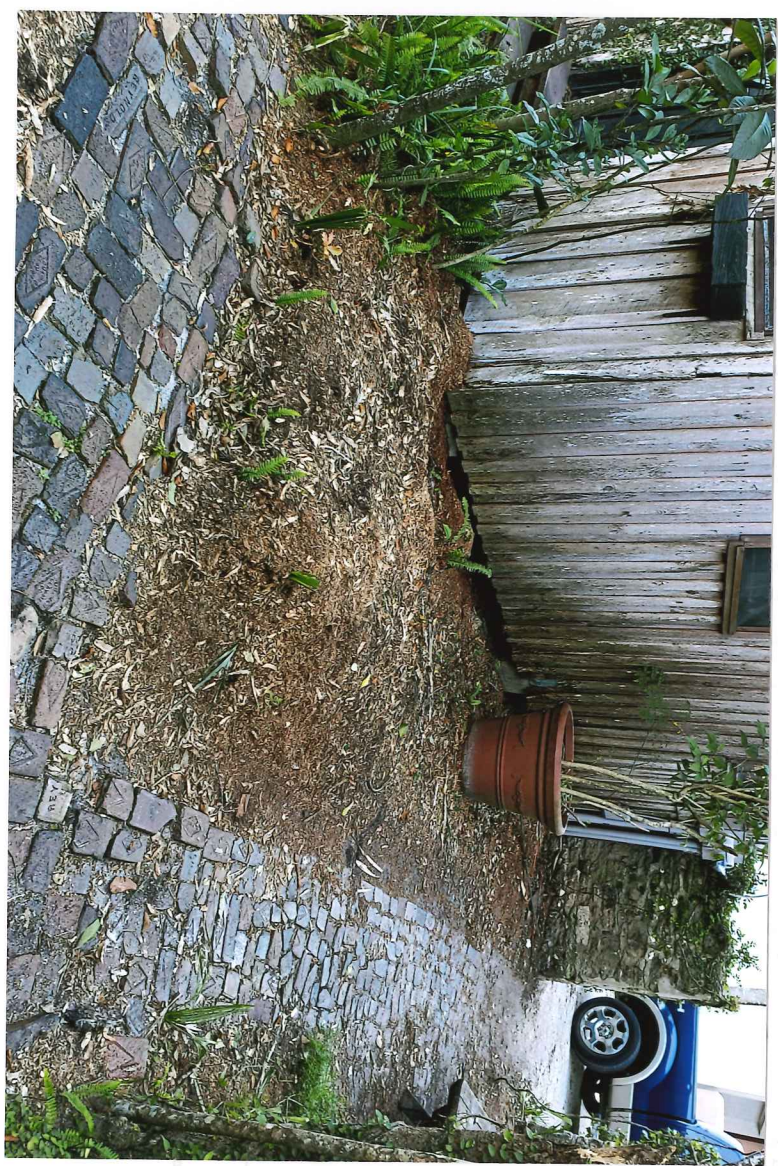
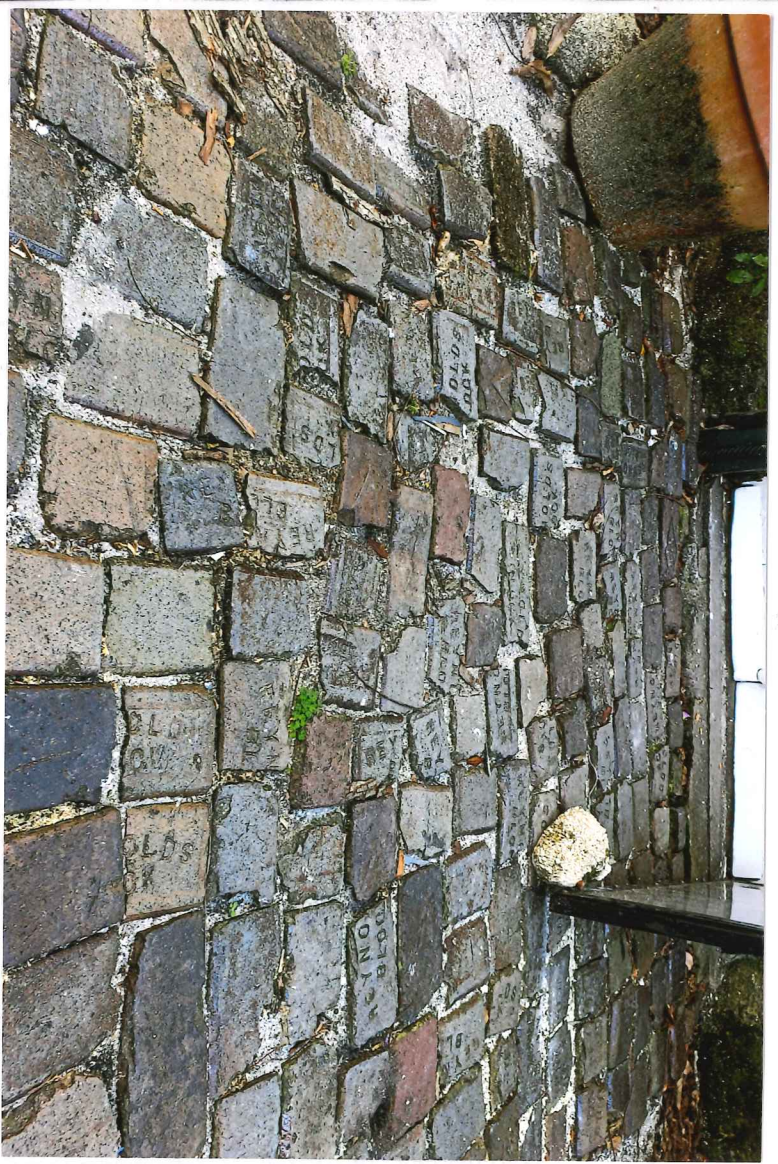
Versatile for use in a wide variety of applications, including standalone fountains, pond edges, or the start of waterfalls and streams

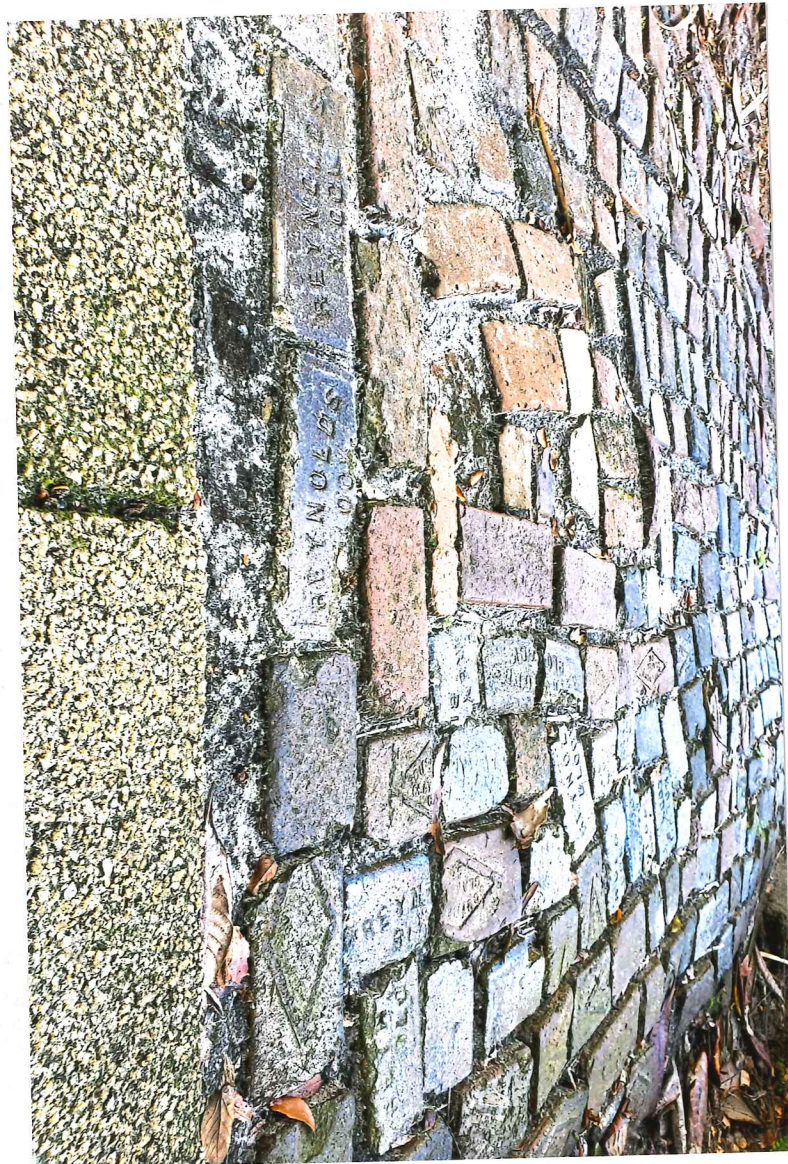
Durable and lightweight fiberglass-resin composite construction

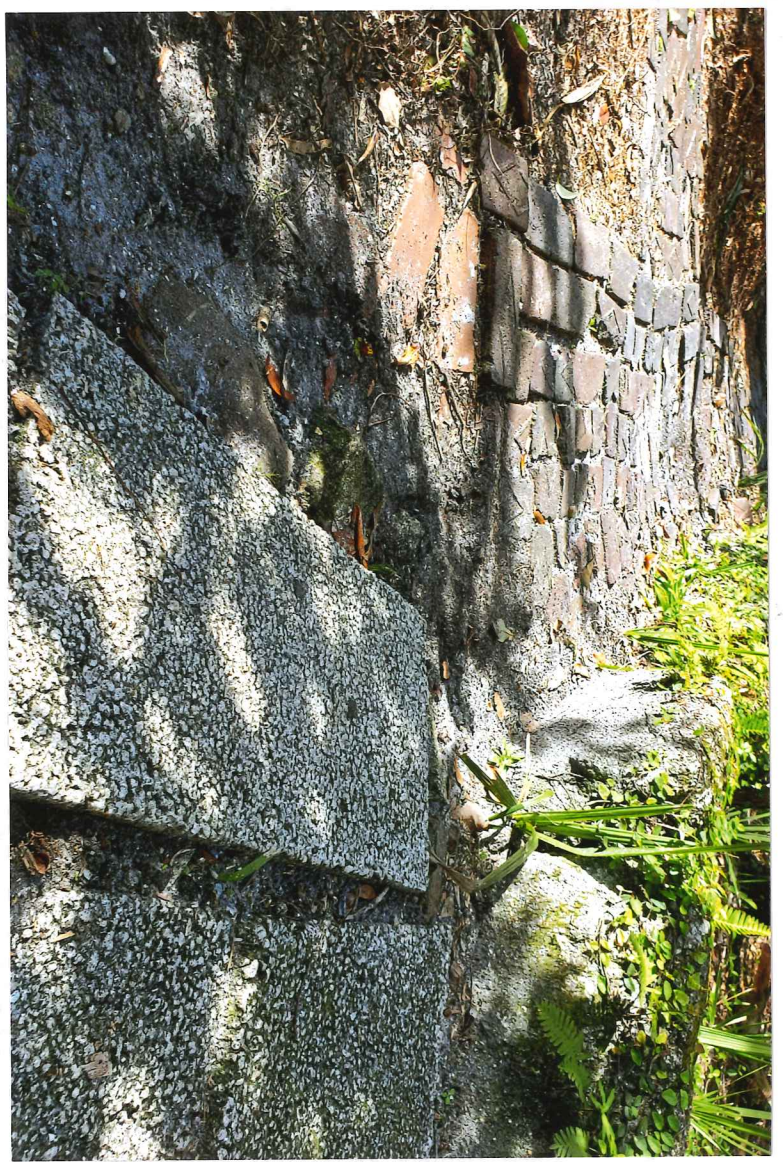
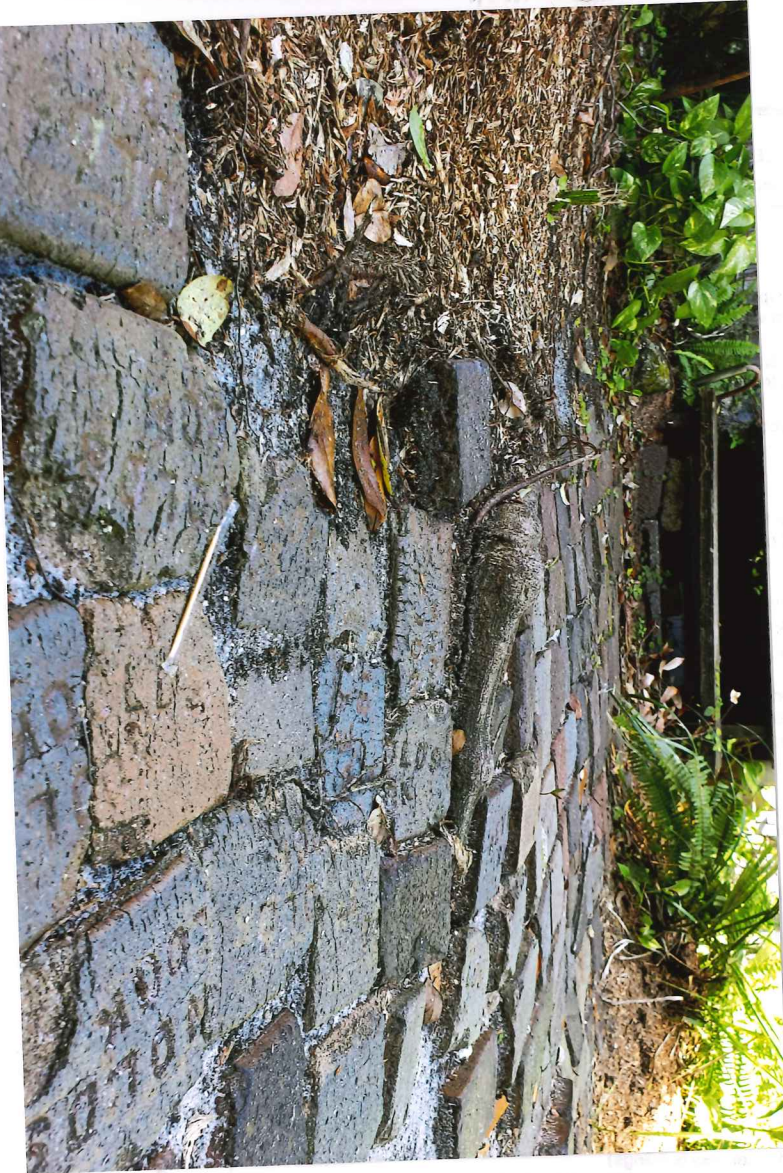
Looks and ages like real stone

Height extensions available

You may also like...









COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

*The below is a list of requirements based upon the scope of work. To be completed by planning staff

OK	Need	N/A	
ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)			
☐	☐	☐	☐ Photographs of existing roof and affected features
☐	☐	☐	☐ Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐	☐ Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐	☐ Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)
EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)			
☐	☐	☐	☐ Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐	☐ Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐	☐ Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐	☐ Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture
PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)			
☐	☐	☐	☐ Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐	☐ Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐	☐ Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐	☐ Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐	☐ Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
AWNING/CANOPY			
☐	☐	☐	☐ Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	☐ Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	☐ Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☐	☐ Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	☐ Documentation of justification for changing the existing awning/canopy and the extent of the affected area
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)			
☐	☐	☐	☐ Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	☐ Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	☐ For new openings, a scaled wall section
☐	☐	☐	☐ Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	☐ Documentation of justification for changing the existing door(s) and the extent of the affected area.

CONTINUED

The below is a list of requirements based upon the scope of work. (To be completed by planning staff)

WINDOWS (windows, shutters, and other associated features)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of affected window(s) or location(s) of proposed new window opening(s) |
| ☐ | ☐ | ☐ | For new openings, a scaled wall section with proposed window |
| ☐ | ☐ | ☐ | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware |
| ☐ | ☐ | ☐ | Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location |
| ☐ | ☐ | ☐ | For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional. |

FOUNDATION (replacement, infill, alteration including elevation)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of affected foundation in detail and in context of whole building and adjacent buildings |
| ☐ | ☐ | ☐ | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill |
| ☐ | ☐ | ☐ | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing details and context of affected site area within view of the proposed project |
| ☐ | ☐ | ☐ | Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish |
| ☐ | ☐ | ☐ | For new equipment, scaled drawing showing proposed project with context site and/or building |

FENCES/WALLS/GATES

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls) |
| ☐ | ☐ | ☐ | Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section |

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

- | OK | Need | N/A | |
|-------------------------------------|--------------------------|--------------------------|---|
| ☒ | ☐ | ☐ | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features |
| ☒ | ☐ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) |
| ☒ | ☐ | ☐ | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing |
| ☒ | ☐ | ☐ | Plant material list with identification, quantity, size at planting and maturity, spacing |

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing site area within view of proposed construction with context area |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line and proposed construction |
| ☐ | ☐ | ☐ | Scaled landscape plan |
| ☐ | ☐ | ☐ | Scaled elevation drawings showing existing building(s) and major site features |
| ☐ | ☐ | ☐ | Scaled elevation drawings showing proposed building(s) and major site features |
| ☐ | ☐ | ☐ | Wall sections |
| ☐ | ☐ | ☐ | Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| ☐ | ☐ | ☐ | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape |
| ☐ | ☐ | ☐ | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints |
| ☐ | ☐ | ☐ | Written summary describing existing and proposed conditions and project's consistency with zoning code |

❖ Other details necessary for review:

Photos/speccs of new surface materials & of the wall.

Project number:	Project Address:	54 St. George
Reviewed by:	<u>Wm Helli Mitchell</u>	Date: <u>1/11/19</u>

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

"The below is a list of requirements based upon the scope of work. To be completed by planning staff"

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | Photographs of existing roof and affected features |
| ☐ | ☐ | ☐ | Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture |
| ☐ | ☐ | ☐ | Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |
| ☐ | ☐ | ☐ | Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only) |

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

- | OK | Need | N/A | |
|-------------------------------------|--------------------------|--------------------------|---|
| ☒ | ☐ | ☐ | Photographs of existing surface or feature including close-up and full building perspective |
| ☒ | ☐ | ☐ | Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable |
| ☒ | ☐ | ☐ | Documentation of justification for changing the siding, finish, or feature and the extent of the affected area |
| ☒ | ☐ | ☐ | Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture |

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

- | OK | Need | N/A | |
|--------------------------|--------------------------|-------------------------------------|--|
| ☐ | ☐ | ☒ | Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony |
| ☐ | ☐ | ☒ | Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable |
| ☐ | ☐ | ☒ | Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony |
| ☐ | ☐ | ☒ | Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details |
| ☐ | ☐ | ☒ | Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. |
| | | | Permanent removal of major historic architectural features requires partial demolition application. |

AWNING/CANOPY

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing awning/canopy or location of proposed awning/canopy |
| ☐ | ☐ | ☐ | Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable |
| ☐ | ☐ | ☐ | Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade |
| ☐ | ☐ | ☐ | Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing awning/canopy and the extent of the affected area |

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing door(s) or location of proposed new door opening(s) |
| ☐ | ☐ | ☐ | Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening) |
| ☐ | ☐ | ☐ | For new openings, a scaled wall section |
| ☐ | ☐ | ☐ | Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing door(s) and the extent of the affected area. |

CONTINUED

The below is a list of requirements based upon the scope of work. (To be completed by planning staff)

WINDOWS (windows, shutters, and other associated features)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of affected window(s) or location(s) of proposed new window opening(s) |
| ☐ | ☐ | ☐ | For new openings, a scaled wall section with proposed window |
| ☐ | ☐ | ☐ | Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware |
| ☐ | ☐ | ☐ | Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location |
| ☐ | ☐ | ☐ | For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional. |

FOUNDATION (replacement, infill, alteration including elevation)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of affected foundation in detail and in context of whole building and adjacent buildings |
| ☐ | ☐ | ☐ | Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill |
| ☐ | ☐ | ☐ | Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details |
| ☐ | ☐ | ☐ | Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application. |

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing details and context of affected site area within view of the proposed project |
| ☐ | ☐ | ☐ | Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish |
| ☐ | ☐ | ☐ | For new equipment, scaled drawing showing proposed project with context site and/or building |

FENCES/WALLS/GATES

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls) |
| ☐ | ☐ | ☐ | Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section |

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

- | OK | Need | N/A | |
|-------------------------------------|--------------------------|--------------------------|---|
| ☒ | ☐ | ☐ | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features |
| ☒ | ☐ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) |
| ☒ | ☐ | ☐ | Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing |
| ☒ | ☐ | ☐ | Plant material list with identification, quantity, size at planting and maturity, spacing |

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

- | OK | Need | N/A | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Photographs of existing site area within view of proposed construction with context area |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways |
| ☐ | ☐ | ☐ | Scaled site plan showing the property line and proposed construction |
| ☐ | ☐ | ☐ | Scaled landscape plan |
| ☐ | ☐ | ☐ | Scaled elevation drawings showing existing building(s) and major site features |
| ☐ | ☐ | ☐ | Scaled elevation drawings showing proposed building(s) and major site features |
| ☐ | ☐ | ☐ | Wall sections |
| ☐ | ☐ | ☐ | Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| ☐ | ☐ | ☐ | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape |
| ☐ | ☐ | ☐ | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints |
| ☐ | ☐ | ☐ | Written summary describing existing and proposed conditions and project's consistency with zoning code |

❖ Other details necessary for review:

Photos/speccs of new surface materials & of the wall.

Project number: _____ Project Address: 54 St. George
 Reviewed by: Wm Kelli Mitchell Date: 1/11/19



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
GARDEN 54, LLC

Filing Information

Document Number	L18000204983
FEI/EIN Number	NONE
Date Filed	08/27/2018
Effective Date	08/24/2018
State	FL
Status	ACTIVE

Principal Address

5030 DATIL PEPPER ROAD
ST. AUGUSTINE, FL 32086

Mailing Address

5030 DATIL PEPPER ROAD
ST. AUGUSTINE, FL 32086

Registered Agent Name & Address

KRESGE, KENNETH R
1200 PLANTATION ISLAND DR.S.
#230
ST. AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title MGR

DALLAIRE, GERALD A
5030 DATIL PEPPER ROAD
ST. AUGUSTINE, FL 32086

Annual Reports

No Annual Reports Filed

Document Images

[08/27/2018 -- Florida Limited Liability](#)

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O.R. 871 PG 0061

90 24807

QUIT-CLAIM DEED

This instrument prepared
by Ken Rouse, General
Counsel, Florida
Department of State, Room
LL10, The Capitol,
Tallahassee, Fl 32399-0250

WHEREAS, the Grantor is a body corporate created and existing pursuant to Section 266.01, Florida Statutes, and

WHEREAS, pursuant to Chapters 82-46 and 83-265, Laws of Florida, the Grantor will cease to exist on October 1, 1990, and

WHEREAS, as a body corporate of the State of Florida, all properties of the Grantor are properties of the State of Florida, and

WHEREAS, the Grantor delivers this Quit-Claim Deed on the terms and conditions specified herein,

NOW, THEREFORE, this Indenture, made this 28th day of September, 1990, between the Historic St. Augustine Preservation Board, as Grantor, and BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, whose address is 3900 Commonwealth Boulevard, Tallahassee, Florida, as Grantee:

Witnesseth, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim to the grantee, its successors or assigns, all the right, title and interest of the grantor in and to the following described property, situate, lying and being in St. Johns County, Florida, to wit:

PARCEL 1 (Blacksmith Shop and Harness Shop). Property Appraiser Parcel No. 1-0196750-0000

A lot of land in the northeast corner of Block Eight (8), St. Augustine, Florida, described as follows: Beginning at the intersection of the south line of Cuna Street and the west line of Charlotte Street; thence westerly along the south line of Cuna Street seventy-eight (78) feet; thence southerly at an angle to the right of Cuna Street of 88 degrees 36 minutes forty-six and fifty-two hundredths (46.52) feet, more or less, to the south boundary line of the property conveyed to Rosa I. Bennett by deed dated June 20, 1902 and recorded in Deed Book 5, Page 132, Public Records of St. Johns County, Florida; thence easterly along the said southerly boundary line, seventy-four (74) feet to the west line of Charlotte Street; thence northerly along the west line of Charlotte Street forty-six (46) feet, more or less, to the point of beginning. Being the same land conveyed to party of the first part by deed from Julia B. Judson, unmarried, recorded in Official Records Book 107, Page 52, Public Records of St. Johns County, Florida;

Documentary Tax Pd. \$.55
\$ 40 Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns
County By: DM D.C.

O.R. 371 PG 0062

And

PARCEL 2 (Parking Lot) Charlotte Street. Property Appraiser Parcel No. 1-0196740-0000

In the City of St. Augustine being Lot Fourteen (14) of Block Eight (8) according to the official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida. Subject to an easement heretofore granted to Mary O. Bravo along the south five (5) feet of said Lot 14, as recorded in Deed Book 104, Page 111 of the Public Records of St. Johns County, Florida. And also all of the right, title and interest of the party of the first part (i.e. Ann M. McGraw) in and to an easement for driveway purposes to the north five (5) feet of Lot 13 of Block 8, according to the Official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

PARCEL 3 and PARCEL 4 (Watson House and Spanish Military Hospital). Property Appraiser Parcel No. 1-0198920-0000

That portion of Block 28 of the City of St. Augustine, Florida: Commencing at the northeast corner of Lot 4 of said Block 28, run thence westerly a distance of 84 feet 1 inch to the east line of Aviles Street, thence southerly along the east line of Aviles Street, a distance of 71 feet 9 inches to the north side of a two story brick building, thence easterly along the north side of said brick building, a distance of 42 feet, more or less, to a point on the east line of Lot 2 of said Block 28, which point is 4 feet, more or less, north of the northwest corner of property described in Deed Book 137, Page 52, Public Records of St. Johns County, Florida; thence southerly along the east line of said Lot 2, Block 28 a distance of 4 feet, more or less, to the northwest corner of said property described in Deed Book 137, Page 52; thence easterly along the north line of said property described in Deed Book 137, Page 52, a distance of 48 feet, more or less, to the west line of Charlotte Street; thence northerly along the west line of Charlotte Street, a distance of 71 feet 3 inches to the point of beginning. Together with all right, title and interest of party of the first part in and to any streets, alleys or sidewalks adjacent to the above described property. Being the same land conveyed to party of the first part by deed from E.R. Carr, unmarried, and Theodor F. Weber, unmarried, recorded in Official Records Book 60, Page 681, Public Records of St. Johns County, Florida; AND That alley in Block 28 of the City of St. Augustine, Florida, vacated by City Ordinance No. 301-A adopted by the City Commission on February 9, 1970;

And

PARCEL 5 (Benet House). Property Appraiser Parcel No. 1-0196600-0000

Begin at the northwest corner of a brick building at the northwest corner of Lot 1 of Block 8, City of St. Augustine, and run thence south 8 degrees east with St. George Street, 50.4 feet, thence north 82 degrees east 62.2 feet; thence north 8 degrees west 50.4 feet, thence south 82 degrees west 62.2 feet to the place of beginning. Said property being also known as Lot 1, Block 8, according to the Official Map of the City of St. Augustine, Florida;

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And

PARCEL 6 (Sanchez de Ortigosa House) Property Appraiser Parcel No. 1-0197430-0000

Lot 18 of Block 12 of the City of St. Augustine, Florida, bounded north by premises of Dodge, formerly Estate of Arnau, south by Cuna Street, east by St. George Street and west by premises of Estate of Sabate, with 60 feet on St. George Street, more or less, known as Columbia House; as described in deed recorded in Official Records Book 84, Page 439, Public Records of St. Johns County, Florida, and more fully described as follows:

Beginning at the northwest corner of St. George and Cuna Streets at the southeast corner of a masonry building (as existing on June 16, 1967); thence south 79 degrees 37 minutes west, on the north line of Cuna Street, 70.71 feet; thence continuing on the north line of Cuna Street south 82 degrees 06 minutes west 41.48 feet; thence north 5 degrees 35 minutes west, on the east line of that parcel of land described in Deed Book 176, Page 262, said Public Records 88.29 feet; thence north 82 degrees 14 minutes east, on the south line of that parcel of land described in Deed Book 106, Page 71, said Public Records, 46.90 feet; thence south 10 degrees 26 minutes east, on the west line of that parcel of land described in Deed Book 221, page 41, said Public Records, 27.72 feet; thence north 81 degrees 02 minutes east, on the south line of that parcel of land described in Deed Book 221, Page 41, said Public Records, 58.30 feet to the west line of St. George Street; thence south 10 degrees 00 minutes east 58.50 feet to the point of beginning;

And

PARCEL 7 (Salcedo House/Kitchen and Public Restrooms). Property Appraiser Parcel No. 1-0197460-0000

All of Lot Twenty-Two (22), Block Twelve (12), according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the southeast corner of said Lot 22 for the point of beginning, said point of beginning being the northeast corner of Lot 21 of said Block 12 as described in Deed Book 163, Page 5 of the Public Records of St. Johns County, Florida; thence south 80 degrees 46 minutes west, 101.87 feet to the southwest corner of said Lot 22; thence north 10 degrees 06 minutes west 39.5 feet to the northwest corner of said Lot 22; thence north 80 degrees 49 minutes east 101.2 feet to the northeast corner of said Lot 22 and on the west edge of St. George Street; thence south 11 degrees 06 minutes east 39.5 feet along the west edge of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Everett B. Meade and wife, recorded in Deed Book 259, page 312, Public Records of St. Johns County, Florida

And

In the City of St. Augustine, being 41-1/2 feet on each of the east and west lines, 101.5 feet on the north line and 101.2 feet on the south line; and bounded on the north by property now or formerly of Rolleston; on the south by property now or formerly of May Rainey, formerly May Andreu, on the east by St. George Street on which it fronts, and on the west by property now or formerly of Mrs. Ada D. Cooper. Being also known as Lot 23 of Block 12, Official Map of the City of St. Augustine, Florida. Being the same land conveyed to party of the first part by deed from Albert W. Spiller, Jr., and wife, recorded in Official

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Records Book 23, Page 152, Public Records of St. Johns County, Florida;

And

PARCEL 8. Property Appraiser Parcel No. 1-0198632-0000

In the City of St. Augustine, on the East side of Charlotte Street, to-wit: So much of Lot 2 of Block 25, according to official plat of said City dated January 1, 1905, as included in following measurements: Begin at the Northeast corner of Charlotte Street and Bravo Lane, run thence Easterly along Bravo Lane, 40 feet more or less to Lot 3 of said Block 25, thence Northerly along West line of said Lot 3, 85 feet to land formerly of Wagstaff, thence Westerly along land formerly of Wagstaff 40 feet more or less to Charlotte Street, thence Southerly along Charlotte Street 85 feet to place of beginning.

EXCEPTING THEREFROM the following described lands conveyed to Eduardo V. Acebal in deed recorded in Official Records Book 540, page 581, public records of St. Johns County, Florida, as more particularly described as follows:

The North part of Lot 2, Block 25, CITY OF ST. AUGUSTINE, FLORIDA, more fully described as follows:

BEGINNING at the Northwest corner of said Lot 2, at a point 92.10 feet Southerly from the Northwest corner of said Block 25; thence South 88 degrees 18 minutes 55 seconds East, on the North line of said Lot 2 and the South line of that land described in Deed recorded in Deed Book 154, page 454, public records of St. Johns County, Florida 40 feet; thence South 1 degree 48 minutes 32 seconds West, on the West line of Lot 4 of said Block 25, a distance of 37.70 feet; thence North 88 degrees 00 minutes West, on the Westerly extension of the South line of said Lot 4, a distance of 40 feet; thence North 1 degree 48 minutes 32 seconds East, on the West line of said Lot 2 and the East line of Charlotte Street, 37.48 feet to the Point of Beginning.

And

PARCEL 9. Property Appraiser Parcel No. 1-0199010-0000

Bounded on the East by Charlotte Street, having a frontage thereon of 36 feet, West by Aviles Street (formerly Hospital Street), South by Bravo Lane, and North by the North line of the brick building in which R.J. Oliver, now deceased, conducted a grocery business and by said line extended through from Charlotte Street to Aviles Street, said land being a portion of the same lot conveyed to William C. Middleton and Robert J. Oliver by John G. Long, by deed dated November 9, 1889, and recorded in Deed Book "PP" at page 99, public records of St. Johns County, Florida; said lot is also known as Lot 3 of Block 30 of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923.

SUBJECT to Mortgage executed by Charles A. Knowles and Mary Ellen Knowles, his wife to Mildred L. Hack dated July 14, 1983 filed July 15, 1983 and recorded in OR Book 594, Page 325 of the public records of St. Johns County, Florida in the original amount of \$52,600 which the Grantee neither assumes nor agrees to pay.

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And

PARCEL 10. Property Appraiser Parcel No. _____

Commence at the Southeast corner of Cordova and Hypolita Streets, in the City of St. Augustine, Florida and run North 82 degrees 45 minutes East along the South line of Hypolita Street 73.13 feet to an iron pipe in the South line of Hypolita Street and the Point of Beginning; from said Point of Beginning, run thence South 9 degrees 11 minutes East 60.88 feet to an iron pipe in the North line of that certain tract described in deed from Joy Carter Clark to Glen M. Millard and Patricia A. Millard recorded in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; run thence North 83 degrees 38 minutes East 25.4 feet, more or less, to the Northeast corner of said tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; thence South 6 degrees 49 minutes East along the Eastline of the tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida, a distance of 27 feet, more or less, to a point that is North 81 degrees 46 minutes East, 90.8 feet from the Northwest corner of the Dragoon Barracks Lot, as conveyed to J.D. Thompson and Harold E. Ryman of March 2, 1935, said Northwest corner being marked by an iron marker 181.4 feet North along the East line of Cordova Street from a U.S. monument marking the Southwest corner of said Dragoon Barracks Lot; thence run South 6 degrees 44 minutes East 10 feet to a 3/4 inch iron pipe; thence North 81 degrees 46 minutes East 69.25 feet; thence North 6 degrees 34 minutes West 10 feet to a point 30 feet West of the Southeast corner of Lot 10, Block 18, according to the Official Map of the City of St. Augustine, Florida; thence run Northerly along the West line of Parcel 1 as described in that certain deed from Helen F. Newhard to Charles O. Barrett, recorded in O.R. Book 353 at page 698, Public Records of St. Johns County, Florida, to a point on the South line of Hypolita Street that is 31 feet West of the East boundary of said Lot 10, Block 18; thence run South 82 degrees 45 minutes West along the South line of Hypolita Street a distance of 96.92 feet, more or less, and the Point of Beginning.

SUBJECT, HOWEVER, to the rights of the City of St. Augustine, Florida and the public, if any, in and to any portion of Calla Sita Alley that may overlap or encroach upon the above described property.

SUBJECT to a mortgage executed by San Agustin Antiguo Foundation, Inc., dated August 17, 1990, and recorded in Official Records Book 866, Page 849, of the public records of St. Johns County, Florida, in the original amount of \$200,000.00, which the Grantee neither assumes nor agrees to pay.

And

PARCEL 11A. Property Appraiser Parcel No. 1-0197400-0000

Being in the City of St. Augustine, County of St. Johns, State of Florida, more particularly described as follows:

Beginning on the North line of Cuna Street 112 feet 5 inches westerly from the corner of Cuna and St. George Streets, thence north 5 degrees 47' west along the line of what was Columbia Hotel Lot and lot conveyed to Eastman 124.5 feet more or less, to old iron pipe and Watkins lot; thence South 83 deg. 30' West along south line of Watkins lot 29.32 feet; thence South 6 deg. 30' east, 48.80 feet; thence South 87 deg. 01' West 24.9 feet

O.R. 871 PG 0066

more or less, to lot formerly of Mary Ponce; thence South 8 deg. 00' East along said Ponce lot 80 feet more or less to the N line of Cuna St., thence East along north line of Cuna Street 50.66 to the Point of Beginning.

And

PARCEL 11B. Property Appraiser Parcel No. 1-0197440-0000

Commencing at the northwest corner of the intersection of the property lines of Cuna and St. George Streets, which point is also the southeast corner of Block Twelve (12); thence northward along the west property line St. George Street one hundred twenty-one (121) feet one inch to the northeast corner of lot Nineteen (19), Block Twelve (12), which corner is marked by a nail driven in the wall at the junction of the Dodge House and the Watkins House and is the point of beginning of this description; run thence south thirteen (13) degrees east 33.5 feet to the south face of a concrete monument or marker; thence South 78 degrees fourteen (14) minutes west 105.3 feet to the southwest fence corner of Lot nineteen (19) and marked by an iron pipe; thence north eight (8) degrees twenty-one (21) minutes west 36.2 feet to the northeast corner of Lot Nineteen (19) marked by an iron pipe thence north eighty (80) degrees thirty-two (32) minutes east 73.33 feet to the junction of the fence with the Watkins House; thence South nine (9) degrees twenty-eight (28) minutes east 1.2 feet along the Watkins House to its Southwest corner; thence North seventy-seven (77) degrees nineteen (19) minutes east twenty-nine (29) feet to place of beginning.

SUBJECT to a mortgage on Parcel 11-A and 11-B executed by San Agustin Antiguo Foundation, Inc. dated December 21, 1988, recorded in Official Records Book 806, page 297 of the public records of St. Johns County, Florida, which the Grantee neither assumes nor agrees to pay.

And

PARCEL 12. Property Appraiser Parcel No. 1-0197360-0000

Land situate, lying and being in the County of St. Johns and State of Florida, to-wit:

In the City of St. Augustine, Lots Eight (8) and Nine (9) in Block Twelve (12), according to Official Map of said City made by Robert Ranson and dated January 1, 1905, and being same property conveyed by Ada Cooper and M.R. Cooper, her husband, to Mrs. Matie C. Mickler by deed dated April 1, 1906. Said property being on the East side of Spanish Street upon which it fronts eighty-four (84) feet and extending East ninety-four and one half (94-1/2) feet;

And

PARCEL 13. Property Appraiser Parcel No. 1-0197320-0000

All of Lots 5 and 26 and Part of Lots 4 and 27, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June, 1923; said parcel of land being more fully described as follows: COMMENCE at the Southeast corner of said Lot 26, Block 12, for the point of beginning; thence North 15 degrees 15 minutes West 81.7 feet along the East line of said Lots 26 and 27; thence South 77 degrees 45 minutes West 178.3 feet across Lots 27 and 4 to a point on the West line of Lot 4; thence South 11 degrees 24 minutes East 81.7 feet along the West

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line of Lots 4 and 5 to the Southwest corner of Lot 5; thence North 79 degrees 02 minutes East 64.3 feet along the South line of Lot 5 to the Southeast corner of said Lot 5, said point being also on the West line of Lot 26; thence South 15 degrees 02 minutes East 0.78 feet along the West line of Lot 26 to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 120.0 feet along the South line of said Lot 26 to the Point of Beginning.

ALSO: A part of Lot 25, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

COMMENCE at the Northwest corner of said Lot 25; thence North 76 degrees 41 minutes East 9.70 feet along the North line of said Lot 25 to the Point of Beginning; thence continue North 76 degrees 41 minutes East 110.3 feet to the Northeast corner of said Lot 25; thence South 22 degrees 31 minutes East 2.82 feet to a point on the North side of an existing masonry wall; thence South 76 degrees 35 minutes West 110.66 feet; thence North 15 degrees 02 minutes West 2.98 feet to the Point of Beginning;

AND EXCEPTING THEREFROM:

A part of Lot 5 and a part of Lot 26, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

COMMENCE at the Southwest corner of said Lot 5 for the Point of Beginning; thence North 79 degrees 02 minutes East 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence South 15 degrees 02 minutes East 0.78 feet to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 9.70 feet along the South line of said Lot 26; thence North 15 degrees 02 minutes West 13.41 feet; thence South 79 degrees 02 minutes West 73.20 feet to a point on the West line of said Lot 5; thence South 11 degrees 24 minutes East 13.00 feet to the Point of Beginning;

And

PARCEL 14. Property Appraiser Parcel No. 0196510-0000

Beginning at the Southeast corner of Lot 9, Block 7, City of St. Augustine, Florida; thence in a Northerly direction along the East boundary line of said Lot 9, 126 feet more or less to the Northeast corner; thence Westerly along the North line of said Lot 9, 30 feet to the Northwest corner; thence Southerly along the West line of Lot 9, 71 feet to a point; thence Westerly along the West line of Lot 8, Block 7, 28 feet to a point; thence Southerly 54.5 feet more or less to the North property line of Cuna Street; thence Easterly along the North property line of Cuna Street 56 feet to the Point of Beginning.

The above description of property being all of Lot 9 and the East portion of Lot 8, Block 7, City of St. Augustine, Florida, according to the Official Map of said City of St. Augustine, Florida, dated January 1, 1905, made by Robert Ranson and on file in the Office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

O.R. 871 PG 0068**PARCEL 15. Property Appraiser Parcel No. 0196490-0000**

Commencing in the East side of St. George Street, 118 feet North of Cuna Street, thence Southerly 60 feet to the North line of property formerly of Manucy, thence Easterly 123 feet to land formerly of Fatio Dunham, thence Northerly 60 feet, thence Westerly 121 feet to the Point of Beginning and being known as Lot 7, Block 7, of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923, filed October 4, 1923, in the office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

PARCEL 16. Property Appraiser Parcel No. 0197730-0000

Lot 7, Block 15, City of St. Augustine, County of St. Johns, Florida, according to the official map thereof filed January 3, 1905, in the Office of the Clerk of the Circuit Court.

SUBJECT to conditions, reservations and restrictions as contained in deed from Elizabeth M. Towers to the Historic St. Augustine Preservation Board recorded in Official Records Book 269 at pages 688-689, Public Records of St. Johns County, Florida;

And

PARCEL 17. Property Appraiser Parcel No. 0196460-0000

A parcel of land in Block 7 of the City of St. Augustine, Florida, being more fully described as follows:

Commencing at the Northeast corner of Cuna Street and St. George Street in said City of St. Augustine; thence in a Northerly direction to the East line of said St. George Street 165 feet 1 inch to a point; thence continuing on said East line of St. George Street 43.3 feet to the Point of Beginning at the Southwest corner of the herein described parcel of land; thence continuing in the Northerly direction on said East line of St. George Street 67.52 feet to the Northwest corner of the base of a shell concrete fence post; thence Easterly on a line having an angle with the last described course at 89 degrees 24 minutes in the Southeast quadrant a distance of 150 feet; thence in a Southerly direction on a line having an angle with the last described course of 90 degrees 36 minutes in the Southwest quadrant a distance of 62.75 feet; thence in a Westerly direction on a line having an angle with the last described course of 91 degrees 16 minutes in the Northwest quadrant a distance of 150 feet to the Point of Beginning; being the same parcel of land described in deed recorded in Deed Book 191, page 88, Public Records of St. Johns County, Florida;

And

PARCEL 18. Property Appraiser Parcel No. 1-0196480-0000

Lot 6, Block 7, City of St. Augustine, Florida, according to the Official Map of said City on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

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PARCEL 19. Property Appraiser Parcel No. 1-0196540-0000

A parcel of land known as Lot 12, Block 7, City of St. Augustine, Florida, being more fully described as follows:

Beginning at the Southeast corner of the herein described property, at the intersection of the North line of Cuna Street with the West line of Charlotte Street; thence South 82 degrees 00 minutes West, on the North line of Cuna Street, 90.06 feet to the South end of a fence; thence, on the line of said fence, North 8 degrees 06 minutes West 75.85 feet to the North line of a masonry wall; thence, on said North line of masonry wall, North 83 degrees 32 minutes East 93.15 feet to the West line of Charlotte Street, being the West edge of a sidewalk and the East edge of a low masonry wall; thence on said West line of Charlotte Street, South 5 degrees 42 minutes East 73.42 feet to the Point of Beginning; being that same parcel of land described in Official Record Book 27, page 285, Public Records of St. Johns County, Florida; being the same land as described in deed recorded in O.R. 78, page 419, Public Records of St. Johns County, Florida.

And

PARCEL 20. Property Appraiser Parcel No. 1--0196410-0000

Property A: Lots Two (2) and Twenty-two (22) of Block Seven (7) as per official map of the City of St. Augustine, made by Robert Ransom January 1st, A. D. 1905, which map is on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from Charles R. Bennett, individually and as executor of the estate of Cora B. Ryan, deceased, recorded in Official Records Book 60, page 423, public records of St. Johns County, Florida, and by deed from Buel W. Bailey and wife, recorded in Official Records Book 60, page 426, public records of St. Johns County, Florida;

Property B: The west portion of Lot 3 (3) of Block Seven (7), according to official map of the City of St. Augustine, dated June 12, 1923. Commencing at the northwest corner of said Lot Three (3), thence easterly 151.54 feet to an iron post, thence southerly at an interior angle of 90 degrees 36 minutes 31.9 feet to an iron post, thence westerly at an interior angle of 89 degrees 56 minutes 150.65 feet to spike on the easterly line of St. George Street, being the southwest corner of said Lot Three (3), thence northerly along easterly line of St. George Street, 33.5 feet to point of beginning. Being the same land acquired in condemnation as shown by Final Judgment recorded in Circuit Court Minute Book 13, page 203, public records of St. Johns County, Florida;

And

PARCEL 21. Property Appraiser Parcel No. 1-0197450-0210

Property A: All of Lot 21, Block 12, excepting the south 21 feet thereof, according to the official map of the City of St. Augustine, Florida, and more fully described as follows:

Commence at the northeast corner of said Lot 21 for the point of beginning; thence south 80 degrees 46' west 101.87 feet along the north line of said Lot 21 to the southwest corner of Lot 22, Block 12; thence continue along the north line of Lot 21, south 83 degrees 36' west 19.92 feet to the northwest corner of said

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Lot 21; thence south 7 degrees 48' east 58.0 feet along the west line of said Lot 21 to the northwest corner of the property described in Deed Book 217, page 32 of the public records of St. Johns County, Florida; thence north 80 degrees 49' east 124.72 feet along the north line of the property described in Deed Book 217, page 32 to a point on the east line of said Lot 21; thence north 11 degrees 06' west 57.05 feet along the west line of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Chester W. Siegmund and wife, recorded in Deed book 259, page 313, public records of St. Johns County, Florida and by deed from University of Florida Endowment Corporation and recorded in Deed Book 259, page 316, public records of St. Johns County, Florida;

And

Property B: A parcel of land in Block 12 according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the intersection of the north line of Cuna Street and the east line of Spanish Street; thence N 8 degrees 42' W 159.0 feet along the east line of Spanish Street; thence N 83 degrees 10' E 75.1 feet to an iron pipe and the point of beginning; thence S 2 degrees 33' E 1.8 feet; thence N 82 degrees 43' E 40.9 feet to the corner of a masonry building; thence continue N 82 degrees 43' E 25.9 feet along the south wall of said masonry building to an inset in said masonry building; thence N 7 degrees 17' W 0.6 feet along the inset of said building; thence N 79 degrees 27' E 24.7 feet along the wall of said building to another inset in said building; thence N 12 degrees 15' W 2.55 feet along the inset of said building; thence N 81 degrees 09' E 30.0 feet to the southeast corner of said building; thence continue N 81 degrees 09' E 4.7 feet to an iron pipe at the curb of St. George Street, said point being the West line of St. George Street; thence N 11 degrees 06' W 17.2 feet along the west line of St. George Street and to the southeast corner of the property described in Deed Book 163, page 5 of the public records of St. Johns County, Florida; thence S 80 degrees 49' W 124.72 feet along the south line of the property described in said Deed Book 163, page 5; thence S 7 degrees 48' E 16.7 feet to the point of beginning. Being the same land conveyed to party of the first part by deed from MacDonald Johnstone and wife, recorded in Deed Book 259, page 323, public records of St. Johns County, Florida.

AND ALSO a permanent easement for driveway purposes for the use of party of the second part, its tenants, lessees, licensees, customers, guests, visitors, invitees, successors and assigns, respectively, over and across a parcel of land in Block 12 according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the intersection of the north line of Cuna Street and the east line of Spanish Street; thence N 8 degrees 42' W 149.0 feet along the east line of Spanish Street to the point of beginning; thence continue N 8 degrees W 10.0 feet; thence N 83 degrees 10' E 75.1 feet to a point on the west line of the property described in Deed Book 217, page 32 of the public records of St. Johns County, Florida; thence S 2 degrees 33' E 1.8 feet to the southwest corner of the property described in Deed Book 217, page 32; thence continue S 2 degrees 33' E 8.2 feet; thence 83 degrees 10' W 74.03 feet to the point of beginning.

The permanent easement above described being the north 10 feet of the parcel of land described in Deed Book 218, page 33 of the public records of St. Johns County, Florida;

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And

PARCEL 22. Property Appraiser Parcel No. 1-0196520-0000

Lot 10, Block 7, City of St. Augustine, Florida, being more fully described as follows: Commence at the northeast corner of St. George St. and Cuna St. at the southwest corner of said Block 7; thence easterly on the North line of Cuna St. 149 feet more or less to the point of beginning at the southwest corner of the herein described Lot 10; thence north 7 degrees 03 minutes west 71.13 feet; thence north 6 degrees 20 minutes west 57.33 feet; thence north 9 degrees 57 minutes west 42.42 feet; thence north 79 degrees 05 minutes east 95.47 feet; thence south 11 degrees 30 minutes east 38.73 feet; thence south 78 degrees 57 minutes west 38.64 feet; thence south 6 degrees 18 minutes east 54.52 feet; thence south 8 degrees 24 minutes east 78.50 feet to the north line of Cuna Street; thence south 77 degrees 37 minutes west, on said north line of Cuna St., 20.70 feet; thence, continuing on said north line of Cuna St. south 81 degrees 38 minutes west 38.80 feet to the point of beginning; and being that property described in deed recorded in Deed Book 162, page 594, public records of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from St. Augustine Restoration, Incorporated, recorded in Official Records Book 96, page 685, public records of St. Johns County, Florida;

And

PARCEL 23. Property Appraiser Parcel No. 1-0196390-0000

Lot One (1) of Block Seven (7) of the City of St. Augustine, Florida, according to the official map thereof dated June 12, 1923, EXCEPTING THEREFROM the following described land: Beginning at the northeast corner of Lot 2, Block 7, City of St. Augustine, run thence easterly along the north line of Lot 22 to a point where the said line intersects the west line of Lot 19 of said Block 7; thence in a northerly direction along the west line of said Lot 19 to a point where the west line of Lot 19 intersects the south line of Lot 20 of said Block 7; thence in a westerly direction along the south line of Lots 20 and 21 to the southwest corner of Lot 21; thence in a southerly direction to the point of beginning, being a part of Lot 1, Block 7, City of St. Augustine, Florida, AND ALSO EXCEPTING from the above, described land portion deeded to F. Victor Rahner and wife February 28, 1964, described as follows: All of that land within an area beginning at the northeast corner of Lot 1, Block 7, City of St. Augustine, run thence westerly along the north line of Lot 1 a distance of twenty feet; thence 90 degrees southeasterly to a point where such 90 degree line intersects the south line of Lot 1; thence easterly along the south line of Lot 1 a distance of twenty feet; thence 90 degrees northerly along the Lot line to the point of beginning; containing 2,000 square feet, more or less.

Being part of the same land conveyed to party of the first part by deed from Rosalie Parks, a widow, and Richard Lee Parks, Jr., and wife, recorded in Official Records Book 45, page 541, public records of St. Johns County, Florida.

TO HAVE AND TO HOLD the same with all the right, title, and interest of the grantor, to the use and benefit of the grantee, its successors or assigns, forever; PROVIDED, HOWEVER, that if the Florida Legislature on or before October 1, 1991, by law, creates a body corporate the same as Grantor or with substantially the same purpose and function as was vested in

O.R. 871 PG 0072

Grantor prior to October 1, 1990 under Section 266.01, Florida Statutes, and

FURTHER PROVIDED, that if the body corporate so created has the statutory authority to own, possess and convey real property, then in that event, all property conveyed herein shall vest in such body corporate at the time such body corporate is created, and the Grantee, by acceptance of this Quit-Claim Deed, agrees to execute and deliver any and all documents necessary to memorialize such transfer.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on the day and year first above written.

Signed, sealed, and
delivered in our presence:

HISTORIC ST. AUGUSTINE PRESERVATION
BOARD

Rita H. O'Brien

By: John Sundeman
Its Chairman:

Tim O'Brien

Attest: Earle W. Newton
Its Executive Director

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared John Sundeman and Earle W. Newton to me known to be the Chairman and Executive Director of the grantor who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of September, 1990.

Elizabeth T. Pelupessu
Notary Public, State of Florida
at Large

My Commission Expires: Nov. 4, 1990

(SEAL)



FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

90 OCT -1 AM 11:02

Paul "Bud" Munk
CLERK OF CIRCUIT COURT



St. Johns County, FL

Quick Links

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2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 1974400000
Location Address 54 ST GEORGE ST
 SAINT AUGUSTINE 32084-0000
Neighborhood St George St (COM) (610.07)
Tax Description* CITY OF ST AUG LOT 19 BLK 12 (EX S28.3FT) OR871/61(Q/C)
**The Description above is not to be used on legal documents.*
Property Use Code State Owned - TIITF (8710)
Subdivision City of St Augustine
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.100
Homestead N

View Map

Owner

Owner Name Tiitf/Dept Of State 100%
Mailing Address C/O UNIVERSITY OF FLORIDA
 PO BOX 115050
 ATTN PLANNING DEPT
 GAINESVILLE, FL 32611-5050

Valuation

	2019
Building Value	\$46,502
Extra Features Value	\$14,400
Total Land Value	\$357,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$418,102
Total Deferred	\$114,795
Assessed Value	\$303,307
Total Exemptions	\$303,307
Taxable Value	\$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$48,105	\$0	\$357,200	\$0	\$0	\$405,305	\$275,734	\$405,305	\$0
2017	\$32,070	\$0	\$357,200	\$0	\$0	\$389,270	\$250,667	\$389,270	\$0
2016	\$29,187	\$0	\$198,692	\$0	\$0	\$227,879	\$227,879	\$227,879	\$0
2015	\$30,647	\$0	\$198,692	\$0	\$0	\$229,339	\$229,339	\$229,339	\$0
2014	\$19,313	\$0	\$198,692	\$0	\$0	\$218,005	\$218,005	\$218,005	\$0
2013	\$20,386	\$0	\$198,692	\$0	\$0	\$219,078	\$219,078	\$219,078	\$0
2012	\$21,458	\$0	\$198,692	\$0	\$0	\$220,150	\$220,150	\$220,150	\$0
2011	\$22,531	\$0	\$221,018	\$0	\$0	\$243,549	\$243,549	\$243,549	\$0
2010	\$23,604	\$0	\$245,575	\$0	\$0	\$269,179	\$269,179	\$269,179	\$0

Exemptions

Exemption Type	Amount
State	\$303,307

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	858	Roof Cover	Wood Shingle
Conditioned Area	1287	Interior Flooring	Concrete Finish
Actual Year Built	1800	Interior Wall	
Use	Stores (Retail)	Heating Type	None
Style	04	Heating Fuel	
Class	N	Air Conditioning	Window
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Concrete Finish	100%
Heating Type	None	100%
Air Conditioning	Window	100%
Frame	Masonry	100%
Plumbing	3 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
1.5 STORY	1287	858
Total SqFt	1287	858

Extra Features

Code Description	BLD	Length	Width	Height	Units
Shed (Commercial)	0	18	12	0	216
Brick Pavers (0-500)	0	0	0	0	180
Garage (Commercial)	0	28	25	0	700

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
State Owned	34	110	4465	SF	\$357,200

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/1/1990	\$0.00	QC	871	61	U	V		TIITF/DEPT OF STATE ARCHIVES
	9/1/1990	\$0.00		871	55	U	I		
	9/1/1986	\$0.00		717	1320	U	I		

Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

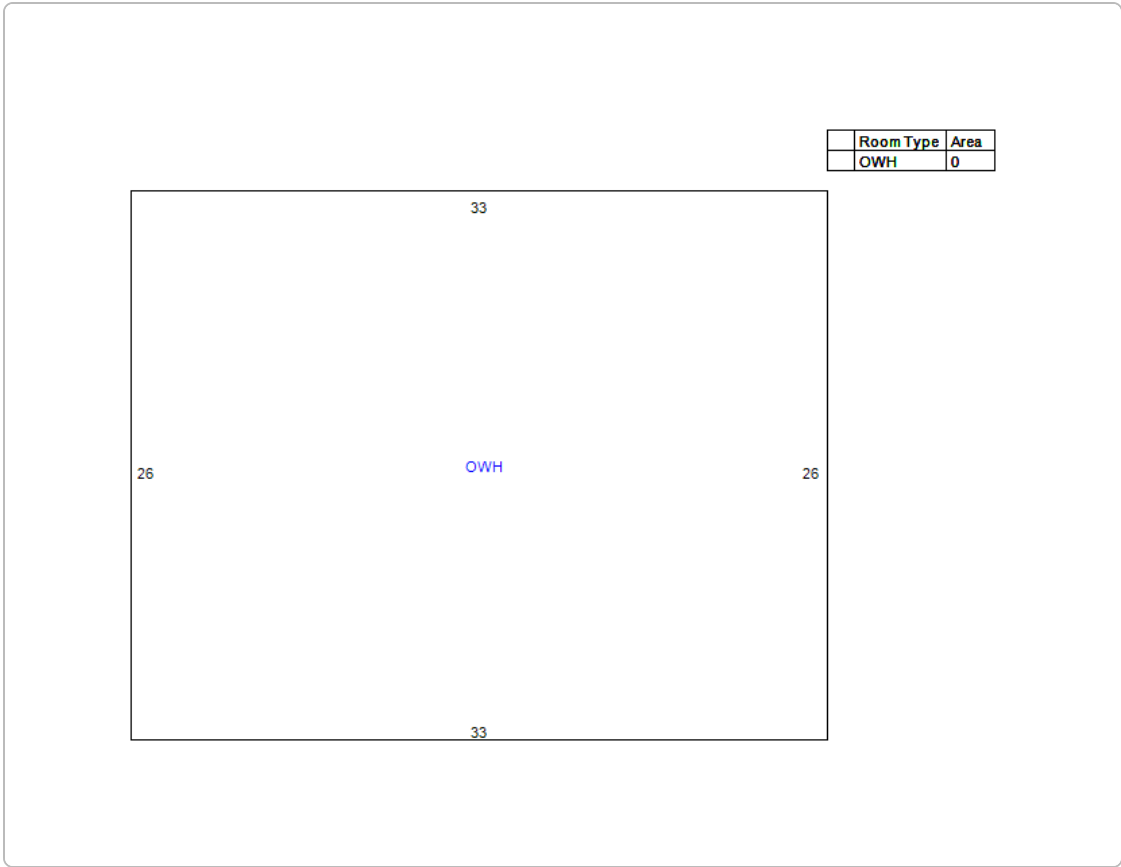
Tax Estimator

[Tax Estimator](#)

Map



Sketches



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.

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HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 21, 2019 Meeting



Application F2018-0004

Address: 1008 North Ponce de Leon Avenue

Bigger Pot LLC – Applicant and Owner

Project description: To demolish a structure that was constructed in 1967 that is not listed on the National Register of Historic Places or recorded in the Florida Master Site File

Architectural Style: Frame Vernacular	Florida Master Site File: N/A
National Register: N/A	Construction date: 1962
Archaeology Zone: N/A	Zoning District: RS-2
Parcel number: 193690 0000	
Agenda Item: 8(a)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Demolition to demolish a structure that was constructed in 1967 that is not listed on the National Register of Historic Places or recorded in the Florida Master Site File.

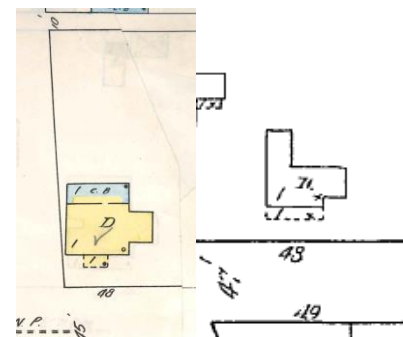
- During a site visit, plaster was found behind the current wall material, and it appears to have hair within it, which was commonly used as an aggregate. This suggests that the building is older than what the property appraiser indicates. A building appears on the property as early as 1917, and it is possible that the existing building is a modification of an earlier building.
- If the building identified on the Sanborn Maps is the same as the existing building, it has undergone some changes to include two porches being removed and the overall footprint being expanded and reduced in size. The 1957 map shows the building as being a one story wood framed structure with a concrete block addition, which is consistent with the current building.
- The side “wing” facing U.S. 1 is constructed of concrete block and is likely a later addition.
- No significant historic connection was found.
- A condition assessment was not provided and is not required since the building is not located in a National Register District and is not individually listed on the National Register.
- A new building will be constructed on site, but there are no design regulations in this area.



Plaster found behind the existing wall material



Possible addition

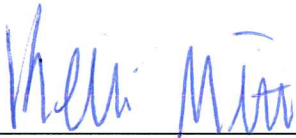


1917 (R) and 1957 (L) Sanborn Maps

STAFF RECOMMENDATION:

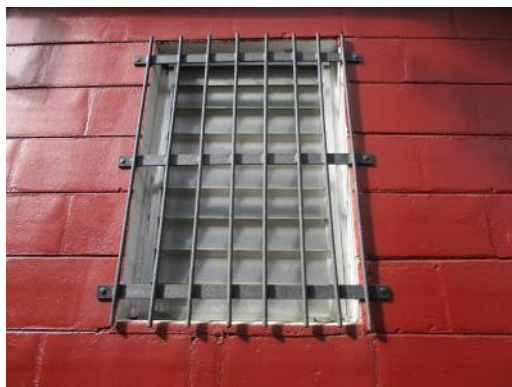
Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Approve** a **Certificate of Demolition** for 1008 North Ponce de Leon Avenue with the following condition:

1. Recording of the structure for archival purposes prior to demolition to include completing a Florida Master Site File Form and taking photographs of the structure. These documents will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff.



Kelli Mitchell, Historic Preservation Planner

COD 2019-0004
1008 North Ponce de Leon Avenue
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STAFF PHOTOGRAPHS – EXTERIOR PHOTOGRAPHS

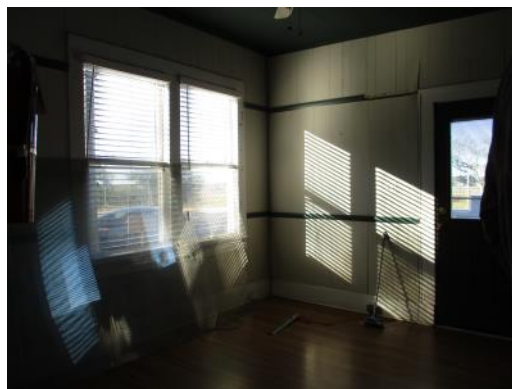
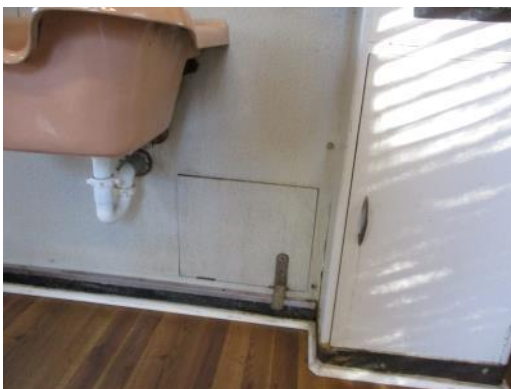


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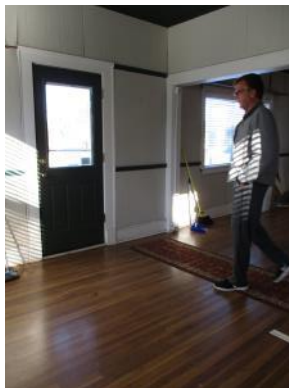
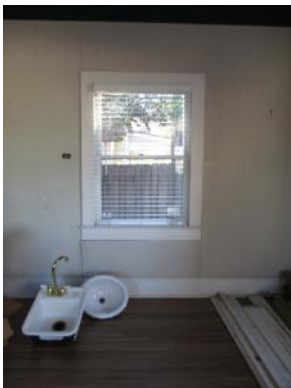
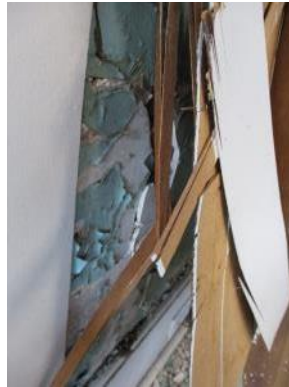


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STAFF PHOTOGRAPHS – INTERIOR PHOTOGRAPHS



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APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures... for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage - *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

According to the Property Appraiser, the building was constructed in 1962, but based on the Sanborn Maps and on an interior tour, the building may have been constructed prior to this time. The property is not listed on the National Register of Historic Places or in the Florida Master Site File.

The application requirements were sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

1. ***Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.*** N/A
2. ***The contribution of the structure to the mass and scale of the streetscape.*** Though many of the surrounding buildings are of more modern construction, the existing building has a similar mass and scale as those on the streetscape.
3. ***The impact of the loss of the structure on the streetscape.*** Demolition of the structure will reduce the visual continuity in the immediate vicinity.
4. ***Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** The building will be replaced with a new structure that will have a similar mass and scale to those immediately surrounding the site.
5. ***The historical or cultural merit of the structure.*** The building is not listed on the National Register of Historic Places or in the Florida Master Site File. According to the property appraiser, the building was constructed in 1962 but that date is in question. During a site visit, plaster was found behind the existing wall paneling, and the plaster had hair within it, suggesting that it is an older building material. The Sanborns also show a building with a similar footprint on the site historically, though it is unknown if it is the same structure as the one that currently exists. City Directory information was provided with the staff report.
6. ***The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** The building is not listed in the Florida Master Site File or on the National Register of Historic Places. The exact history of the building is unknown.
7. ***Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The building is a frame vernacular structure, which is common throughout St. Augustine.
8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** There are other structures in St. Augustine that have a similar design as this building.
9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The building does not have a unique style or craftsmanship that would be difficult to reproduce. The building does appear to be in good condition.
10. ***The justification for the proposed demolition.*** No justification was provided on the application, but the applicant did provide information about a replacement structure.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☒ Yes ☐ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☒ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

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1008 North Ponce de Leon Avenue
February 21, 2019

LIST OF ATTACHMENTS:

1. Sanborn Maps
2. City Directory Research

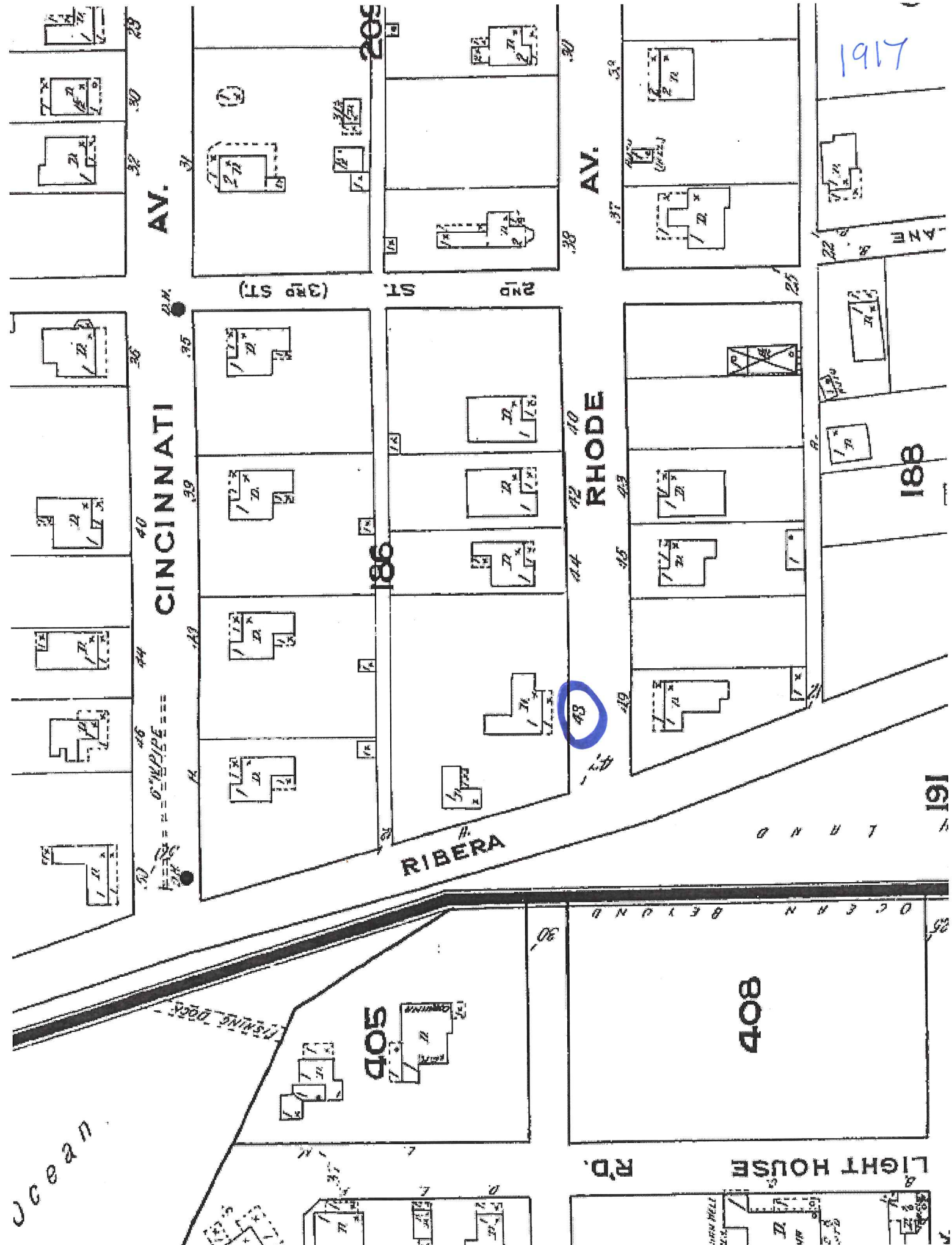
SAHS POLK CITY DIRECTORY RESEARCH

1008 North Ponce de Leon Blvd.

DATE(S)	NAME	PROFESSION
1922/1923	OT Manucy, 48 Rohde Ave	
1930	Frank E. Berill, 48 Rohde Ave	
1937	Mrs. Jane Manucy, 48 Rohde Ave	
1940	Mrs. Jane Manucy, 48 Rohde Ave	
1945	Elwood Hartley, 48 Rohde Ave	
1949	Mrs. Nina B. Casper Elwood Hartley	
1955	Elwood Hartley, 48 Rohde Ave	
1960	Elwood Hartley, 48 Rohde Ave	
1965	Vernon Hartley, 48 Rohde Ave	
1970*	No 48 Rohde Vacant, 1104 N. Ponce de Leon (Rohde Ends)	
1975*	Mrs. Flossie J. Manucy, 48 Rohde Ave. No Address On North Ponce de Leon Between the End of Rohde Ave. and Cincinnati Ave.	
1979/1980*	Mrs. Flossie J. Manucy, 48 Rohde Ave.	
1984/1985*	Numbers appear to have changed 48 Rohde Ave – end at Loring Street 56 Rohde Ave – Mrs. Mare G. Daly 54 Rohde Ave – Jewell Crawford	
1990*	56 Rohde Ave – Mrs. Mare G. Daly 54 Rohde Ave – Jewell Crawford Rohde Ave. Ends 1103 Floral Fantasy 1104 Captain's Chair Barber Shop 1106 McDonalds	
1995	Captain's Chair Barber Shop	
2001	Seems Like Old Times Barber Shop 1008 N. Ponce de Leon	
2003	Seems Like Old Times Barber Shop 1008 N. Ponce de Leon	
2004	Seems Like Old Times Barber Shop 1008 N. Ponce de Leon	
2005	Seems Like Old Times Barber Shop 1008 N. Ponce de Leon	
Dec. 2006	Seems Like Old Times Barber Shop 1008 N. Ponce de Leon	

*It is unclear what the building's address was between 1970 and the 1990s

Ocean



AV.

CINCINNATI

AV.

RHODE

RIBERA

LIGHT HOUSE

R.D.

1917

405

408

188

191

186

43

(3rd ST)

ST

ST

4th

22

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329

RIBERA

186

40

42

44

48

6" W. PIPE

ROT

(43)
48

45

47

49

1924

1/2 A.

1/2 A.

1/2 A.

1/2 A.

1/2 A.

1/2 A.

1/2 A.

1/2 A.

1/2 A.

1/2 D.

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1/2 A.

1/2 D.

1/2 D.

1/2 A.

2 A.

RIBERA

186

38

40

42

44

48

RHODE

48

45

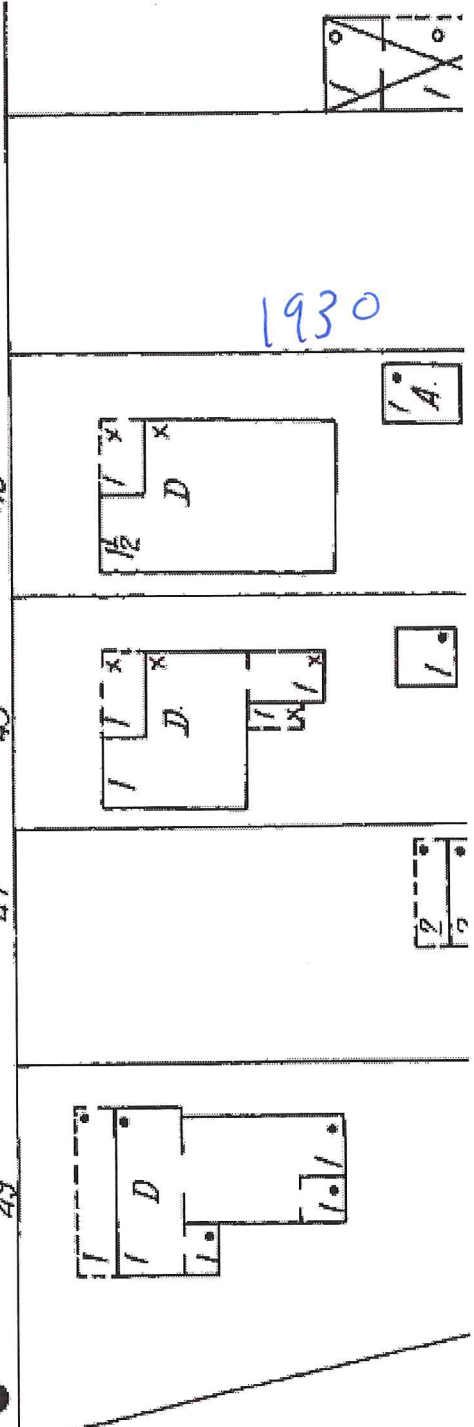
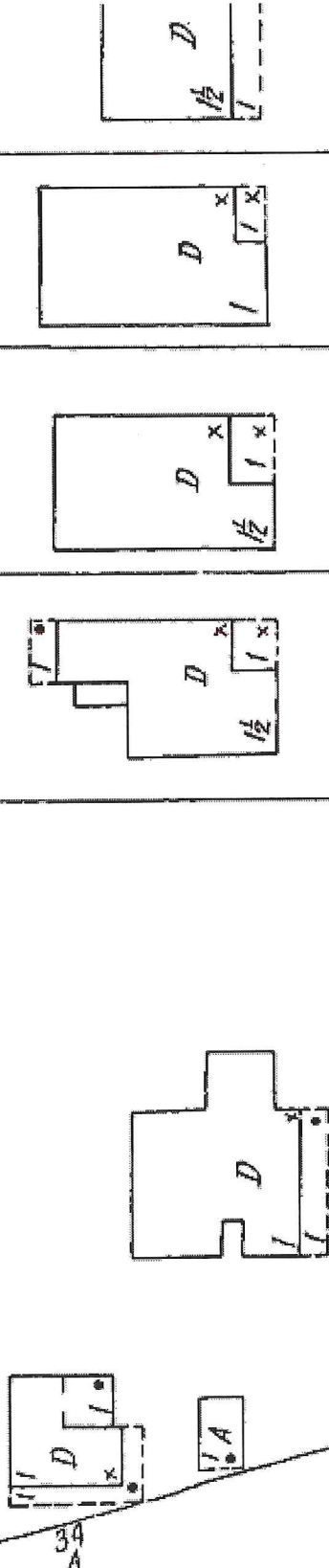
47

49

1930

6" W. PIPE

DH



RIBERA

R-47
CINCINNATI
1 A
C.B.

1 A

1 A
2

1 A

01

1 A

1 A

1 A

66

1 A
1

1 A

1 A

39

1 D
1

1 A

1 D
1

1 D
1 1/2

1 D
1 1/2

1 D
1

48

6" W. PIPE
OH

44

42

40

1947

R

45

45

41

49

1 D
1

1 D
1 1/2

1 D
1 1/2

1 D
1

(a.u.)

(a.u.)

PONCE - - - - - DE LEON

BLVD. OF

1957

161

W

Д

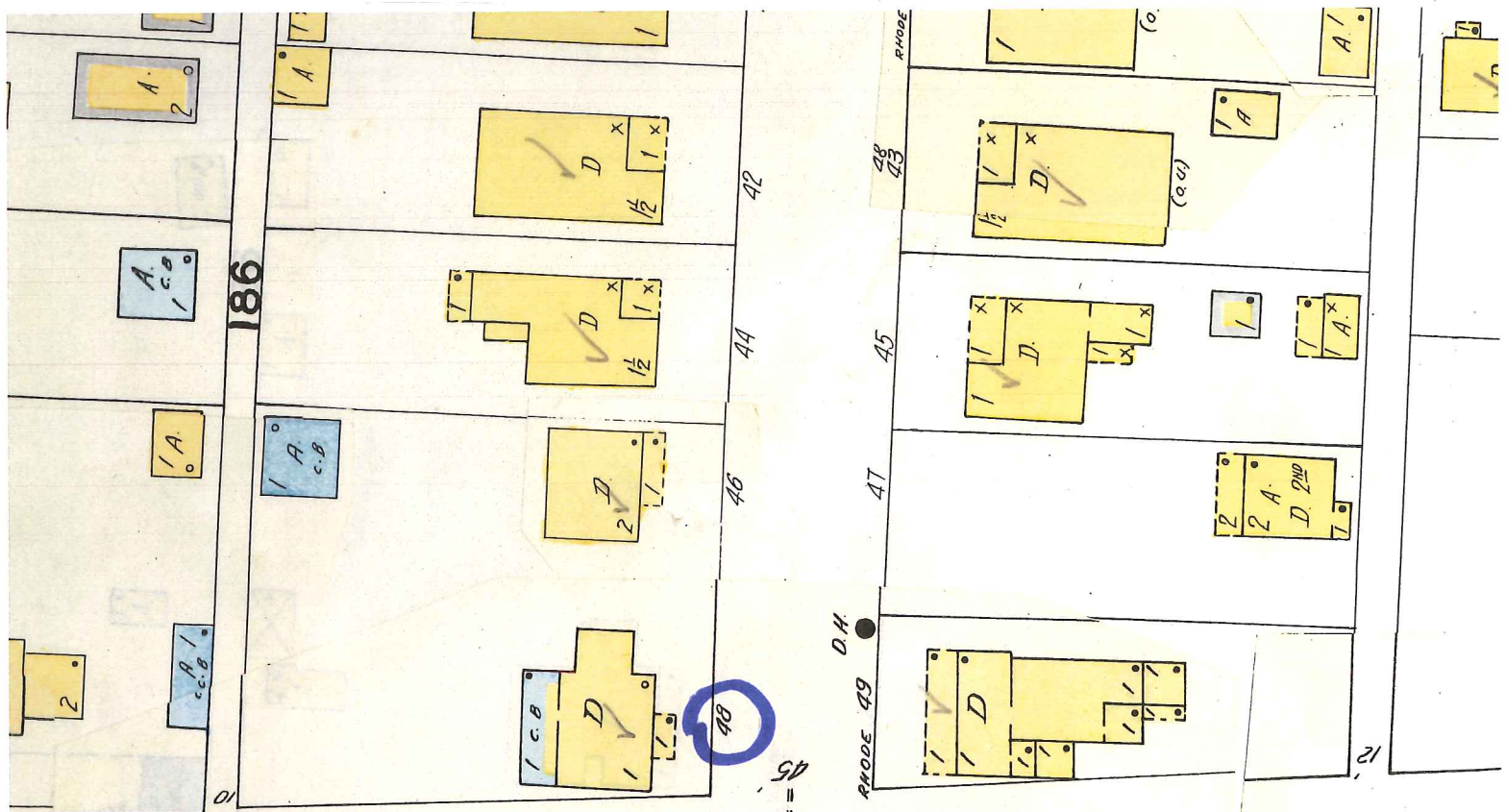
2

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**CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION**



- ☒ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. 2019-0004

Receipt No. 1536944 Meeting Date Feb. 21st

Advertising Costs \$ _____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Bigger Pot, LLC
Business (if applicable) _____
Address 1000 N. Ponce de Leon Blvd
City St. Augustine State FL Zip 32084
Daytime telephone (509) 860-2696 Other phone/email markh@realtrustgroup.com

***Correspondence related to this application will be based on the above information

2. NAME OF PROPERTY OWNER Bigger Pot, LLC
Business (if applicable) (same)
Address _____
City _____ State _____ Zip _____
Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 1008 N. Ponce de Leon Blvd

4. LEGAL DESCRIPTION OF PROPERTY
Lot 8 Block 11 Subdivision Ronde Addition Parcel Number 193690-0000

5. DATE OF CONSTRUCTION 1967 Source: Public Records

6. HISTORIC STATUS (check all that apply)

- ☐ Designated Local Landmark
☐ Property individually listed on the National Register of Historic Places
☐ Contributing building in National Register Historic District
☐ Listed on Florida Master Site File
☒ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)

- ☐ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
☒ FULL DEMOLITION - The complete razing of a building resulting in its permanent removal.
☐ RELOCATION - The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: See Sketches attached

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐
☐	☐	☐

Building addition

Outbuilding/Accessory building

Roof structures (dormers, chimneys, etc.) Specify: _____

Porch/Deck/Balcony Specify: _____

Exterior walls

Exterior finishes (stucco, masonry, siding) Specify: _____

Fenestration (arrangement of windows and doors)

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B. Required submittals:

- ☐ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☒ Photographs of existing conditions including façades of the building and interior features if applicable.
- ☒ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

- + ☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.
- + ☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:
 - o An estimate of the cost of the proposed construction, alteration, demolition, or removal.
 - o The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
 - o An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
 - o The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
 - o The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
 - o All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
 - o Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
 - o The assessed value of the property according to the two (2) most recent assessments;
 - o The real estate taxes for the previous two (2) years.
 - o The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
 - o Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- o Purchase price _____
- o Moving fee (prepared by a licensed and insured building mover) _____
- o Building rehabilitation _____

C. Required submittals:

- ☐ Photographs of existing conditions including façade of the building.
- ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. **AGREEMENT** – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Bigger Pot, LLC DATE 1/18/19

SIGNATURE OF APPLICANT By: Mark E. Hodges, Manager

PRINT 1st OWNER'S NAME _____ DATE _____

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. **Mailed notices** - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. **Legal ad** - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. **Signs** - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

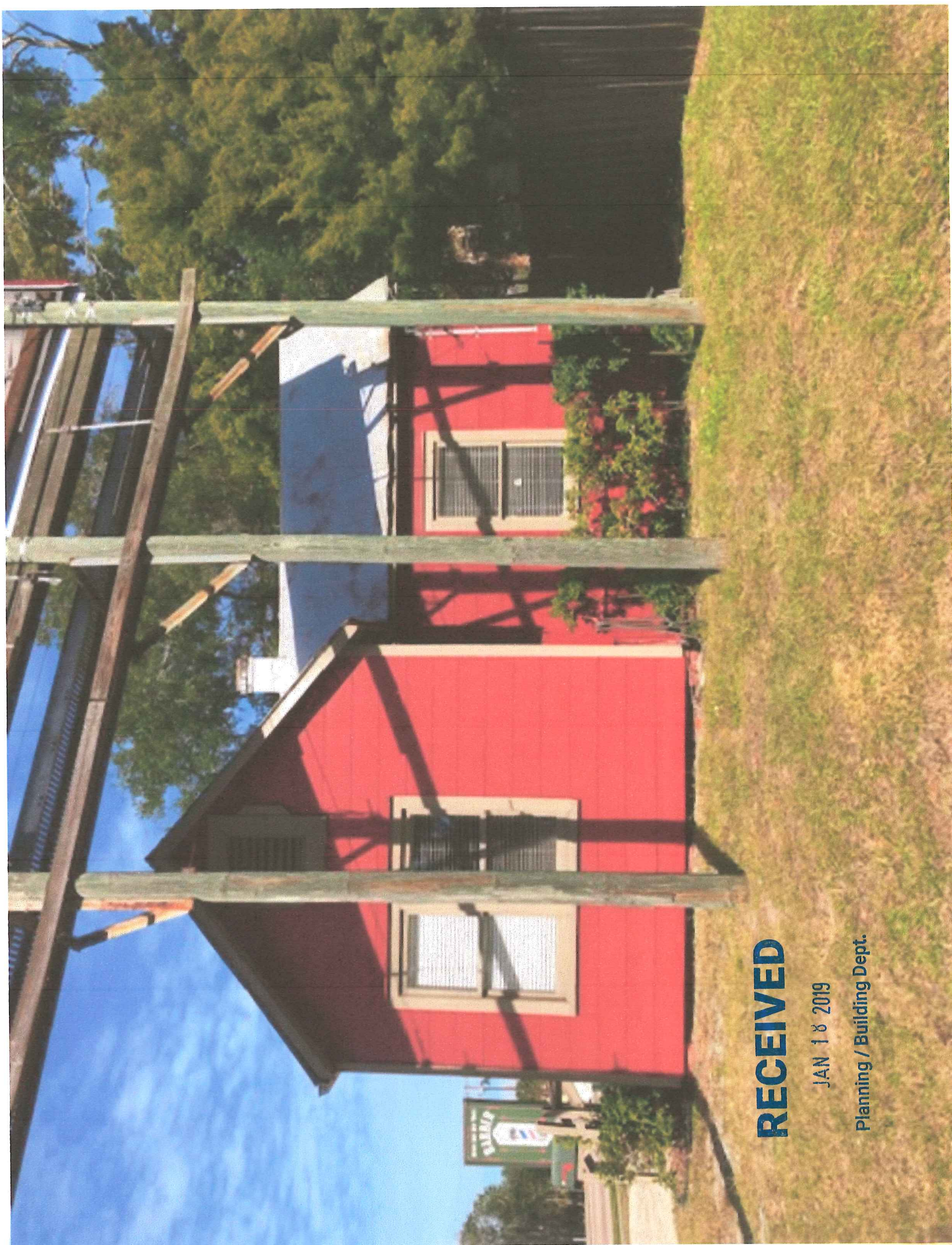
When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.



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JAN 10 2019

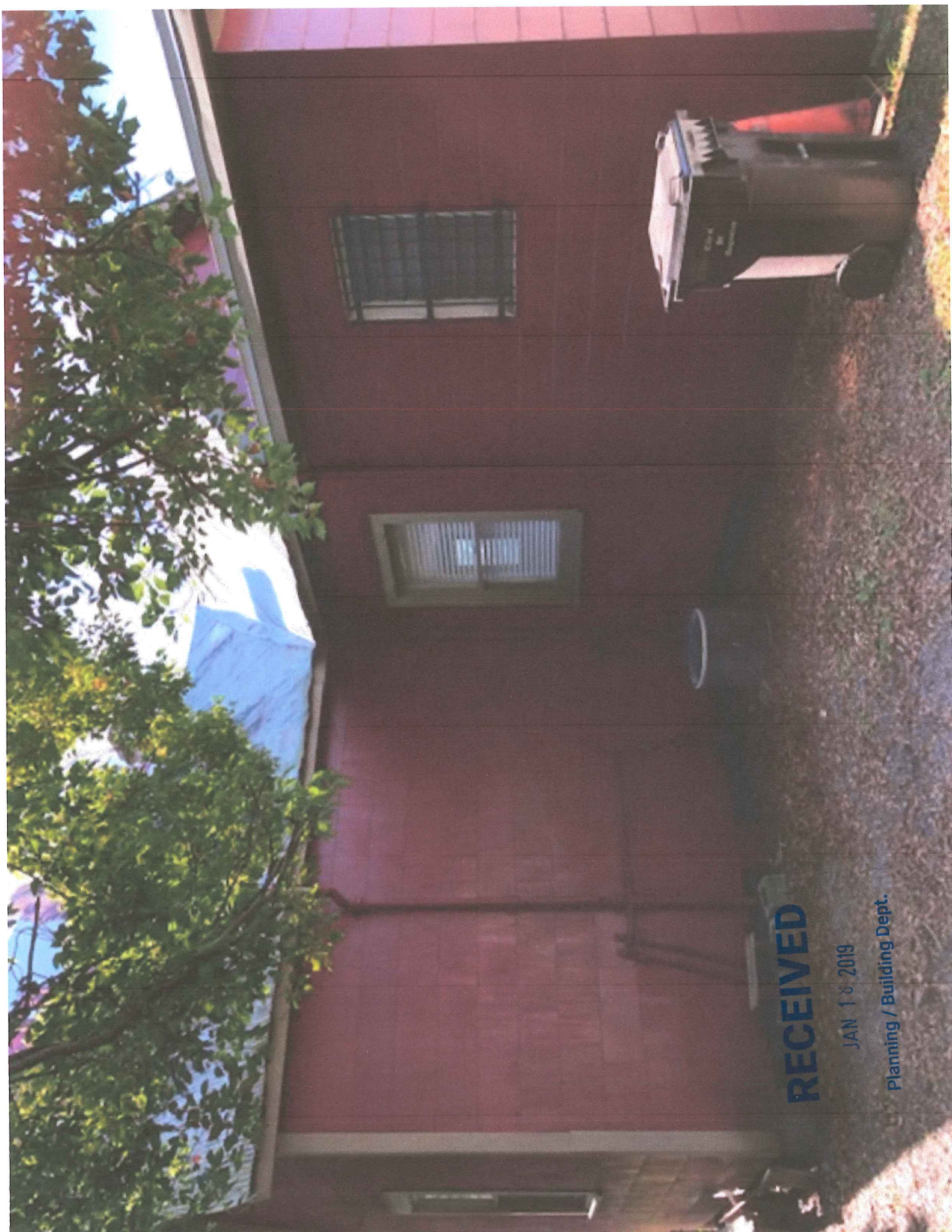
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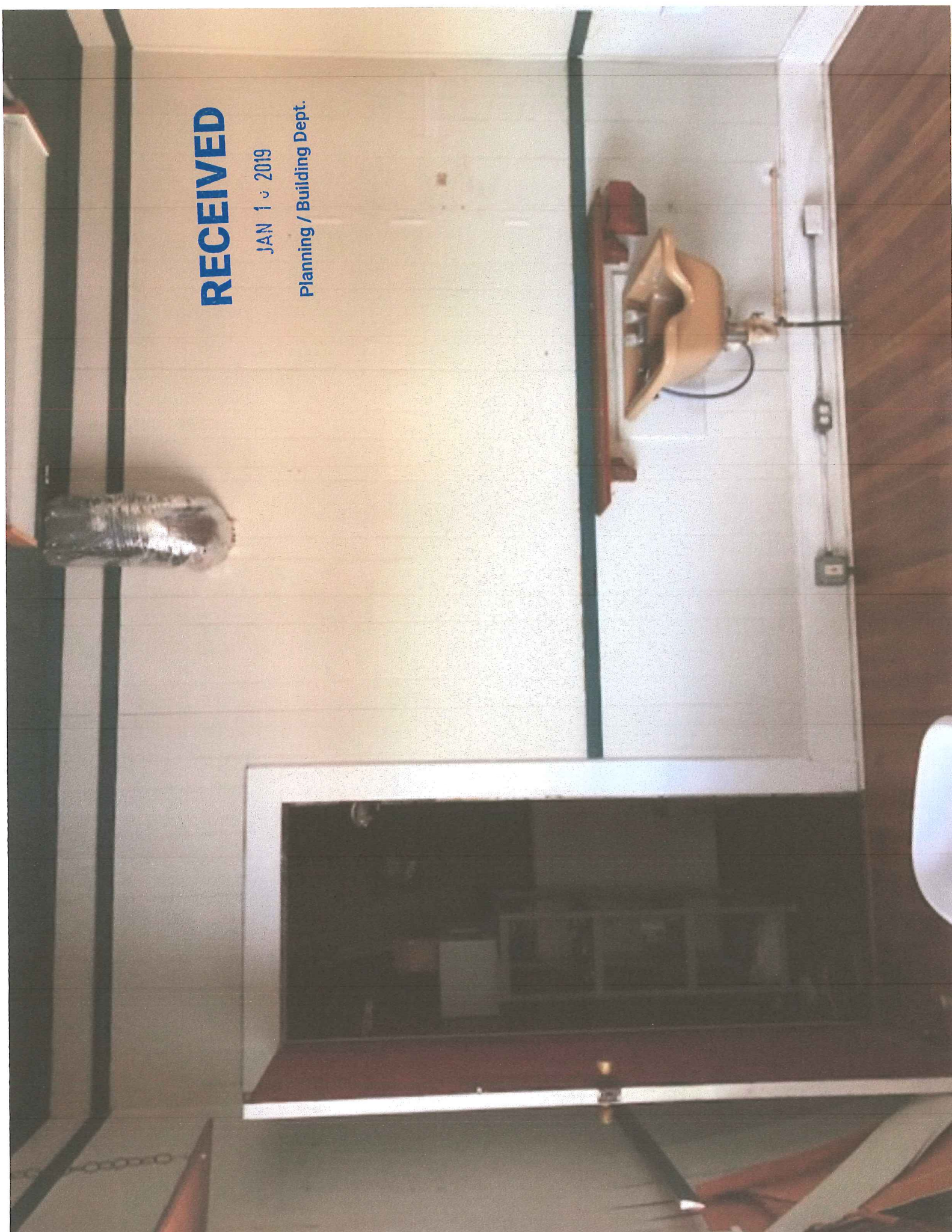
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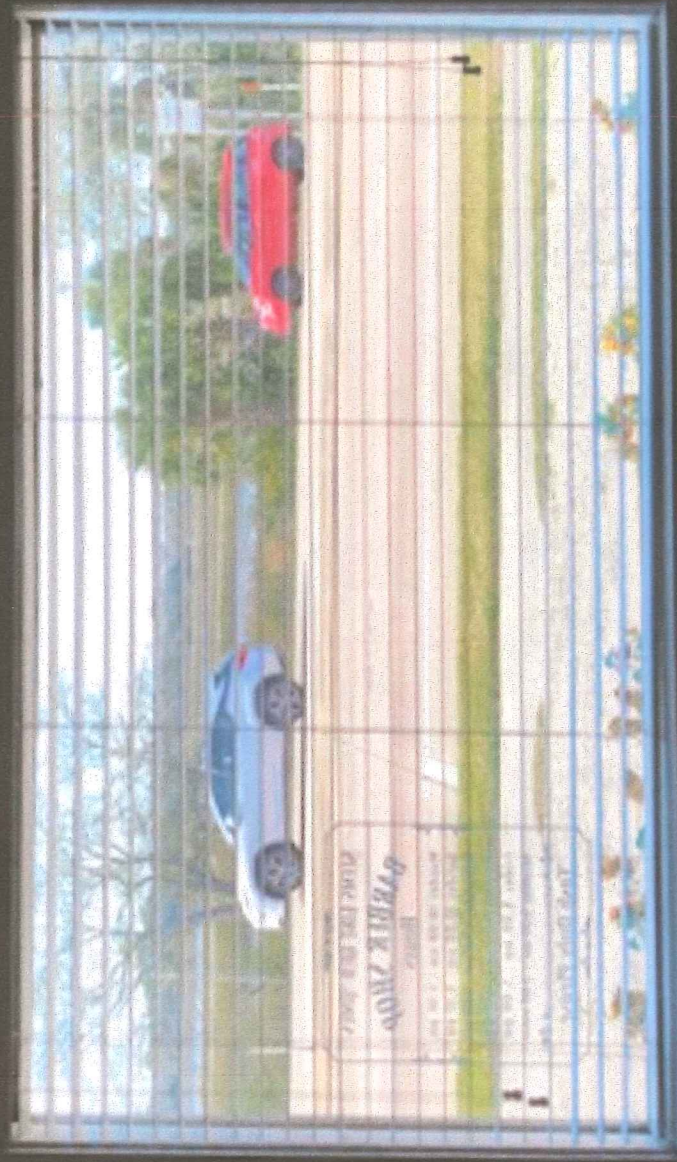


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JAN 18 2019

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Clipper Haircuts	\$13.00
Men's Style	Cuts \$15.00
Women's Cuts	\$20.00
Beard Trim	\$8.00
Hours	
9:00 am - 6:30 pm	
Sat 9:00 am - 2:00 pm	
CLOSED SUNDAY	



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JAN 16 2019

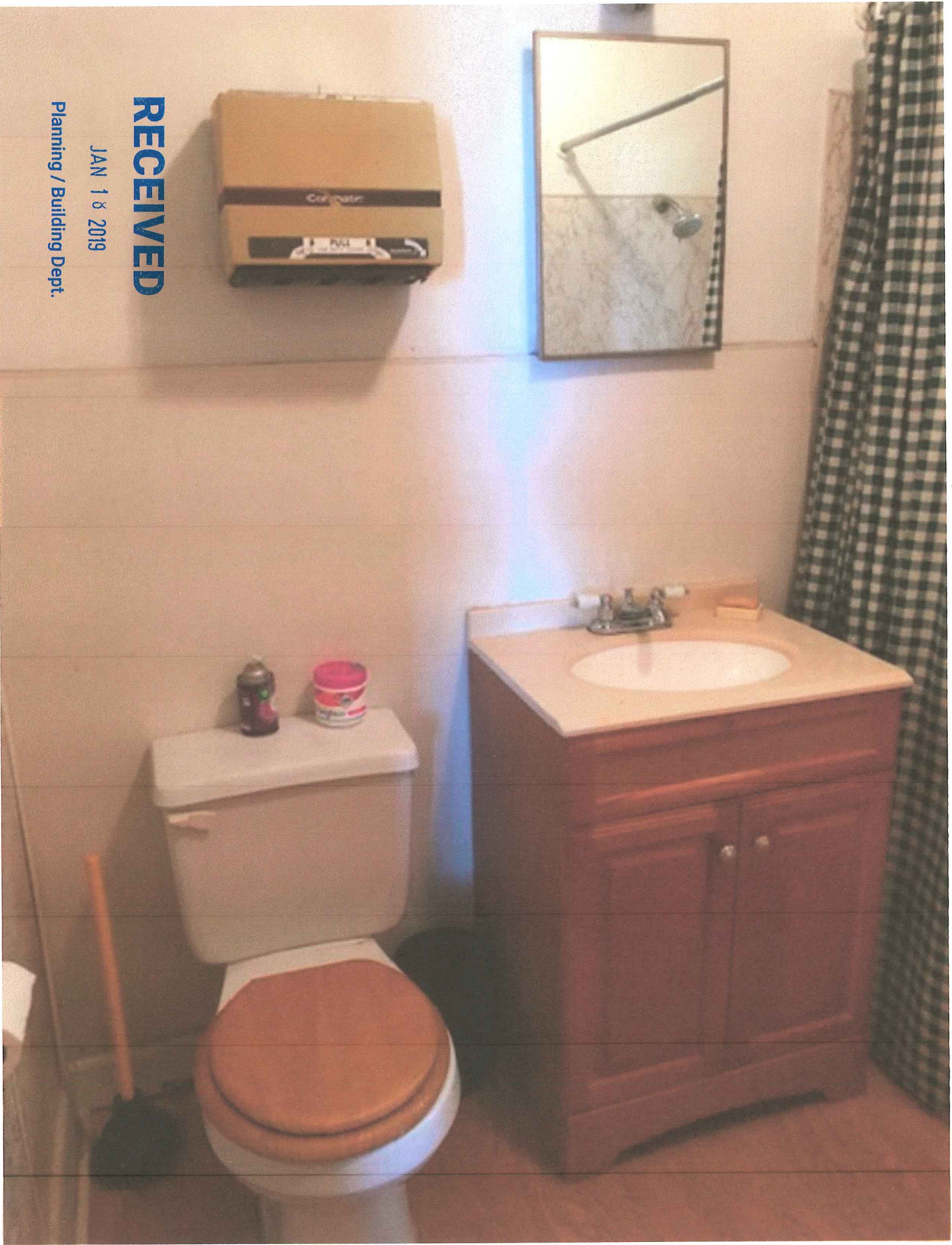
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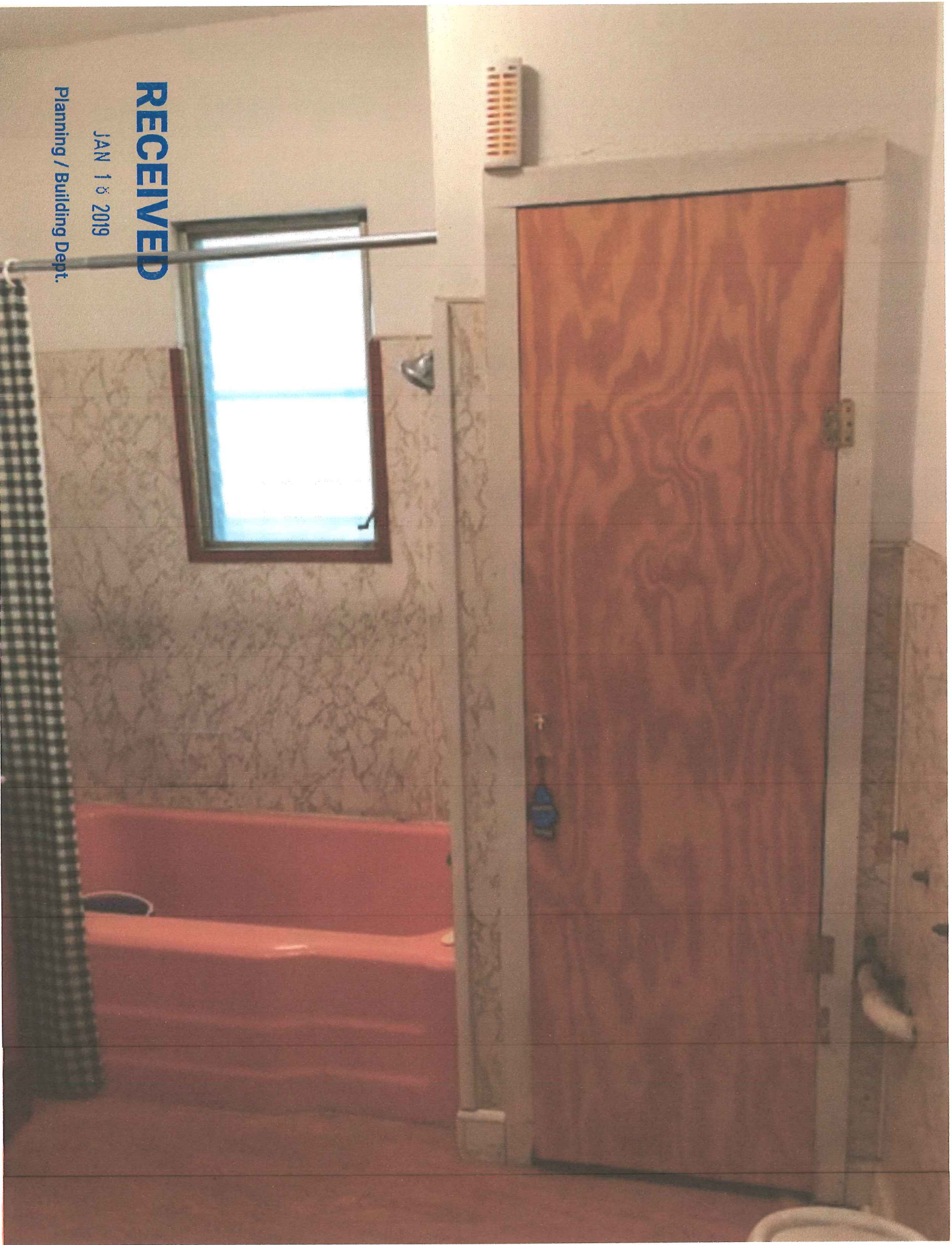
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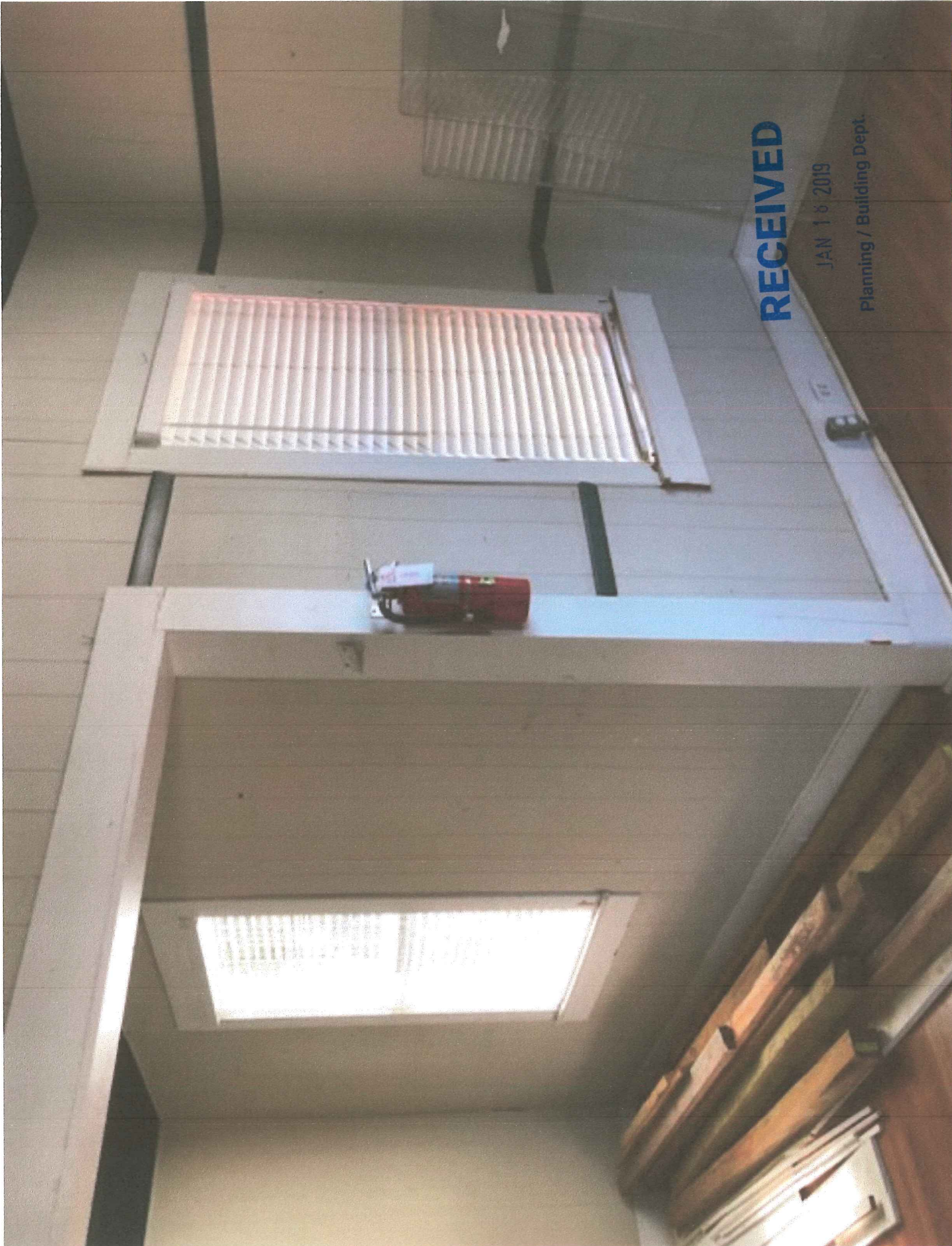
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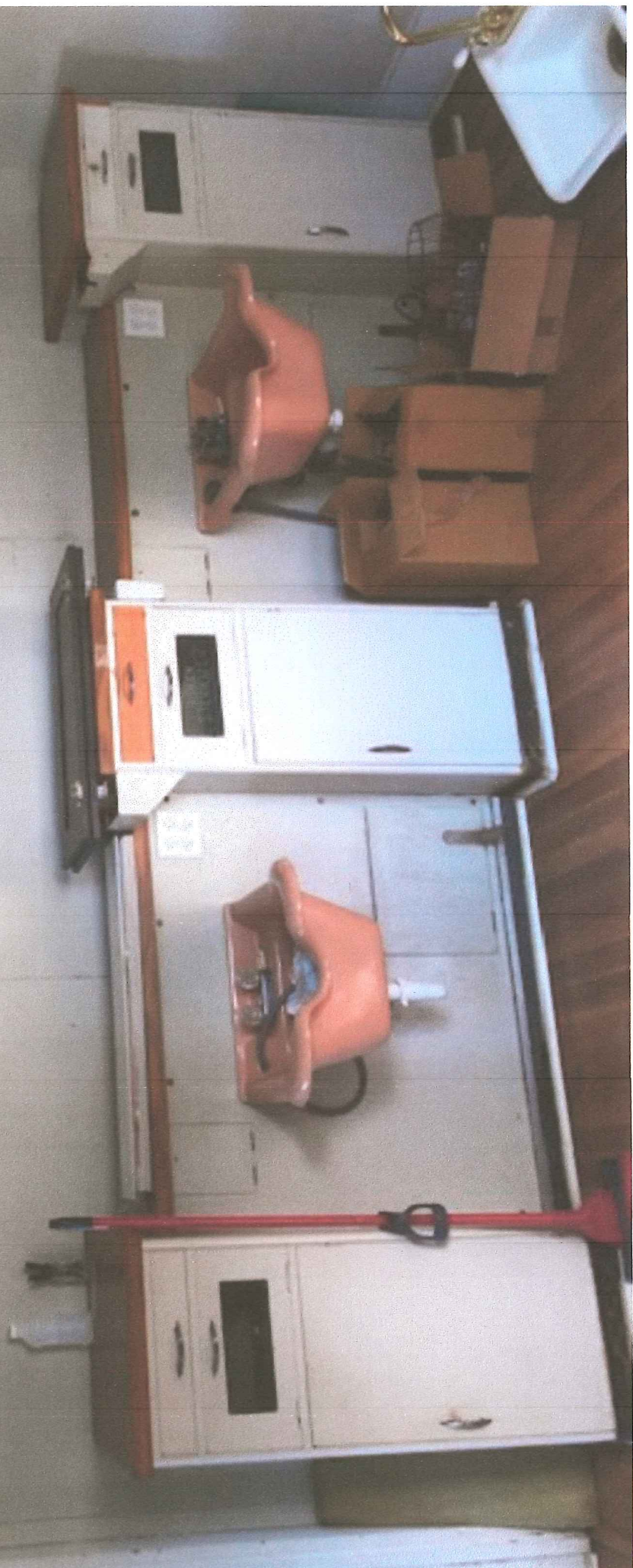
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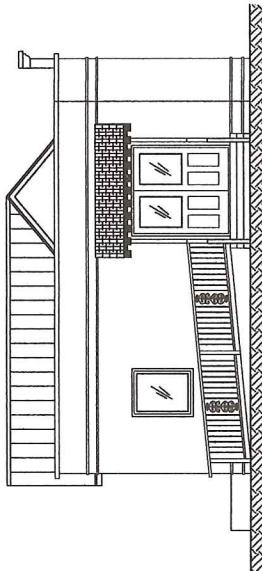


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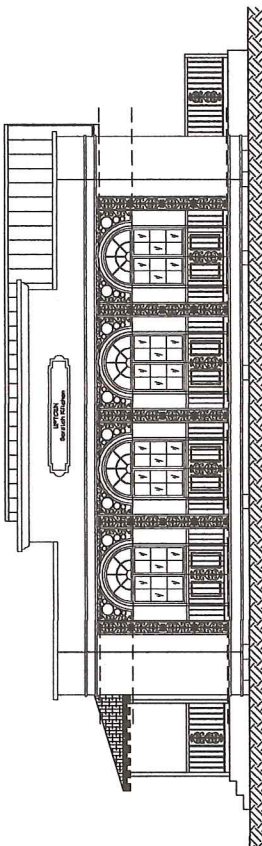
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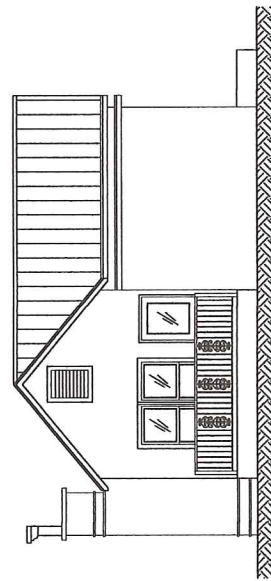




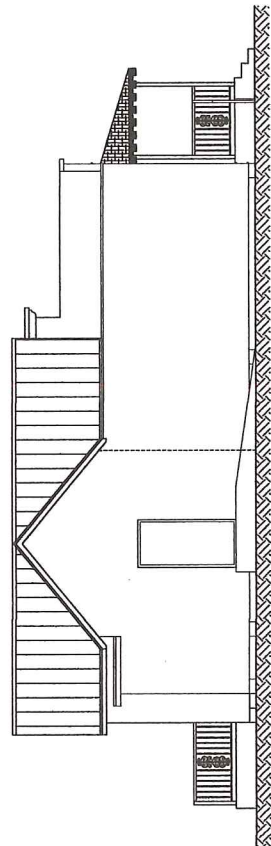
Preliminary North Elevation
 1/4"=1'-0"



Preliminary West Elevation
 1/4"=1'-0"



Preliminary South Elevation
 1/4"=1'-0"

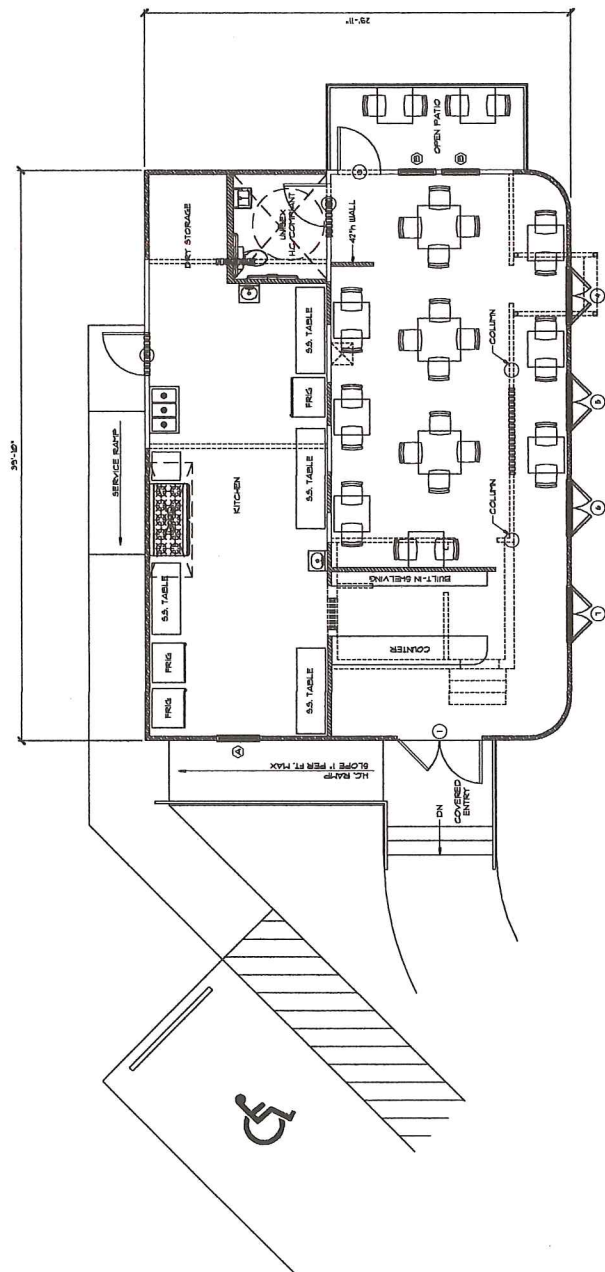


Preliminary East Elevation
 1/4"=1'-0"

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Preliminary Floor Plan

LEADING

EXTERIOR WALL	02. 1/2" GYB. GUTTERS, W/7" CH. HOUSE WRAP	
W-131 BATT INS.	AND 1/2" SHEETROCK INT. SIDE	
W-1000 STUCCO FINISH		
INTERIOR WALL		
2x4 STUDS @ 24" O.C.	1/2" SHEETROCK COND. SIDES	
=====		
SQ. FT. CALCULATIONS		
EXISTING FLOOR PLAN		626 S.F.
PROPOSED FLOOR PLAN		589 S.F.
PROPOSED SIDE PLAN		589 S.F.

50. FT. CALCULATIONS

EXISTING FLOOR PLAN	626	Sq. Ft.
PROPOSED FLOOR PLAN	1186	Sq. Ft.
PROPOSED SIDE PATIO	99	Sq. Ft.

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
BIGGER POT, LLC

Filing Information

Document Number	L18000156444
FEI/EIN Number	NONE
Date Filed	06/26/2018
Effective Date	06/30/2018
State	FL
Status	ACTIVE

Principal Address

1000 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Mailing Address

1000 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

HODGES, MARK E
1000 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

HODGES, MARK
1000 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32084

Annual Reports

No Annual Reports Filed

Document Images

[06/26/2018 -- Florida Limited Liability](#) [View image in PDF format](#)

Florida Department of State, Division of Corporations

Instr #2018046748 BK: 4572 PG: 1798, Filed & Recorded: 7/2/2018 2:25 PM #Pgs:2
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$2,450.00

Rec: \$18.50 Doc: \$2450.00 (\$350,000.00)

In, Return and Prepared by:

Carol Lagasse

ESTATE TITLE OF ST. AUGUSTINE, INC.

71 CARRERA STREET

ST AUGUSTINE, FL 32084

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

193690-0000

File No.: 62007

WARRANTY DEED

This Warranty Deed, Made the 29th day of June, 2018, by **MARY E. BOOTHE, TRUSTEE OF THE MARY BOOTHE TRUST DATED NOVEMBER 20, 2014**, and conveying her individual interest in non homestead property whose post office address is:

537 Peninsula Ct ST Augustine Fl 32080, hereinafter
called the "Grantor", to

BIGGER POT, LLC, a Florida Limited Liability Company, whose post office address is:

1000 N Ponce de Leon Blvd ST Augustine Fl 32084,
hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, in completion of an IRC 1031 Tax-Deferred Exchange receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

THAT PART OR PORTION OF LOT EIGHT(8) OF BLOCK ELEVEN (11) OF THE ROHDE ADDITION TO THE CITY OF ST. AUGUSTINE, COUNTY OF ST. JOHNS AND STATE OF FLORIDA, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 159, ST. JOHNS COUNTY, FLORIDA RECORDS, PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8 OF BLOCK 11 AND RUN WESTERLY ALONG AND WITH THE SOUTH LINE OF SAID LOT, 60 FEET TO A POINT, THENCE RUN NORTHEASTERLY 132 FEET MORE OR LESS TO A POINT IN THE NORTH LINE OF SAID LOT 8, WHICH POINT IS 50 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID LOT 8; THENCE RUN EASTERLY ALONG AND WITH THE NORTH LINE OF SAID LOT 8 TO THE NORTHEAST CORNER THEREOF, 50 FEET; THENCE RUN SOUTHERLY ALONG AN WITH THE EAST LINE OF SAID LOT 8, 131 FEET MORE OR LESS TO THE POINT OF BEGINNING. EXCEPTING THAT PORTION HERETOFORE CONVEYED TO THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA, BY WARRANTY DEED DATED MARCH 3, 1954 AND RECORDED IN DEED BOOK 208, PAGE 533 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

To Have and to Hold, the same in fee simple forever.

BK: 4572 PG: 1799

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2017, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Carol A. Lagasse

Printed Name: Carol A Lagasse

THE MARY BOOTHE TRUST DATED NOVEMBER 20, 2014

Witness Signature: W. B. Rollins

Printed Name: W. B. Rollins

Mary E. Boothe
Mary E. Boothe
Trustee

Mary E. Boothe
Mary E. Boothe, Individually

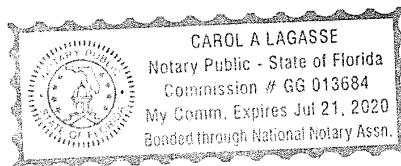
State of Florida
County of St Johns

The foregoing instrument was acknowledged before me this 29th day of June, 2018 by Mary E. Boothe Individually and MARY E. BOOTHE, TRUSTEE OF THE MARY BOOTHE TRUST DATED NOVEMBER 20, 2014, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature: Carol A. Lagasse

Printed Name:

My Commission Expires: _____
(SEAL)





St. Johns County, FL

Quick Links

[My Tax Bill](#)
[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 1936900000
Location Address 1008 N PONCE DE LEON BLVD
 SAINT AUGUSTINE 32084-0000
Neighborhood Ponce Boulevard North (COM) (681.01)
Tax Description* 1-159 ROHDE ADDITION CITY E 60 FT OF LOT 8 BLK 11 (EX R/W OF SR 5 IN DB 208/533) OR4572/1798
**The Description above is not to be used on legal documents.*
Property Use Code Salon/Spa/Barber Shops (2530)
Subdivision Rhode's Addition to St. Augustine
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.160
Homestead N

View Map

Owner

Owner Name Bigger Pot LLC 100%
Mailing Address 1000 N PONCE DE LEON BLVD
 SAINT AUGUSTINE, FL 32084-0000

Valuation

	2019
Building Value	\$29,667
Extra Features Value	\$0
Total Land Value	\$254,765
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$284,432
Total Deferred	\$0
Assessed Value	\$284,432
Total Exemptions	\$0
Taxable Value	\$284,432

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$21,752	\$0	\$103,350	\$0	\$0	\$125,102	\$74,112	\$50,990	\$74,112
2017	\$12,255	\$0	\$55,120	\$0	\$0	\$67,375	\$67,375	\$0	\$67,375
2016	\$12,255	\$0	\$55,120	\$0	\$0	\$67,375	\$67,375	\$0	\$67,375
2015	\$12,867	\$0	\$51,675	\$0	\$0	\$64,542	\$64,542	\$0	\$64,542
2014	\$12,976	\$0	\$51,675	\$0	\$0	\$64,651	\$64,651	\$0	\$64,651
2013	\$13,697	\$0	\$51,675	\$0	\$0	\$65,372	\$65,372	\$0	\$65,372
2012	\$14,418	\$0	\$51,675	\$0	\$0	\$66,093	\$66,093	\$0	\$66,093
2011	\$15,138	\$0	\$58,565	\$0	\$0	\$73,703	\$73,703	\$0	\$73,703
2010	\$15,859	\$0	\$65,455	\$0	\$0	\$81,314	\$81,314	\$0	\$81,314

Building Information

Building 1
Actual Area 619

Roof Structure Wood Truss
Roof Cover Corrugated Steel

Conditioned Area 611
Actual Year Built 1967
Use Salon/Spa/Barber Shops
Style 04
Class N
Exterior Wall Asbestos, Wood

Interior Flooring Pine Wood
Interior Wall Wall Board
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Asbestos	80%
Exterior Wall	Wood	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Corrugated Steel	100%
Interior Walls	Wall Board	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Insulation	6" Fiberglass	100%
Condition	Good	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	611	611
STOOP	0	8
Total SqFt	611	619

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Salon/Spa/Barber Shops	130	53	7279	SF	\$254,765

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/2/2018	6/29/2018	\$350,000.00	WD	4572	1798	Q	I	BOOTHE MARY TRUST D: 11-20-2014	BIGGER POT LLC
11/21/2014	11/20/2014	\$0.00	QC	3956	1453	U	I	BOOTHE MARY E	BOOTHE MARY TRUST D: 11-20-2014
	11/13/2007	\$100.00	QC	3006	1096	U	I	BOOTHE RALPH & MARY	BOOTHE MARY E
	7/2/2002	\$105,000.00	WD	1781	1537	Q	I	REIMER BESSIE M TRUSTEE	BOOTHE RALPH & MARY
	3/19/1999	\$100.00	WD	1396	231	U	I	REIMER FRANCIS(DECED) & BESSIE M	REIMER BESSIE M TRUSTEE

Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

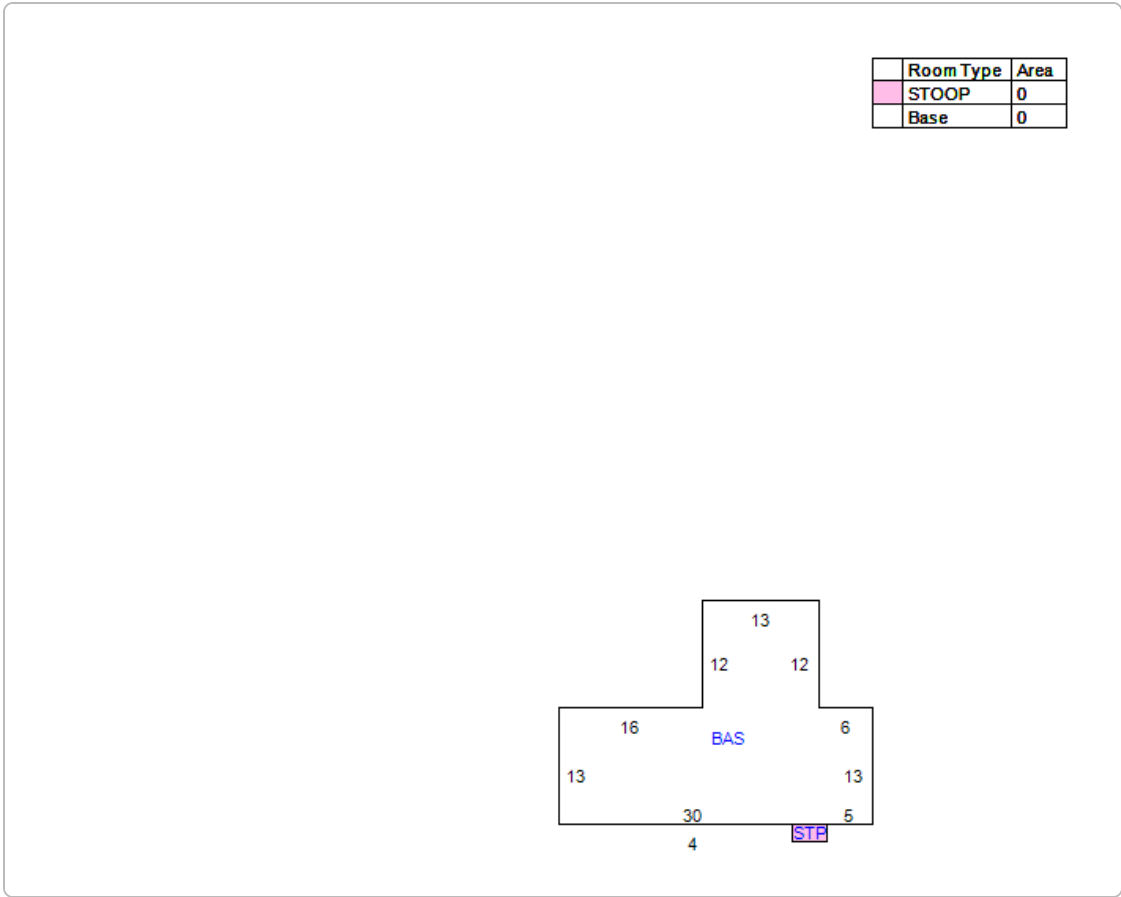
Tax Estimator

[Tax Estimator](#)

Map



Sketches



No data available for the following modules: Exemptions, Extra Features.

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.

Last Data Upload: 1/22/2019, 11:03:02 PM

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GEOSPATIAL



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for February 21st, 2019 Meeting



Application F2019-0006

Address: 15 Cincinnati

Les Thomas, Applicant

Confidential, Owner

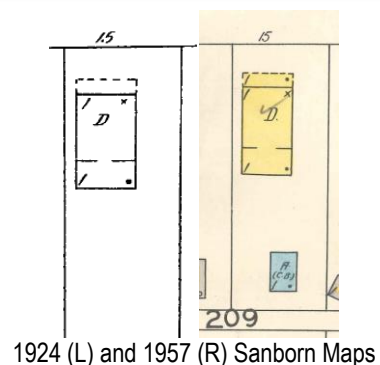
Project description: To demolish a building constructed in 1924 that is not a contributing structure to the North City National Register District but is recorded on the Florida Master Site File.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ579
National Register:	Noncontributing to the North City National Register District	Construction date:	1924
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	193190 0000		
Agenda Item:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Demolition to demolish a building constructed in 1924 that is not a contributing structure to the North City National Register District but is recorded on the Florida Master Site File.

- Based Sanborn Maps, it appears that the footprint of core of the building has been maintained. The building has undergone multiple alterations, however, to include the addition of a rear addition and side carport and the front porch being enclosed.
- The Site File also states that the original wood has been stuccoed over. Since the rear addition has wood siding, it is possible that the addition came after the home was stuccoed. The alterations have negatively impacted the integrity of the home and impacted its design, workmanship, and materials.
- The rear garage has also been expanded. Due to the current overgrowth on the property, it is difficult to tell if the building has architectural significance. Based on an interior inspection and what is visible of the exterior, the building is concrete block construction and has experienced roof damage.
- According to the National Register Nomination, the building is not contributing to the district due to non-historic additions though it maintains some original elements like the multiple rooflines. Since the building is not a contributing building to the North City National Register District, a condition assessment is not required but one was provided that described the current condition of the property and its ability to be rehabilitated.
- According to the Site File, the structure was home to William A. Hoffman, who was a telegraph and signals superintendent with the Florida East Coast Railway Company, and his wife. There were no known significant historic connections found for this property.
- No information was provided for the replacement structure.



1924 (L) and 1957 (R) Sanborn Maps



Main Façade



Rear Addition

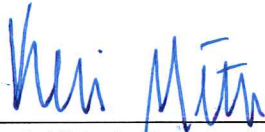


Garage

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary to indicate that the building meets the criteria for significance, staff finds that the board can **Approve a Certificate of Demolition** for 15 Cincinnati Avenue with the following condition:

1. The applicant records the structure for archival purposes prior to demolition to include photographs and scaled measured drawings that will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff.



Kelli Mitchell, Historic Preservation Planner

COD F2019-0006
15 Cincinnati Avenue
February 21, 2019
STAFF PHOTOGRAPHS



Main (Northern) Elevation. Porch was Enclosed.



Portion of Enclosed Porch.



Eastern Elevation.



Rear (Southern) Elevation. This was likely an addition.



Rear (Southern) Elevation. This was likely an addition.



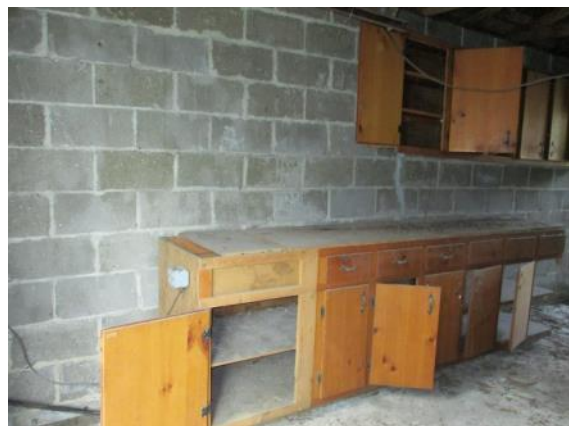
Rear (Southern) Elevation. This was likely an addition.



Rear (Southern) Elevation. This was likely an addition.



The Rear Garage Building.



The Rear Garage Building.



The Interior of the Rear Garage Building.



The Interior of the Rear Garage Building.



The Interior of the Rear Garage Building.



The Interior of the Rear Garage Building.

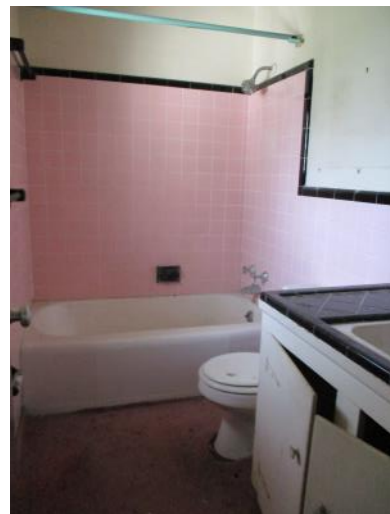


The Western and Northern Elevations.

STAFF PHOTOGRAPHS – INTERIOR







APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures... for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage - *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

According to the Site File, the building was constructed in 1924. The building is listed in the Florida Master Site File but is not a contributing building in the North City National Register Historic District.

The application requirements were sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** N/A
- 2. The contribution of the structure to the mass and scale of the streetscape.** The building has a similar mass and scale as other buildings in the immediate area.
- 3. The impact of the loss of the structure on the streetscape.** Demolition of the building would negatively impact the streetscape, which has buildings of similar scale and mass.
- 4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** No information was provided on a replacement structure and having an empty lot will negatively impact the streetscape.
- 5. The historical or cultural merit of the structure.** The building is listed in the Florida Master Site File but is not listed as a contributing building to the North City National Register District. The building has had multiple owners, which are listed on the City Directory Research page, but the building does not appear to have any significant historic connections.
- 6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** The building is a noncontributing structure to the North City National Register District, and demolition will not have a negative impact on the district. Demolition will impact the visual continuity of the area, however.
- 7. Whether or not the structure is representative of a style or type of architecture or a method of construction.** The building is an example of a frame vernacular home, which is a common style throughout the city.
- 8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** There are multiple other frame vernacular homes within the city.
- 9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The building does not have a unique style or elements that would be difficult to reproduce. It also appears to be in poor condition.
- 10. The justification for the proposed demolition.** No justification was given.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☒ Yes ☐ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☒ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(3) b, CoSA Code of Ordinances)

(Materials submitted by applicant noted with a checked box)

- ☐ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☐ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☐ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

Any other information considered necessary by the board to a determination as to whether the property does yield or may yield a reasonable return to the property owner. The board may require that the property owner furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. No decision of the board shall result in undue economic hardship for the property owner. In any case where undue economic hardship is claimed, the board shall make two (2) specific findings. First, the board shall determine if the owner would be entitled to a certificate of demolition without consideration of undue economic hardship. Second, the board shall determine whether the owner demonstrated an undue economic hardship.

Additional information requested by HARB as per above:

COD F2019-0006
15 Cincinnati Avenue
February 21, 2019

LIST OF ATTACHMENTS:

1. Sanborn Maps
2. City Directory Research
3. Florida Master Site File

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. 8SJ579 1009==
 Site Name: 15 Cincinnati Avenue 830== Survey Date: 7903 820==
 Address: 15 Cincinnati Avenue, St. Augustine, Fla. 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: Rhode Addition 5 3 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Halen, Rudolph and Edna M. ;
 Address: 15 Cincinnati Avenue
 St. Augustine, Fla. 32084 902==
 Occupant or Manager: _____ 904==
 Type of Ownership: Private 848== Zoning: RG1
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469340 3307735 890== Location: T07S R30E N18 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:

() Excellent 863==
 () Good 863==
 (x) Fair 863==
 () Deteriorated 863==

Integrity of Site:

(x) Altered 858==
 () Unaltered 858==
 (x) Original Site 858==
 () Restored - Date: 858==
 () Moved - Date: 858==

Threats to Site:

() Zoning 878==
 () Development 878==
 () Deterioration 878==
 () Borrowing 878==
 () Transportation 878==
 () Fill 878==
 () Dredge 878==
 () Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1924 844== Period: 20th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Stucco; concrete block (r) coquina aggregate
_____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: Metal awning 942==
Foundation: _____ 942==
Roof Type: Gable 942==
Secondary Roof Structures: Gable porch 942==
Porches & Balconies: _____ 942==
Chimney Location: Center, ridge 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles 882==
Ornament Exterior: Cast concrete columns with capitals
_____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 1 950==
Other: _____ 956==
Surroundings: Residential 864==
Relationship to Surroundings: _____
_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, RailroadsArchaeology: Historic

920==

Statement of Significance: (911==)

ARCHITECTURE

This is a one-story Frame Vernacular building constructed between 1917 and 1924. This house is typical of the style around town, but doesn't particularly contribute to the looks of this neighborhood. It is a wooden house that has been stuccoed over, and has a coquina concrete block porch base which has been enclosed with metal awning windows. There is decorative work in the gable.

Rohde Subdivision was developed on former orange grove land beginning in the 1880's. The eastern half contains a significant Victorian tract development, while later development in the western half generally shows the influence of the Bungalow style. Taken as a whole, the area reflects development over the period 1885-1930, and contains some of the oldest surviving houses in the North City area. Common building elements in this neighborhood include locally produced coquina concrete block [which was at one time manufactured in this neighborhood] used for porches, foundations and low walls along front property lines. There are also many wood shingle structures in this neighborhood. The area is threatened by traffic and commercial encroachment from both US 1 and San Marco Avenue, encouraged by current zoning practices. A number of homes have been divided into apartments causing problems of parking and population density in the area. Despite these threats, it remains a pleasant residential neighborhood, where several houses have been restored in recent years. It is within walking distance from the downtown area.

HISTORY

Rohde Subdivision falls within the colonial defense perimeter known as the Mil y Quinientos [The Fifteen Hundred]. The subdivision evolved out of three late Second Spanish Period land grants to Juan Triay, Andrew Pacetti, and Bartolome Lopez. [1] John M. Forbes of Boston acquired the consolidated property in 1868, and, taking advantage of the economic prosperity of the 1880's, sold the land to Henry Rohde, a real estate developer from Cincinnati, Ohio, for \$14,000, a sum almost triple to what he had paid for it. Rohde began selling lots in 1885 and built many of the extant structures in the tract. [2] The area has remained primarily residential with commercial establishments along San Marco Avenue and US 1.

[over]

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], V, 414.
2. St. Johns County Courthouse, Deed Records, Book BB, p. 607; Book CC, p. 555. Rohde, a Scandinavian surname, has also been spelled as Rhode.
3. St. Augustine City Directory, 1934.
4. Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763, HSAPB.

In 1934 this was the home of William A. Hoffman, a telegraph and signals superintendant for the Florida East Coast Railway Company, and his wife Bernice. [3]

ARCHAEOLOGY

Analysis of historic maps suggests that the Hornwork, an early 18th century defense line made of sod and yucca, ran through or near this property. [4]

KODAK SAFETY FILM 5062

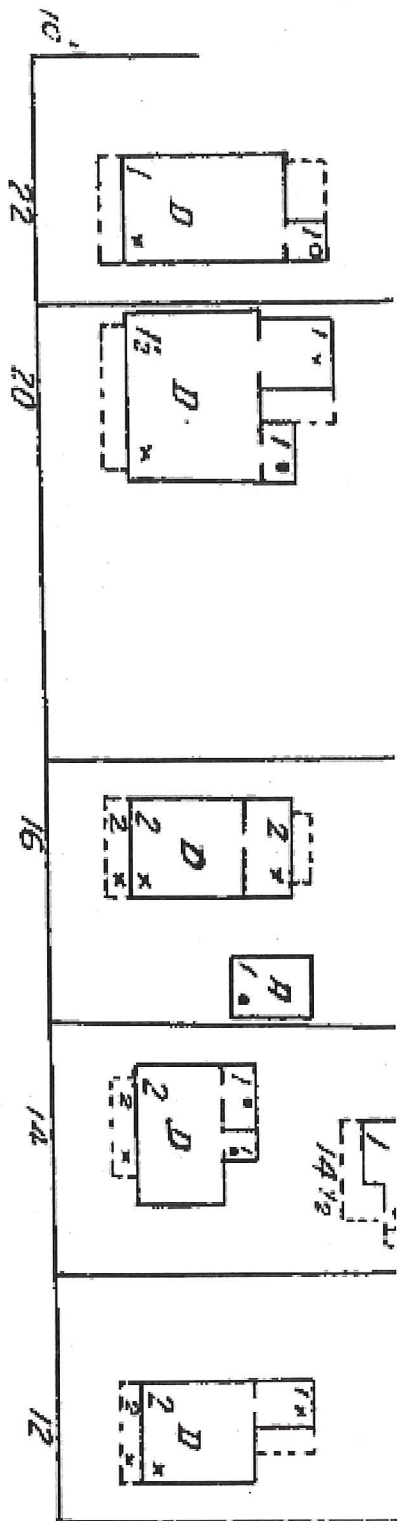


→ 22A



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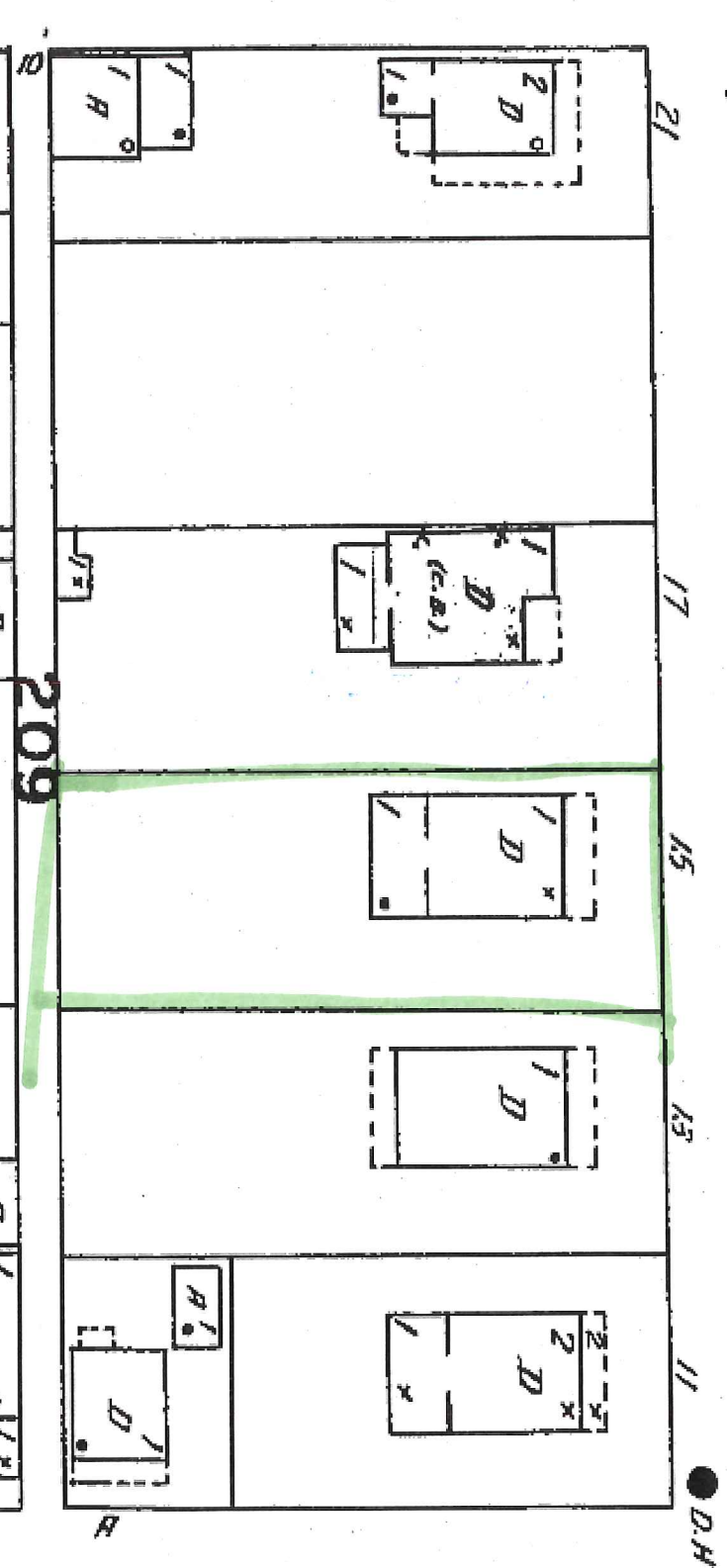
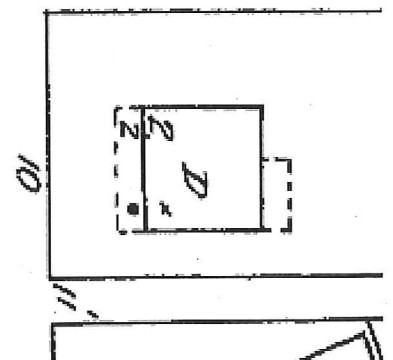




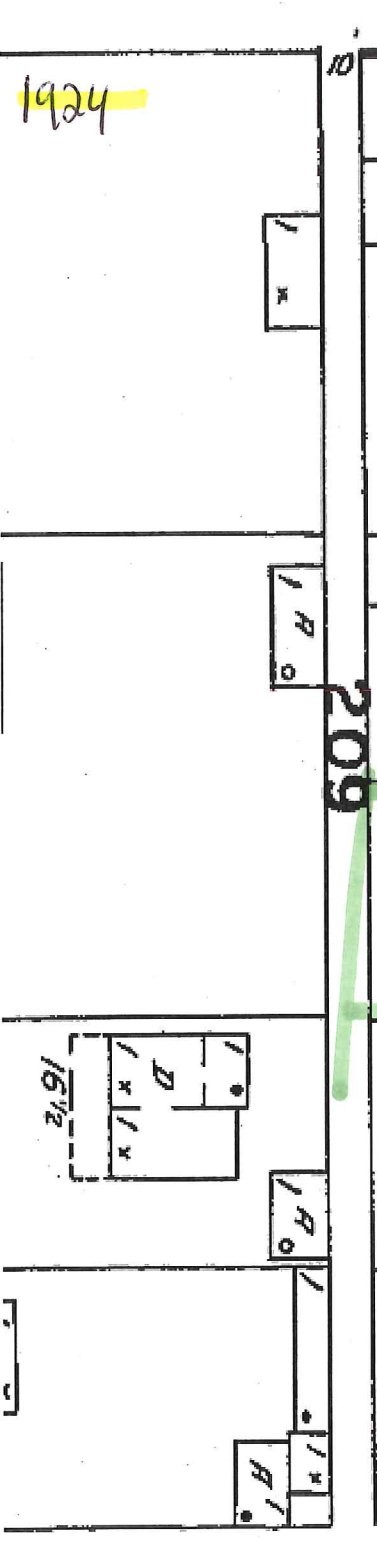
6\"/>

CINCINNATI

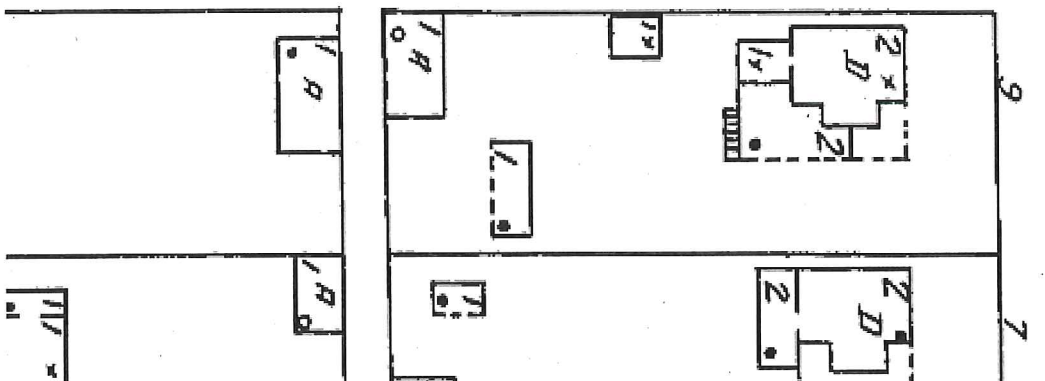
AV.



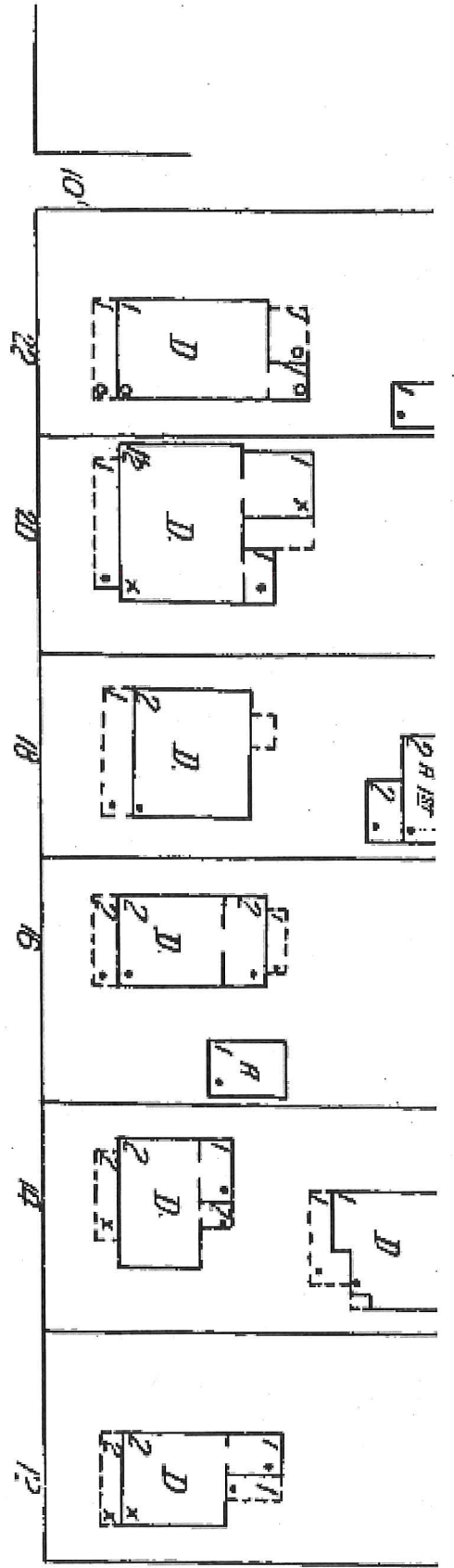
AV.



1ST



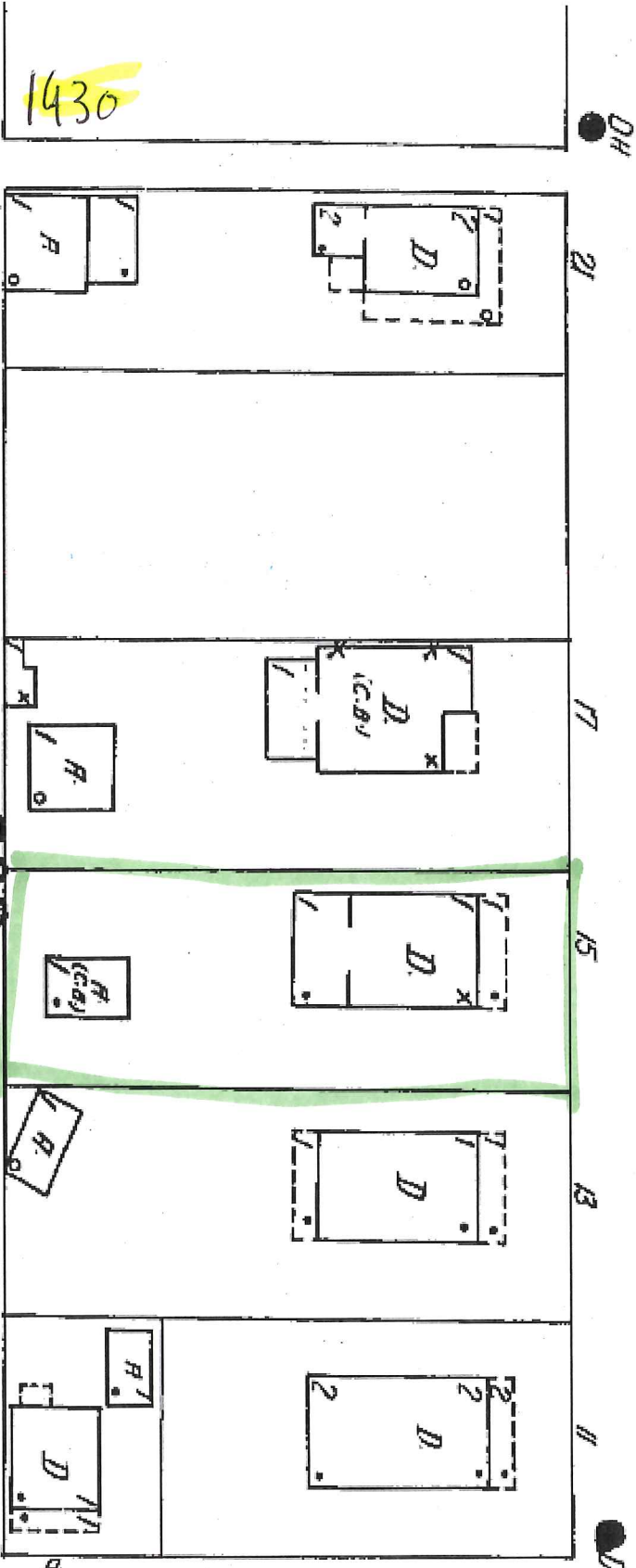
1924



CINCINNATI

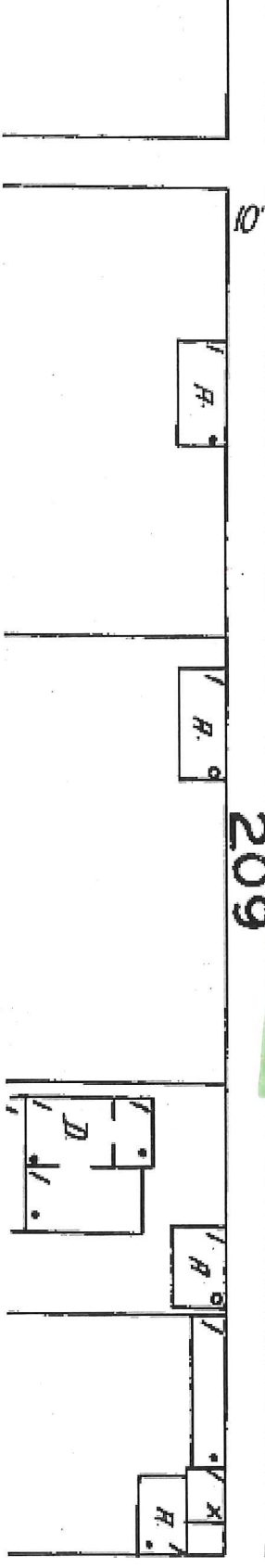
AV.

6" W/PIPE



(1ST AV.)

6" W/PIPE

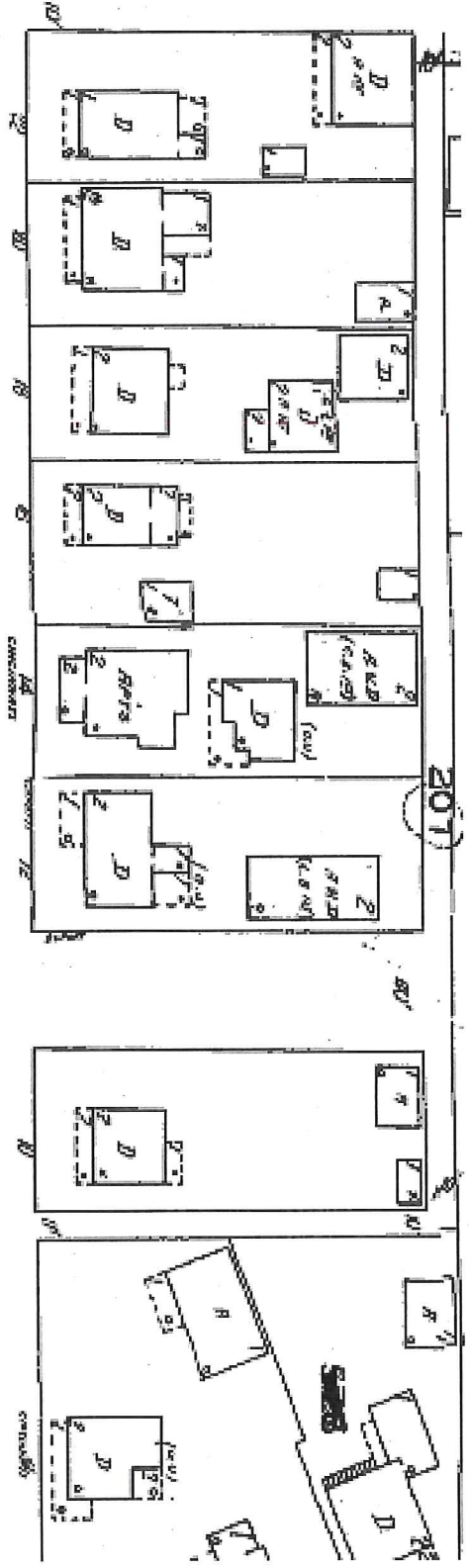


PONT

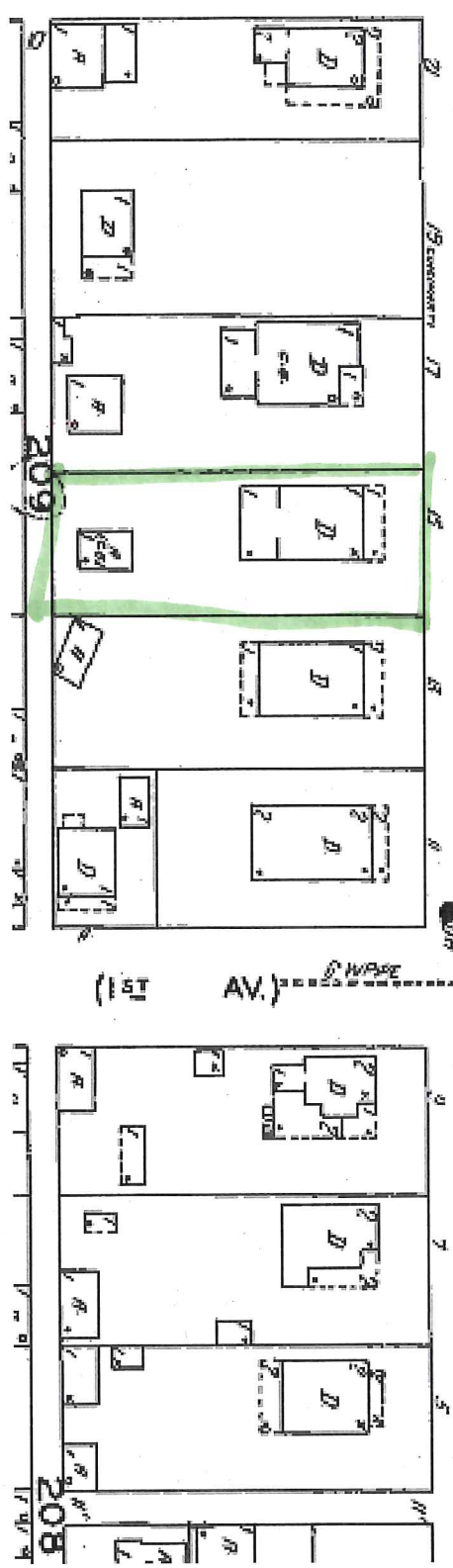
1430

209

1947



CINCINNATI



1957

HOPE

T.H. ●

AV.

PIPE. -----

2/ HOPE

17

15 HOPE

 $5\frac{1}{2}$

R.17
HOPE

207

40'

CINCINNATI

AV.

6" W. PIPE

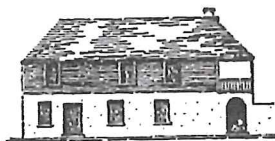
AV.)=====6" WPIPE=====

(151)

SAHS POLK CITY DIRECTORY RESEARCH

15 Cincinnati Ave.

DATE(S)	NAME	PROFESSION
1922-1923	A.R. Jones	
1930	A.R. Jones	
1937	Alf. R. Jones	
1940	John F. Paul	
1945	J.R. Quisenberry	
1949	Mrs. Pauline Quisenberry	
1955	Mario W. Taylor	
1960	Mario W. Taylor	
1965	Mildred A. Nolan	
1970	Mildred A. Nolan	
1975	Rudy Helen	
1979/1980	Rodney K. Stephens	
1984/1985	Chris Woodward	
1989	Jacque Bolduc	
1990	Jordan Bolduc	
1993	Not Verified	
1995	Vacant	
1996	Jacque and Jordan Bolduc	
1998	Jacque and Jordan Bolduc	
1999	Jacque Bolduc, William Daniell	
Dec. 2006	Jordan Bolduc	



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION



CERTIFICATE OF DEMOLITION
CERTIFICATE OF RELOCATION

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. 2019-0006

Receipt No. 1537018

Meeting Date 2/21/19

Advertising Costs \$ _____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT LES THOMAS
Business (if applicable) LES THOMAS ARCHITECT, INC
Address 32 CORDOVA ST
City ST AUGUSTINE State FL Zip 32084
Daytime telephone 904.824.9508 Other phone/email (C) 904.826.6269

***Correspondence related to this application will be based on the above information

2. NAME OF PROPERTY OWNER [redacted]
Business (if applicable) _____
Address _____
City ST AUGUSTINE State FL Zip 32086
Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 15 CINCINNATI AVE, ST AUGUSTINE FL

4. LEGAL DESCRIPTION OF PROPERTY
Lot 3 Block 5 Subdivision CITY OF ST AUGUSTINE Parcel Number 143180-0000
ROADS ADDITION

5. DATE OF CONSTRUCTION 1917-1924 Source: FMSF 193190-

6. HISTORIC STATUS (check all that apply)

- ☐ Designated Local Landmark
☐ Property individually listed on the National Register of Historic Places
☒ Contributing building in National Register Historic District
☒ Listed on Florida Master Site File
☐ 50 years of age or older

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7. PROPOSED PROJECT WORK (check one)

- ☐ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
☒ FULL DEMOLITION - The complete razing of a building resulting in its permanent removal.
☐ RELOCATION - The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify: _____
☐	☐	☐	Porch/Deck/Balcony Specify: _____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify: _____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

- ☒ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☒ Photographs of existing conditions including façades of the building and interior features if applicable.
- NA ☐ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

- ☒ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.
- ☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:
- An estimate of the cost of the proposed construction, alteration, demolition, or removal.
 - The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
 - An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
 - The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
 - The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
 - All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
 - Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
 - The assessed value of the property according to the two (2) most recent assessments;
 - The real estate taxes for the previous two (2) years.
 - The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
 - Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

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11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- o Purchase price _____
- o Moving fee (prepared by a licensed and insured building mover) _____
- o Building rehabilitation _____

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. **AGREEMENT** – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME LES THOMAS DATE 18 JAN 2019

SIGNATURE OF APPLICANT [Signature]

PRINT 1st OWNER'S NAME [Signature] DATE 18 JAN 2019

SIGNATURE OF 1st PROPERTY OWNER [Signature] 1/18/2019 1:58 PM EST

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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DATE _____

JAN 18 2019

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Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

IN THE CIRCUIT COURT FOR ST. JOHNS COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

JACQUE O. BOLDUC

Deceased.

File No. CP11-165

Division 55

FILED

2011 AUG 26 A 9 47

CHERYL STRICKLAND
CLERK OF CIRCUIT COURT
ST. JOHNS COUNTY, FL.

**ORDER DETERMINING HOMESTEAD
STATUS OF REAL PROPERTY**

(testate - validly devised, heirs, no spouse or minor child - exempt from claims)

On the petition of [REDACTED] for an Order Determining Homestead Status of Real Property, all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in St. Johns County, Florida;
2. The decedent was not survived by a spouse or minor child;
3. Decedent's homestead is validly devised;
4. Decedent's homestead was devised to one or more heirs of the decedent;
5. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following-described property (the "Property"):

15 Cincinnati Avenue, St. Augustine, FL 32084
Beginning on the South line of Cincinnati Ave, 102 feet West of First Street in the City of St. Augustine, running thence Southerly 131 feet to an alley, thence Westerly along North line of said alley, 500 feet, thence Northerly 131 feet to South line of Cincinnati Avenue, thence Easterly in South line of Cincinnati Avenue, 50 feet to the place of beginning.
Parcel ID # 193190-0000

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

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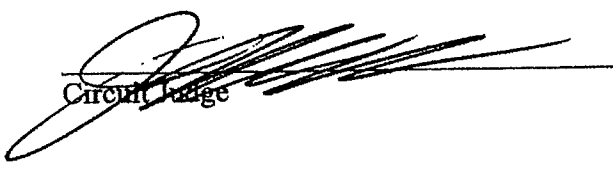
FEB 06 2019

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ADJUDGED FURTHER that the Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to:

Name	Address	Relationship	Share
	5235 Shore Drive St. Augustine, FL 32086	Son	100%

ORDERED on August 26th, 2011.


Circuit Judge

Copy to: 8/26/11 C.K.

Kelley Presley, Esquire
125 Nix Boat Yard Road
St. Augustine, FL 32084

Rutherford County Tax Collector
PO Box 143
Rutherford, NC 28139-0143

City of St. Augustine
Financial Services Center
50 Bridge Street
St. Augustine, FL 32084-4334

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January 18, 2019

Jenny Wolfe
Historic Preservation Officer
City of St. Augustine
P.O. Drawer 210
St. Augustine, FL 32085

Re: 15 Cincinnati

Architectural Assessment conducted during a walk-through and visual inspection of the property on the afternoon January 17, 2019.

The over all condition is poor with wet carpet from roof leaks and mold inside on the walls, ceiling and floor. The outside condition is very poor with trees and brush growing next to the foundation and one carport collapsed and the other missing roof sheathing.

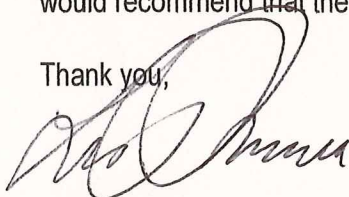
More specifically the foundation and floor framing although not visible show signs of sagging in several locations which indicates damage. There is a tree on the east side with roots under-mining the footings. The floors are covered in carpet which is water soaked or vinyl which is completely damaged. The floor sheathing is particle board and all will have to be replaced.

The exterior walls appear to be lap siding but are almost completely covered in stucco. The stucco runs to the ground and this has caused water to wick up the walls, damaging the siding and the framing. The interior walls are solid wood bead and board paneling and are missing in some locations because of water from the roof leaks. The paneling is completely mold covered and will have to be replaced. The roof has holes completely through to the living area. This exposure has damaged the roof structure causing the roof to sag and would indicate the roof rafters are also damaged from water intrusion.

The accessory structures are in very poor condition. The attached carport has damaged or missing roofing and sheathing and one beam does not rest on a support. The garage and carport in the rear have damaged roofs. The floor slab sits below the grade. The northwest corner of the concrete block wall has sagged and cracked the slab. The carport has collapsed.

Because the renovations to the house would cost more than 50% of the value of the properties it would be required to bring the house up to the current building code. As a registered Architect in the State of Florida I would recommend that the house at 15 Cincinnati and accompanying accessory structures be razed.

Thank you,



Les Thomas

LT/jmc

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HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8SJ579 1009==

Site Name: 15 Cincinnati Avenue 830== Survey Date: 7903 820==

Address: 15 Cincinnati Avenue, St. Augustine, Fla. 32084 905==

Instructions for Locating: _____

_____ 813== County: St. Johns 808==

Location: Rhode Addition 5 3 868==
(subdivision) (block) (lot)

_____ 868==

Owner of Site: Name: Halen, Rudolph and Edna M. ;

Address: 15 Cincinnati Avenue
St. Augustine, Fla. 32084 902==

Occupant or Manager: _____ 904==

Type of Ownership: Private 848== Zoning: RG1

NR Classification Category: Building 916== Recording Date: _____ 832==

UTM: 17 469340 3307735 890== Location: T07S R30E N18 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==

() Excellent 863==
() Good 863==
(x) Fair 863==
() Deteriorated 863==

(x) Altered 858==
() Unaltered 858==
(x) Original Site 858==
() Restored - Date: 858==
() Moved - Date: 858==

() <u>Zoning</u>	878==
() <u>Development</u>	878==
() <u>Deterioration</u>	878==
() <u>Borrowing</u>	878==
() <u>Transportation</u>	878==
() <u>Fill</u>	878==
() <u>Dredge</u>	878==
() <u>Other</u>	878==

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II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1924 844== Period: 20th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Stucco; concrete block (r) coquina aggregate 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: Metal awning 942==
Foundation: _____ 942==
Roof Type: Gable 942==
Secondary Roof Structures: Gable porch 942==
Porches & Balconies: _____ 942==
Chimney Location: Center, ridge 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles 882==
Ornament Exterior: Cast concrete columns with capitals 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 1 950==
Other: _____ 956==
Surroundings: Residential 864==
Relationship to Surroundings: _____
_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

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IV. SIGNIFICANCE

Areas of Significance: Architecture, RailroadsArchaeology: Historic

920==

Statement of Significance: (911==)

ARCHITECTURE

This is a one-story Frame Vernacular building constructed between 1917 and 1924. This house is typical of the style around town, but doesn't particularly contribute to the looks of this neighborhood. It is a wooden house that has been stuccoed over, and has a coquina concrete block porch base which has been enclosed with metal awning windows. There is decorative work in the gable.

Rohde Subdivision was developed on former orange grove land beginning in the 1880's. The eastern half contains a significant Victorian tract development, while later development in the western half generally shows the influence of the Bungalow style. Taken as a whole, the area reflects development over the period 1885-1930, and contains some of the oldest surviving houses in the North City area. Common building elements in this neighborhood include locally produced coquina concrete block [which was at one time manufactured in this neighborhood] used for porches, foundations and low walls along front property lines. There are also many wood shingle structures in this neighborhood. The area is threatened by traffic and commercial encroachment from both US 1 and San Marco Avenue, encouraged by current zoning practices. A number of homes have been divided into apartments causing problems of parking and population density in the area. Despite these threats, it remains a pleasant residential neighborhood, where several houses have been restored in recent years. It is within walking distance from the downtown area.

HISTORY

Rohde Subdivision falls within the colonial defense perimeter known as the Mil y Quinientos [The Fifteen Hundred]. The subdivision evolved out of three late Second Spanish Period land grants to Juan Triay, Andrew Pacetti, and Bartolome Lopez. [1] John M. Forbes of Boston acquired the consolidated property in 1868, and, taking advantage of the economic prosperity of the 1880's, sold the land to Henry Rohde, a real estate developer from Cincinnati, Ohio, for \$14,000, a sum almost triple to what he had paid for it. Rohde began selling lots in 1885 and built many of the extant structures in the tract. [2] The area has remained primarily residential with commercial establishments along San Marco Avenue and US 1.

[over]

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], V, 414.
2. St. Johns County Courthouse, Deed Records, Book BB, p. 607; Book CC, p. 555. Rohde, a Scandinavian surname, has also been spelled as Rhode.
3. St. Augustine City Directory, 1934.
4. Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763, HSAPB.

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In 1934 this was the home of William A. Hoffman, a telegraph and signals superintendant for the Florida East Coast Railway Company, and his wife Bernice. [3]

ARCHAEOLOGY

Analysis of historic maps suggests that the Hornwork, an early 18th century defense line made of sod and yucca, ran through or near this property. [4]

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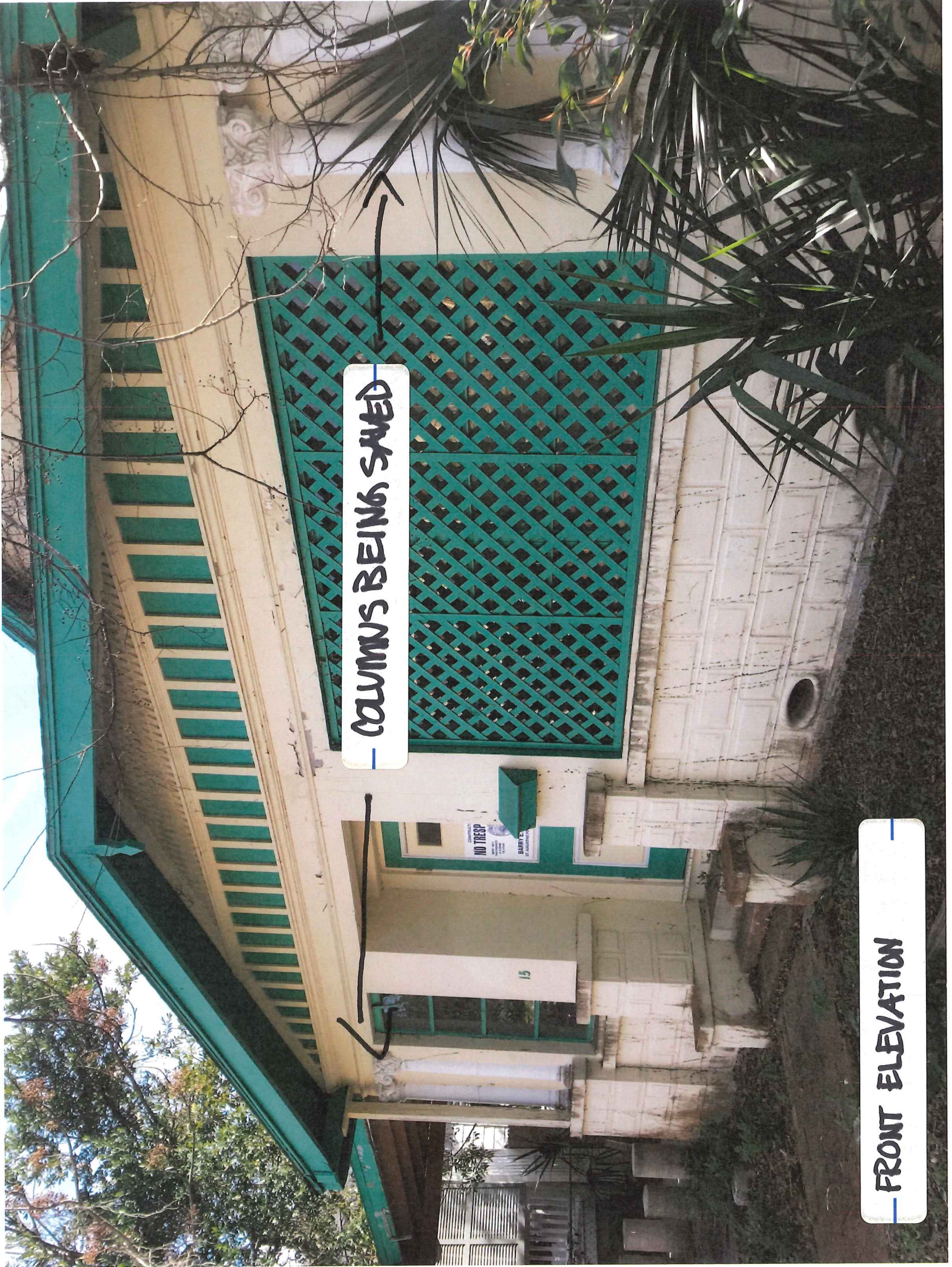
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COLUMNS BEING SAVED

FRONT ELEVATION

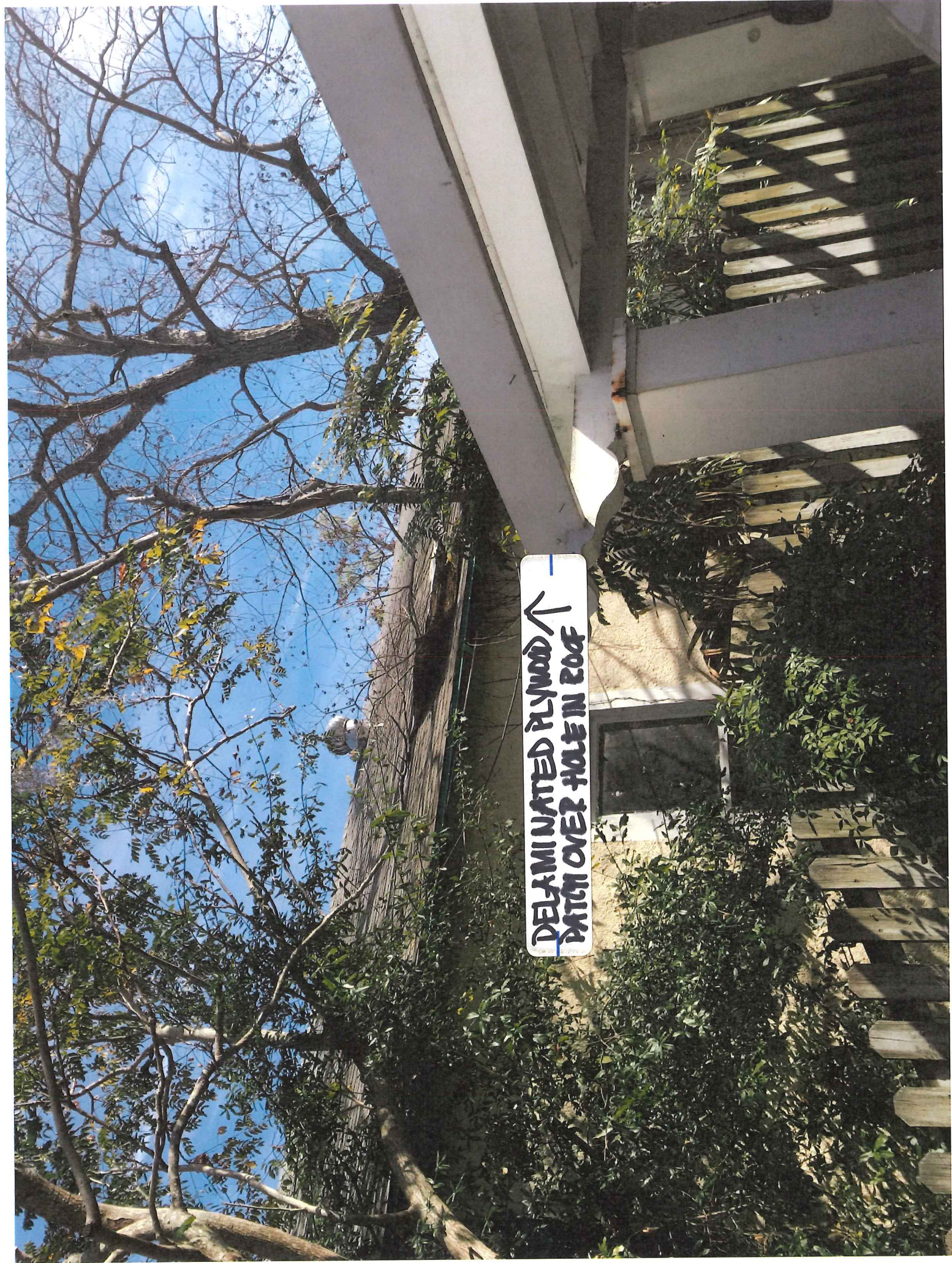


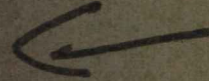
WEST SIDE OF ADDITION
FROM NEIGHBORS YARD





DELAMINATED PLYWOOD ↑
PATCH OVER HOLE IN ROOF





— COLUMNS TO BE SAVED —

— ALUMINUM WINDOW —



MOLDY WALL, WINDOW SILLS

ALUMINUM WINDOWS

A photograph of a room with a damaged ceiling and a window with a diamond-patterned grille. The ceiling is made of large, light-colored tiles, many of which are cracked and stained with brown water marks. The walls are a light beige color. In the bottom right corner, there is a window with a white frame and a white diamond-patterned grille. The room appears to be in a state of disrepair.

ENCLOSED PORCH

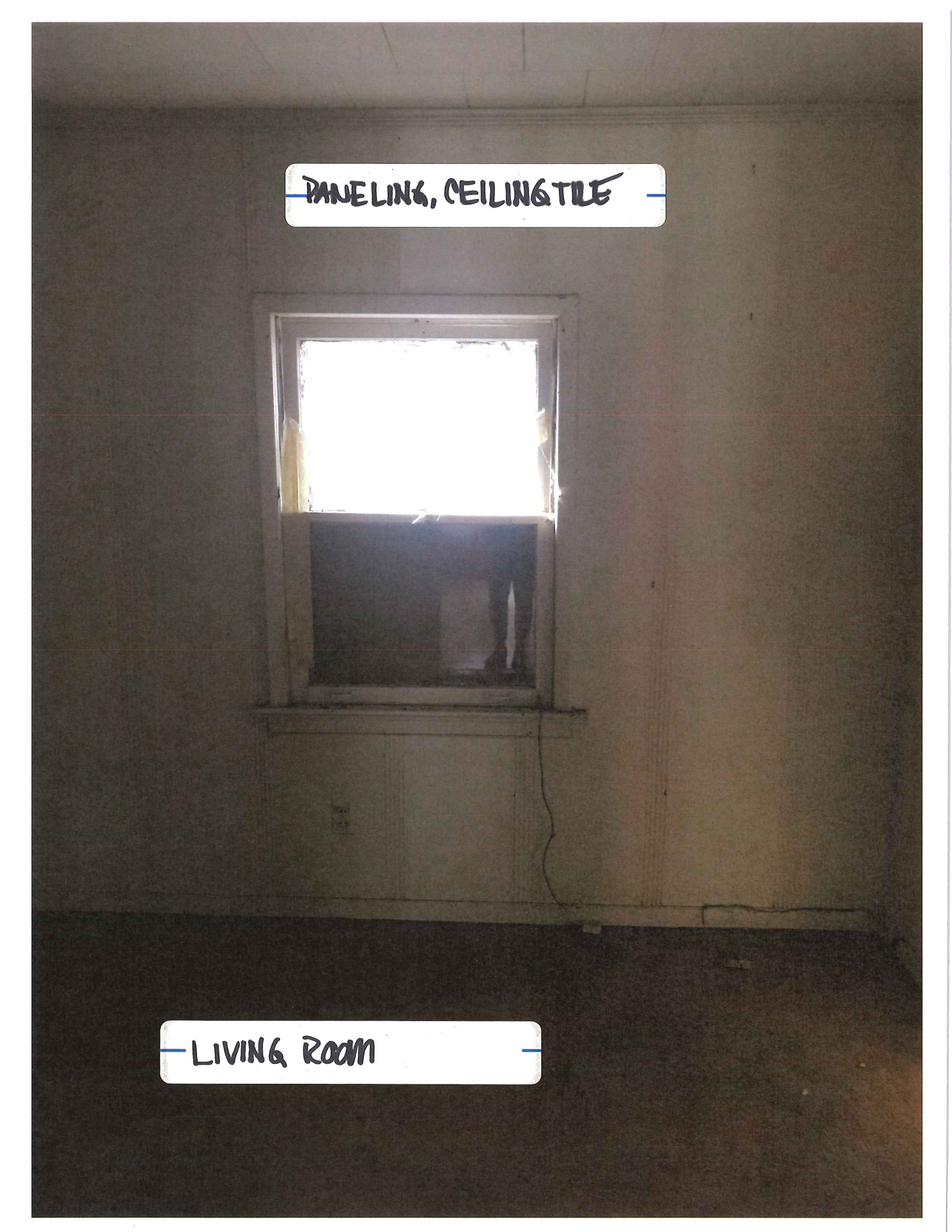
COLUMNS BEING SAVED →

HALLOSET HOLE IN
CEILING





LIVING ROOM

A photograph of a living room interior. The walls are covered in vertical wood paneling. A window is centered on the wall, with a bright light source visible through the upper pane. Below the window is a white baseboard or radiator cover. A dark, possibly carpeted, floor is visible at the bottom. A white label with black text is positioned at the top of the image.

PANELING, CEILING TILE

LIVING ROOM

EXAMPLE OF CEILING





MOLD ON PINE PANELING



VINYL COMPOSITE TILE
UNDER CARPET

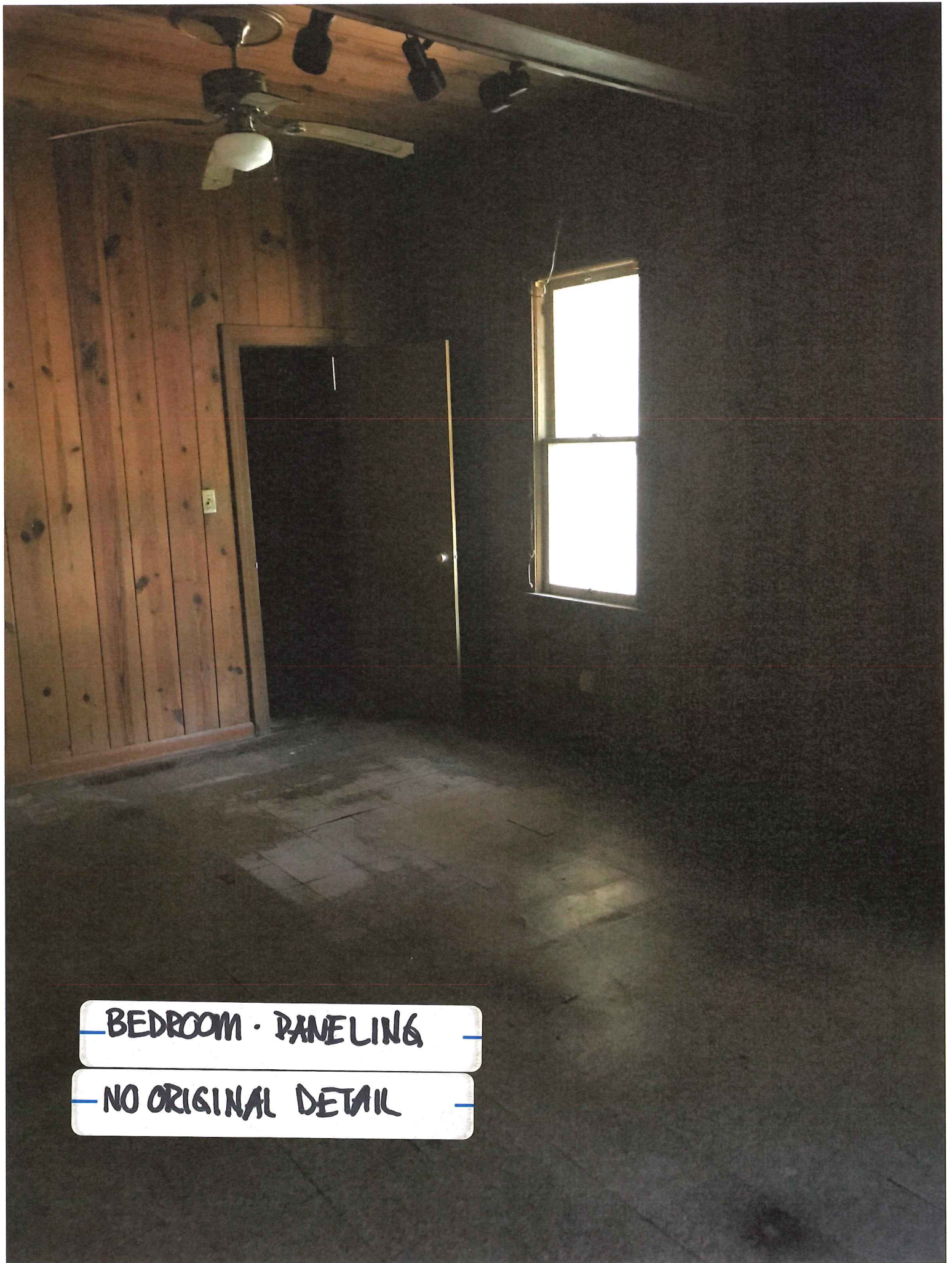


LIVING ROOM CEILING

↑ HOLE / NAD



MAD ON CEILING & WALLS



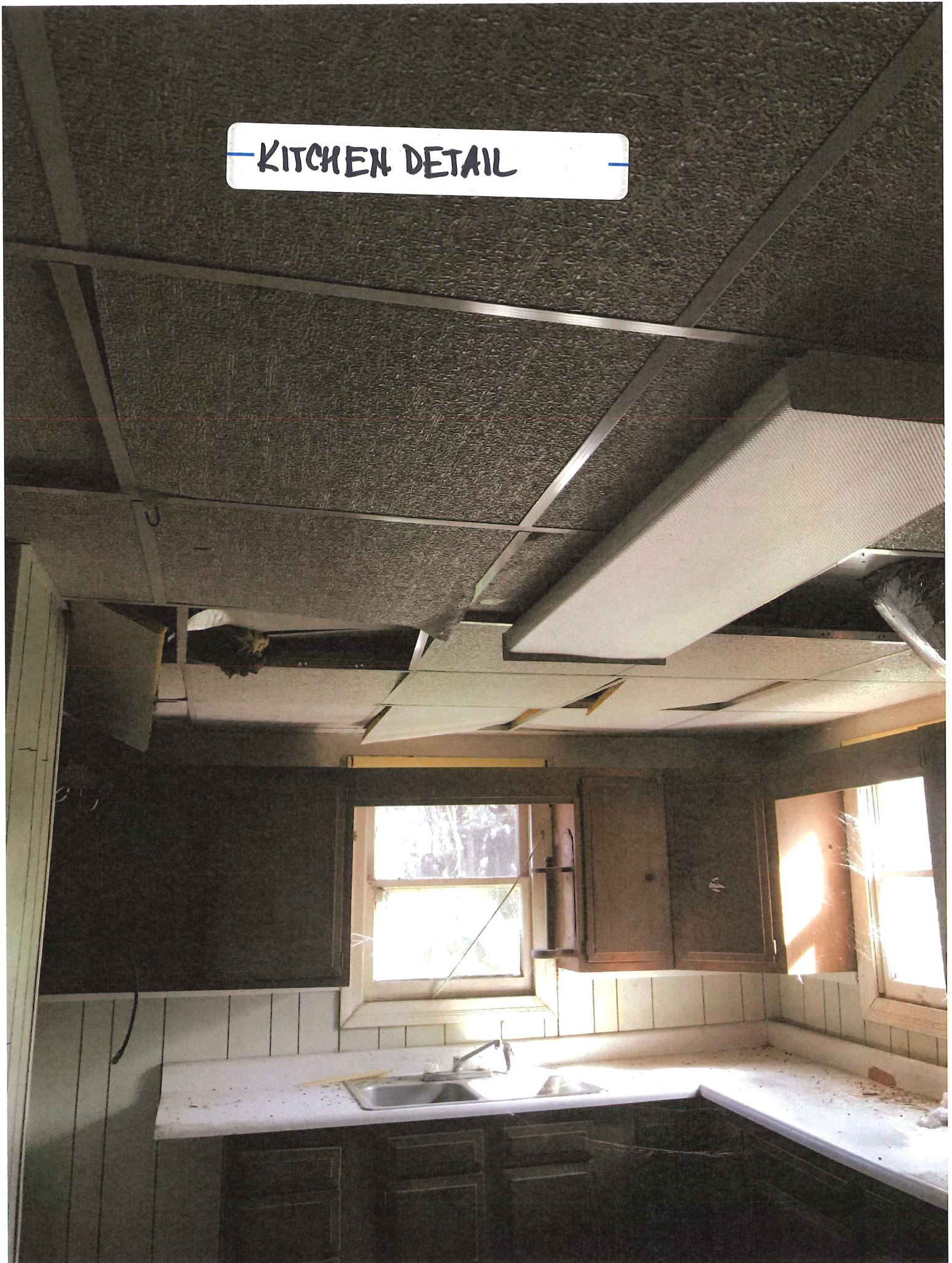
BEDROOM - PANELING

NO ORIGINAL DETAIL



VINYL COMPOSITE FLOOR

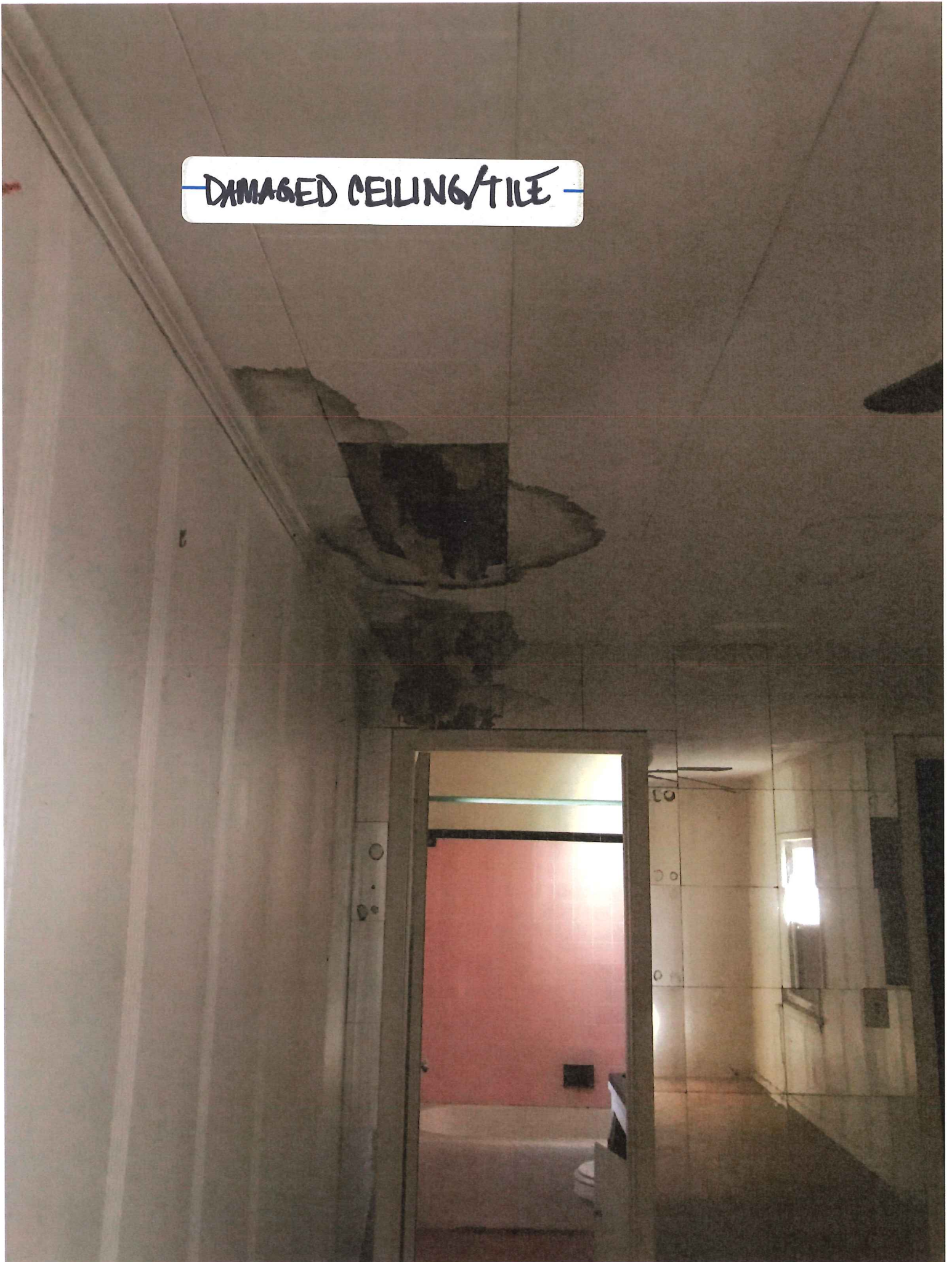
KITCHEN DETAIL

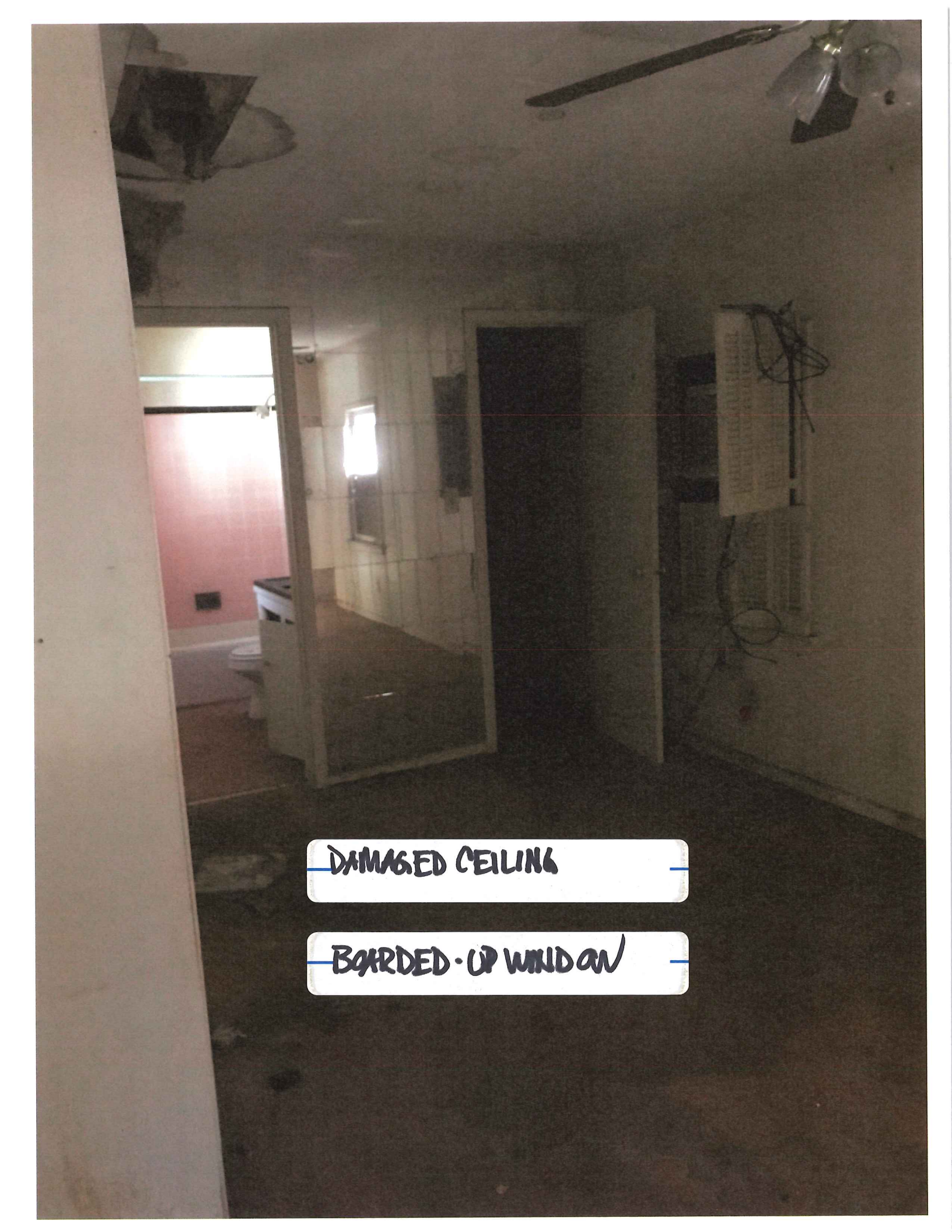




KITCHEN (PANELING/VINYL)

DAMAGED CEILING/TILE

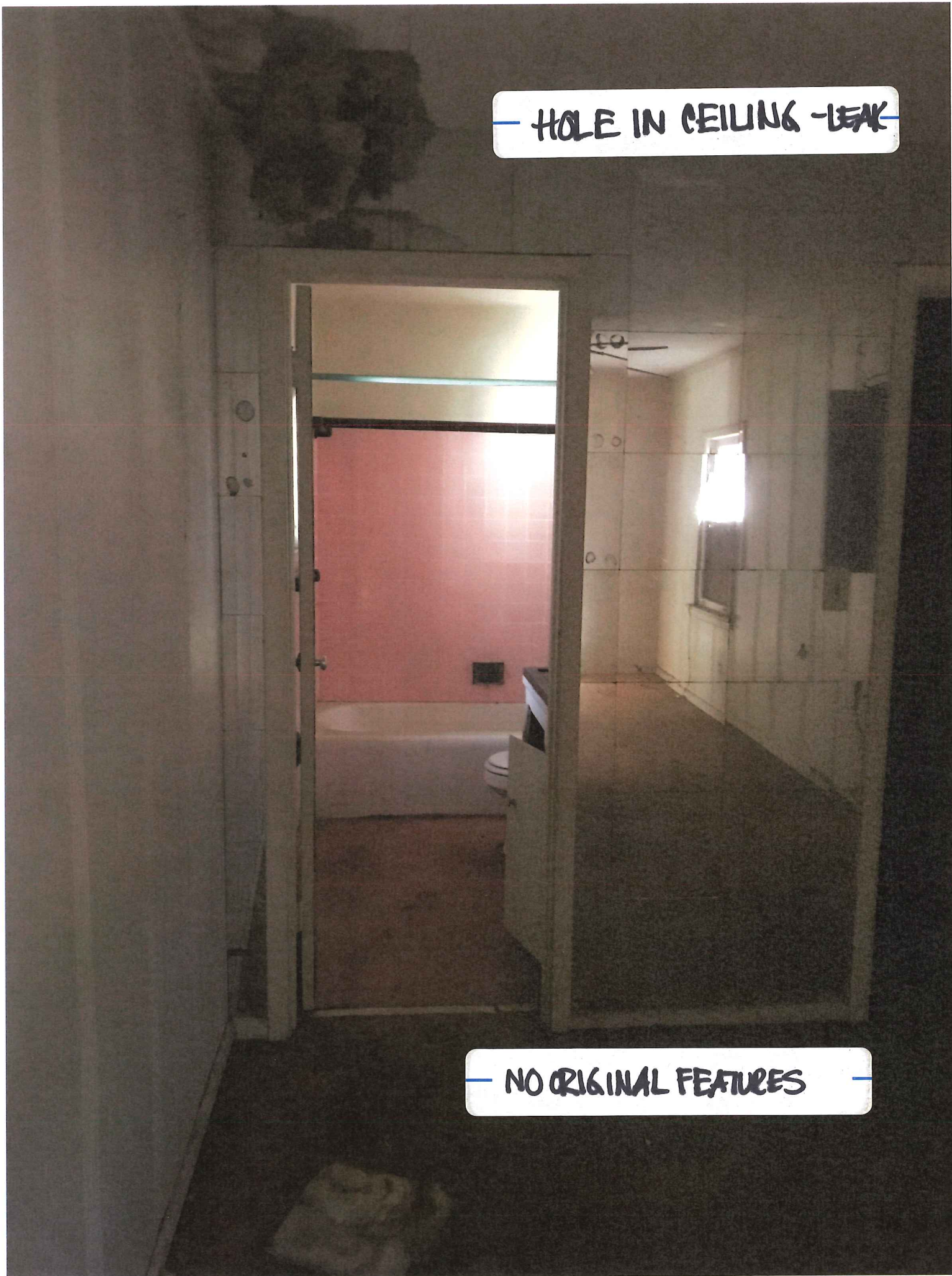




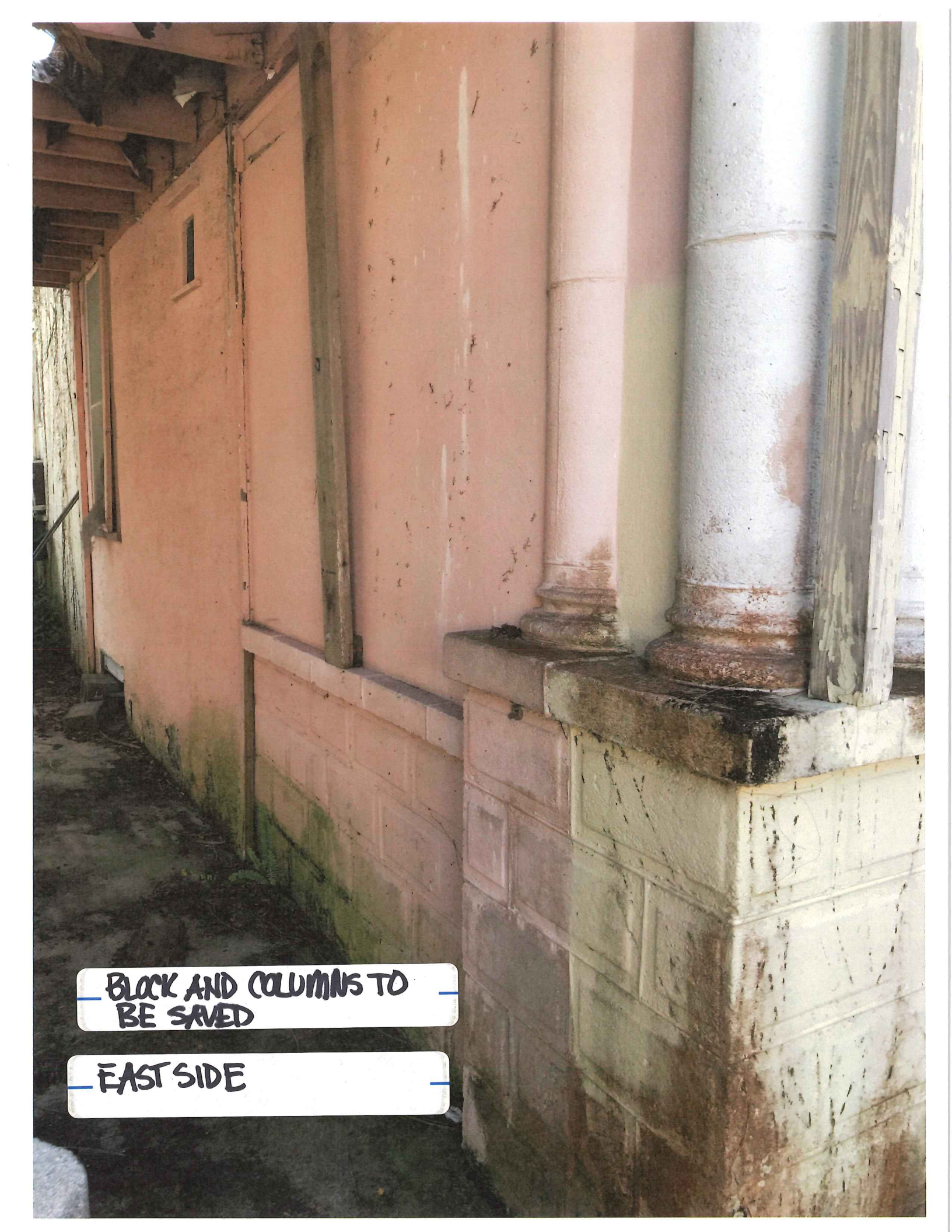
DAMAGED CEILING

BOARDED-UP WINDOW

HOLE IN CEILING - LEAK



NO ORIGINAL FEATURES



BLOCK AND COLUMNS TO
BE SAVED

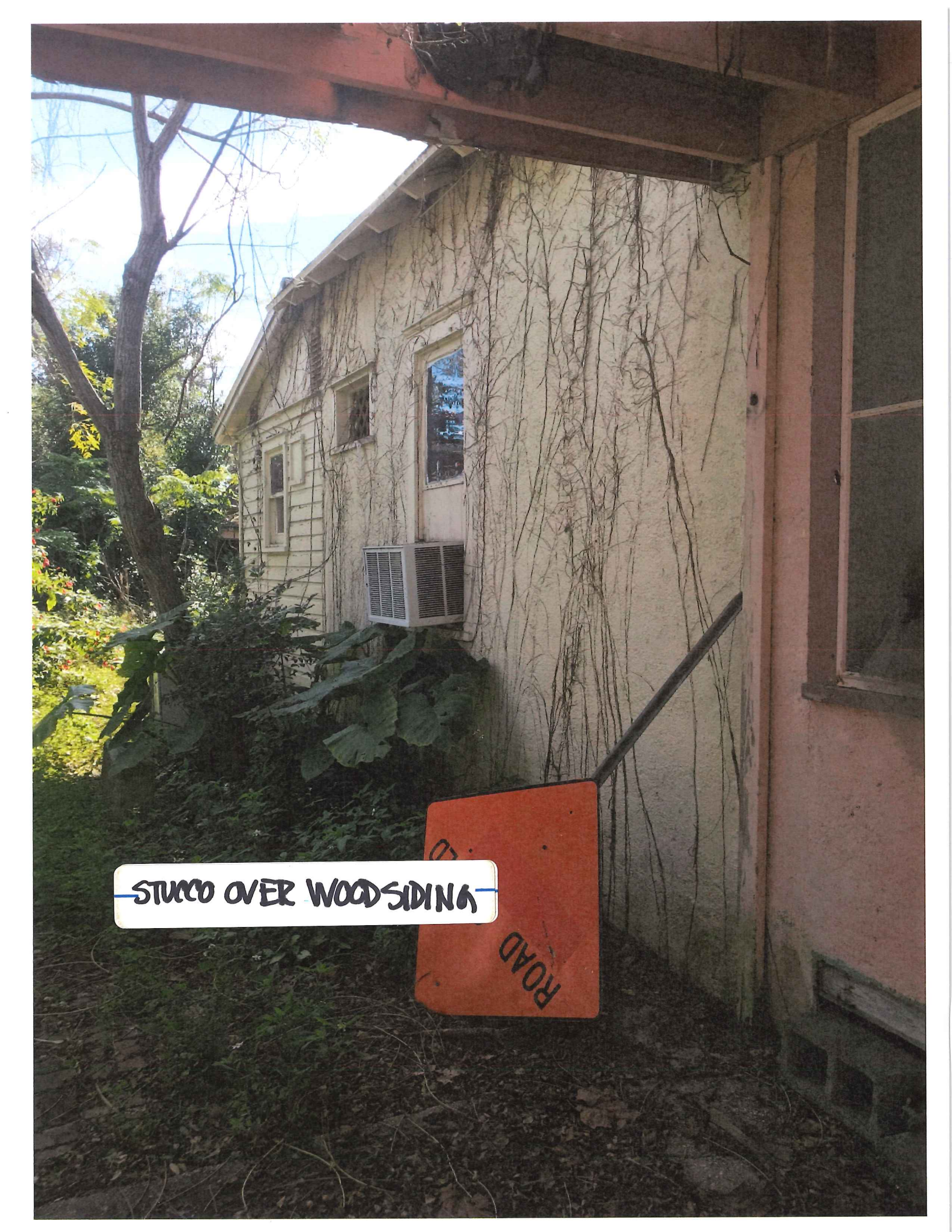
EAST SIDE



— CEILING CONDITION —



CARPORT



STUCK OVER WOODSIDINA

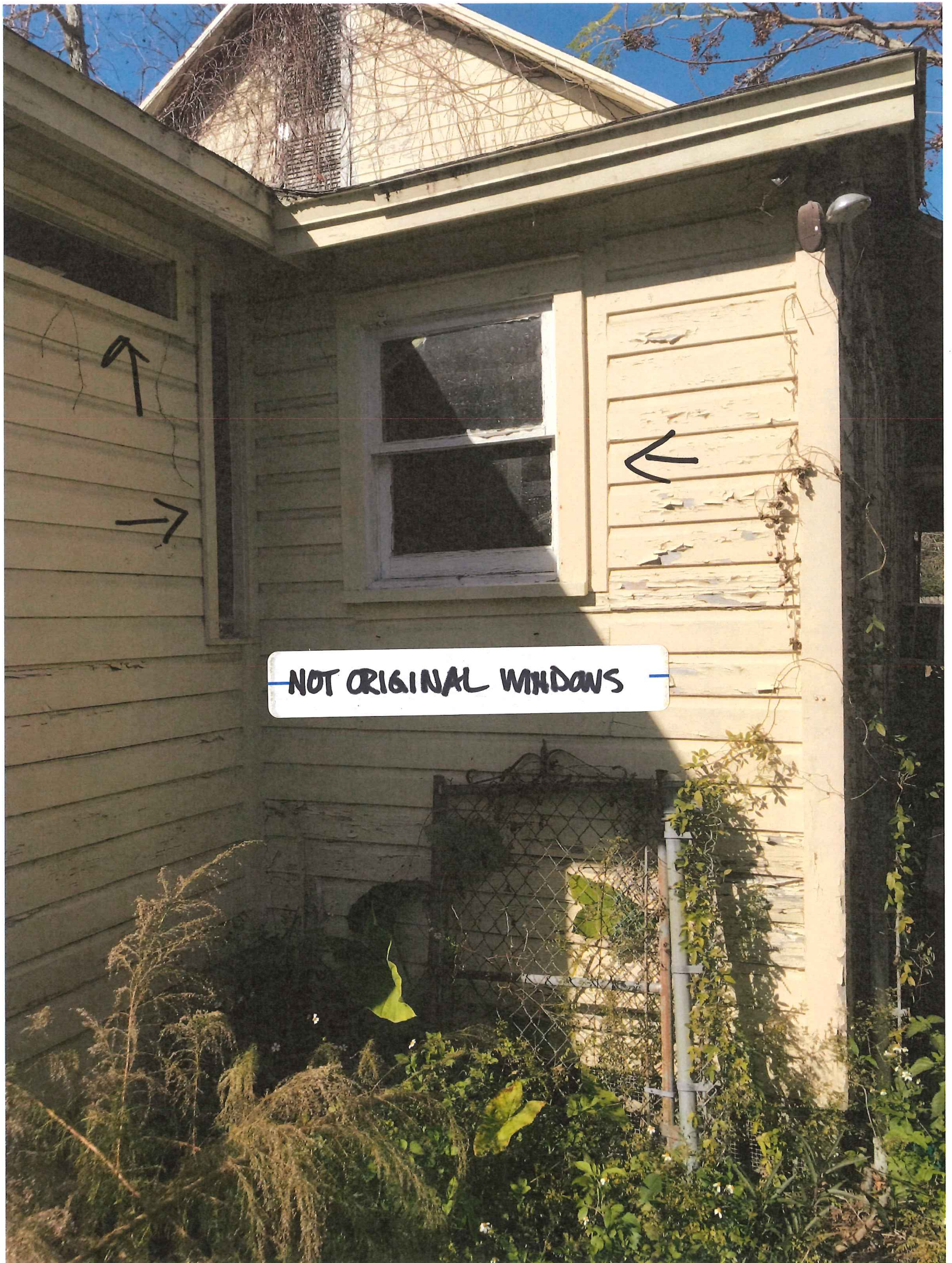
ROAD



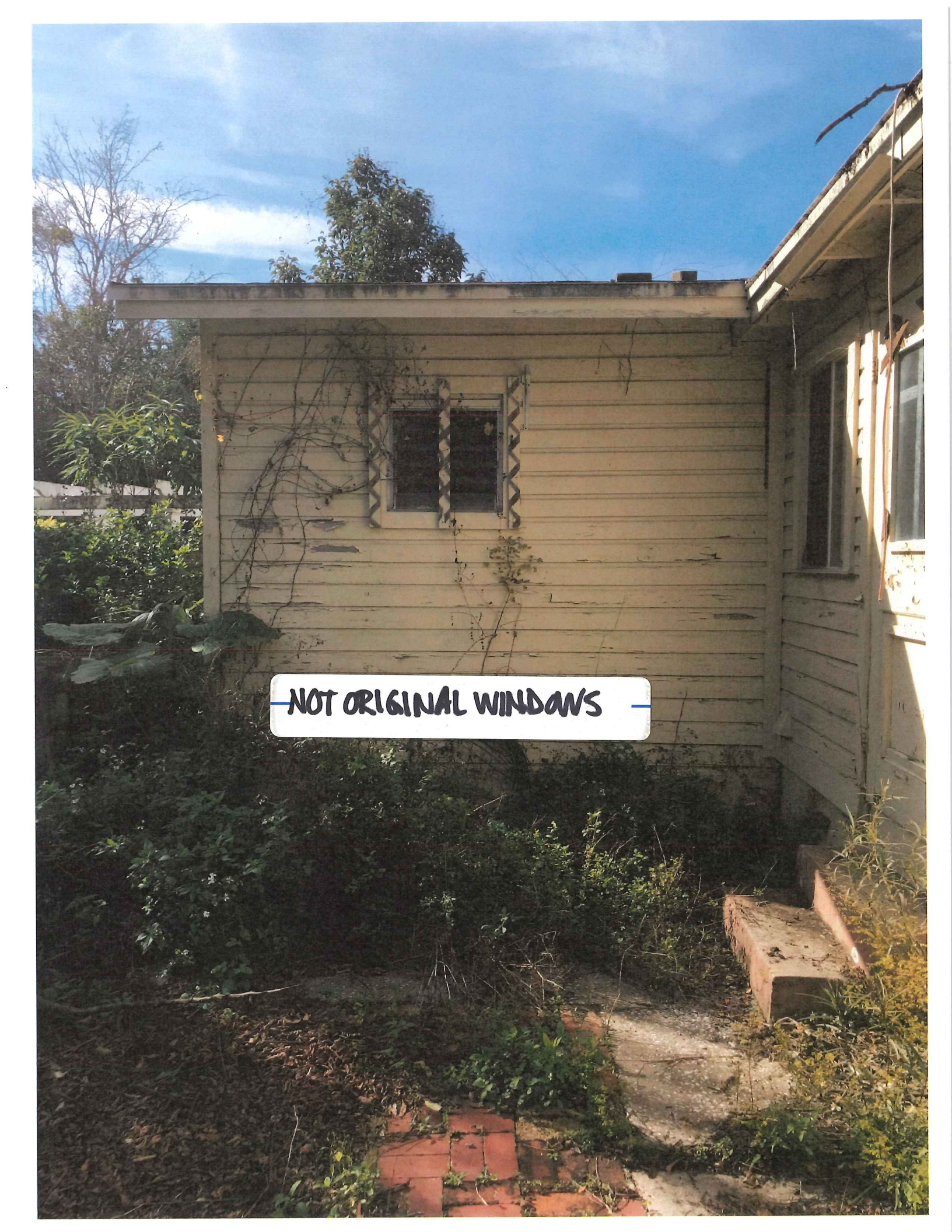
— EXTINCT PACKAGE UNIT —



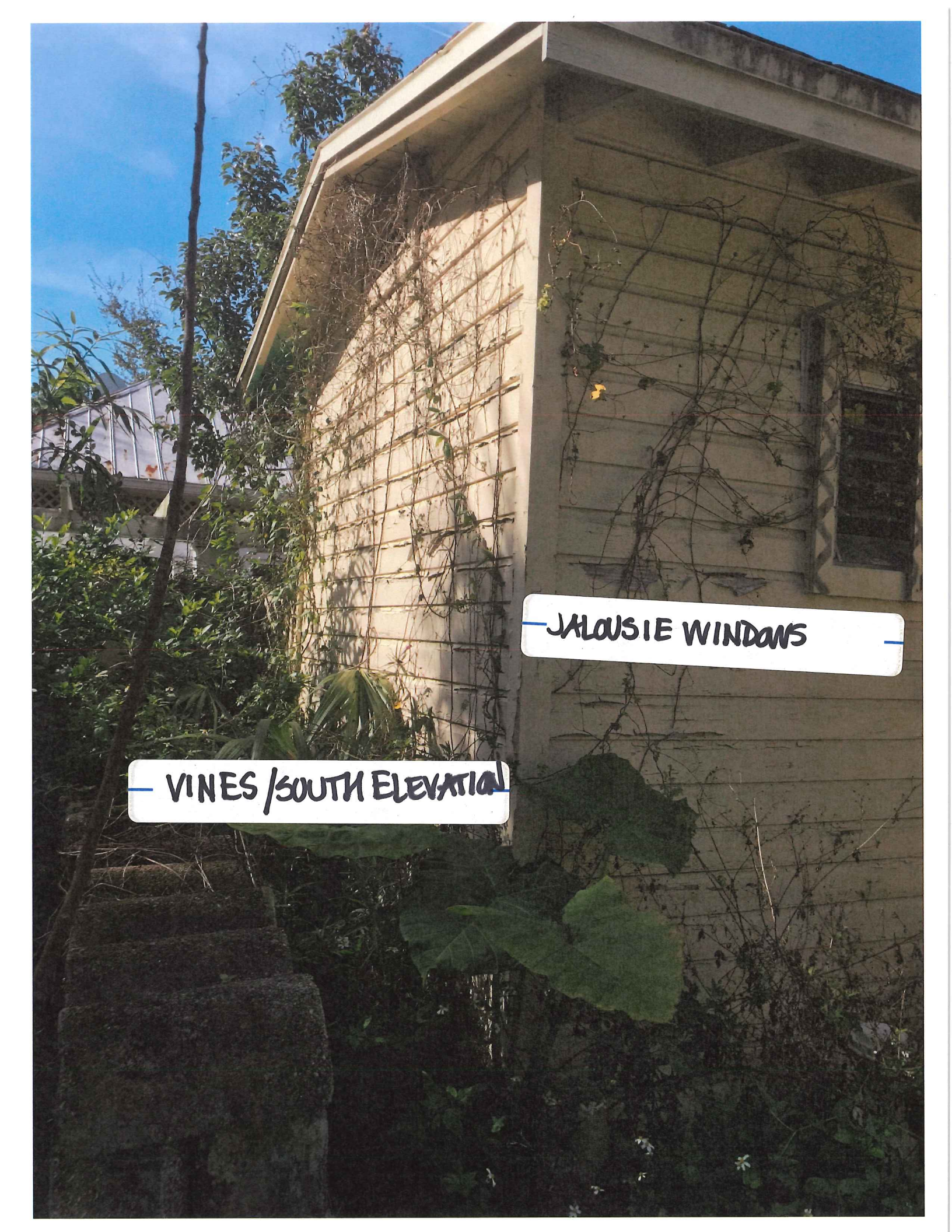
KITCHEN DOOR



NOT ORIGINAL WINDOWS

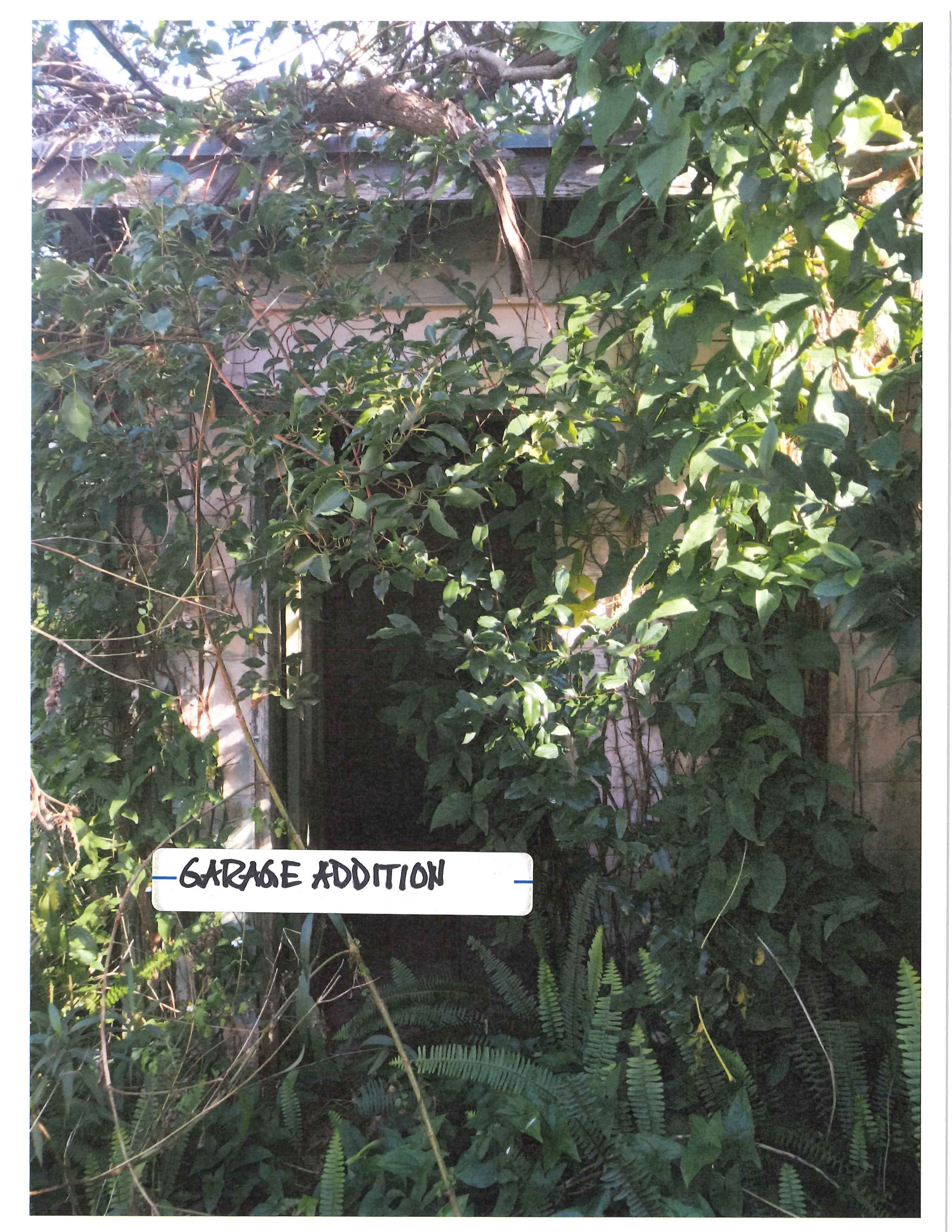


NOT ORIGINAL WINDOWS

A photograph of a house's south elevation. The wall is covered in horizontal siding and has a dense growth of vines climbing up it. A window with a jalousie screen is visible on the right side. The foreground is filled with lush green foliage, including large-leafed plants and a stone wall. The sky is blue with some clouds.

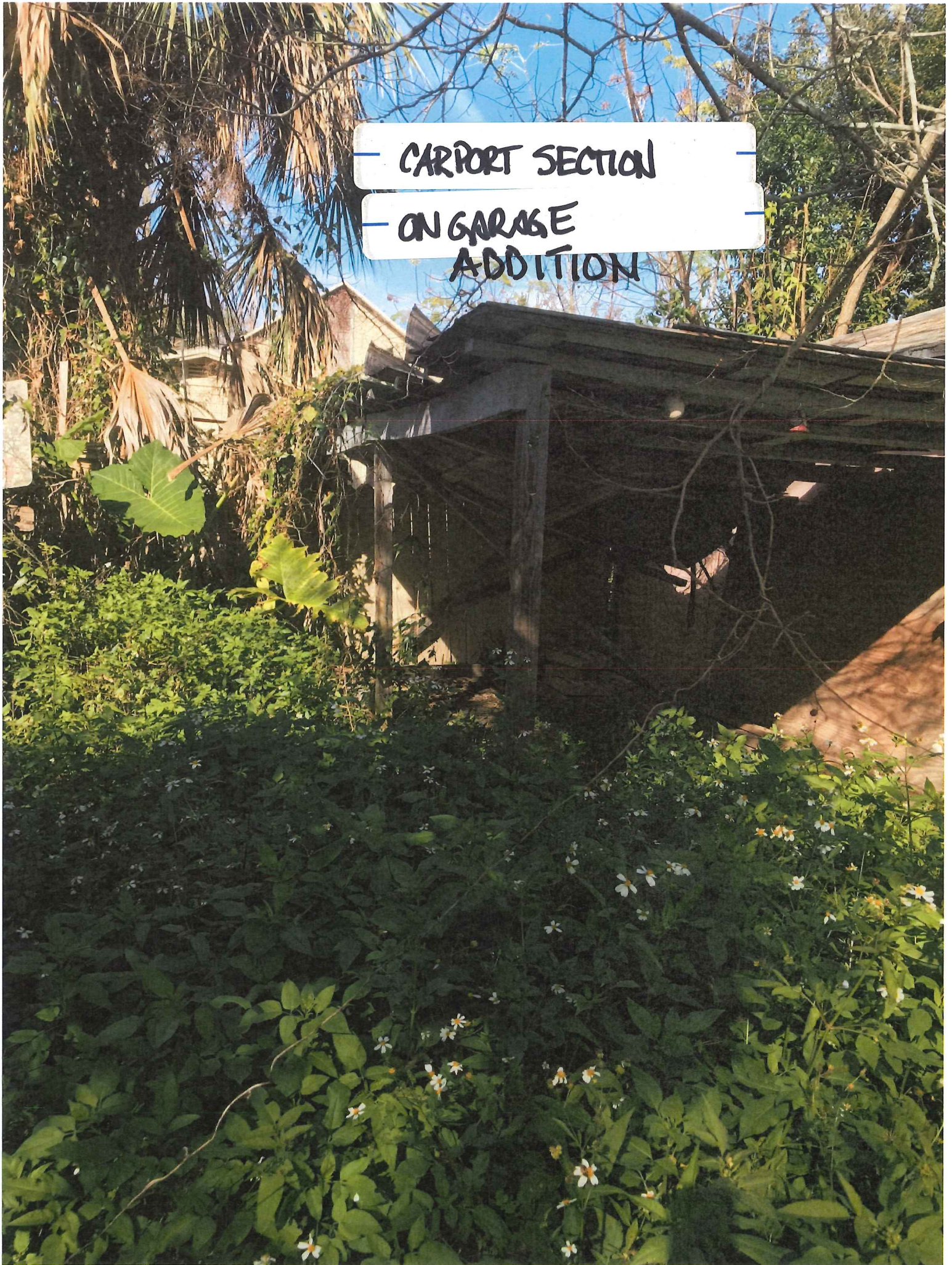
VINES / SOUTH ELEVATION

JALOUSIE WINDOWS



GARAGE ADDITION

CARPORT SECTION
ON GARAGE
ADDITION

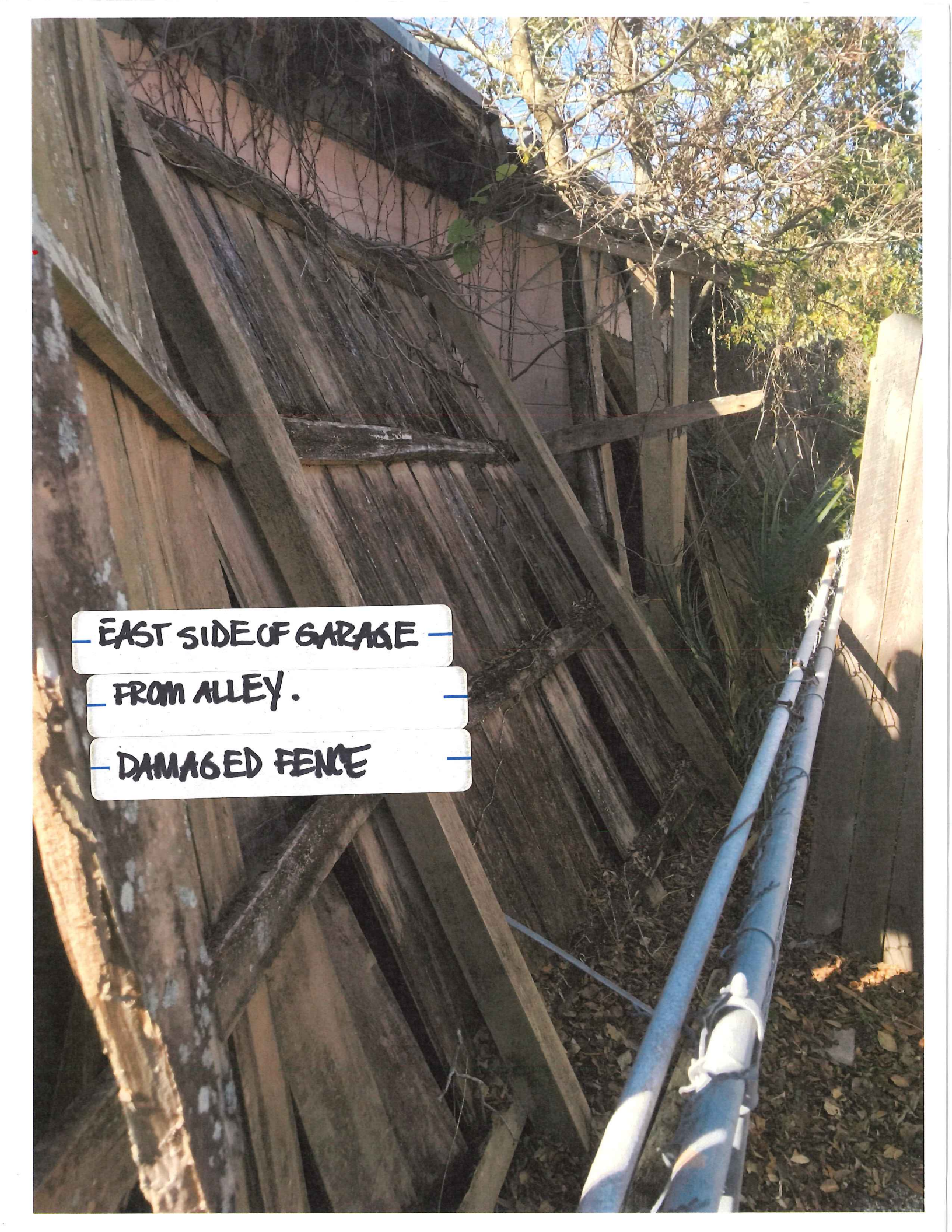


A photograph of a dilapidated building, possibly a garage, with a sign that reads "GARAGE FROM ALLEY". The building has a corrugated metal roof and walls that appear to be made of wood or metal siding, some of which is peeling or damaged. A large tree with green leaves is in the foreground, partially obscuring the building. The ground is covered with dry grass and debris. The sky is blue.

GARAGE FROM
ALLEY



LONG VIEW OF GARAGE

A photograph showing a severely damaged wooden fence made of vertical planks, many of which are leaning or broken. To the right, a metal pipe runs diagonally across the frame. In the background, there are trees and a building with a peach-colored wall. The scene is an alleyway.

EAST SIDE OF GARAGE

FROM ALLEY.

DAMAGED FENCE

Kelli Mitchell

From: Irene Arriola <arriola.irene@gmail.com>
Sent: Friday, January 25, 2019 12:32 PM
To: Carol Lagasse; Kelli Mitchell
Subject: Fwd: 15 Cincinnati Tax Bill 2017
Attachments: Cincinnati Ave, Tax bill.pdf

Hi Kelli,

At the moment this is what I have in my possession to show that [REDACTED] is the owner of 15 Cincinnati Ave. Carol from Estate Title is handling this file and has a little more access to the records protected by confidential statute so perhaps she can share the 2018 tax bill with you.

[REDACTED] inherited the house when his father, Jacques Bolduc, died in August 2011. He does intend to be present at the HARB meeting.

Hi Carol,

Can you please send Kelli (and copy me) anything you can get from the county showing that [REDACTED] is the rightful owner of 15 Cincinnati.

Many thanks -

Irene

----- Forwarded message -----

From: Robert Bolduc <robert.j.bolduc@gmail.com>
Date: Fri, Jan 18, 2019 at 3:40 PM
Subject: 15 Cincinnati Tax Bill 2017
To: Irene Arriola <arriola.irene@gmail.com>

See attached.

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JAN 25 2019

Planning/Building Dept.

Dennis W. Hollingsworth Tax Collector

generated on 3/25/2017 6:20:56 PM EDT

Tax Record

Last Update: 3/25/2017 6:20:56 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number		Tax Type		Tax Year	
193190-0000		REAL ESTATE		2016	
Mailing Address Confidential per Statute		Physical Address Confidential per Statute			
Exempt Amount		Taxable Value			
\$0.00		\$171,993.00			
Exemption Detail NO EXEMPTIONS Legal Description Confidential Per FL Statute		Millage Code 452		Escrow Code	
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	5.1200	171,993	0	\$171,993	\$880.60
ROAD	0.7300	171,993	0	\$171,993	\$125.55
HEALTH	0.0171	171,993	0	\$171,993	\$2.94
SCHOOL					
SCHOOL - STATE LAW	4.6190	175,319	0	\$175,319	\$809.80
SCHOOL - LOCAL BOARD	2.2480	175,319	0	\$175,319	\$394.12
SJRWMD	0.2885	171,993	0	\$171,993	\$49.62
MOSQUITO	0.2150	171,993	0	\$171,993	\$36.98
CITY OF ST AUGUSTINE	7.5000	171,993	0	\$171,993	\$1,289.95
FL INLAND NAV DISTRICT	0.0320	171,993	0	\$171,993	\$5.50
PORT AUTHORITY	0.0638	171,993	0	\$171,993	\$10.97
Total Millage		20.8334	Total Taxes		\$3,606.03
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
4105	C OF S A FIRE ASSESS FEE				\$70.89
Total Assessments					\$70.89
Taxes & Assessments					\$3,676.92
If Paid By					Amount Due
11/30/2016					\$3,529.84

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12/31/2016	\$3,566.61
1/31/2017	\$3,603.38
2/28/2017	\$3,640.15
3/31/2017	\$3,676.92

Prior Year Taxes Due					
Year	Folio	Status	Cert.	Year	Amount
<u>2015</u>	103448		4021	2016	\$3,780.31
Prior Years Total					\$3,780.31
If Paid By			Prior Years Due		
3/31/2017			\$3,780.31		

PER Florida DOR , Rules and Regulations. Payment of delinquent taxes must be in the form of CASHIERS CHECK, MONEY ORDER, OR CERTIFIED FUNDS. Payment should be made payable to Dennis W. Hollingsworth, St. Johns County Tax Collector.

[Click Here To Pay Now](#)

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CITY OF ST. AUGUSTINE

MEMORANDUM

TO: HARB Members

DATE: February 21, 2019

RE: **Agenda item 9a, Discussion regarding any recommended updates to the 2016 HARB Regular Conduct of Meetings**

The City Code of Ordinances provides HARB the authority to adopt rules and procedures necessary to implement its duties consistent with the Code and as such the HARB adopted the attached Regular Conduct of the HARB Meetings on April 21, 2016. Regular review of the rules is good practice and by request the opportunity is before you to discuss any concerns with the board meeting procedures and provide staff any recommendations for revisions.

Also, please be aware that the City Commission adopted Resolution 2018-44 to prescribe the rules, procedures, and policies related to the conduct of its meetings. The HARB rules cannot conflict with the rules established therein and the City Attorney's office will review any proposed revisions to ensure there are no conflicts. A few text changes have already been provided to staff from the City Attorney that provide clarification on testimony by speakers, reference used parliamentary procedure, and expedited hearing items. These can be read into the record and/or incorporated into a future draft for the HARB review if additional changes by the board are proposed.

Based on the Historic Preservation Master Plan and recommendations from the 2018 Preservation Training Workshop the following items are some discussion points to consider. Please review these and raise any other discussion items at the hearing. Based upon the board's discussion, the Rules can be amended and brought back for adoption at the next hearing.

1. Ex-parte communications: the HPMP included a task to revise ex-parte communications. A unified email address to HARB members has been created (harb@citystaug.com) to collect public/applicant inquiries. This does not eliminate the potential for direct contact but it is an alternative provided for HARB members that do not wish to speak directly with public/applicants regarding current applications.
2. Application presentations: the HPMP included a task to revise the presentation process to include a fuller presentation of the application by city staff at the podium. This would provide consistency across the presentation portion of the meeting and potentially reduce the time spent by an applicant providing their own presentation. Note: the applicant is entitled due process and must still be allowed to make their presentation within the time frame provided.

3. Economic hardship: the HPMP included a task to clarify the demolition review process and establish a separate financial hardship review process. A worksheet for economic hardship and a template for building condition assessments has been created. If desired, the rules would clarify that the economic hardship decision would be made as a separate decision from the demolition and/or design review as applicable.
4. Staff reports and Board motions: the Preservation Training Workshop recommended clarifying reports and motions to be sure that decisions are made based upon the AGHP and the SOIS. Staff report formats are being revised to include the specific aspect of the AGHP/SOIS that makes a project compatible or incompatible. Additionally, a worksheet of board motions is being provided based on the format recommended that each application should have at least two motions: one for a finding of fact and one for a decision on the application which corresponds to our Code of Ordinances in Section 28-89 (1) and (2). If desired, the full range of potential motions related to the case will also be provided in the staff reports.

Please let me know if you have any questions on the attachments and we look forward to this discussion.

Jenny Wolfe

Jenny Wolfe
Historic Preservation Officer

DETERMINATION OF UNDUE ECONOMIC HARDSHIP WORKSHEET
 SUBMITTED FOR CERTIFICATE OF DEMOLITION APPLICATION TO THE
 CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
 PLANNING AND BUILDING DEPARTMENT

Property address:	Board meeting date:

Undue economic hardship: *an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the commission seeks to place on the granting of a certificate.*

The following items are included on the Certificate of Demolition as listed in our City Code Section 28-89(3)b. Note the burden of proof lies with the applicant to provide any or all of information listed below.

Check the following item(s) submitted to claim economic hardship:

☐ An estimate of the cost of the proposed construction, alteration, demolition, or removal. ☐ The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal. ☐ An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property. ☐ The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any. ☐ The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years. ☐ All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property. ☐ Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years. ☐ The assessed value of the property according to the two (2) most recent assessments; ☐ The real estate taxes for the previous two (2) years. ☐ The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture. ☐ Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner, listed here: _____
--

APPLICANT/OWNER QUESTIONS *(please use separate sheet if needed)*

1A. What was the owner's intended use of the property at the time of purchase?
2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?
3A. Did the owner research applicable City regulations prior to purchase of the property? If so, please cite to which sections of the Comprehensive Plan or Municipal Code support the application.
4A. If the demolition is approved, what is the owner's intended use of the property? Does this future intended use require other City approvals? If so, please list.
5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)

QUESTIONS FOR HARB CONSIDERATION:

1B. Is the evidence sufficient to understand the entire picture?
2B. Is the evidence relevant to proving that an existing or vested, reasonable use of the property would be permanently and directly restricted or limited? Separate irrelevant information.
3B. Does the evidence establish what it claims to show?
4B. Is the evidence based on credible sources?
5B. Are there any inconsistencies among the evidence that need clarification?

BASED ON THE EVIDENCE PROVIDED:

1C. What is the current level of economic return?
Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased
Annual gross and net income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period
Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior two years
Real estate taxes for the previous two years and assessed value of the property according to the two most recent assessed valuations
All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property
Form of ownership or operation of the property, whether ☐ sole proprietorship, ☐ for-profit or ☐ not-for-profit corporation, ☐ limited partnership, ☐ joint venture, or ☐ other
Any federal income tax returns relating to the property for the last two years
2C. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:
☐ Any real estate broker or firm engaged to sell or lease the property ☐ Reasonableness of price or rent sought by the applicant ☐ Any advertisements placed for the sale or rent of the property
3C. Feasibility of alternative uses for the property that could earn a reasonable economic return:
Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation
Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness
Estimated market value of the property: (a) in its current condition, (b) after completion of the proposed alteration or demolition, and (c) after renovation of the existing property for continued use
4C. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property? ☐ Yes ☐ No
5C. Knowledge of landmark designation or potential designation at time of acquisition: ☐ Yes ☐ No
6C. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs: ☐ Yes ☐ No

HISTORIC BUILDING CONDITION ASSESSMENT REPORT

SUBMITTED FOR CERTIFICATE OF DEMOLITION APPLICATION TO THE
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
PLANNING AND BUILDING DEPARTMENT

Property address:	Date of condition assessment:

Assessment performed by: (NAME, ADDRESS, PHONE NUMBER)	Florida License Number:
	CHECK ONE: Structural Engineer ☐ Architect ☐

When applicable, City of St. Augustine Code of Ordinances, Section 28-89(3)a requires this report to be completed by an architect or structural engineer licensed in the State of Florida with demonstrated experience in restoration, rehabilitation, or renovation as to the structural soundness of the building and its adaptability for continued use. This form, or a substitute report, shall be completed by the engineer or architect.

- ☐ Attach a separate sheet or resume describing your experience with historic buildings
- ☐ Site plan/survey/property sketch attached
- ☐ Building drawing/rendering/sketch attached with any damaged areas indicated
- ☐ Photographs with descriptive captions keyed to the item number in this report

This form is a reference template only. Please feel free to use your own format and/or use separate sheets as needed to provide your report.

1A. Building description: type of structure, year built if known, overall form, size, type of construction, orientation on the property and any site or landscape features impacting the condition of the building

2A. Describe character and method of assessment: the level of investigation performed, spaces investigated/accessed, equipment used, weather conditions and people present during the assessment, any supplemental information used that contributed to the conclusions of the assessment, etc.

OBSERVATIONS		ASSESSMENT DESCRIPTION Describe as many details as possible for any of the features listed which are relevant to the building condition assessment	GOOD	FAIR	POOR	% DAMAGED					
						0%	1-10%	10-30%	30-60%	60-90%	90-100%
EXTERIOR BUILDING ENVELOPE	1B. Foundation: Describe the materials/type of foundation and identify any deficiencies										
	Ability to be repaired?										
	2B. Roofing: Describe the roof type, material and pattern, thickness/layers, exposure, age if known, size and type of rafters, presence of any roof features/detailing; and identify any deficiencies										
	Ability to be repaired?										
	3B. Exterior Siding: Describe the material, the size/shape/pattern, age if known, exposure; and identify any deficiencies with specific reference to location and extent										
	Ability to be repaired?										
	4B. Windows: Describe the type(s) of windows, materials, number of windows, locations, age if known; and identify deficiencies with specific reference to location and extent										
	Ability to be repaired?										
	5B. Doors: Describe the type(s) of doors, materials, number of doors, locations, age if known; and identify their condition										
	Ability to be repaired?										
	6C. Other structural elements investigated and signs of deficiencies: Describe wood framing or masonry walls										
	Ability to be repaired?										

OBSERVATIONS		ASSESSMENT DESCRIPTION		GOOD	FAIR	POOR	% DAMAGED					
		Describe as many details as possible for any of the features listed which are relevant to the building condition assessment					0%	1-10%	10-30%	30-60%	60-90%	90-100%
	7C. Attached features including porches, chimneys, garages, additions: Describe the presence of any attached features, material, location, condition											
	Ability to be repaired?											
	8C. Are there any missing exterior features?											
INTERIOR ELEMENTS	1D. Interior walls, floors, ceilings: Describe the materials, finish details, decorative elements and trim; identify signs of deficiencies, condition, location, extent of damage											
	Ability to be repaired?											
	2D. Fireplaces, decorative features, original equipment/furnishings/storage carpentry, doors, hardware, stairs, etc.											
	Ability to be repaired?											
	3D. Other interior elements investigated											
	Ability to be repaired?											
	4D. Are there any missing interior elements?											
	4E. Status of mechanical, electrical, plumbing, HVAC systems:											
HAZARDS	Are units serviceable?											
	1E. Identify threats from the natural environment or the immediate surroundings											
	2E. Identify any other hazards											

1F. Discuss overall recommendations, assessment of structural soundness, ability of building to be rehabilitated, and costs, if applicable:

[illegible]

☐ Please remember to attach photographs that are keyed to this sheet

Signed: _____ Date: _____
(ARCHITECT OR STRUCTURAL ENGINEER) SEAL

(ARCHITECT OR STRUCTURAL ENGINEER)

SEAL

Possible Motions for Certificate of Demolition:

Motion 1. Finding of Fact in accordance with Sec. 28-89 (1)

- a. Move to find the facts as presented in the staff report to be correct
- b. Move to find the as presented in the staff report to be correct except and move to amend the facts as follows....
- c. Move to find the facts as presented in the staff report to be correct and add...

Motion 2. Decision on the Application in accordance with Sec. 28-89 (2)d

- a. Move to approve Certificate of Demolition #F2xxx-xxxx (address) with the finding that the removal of the structure will not be detrimental to the historic and architectural integrity of the city.
- b. Move to approve Certificate of Demolition #F2xxx-xxxx (address) with the finding that denial of the demolition will cause an undue economic hardship.
- c. Move to deny Certificate of Demolition #F2xxx-xxxx (address) because the building is (choose one: of exceptional significance; a contributing property to the _____ National Register Historic District; individually listed on the National Register of Historic Places) and removal of the building will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship.
- d. Move to continue Certificate of Demolition #F2xxx-xxxx (address) for the purpose of:

- e. Move to postpone Certificate of Demolition #F2xxx-xxxx (address) to balance the interest of the city in preserving the integrity of the city and interest of the owner of the property for a period of _____ months (*not to exceed 12 months*) after which the owner must reapply and the board may issue another postponement not to exceed 12 months.
During this period the Board shall ascertain what the city or other agency or organization may do to preserve the structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved.

Possible Motions for Certificate/Opinion of Appropriateness for Alterations/Additions to an Existing Structure:

Motion 1. Finding of Fact in accordance with Sec. 28-89 (1)

- a. Move to find the facts as presented in the staff report to be correct
- b. Move to find the as presented in the staff report to be correct except and move to amend the facts as follows....
- c. Move to find the facts as presented in the staff report to be correct and add...

Motion 2. Decision on the Application in accordance with Sec. 28-89 (2)a

- a. Approve: Move to approve Opinion/Certificate of Appropriateness #F2xxx-xxxx (address) based on the facts found by the HARB (*or as amended by HARB*) that the alteration/addition requested will not materially impair the architectural or historic value of the structure (with any conditions as applicable)
- b. Partial approval: Move that based on the facts found by the HARB that the application does materially impair the architectural or historic value of the structure. Move that [*part acceptable*] does not impair the architectural or historic value of the structure and a Opinion/Certificate of Appropriateness should therefore be issued for that part of the application (with any conditions as applicable)
- c. Denial: Move to deny Opinion/Certificate of Appropriateness #F2xxx-xxxx (address) based on the facts found by the HARB that the alteration/addition requested will materially impair the architectural or historic value of the structure
- d. Continue: Move to continue Opinion/Certificate #F2xxx-xxxx (address) for the purpose of: _____

Possible Motions for Certificate/Opinion of Appropriateness for a New Structure:

Motion 1. Finding of Fact in accordance with Sec. 28-89 (1)

- a. Move to find the facts as presented in the staff report to be correct
- b. Move to find the as presented in the staff report to be correct except and move to amend the facts as follows....
- c. Move to find the facts as presented in the staff report to be correct and add...

Motion 2. Decision on the Application in accordance with Sec. 28-89 (2)b and (2)c

- a. Approve: Move to approve Opinion/Certificate of Appropriateness #F2xxx-xxxx (address) based on the facts found by the HARB (*or as amended by HARB*) that the new structure will not, in itself or by reason of its location on the site, materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity and such structure will not be injurious to the general visual character of the district or districts in which it is to be located (with any conditions as applicable)
- b. Partial approval: Move that based on the facts found by the HARB that the new structure does materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity and such structure is injurious to the general visual character of the district or districts in which it is to be located. Move that [*part acceptable*] does not impair the architectural or historic value and is not injurious to the general visual character and the Opinion/Certificate of Appropriateness should therefore be issued for that part of the application (with any conditions as applicable)
- c. Denial: Move to deny Opinion/Certificate of Appropriateness #F2xxx-xxxx (address) based on the facts found by the HARB that the new structure does materially impair the architectural or historic value of a structure on adjacent sites or in the immediate vicinity and such structure is injurious to the general visual character of the district or districts in which it is to be located
- d. Continue: Move to continue Opinion/Certificate #F2xxx-xxxx (address) for the purpose of: _____

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

Date: February 21, 2019

Re: Planning and Building Permits – Historic Preservation Districts and Entry Corridors

During the month of January 2018, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines:

SIGN PERMIT

18 West Castillo Drive (Free standing sign for the "Colonial Quarter Colonial Experience")
21 Spanish Street (Sign for "Spyglass Travel & Tours," 24" x 36" Hanging Bracket)
95 Cordova Street (Sign for "The Ancient Olive," 36" x 24" bracket sign)
172 San Marco Avenue (Sign for "The Cheese Wheel & Sandwich Board Too")

REPAIR, MAINTENANCE, AND NEW CONSTRUCTION

53 Marine Street (Reroof, Cedar shake shingles like for like, Storage building in rear)
215 St. George Street (Installation of Shade for Playground)
215 West King Street (Repair rotten wood on the west side of the building, install Hardie board panels, 4x9 stucco)
290 St. George Street (Replace cedar shake shingle siding like for like)

HARB APPROVED NEW CONSTRUCTION

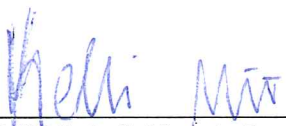
14 St. George Street (New 14'-8" by 15" building)

HARB APPROVED MAINTENANCE

71 Marine Street (Install new metal roof)
195 San Marco Avenue (Reroof with new metal)

HARB APPROVED DEMOLITION

9 Milton Street (Demolition of garage)
241 West King Street (Complete demolition of building)
329 St. George Street (Complete renovation to house including elevation the structure, new windows, doors, and cabinetry)
841 Anastasia Boulevard (Complete demolition of building)



Kelli Mitchell, Historic Preservation Planner