



City of St. Augustine

Historic Architectural Review Board



A G E N D A

Thursday, April 18, 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 one week in advance)*
 - a) F2019-0033
Certificate of Appropriateness
Flagler College – Owner and Applicant
[74 King Street](#)
To install an intake louver in a third story window on the western elevation and to install an exhaust vent on the western elevation roofline.
 - b) F2019-0035
Certificate of Appropriateness
Marquis Latimer + Halback, Inc. – Applicant
Diocese of St. Augustine – Owner
[60 Cathedral Place](#)
To make alterations to an existing parking lot and surrounding wall.
6. Continued Items from the previous HARB meetings
 - a) Certificate of Appropriateness
F2019-0008
(Continued from March 21, 2019 meeting)
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.
 - b) Certificate of Appropriateness
F2019-0019
(Continued from March 21, 2019 meeting)
29olives – Applicant
Baker Family Revocable Trust – Owner
[132 St. George Street](#)
To request approval for a sign that utilizes colors that are not pre-approved and unique font and illustrations.

- c) Certificate of Appropriateness
F2019-0023
(Continued from March 21, 2019 meeting) Extreme Window & Door Solutions Inc. - Applicant
Wilma R. Delorenzo Revocable Trust of 1995 and
Delorenzo Trust - Owners
[74 Marine Street](#)
To replace the existing wood windows with vinyl
impact windows.
- d) Certificate of Appropriateness
F2019-0024
(Continued from March 21, 2019 meeting) Doris A. Vidan – Owner and Applicant
[298 St. George Street](#)
To replace existing rear wood casement windows
with wood aluminum clad windows and to replace
the existing door with a different design.
- e) Preliminary Design Approval for the Design Standards for Entry Corridors
F2019-0025
(Continued from March 21, 2019 meeting) Wright Firm – Applicant
A. Wright Property, LLC. – Owner
[317 Anastasia Boulevard](#)
Design approval for an architectural style undefined
in the Anastasia Boulevard Design Standards with
associated modifications for a pre-manufactured
residential structure to be placed on a vacant lot.
- f) Certificate of Appropriateness
F2019-0022
(Continued from March 21, 2019 meeting) City of St. Augustine General Services – Applicant
City of St. Augustine – Owner
[Toques Pl and Hypolita Street Parking Lot](#)
To alter an existing stucco wall on Hypolita Street.
Requested a continuance to the May 23

7. Certificate of Appropriateness

- a) F2019-0034 Mikma Properties LLC – Owner and Applicant
[20 Hypolita Street](#)
To remove existing exterior stairs and replace with
new stairs in a different location and configuration.

8. Certificate of Demolition and Partial Demolition

- a) F2019-0032 Loci Architects, LLC – Applicant
Deborah Leonard Revocable Trust – Owner
[25 Park Terrace Drive](#)
To demolish a building constructed in 1965 that is
recorded in the Florida Master Site File but not
listed on the National Register of Historic Places.

9. Planning and Building Staff Approved Permit Report

10. Other Business

- a) Presentation by City Building Official and discussion regarding flood plain
management in the city and adopted revisions to the city building code

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

Historic Architectural Review Board Regular Meeting March 21, 2019

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, March 21, 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
Toni Wallace
Paul Weaver, III

Absent:

Barbara Wingo, excused
Jon Benoit, excused

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. Weaver MOVED to APPROVE the February 21, 2019 minutes as presented. The motion SECONDED by Ms. Wallace and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

Ms. Duncan announced that the applicant for Item 9(a) requested a continuance; and, due to Board member absence, the discussion regarding flood plain management would be continued to the April 18, 2019 meeting as well.

Mr. Weaver also noted that the application for 64 Washington Street had been administratively withdrawn.

MOTION

Mr. Weaver MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Ms. Wallace and APPROVED BY UNANIMOUS VOICE VOTE.

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) Certificate of Demolition F2018-0161 – 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.

There was Board consensus to move the application to the end of the agenda and hear the item if the applicant arrived.

Heard after item 7b

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 **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 File with a courtesy copy provided to staff.

Tyler Brandon Lee was available for questions.

Ex Parte Communication:

(None)

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

The Board explained the condition to record the structure for the Florida Master Site File.

MOTION

Mr. Weaver MOVED to APPROVE application F2018-0161, 190 Nix Boat Yard Road, because the structure did not meet the criteria for a historic building and with the condition of recording and photographing the building for the Florida Master Site File as discussed and detailed in the staff report. The motion was SECONDED by Ms. Wallace.

VOTE ON MOTION:

AYES: Weaver, Wallace, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) Certificate of Appropriateness
F2019-0008 – 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.

Ms. Mitchell read the staff report and said based on 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 **54 St. George Street** to give the applicant time to address the issues described in the staff report.

There was Board discussion regarding the late submittal of additional information and changes.

Gerald Dallaire and Michael Quatromony reviewed the application.

The Board and staff gave guidance regarding the approval process, the archeological survey requirement, and the need for timely and clear submittals to enable staff and the Board to review the application fully. There was brief discussion regarding certain planting choices such as the Queen Palm with a recommendation that plantings come from the approved list within the AGHP.

Ex Parte Communication:

(None)

Public hearing was opened.

Charles Pappis testified that the Queen Palm was not native to Florida.

Public Hearing was closed.

MOTION

Mr. Weaver **MOVED** to **CONTINUE** application F2019-0008 to the April 18, 2019 meeting. The motion was **SECONDED** by Ms. Wallace.

VOTE ON MOTION:

AYES: Weaver, Wallace, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) F2019-0019 – 29olives – Applicant Baker Family Revocable Trust – Owner 132 St. George Street

To request approval for a sign that utilizes colors that are not pre-approved and unique font and illustrations.

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 **DENY** a Certificate of Appropriateness for **132 St. George Street**.

Kristen Billyer reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi spoke against the application citing concerns for future deviations from the AGHP.

Public hearing was closed.

The Board discussed:

- Desire to see approved green color
- Font did not meet AGHP requirements
- Willingness to continue the application to seek alternatives or have applicant work with staff to find

a font that would not require HARB approval

MOTION

Mr. Weaver **MOVED** to **CONTINUE** application F2019-0019 to the April 18, 2019 meeting. The motion was **SECONDED** by Ms. Wallace.

VOTE ON MOTION:

AYES: Weaver, Wallace, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) F2019-0023 – Extreme Window & Door Solutions Inc. – Applicant Wilma R. Delorenzo Revocable Trust of 1995 and Delorenzo Trust – Owner 74 Marine Street

To replace the existing wood windows with vinyl impact windows.

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 **74 Marine Street** to give the applicant time to provide a window condition assessment and to consider a more compatible window type.

Derek Crosby reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi spoke in opposition to the application due to vinyl not being an approved material in the AGHP.

Charles Pappis asked questions regarding the light dividers in the impact windows.

Public hearing was closed.

The Board discussed:

- No recollection of HARB approving vinyl windows in the past
- Structure was built in the colonial style and wood was only appropriate material
- Potential repair of any of the existing wood windows
- Need to see window condition assessment
- Desire to see evidence of prior approval of vinyl windows
- Possible replacement of only the windows beyond repair

MOTION

Ms. Wallace MOVED to CONTINUE application F2019-0023 to address the items in the staff summary and analysis to include a window assessment report with a determination as to whether some windows could be repaired and consideration of alternatives to the proposed vinyl replacement windows. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Wallace, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (c) F2019-0024 – Doris A. Vidan – Applicant and Owner 298 St. George Street

To replace existing wood windows with wood clad windows and to replace the existing door with a different design.

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 **298 St. George Street** with the following findings:

1. The existing windows are beyond repair
2. The replacement windows are compatible

Doris Vidan reviewed the application noting that the door would be wood and not fiberglass.

Ex Parte Communication:

(None)

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

The Board discussed:

- Window replacement would be at the rear of the building
- Muntin profiles
- Recommended staff findings
- Wood clad windows
- Desire to see drawings of the proposed windows to compare with existing

MOTION

Mr. Weaver MOVED to CONTINUE application F2019-0024 to the April 18, 2019 meeting to address concerns from the Board including the need to see a drawing that would compare the existing windows to the proposed. The motion was SECONDED by Ms. Wallace.

There was a discussion regarding requiring a condition assessment report.

VOTE ON MOTION:

AYES: Weaver, Wallace, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificates of Demolition and Partial Demolition

8. (a) F2019-0020 – Southern Group, LLC.
– Applicant
St. Augustine Society, Inc. – Owner
64 Washington Street

For partial demolition to include removing a window and filling in the opening on the front of the symmetrical façade for a building constructed in 1930 that is listed on the Florida Master Site File and contributing to the Lincolnville National Register District .

Item was administratively withdrawn.

8. (b) F2019-0021 – Jeri K. Jewell –
Applicant and Owner
56 Coquina Avenue

For partial demolition to include removal of the split flat and shed roof characteristic of the mid-century style to be replaced with a traditional hip roof for a building constructed in 1955 that is listed on the Florida Master Site File but not listed in a National Register Historic District.

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 **56 Coquina Avenue** with the following condition:

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

Jeri Jewell and Steve Helvey reviewed the application.

Ex Parte Communication:

(None)

17 certified notices were sent, 3 were returned in favor.

Public hearing was opened.

B.J. Kalaidi was concerned with the loss of historic integrity in the area that would allow for a future National Register Historic District.

Public hearing was closed.

Ms. Jewell explained that the roof was being removed to allow for the lifting of the structure.

The Board discussed:

- Lifting of the building
- Replacing with similar style roof was infeasible for wind-load and massing reasons

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2019-0021, 56 Coquina Avenue, for a partial demolition to include the removal of the existing roof with the condition as outlined in the staff report to document the existing roof. The motion was SECONDED by Ms. Wallace.

VOTE ON MOTION:

AYES: Weaver, Wallace, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Preliminary Design Approval for the Design Standards for Entry Corridors

9. (a) F2019-0025 – Wright Firm –
Applicant
A. Wright Property, LLC. – Owner
317 Anastasia Boulevard

For design approval for an architectural style undefined in the Anastasia Boulevard Design Standards with associated modifications for a pre-

manufactured residential structure to be placed on a vacant lot.

Applicant requested a continuance prior to the hearing. See Modification and Approval of Agenda for motion to continue.

10. Certificate of Appropriateness – City Owned Property

10. (a) F2019-0022 – City of St. Augustine General Services – Applicant City of St. Augustine – Owner Toques Pl and Hypolita Street Parking Lot

To alter an existing stucco wall on Hypolita Street.

Ms. Mitchell gave a brief presentation regarding the details of the application and noted that staff did not make recommendations regarding City projects.

Tim Shields, Facilities Manager, and Steve Armstrong were available for questions.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked who owned the Hypolita Street Parking lot. She felt that there was a way to look into the history of the wall. She asked that the application be continued until more information was found.

Public hearing was closed.

The Board discussed:

- Unknown history of the wall
- Site-line study to determine what amount of the wall needed to be removed for safety purposes
- Possibility of totally removing sections of the wall, rather than shortening them

- Existing wall height met AGHP and served as a screen for the parking lot
- Existing wooden slats were an element of colonial architecture but were in need of repair and were expensive to maintain
- Desire to see drawings that clearly describe safety concerns that required lowering and/or removal of the wall
- Existing wall was damaged and needed to be rebuilt or repaired
- Screening of parking lot was necessary

MOTION

Mr. Weaver MOVED to CONTINUE application F2019-0022 to the April 18, 2019 meeting. The motion was SECONDED by Ms. Wallace.

VOTE ON MOTION:

AYES: Weaver, Wallace, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

There was discussion regarding incomplete applications and utilizing a pre-hearing meeting for potential applicants to review applications with staff prior to being placed on the agenda. There was emphasis on the importance of consistency in applications and facilitating the application process.

11. Planning and Building Staff Approved Permit Report

(Included in packet but not discussed)

12. Other Business

12. (a) Presentation by City Building Official and discussion regarding flood plain management in the city and adopted revisions to the city building code

Discussion was moved to the April 18, 2019 HARB meeting to allow absent members of the Board to participate.

12. (b) Discussion and adoption of updates to the 2016 HARB Rules of Conduct

Ms. Wolfe gave an overview of the subject and previous Board discussion. She noted that the City Attorney's office was working on template language for forming motions.

There was discussion regarding ex parte communications. The Board also discussed time limits on re-advertising after a certain number of application continuances.

Public comment was opened and the Board heard comment from the following member of the public:

- Charles Pappis

There was further discussion regarding the order of applicant presentation, Board discussion, public comment, and applicant rebuttle.

MOTION

Mr. Weaver MOVED to APPROVE the HARB Rules of Conduct updates as amended. The motion was SECONDED by Ms. Wallace.

VOTE ON MOTION:

AYES: Weaver, Wallace, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Mitchell announced that this was Ms. Wallace's last meeting and staff and the Board thanked her for her service.

13. Adjournment

There being no further business, the meeting was adjourned at 3:54 P.M.¹

Catherine Duncan, Chairperson

¹ Transcribed by Candice Seymour



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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for April 18, 2019 Meeting



Application: 2019-0033

Address: 74 King Street

Flagler College, Applicant and Owner

Project description: To install an intake louver in a third story window on the western elevation and to install an exhaust vent on the western elevation roofline.

Architectural Style:	Spanish Renaissance Revival	Florida Master Site File:	8SJ80
National Register:	Contributing to the Model Land National Register District	Construction date:	1887
Archaeology Zone:	N/A	Zoning District:	HP-4
Parcel number:	201690 0000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to install an intake louver in a third story window on the western elevation and to install an exhaust vent on the western elevation roofline.

- The window restoration on the east façade can be approved administratively since the windows will be taken back to an earlier appearance.
- The opening size will not be altered when the window louvers are installed. This will limit the negative impacts on the opening and will allow a compatible window to be installed in the future if the element is removed.
- Two exhaust fans will be installed in the roofline. They will be placed one in front of the other with the smaller being in the back and almost fully being screened by the front vent. Based on the provided drawings, the vents will have minimal impact on the roofline and will not be visible above its peak/ridge. The area of the roof where the element will be installed is setback from the street and will not be visible.
- Overall, installing the equipment will have a minimal impact on the integrity and appearance of the building.



Existing Mechanical Equipment



Location for New Mechanical Equipment

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 74 King Street** because it meets the Secretary of Interior Standards #2 and #10

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0036
74 King Street
April 18, 2019

STAFF PHOTOGRAPHS:



F2019-0036
74 King Street
April 18, 2019

SUMMARY SCOPE OF WORK:

- Restore two windows on the eastern elevation
- Install two steel exhaust vents on the western slope of the roof
- Install an aluminum intake louver in a third story window

CITY CODES/DESIGN GUIDELINES:

Electrical and Mechanical Equipment

Do...

- Protect and maintain mechanical, plumbing and electrical systems and their features through cyclical cleaning and other appropriate measures.
- Prevent accelerated deterioration of mechanical systems by providing ventilation of attics, crawl spaces and ceilings so moisture problems are avoided.
- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.

Don't...

- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

Post-1821

Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

Vents should be as unobtrusive as possible. Vents should not be visible in the silhouette of the building and should be made unobtrusive by shape, color and location.

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]

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]

F2019-0036
74 King Street
April 18, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File

FLORIDA MASTER SITE FILE
HISTORIC SITE DATA SHEET

	FDAHRM	802==
Site No.	8SJ80	1009==
Site Name	Hotel Ponce de Leon	830==
Other Name(s) for Site		930==
Other Nos. for Site		906==
NR Classification Category:	building	916==
County	St. Johns	808==
Instruction for locating (or address)	Whole block bordered on South by King Street; north by Valencia St.; on west by Sevilla and on the east by Cordova	813==
Location:	/ /	868==
	subdivision name block no. lot no.	
Owner of Site: Name:	Flagler College Board of Trustees	;
Address:	St. Augustine, Fl.	902==
		902==
Occupant, Tenant, or Manager:		
Name:	same	;
Address:		
		904==
Reporter (or local contact):		
Name:	Graham, Dr. Thomas, Chairman History Dept.	;
Address:	Flagler College	
	St. Augustine, Fl	816==
Recorder:		
Name & Title:	Greer, Diane D., HSS	;
Address:	FDAHRM	
		818==
Survey Date	7503 820==	Type of Ownership private 848==
Inventory Status		914==
Previous Survey(s): (enter activity/title of survey/name/date/repository)		
	HABS, (FLA 173)	
	Library of Congress	
	Washington, D.C. (federal)	839==
Recording Station	HPS	804==
Specimens (Inventory Numbers)		870==
Date of Visit to Site	828==	Recording Date 832==
Photographic Record Numbers	75-N-01-16	
		860==

CONTINUATION SHEET

PRESENT & ORIGINAL PHYSICAL APPEARANCE (Cont.)

-2-

the three-tiered arcade and meets the south wall pent at the towers. The square towers are singularly the most ornate components of the building. Taller than the surrounding parts, they immediately become the focal point of the structure. Ornamentation includes conical roofs with bronze orb and weathervane atop, terra cotta balconies (one each per elevation) beneath an arcade which surrounds the entire the entire tower. Tower corners are quoined as are the corners of the smaller towers which are juxtaposed at each of the four southern corners of the two main wings. Dormers with casement windows project in series from all sides of the south wings. Brick chimneys rise from all points on the roof, some with multiple flues and ornate stepped caps.

Entrance to the hotel proper is directly in line with the south gate. The huge double doors surrounded by decorative mosaic tile lead into a large foyer and then into the rotunda. There are auxiliary entrances centered in the east and west wings and at the rear of the building. Each of these entrances has an abundance of decorative terra cotta relief in addition to the blue, white and brown mosaic at the main entrance. Within this section of the building were located the Lounge, Grand Parlor and Bedrooms. Immediately behind this section of the hotel, but attached to it, was the Great Dining Hall. Its central section is a large rectangular room with barrel vaulted ceiling, the walls of which are pierced with arched windows filled with stained glass. There is an abundance of colored glass, art work and murals throughout the hotel-- the work of Louis Tiffany who designed the hotel's interiors, and artists George W. Maynard and Virgilio Tojetti.

As the plan of the buildings rambles on in a northerly direction, there are, located behind the Great Dining Hall, a kitchen, utility rooms and other miscellaneous areas now used for classes and laboratories.

The building is little changed since its construction, despite its several uses. Originally, the structure had only community bathrooms at various points along the halls. Early in the twentieth century, a yearly program of adding semi-private baths between rooms was carried out. The Grand Parlor has been converted into a library and overhead fluorescent lights were added. Other alterations have been limited to minor interior partition changes.

Present & Original Physical Appearance (use continuation sheet if necessary) (935==):

The Hotel Ponce de Leon was completed in May of 1887, and since that time has been a landmark in St. Augustine. The east coast complement of Henry Bradley Plant's Tampa Bay Hotel (National Register, 1973), it was built in Spanish Renaissance style and is characterized by massive proportions, vibrant color and an abundance of applied surface ornament. Constructed of concrete which was cast-in-place and had a heavy concentration of locally quarried coquina, the surface of the building presents the appearance of a porous tabby mixture. These concrete bearing walls are grey-brown in color offering a neutral background for the salmon brick sills, lintels and quoins and the darker red of the clay tile roof. All roofing is red clay tile including the conical domes of the towers and the central dome over the lobby.

The plan of the building is exceedingly complex. The main body of the structure is oriented east-west with the entrance facade facing south. The two wings which extend from the central section to enclose the courtyard are oriented north-south. Flanking the entry gate is a double arcade defining a loggia which creates the southern enclosure of the courtyard. Entry into the courtyard is via a round arched opening in the base of a one-story hip roofed gate. The arcade is a series of colonettes rising from a concrete retaining wall from which spring equilateral arches in series. The whole is topped by a ridge roof which butts the interior walls of the east and west wings. The concrete retaining wall is continued in effect along the south elevation of each wing creating the effect of a water table.

Although fenestration and ornamentation are consistent within a given story, each story is differently treated. Windows diminish in size from ground floor to roof and become flat topped instead of round arched. All window surrounds are a salmon colored brick. First floor windows are all set into round arched openings, and where windows occur in pairs, they are separately arched with a colonette between and set into one larger common arch. These windows are double-hung sash with lunnette above. Second floor windows are also sash, quoined on the sides with voussoirs on top. On the third floor, French doors set into quoined surrounds lead onto wooden balconies defined by turned columns and spindle post balustrades. The main roof covering the wings extends down and flares slightly to cover the balconies. On the interior walls of the courtyard, three-tiered arcades occur on the east and west. The entrance facade of the building (south elevation) is a composition of glazed and unglazed arches beneath a clay tiled pent roof, small rectangular casement windows in series and a terra cotta grille flanking the central pavilion. Rising from this central hipped section is a vaulted dome with bronze lantern, the inside of which can be seen from the rotunda below. Immediately to the west of the dome is a small belvedere with casement windows and hip roof and flanking the whole are twin towers extruded from the juncture of the central section of the building and the wings. On the interior wing walls, the main roof slopes down and flares to cover

(See Continuation Sheet)

CONTINUATION SHEET

STATEMENT OF SIGNIFICANCE (Cont.)

- 2 -

Upon completion of the Ponce de Leon, in 1887, Flagler insured that his plans for its success would be accomplished by improving the railroad between Jacksonville and St. Augustine and mailing out thousands of copies of Florida, the American Riviera, thus, making certain that the world knew what was about to transpire in the nation's oldest city (Castleden, p. 17). During the next few years, the Ponce was visited by presidents, congressmen and many wealthy and influential Northerners.

The hotel's success as a tourist resort was short lived for a number of reasons. The yellow fever epidemic kept people away from the State in 1888 and December of 1894 and January of 1895, Florida was hit by the worst freeze in its history. These freezes were symptomatic of a grave shortcoming in St. Augustine as a winter resort; the weather was simply not as pleasant and sunny as in the more tropical southern peninsula. With the expansion of Flagler's own railroad and hotel empire down the east coast and the progress of developers such as Henry Plant on the west coast, St. Augustine found itself in an increasingly unfavorable competitive position. There would continue to be brief periods of heavy visitation, particularly as people returned to the nation in the first decades of the twentieth century, during World War I while travel was restricted to the United States (Annual Report, 1917) and during the South Florida boom of the 1920's. Although the boom was centered in South Florida, St. Augustine experienced a rapid increase in building construction and tourism. During the Great Depression, only three Flagler hotels survived, one of which was the Ponce de Leon (Annual Report, 1932). Followed by a lull in tourism during World War II, the hotel underwent extensive repairs and modernization, and attracted large crowds in 1946 and 1947 (Annual Report, 1946). Then the former pattern of decline resumed and each year fewer and fewer guests returned. With the pattern in tourism changing so rapidly, the way was now prepared for the closing and possible destruction of the venerable Hotel Ponce de Leon. Due, however, to the concern among civic leaders for the preservation and utilization of historic buildings, the hotel was saved and its fate announced publicly in 1967. Flagler Systems could no longer feasibly continue operation of the building therefore it would be sold and converted in a college for women. In April, 1967, the Ponce de Leon closed its doors to tourists for the last time.

Eighteen months later Flagler College opened to receive its first students. Since that time, it has become co-educational, received accreditation and graduated two classes. The success of Flagler College augurs well for the future of the great buildings whose walls were built to last through the centuries.

Statement of Significance (use continuation sheet if necessary)

The development of railway transportation and resort facilities on the east coast of Florida by Henry Flagler in the late 19th and early 20th centuries, was a catalyst for the subsequent economic, social and cultural development of the state. The construction of the Hotel Ponce de Leon in 1887 was a key element in the successful implementation of Flagler's overall program.

Flagler's interest in St. Augustine and Florida began in the winter of 1885 when he first visited that city with his second wife. He recognized the potential of the area as a winter resort and commenced almost immediately to launch a luxury hotel venture of his own. In Flagler's words, he explained his dilemma regarding the design of the Ponce thusly: "Here was St. Augustine, the oldest city in the United States. How to build a hotel to meet the requirements of the nineteenth century America and have it in keeping with the character of the place--that was my hardest problem" (Lefevre, p. 182). The suggestion of a solution to that problem already existed in St. Augustine in the form of the Villa Zorayda, the home of Franklin W. Smith, a Bostonian with the means to dabble in philanthropy, politics and amateur architecture (Martin, pp. 103-107). The Smith residence, borrowing from the exotic motifs of Spain's Moorish castles, was one of the earliest structures in this area to employ a cast-in-place type of concrete construction. Smith's success with the Villa Zorayda convinced Flagler that he could employ poured concrete and a Spanish architectural theme in creating a luxury resort hotel. For architects, Flagler went to the leading firm in the nation at that time, McKim, Meade and White of New York and hired two young men who had no major achievements to their credit: John M. Carrere and Thomas Hastings. Both had studied at the Ecole des Beaux Arts in Paris. The firm of Carrere and Hastings, found to carry out the design of the Ponce de Leon, would become in the opinion of the nation's leading architectural journal, the foremost architectural partnership in the United States during the early decades of the twentieth century ("Work of Messrs. Carrere and Hastings," The Architectural Record, XXCII, p. 1). The firm was later to design such buildings as the New York Public Library in 1910.

The hotel's decorator was Louis Comfort Tiffany of New York, who had recently reorganized his company to specialize in glass for architects and builders. The magnificence of the windows he designed for the Ponce had an impact in stimulating demand for the creations which would make his name synonymous with excellence in glass (Koch, pp. 67-70). The great rotunda and dining hall of the hotel were decorated with mural paintings by George W. Maynard, while the ceiling of the Grand Parlor was covered with angelic canvasses by Virgilie Tojetti, painted in Paris and stretched between ceiling moldings as the hotel was completed. In addition to the elegance and grandeur of the furnishings and interiors, the building was replete with the most modern utilities--electricity for lighting via four Edison direct current dynamos and fresh water piped in from a pond located west of town.

Major Bibliographic References:

- "Annual Report of the Florida East Coast Hotel Co." Volumes for the years 1917, 1932, 1946. Located in the Flagler Museum, Palm Beach. The "Annual Reports" are detailed typescript accounts of the Flagler Hotel system's financial affairs.
- Castleden, Louise D. "Early Years of the Ponce de Leon." Unpublished pamphlet, 1957.
- Graham, Thomas. "Flagler's Magnificent Hotel Ponce de Leon." Unpublished manuscript. Copy in possession of DAHRM.
- Koch, Robert. Louis C. Tiffany, Rebel in Glass. New York: Crown Publishers, Inc., 1966.
- Lefevre, Edwin. "Flagler and Florida," Everybody's Magazine, XXII (February, 1910).
- Martin, Sidney Walter. Florida's Flagler. Athens, Georgia: University of Georgia Press, 1949.
- "The Work of Messrs. Carrere and Hastings," Architectural Record, XXVII (January, 1910).

FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No. 8SJ80 1009==

Site Name Hotel Ponce de Leon 830==

Other Name(s) for Site _____ 930==

Other Nos. for Site _____ 906==

Type of Site building 838==

County St. Johns 808==

Instructions for locating site (or address) whole block bordered on South by King St;
north by Valencia St; on the west by Sevilla and on the east by
Cordova

_____ 813==

Owner of Site: Name Flagler College Board of Trustees 902==

Address St. Augustine, Florida 903==

Occupant, Tenant, or Manager:
Name same 904==

Address _____ 905==

Reporter (or local contact):
Name Dr. Thomas Graham, Chairman 816==
History Department
Address Flagler College 817==

Recorder: St. Augustine, Florida
Name & Title Diane D. Greer, Historic Sites Specialist 818==
Address Dept. of State, Div. of ARchives, History and
Records Mgmt. The Capitol, Tallahassee, Fla. 819==

Survey Date Mar. 1975 820== Type Ownership private 848==

Inventory Status _____ 914==

Previous Survey(s), Excavation(s) or Collection(s): (enter title of survey; date; whether federal, state,
county or local; location of survey report(s); and material collected).
Historic American Buildings Survey (FLA 173)
Library of Congress
Washington, D.C. (federal)

_____ 839==

Photographic Record Numbers 75-N-01-16 *review only*

_____ 860==

Location of Site (Specific):

Map Reference (incl. scale & date) _____

809==

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.

812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY

LATITUDE

LONGITUDE

Point	Degrees °	Minutes '	Seconds "	Degrees °	Minutes '	Seconds "
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES

°	'	"	°	'	"
---	---	---	---	---	---

==

Global Reference Code _____

884==

Description of Site:

Type Classification _____

==

Site Size (approx. acreage of property) approximately 9 acres

833==

Present Condition of Site:

Check one

- ☒ Altered 863==
- ☐ Unaltered 863==
- ☐ Destroyed 863==

Check one

- ☐ Excellent 863==
- ☒ Good 863==
- ☐ Fair 863==
- ☐ Deteriorated 863==
- ☐ Ruins 863==
- ☐ Unexposed 863==

Check one if appropriate

- ☐ Moved 863==
- ☒ Original Site 863==

Present & Original Physical Appearance (use continuation sheet if necessary)

The Hotel Ponce de Leon was completed in May of 1887, and since that time has been a landmark in St. Augustine. The East Coast complement of Henry Bradley Plant's Tampa Bay Hotel (National Register, 1973), it was built in Spanish Renaissance style and is characterized by massive proportions, vibrant color and an abundance of applied surface ornament. Constructed of concrete which was cast-in-place and had a heavy concentration of locally quarried coquina, the surface of the building presents the appearance of a porous tabby mixture. These concrete bearing walls are grey-brown in color offering a neutral background for the salmon brick sills, lintels and quoins and the darker red of the clay tile roof. All roofing is red clay tile including the conical domes of the towers and the central dome over the lobby.

The plan of the building is exceedingly complex. The main body of the structure is oriented east-west with the entrance

862==

HISTORIC SITE DATA SUPPLEMENT

Site Name Hotel Ponce de Leon

Present Use (check one or more as appropriate)

- | | | | |
|---|---|--|---|
| ☐ Agricultural 850== | ☐ Government 850== | ☐ Park 850== | ☐ Transportation 850== |
| ☐ Commercial 850== | ☐ Industrial 850== | ☐ Private Residence 850== | Other (Specify): |
| ☒ Educational 850== | ☐ Military 850== | ☐ Religious 850== | ☐ 850== |
| ☐ Entertainment 850== | ☐ Museum 850== | ☐ Scientific 850== | ☐ 850== |

Period (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| ☐ Pre-Columbian 842== | ☐ 16th Century 842== | ☐ 18th Century 842== | ☐ 20th Century 842== |
| ☐ 15th Century 842== | ☐ 17th Century 842== | ☒ 19th Century 842== | |

Specific Dates: Beginning 1887 844== Ending 846==

Areas of Significance (check one or more as appropriate)

- | | | | |
|--|---|---|---|
| ☐ Aboriginal | ☐ Education 910== | ☐ Political 910== | ☐ Urban Planning 910== |
| ☐ Prehistoric 910== | ☐ Engineering 910== | ☐ Religion/Phi | Other (Specify): |
| ☐ Aboriginal | ☐ Industry 910== | ☐ Philosophy 910== | ☐ 910== |
| ☐ Historic 910== | ☐ Invention 910== | ☐ Science 910== | ☐ 910== |
| ☐ Agriculture 910== | ☐ Landscape | ☐ Sculpture 910== | ☐ 910== |
| ☒ Architecture 910== | ☐ Architecture 910== | ☒ Social/Human- | ☐ 910== |
| ☒ Art 910== | ☐ Literature 910== | ☐ Italian 910== | ☐ 910== |
| ☒ Commerce 910== | ☐ Military 910== | ☐ Theater 910== | |
| ☐ Communications 910== | ☐ Music 910== | ☐ Transportation 910== | |
| ☐ Conservation 910== | | | |

Thematic Classification:

- | | | |
|---|---|--------------------------------|
| ☐ Aboriginal 912== | ☐ Military 912== | Other (Specify): |
| ☐ Architectural 912== | ☐ Political 912== | ☐ 912== |
| ☐ The Arts 912== | ☐ Society 912== | ☐ 912== |
| ☐ Exploration & Settlement 912== | ☐ Science & Technology 912== | ☐ 912== |

Statement of Significance (use continuation sheet if necessary)

The development of railway transportation and resort facilities on the East Coast of Florida by Henry Flagler in the late 19th and early 20th centuries, was a catalyst for the subsequent economic, social and cultural development of the State. The construction of the Hotel Ponce de Leon in 1887 was a key element in the successful implementation of Flagler's overall program.

Flagler's interest in St. Augustine and Florida began in the winter of 1885 when he first visited that city with his second wife. He recognized the potential of the area as a winter resort and commenced almost immediately to launch a luxury hotel venture of his own. In Flagler's words, he explained his dilemma regarding the design of the Ponce thusly: "Here was St. Augustine, the oldest city in the United States. How to build a hotel to meet the requirements of nineteenth century America and have it in keeping with the character of the place—that was my hardest problem" (Lefevre, page 182). The suggestion of a solution to that problem

Remarks & Recommendations:

835==

Major Bibliographic References:

"Annual Report of the Florida East Coast Hotel Co." Volumes for the years 1917, 1932, 1946. Located in the Flagler Museum, Palm Beach. The "Annual Reports" are detailed typescript accounts of the Flagler hotel system's financial affairs.

Castleden, Louise D. "Early Years of the Ponce de Leon." Unpublished pamphlet, 1957.

Graham, Thomas. "Flagler's Magnificent Hotel Ponce de Leon." Unpublished manuscript. Copy in possession of DAHRM.

Koch, Robert. Louis C. Tiffany, Rebel in Glass. New York: Crown Publishers, Inc., 1966.

Lefevre, Edwin. "Flagler and Florida," Everybody's Magazine, XXII (February, 1910).

Martin, Sidney Walter. Florida's Flagler. Athens, Georgia: University of Georgia Press, 1949.

"The Work of Messrs. Carrere and Hastings," Architectural Record, XXVII (January, 1910).

920==

CONTINUATION SHEET

Description, cont.

facade facing south. The two wings which extend from the central section to enclose the courtyard are oriented north-south. Flanking the entry gate is a double arcade defining a loggia which creates the southern enclosure of the courtyard. Entry into the courtyard is via a round arched opening in the base of a one-story hip roofed gate. The arcade is a series of colonettes rising from a concrete retaining wall from which spring equilateral arches in series. The whole is topped by a ridge roof which butts the interior walls of the east and west wings. The concrete retaining wall is continued in effect along the south elevation of each wing creating the effect of a water table.

Although fenestration and ornamentation are consistent within a given story, each story is differently treated. Windows diminish in size from ground floor to roof and become flat topped instead of round arched. All window surrounds are a salmon colored brick. First floor windows are all set into round arched openings, and where windows occur in pairs, they are separately arched with a colonette between and set into one larger common arch. These windows are double-hung sash with lunette above. Second floor windows are also sash, quoined on the sides with voussoirs on top. On the third floor, French doors set into quoined surrounds lead onto wooden balconies defined by turned columns and spindle post balustrades. The main roof covering the wings extends down and flares slightly to cover the balconies. On the interior walls of the courtyard, three-tiered arcades occur on the east and west. The entrance facade of the building (south elevation) is a composition of glazed and unglazed arches beneath a clay tiled pent roof, small rectangular casement windows in series and a terra cotta grille flanking the central pavilion. Rising from this central hipped section is a vaulted dome with bronze lantern, the inside of which can be seen from the rotunda below. Immediately to the west of the dome is a small belvedere with casement windows and hip roof and flanking the whole are twin towers extruded from the juncture of the central section of the building and the wings. On the interior wing walls, the main roof slopes down and flares to cover the three-tiered arcade and meets the south wall pent at the towers. The square towers are singularly the most ornate components of the building. Taller than the surrounding parts, they immediately become the focal point of the structure. Ornamentation includes conical roofs with bronze orb and weathervane atop, terra cotta balconies (one each per elevation) beneath an arcade which surrounds the entire tower. Tower corners are quoined as are the corners of the smaller towers which are juxtaposed at each of the four southern corners of the two main wings. Dormers with casement windows project in series from all sides of the south wings. Brick chimneys rise from all points on the roof, some with multiple flues and ornate stepped caps.

CONTINUATION SHEET

Description, cont.

Entrance to the hotel proper is directly in line with the south gate. The huge double doors surrounded by decorative mosaic tile lead into a large foyer and then into the rotunda. There are auxillary entrances centered in the east and west wings and at the rear of the building. Each of these entrances has an abundance of decorative terra cotta relief in addition to the blue, white and brown mosaic at the main entrance. Within this section of the building were located the Lounge, Grand Parlor and Bedrooms. Immediately behind this section of the hotel, but attached to it, was the Great Dining Hall. Its central section is a large rectangular room with barrel vaulted ceiling, the walls of which are pierced with arched windows filled with stained glass. There is an abundance of colored glass, art work and murals throughout the hotel-the work of Louis Tiffany who designed the hotel's interiors, and artists George W. Maynard and Virgilio Tojetti.

As the plan of the building rambles on in a northerly direction, there are, located behind the Great Dining Hall, a kitchen, utility rooms and other miscellaneous areas now used for classes and laboratories.

The building is little changed since its construction, despite its several uses. Originally the structure had only community bathrooms at various points along the halls. Early in the twentieth century, a yearly program of adding semi-private baths between rooms was carried out. The Grand Parlor has been converted to a library and overhead flourescent light added. Other alterations have been limited to minor interior partition changes.

CONTINUATION SHEET

Significance, cont.

already existed in St. Augustine in the form of the Villa Zorayda, the home of Franklin W. Smith, a Bostonian with the means to dabble in philanthropy, politics and amateur architecture (Martin, pages 103-107). The Smith residence, borrowing from the exotic motifs of Spain's moorish castles, was one of the earliest structures in this area to employ a cast-in-place type of concrete construction. Smith's success with the Villa Zorayda convinced Flagler that he could employ poured concrete and a Spanish architectural theme in creating a luxury resort hotel. For architects, Flagler went to the leading firm in the nation at that time, McKim, Meade and White of New York and hired two young men who had no major achievements to their credit: John M. Carrere and Thomas Hastings. Both had studied at the Ecole des Beaux-Arts in Paris. The firm of Carrere and Hastings, founded to carry out the design of the Ponce de Leon, would become, in the opinion of the nation's leading architectural journal, the foremost architectural partnership in the United States during the early decades of the twentieth century ("The Work of Messrs. Carrere and Hastings", The Architectural Record, XXVII, page 1). The firm was later to design such buildings as the New York Public Library in 1910.

The hotel's decorator was Louis Comfort Tiffany of New York, who had recently reorganized his company to specialize in glass for architects and builders. The magnificence of the windows he designed for the Ponce had an impact in stimulating demand for the creations which would make his name synonymous with excellence in glass (Koch, pages 69-70.) The great rotunda and dining hall of the hotel were decorated with mural paintings by George W. Maynard, while the ceiling of the Grand Parlor was covered with angelic canvasses by Virgilio Tojetti, painted in Paris and stretched between ceiling moldings as the hotel was completed. In addition to the elegance and grandeur of the furnishings and interiors, the building was replete with the most modern utilities--electricity for lighting via four Edison direct current dynamos and fresh water piped in from a pond located west of town.

Upon completion of the Ponce de Leon in 1887, Flagler insured that his plans for its success would be accomplished by improving the railroad between Jacksonville and St. Augustine and mailing out thousands of copies of Florida, the American Riviera, thus making certain that the world knew what was about to transpire in the nation's oldest city (Castleden, page 17.) During the next few years, the Ponce was visited by presidents, congressmen and many wealthy and influential Northerners.

The hotel's success as a tourist resort was short lived for a number of reasons. The yellow fever epidemic kept people away from the State in 1888 and in December of 1894 and January of 1895, Florida was hit by the worst freeze in its history.

CONTINUATION SHEET

Significance, cont.

These freezes were symptomatic of a grave shortcoming in St. Augustine as a winter resort: the weather was simply not as pleasant and sunny as in the more tropical southern peninsula. With the expansion of Flagler's own railroad and hotel empire down the east coast and the progress of developers such as Henry Plant on the west coast, St. Augustine found itself in an increasingly unfavorable competitive position. There would continue to be brief periods of heavy visitation, particularly as prosperity returned to the nation in the first decades of the twentieth century, during World War I while travel was restricted to the United States (Annual Report, 1917) and during the Florida boom of the 1920's. Although the boom was centered in South Florida, St. Augustine experienced a rapid increase in building construction and tourism. During the Great Depression, only three Flagler Hotels survived, one of which was the Ponce (Annual Report, 1932.) Followed by a lull in tourism during World War II, the hotel underwent extensive repairs and modernization, and attracted large crowds in 1946 and 1947 (Annual Report, 1946.) Then the former pattern of decline resumed and each year fewer and fewer guests returned. With the pattern in tourism changing so rapidly, the way was now prepared for the closing and possible destruction of the venerable Hotel Ponce de Leon. Due, however, to the concern among civic leaders for the preservation and utilization of historic buildings, the hotel was saved and its fate announced publicly in 1967. Flagler Systems could no longer feasibly continue operation of the building and therefore it would be sold and converted into a college for women. In April, 1967, the Ponce de Leon closed its doors to tourists for the last time.

Eighteen months later Flagler College opened to receive its first students. Since that time, it has become co-educational, received accreditation and graduated two classes. The success of Flagler College augurs well for the future of the great buildings whose walls were built to last through the centuries.

Statement of Significance (use continuation sheet if necessary)

The development of railway transportation and resort facilities on the east coast of Florida by Henry Flagler in the late 19th and early 20th centuries, was a catalyst for the subsequent economic, social and cultural development of the state. The construction of the Hotel Ponce de Leon in 1887 was a key element in the successful implementation of Flagler's overall program.

Flagler's interest in St. Augustine and Florida began in the winter of 1885 when he first visited that city with his second wife. He recognized the potential of the area as a winter resort and commenced almost immediately to launch a luxury hotel venture of his own. In Flagler's words, he explained his dilemma regarding the design of the Ponce thusly: "Here was St. Augustine, the oldest city in the United States. How to build a hotel to meet the requirements of the nineteenth century America and have it in keeping with the character of the place--that was my hardest problem" (Lefevre, p. 182). The suggestion of a solution to that problem already existed in St. Augustine in the form of the Villa Zorayda, the home of Franklin W. Smith, a Bostonian with the means to dabble in philanthropy, politics and amateur architecture (Martin, pp. 103-107). The Smith residence, borrowing from the exotic motifs of Spain's Moorish castles, was one of the earliest structures in this area to employ a cast-in-place type of concrete construction. Smith's success with the Villa Zorayda convinced Flagler that he could employ poured concrete and a Spanish architectural theme in creating a luxury resort hotel. For architects, Flagler went to the leading firm in the nation at that time, McKim, Meade and White of New York and hired two young men who had no major achievements to their credit: John M. Carrere and Thomas Hastings. Both had studied at the Ecole des Beaux Arts in Paris. The firm of Carrere and Hastings, found to carry out the design of the Ponce de Leon, would become in the opinion of the nation's leading architectural journal, the foremost architectural partnership in the United States during the early decades of the twentieth century ("Work of Messrs. Carrere and Hastings," The Architectural Record, XXCII, p. 1). The firm was later to design such buildings as the New York Public Library in 1910.

The hotel's decorator was Louis Comfort Tiffany of New York, who had recently reorganized his company to specialize in glass for architects and builders. The magnificence of the windows he designed for the Ponce had an impact in stimulating demand for the creations which would make his name synonymous with excellence in glass (Koch, pp. 67-70). The great rotunda and dining hall of the hotel were decorated with mural paintings by George W. Maynard, while the ceiling of the Grand Parlor was covered with angelic canvasses by Virgilie Tojetti, painted in Paris and stretched between ceiling moldings as the hotel was completed. In addition to the elegance and grandeur of the furnishings and interiors, the building was replete with the most modern utilities--electricity for lighting via four Edison direct current dynamos and fresh water piped in from a pond located west of town.

911==

CONTINUATION SHEET

STATEMENT OF SIGNIFICANCE (Cont.)

-2-

Upon completion of the Ponce de Leon, in 1887, Flagler insured that his plans for its success would be accomplished by improving the railroad between Jacksonville and St. Augustine and mailing out thousands of copies of Florida, the American Riviera, thus, making certain that the world knew what was about to transpire in the nation's oldest city (Castleden, p. 17). During the next few years, the Ponce was visited by presidents, congressmen and many wealthy and influential Northerners.

The hotel's success as a tourist resort was short lived for a number of reasons. The yellow fever epidemic kept people away from the State in 1888 and December of 1894 and January of 1895, Florida was hit by the worst freeze in its history. These freezes were symptomatic of a grave shortcoming in St. Augustine as a winter resort; the weather was simply not as pleasant and sunny as in the more tropical southern peninsula. With the expansion of Flagler's own railroad and hotel empire down the east coast and the progress of developers such as Henry Plant on the west coast, St. Augustine found itself in an increasingly unfavorable competitive position. There would continue to be brief periods of heavy visitation, particularly as property returned to the nation in the first decades of the twentieth century, during World War I while travel was restricted to the United States (Annual Report, 1917) and during the South Florida boom of the 1920's. Although the boom was centered in South Florida, St. Augustine experienced a rapid increase in building construction and tourism. During the Great Depression, only three Flagler hotels survived, one of which was the Ponce de Leon (Annual Report, 1932). Followed by a lull in tourism during World War II, the hotel underwent extensive repairs and modernization, and attracted large crowds in 1946 and 1947 (Annual Report, 1946). Then the former pattern of decline resumed and each year fewer and fewer guests returned. With the pattern in tourism changing so rapidly, the way was now prepared for the closing and possible destruction of the venerable Hotel Ponce de Leon. Due, however, to the concern among civic leaders for the preservation and utilization of historic buildings, the hotel was saved and its fate announced publicly in 1967. Flagler Systems could no longer feasibly continue operation of the building therefore it would be sold and converted in a college for women. In April, 1967, the Ponce de Leon closed its doors to tourists for the last time.

Eighteen months later Flagler College opened to receive its first students. Since that time, it has become co-educational, received accreditation and graduated two classes. The success of Flagler College augurs well for the future of the great buildings whose walls were built to last through the centuries.

CONTINUATION SHEET

PRESENT & ORIGINAL PHYSICAL APPEARANCE (Cont.)

-2-

the three-tiered arcade and meets the south wall pent at the towers. The square towers are singularly the most ornate components of the building. Taller than the surrounding parts, they immediately become the focal point of the structure. Ornamentation includes conical roofs with bronze orb and weathervane atop, terra cotta balconies (one each per elevation) beneath an arcade which surrounds the entire the entire tower. Tower corners are quoined as are the corners of the smaller towers which are juxtaposed at each of the four southern corners of the two main wings. Dormers with casement windows project in series from all sides of the south wings. Brick chimneys rise from all points on the roof, some with multiple flues and ornate stepped caps.

Entrance to the hotel proper is directly in line with the south gate. The huge double doors surrounded by decorative mosaic tile lead into a large foyer and then into the rotunda. There are auxiliary entrances centered in the east and west wings and at the rear of the building. Each of these entrances has an abundance of decorative terra cotta relief in addition to the blue, white and brown mosaic at the main entrance. Within this section of the building were located the Lounge, Grand Parlor and Bedrooms. Immediately behind this section of the hotel, but attached to it, was the Great Dining Hall. Its central section is a large rectangular room with barrel vaulted ceiling, the walls of which are pierced with arched windows filled with stained glass. There is an abundance of colored glass, art work and murals throughout the hotel-- the work of Louis Tiffany who designed the hotel's interiors, and artists George W. Maynard and Virgilio Tojetti.

As the plan of the buildings rambles on in a northerly direction, there are, located behind the Great Dining Hall, a kitchen, utility rooms and other miscellaneous areas now used for classes and laboratories.

The building is little changed since its construction, despite its several uses. Originally, the structure had only community bathrooms at various points along the halls. Early in the twentieth century, a yearly program of adding semi-private baths between rooms was carried out. The Grand Parlor has been converted into a library and overhead fluorescent lights were added. Other alterations have been limited to minor interior partition changes.

HOTELS - Ponce de Leon Hotel

74 King Street
(subd.-SA)
(block-45-C)

Perhaps the most remarkable feature of the Hotel Ponce de Leon's construction was the basic fabric of its walls. It was built throughout of solid concrete, poured liquid into wooden forms and cast into a single seamless monolith. Considered a pioneer innovation of nineteenth century construction, this mode of building was actually as old as prehistoric man's first mud fence. Fifteen hundred years before Flagler's day, cast concrete had been employed by the Romans in everything from apartment buildings to the dome of the Pantheon. Later, in colonial St. Augustine itself, the Spanish had used a similar medium known as *tapia* or "tabby," creating house walls and floors from a formula of lime, sand, and crushed oyster shell.

The only major element lacking in his building, distinguishing it from modern concrete edifices, was iron reinforcement. Only in a few parts of his hotel did he attempt to increase structural strength by sinking railroad tracks into the concrete mixture. The aggregate employed in the hotel's concrete was coquina shell, the remains of a tiny mollusk deposited in thick layers

Pg 172, The Awakening of St. Augustine

- Ponce de Leon Hotel

HOTELS

74 King Street
(subd.-SA)
(block-45-C)

Hard-headed realism and uncompromising demand for efficiency, rather than artistic whimsy governed provision of utilities for the hotel. Since frost sometimes nips the orange blossoms even in Florida, each of the house's four-hundred rooms had a fireplace as well as modern steam heat. At the time of its completion the hotel was probably the southernmost place in the country with electric power. Flagler purchased two Edison direct-current dynamos and placed them in the boiler room to provide electricity for the lights (although there was a back-up system of gas lights as well). The hotel employed a young man whose sole work was to replace burned-out bulbs among the five-thousand lights in the building. Otis elevators whisked dowager matrons and invalid septagenarians from floor to floor.

Water was a problem. Flagler had drilled several test wells, one more than a thousand feet deep, trying to tap fresh water. He could find none; so for the first few years of operation guests drank odorous sulfur water or purchased bottled Poland water. The water problem was partly mitigated by aerating the sulfur water in a fountain to remove some of the smell and by telling guests that sulfur water was actually a mineral water—an elixir for good health. Characteristically, Flagler refused to accept this situation and soon constructed a fresh water reservoir to supply the hotel. A constant reserve of water was maintained in tanks located in the twin Renaissance towers, which thus served functional as well as decorative purposes.

Only the bathroom facilities were a serious mistake. Private bathrooms had been unknown in hotels, but the public was coming to demand them. After a few years of operation, Flagler was obliged to install semi-private baths between rooms to supplement the original public facilities in the halls.

Pg 175, The Awakening of St. Augustine

HOTELS - Ponce de Leon Hotel

74 King Street
(subd.-SA)
(block-45-C)

The hotel's two magnificent central towers loomed majestically above the flat landscape. Between them rested a dome capped with a sculptured bronze lantern, while lookout rooms stood sentinel at each corner of the structure. A medieval portcullis guarded the outer gate. Inside was a spacious central courtyard planted with exotic foliage and a spraying fountain circled by terra cotta frogs, each in a slightly different posture. From third story balconies above this tropical garden, gargoyles cast down baleful stares. An elaborate mosaic arch formed of blue, white, and brown tiles, studded with brass scallop shells, spanned the grand entrance way. Lions of Castile and dolphins of the Florida Gulf Stream reappeared as decorative motifs throughout. Every door or window was festooned with a heavy salmon-orange margin of terra cotta ornamentation.

Inside the oaken front doors there was a mysterious semidarkness. Light filtered through stained glass windows played upon marble walls and columns of dark wood. Mural paintings in gold, red, and blue filled ceiling spaces. These were the work of George W. Maynard, creator of many of the murals in Washington's government buildings. Their themes were Spanish and classical: alligorical female figures in revealing drapes, galleons in full sail, Iberian heraldry, pirate skull and crossbones, Florida Indian totems. Plump-faced cherubs, the infant godlings of youthful spirits, beamed placidly from a thousand settings throughout the

Pg 173 , The Awakening of St. Augustine

Re 177

building. Oriental rugs were scattered on a floor of tessellated marble hand-laid by European artisans imported for just that purpose. In the rotunda under the dome, eight oak caryatids bore up the weight of a mezzanine balcony. The omnipresent potted palms seemed perfectly suited to the scene. Across interior spaces Carrere and Hastings had thrown arches or rows of columns to intrigue visitors with glimpses of further delights partly hidden on the other side.

From the lobby, a broad flight of onyx steps led to the dining hall. To the left of the entrance to this hall was a bar for gentlemen exclusively; to the right was a salon where the ladies could wait while their escorts tipped before-dinner drinks. The dining hall itself spread beneath a soaring barrel-vaulted ceiling with orchestra balconies at either end where musicians played during dinner hours. Each table and its matched set of carved oak chairs from Austria rested on an individual oriental rug.

The only other room rivaling the elegance of this great hall was the Grand Parlor. There crystal chandeliers sparkled from ceilings painted with sky scenes of baby angels sporting with doves and rabbits among fleecy clouds. Actually these ceilings were great canvases, painted in Paris by Virgilio Tojetti. They had been shipped to the hotel and mounted in enormous frames which joined the ceiling moldings. Arranged in the parlor were finely upholstered mahogany chairs and couches, art vases, and a collection of paintings by European artists.

Elsewhere in the building there was a barber shop, billiard room, card parlor, writing room, and book store—providing many things a sojourner might require during a month's stay.

Bernard Maybeck, who would later achieve fame in California as a pioneer in modern architecture, had worked on the interior design, but much of the interior effect was the responsibility of Louis Comfort Tiffany, son of the famous New York jeweler. An artist of wide-ranging talents, Tiffany had been employed by Flagler as interior decorator. His newly reorganized Tiffany Glass Company furnished the stained glass windows for the hotel. These rich gold and amber creations are fine examples of his early work.

HOTELS - Ponce de Leon Hotel

74 King Street
(subd.-SA)
(block-45-C)

Flagler revealed his dream to some local residents, including most prominently Dr. Andrew Anderson, the man who was undoubtedly the most influential person in helping Flagler decide to sink permanent roots in Florida's sand and the man who would become Flagler's closest personal confidant in the state. Shortly after meeting, the two men were well on their way to becoming fast friends. Dr. Anderson was enthusiastic about the resort hotel venture; this, combined with Anderson's knowledge of local conditions, encouraged Flagler to push ahead. Dr. Anderson became Flagler's personal agent in the town, working quietly and vigorously to surmount obstacles and advance Flagler's enterprises. James E. Ingraham, another of Flagler's chief lieutenants in Florida, would later declare: "Perhaps no one possessed Mr. Flagler's entire confidence and esteem to a greater extent than Dr. Anderson."³

In order to create the kind of resort which would command the patronage of nineteenth century America's social elite, Flagler would have to construct lavish, up-to-date hotels matching the superb quality of New York's new Waldorf-Astoria and other plush Northern hostleries. Yet somehow the picturesque character of the town had to be preserved or the area would lose its appealing atmosphere.

Pg. 128 , The Awakening of St. Augustine

RESTAURANTS - PONCE DE LEON HOTEL

74 King Street
(subd.-SA)
(block-45-C)

The following menu was served:

- Blue Point Oysters.
- Green Turtle (clear).
- Small Patties, a la Victoria.
- Creun of Chicken a l'Americaine.
- Sliced Cucumbers.
- Boiled Red Snapper, a la Normande.
- Parisienne Potatoes.
- Boiled Philadelphia Capon, Sauce Supreme.
- Roast Loin of Veal, English Gravy.
- Roast Ribs of Beef, Dish Gravy.
- New Turnips.
- Roast Vermont Turkey, Cranberry Sauce.
- Carrots, a la Creme.
- Sweet Potatoes.
- Mashed Potatoes.
- Fillet of Beef a la Financiere.
- Lamb Chops, a la Windsor.
- Diamond Back Terrapin, en Cuisse.
- Queen Fritters, Wine Sauce.
- Rice.
- Green Peas.
- Roman Punch.
- Roast Red head Duck, Currant Jelly.
- Lettuce Salad.
- Fried Hominy.
- Apricot Suffle Pudding, Sauce Sabayon.
- Orange Meringue Pie.
- Apple Pie.
- Assorted Fancy Cake.
- Gate de Neapolitan.
- Bouches de Dame.
- Duchess Macaroons.
- Fruits en Caramel.
- Biscuit Glace.
- French Kisses.
- Diplomatic Ice Cream.
- San Mateo Oranges.
- Mahaga Grapes.
- Bananas.
- Mandarin and Tangeine Oranges.
- Assorted Nuts.
- Figs.
- Salted Almonds.
- Stillton, Roquefort and American Cheese.
- Bent's Water Crackers.
- Coffee.

Tatler.

Jan 21, 1893

p.5

HOTELS - Ponce de Leon Hotel

74 King Street
(subd.-SA)
(block-45-C)

That opening season was perhaps the greatest in the hotel's history. Guests arrived by the thousands. The formal balls were fashionable affairs, graced by Vanderbilts, Rockefellers, and the epitome of northern high society. Flagler obligingly permitted himself to be seen at these early events, but gradually withdrew to the quiet of the front porch of his winter home near the hotel. A reserved teetotaler who could neither dance nor make small talk, Flagler had no use for gay society. On the other hand, Ida Alice Flagler of the red hair and blue eyes delighted in making herself the center of attention at hotel galas. Unfortunately, her graceless manners betrayed her common origins, and she never achieved the position of social leadership to which she aspired. "Alicia's" behavior, her ultra gowns, and her lavish jewels were perhaps a sign of her approaching insanity.

Pg 193 , The Awakening of St. Augustine

HOTELS - Ponce de Leon Hotel

74 King Street
(subd.-SA)
(block-45-C) .
for information on
Bernard Maybeck ,
see
Gather McCoy,
Five California Architects

Elsewhere in the building there was a barber shop, billiard room, card parlor, writing room, and book store—providing many things a sojourner might require during a month's stay.

Bernard Maybeck, who would later achieve fame in California as a pioneer in modern architecture, had worked on the interior design, but much of the interior effect was the responsibility of Louis Comfort Tiffany, son of the famous New York jeweler. An artist of wide-ranging talents, Tiffany had been employed by Flagler as interior decorator. His newly reorganized Tiffany Glass Company furnished the stained glass windows for the hotel. These rich gold and amber creations are fine examples of his early work.

Pg 174 , The Awakening of St. Augustine

HOTELS - Ponce de Leon Hotel

Final plans for the building were hammered out during an all night session in the parlor of Dr. Anderson's home in May while Flagler and Hastings were staying at Markland as the doctor's guests.⁴

Marshland and creek bottom just west of the old town wall, including a portion of the Markland orange grove, were purchased as a site for the resort complex. Dr. Anderson handled the problem of clearing land titles and securing permission from the town council to fill the marsh.⁵ Thousands of railroad carloads of sand were dumped into the headwaters of Maria Sanchez Creek, and whole tree trunks, scaled of their branches, were pounded into the earth as foundation pilings for the buildings. On December 1, 1885, virtually the whole of the town's small population—black and white, heritage native and Yankee immigrant—stood by as work was ceremoniously begun on the Hotel Ponce de Leon, Flagler's centerpiece creation.

74 King Street
(subd- SA)
(block-45-C)

Pg. 164 , The Awakening of St. Augustine

HOTELS - Ponce de Leon Hotel

74 King Street
(subd.-SA)
(block-45-C)

A special head-waiter, W. H. Wright, was placed in charge. The table was perfectly laid and decorated with the handsomest flowers. Most frequently roses were used in profusion. Great American Beauties, Brides and Brides maids, with the latest named in honor or Mrs. Pierpoint Morgan, a beautiful rose with curled petals. The orders were from regular menus, that included every delicacy procurable. Sunday evening dinner was laid for Mr. and Mrs. Vanderbilt, and their guests, in the north dining-room; the table brilliant with bloom, fairy lamps and candles shedding their soft rays on the beauty picture.¹²

Pg 300 , The Awakening of St. Augustine

HOTELS - Ponce de Leon Hotel

74 King Street
(subd.-SA)
(block-45-C)

Flagler was unstinting in his support of the artists and contractors working on his hotel. Nothing was too good, no price too high for the masterpiece. As work progressed Flagler remarked to McGuire and McDonald: "I think it more likely I am spending an unnecessary amount of money in the foundation walls, but I comfort myself with the reflection that a hundred years hence it will be all the same to me,

pg 167 , The Awakening of St. Augustine

HOTELS - Ponce de Leon Hotel

Flagler's engineers devised an ingenious method to bring shell and sand to the hotel site by loading it on barges which floated up and down Matanzas Bay with the rise and fall of the tide.

Carrere and Hastings molded the grey concrete mass into a fantasy castle: a magical palace lifted its fairy spires into the Florida skies eighty years before Walt Disney's arrival. Flagler's Victorian resort anticipated Disney's dream of a make-believe realm where youth, beauty, and pleasure would reign eternally. Although work progressed rapidly, the Ponce de Leon was not completed until May of 1887, too late for that year's winter season.

The hotel's two magnificent central towers loomed majestically above the flat landscape. Between them rested a dome capped with a sculptured bronze lantern, while lookout rooms stood sentinel at each corner of the structure. A medieval portcullis guarded the outer gate. Inside was a spacious central courtyard planted with exotic foliage and a spraying fountain circled by terra cotta frogs, each in a slightly different posture. From third story balconies above this tropical garden, gargoyles cast down baleful stares. An elaborate mosaic arch formed of blue, white, and brown tiles, studded with brass scallop shells, spanned the grand entrance way. Lions of Castile and dolphins of the Florida Gulf Stream reappeared as decorative motifs throughout. Every door or window was festooned with a heavy salmon-orange mar-

74 King Street
(subd.-SA)
(block-45-C)

pg 173 , The Awakening of St. Augustine

HOTELS - Ponce de Leon Hotel

74 King Street
(subd.-SA)
(block-45-C)

In the prime of its early 1890's seasons Flagler's St. Augustine was a magnet attracting the great, the rich, and the famous. President and Mrs. Grover Cleveland, accompanied by William C. Whitney and family, stopped off during the Hotel Ponce de Leon's second month of operation while on their way south to test Florida's fishing waters. Flagler met the President and Mrs. Cleveland at the railway depot, and together they rode in a coach drawn by four matched white horses through the winding streets to the hotel. Piazzas and balconies overflowed with cheering people. Schoolchildren with flowers lined the seawall. Upon arriving, Flagler escorted his noted guests through the hotel, even taking the President up into one of the towers to admire the panoramic view. That evening the stout Chief Executive obligingly held court in the Grand Parlor for thousands of local citizens who filed through to shake his hand. It was probably the most democratic event ever to transpire in the hotel's elegant halls, as Negroes, Minorcans, and Florida crackers elbowed hotel guests pushing to greet the President.¹³

Pg 200 , The Awakening of St. Augustine

HOTELS - Ponce de Leon Hotel

74 King Street
(subd.-SA)
(block-45-C)

All this activity resulted in a drastic increase in the town's population and led to problems of urbanization familiar throughout the United States during the late nineteenth century. In 1880 St. Augustine's population was just 2,293, but by the 1890 census that figure had grown to 4,742. There was an even more dramatic jump within that span of a decade which was directly related to the launching of Flagler's hotel construction. This increase can be seen by comparing the voting turnout for the city election in the fall of 1885 with that in 1886. In the first year, when Flagler's enterprises were just getting underway, only 570 men cast their ballots in the mayoral election; a year later the number of voters had leaped to 1,132, virtually doubling the tally of twelve months earlier. By November, 1886, the town was full of hundreds of men employed in the building of the Hotel Ponce de Leon and other Flagler projects.¹⁴

Pg 178 , The Awakening of St. Augustine

74 King Street
(subd.-SA)
(block-45-C)

Most of these employees were professionals who worked in northern resorts during the summer—the Catskills, White Mountains, Atlantic City—and migrated to the southern resorts during the winter.

To accommodate his employees, Flagler constructed several buildings rivaling the hotels themselves in size, for there were often as many hotel workers as guests in the resort. The laundry building housed white females, the Colored Barracks housed black males, while other assorted employees were crowded into dark, damp quarters above the Ponce kitchen and the Casino area. A wide range of occupations and skills were represented in this working class: bakers, butchers, chefs, carpenters, plumbers, electricians, dynamo tenders, maids, gardeners, and Pinkerton detectives who crossed the caste line to mingle unobtrusively with the guests while watching for sharpsters who preyed on the migratory resort crowd.

Key positions among the staff were filled by carefully chosen, well paid employees. As James McGuire explained: "Some of our employees have been with us for fifteen and twenty years, and when we get the proper man we usually take care of him." But there is no evidence that the majority of Flagler's workers were treated better than the lowly average of other hotel employees.¹⁶ However, to his credit, Flagler did take a personal concern for those in his employ who suffered misfortunes of one sort or another.¹⁷

The austere life of the hotel employees was symptomatic of a weakness in the philanthropic half of Flagler's program. He said that he wanted to provide a way for men to help themselves, yet little of his wealth trickled down to the common people, whether they were employees of the Flagler System or residents of St. Augustine. The appearance of many new white-painted cottages in town attested to some real impact from the Flagler business, but the situation of the small Negro boys who stood outside the concrete wall surrounding the Ponce de Leon selling bunches of flowers more nearly typified the resort's impact on townsfolk. The town remained poor.

Oriental rugs were scattered on a floor of tessellated marble hand-laid by European artisans imported for just that purpose. In the rotunda under the dome, eight oak caryatids bore up the weight of a mezzanine balcony. The omnipresent potted palms seemed perfectly suited to the scene. Across interior spaces Carrere and Hastings had thrown arches or rows of columns to intrigue visitors with glimpses of further delights partly hidden on the other side.

From the lobby, a broad flight of onyx steps led to the dining hall. To the left of the entrance to this hall was a bar for gentlemen exclusively; to the right was a salon where the ladies could wait while their escorts tipped before-dinner drinks. The dining hall itself spread beneath a soaring barrel-vaulted ceiling with orchestra balconies at either end where musicians played during dinner hours. Each table and its matched set of carved oak chairs from Austria rested on an individual oriental rug.

The only other room rivaling the elegance of this great hall was the Grand Parlor. There crystal chandeliers sparked from ceilings painted with sky scenes of baby angels sporting with doves and rabbits among fleecy clouds. Actually these ceilings were great canvases, painted in Paris by Virgilio Tojetti. They had been shipped to the hotel and mounted in enormous frames which joined the ceiling moldings. Arranged in the parlor were finely upholstered mahogany chairs and couches, art vases, and a collection of paintings by European artists.

Elsewhere in the building there was a barber shop, billiard room, card parlor, writing room, and book store—providing many things a sojourner might require during a month's stay.

1914 , The Awakening of St. Augustine

HOTEL - Ponce de Leon Hotel (Ponce de Leon)

74 King Street
(subd.-SA)
(block-45-C)

1914 , The Awakening of St. Augustine

Location of Site (Specific):

Map Reference (incl. scale & date) USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.	
T07S	R30E	18				812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY						
LATITUDE				LONGITUDE		
Point	Degrees °	Minutes '	Seconds "	Degrees °	Minutes '	Seconds "
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"
	°	'	"	°	'	"

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES						
Point	Degrees °	Minutes '	Seconds "	Degrees °	Minutes '	Seconds "
	°	'	"	°	'	"

800==

UTM Coordinates: 17 469600 3306700 890==
Zone Easting Northing

Description of Site:

Original Use(s) of Site _____ 838==

Site Size (approx. acreage of property) _____ 833==

Condition of Site:

- Check one
- | | | | |
|--|-------|---------------------------------------|-------|
| ☐ Excellent | 863== | ☐ Deteriorated | 863== |
| ☒ Good | 863== | ☐ Ruins | 863== |
| ☐ Fair | 863== | ☐ Unexposed | 863== |
| | | ☐ Redeposited | 863== |

Integrity of Site:

- Check one or more
- | | | | |
|---|-------|--|-------|
| ☐ Altered | 858== | ☐ Restored () (Date:) () | 858== |
| ☒ Unaltered | 858== | ☐ Moved () (Date:) () | 858== |
| ☐ Destroyed | 858== | ☐ Original Site | 858== |

Condition of Site (Remarks): () () _____
_____) () 863==

Threats to Site:

- Check one or more
- | | | | |
|---|-------|---|-------|
| ☐ Zoning () () | 878== | ☐ Transportation () () | 878== |
| ☐ Development () () | 878== | ☐ Fill () () | 878== |
| ☐ Deterioration () () | 878== | ☐ Dredge () () | 878== |
| ☐ Borrowing () () | 878== | | |
| ☐ Other (See Remarks below): | 878== | | |

Threats to Site (Remarks): _____

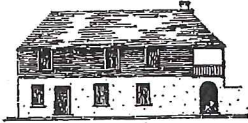
_____ 879==

FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No.	1009==
Site Name	Ponce de Leon Hotel 830==
Other Name(s) for Site	Flagler College 930==
Other Nos. for Site	906==
NR Classification Category:	Building 916==
County	St. Johns 808==
Instructions for locating site (or address)	King Street St. Augustine, Fl 32084 813==
Location:	City of St. Augustine / 45C / 868== subdivision name block no. lot no.
Owner of Site: Name	Flagler College, Inc. ;
Address	P.O. Box 1027, St. Augustine, Fl 32084 902==
Occupant, Tenant, or Manager:	
Name	;
Address	904==
Reporter (or local contact):	
Name	;
Address	816==
Recorder:	
Name & Title	Harper, Robert W. (Assistant Curator) ;
Address	H.S.A.P.B. 818==
Survey Date	7809 820== Type Ownership Institutional 848==
Inventory Status	914==
Previous Survey(s), Excavation(s) or Collection(s): (enter activity/title of project or survey/ name/date/respository)	
	839==
Recording Station	804==
Specimens (Inventory Numbers)	870==
Specimens (Present Repository of Materials)	880==
Date of Visit to Site	828== Recording Date 832==
Photographic Record Numbers	
	860==

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. 209-0033

Receipt No. 1577244
 Advertising Costs \$ _____

Meeting Date: April 18, 2019
 Receipt No. _____

- NAME OF APPLICANT David Carson, Vice President of Business Services
 Business (if applicable) Flagler College
 Address 74 King Street
 City St. Augustine State Florida Zip Code 32084
 Daytime telephone 904-819-6479 Other phone/email dcarson@flagler.edu
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER Flagler College
 Business (if applicable) _____
 Address Same as above
 City _____ State _____ Zip Code _____
 Daytime telephone (required) 904-819-6479 Other phone _____
- PROJECT STREET ADDRESS 74 King Street
- LEGAL DESCRIPTION: Lot _____ Block 45C Subdivision _____ Parcel _____
- EXISTING USE College Dining Room PROPOSED USE College Dining Room
- PROPOSED PROJECT WORK

- 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
- 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 <u>See attached page</u> |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☐ | Exterior lighting & other appurtenances _____ |
| ☐ | ☐ | Existing fences, walls & gates _____ |
| ☐ | ☐ | Existing parking, walkways & other site features _____ |

RECEIVED
MAR 21 2019
 Planning/Building Dept.

RECEIVED

MAR 21 2019

Planning/Building Dept.

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)

See attached page

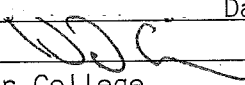
8. AGREEMENT

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.

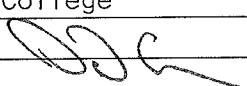
I further understand that if this application is for an Opinion of Appropriateness, I must still obtain a Certificate of Appropriateness before project work can begin. If this application is for a Certificate of Appropriateness and it is approved, I am required to obtain other development approvals, 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 David Carson

SIGNATURE OF APPLICANT 

DATE 3/21/19

PRINT OWNER'S NAME Flagler College

SIGNATURE OF OWNER 

DATE 3/21/19

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.

CERTIFICATE OF APPROPRIATENESS FOR PONCE HALL

7. PROJECT DESCRIPTION: The Flagler College Ponce Hall Dining Room kitchen and serving areas have not had any major renovations since the late 1970's. The current project will renovate the kitchen and serving areas to bring the spaces up to current college dining standards. The proposed scope of work will consist of interior renovations with no new exterior construction.

An existing kitchen exhaust fan will be removed from an existing 2nd floor East window that faces Cordova Street and a smaller exhaust vent opening will be removed from the adjacent window. The wood sash and glass in these windows will be restored and painted to match the adjacent windows.

To replace the removed exhaust fan, one smaller 3rd floor window on the West side of the building will be removed and replaced with an aluminum intake louver to provide kitchen makeup air. The new louver will be painted to match the adjacent window Flagler yellow color. A new roof exhaust vent will be installed on the clay tile roof above the area with the new louver to provide kitchen exhaust and will be painted to match the roof tile color.

Also, please note that a number of window air conditioning units have been removed from Ponce Hall and the adjacent Kenan Hall building exteriors when the building exterior areas were restored in the past few years.

Kelli Mitchell

From: Ken Smith <ksmith@ksarch.org>
Sent: Wednesday, April 03, 2019 2:00 PM
To: Kelli Mitchell
Cc: Dave Carson; 'Weeks, Larry'
Subject: HARB application for 74 King Street
Attachments: 1178 Flagler - Partial Elevation Stack Cap.pdf

Kelli, attached is a section drawing detailing the proposed roof exhaust vents and a part West Building elevation to illustrate the new louver in an existing window opening and the new vents above. Please note that there will be two (2) roof exhaust vents. The second smaller vent will be located behind the larger vent. I did not know that there was a second vent until we receive the attached section drawing. The new roof vents will be painted to match the clay tile roofing color. The new louver will be the Flagler yellow color. The louver and vents replace the window exhaust fan on the East side of the building that will be removed and replaced by window sash to match the other adjacent windows. Thanks for your help with this application. Please let me know should you have any questions or need anything else. Ken

Kenneth R. Smith, FAIA, President
KENNETH SMITH ARCHITECTS, INC.
110 Cypress Landing
Saint Johns, Florida 32259
Telephone: 904-281-0002—Cell 904-234-7200



TIPTON
ASSOCIATES

APAC Kenneth Tipton, Jr. Bryon Hume J. Shane Higdon

449 Westmoreland Drive Baton Rouge LA 70806
225.387.0101 office 225.387.0104 fax

ARCHITECTURE PLANNING INTERIORS TIPTON ASSOCIATES.COM

REVISIONS

No.	Description	Date
	BID SET	FEB 18 2019

PONCE DE LEON DINING
HALL & KITCHEN
FLAGLER COLLEGE

74 KING ST,
ST. AUGUSTINE, FL 32084

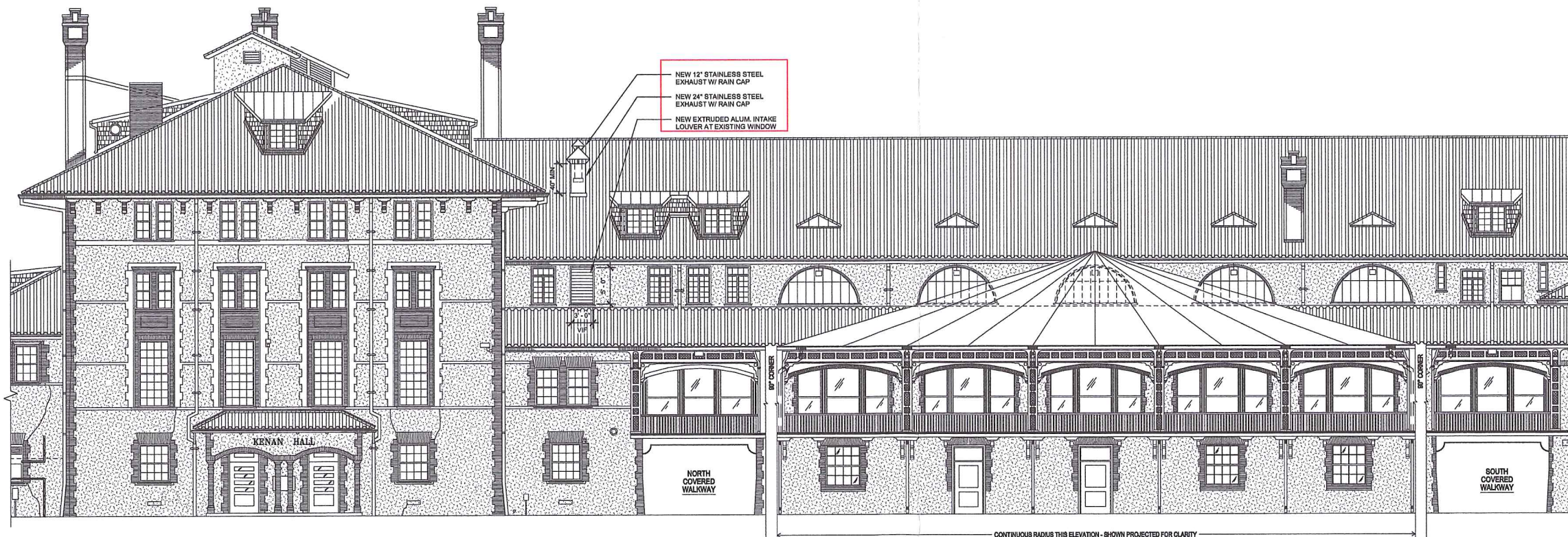
PROJECT NO. 1178.00
PROJECT DATE FEB 18, 2019

EXTERIOR
ELEVATIONS

DWG NO.
A200



2 PARTIAL EAST ELEVATION
1/8" = 1'-0"



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







WEST





City of St. Augustine



St. Augustine, Florida
Nation's Oldest City

Planning/Building

1565 – 2015

450 years
March 28, 2019

David Carson
74 King Street
St. Augustine, Florida 32084

RE: Project Street Address 74 King Street

Mr. Carson:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for April 18, 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
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

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.

*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:

Please provide photographs/specifications showing an up-close view of what the exhaust fan will look like

Project number: 2019-0033 Project Address: 74 King Street
Reviewed by: Kelli Mitchell Date: 3/28/19



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

Detail by Entity Name

Florida Not For Profit Corporation
FLAGLER COLLEGE, INC.

Filing Information

Document Number	705807
FEI/EIN Number	59-1157081
Date Filed	06/25/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/03/2000

Principal Address

74 KING STREET
ST AUGUSTINE, FL 32084

Changed: 03/22/1999

Mailing Address

P.O. BOX 1027
ST AUGUSTINE, FL 32085

Changed: 03/22/1999

Registered Agent Name & Address

CARSON, DAVE L
74 King Street
ST AUGUSTINE, FL 32084

Name Changed: 01/12/2015

Address Changed: 01/12/2015

Officer/Director Detail

Name & Address

Title CFO

CARSON, DAVE L
74 KING STREET
ST. AUGUSTINE, FL 32084

Title Secretary

Title Secretary

DILLON, MARY JANE
3434 HARBOR DRIVE
ST AUGUSTINE, FL 32084

Title Trustee

DRYSDALE, DAVID
140 PELICAN REEF DRIVE
ST. AUGUSTINE, FL 32080

Title Chairman

UPCHURCH, FRANK DIII
4148 CREEKBLUFF DRIVE
ST AUGUSTINE, FL 32086

Title Trustee

BAILEY, JOHN D. JR
350 FIDDLER'S COURT
ST. AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2016	02/15/2016
2017	01/09/2017
2018	01/16/2018

Document Images

01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
02/15/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
01/16/2014 -- ANNUAL REPORT	View image in PDF format
02/06/2013 -- ANNUAL REPORT	View image in PDF format
01/11/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
01/14/2010 -- ANNUAL REPORT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format
01/14/2008 -- ANNUAL REPORT	View image in PDF format
01/09/2008 -- ANNUAL REPORT	View image in PDF format
02/20/2007 -- ANNUAL REPORT	View image in PDF format
03/06/2006 -- ANNUAL REPORT	View image in PDF format
01/12/2005 -- ANNUAL REPORT	View image in PDF format
04/23/2004 -- ANNUAL REPORT	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format
01/16/2002 -- ANNUAL REPORT	View image in PDF format
02/20/2001 -- ANNUAL REPORT	View image in PDF format

11/03/2000 -- REINSTATEMENT	View image in PDF format
03/22/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
03/04/1997 -- ANNUAL REPORT	View image in PDF format
02/27/1996 -- ANNUAL REPORT	View image in PDF format
06/19/1995 -- ANNUAL REPORT	View image in PDF format



St. Johns County, FL

Quick Links

- My Tax Bill
- Tax Estimator

2018 TRIM Notice

- 2018 TRIM Notice

2017 TRIM Notice

- 2017 TRIM Notice

Summary

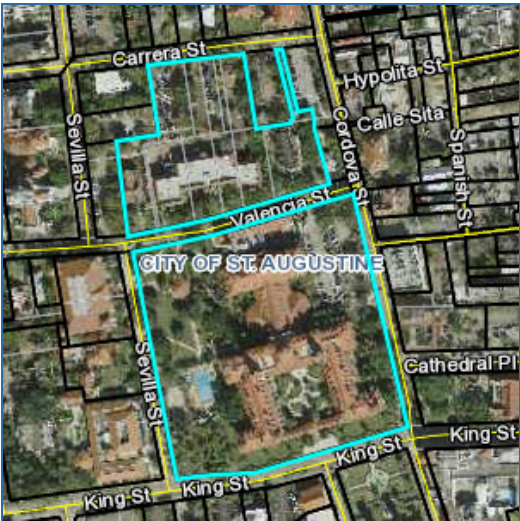
Parcel ID	2016900000
Location	74 KING ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St (COM) (610.19)
Tax Description*	CITY OF ST AUGUSTINE BLK 45-C & PT OF MODEL LAND CO SUB CITY BLK J LOT 1 (EX W75FT) ALL LOTS 2 3 4 5 & 6 (EX DB188 /421 & OR260/264 & 297) LOT 7 (EX DB186/141 & DB188/421) PT LOT 8 IN SE CORN LOTS 9 10 11 12 & 14 (EX N75 & W75FT) OR103/258 259 & 233/113 & 236/ 419 & 297/203 & 663/1266 1267 & 942/1537
	*The Description above is not to be used on legal documents.
Property Use	Public Colleges (8400)
Code	
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	10.540
Homestead	N

View Map

Owner

Owner Name	Flagler College Inc 100% Flagler College Female Dorm 100% Flagler College Student Svcs 100% Flagler College Security 100% Flagler College Flagler Room 100% Flagler College Tour & Gift 100%
Mailing Address	C/O DIR BUS SERVICES PO BOX 1027 SAINT AUGUSTINE, FL 32085-1027

Map



Valuation

	2019
Building Value	\$122,204,683
Extra Features Value	\$1,334,566
Total Land Value	\$2,296,550
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$125,835,799
Total Deferred	\$82,811,595
Assessed Value	\$43,024,204
Total Exemptions	\$43,024,204
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	\$78,475,652	\$1,419,973	\$1,263,103	\$0	\$0	\$81,158,728	\$39,112,913	\$81,158,728	\$0
2017	\$49,437,890	\$1,357,643	\$1,263,103	\$0	\$0	\$52,058,636	\$52,058,636	\$52,058,636	\$0
2016	\$56,945,086	\$1,354,844	\$1,263,103	\$0	\$0	\$59,563,033	\$59,563,033	\$59,563,033	\$0
2015	\$58,543,564	\$1,355,729	\$1,263,103	\$0	\$0	\$61,162,396	\$61,162,396	\$61,162,396	\$0
2014	\$56,604,273	\$1,356,331	\$1,263,103	\$0	\$0	\$59,223,707	\$59,223,707	\$59,223,707	\$0
2013	\$58,108,679	\$1,357,201	\$1,263,103	\$0	\$0	\$60,728,983	\$60,728,983	\$60,728,983	\$0
2012	\$57,411,637	\$1,358,072	\$1,263,103	\$0	\$0	\$60,032,812	\$60,032,812	\$60,032,812	\$0
2011	\$58,434,117	\$1,358,941	\$1,377,930	\$0	\$0	\$61,170,988	\$61,170,988	\$61,170,988	\$0
2010	\$59,456,597	\$1,359,814	\$1,492,757	\$0	\$0	\$62,309,168	\$62,309,168	\$62,309,168	\$0

Exemptions

Exemption Type	Amount
Educational	\$43,024,204

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	20796	Roof Cover	Clay Tile
Conditioned Area	18276	Interior Flooring	Carpet, Hardwood
Actual Year Built	1885	Interior Wall	Drywall
Use	Public Schools	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Stone	Baths	

Category	Type	Pct
Exterior Wall	Stone	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	70%
Interior Flooring	Hardwood	30%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	75 FIXTURES	100%
Electrical	Excellent	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Condition	Excellent	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	1768	1768
FINISHED UPPER STORY	2505	2505
BASE AREA	2505	2505
BASE AREA	7552	7552
CANOPY (COMMERCIAL)	0	1792
BASE AREA	1441	1441
FINISHED UPPER STORY	2505	2505
CANOPY (COMMERCIAL)	0	280

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	448
Total SqFt	18276	20796

Building	2	Roof Structure	Wood Truss
Actual Area	17679	Roof Cover	Concrete Tile
Conditioned Area	12606	Interior Flooring	Concrete Finish, Hardwood
Actual Year Built	1885	Interior Wall	Wall Board
Use	Public Schools	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Stone, Jumbo Brick	Baths	

Category	Type	Pct
Exterior Wall	Stone	90%
Exterior Wall	Jumbo Brick	10%
Roofing Structure	Wood Truss	100%
Roofing Cover	Concrete Tile	100%
Interior Walls	Wall Board	100%
Interior Flooring	Concrete Finish	50%
Interior Flooring	Hardwood	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	22 Fixtures	100%
Electrical	Excellent	100%
Foundation	Concrete Slab	100%
Insulation	4" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Excellent	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	1274
BASE AREA	5353	5353
CANOPY (COMMERCIAL)	0	235
CANOPY (COMMERCIAL)	0	1274
FINISHED UPPER STORY	5353	5353
MASONRY UTILITY	0	1040
MASONRY UTILITY	0	1040
MASONRY UTILITY	0	70
BASE AREA	950	950
ENCLOSED STAIRWELL	0	70
FINISHED UPPER STORY	950	950
MASONRY UTILITY	0	70
Total SqFt	12606	17679

Building	3	Roof Structure	Wood Truss
Actual Area	49474	Roof Cover	Concrete Tile
Conditioned Area	49048	Interior Flooring	Carpet, Sheet Vinyl
Actual Year Built	1885	Interior Wall	Drywall
Use	Public Schools	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Stone, Jumbo Brick	Baths	

Category	Type	Pct
Exterior Wall	Stone	90%
Exterior Wall	Jumbo Brick	10%
Roofing Structure	Wood Truss	100%
Roofing Cover	Concrete Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	33 FIXTURES	100%
Electrical	Excellent	100%
Foundation	Concrete Slab	100%

Category	Type	Pct
Insulation	4" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Excellent	100%

Description	Conditioned Area	Actual Area
BASE AREA	11480	11480
FINISHED UPPER STORY	11606	11606
FINISHED UPPER STORY	11606	11606
FINISHED UPPER STORY	11606	11606
FINISHED UPPER STORY	2750	2750
CANOPY (COMMERCIAL)	0	126
CANOPY (COMMERCIAL)	0	300
Total SqFt	49048	49474

Building 4
Actual Area 197970
Conditioned Area 172438
Actual Year Built 1885
Use Public Schools
Style 04
Class N
Exterior Wall Stone

Roof Structure
Roof Cover
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Stone	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Ceramic Tile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	319 FIXTURES	100%
Electrical	Excellent	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Excellent	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	53424	53424
FINISHED UPPER STORY	45753	45753
CANOPY (COMMERCIAL)	0	2002
FINISHED UPPER STORY	25200	25200
BASE AREA	42812	42812
CANOPY (COMMERCIAL)	0	1651
CANOPY (COMMERCIAL)	0	792
CANOPY (COMMERCIAL)	0	792
CANOPY (COMMERCIAL)	0	5892
CANOPY (COMMERCIAL)	0	1651
CANOPY (COMMERCIAL)	0	2016
CANOPY (COMMERCIAL)	0	2002
CANOPY (COMMERCIAL)	0	5892
CANOPY (COMMERCIAL)	0	1722
CANOPY COMMERCIAL - FORCED	0	1120
FINISHED UPPER STORY - FORCED	5249	5249
Total SqFt	172438	197970

Building 8
Actual Area 11807
Conditioned Area 11338
Actual Year Built 1900
Use Office Buildings
Style 04
Class N
Exterior Wall Wood

Roof Structure Wood Truss
Roof Cover Slate
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
----------	------	-----

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Slate	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	13 Fixtures	100%
Electrical	Excellent	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Wood Frame	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	3514	3514
CANOPY (COMMERCIAL)	0	25
FINISHED UPPER STORY	3514	3514
FINISHED UPPER STORY	1785	1785
BASE AREA	360	360
FINISHED UPPER STORY	360	360
FINISHED CARPORT	0	396
CANOPY (COMMERCIAL)	0	48
FINISHED UPPER STORY	1805	1805
Total SqFt	11338	11807

Building 9
Actual Area 1274
Conditioned Area 968
Actual Year Built 1935
Use Public Schools
Style 04
Class N
Exterior Wall Jumbo Brick

Roof Structure Wood Truss
Roof Cover Slate
Interior Flooring Concrete Finish
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Jumbo Brick	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Slate	100%
Interior Walls	Drywall	100%
Interior Flooring	Concrete Finish	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	1 Fixture	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	968	968
CANOPY (COMMERCIAL)	0	306
Total SqFt	968	1274

Building 10
Actual Area 870
Conditioned Area 850
Actual Year Built 1935
Use Office Buildings
Style 04
Class N
Exterior Wall Concrete Stucco, Stone

Roof Structure Wood Truss
Roof Cover Slate
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
----------	------	-----

Category	Type	Pct
Exterior Wall	Concrete Stucco	70%
Exterior Wall	Stone	30%
Roofing Structure	Wood Truss	100%
Roofing Cover	Slate	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	850	850
CANOPY (COMMERCIAL)	0	20
Total SqFt	850	870

Building 11
Actual Area 59869
Conditioned Area 43461
Actual Year Built 1987
Use Dormitories
Style 04
Class N
Exterior Wall Concrete Stucco, Jumbo Brick

Roof Structure Rigid Frame
Roof Cover Built Up
Interior Flooring Sheet Vinyl
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	70%
Exterior Wall	Jumbo Brick	30%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Sheet Vinyl	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	244 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	5516
CANOPY (COMMERCIAL)	0	460
FINISHED UPPER STORY	14287	14287
CANOPY (COMMERCIAL)	0	5516
FINISHED UPPER STORY	14287	14287
CANOPY (COMMERCIAL)	0	4916
BASE AREA	14887	14887
Total SqFt	43461	59869

Building 12
Actual Area 10925
Conditioned Area 10307
Actual Year Built 1900
Use Office Buildings
Style 04
Class N
Exterior Wall Jumbo Brick, Concrete Block

Roof Structure Wood Truss
Roof Cover Slate
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
----------	------	-----

Category	Type	Pct
Exterior Wall	Jumbo Brick	50%
Exterior Wall	Concrete Block	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Slate	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	117	117
BASE AREA	4966	4966
BASE AREA	65	65
CANOPY (COMMERCIAL)	0	25
CANOPY (COMMERCIAL)	0	468
BASE AREA	319	319
BASE AREA	4840	4840
CANOPY (COMMERCIAL)	0	63
OUTSIDE STAIRS - FORCED	0	62
Total SqFt	10307	10925

Building 13
Actual Area 3318
Conditioned Area 3261
Actual Year Built 1900
Use Office Buildings
Style 04
Class N
Exterior Wall Wood

Roof Structure Wood Truss
Roof Cover Composite Shingle
Interior Flooring Carpet, Hardwood
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Hardwood	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	9 Fixtures	100%
Electrical	Excellent	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	4" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Excellent	100%

Description	Conditioned Area	Actual Area
1.5 STORY	1899	1266
CANOPY (COMMERCIAL)	0	39
FINISHED UPPER STORY	1266	1266
CANOPY (COMMERCIAL)	0	503
BASE AREA	96	96
OUTSIDE STAIRS - FORCED	0	148
Total SqFt	3261	3318

Extra Features

Code Description	BLD	Length	Width	Height	Units
Wood Fence	2	0	0	0	22

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	2	15	9	0	135
Sprinkler Wet	2	0	0	0	9848
Concrete Paving	2	0	0	0	528
Elevator - Residential (48"x48" - 3 Passenger) 3+	2	0	0	0	1
Wood Fence	9	0	0	0	63
Storage Building	12	20	12	0	240
Pool (Concrete)	0	76	37	0	2812
Kool Deck	0	0	0	0	4328
Patio	0	0	0	0	11748
Metal Fence 8'	0	0	0	0	438
Sprinkler Wet	0	0	0	0	150000
Gazebo	0	0	0	0	1620
Concrete Paving	0	0	0	0	4523
Brick Pavers (3001-9999)	2	0	0	0	5693
Concrete Paving	2	0	0	0	434
Masonry Wall	2	29	12	0	348
Wood Fence	2	0	0	0	66
Concrete Paving	3	13	7	0	91
Masonry Wall	3	74	12	0	888
Handicap Ramp	4	130	6	0	780
Gate	4	20	12	0	240
Fireplace Exterior	4	0	0	0	300
Fountain (Excellent)	4	0	0	0	1
Asphalt Paving	4	0	0	0	21173
Stops	4	0	0	0	29
Curb	4	0	0	0	962
Pole Light	4	0	0	0	30
Pole Light	4	0	0	0	20
Masonry Wall	4	1697	4	0	6788
Fountain (Good)	4	0	0	0	1
Masonry Wall	4	2	12	0	24
Masonry Wall	8	36	4	0	144
Masonry Wall	8	28	8	0	224
Sprinkler Wet	8	0	0	0	9553
Handicap Ramp	8	67	5	0	335
Concrete Paving	0	0	0	0	1500
Asphalt Paving	0	0	0	0	3400
Canopy	11	0	0	0	463
Stops	11	0	0	0	115
Asphalt Paving	11	0	0	0	30600
Sprinkler Wet	11	0	0	0	43461
Pole Light	11	0	0	0	180
Garage Finished (Average)	12	20	30	0	600
Sprinkler Wet	12	0	0	0	5427
Sprinkler Wet	13	0	0	0	260
Handicap Ramp	13	65	4	0	260

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Public Colleges	0	0	50557	SF	\$252,785
Public Colleges	0	0	61760	SF	\$308,800
Public Colleges	0	0	16967	SF	\$84,835
Public Colleges	0	0	330026	SF	\$1,650,130

Sales

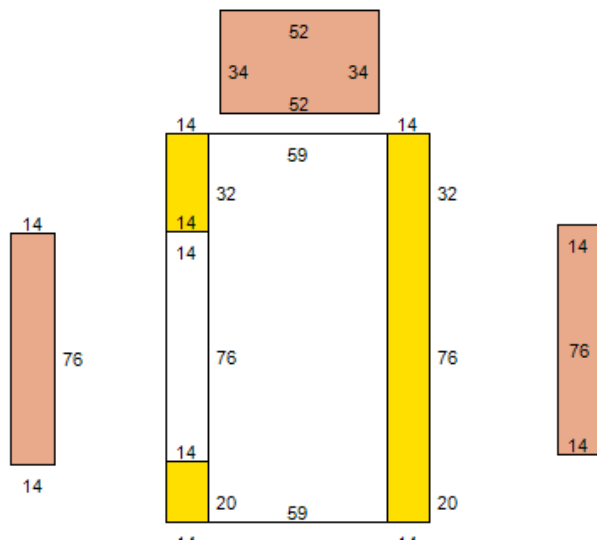
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/29/1992	\$250,000.00	WD	942	1537	U	I	FIRST CHURCH OF CHRIST SCIENTIST	FLAGLER COLLEGE INC

Area Sales Report

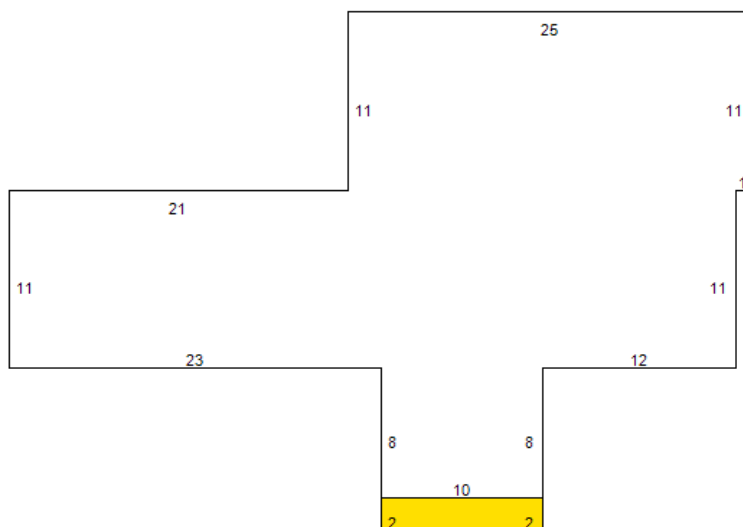
Recent Sales in Area

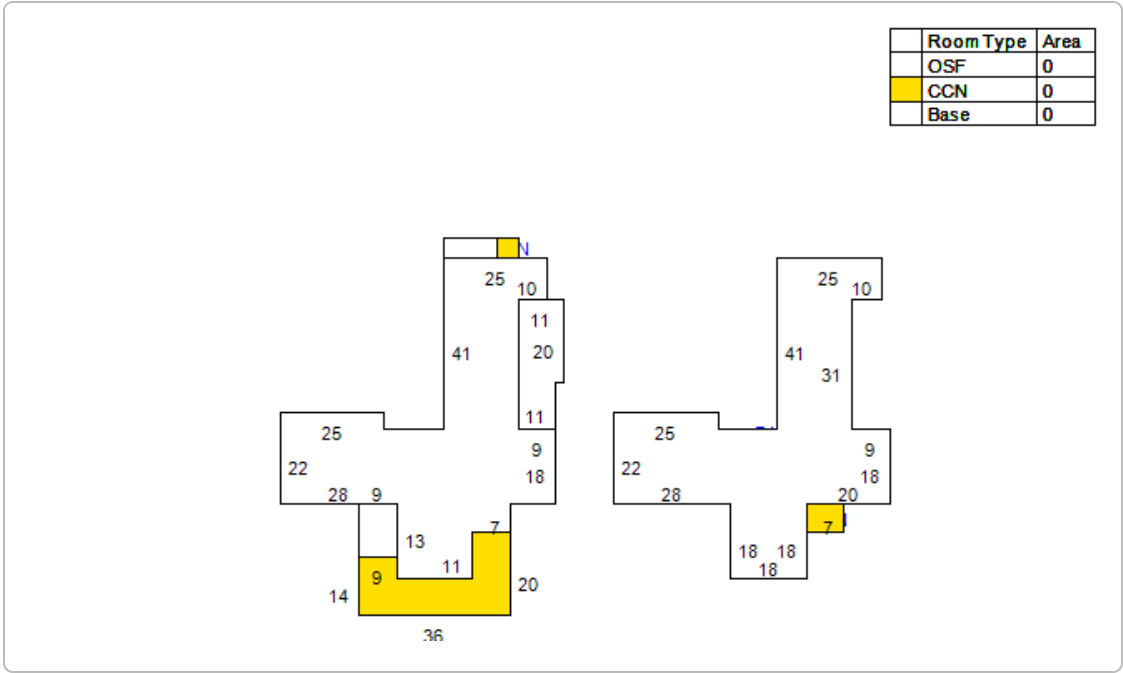
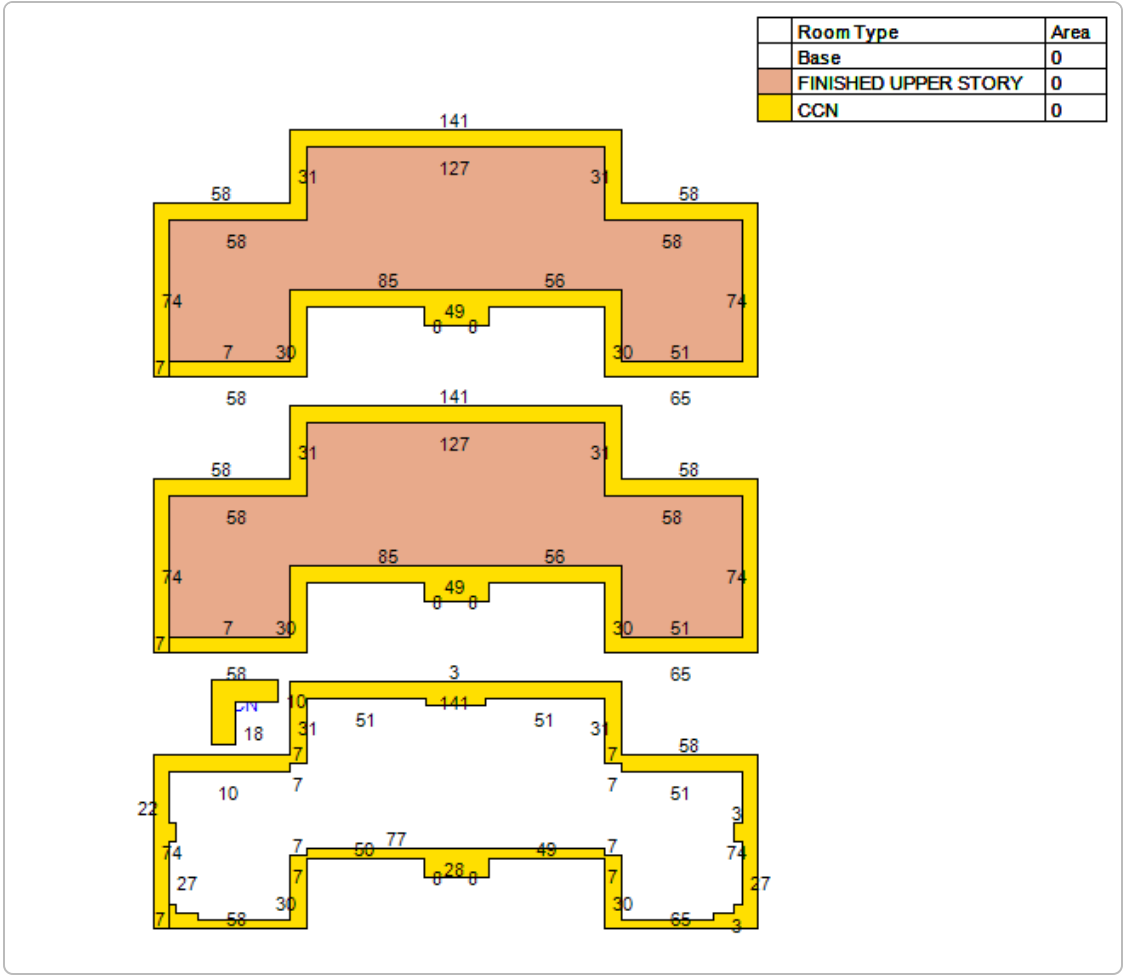
Sketches

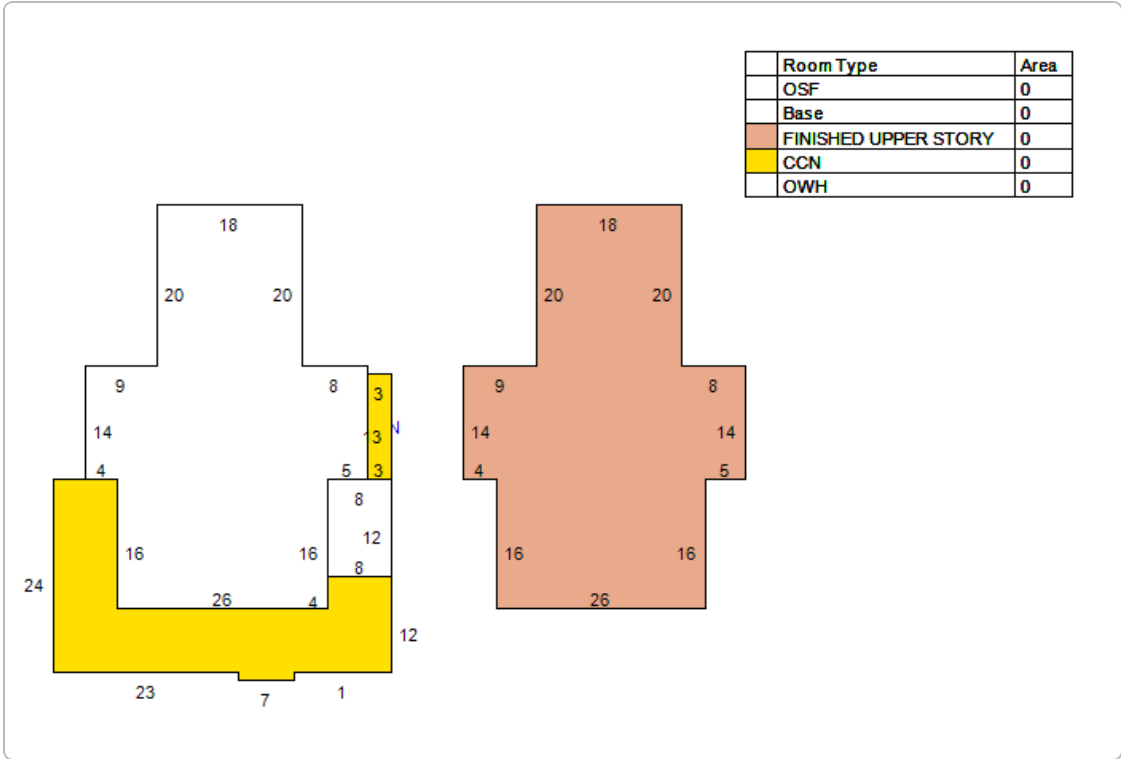
	Room Type	Area
	CCN	0
	Base	0
	FINISHED UPPER STORY	0

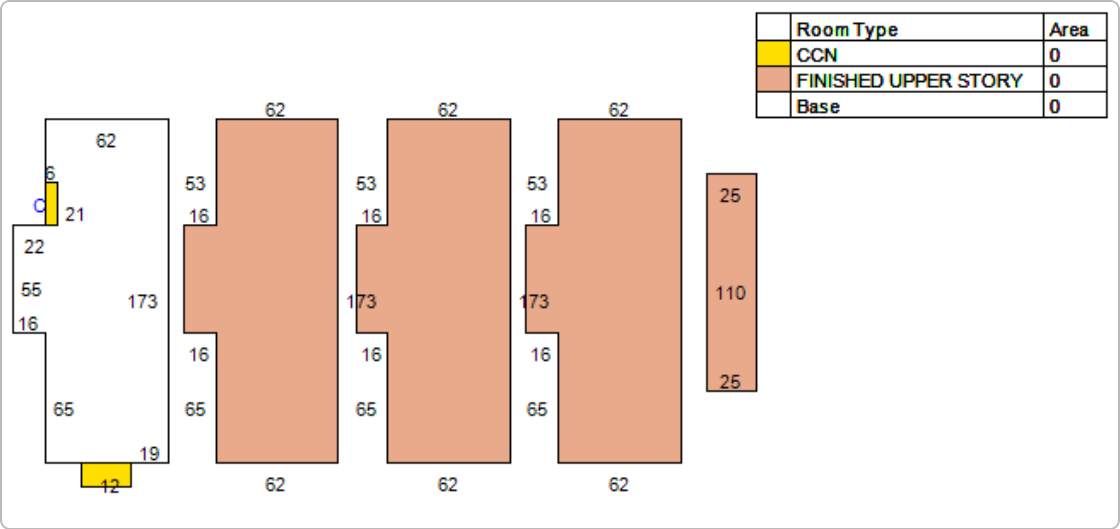
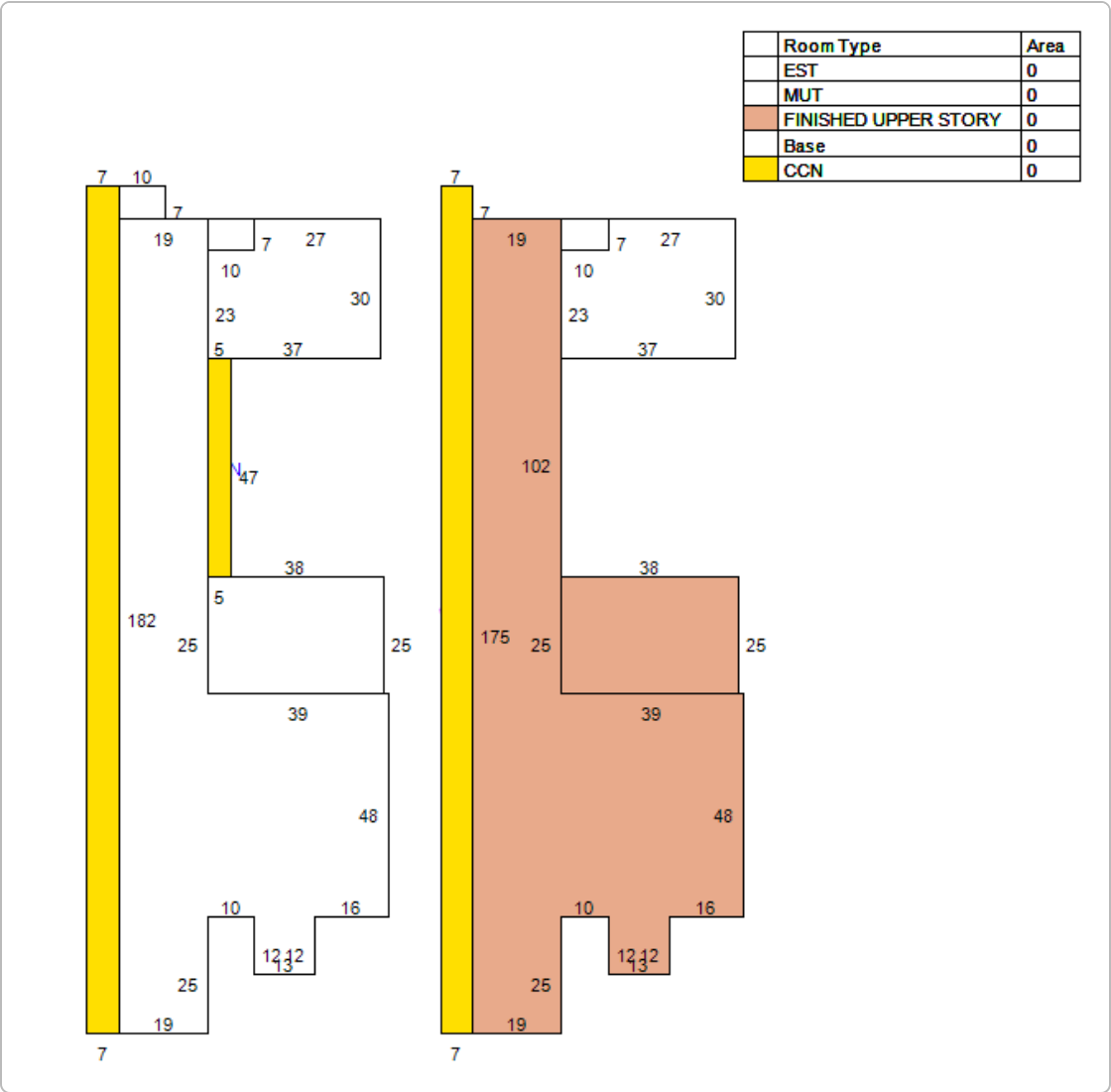


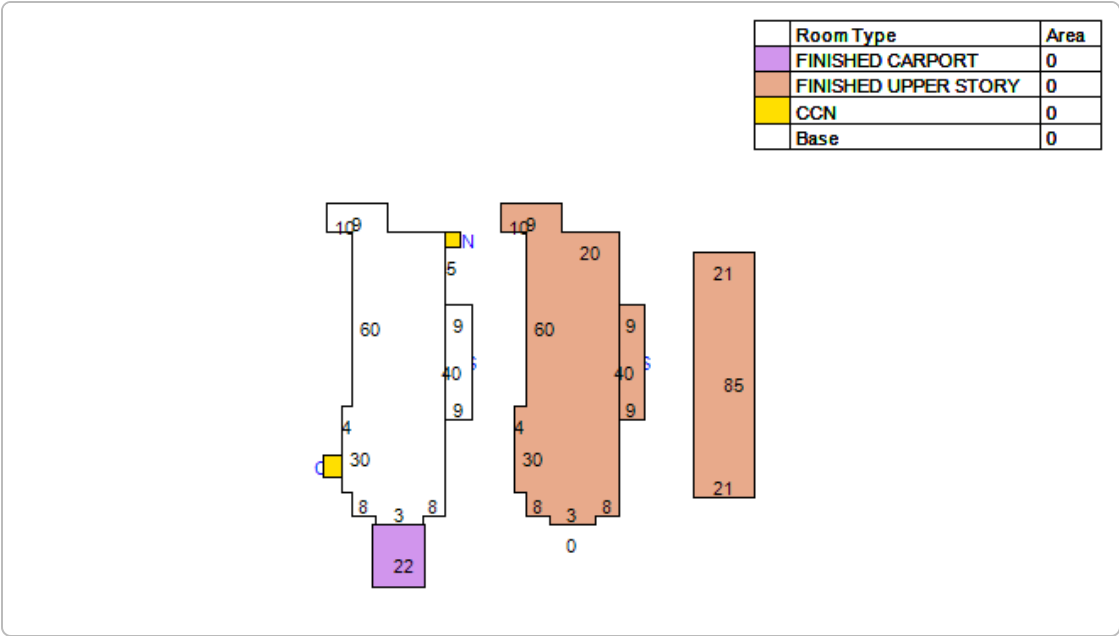
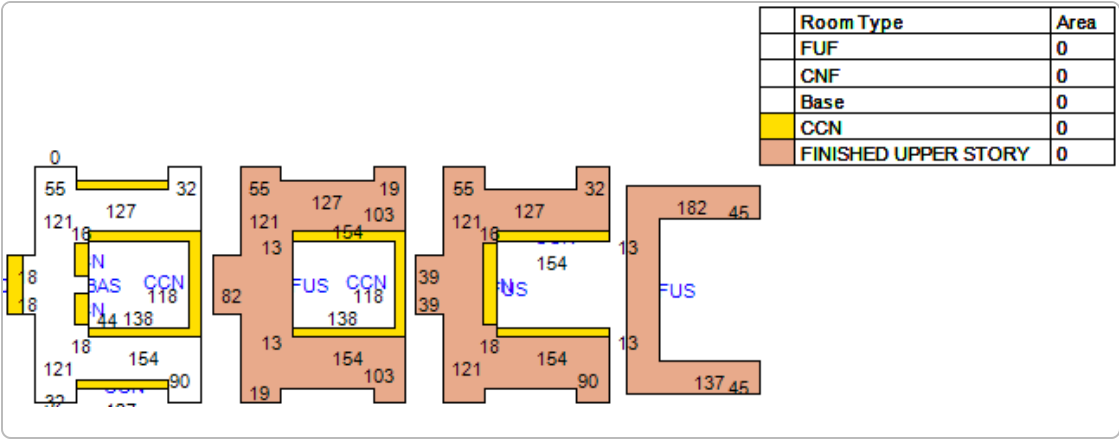
	Room Type	Area
	CCN	0
	Base	0

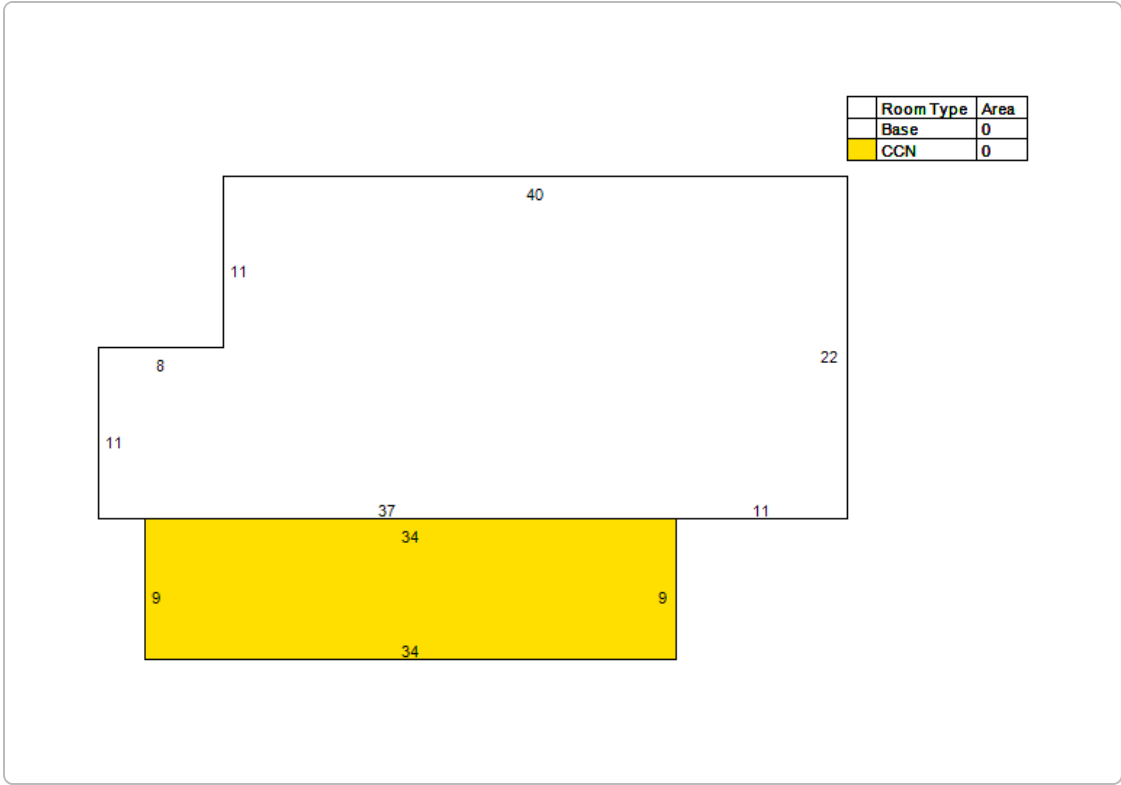












The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Last Data Upload: 4/8/2019, 11:56:59 PM

Version 2.2.10





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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for April 18, 2019 Meeting



Application: 2019-0035

Address: 60 Cathedral Place

Marquis Latimer + Halback, Inc., Applicant
Diocese of St. Augustine, Owner

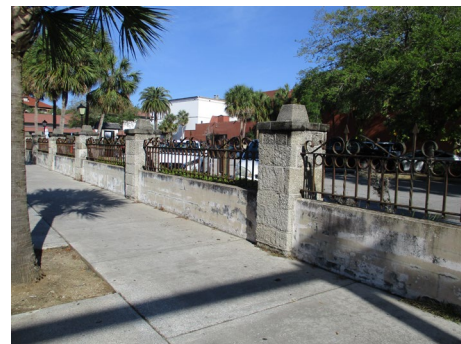
Project description: To make alterations to an existing parking lot and surrounding wall.

Architectural Style: N/A	Florida Master Site File: N/A
National Register: N/A	Construction date: N/A
Archaeology Zone: 1A	Zoning District: HP-2
Parcel number: 1976700000	
Agenda Item: 5(b)	Previous Action(s): OOA for Parking Lot; COA for Kiosk

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to make alterations to an existing parking lot and surrounding wall.

- The lot is currently covered in asphalt and replacing it with matching material will be appropriate. The applicant should contact the city archaeologist to determine if an archaeology review will be necessary.
- The proposed lamp is similar to the ones already found in the parking lot and to the ones St. George Street. Overall, the lighting is compatible.
- It appears that the attendant stall is simply being moved and not rebuilt. If this is not the case, the applicant should provide additional information on the new design.
- Stucco over masonry is appropriate for walls.
- The applicant needs to confirm that the replacement wrought iron work will be made from the same material as the existing iron work and that such work will be limited to necessary repairs.
- The applicant should clarify how the coquina columns will be repaired, what materials will be used for the groundcover facing Cathedral Place and for the signs, and what the pre-cast cap is made from.
- The signs do not appear to meet the sign code. Also, the coquina pillar appears to be in the city's right-of-way.



A Section of the Existing Wall



The Existing Wrought Iron Work



Portion of the Parking Lot

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 **60 Cathedral Place** for the project components related to repair work and lighting because they meet the Secretary of Interior Standards 5, 6, and 10 and with the following conditions:

1. The applicant confirms that the wrought iron work will be repaired with the same material and limited to necessary repairs versus whole sale replacement.
2. The applicant provides details on the repair of the coquina stone columns.
3. The signage is removed on the coquina pillar because it does not meet the sign code and is not architecturally compatible with the historic wall features, and the pillar appears to be in the city right-of-way.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0035
60 Cathedral Place
April 18, 2019
STAFF PHOTOGRAPHS:



F2019-0035
60 Cathedral Place
April 18, 2019

SUMMARY SCOPE OF WORK:

- Remill and restripe the parking lot
- Install new lighting and new signs
- Repair the existing masonry and stucco wall and the columns
- Alter the size of the parking spots
- Move the attendant stall

CITY CODES/DESIGN GUIDELINES:

Electrical and Mechanical Equipment

Post-1821

Lighting fixtures should be compatible with the architectural style of the primary building. Light intensity levels must be as low as possible to preserve the historic ambiance and to reflect levels of gas lights and early electric lights. Inconspicuous modern fixtures may be installed where more light is required as a supplement to historical fixtures. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

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.

Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

Parking, Landscaping and Site Features

Do...

- 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.
- 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.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- 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.
- 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.

Post-1821

Site features of modern design and materials (plastic, metal, vinyl and similar materials) are not appropriate in public spaces.

Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate. Garages are addressed in the Accessory Buildings section of these Guidelines.

Signs

Generally

- Use simple design and lettering styles such as block-style and serif style, painted in high contrast to the sign board color.
- Sign panels should be square or rectangular and flush mounted.
- Highly ornate signs are inappropriate.
- Signs that obscure architectural details such as windows, cornice, decorative brickwork and storefronts are inappropriate.
- Signs that interfere with the sight lines of adjoining buildings are inappropriate.

Other Post-1821 Styles

Appropriate materials are wood and metal. Letters and graphics may be painted directly on the sign board; separate carved letters or graphics, or tiles may be fastened to the sign board; or the sign may be routed to result in either raised or recessed letters and graphics. Signs made of polished, anodized or chromed metal are not appropriate.

Appropriate sign types are bracket, pole, post, wall, fascia and freestanding.

Brackets or chains which are attached to buildings to support signs may be made of wood, brass, copper, bronze, nickel, tin or iron. Painted, polished, anodized or chromed metals are not appropriate.

Wood posts or metal poles which are anchored in the ground to support signs may be appropriate. Other support structures which are anchored in the ground to support signs must be made of coquina, smooth stucco over block, or brick.

Appropriate sign shapes are square, rectangular, circular, semi-circular, oval, shield, or a combination of these shapes. Edges may be routed.

Victorian or Flagler lettering styles are appropriate. Lettering styles from the 16th, 17th or 18th century are not appropriate. The lettering style should be simple and easily readable.

Paint colors should reflect the historical era and architectural style of the building. Generally, the sign should have a dark border, a light sign board and dark letters. As an alternative, the sign could have a dark sign board and light letters.

Graphics may include appropriate decorative elements, such as flowers, trees, animals, period objects, pointing hands, celestial objects and borders.

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]
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]
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]
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]

Chapter 3 - ADVERTISING AND SIGNS^[1]

Secs. 3-6—3-20. - Reserved.

ARTICLE II. - SIGNS

Sec. 3-23. - Sign regulations generally.

- (c) *Sign area determination.* The surface area of a sign shall include the background, frame and ornamentation. When separate letters or graphics are attached to or painted on a surface, the area shall be determined by the smallest geometric shape that encloses all letters, graphics and borders as a complete sign. Double-faced sign areas shall be determined as the area of a single face of such sign.
- (d) *Sign locations.* Notwithstanding more specific or stringent requirements of this article, all signs shall meet the following location requirements:
 - (1) *Public right-of-way.* No sign may be located on a right-of-way for a public or private street or alleyway. Signs placed in the public right-of-way may be removed without notice by the building official and/or the city engineer. The cost of such removal shall be charged to the sign owner and/or contractor. Failure to submit payment within thirty (30) days shall result in the case being brought before the code enforcement board except as specifically outlined in section 3-23(b)(10).
 - (2) *Intersections.* No freestanding, pole or post sign shall be installed within thirty (30) feet of an intersection when such sign is more than three (3) feet in height or has less than eight (8) feet in ground clearance to the bottom edge of the sign. Any freestanding sign over three (3) feet in height located within twenty-five (25) feet of a driveway shall be set back at least ten (10) feet from the right-of-way of the street to which such driveway provides access.
 - (3) *Clearance.* No projecting sign over a pedestrian access, street or alley shall be less than eight (8) feet above the ground surface; provided, however, that within historic districts no projecting sign over a pedestrian access, street or walkway shall be less than seven (7) feet above the ground surface.
 - (4) *Location on a structure.* No wall-mounted or bracket sign may be installed above the ground floor of a structure or extend above the eave of the roof. Signs consistent with the Anastasia Boulevard Design Standards may be installed above the ground floor.
 - (5) *Credit card signs.* No credit card, charge card, bank card or other financial services card signs shall be allowed in an historic zone, and those in existence shall be removed by March 1, 2000, or considered in violation of the Code of the city.

DIVISION 2. - HISTORIC ZONES^[3]

Sec. 3-46. - Historic zone signs.

(a) All signs, including temporary window, seasonal/holiday, special event and banners, streamers and pennant signs in Historic Zones 1, 2 and 3 shall be approved by the historic architectural review board prior to issuance of a permit or shall meet preapproved guidelines.

(2) *Historic Zone 2.*

a. *Permitted signs.* The following signs shall be permitted signs:

1. Bracket.
2. Wall.
3. Facia.
4. Post.
5. Freestanding.
6. Directory.
7. Index/informational.
8. Accessory/auxiliary.
9. Affiliation.
10. Menu board.

b. *Prohibited signs.* The following signs shall be prohibited signs:

1. Animated.
2. Awning.
3. Billboard.
4. Bench.
5. Canopy.
6. Changeable copy, manual and automatic.
7. Political.
8. Surface graphics.
9. Off-premises.
10. Roof.
11. Sidewalk/sandwich.
12. Shopping center.
13. Illuminated/electrical, including interior signs visible from any public right-of-way, notwithstanding any other provision of this Code.
14. Marquee.
15. Portable.
16. Window; provided, however, that one (1) window sign (painted or etched) shall be allowed for each window not to exceed six (6) square feet or two (2) feet by three (3) feet. Such window signs will be counted toward the total maximum number of signs permitted for each business. Additionally, one (1) sign per window may be permitted in addition to all other signs authorized to be placed within three (3) feet of a window on the interior of the building and not to exceed four (4) square feet (two (2) feet by two (2) feet).
17. Disfiguring.
18. Vehicle.
19. Flashing.

c. *Number of signs.* The maximum number of signs per entrance is two (2). The maximum number of signs per business is three (3). No business identification sign shall be permitted along a street or public way not providing direct public access to the principal use or activity. Where public access is through a common entrance or through another principal use establishment, a directory or index/informational sign shall be used.

d. *Specific requirements:*

	Maximum Width or Length	Total Size (sq. ft.)	Height to Bottom	Height to Top
Bracket/projecting	4;ft;	16	8;ft;	14;ft;
Freestanding	4;ft;/8;ft;	32	N/A	10;ft;
Post	4;ft;/8;ft;	32	8;ft;	16;ft;
Index/informational affiliation	30;inch;/24;inch;	5	N/A	N/A
Wall directory	4;ft;	16	N/A	N/A
Facia	1½;ft; wide 8;ft; long	12	N/A	N/A
Menu board	18;inch;	2.25		72;inch; to top of sign structure

- e. *Multiple frontage lots.* One (1) additional sign allowed if the structure or use is located on more than two (2) street frontages; provided that the business has an entrance on more than two (2) streets and provided further that a single business located in a single building occupying one hundred (100) lineal feet on one (1) street will be allowed sixty (60) square feet of signs with no single sign to exceed twenty-four (24) square feet.

F2019-0035
60 Cathedral Place
April 18, 2019

LIST OF ATTACHMENTS:

1. N/A

RECEIVED

MAR 22 2019

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. 2019-0035

Receipt No. 1578295

Meeting Date: April 18, 2019

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

- NAME OF APPLICANT Carter Gresham
 Business (if applicable) Marquis Latimer + Halback, Inc.
 Address 34 Cordova Street, Suite A,
 City St. Augustine State FL Zip Code 32084
 Daytime telephone 904.825.6747 Other phone/email 904.547.1486
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER Diocese of St. Augustine (Bishop Estevez); Fr. Tom Willis, Rector
 Business (if applicable) Diocese of St. Augustine
 Address 11625 Old St. Augustine Rd
 City Jacksonville State FL Zip Code 32258
 Daytime telephone (required) 904.262.3200 Other phone _____
- PROJECT STREET ADDRESS 60 Cathedral Place, St. Augustine, FL 32084
- LEGAL DESCRIPTION: Lot 2 Block 15 Subdivision _____ Parcel 1976700000
- EXISTING USE PARKING PROPOSED USE PARKING
- 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) <small>Repair and re-stucco existing block wall, repair ironwork, replace sign board on existing pillar.</small> _____ |
| ☐ | ☐ | Porch/Deck/Balcony _____ |
| ☐ | ☐ | Awning/Canopy _____ |
| ☐ | ☐ | Exterior Doors _____ |
| ☐ | ☐ | Windows _____ |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☐ | Exterior lighting & other appurtenances _____ |
| ☒ | ☐ | Existing fences, walls & gates <u>Repair and re-stucco wall base, repair ironwork.</u> |
| ☐ | ☒ | Existing parking, walkways & other site features <small>Resurfacing/restriping of parking lot, shift of some curbing.</small> _____ |

RECEIVED

MAR 22 2019

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

Planning/Building Dept.

- ☐ 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 City Standard lamps to be placed. Photometric pending.
- ☐ 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)

Parking lot to be milled, repaved, and restriped. Walls surrounding the parking lot with repaired and re-stuccoed to match the adjacent wall across St. George street.

Existing parking pillar sign to be repaired and a price and P/parking symbol to be added.

Attendant structure shall be moved to eastern landscape island. Parking symbol to be added to existing pillar.

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 Carter Gresham

SIGNATURE OF APPLICANT

DATE 03.22.19

PRINT OWNER'S NAME Father Tom Willis

SIGNATURE OF OWNER

DATE 3/22/2019

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.

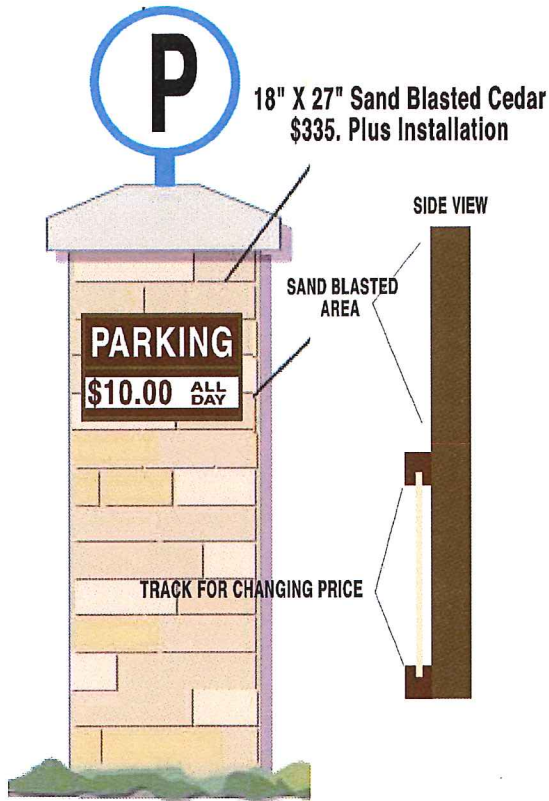
RECEIVED

MAR 22 2019

Planning/Building Dept.

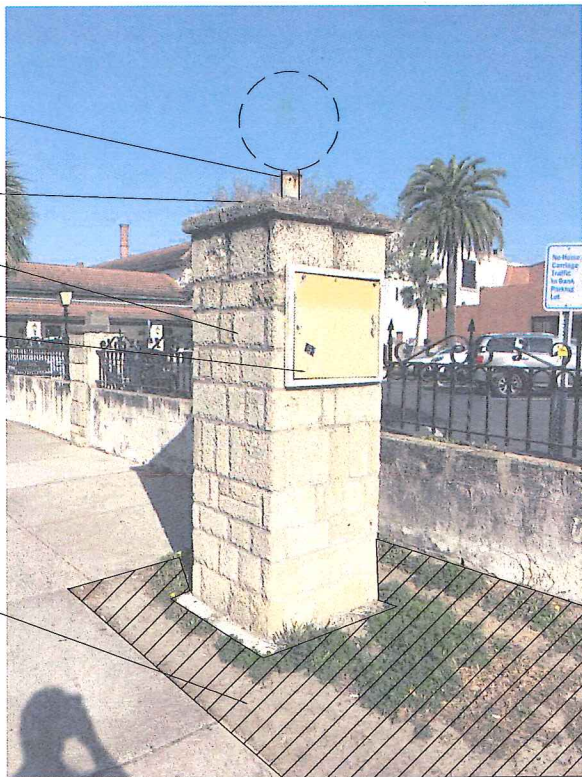


Signs by
Jarrell Gallies
51 SOUTH DIXIE HWY.
ST. AUGUSTINE, FL.
32084



NEW P - PARKING
SIGN/SYMBOL TO
BE ADDED AT TOP
OF CAP
NEW PRE-CAST CAP
PLACED ON TOP OF
EXISTING COQUINA
COQUINA BLOCK
TO REMAIN
EXISTING BOARD TO
BE REMOVED AND
REPLACED (LEFT)

GROUND COVER



IRONWORK TO BE RESTORED.
MISSING SPEAR HEADS TO BE
REPLACED

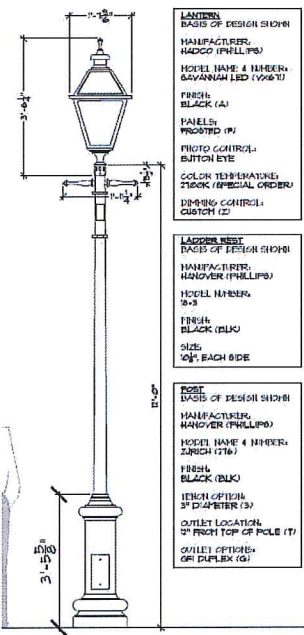
DAMAGE TO VARIOUS
COLUMNS TO BE REPAIRED

STUCCO ALL WALL SECTIONS
COLOR TO MATCH EXISTING
WALL AROUND CATHEDRAL
GARDEN (OTHER SIDE OF ST.
GEORGE STREET)



CATHEDRAL WALL
EXISTING COLOR OR BUILDING ACROSS ST. GEORGE STREET

3 EXISTING SIGNAGE UPDATES
not to scale



2 CITY STANDARD LAMP POST
not to scale

1 EXISTING WALL UPDATES
not to scale

RECEIVED
MAR 22 2019
Planning/Building Dept.

JEREMY MARQUIS
LIC. # 6667110
SEAL
ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

SUPERVISOR

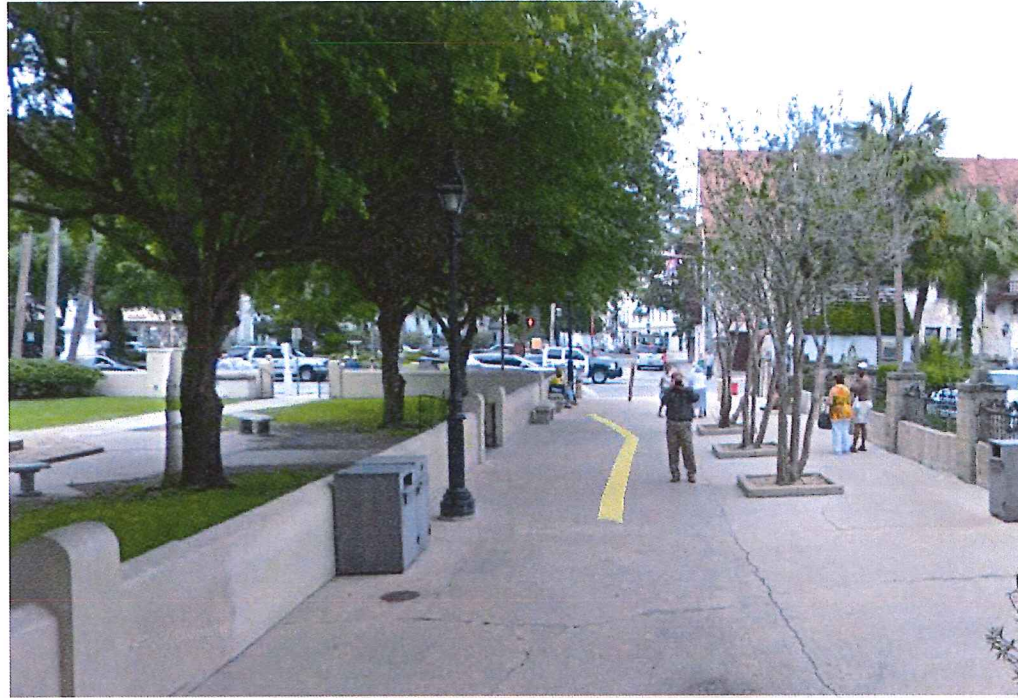
APPROVED

DRAWN BY: CG
CHECKED BY: JM
PROJECT MANAGER: JM

CATHEDRAL BASILICA PARKING LOT
63 Cathedral Place, St. Augustine, FL 32084
HARDSCAPE, LIGHTING, + SIGNAGE DETAILS

SIZE: ANSI D
PRIME PROJECT NO.:
ML+H PROJECT NO.: 17.22.3

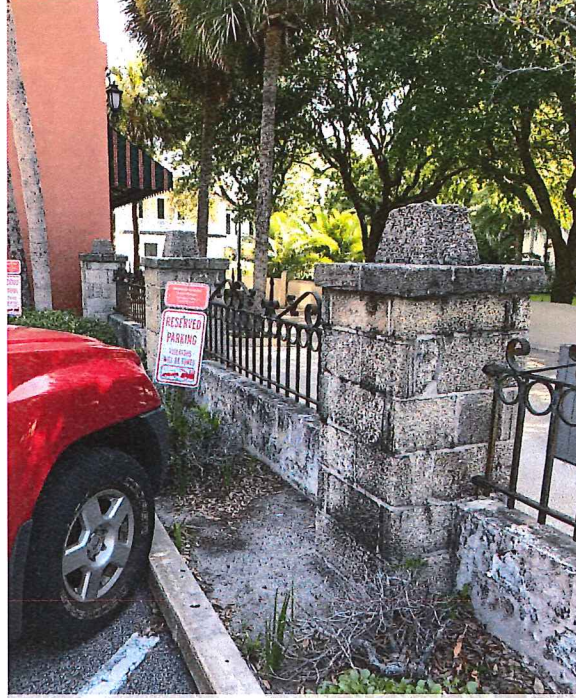
DRAWING NO.:
L-1.2



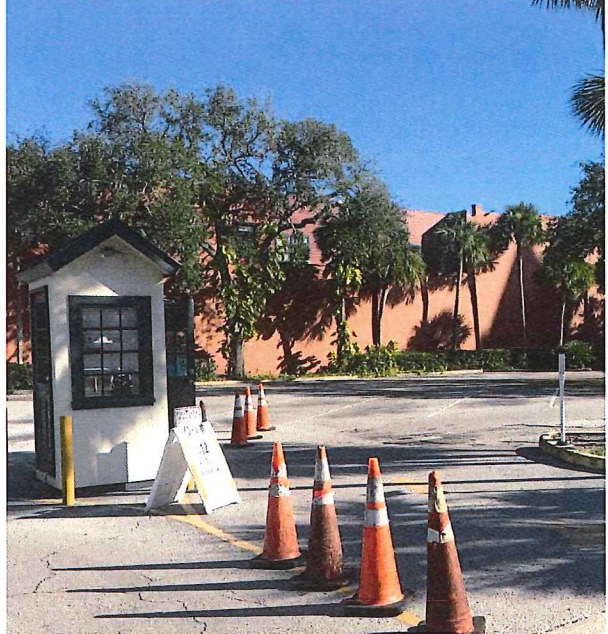
Oaks along one side of St. George Street



Existing “BoA” parking lot



Cast iron and coquina



Parking attendant and cones directing traffic

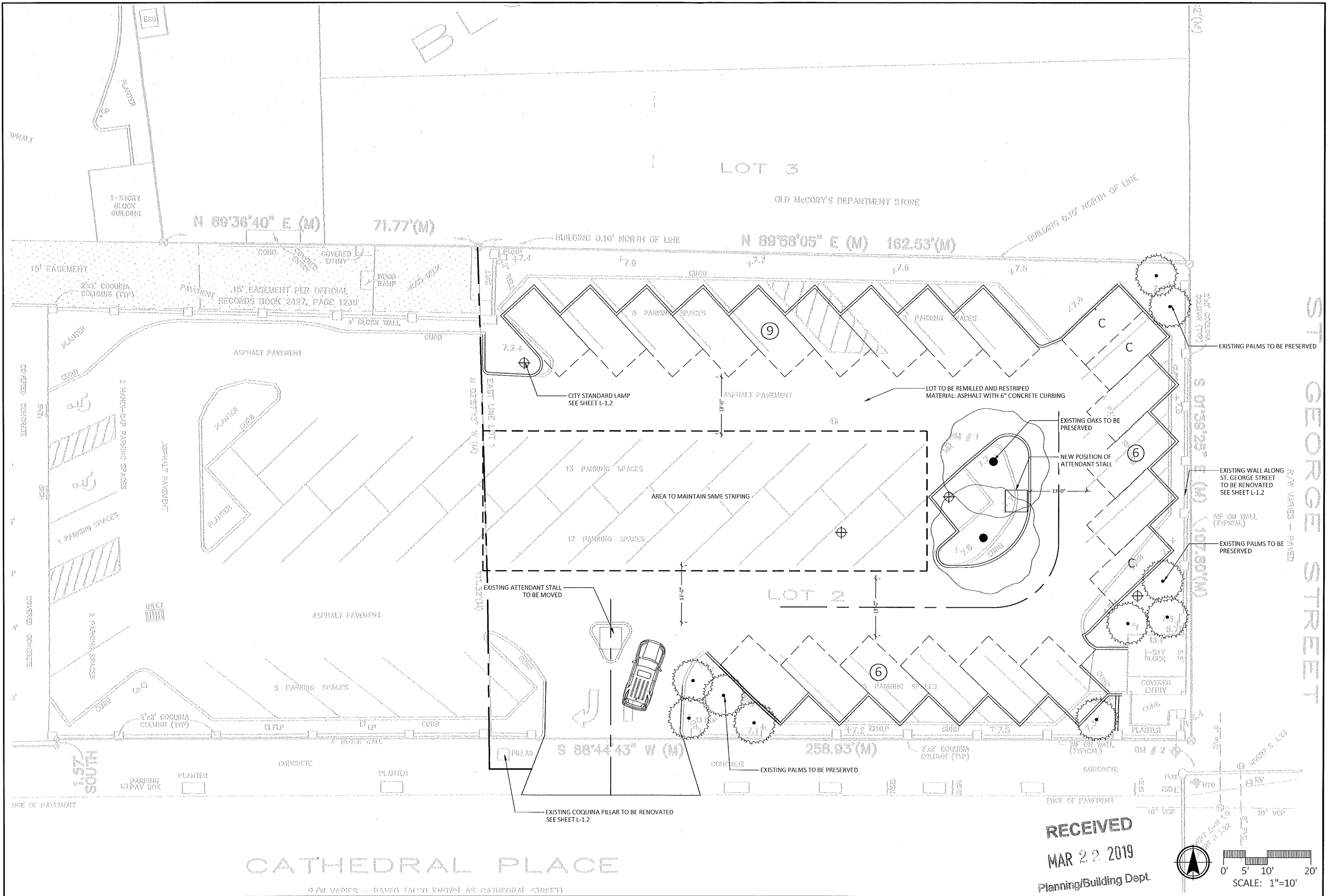


Poorly lit parking lot

RECEIVED

MAR 22 2019

Planning/Building Dept.



CATHEDRAL BASILICA PARKING LOT	
63 Cathedral Place, St. Augustine, FL 32084	
PARKING LOT REMILLING LAYOUT	
SIZE: ANSI D	
PRIME PROJECT NO.: ML+H PROJECT NO.: 17.22.3	
DRAWING NO.: L-1.1	
RECEIVED MAR 22 2019 Planning/Building Dept.	
JEREMY MARQUIS LIC. # 6667110	
ML+H Marquis Latimer + Halback, Inc. 34 Cordova Street, Suite A St. Augustine, FL 32084 Ph 904.825.6747 www.halback.com LC0000391	
SUPERVISOR	
APPROVED	
DRAWN BY: CG	
CHECKED BY: JM	
PROJECT MANAGER: JM	
DATE	
SYN	
DESCRIPTION	
APPR	

MAR 22 2019

Planning/Building Dept.

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 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)

- | 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)

RECEIVED

MAR 22 2019

Planning/Building Dept.

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 |

Clear detail of lamp post specs

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:

Project number: _____ Project Address: 600 Cathedral Pl.

Reviewed by: J. Wolfe Date: 3/22/19



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

Detail by Entity Name

Florida Profit Corporation

MARQUIS LATIMER + HALBACK, INC.

Filing Information

Document Number	P01000036895
FEI/EIN Number	59-3705516
Date Filed	04/09/2001
Effective Date	04/01/2001
State	FL
Status	ACTIVE
Last Event	AMENDMENT AND NAME CHANGE
Event Date Filed	05/24/2016
Event Effective Date	NONE

Principal Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Mailing Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Registered Agent Name & Address

MARQUIS, JEREMY
34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Name Changed: 12/09/2014

Address Changed: 01/30/2017

Officer/Director Detail

Name & Address

Title President, CEO

MARQUIS, JEREMY

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Title CFO, Treasurer

MARQUIS, LAURA E
34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Title VP, COO

Latimer, Charles Fremont, IV
34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2017	01/30/2017
2018	03/07/2018
2019	02/26/2019

Document Images

02/26/2019 -- ANNUAL REPORT	View image in PDF format
03/07/2018 -- ANNUAL REPORT	View image in PDF format
01/30/2017 -- ANNUAL REPORT	View image in PDF format
05/24/2016 -- Amendment and Name Change	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
12/18/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
12/09/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
02/19/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
04/09/2012 -- Amendment and Name Change	View image in PDF format
04/11/2011 -- ANNUAL REPORT	View image in PDF format
01/13/2010 -- ANNUAL REPORT	View image in PDF format
03/23/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- ANNUAL REPORT	View image in PDF format
01/12/2007 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- ANNUAL REPORT	View image in PDF format
01/10/2005 -- ANNUAL REPORT	View image in PDF format
09/20/2004 -- Name Change	View image in PDF format
04/05/2004 -- ANNUAL REPORT	View image in PDF format
01/23/2003 -- ANNUAL REPORT	View image in PDF format
05/21/2002 -- ANNUAL REPORT	View image in PDF format
04/09/2001 -- Domestic Profit	View image in PDF format



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

Detail by Entity Name

Florida Not For Profit Corporation
DIOCESE OF ST. AUGUSTINE, INC.

Filing Information

Document Number	N95000005225
FEI/EIN Number	59-0637829
Date Filed	11/03/1995
Effective Date	06/27/1955
State	FL
Status	ACTIVE

Principal Address

11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Changed: 01/17/1997

Mailing Address

11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Changed: 02/05/2007

Registered Agent Name & Address

GUIDI, DENNIS E
1837 HENDRICKS AVE.
JACKSONVILLE, FL 32207

Officer/Director Detail

Name & Address

Title D

ESTEVEZ, FELIPE J
11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Title D

BRENNAN, KEITH R
11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Title D

WILLIAMS, DAVID
11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Annual Reports

Report Year	Filed Date
2017	01/19/2017
2018	01/19/2018
2019	02/08/2019

Document Images

02/08/2019 -- ANNUAL REPORT	View image in PDF format
01/19/2018 -- ANNUAL REPORT	View image in PDF format
01/19/2017 -- ANNUAL REPORT	View image in PDF format
02/10/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
02/20/2014 -- ANNUAL REPORT	View image in PDF format
02/21/2013 -- ANNUAL REPORT	View image in PDF format
01/06/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
01/07/2009 -- ANNUAL REPORT	View image in PDF format
01/17/2008 -- ANNUAL REPORT	View image in PDF format
02/05/2007 -- ANNUAL REPORT	View image in PDF format
02/09/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2005 -- ANNUAL REPORT	View image in PDF format
02/02/2004 -- ANNUAL REPORT	View image in PDF format
04/25/2003 -- ANNUAL REPORT	View image in PDF format
01/30/2002 -- ANNUAL REPORT	View image in PDF format
01/23/2001 -- ANNUAL REPORT	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
02/01/1999 -- ANNUAL REPORT	View image in PDF format
01/27/1998 -- ANNUAL REPORT	View image in PDF format
01/17/1997 -- ANNUAL REPORT	View image in PDF format

Public Records of St. Johns County, FL Clerk # 2009043639, O.R. 3233 PG 526,
08/26/2009 at 10:35 AM REC. \$25.00 SUR. \$27.50 Doc. D \$11165.00

2
6

Prepared by and Return to:

Susan Fleming Bennett, Esquire
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2200
Tampa, Florida 33602

Parcel Identification Numbers:
Tax Parcel/Folio No.
Folio No. 197670-0000

Documentary Stamp Tax Paid
on this instrument: \$11,165.00

SPECIAL WARRANTY DEED

Bank of America, N.A., a national banking association, successor by merger(s) and/or name changes to The St. Augustine National Bank, whose address is 13510 Ballantyne Corp Place, NC2-109-06-05, Charlotte, NC 28255 ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid to Grantor by the Most Reverend Victor Galeone, Bishop of the Diocese of St. Augustine, Florida, and his successors in office and assigns forever, (herein referred to as "Grantee") whose mailing address is 11625 Old St. Augustine Road, Jacksonville, Florida 32258, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY unto Grantee in fee simple, that certain land located in St. Johns County, Florida, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, successors and assigns forever. And Grantor hereby covenants with Grantee that, except as above noted,

I:\W-RE-SFB\10141\1102\Special Warranty Deed3.doc
8/18/09

that at the time of the delivery of this Special Warranty Deed the Property was free from all encumbrances made by it and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS (AS DEFINED IN EXHIBIT C ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE) OR THE PRESENCE OF MOLD OR MILDEW ON THE PROPERTY, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN. GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof.

OR BK 3233 PG 528

EXECUTED on the date set forth in the acknowledgment attached hereto to be effective as of the 29th day of August, 2009.

Signed, sealed and delivered
in the presence of

Bank of America, N.A., a national banking
association, successor by merger(s) and/or
name changes to The St. Augustine National
Bank

WITNESSES:

Terry Howell
Name: Terry Howell

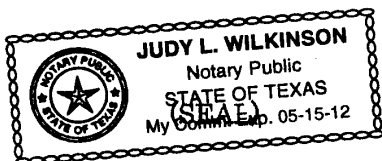
Blake Purnell
Name: Blake Purnell

By: Jay Taylor
JAY TAYLOR, Senior Vice President

[Corporate Seal]

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on August 20, 2009, by JAY TAYLOR, as Senior Vice President of Bank of America, N.A., a national banking association, successor by merger(s) and/or name changes to The St. Augustine National Bank, on behalf of the association, who is personally known to me or who has produced _____ as identification.



Judy L. Wilkinson
Name: JUDY L. WILKINSON
NOTARY PUBLIC, State of Texas
Serial Number (if any) _____
My Commission Expires: 05-15-2012

EXHIBIT A

LAND

Lot 2, Block 15, City of St. Augustine, as shown on Maps of said City, in the Public Records of St. John's County, Florida. (Said Lot is bounded on the North by land now or formerly of McCrory's Department Store; on the West by property now or formerly of The St. Augustine National Bank; on the South by Cathedral Street, and on the East by St. George Street)

COPY

EXHIBIT "B"PERMITTED EXCEPTIONS
TO DEED

1. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, building and zoning ordinances.
2. Defects, liens, encumbrances, adverse claims or other matters 1) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; 2) resulting in no loss or damage to the Grantee; or 3) attaching or created subsequent to the date hereof.
3. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.
4. Taxes and assessments for the year of closing and subsequent years.
5. All valid and enforceable covenants, restrictions, reservations, easements and other matters as shown on the public record.
6. All matters that would be disclosed by a current survey of the property.
7. Ingress and Egress Access Easement Agreement and Restrictive Covenants by and between Bank of America, N.A. and Most Reverend Victor Galeone, Bishop of the Diocese of St. Augustine, Florida, and his successors in office and assigns forever, dated August 25, 2009, and recorded in the Public Records of St. Johns County, Florida on or about even date herewith.
8. Any and all unrecorded leases, and rights of parties therein.

EXHIBIT C

A. Hazardous Materials. "Hazardous Materials" shall mean any substance which is or contains (i) any "hazardous substance" as now or hereafter defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (42 U.S.C. §9601 et seq.) ("CERCLA") or any regulations promulgated under or pursuant to CERCLA; (ii) any "hazardous waste" as now or hereafter defined in the Resource Conservation and Recovery Act (42 U.S.C. §6901 et. seq.) ("RCRA") or regulations promulgated under or pursuant to RCRA; (iii) any substance regulated by the Toxic Substances Control Act (15 U.S.C. §2601 et seq.); (iv) gasoline, diesel fuel, or other petroleum hydrocarbons; (v) asbestos and asbestos containing materials, in any form, whether friable or non-friable; (vi) polychlorinated biphenyls; (vii) radon gas; and (viii) any additional substances or materials which are now or hereafter classified or considered to be hazardous or toxic under Environmental Requirements (as hereinafter defined) or the common law, or any other applicable laws relating to the Property. Hazardous Materials shall include, without limitation, any substance, the presence of which on the Property, (A) requires reporting, investigation or remediation under Environmental Requirements; (B) causes or threatens to cause a nuisance on the Property or adjacent property or poses or threatens to pose a hazard to the health or safety of persons on the Property or adjacent property; or (C) which, if it emanated or migrated from the Property, could constitute a trespass.

B. Environmental Requirements. Environmental Requirements shall mean all laws, ordinances, statutes, codes, rules, regulations, agreements, judgments, orders, and decrees, now or hereafter enacted, promulgated, or amended, of the United States, the states, the counties, the cities, or any other political subdivisions in which the Property is located, and any other political subdivision, agency or instrumentality exercising jurisdiction over the owner of the Property, the Property, or the use of the Property, relating to pollution, the protection or regulation of human health, natural resources, or the environment, or the emission, discharge, release or threatened release of pollutants, contaminants, chemicals, or industrial, toxic or hazardous substances or waste or Hazardous Materials into the environment (including, without limitation, ambient air, surface water, ground water or land or soil).



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 1976700000
Location Address 60 CATHEDRAL PL
 SAINT AUGUSTINE 32084-0000
Neighborhood City St Aug ON St George St (COM) (610.07)
Tax Description* CITY OF ST AUGUSTINE LOT 2 BLK 15 OR3233/526
**The Description above is not to be used on legal documents.*
Property Use Code Parking Lots (2810)
Subdivision City of St Augustine
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.410
Homestead N

View Map

Owner

Owner Name Diocese Of St Augustine Florida 100%
Mailing Address 11625 OLD ST AUGUSTINE RD
 ATTN: REV VICTOR GALEONE
 JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	\$0
Extra Features Value	\$32,955
Total Land Value	\$1,424,640
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,457,595
Total Deferred	\$1,047,071
Assessed Value	\$410,524
Total Exemptions	\$410,524
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	\$0	\$32,759	\$890,400	\$0	\$0	\$923,159	\$373,204	\$923,159	\$0
2017	\$0	\$21,614	\$890,400	\$0	\$0	\$912,014	\$339,276	\$912,014	\$0
2016	\$0	\$21,615	\$356,160	\$0	\$0	\$377,775	\$308,433	\$377,775	\$0
2015	\$0	\$21,617	\$356,160	\$0	\$0	\$377,777	\$280,394	\$377,777	\$0
2014	\$0	\$21,619	\$233,285	\$0	\$0	\$254,904	\$254,904	\$254,904	\$0
2013	\$0	\$21,621	\$233,285	\$0	\$0	\$254,906	\$254,906	\$254,906	\$0
2012	\$0	\$21,547	\$233,285	\$0	\$0	\$254,832	\$254,832	\$254,832	\$0
2011	\$0	\$21,547	\$258,216	\$0	\$0	\$279,763	\$279,763	\$279,763	\$0
2010	\$0	\$21,547	\$284,928	\$0	\$0	\$306,475	\$306,475	\$306,475	\$0

Exemptions

Exemption Type	Amount
Church/Religious	\$410,524

Extra Features

Code Description	BLD	Length	Width	Height	Units
Cabana (Commercial)	0	0	0	0	150
Asphalt Paving	0	0	0	0	17500
Masonry Wall	0	0	0	0	780
Stops	0	0	0	0	17
Curb	0	0	0	0	271
Storage Building (Commercial)	0	4	4	0	16

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	159	112	17808	SF	\$1,424,640

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/25/2009	\$100.00	EM	3233	532	U	V	MOST REVEREND VICTOR GALEONE/DIOCESE OF ST AUG	BANK OF AMERICA NA
	8/25/2009	\$1,595,000.00	WD	3233	526	U	V	BANK OF AMERICA NA	DIOCESE OF ST AUGUSTINE FLORIDA

Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

Tax Estimator

[Tax Estimator](#)

Map



No data available for the following modules: Building Information, 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.

Last Data Upload: 3/26/2019, 11:30:11 PM

Version 2.2.7

Developed by
 Schneider
 GEOSPATIAL



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for April 18, 2019 Meeting



Application: 2019-0008

Address: 54 St. George Street

Garden 54 LLC, 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:	6(a)	Previous Action(s):	N/A

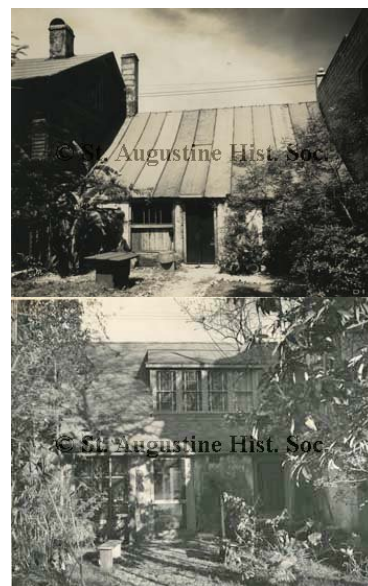
STAFF SUMMARY AND ANALYSIS:

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.

- Brick is an appropriate paving material. As per the AGHP, however, the amount of new paving should be kept to scale with the building. The proposed amount is not to scale for what a residential structure would have had during the colonial period.
- The Florida field stone is not an appropriate paving material according to the AGHP.
- The proposed up lighting will be placed within the plant bedding and will be relatively inconspicuous.
- Based on the information provided by the applicant, the stage is relatively small and will be placed within the plant bedding, which will help shield the element from view.
- Based on the plant's scientific names, all of the planting is listed in the AGHP and appropriate for the age of the building. The representative of the owner of the property stated, however, that plants with large root balls, such as trees, cannot be planted in the ground and have to be planted in a planter. No information was provided about such an element.
- An archaeological investigation will be required if the project triggers a state or local ordinance.



The current rear courtyard



Historic photographs

F2019-0008
54 St. George Street
April 18, 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 address the concerns raised in the staff report.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0008
54 St. George Street
April 18, 2019
STAFF PHOTOGRAPHS:



F2019-0008
54 St. George Street
April 18, 2019



Photograph taken in 1937



Date Unknown

F2019-0008
54 St. George Street
April 18, 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]

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]

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.

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
April 18, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File
2. Staff Photographs
3. Historic Photographs

RECEIVED

1 / 1

MAY 26 2011



Planning / Building Dept.

Business Affairs
UF Historic St. Augustine

St. Augustine Office
Government House
48 King Street
St. Augustine, FL 32084
904-825-5034

Gainesville Office
232 Stadium
PO Box 115050
Gainesville, FL 32611-5050
352-273-4000

Mr. David Birchim
City of St. Augustine
P. O. Box 210
St. Augustine, FL 32085-0210

Sent Via Fax: 904/209-4335; and email

May 26, 2011

SUBJECT: Authorization to Represent University of Florida

Dear Mr. Birchim:

Please accept this letter as authorization for Mr. Billy Triay to represent the University of Florida in making application to HARB on behalf of the University. Mr. Triay works as property manager for the St. Augustine properties that are now managed by the University. This authorization is for the application being made this week for the property at 58 St. George Street and for any other future applications. If you have any questions, do not hesitate to call me at 352/273-4010.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda B. Dixon".

Linda B. Dixon, AICP
Associate Director, Facilities Planning and Construction
and
Director for Operations and Administration, Historic St. Augustine

CC: Billy Triay

From: [Jennifer Wolfe](#)
To: [Shanna Lee](#)
Cc: [Kelli Mitchell](#)
Subject: Letter of Authorization for UFHSA
Date: Thursday, February 28, 2019 4:49:15 PM
Attachments: [UFHSA authorization.pdf](#)

Hi Shanna,

At our last HARB meeting we were reviewing a property managed by the UF HSA on behalf of the state. One of the board members questioned the signatories on the application, I am attaching a letter of authorization we have from the UF group designating Billy Triay as their local representative for HARB applications. I believe Isabelle was here at that time but I am not sure, I just want her to have so we are sure we've advertised the application properly.

— they do own but UF manages

The property appraiser shows TIITF/Department of State and the board member was stating that was incorrect; and the board member questioned whether the applicant was authorized to represent that owner; Billy Triay signed on behalf of the owner which he was authorized to do as far as I can tell.

So, we will maintain TIITF/Department of State as the Owner and Garden 54 LLC as the applicant unless I hear otherwise. I know this is minor in terms of importance at the moment but I didn't want to forget and have it be a problem at our next meeting.

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

*Please include
the
docs (I've
attached)
in your
file too*

(Ia)

[Home](#) [Visit](#) [Event Rentals](#) [Lease Properties](#) [Education](#) [Governance](#)

Board Members

David R. Colburn
 Kathleen Deagan
 Craig Dezern
 J. Michael Francis
 Rick Gonzalez
 Elsbeth "Buff" Gordon
 Roy Hunt, Vice Chair
 Allen Lastinger, Board Chair
 Arva Moore Parks
 William L. Proctor
 William J. Robinson
 Herschel Shepard
 Don Slesnick
 Tracy Upchurch
 Doug Wiles

Meeting Information

January 16, 2019 - Notice
 December 19, 2018 - Notice
 November 16, 2018 - Notice
 November 9, 2018 - Minutes (Final)
 August 9, 2018 - Minutes (Final)
 June 6, 2018 - Minutes (Final)
 April 13, 2018 - Minutes (Final)
 March 16, 2018 - Minutes (Final)
 October 20, 2017 - Minutes (Final)
 April 21, 2017 - Minutes (Final)
 November 4, 2016 - Minutes (Final)

Archived Meetings

Governance

Chapter 1004.28, F.S. provides for universities to create a direct support organization ("DSO") where an entity is to be organized and operated exclusively to receive, hold, invest and administer property and to make expenditures to or for the benefit of a state university. In addition, Chapter 267.1736 F.S. directs UF to authorize a direct support organization to assist the university in carrying out its dual historic preservation and historic preservation education purposes and responsibilities for the City of St. Augustine, St. Johns County, and the state under Chapter 267.1735 F.S. To this end, the University of Florida Historic St. Augustine, Inc. (UFHSA) has been created.

The UFHSA is organized exclusively for charitable, religious, educational, literary and scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provisions of any future United States Internal Revenue Law.

In particular, the UFHSA is organized to ensure the long-term preservation and interpretation of state-owned historic properties in St. Augustine through historic preservation initiatives and education programs of the University of Florida that will be responsive to the state's needs for professionals in historic preservation, archaeology, cultural resources management, cultural tourism, history, and museum administration and will help meet needs of St. Augustine and the state through educational internships and practicums. In furtherance of these goals, the UFHSA is organized:

To preserve, restore, reproduce, maintain, operate and exhibit ancient or historical landmarks, locations, sites, monuments, buildings, remains or other property of historic or antiquarian interest, value, beauty, scientific interest, recreational utility, or other unusual features, within the City of St. Augustine, or surrounding areas, and to gather and disseminate information in connection therewith;

To assist, promote, provide for, establish, maintain or operate museums or other places for exhibits and for the use of such objects, books and documents; and also to collect and preserve artifacts, relics, books, documents and exhibits of historical, educational, scientific, or other interests to scholars, students and other interested persons;

To promote research and education and further useful knowledge in the realm of science, history, literature, music and art; and in connection therewith, to research, prepare, publish and procure, for the use and benefit of the general public, books, reports, articles, pamphlets, brochures, documents, maps, photographs, films or other video media, sound recordings, and other products of similar nature in furtherance of the protection and preservation of and the dissemination of information about historic sites and properties, as well as persons, places, events, conditions, objects, patterns, behaviors, records and times pertaining to Florida history;

To the extent permitted by law, to solicit, raise, accept and receive grants, gifts and bequests of money or property from the federal government, state government, foundations, business entities and individuals and to hold or dispose of the same in accordance with the instructions of any donors thereof, and to invest and reinvest the same, and to employ the income from such investments as well as the principal in furtherance and for the achievement of its corporate purposes;

To acquire, hold, manage, administer, operate, pledge, sell, rent, lease, or in any manner, dispose of, deal or trade in property of any kind, class and description wherever located, including, without limitation, real estate, goods, merchandise and tangible and intangible property.

Select Year: 2018 ▼ Go

The 2018 Florida Statutes

Title XVIII

PUBLIC LANDS AND PROPERTY

Chapter 267

HISTORICAL RESOURCES

[View Entire Chapter](#)

267.1735 Historic preservation in St. Augustine; goals; contracts for historic preservation; powers and duties.—

(1) The goal for contracting with the University of Florida is to ensure long-term preservation and interpretation of state-owned historic properties in St. Augustine while facilitating an educational program at the University of Florida that will be responsive to the state's needs for professionals in historic preservation, archaeology, cultural resource management, cultural tourism, and museum administration and will help meet needs of St. Augustine and the state through educational internships and practicums.

(2)(a) Upon agreement by all parties to the contracts for the management of the various state-owned properties presently subleased to and managed by the City of St. Augustine and by the University of Florida to assume the management of those properties, all existing management contracts shall be rescinded upon execution of a contract between the Board of Trustees of the Internal Improvement Trust Fund and the University of Florida for the management of those properties.

(b) The contract shall provide that the University of Florida shall use all proceeds derived from the management of these state-owned properties for the purpose of advancing historic preservation.

(3) The Board of Trustees of the Internal Improvement Trust Fund may transfer ownership and responsibility of any artifacts, documents, equipment, and other forms of tangible personal property to the University of Florida to assist the university in the transition of the management of the state-owned properties. All records, property, and unexpended balances of appropriations, allocations, or other funds associated with the state-owned properties shall be transferred to the University of Florida to be used for its historic preservation activities and responsibilities as provided in the contract with the Board of Trustees of the Internal Improvement Trust Fund. The transfer of segregated funds must be made in such a manner that the relation between program and revenue source as provided by law is retained.

(4)(a) The University of Florida is the governing body for the management and maintenance of state-owned properties contracted by this section and shall exercise those powers delegated to it by contract as well as perform all lawful acts necessary, convenient, and incident to the effectuating of its function and purpose under this section and s. 267.1736. The University of Florida may contract with its direct-support organization described in s. 267.1736 to perform all acts that are lawful and permitted for not-for-profit corporations under chapter 617 in assisting the university in carrying out its historic preservation and historic preservation education responsibilities.

(b) The university or its direct-support organization, if permitted in its contract with the university, shall have the power to engage in any lawful business or activity to establish, maintain, and operate the state-owned facilities and properties under contract with the Board of Trustees of the Internal Improvement Trust Fund, including, but not limited to:

1. The renting or leasing for revenue of any land, improved or restored real estate, or personal property directly related to carrying out the purposes for historic preservation under terms and conditions of the contract with the Board of Trustees of the Internal Improvement Trust Fund and deemed by the university to be in the best interest of the state.

2. The selling of craft products created through the operation and demonstration of historical museums, craft shops, and other facilities.

3. The limited selling of merchandise relating to the historical and antiquarian period of St. Augustine and its surrounding territory and the historical period of East Florida from the Apalachicola River to the eastern boundaries of the state.

(c) The university or its direct-support organization, if permitted in its contract with the university, shall have the authority to:

1. Enter into agreements to accept credit card payments as compensation and establish accounts in credit card banks for the deposit of credit card sales invoices.

2. Fix and collect charges for admission to any of the state-owned facilities under contract with the Board of Trustees of the Internal Improvement Trust Fund.

3. Permit the acceptance of tour vouchers issued by tour organizations or travel agents for payment of admissions.

(5) Notwithstanding the provisions of s. 287.057, the University of Florida or its direct-support organization may enter into contracts or agreements with or without competitive bidding, in its discretion, for the protection or preservation of historic properties.

(6) Notwithstanding s. 273.055, the University of Florida may exchange, sell, or otherwise transfer any artifact, document, equipment, and other form of tangible personal property if its direct-support organization recommends such exchange, sale, or transfer to the president of the university and if it is determined that the object is no longer appropriate for the purpose of advancing historic preservation. However, any artifacts, documents, or other forms of tangible personal property that have intrinsic historical or archaeological value relating to the history, government, or culture of the state may not be exchanged, sold, or otherwise transferred without prior authorization from the Department of State.

(7) Notwithstanding any other provision of law, the University of Florida and its direct-support organization are eligible to match state funds in the University Major Gifts Program established in s. 1011.94.

History.—s. 1, ch. 2007-54; s. 13, ch. 2017-5.

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: Deocrative 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 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 Cuidad 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;

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 reshingled 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 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 Agustín 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 Rodríguez-Avero-Sánchez 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 José Rodríguez in 1764. Rodríguez, 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) Rodríguez' property was transferred to Jesse Fish when England gained possession of Florida in 1763-64, and Fish sold it as well as the extant Rodríguez-Avero-Sánchez 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 Fernández, the son-in-law of Antonia de Avero, the proprietor of the house in 1764. Fernández, 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 Sánchez, 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 Arnaus 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 Arnaus 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.

"Arnaus 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 Agustin," 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 Agustin," 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, Jr.) - 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 Agueda 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 Escrivano, 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 Census 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 9, 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 on St. George Street elevation were reinforced with "I" 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. Downer 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. Georges St. Block & Lot B4 12

CARTOGRAPHIC

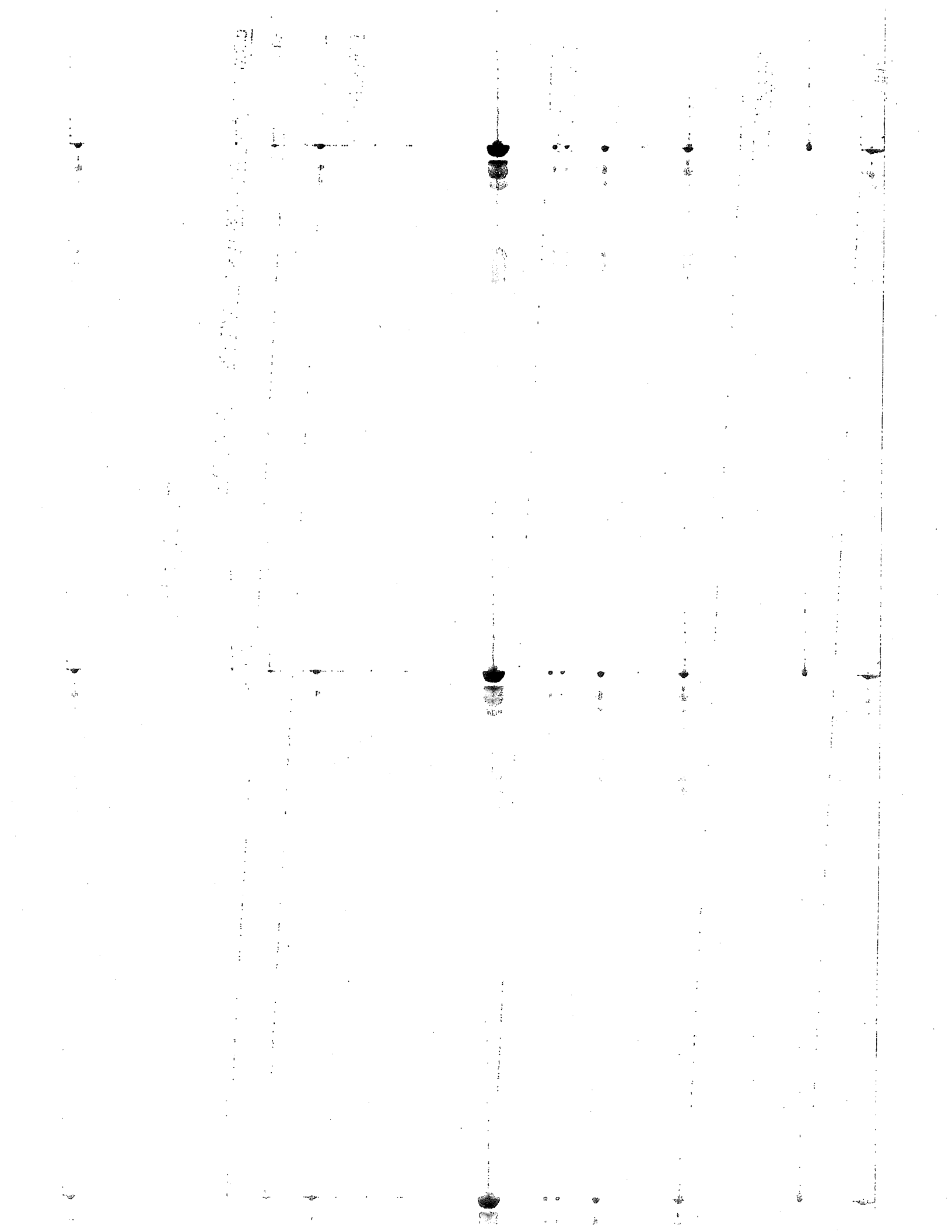
*Sketch
Structure*

{ +1877 (print 1877 beginning +1888 "pav. no.") 1 1/2 story (prev. 2. story) "Vac. 5"
+1904 "Living."
+1924 1 story frame "pav. no." towards rear of ~~study~~ building ~~study~~ 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

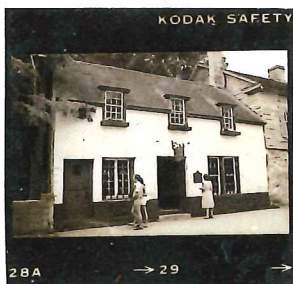
TOTAL CONSTRUCTION COSTS \$125,455

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.



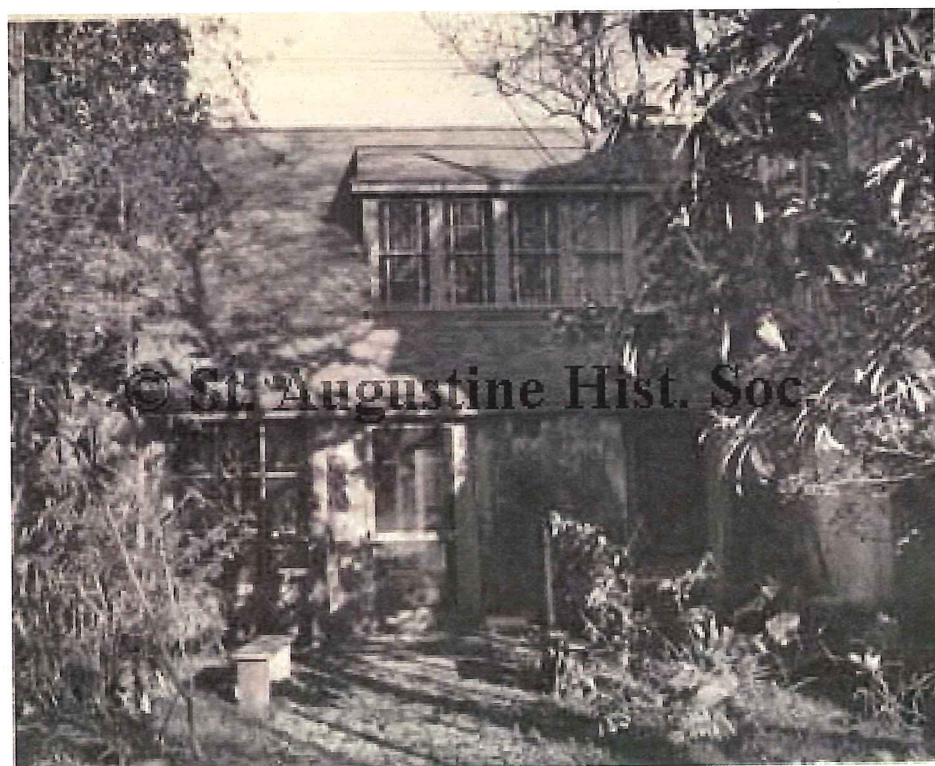
1403



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 Flagler era resident w/ large house at 45 Orange Street
- Mortgage foreclosed + property deeded to Eastman 1895
- 1900 Sold to J.P. Dodge - billed it as "oldest house" 1565
- 1934 Mrs. Dodge sold to SATS.





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

BDAC Project No. 2019-0008

Receipt No. 1536292

Meeting Date: 2-21-19

Advertising Costs \$

Postage \$

Paid on

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) C/O University 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, 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)

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=wttriay@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.

12501 Beach Blvd
Jacksonville, FL 32246



Gerald Dallaire
54 St. George St.
St. Augustine, FL 32084

Date: March 27, 2019
Drawing Scale: 1" = 10' (KSR)
Designed By: Earthworks, Inc
Revisions:

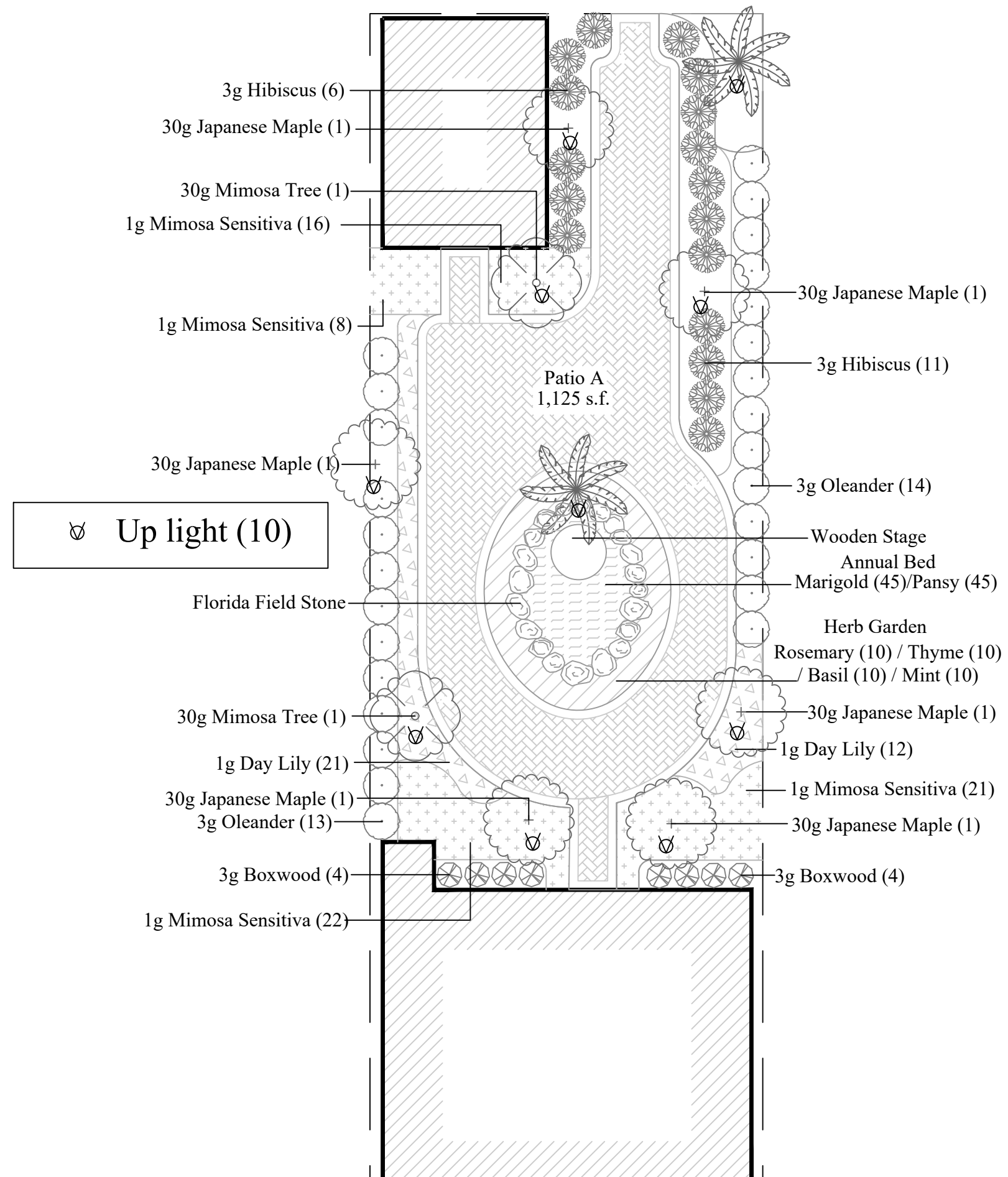
[illegible]

SHEET TITLE

Planting Plan

L-1

SHEET





Clay Fired Brick

4"x8"

Objective: Pull up existing 600 square feet and add an additional 499 square feet of this clay fired brick. The old brick will be used alongside the new brick creating a cohesive blend of history. We will relevel and compact the base material so the walk and seating areas become comfortable and accessible to the handicap. Prep work will require stump grinding of old existing root structures from previously removed trees that can settle, decompose, and create trip hazards. The removal of roots will assure proper compaction of the 4 inches of base material under the brick. The solid white border reflected on the plan is representing the brick orientation to visually separate the "field" from the "border". I contacted Eric Clark, Engineer/Growth Management, at St. Johns County Board of County Commissioners regarding the square footage of brick at 54 St. George St. There is 600 square feet existing pavers which he described as

“grandfathered in”. We are only allowed to add an additional 500 square feet; we have 499 additional square feet bid for the job.

Example:





Florida Field Stone

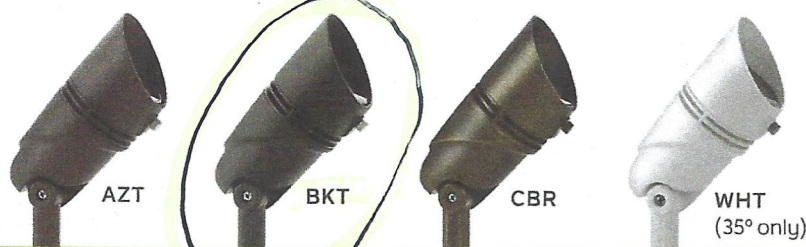
Objective: In areas where small elevation changes are needed (8"-12"), the Florida field stone will act as retaining around the annual bed. The picture presented is not here for representing height. It is an example of the job the rock will do (retain dirt and plants). This is an indigenous stone to Florida that was named the Florida State Stone in 1979 by the Florida Legislature. Florida field stone can be described as a chalcedony pseudomorph after coral, appearing as limestone geodes lined with botryoidal agate or quartz crystals and drusy quartz fingers, indigenous to Florida.

PLANT LIST

<u>Common Name</u>	<u>Scientific Name</u>
Japanese Maple	Acer palmatum
Hibiscus	Hibiscus spp.
Mimosa Tree	Albizzia julibressen
Mimosa sensitive	Mimosa pudica
Day lily	Hemerocallis flava
Oleander	Nerium oleander
Boxwood	Buxus sempervirens
Rosemary	Rosmarinus officinalis
Basil	Ociumum basilicum
Mint	Menta spp
Thyme	Thymus gerpyllum
Marigold	Tagetes spp
Pansy	Viola Tricolor

Product Specifications & Ordering Guide

	12V LED Small Accent with VLO	12V LED Large Accent with VLO	
Ordering Guide (product number breakdown)	1 Item Number for Fixture Size & Beam Angle: 16015 = Small 15° Spot <u>16016 = Small 35° Flood</u> 16017 = Small 60° Wide Flood 16018 = Large 15° Spot 16019 = Large 35° Flood 16020 = Large 60° Wide Flood	2 Product Finish: AZT = Textured Architectural Bronze <u>BKT = Black</u> CBR = Centennial Brass WHT = Textured White (only in 35°)	3 Color Temperature: 27 = 2700K, Warm White <u>30 = 3000K, Pure White</u>
	Example: 16018 CBR 30	<u>1</u> <u>6</u> <u>0</u> <u>1</u> <u>8</u>	<u>C</u> <u>B</u> <u>R</u>
Wattage/VA, Delivered Lumens & Efficacy	Level 1 = 2W/3.5VA, 100 lm, 50 lm/W Level 2 = 3.5W/5.5VA, 200 lm, 57 lm/W Level 3 = 5.5W/7.5VA, 300 lm, 55 lm/W Factory set at Level 2(200 lm/20W Equivalent) Lumen levels are the same for 2700K and 3000K	Level 1 = 5.25W/8.5VA, 400 lm, 76 lm/W Level 2 = 8.5W/12.5VA, 600 lm, 70 lm/W Level 3 = 12W/17VA, 835 lm, 69 lm/W Factory set at Level 1 (400 lm/35W Equivalent) Lumen levels are the same for 2700K and 3000K	
Halogen Replacement	Level 1 = 10W Level 2 = 20W Level 3 = 30-35W	Level 1 = 35-40W Level 2 = 50W Level 3 = 75W	
Light Source	1 Integrated High Output LED with 3-step binning for color consistency. Custom reflector optics. Tested to a Lumen Maintenance L70 of 50,000 hrs.	1 Integrated High Output COB LED with 3-step binning for color consistency. Custom TIR (Total Internal Reflection) acrylic lens optics. Tested to a Lumen Maintenance L70 of 50,000 hrs.	
Housing	Cast Aluminum (AZT, <u>BKT</u> , WHT) or Cast Brass (CBR)		
CRI	80s CRI		
Voltage Range	9V-15V AC/DC with no loss in light output		
Integrated Surge Protection	6kv (6000 volt protection)		
Wiring	48" of usable #18-2, SPT-1W leads		
Notes	Includes 8" in-ground slotted stake, 2 gel-filled wire nuts and lumen switching magnetic key. Brass will naturally patina over time. White is only available in 35° Flood.		
Accessories	Cowls & Lens: Long Cowls, 360 Degree Cowls, Hexcell Louvers, Lenses - Red, Blue, Amber, Green Foliage, Holiday Green, Frosted and Linear Mounting: Surface Mounting Flange, 3" Round Mounting Base (CBR), Surface Mounting Bracket, Junction Box Mounting Bracket, 90° Elbow, Stem Coupler, Stems, Two Fixture Mount (CBR)		



Visit Kichler.com/VLOaccent

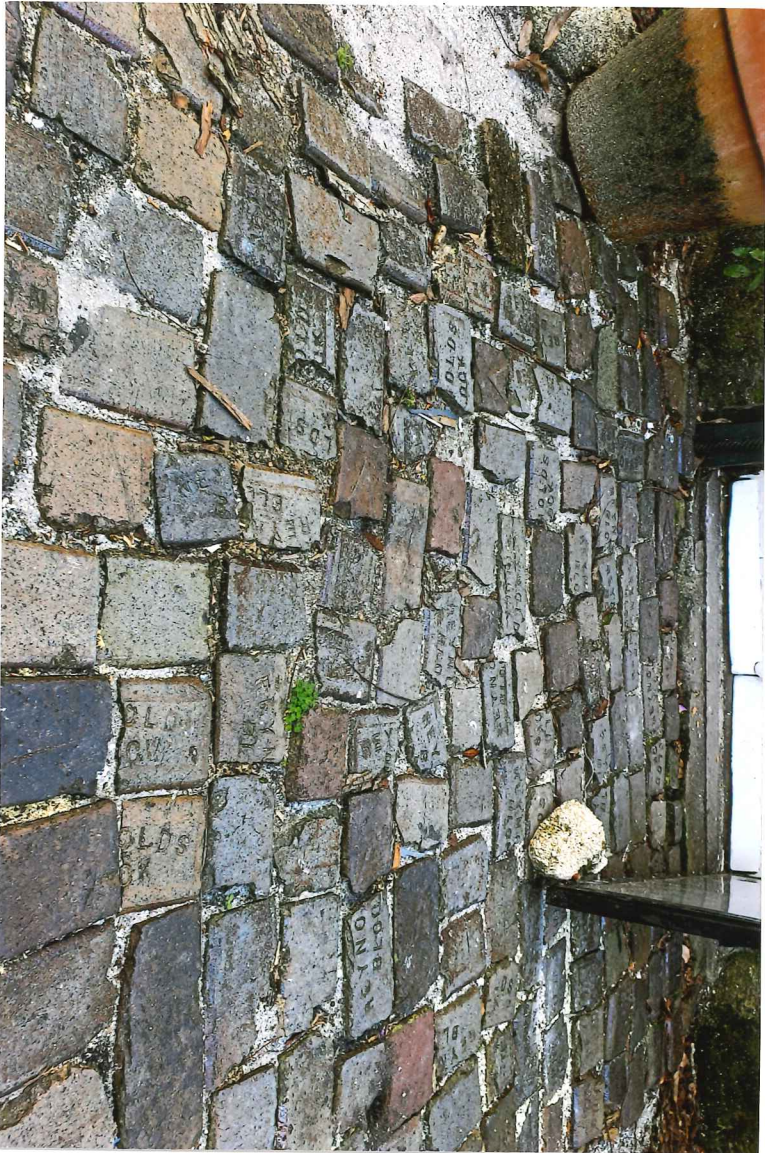


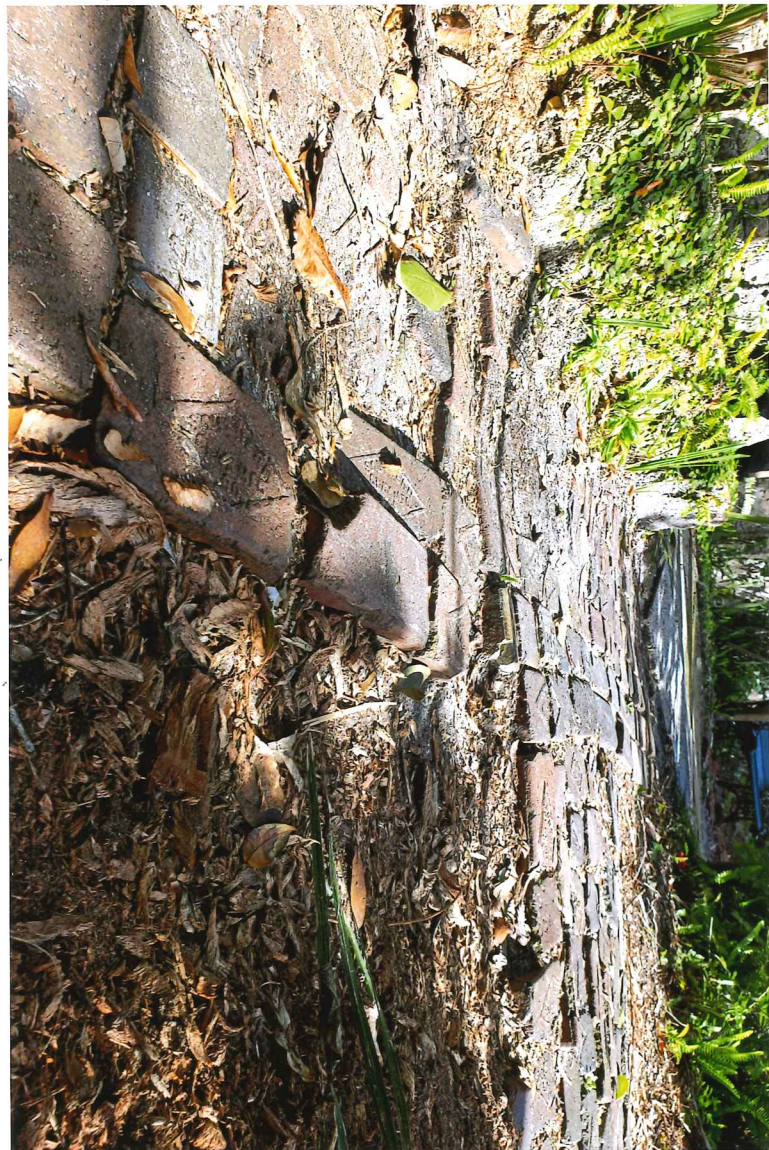
Wood Stage

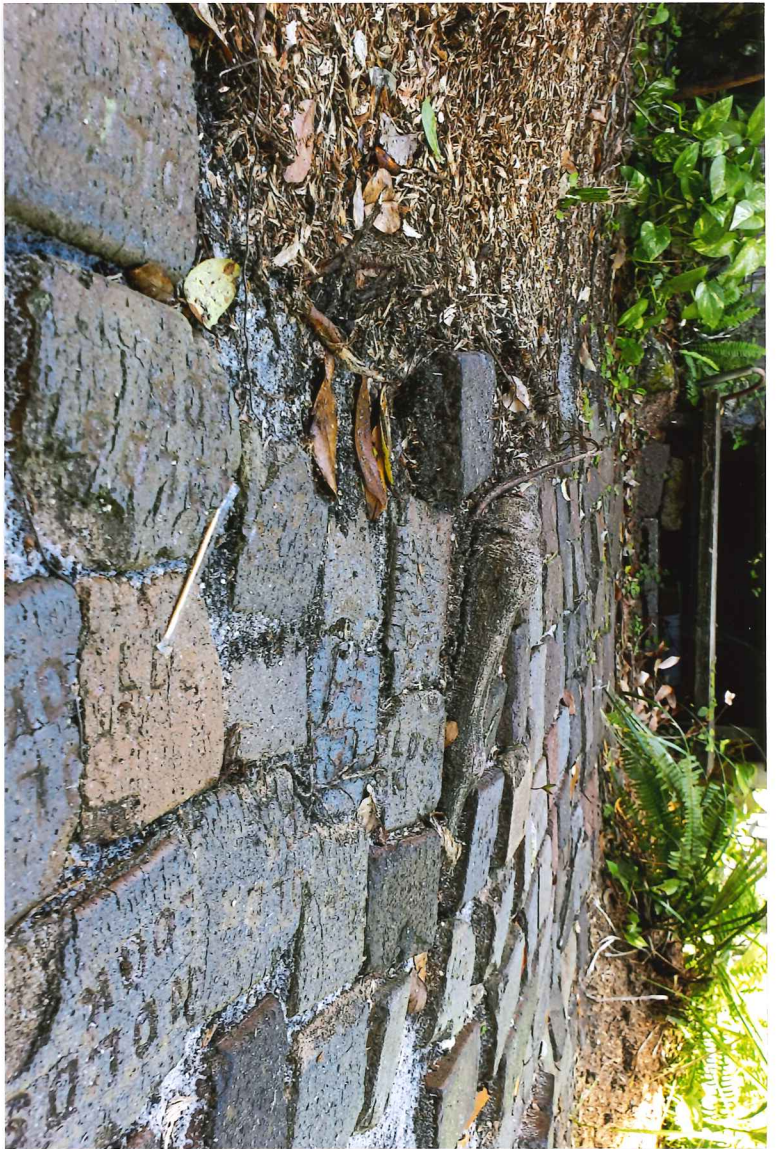
3' x 5' x 1'

Material: Pressure treated wood, pressure treated decking.
There will be no surface treatment to allow the natural patina.

Objective: To allow space for single acoustic performance and event picture area.











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 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 Tiiitf/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	\$17,608
Total Land Value	\$357,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$421,310
Total Deferred	\$118,003
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	0	18	12	0	216
Brick Pavers (0-500)	0	0	0	0	300
Masonry Garage	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

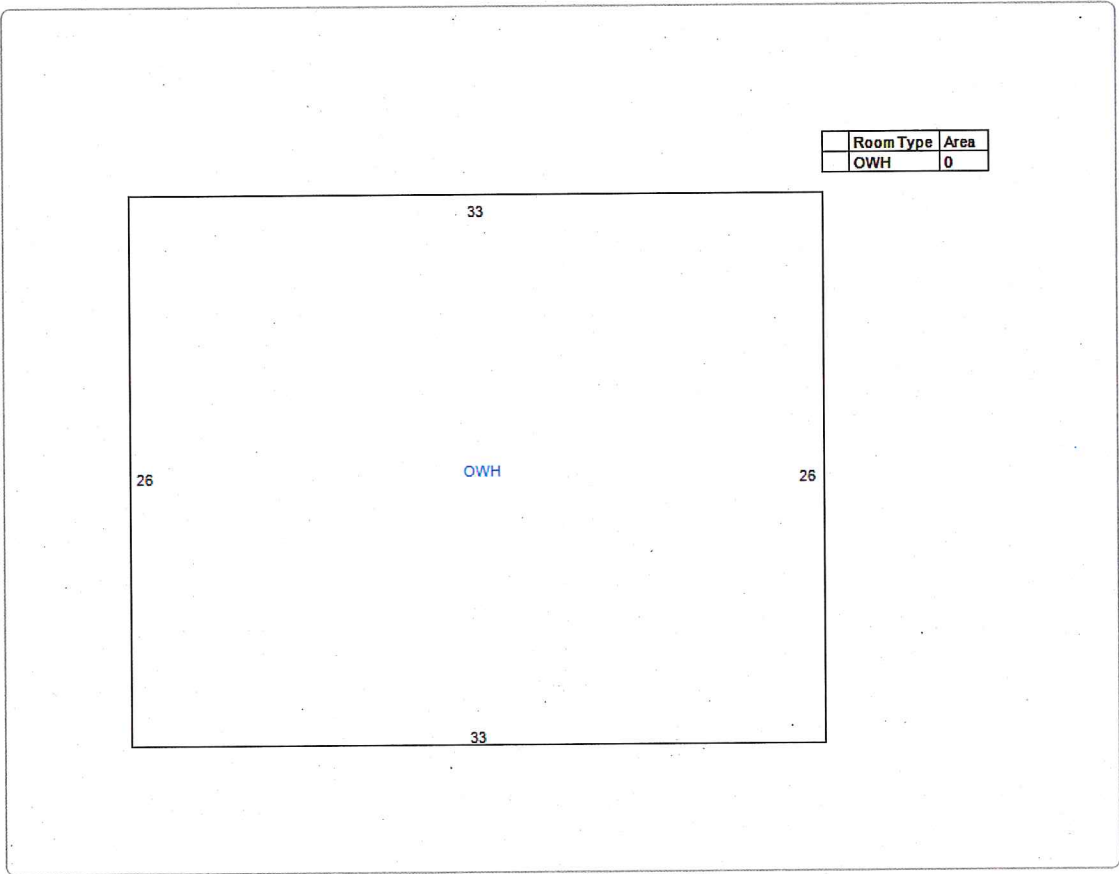
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/1/1990	\$0.00	QC	871	61	U	V		TIITF/DEPT OF STATE ARCHIVES
	9/1/1990	\$0.00		871	55	U	I		
	9/1/1986	\$0.00		717	1320	U	I		

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.

Last Data Upload: 1/23/2019, 10:55:53 PM

Developed by
 **Schneider**
GEOSPATIAL

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

\$ 45 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns

County By: Am 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;

O.R. 871 PG 0063

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

O.R. 871 PG 0064

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.

O.R. 871 PG 0065

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 525 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 155.3 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

O.R. 871 PG 0067

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

O.R. 871 PG 0069

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

O.R. 871 PG 0070

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 S 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;

O.R. 871 PG 0071

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:

Rita H. O'Brien

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

By: John Sundeman
Its Chairman:

Tim O'Brien

Attest: Eva 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 Eva 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.

Elyse T. Gelpen
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

Carl "Bud" Munkel
CLERK OF CIRCUIT COURT



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 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

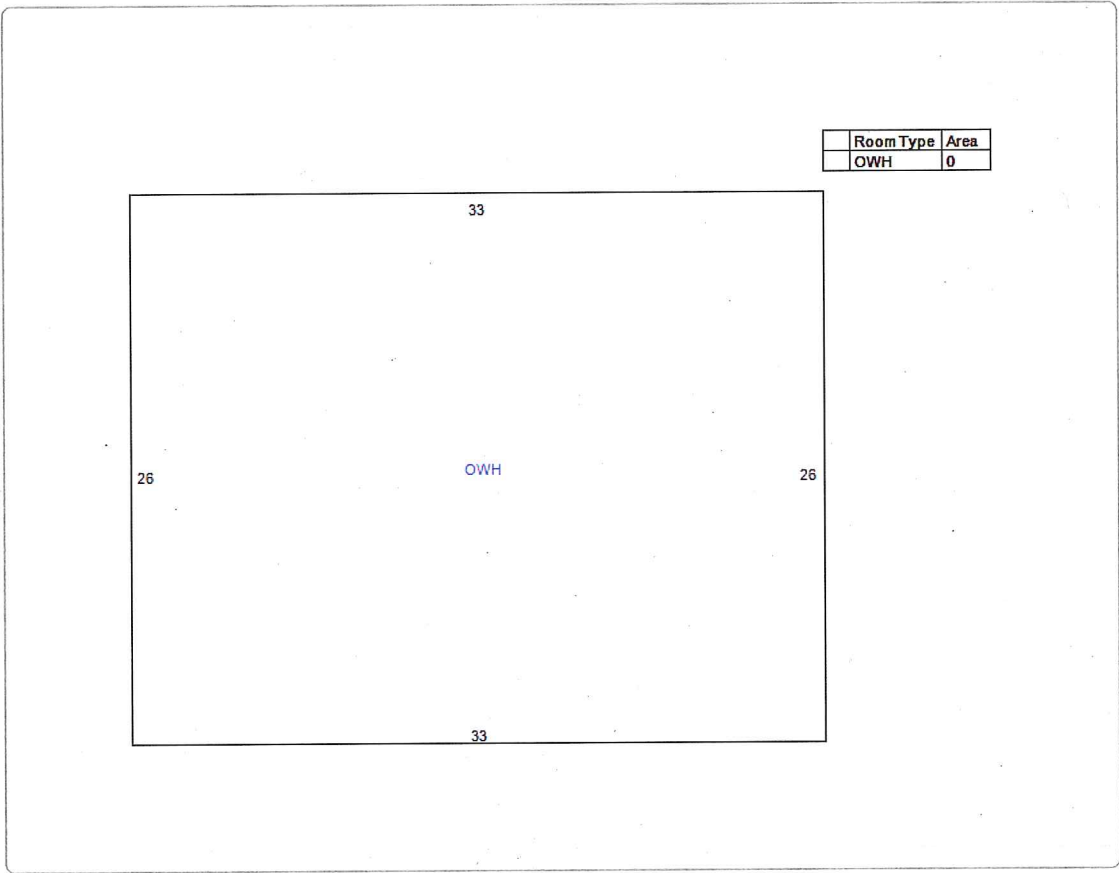
Recent Sales in Area

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.

Last Data Upload: 1/25/2019, 10:47:39 PM

Developed by
 **Schneider**
GEOSPATIAL



[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](#) [View image in PDF format](#)

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.

40

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 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)			
☐	☐	☐	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/spees of new surface materials & of the wall.

Project number:

Project Address:

54 St. George

Reviewed by:

Wm Kelli Mitchell

Date:

1/11/19

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.

40

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 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)

- | 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 / specs of new surface materials & of the wall.

Project number: _____ Project Address: 54 St. George
 Reviewed by: WPH Kelli Mitchell Date: 1/11/19



City of St. Augustine

CITY OF
ST. AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD STAFF REPORT AND RECOMMENDATION Prepared for April 18, 2019 Meeting



Application: 2019-0019

Address: 132 St. George Street

29olives, Applicant

Baker Family Revocable Trust, Owner

Project description: To request approval for a sign that utilizes colors that are not pre-approved and unique font and illustrations.

NO NEW INFORMATION PROVIDED, NO CHANGE TO STAFF REPORT

Architectural Style:	Mediterranean Revival	Florida Master Site File:	8SJ1909
National Register:	Contributing to the St. Augustine Town Plan National Register Historic District	Construction date:	1899
Archaeology Zone:	1A	Zoning District:	HP-2
Parcel number:	197630 0000		
Agenda Item:	6(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to request approval for a sign that utilizes colors that are not pre-approved and unique font and illustrations.

- The proposed colors are not on the pre-approved color list for the building style but are the same as what is used on the existing sign. The board will need to approve these colors.
- The font is also not on the current approved text list, and there are no similar styles. The board will also need to approve the text style.
- The proposed shape of the sign and the wood material are appropriate.
- The current wall mounted element is appropriate. The applicant should clarify if the same, or a similar, element will be used.



Current Storefront



Existing Sign

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 132 St. George Street.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0019
132 St. George Street
April 18, 2019
STAFF PHOTOGRAPHS:



F2019-0019
132 St. George Street
April 18, 2019

SUMMARY SCOPE OF WORK:

- Install a new business sign utilizing a unique color palette and font scheme

CITY CODES/DESIGN GUIDELINES:

Signs

All signs must be permanently mounted to the building or anchored in the ground. Surface graphics (signs painted directly on the facade of a building), portable signs, internally illuminated signs, streamers and pennants are specifically prohibited in the Historic Preservation Districts.

Generally

- It is most appropriate to locate new signs on the flat, unadorned parts of a facade, including above doors or windows.
- Use simple design and lettering styles such as block-style and serif style, painted in high contrast to the sign board color.
- Sign panels should be square or rectangular and flush mounted.
- Highly ornate signs are inappropriate.
- Signs that obscure architectural details such as windows, cornice, decorative brickwork and storefronts are inappropriate.
- Signs that interfere with the sight lines of adjoining buildings are inappropriate.

Other Post-1821 Styles

Appropriate materials are wood and metal. Letters and graphics may be painted directly on the sign board; separate carved letters or graphics, or tiles may be fastened to the sign board; or the sign may be routed to result in either raised or recessed letters and graphics. Signs made of polished, anodized or chromed metal are not appropriate.

Appropriate sign types are bracket, pole, post, wall, fascia and freestanding.

Brackets or chains which are attached to buildings to support signs may be made of wood, brass, copper, bronze, nickel, tin or iron. Painted, polished, anodized or chromed metals are not appropriate.

Appropriate sign shapes are square, rectangular, circular, semi-circular, oval, shield, or a combination of these shapes. Edges may be routed.

Victorian or Flagler lettering styles are appropriate. Lettering styles from the 16th, 17th or 18th century are not appropriate. The lettering style should be simple and easily readable.

Paint colors should reflect the historical era and architectural style of the building. Generally, the sign should have a dark border, a light sign board and dark letters. As an alternative, the sign could have a dark sign board and light letters.

Graphics may include appropriate decorative elements, such as flowers, trees, animals, period objects, pointing hands, celestial objects and borders.

Secretary of the Interior's Standards for Rehabilitation

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]

F2019-0019
132 St. George Street
April 18, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8551909 1009==
 Site Name: 128-132 St. George Street 830== Survey Date: 7809 820==
 Address: 128-132 St. George Street, St. Augustine, FL 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 14 2&4 (expart leased to city) 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Genovar, May (Estate) c/o Genova, Eugenia ;
 Address: 271 St. George Street
 St. Augustine, FL 32084 902==
 Occupant or Manager: _____ 904==
 Type of Ownership: Private 848== Zoning: HP-2
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469760 3306860 890== Location: T07S R30E S18 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGS St. Augustine, 7.5 MIN 1956 (PR 1970) 809==
 Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
 Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:		Threats to Site:	
() <u>Excellent</u>	863==	() <u>Zoning</u>	878==
(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: +1899 844== Period: 19th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Mediterranean Revival 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Brick, running _____ 854==
Structural Systems: Masonry, brick 856==
Features of Structure: (942)
Window Type: Plate glass, fixed 942==
Foundation: Brick wall 942==
Roof Type: Flat, parapet 942==
Secondary Roof Structures: _____ 942==
Porches & Balconies: _____ 942==
Chimney Location: _____ 942==
Materials: (882)
Chimney: _____ 882==
Roof Surfacing: Built-up 882==
Ornament Exterior: Decorative brick frieze _____ 882==
Quantitative Data: (950-954)
Chimneys: _____ 952== Dormers: _____ 954== Stories: 1 950==
Other: _____ 956==
Surroundings: Commercial 864==
Relationship to Surroundings: On commercial portion of the street leading to
restored area. _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Real Estate, Minorcans,
Families, Women, Art

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Mediterranean Revival building at 128-132 St. George Street was constructed between 1894 and 1899. The stucco finish and flat parapet roof create the Mediterranean appearance. A decorative brick frieze adds a distinctive touch. The building has been continuously occupied by commercial enterprises. It is on a street leading into the restored area.

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is today an area that combines a commercial business district, tourist attractions, and some residential units. The buildings date from colonial times to the present, with a sprinkling from each period, with no one style having a visual dominance in the area. The neighborhood has been touched by restoration efforts over the years. Some older buildings have been remodeled and some new ones have been constructed in the St. Augustine Colonial Revival style. The ambiance of the area is different than that found in the restored area just to the north. This area has narrow colonial street patterns and six colonial buildings which are scattered along five streets. But as a business district it is faced with modern problems of traffic and parking--the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping, and the putting of backs of buildings on public display. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels. The eastern section of this area was burned over by major fires in 1887 and 1914, leaving developments in later architectural styles in an area earlier known for its colonial ambiance. The area is bordered on the west by the Ponce de Leon Hotel (now Flagler College) and on the east by the seawall and bayfront, long a famous scenic attraction. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de

(over)

V. BIBLIOGRAPHY

1. 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; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978); 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; St. Augustine Record, April 7, 1914; July 4, 1937;

San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Burt, Joaneda, and Perez-Snow Houses.(1) In the Territorial period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets; and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late 19th century. By this time Spanish Street had become one of several exclusive Black residential neighborhoods outside Lincolnville with its school on the Dagoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses, and a bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

This building at 128-132 St. George Street has been occupied by various commercial ventures over the years. A few of the businesses operating from 128 St. George Street include: Arnold Kurth's Curiosity Shop, (Kurth's Island on the way to Vilano Beach is named for the Kurth family.); Bennett and Company--Shoes; and another shoe store operated by Emanuel J. Masters.(3) In number 130, the Vermont-Florida Realty Company functioned. The company, run by Noel W. Mier, George F. Grey, and C. B. Miller established Vermont Heights near Elkton. Other merchants included: Joseph T. Pacetti; Herbert J. Usina, hardware; and the Montgomery Sisters, Gertrude and May who operated a Leather Goods shop.(4) The store at 132 was also occupied by Joseph T. Pacetti who ran a hardware company with T. A. Pacetti. Later Winifred E. and Minerva E. Muir opened a hand craft shop.(5) The store is currently occupied by Moeller's Jewelry Store. William Moeller is a member of the Historic Architectural review board. He and his wife, Rubylee have restored an old house on St. George Street. Members of the Masters and Usina families descend from Minorcan colonists and members of the Pacetti family from Italian colonists all who migrated to St. Augustine from New Smyrna in 1777.

Prior to the erection of this building, the site was occupied by a two-story stone building on the eastern part of the lot which housed a "Book Store" and a "Palmetto Works". A "Boarding House" stood on the west end. By 1893 the stores in the stone building are listed as "curios" and "mill'y".

ARCHAEOLOGY

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

1980

February 5, 1950; May 14, 1950; Sanborn Fire Insurance Map, 1884-1958; St. Augustine City Directory, 1885, 1899, 1904.

3. City Directory, 1904, 1907, 1927-28, 1934.
4. Ibid., 1904, 1911-12, 1914-15, 1927-28.
5. Ibid., 1907, 1924-25, 1927-28, 1930.
6. Sanborn Fire Insurance Maps, 1884, 1888, 1893, 1899.

0861

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address

128-132 St. George

Block & Lot

Bl 14 Lot 14

CARTOGRAPHIC

Roof & existing structure

existing structure →

ARCHITECTURAL

+1884	2 story stone building on the eastern part of lot, showing a "Booth Room" and a "Palmetto Works" and a 2 story frame standing house adjacent on the west end of lot.
+1888	2 story stone building (N. half) "Woods" (S. half) "Pine Co."
+1893	" Woods " (N. half) "Pine Co." (S. half) "Pine Co."
+1899	"Lumber" and a "Hardware and China"
+1904	"
+1910	"
+1917	"
+1921	stone
+1930	stone
30-58	stone

PHOTOGRAPHIC

OTHER

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. 1489323
 Advertising Costs \$ _____

Paid on _____

BDAC Project No. 2019-0019

Meeting Date: 3-21-2019

Receipt No. _____

1. NAME OF APPLICANT Kristen Billyer
 Business (if applicable) 29olives
 Address 132 St. George Street
 City St. Augustine State Florida Zip Code 32084
 Daytime telephone (904) 755-1423 Other phone/email Kris@29olives.com
The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER Mary Baker
 Business (if applicable) _____
 Address 132 St. George Street
 City St. Augustine State Florida Zip Code 32084
 Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS _____

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

5. EXISTING USE _____ PROPOSED USE _____

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 <u>font logo for a sign</u> |
| ☐ | ☐ | 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)

I am seeking approval of a font that I
would like to use on a sign for a retail
establishment located on St. George Street.
Please see attached.

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

Kristen Billyer

SIGNATURE OF APPLICANT

Kristen Billyer

DATE 10-4-18

PRINT OWNER'S NAME

MARY E BAKER

SIGNATURE OF OWNER

Mary E Baker

DATE 10-15-18

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.



March 8, 2019

Historical Architectural Review Board

75 King Street

Saint Augustine, Florida 32084

RE: Project Street 132 Saint George Street

To Whom it May Concern,

I am seeking approval for a font on a new sign to be located outside of my business at 132 Saint George Street. I recently updated the business logo and would like to have the signage reflect the recent change.

Attached please find a photograph of the current sign as well as a copy of the new logo. The updated sign will remain the same size, a 2" x 3" rectangle but will be created with cedar wood as opposed to plastic. The sign will be created by Darrel Galles Signs, located on South Dixie Highway.

Thank you for taking the time to hear my request. Please feel free to contact me at your convenience should you have any questions or require any further information.

Thank you,

Kristen Billyer

Kristen Billyer

29olives

RECEIVED

MAR 08 2019

Planning/Building Dept.

2' x 3'

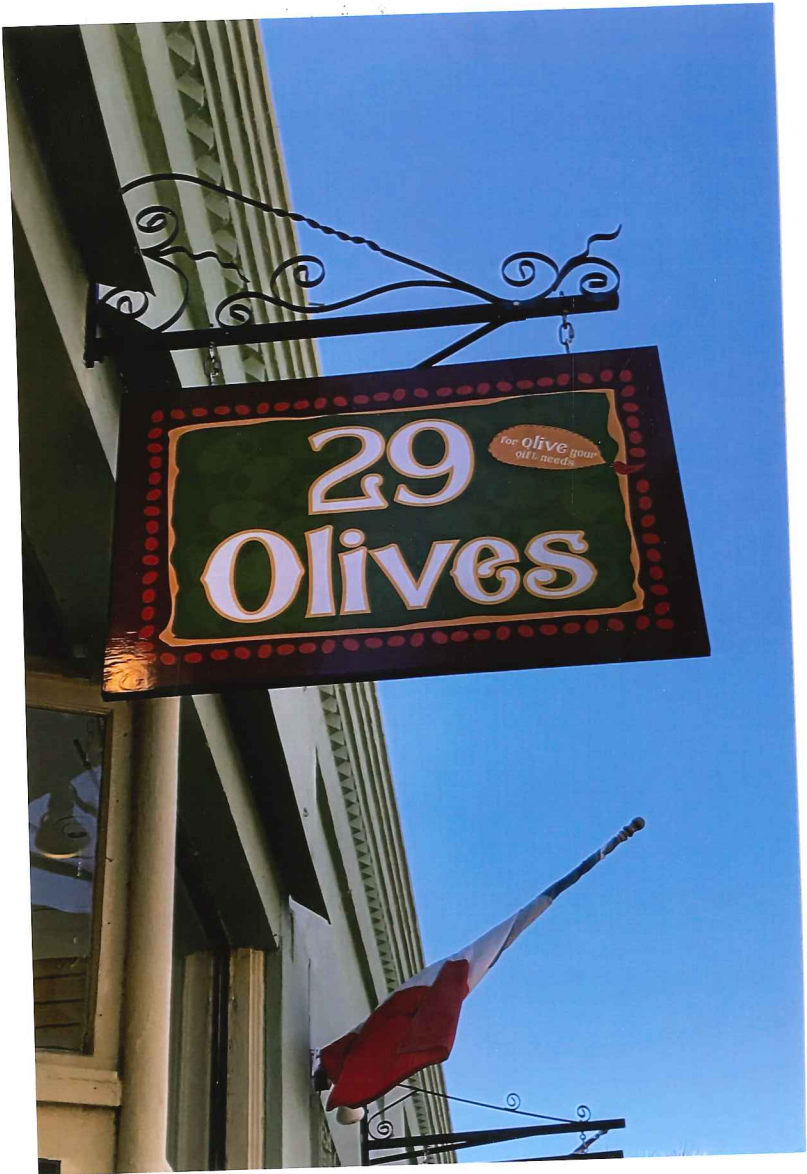


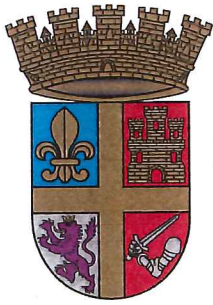


RECEIVED

MAR 08 2019

Planning/Building Dept





City of St. Augustine



St. Augustine, Florida
Nation's Oldest City

Planning/Building

1565 - 2015
450 years
February 26, 2019

29olives
132 St. George Street
St. Augustine, Florida 32084

RE: Project Street Address 132 St. George Street

Ms. Billyer:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for March 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

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.

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:

Need material information & shape of the sign as well
as information on the location on the sign

Project number: 2019-0019 Project Address: 132 St. George
Reviewed by: Kelli Mitchell Date: _____

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 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)

- | 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. |

Public Records of
St. Johns County, FL
Clerk# 04-052743
O.R. 2240 PG 929
08:37AM 07/13/2004
REC \$13.00 SUR \$14.00
Doc Stamps \$0.70

WARRANTY DEED

THIS DEED is made this 29 day of June, 2004, by and between MARY GENOVAR BAKER, also know as Mary E. Baker, joined by her husband, WILLIAM T. BAKER, JR., hereinafter referred to as the grantor, and WILLIAM T. BAKER, JR. and MARY E. BAKER, as Trustees of the Baker Family Revocable Trust, under agreement dated September 16, 2003, whose address is 36 Treasury Street, St. Augustine, Florida 32084, hereinafter referred to as the grantees.

For Clerk's Use Only

WITNESSETH, That the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations paid to the grantor by the grantees, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey to the grantee forever, all of that certain real property in St. Johns County, Florida, more particularly described on Exhibit "A", attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances, unto the grantees in fee simple. And the grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof, covenants, easements and restrictions of record, if any, and any mortgages and other encumbrances executed by the grantor after she acquired title to the property described above.

The grantees, and their successors and assigns as Trustees of the Baker Family Revocable Trust, shall have full power and authority to sell, convey, lease, encumber and otherwise to manage and dispose of the real property described herein, and no third party need ever inquire into their authority as Trustees under the trust agreement referred to herein.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals the day and year first above written.

PREPARED BY:
JOHN R. CRAWFORD
MARKS GRAY
1200 RIVERPLACE BLVD., SUITE 800
JACKSONVILLE, FL 32207
(904) 390-0900

John R. Crawford

PLEASE RETURN TO:
JOHN R. CRAWFORD
MARKS GRAY
1200 RIVERPLACE BLVD., SUITE 800
JACKSONVILLE, FL 32207
(904) 390-0900

OR 2240 pg 930

Signed, sealed and delivered
in our presence:

B.W. Fletcher Jr.
Mary Genovar Baker

Signature of Witness

Witness Name-Typed or Printed

B.W. Fletcher Jr.
Philip D. Genovar

Signature of Witness

Witness Name-Typed or Printed

Mary Genovar Baker (SEAL)
Mary Genovar Baker

William T. Baker, Jr. (SEAL)
William T. Baker, Jr.

36 Treasury Street
St. Augustine, Florida 32084

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 29th day of June, 2004, by Mary Genovar Baker, also known as Mary E. Baker, joined by her husband, William T. Baker, Jr., and who are each personally known to me, or who have each produced ☐ Florida Driver's License or ☐ _____ as identification.

B.W. Fletcher Jr.
Signature of Notary Public
B.W. FLETCHER JR
Printed Name of Notary Public
Notary Public, State of Florida
My commission expires: _____

(Notarial Seal)



B. W. Fletcher, Jr.
MY COMMISSION # DD064092 EXPIRES
October 10, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

EXHIBIT "A"**PARCEL ONE**

Lots 4, 8, and 9, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL TWO

Lot "C" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

Said parcel is also described as: The North 25 feet of the East 134 feet of the West 140 feet of Lot 5, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL THREE

Lot "D" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

Said parcel is also described as the East 20 feet of the West 160 feet of Lot 5, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL FOUR

Lots 2 and 4, in Block 14, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL FIVE

Lots 16, 17 and 18, Block 20, DAVIS SHORES SUBDIVISION, as per map or plat thereof recorded in Plat Book 3, page 98, of the public records of St. Johns County, Florida.



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 1976300000
Location Address 128 ST GEORGE ST
 SAINT AUGUSTINE 32084-0000
Neighborhood Downtown St George St (COM) (610.07)
Tax Description* CITY OF ST AUG LOTS 2 & 4 BLK 14 (7)(EX PART LEASED TO CITY) OR786/624 &2240/929
**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 0.080
Homestead N

View Map

Owner

Owner Name Baker Family Revocable Trust 100%
 Baker Mary E 100%
 Baker William T Jr 100%
Mailing Address 36 TREASURY ST
 SAINT AUGUSTINE, FL 32084-3651

Valuation

	2019
Building Value	\$158,243
Extra Features Value	\$0
Total Land Value	\$528,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$686,243
Total Deferred	\$324,899
Assessed Value	\$361,344
Total Exemptions	\$0
Taxable Value	\$361,344

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	\$163,699	\$0	\$281,600	\$0	\$0	\$445,299	\$328,495	\$116,804	\$328,495
2017	\$171,884	\$0	\$281,600	\$0	\$0	\$453,484	\$298,632	\$154,852	\$298,632
2016	\$106,044	\$0	\$165,440	\$0	\$0	\$271,484	\$271,484	\$0	\$271,484
2015	\$111,625	\$0	\$156,640	\$0	\$0	\$268,265	\$256,558	\$11,707	\$256,558
2014	\$76,595	\$0	\$156,640	\$0	\$0	\$233,235	\$233,235	\$0	\$233,235
2013	\$80,242	\$0	\$156,640	\$0	\$0	\$236,882	\$236,882	\$0	\$236,882
2012	\$84,619	\$0	\$156,640	\$0	\$0	\$241,259	\$241,259	\$0	\$241,259
2011	\$87,537	\$0	\$174,240	\$0	\$0	\$261,777	\$261,777	\$0	\$261,777
2010	\$91,914	\$0	\$193,600	\$0	\$0	\$285,514	\$285,514	\$0	\$285,514

Building Information

Building 1
Actual Area 3569
Conditioned Area 3174
Actual Year Built 1890
Use Stores (Retail)
Style 04
Class N
Exterior Wall Jumbo Brick, Concrete Stucco

Roof Structure Rigid Frame
Roof Cover Built Up
Interior Flooring Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Jumbo Brick	50%
Exterior Wall	Concrete Stucco	50%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	7 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Slab	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	3174	3174
POINTER	0	0
MASONRY UTILITY	0	200
FRAME UTILITY	0	135
CANOPY (COMMERCIAL)	0	60
Total SqFt	3174	3569

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	55	64	3520	SF	\$528,000

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/29/2004	\$100.00	WD	2240	929	U	I	BAKER MARY G AKA MARY E JOINED BY WILLIAM JR	BAKER MARY E & WILLIAM T JR TRUSTEES
	4/1/1988	\$0.00		786	624	U	I		BAKER MARY G

Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

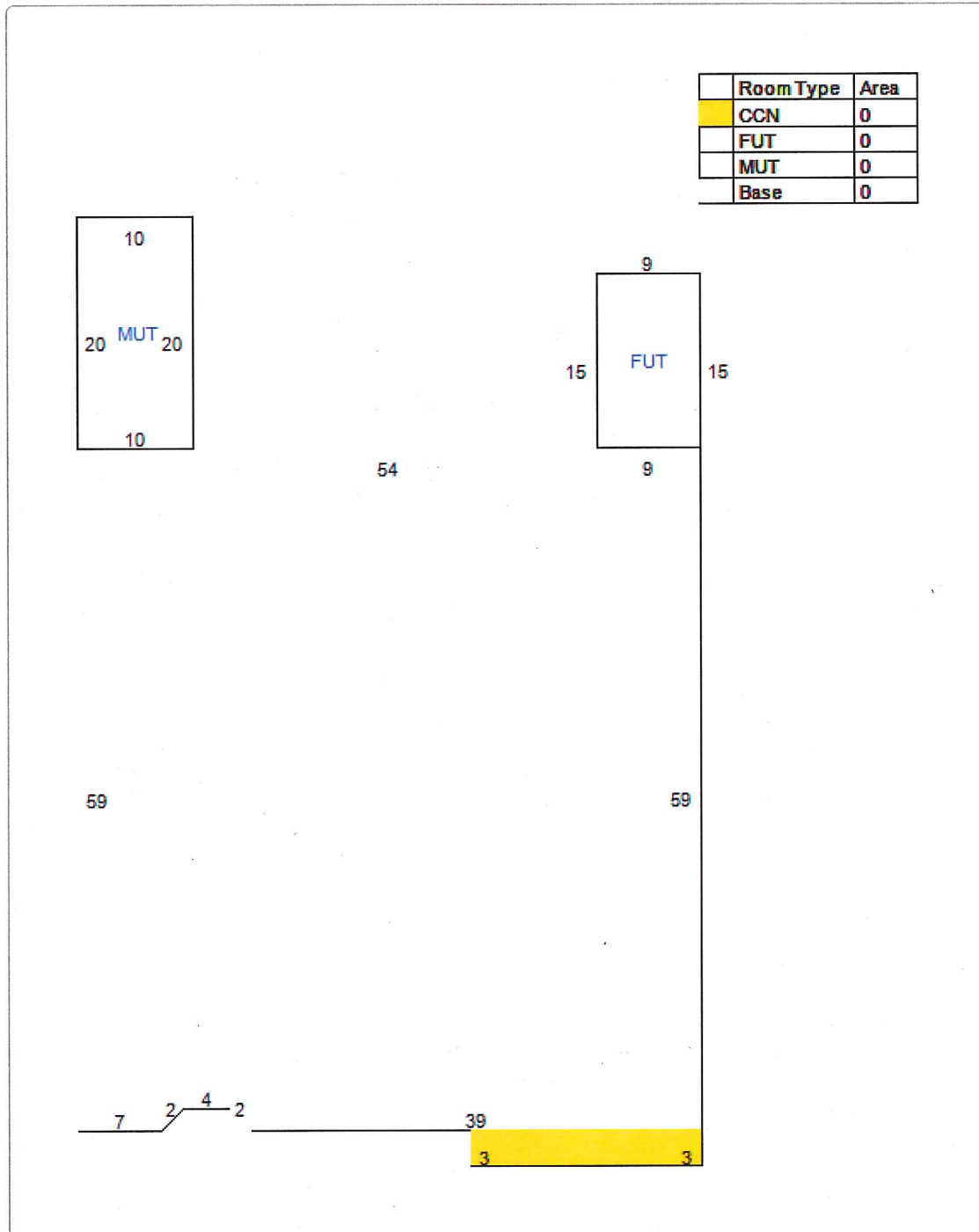
Tax Estimator

[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: 2/21/2019, 11:43:17 PM

Version 2.2.2

Developed by
 **Schneider**
 GEOSPATIAL

Public Records of
St. Johns County, FL
Clerk# 04-052743
O.R. 2240 PG 929
08:37AM 07/13/2004
REC \$13.00 SUR \$14.00
Doc Stamps \$0.70

③
6488

WARRANTY DEED

THIS DEED is made this 29 day of June, 2004, by and between MARY GENOVAR BAKER, also know as Mary E. Baker, joined by her husband, WILLIAM T. BAKER, JR., hereinafter referred to as the grantor, and WILLIAM T. BAKER, JR. and MARY E. BAKER, as Trustees of the Baker Family Revocable Trust, under agreement dated September 16, 2003, whose address is 36 Treasury Street, St. Augustine, Florida 32084, hereinafter referred to as the grantees.

For Clerk's Use Only

WITNESSETH, That the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations paid to the grantor by the grantees, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey to the grantee forever, all of that certain real property in St. Johns County, Florida, more particularly described on Exhibit "A", attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances, unto the grantees in fee simple. And the grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof, covenants, easements and restrictions of record, if any, and any mortgages and other encumbrances executed by the grantor after she acquired title to the property described above.

The grantees, and their successors and assigns as Trustees of the Baker Family Revocable Trust, shall have full power and authority to sell, convey, lease, encumber and otherwise to manage and dispose of the real property described herein, and no third party need ever inquire into their authority as Trustees under the trust agreement referred to herein.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals the day and year first above written.

PREPARED BY:
JOHN R. CRAWFORD
MARKS GRAY
1200 RIVERPLACE BLVD., SUITE 800
JACKSONVILLE, FL 32207
(904) 390-0900

John R. Crawford

PLEASE RETURN TO:
JOHN R. CRAWFORD
MARKS GRAY
1200 RIVERPLACE BLVD., SUITE 800
JACKSONVILLE, FL 32207
(904) 390-0900

OR 2240 PG 930

Signed, sealed and delivered
in our presence:

B.W. Fletcher Jr.
Mary Genovar Baker

Signature of Witness

Philip B. Genovar
Witness Name-Typed or Printed

B.W. Fletcher Jr.

Signature of Witness

Philip B. Genovar
Witness Name-Typed or Printed

Mary Genovar Baker (SEAL)
Mary Genovar Baker

William T. Baker, Jr. (SEAL)
William T. Baker, Jr.

36 Treasury Street
St. Augustine, Florida 32084

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 29th day of June, 2004, by Mary Genovar Baker, also known as Mary E. Baker, joined by her husband, William T. Baker, Jr., and who are each personally known to me, or who have each produced ☐ Florida Driver's License or ☐ _____ as identification.

B.W. Fletcher Jr.
Signature of Notary Public
B.W. Fletcher Jr.

Printed Name of Notary Public

Notary Public, State of Florida

My commission expires: _____

(Notarial Seal)



B. W. Fletcher, Jr.
MY COMMISSION # DD064092 EXPIRES
October 10, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

EXHIBIT "A"

PARCEL ONE

Lots 4, 8, and 9, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL TWO

Lot "C" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

Said parcel is also described as: The North 25 feet of the East 134 feet of the West 140 feet of Lot 5, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL THREE

Lot "D" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

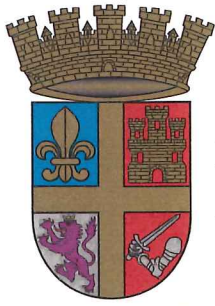
Said parcel is also described as the East 20 feet of the West 160 feet of Lot 5, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL FOUR

Lots 2 and 4, in Block 14, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL FIVE

Lots 16, 17 and 18, Block 20, DAVIS SHORES SUBDIVISION, as per map or plat thereof recorded in Plat Book 3, page 98, of the public records of St. Johns County, Florida.



City of St. Augustine



St. Augustine, Florida
Nation's Oldest City

Planning/Building

1565 – 2015

450 years

February 26, 2019

29olives
132 St. George Street
St. Augustine, Florida 32084

RE: Project Street Address 132 St. George Street

Mr. Billyer:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for March 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

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



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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for April 18, 2019 Meeting



Application: 2019-0023

Address: 74 Marine Street

Extreme Window & Door Solutions Inc., Applicant
Wilma R. Delorenzo Revocable Trust of 1995 and Delorenzo Trust Uad:01-07-2002, Owners

Project description: To replace the existing wood windows with vinyl impact windows.

NO NEW INFORMATION PROVIDED, NO CHANGE TO STAFF REPORT

Architectural Style:	Spanish Colonial	Florida Master Site File:	SJ01277
National Register:	Contributing to the St. Augustine Town Plan Historic District	Construction date:	1960
Archaeology Zone:	1B	Zoning District:	HP-1
Parcel number:	198830 0200		
Agenda Item:	6(c)	Previous Action(s):	N/A

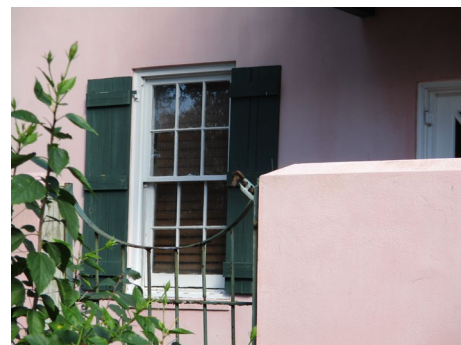
STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to replace the existing wood windows with vinyl impact windows.

- The building currently has wood windows on at least three of the four elevations. Wood is the most appropriate material for windows in this style.
- Based on photographs provided by the applicant, sections of the windows are facing either rot or termite damage. No window assessment was provided, however, that describes the current condition of the windows
- The home has both six over six and four over four windows. The photographs provided with the application show the proposed windows having the same glazing configuration or pattern.
- The proposed windows have raised muntins that have a similar, but not identical, appearance to those on the existing windows.
- If feasible, the existing windows should be repaired, replaced. If the windows cannot be repaired, the new windows should have a compatible appearance and be made from the same or compatible material as the existing windows. Vinyl is typically not considered a compatible material.



Main Façade



Existing Wood Window



Historic Photograph

F2019-0023
74 Marine Street
April 18, 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 74 Marine Street** to give the applicant time to provide a window condition assessment and to consider a more compatible window type.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0023
74 Marine Street
April 18, 2019
STAFF PHOTOGRAPHS:



F2019-0023
74 Marine Street
April 18, 2019



F2019-0023
74 Marine Street
April 18, 2019

SUMMARY SCOPE OF WORK:

- Replace all of the existing wood windows with vinyl windows

CITY CODES/DESIGN GUIDELINES:

Colonial (1565-1821)

First Spanish Period (1565-1763)

Spanish St. Augustine was a poor military outpost. Construction was simple, and made use of local materials, such as coquina and wood. The Spaniards lived private lives on courtyards, patios and loggias enclosed by high walls. The St. Augustine Plan is an adaptation to the Florida climate. The loggia or gallery, usually on the south or east side of the building, provided shade, and sheltered doors and unglazed windows from sun and rain. The Spanish believed the devil always came from the north; hence, openings were rare on the north side of buildings.

Buildings are constructed directly on the street. The most common site plan is for the building to be placed on the north property line, providing a sideyard or courtyard to the south. The site is enclosed by a wall or fence. Entry is first through a gate in the wall or fence opening into a loggia, porch or courtyard and then into the building. Loggias and porches, both one and two story, are used for shade and are generally on the south or east facades. These open into courtyards, sideyards and patios. Stairs, if any, are usually located at the end of the loggia.

The most common building plan is a simple rectangle. Proportions vary due to initial design constraints and to additions, but the most common width to length ratio is about 1/1.5 with a range of 1/1.0 to 1/2.5. Dimensions are measured in varas (approximately 33.33 inches) not in feet. Buildings are generally small, and are one, one and one-half or two stories.

Foundations are usually tabby or coquina. Most construction is of masonry. Some buildings are wood frame, or have masonry end walls with wood frame between. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types include flat roofs enclosed by a parapet with rain spouts (canales) projecting through the wall plane, gable and hip. Flat and gable roofs are the most common. Roofs are of Medieval design and are distinctively steep, usually pitched greater than 45°. Roof surfaces are covered with split wood shakes, shingles, or boards and thatch. Overhangs are small or non-existent.

Window and door openings are proportionately large. Windows were originally unglazed. Ground floor street windows may have projecting rejas while all other windows have banisters or lattice. All windows have interior shutters. Street doors are usually fifty inches wide, and are either single or double leaf.

Detailing includes roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain.

Second Spanish Period (1784-1821)

Upon their return, the Spanish retained many of the features introduced by the British including chimneys, glazed windows and exterior shutters.

Buildings are constructed directly on the street. Both courtyard doors and direct access doors are common. The site is enclosed by a wall or fence. Loggias and porches, both one and two story, are used for shade and are generally on the south or east facades. These open into courtyards, sideyards and patios. Stairs, if any, are usually located at the end of the loggia.

Buildings are larger than those of the First Spanish Period. The most common plan remained a simple rectangle, although wing additions are sometimes used. Proportions remained about the same. Width to length ratios average 1/1.5 with a range of 1/1.0 to 1/2.6. Dimensions are again measured in varas (approximately 33.33 inches) instead of feet.

Foundations are usually tabby or coquina. Most buildings are of masonry construction, with wood much less common. Buildings are one to two and one-half stories. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types are gable and hip. Roof pitches varied from 30° to 45° with the lower pitches reflecting 19th century design. Flat roofs are not used. Roof surfaces are split wood shakes or shingles, although some larger buildings use slate or barrel tile.

The average door width is thirty-three inches, although thirty-six, forty-two and forty-four inch doors are used. The average door height is seven feet and is seldom less than six feet ten inches.

Window openings are reduced in size and proportion due to glazing. Single panes of glass are no larger than eight inches by ten inches. The most common width to height ratio for windows is 1/2.0, with a range of 1/1.7 to 1/2.5. Windows are double hung sash and may be twelve-over-twelve, nine-over-nine, nine-over-six or six-over-six. A typical arrangement is nine-over-six on the ground floor with six-over-six on upper floors. Exterior shutters are common. Rejas are not used.

Detailing consists of roofed balconies, often with corbelled beams, which overhang the street. Balconies extend across most of the face of the building and protect windows from sun and rain. Balconies on First Spanish Period and British Period buildings were generally retained.

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.

Don't...

- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.

Pre-1821

Windows on First Spanish Period buildings should have banisters, possibly with lattice on the lower half. Rejas projecting twelve to eighteen inches on a masonry base are appropriate only for ground level street windows. Banisters or lattice must be used on all other windows. Windows with rejas and banisters may have single expanse glazing giving the impression of an unglazed window. One-over-one double hung sash windows are also appropriate. On larger buildings, wood twelve-over-twelve double hung sash windows, without rejas or banisters, may be appropriate. Multi-pane windows behind rejas and banisters are not appropriate.

Windows on British Period and Second Spanish Period buildings may be nine-over-nine, nine-over-six or six-over-six wood double hung sash. A common arrangement is nine-over-six on the ground floor and six-over-six on upper floors. Window and pane proportions must follow the historic models. Rejas are not appropriate.

Secretary of the Interior's 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]
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]

F2019-0023
74 Marine Street
April 18, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File
2. Historic Photograph



© St. Augustine Hist. Soc.

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1277 1009==
 Site Name: De la Rosa House 830== Survey Date: 7903 820==
 Address: 74 Marine Street, St. Augustine, FL 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 27 pt. 18 pt. 19, pt. 20 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: St. Augustine Historical Society ;
 Address: 271 Charlotte Street.
 St. Augustine, FL 32084 902==
 Occupant or Manager: _____ 904==
 Type of Ownership: _____ 848== Zoning: HP-1
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 470055 3306240 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:		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==
() <u>Altered</u>	858==	() <u>Dredge</u>	878==
(X) <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. Res. 838== Present Use: Priv. Res. 850==
Date: +1963 844== Period: 20th cent. 845== Culture: Spanish 840==
Architect: _____ 872==
Builder: _____ 874==
Style: _____ Spanish Colonial 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Stucco _____ 854==
Structural Systems: Masonry, concrete block 856==
Features of Structure: (942)
Window Type: DHS 6/6, 4/4 blinds, attic louver 942==
Foundation: Concrete block wall 942==
Roof Type: Gable 942==
Secondary Roof Structures: Porch, hip; hood, shed; porch, shed 942==
Porches & Balconies: Second story balcony on south side _____ 942==
Chimney Location: Offset, lateral slope 942==
Materials: (882)
Chimney: Stuccoed 882==
Roof Surfacing: Wood shakes 882==
Ornament Exterior: Chamfered posts; jigsawn brackets _____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Residential 864==
Relationship to Surroundings: Near St. Francis Barracks and Oldest House
complex. In one of the oldest sections of town. _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Spanish Colonial style building known as the De La Rosa House at 74 Marine Street was reconstructed in 1963 by the St. Augustine Historical Society. The design is based on a floor plan in the Rocque map of 1788. A balcony with chamfered posts and jigsaw brackets extends from the south side. Typical of houses of the colonial period, the building abuts the street, and the masonry walls have been covered with plaster. A masonry fence surrounds the garden area. Wooden blinds accent the windows. The house is near St. Francis Barracks, and the Oldest House complex. It is on a narrow street in one of the oldest sections of town.

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.

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

(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.

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 historic reconstruction at 74 Marine Street was named for Dona Petrona Perez de la Rosa, a native of St. Augustine born in 1707. The Puente map of 1764 shows her owning a vacant lot on the bayfront, and "stone and frame houses" west of the lot, designated as number 346 in Block K. The property was conveyed to William Greening, an Englishman who died in 1768. The 1788 Rocque map describes a two-story stone, number 253, as belonging to Juan Joseph Bousquet, the surgeon of the Royal Hospital. By 1790 the house was considered a "rubblework masonry house in poor condition". Antonio de Palma purchased the house, conveying it to Francisco Rovira in 1799. After several transactions the house became the property of Jean Ayerault whose heirs sold the lot and house in 1838 to Juan Pellicer. In 1868 Julia Iwanowski bought the house, possibly demolishing the older structure to build a new residence. By 1899, when purchased by George Corbett, the lot was vacant. The St. Augustine Historical Society purchased the lot from Corbett's heirs in 1961, constructing the existing apartment house in 1963.(3)

ARCHAEOLOGY

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

3. El Escribano, April, 1965, Volume 2, No. 2, p. 5; House File, St. Augustine Historical Society.

☐ 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 # SJ001277
 Field Date 5-19-2016
 Form Date 5-19-2016
 Recorder # _____

Site Name(s) (address if none) DE LA ROSA HOUSE 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 74 Direction _____ Street Name Marine Street Type Street Suffix Direction _____
 Address: _____
 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 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1988300000 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: 1963 ☒ 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 _____
 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 Spanish Colonial Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. Flat 3. shed
 Roof Material(s) 1. Wood shingles 2. _____ 3. wood shakes
 Roof secondary strucs. (dormers etc.) 1. _____ 2. Porch hip; hood shed; porch shed
 Windows (types, materials, etc.) DHS 6/6, 4/4 blinds, attic louver
 Distinguishing Architectural Features (exterior or interior ornaments) Chamfered posts, 1/2sawn brackets
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) walled yard and courtyard; private drive and rear parking

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. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)

HISTORICAL STRUCTURE FORM

Site #8 SJ001277

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. _____ 2. stuccoed
 Structural System(s): 1. Masonry - General 2. Concrete block 3. _____
 Foundation Type(s): 1. _____ 2. wall
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) single door entry behind walled courtyard

Porch Descriptions (types, locations, roof types, etc.) 2nd story balcony on south side

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

Narrative Description of Resource Reconstruction 1963 based on Rocque map of 1788. See Barbara Mattick NRHP Report
 Continuation Sheets _____

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) contributes to SJ10

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

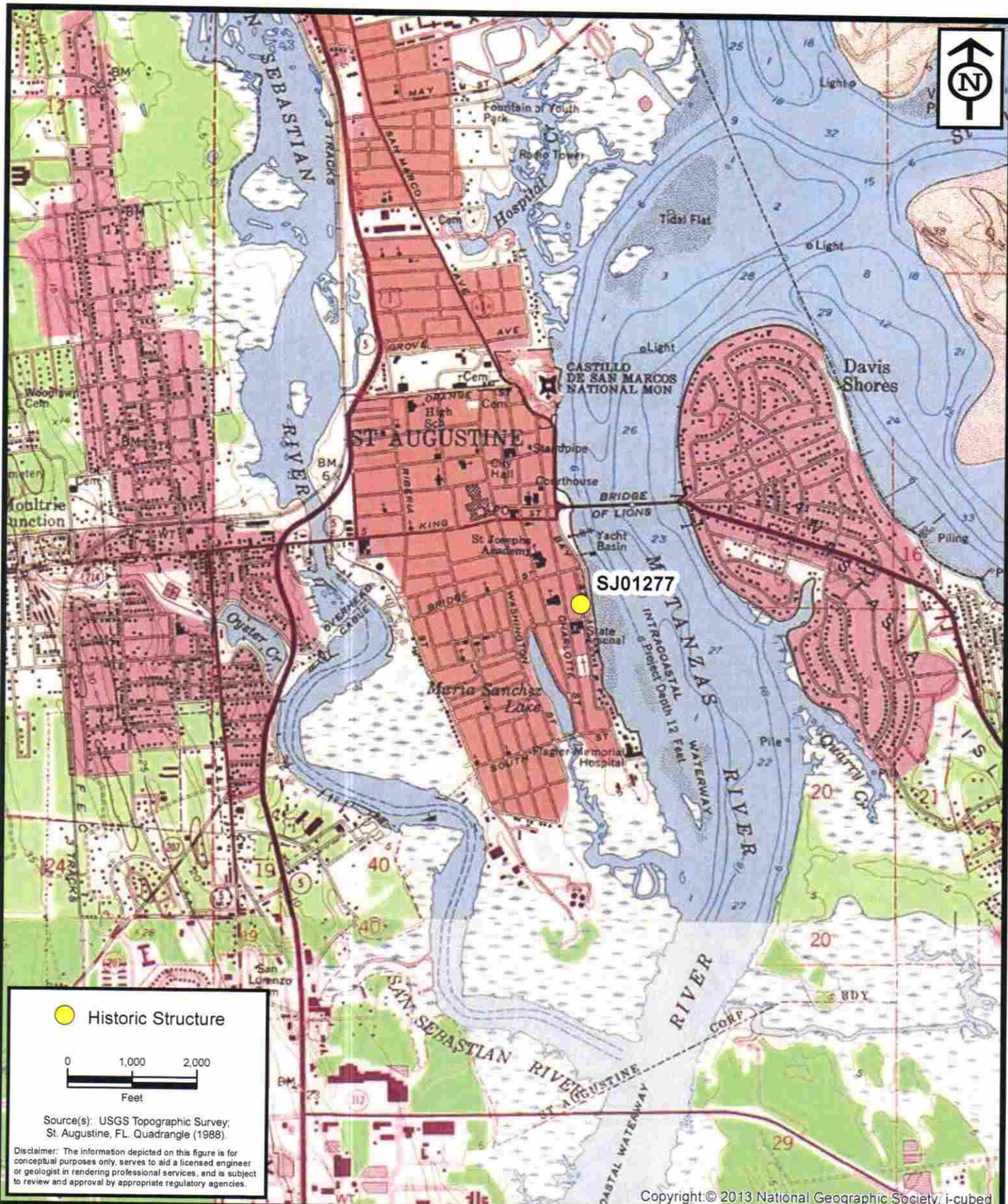
① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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.



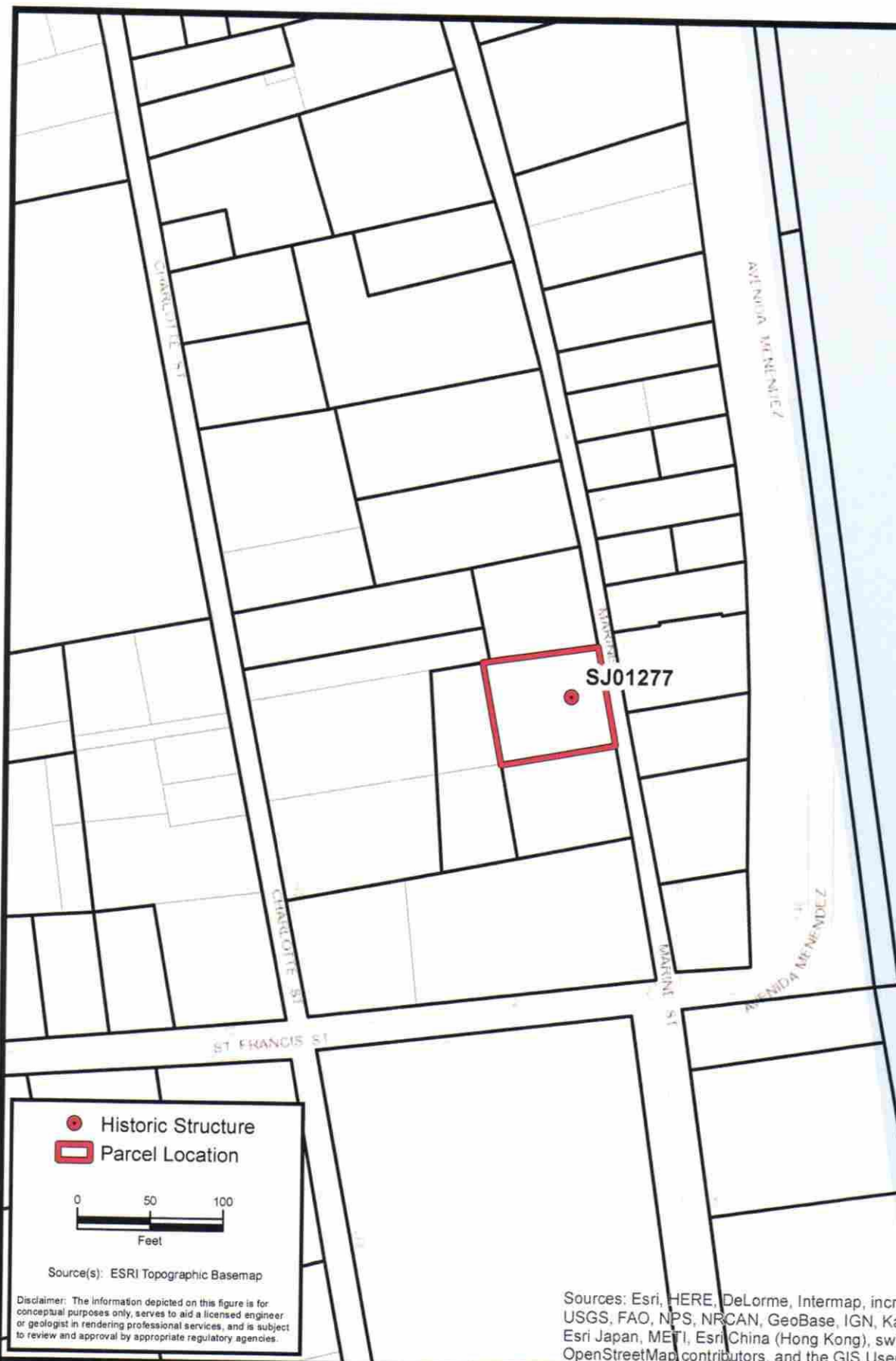
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ01277
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



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



**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Parcel Location - SJ01277
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



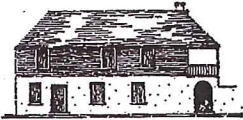


RECEIVED

CITY OF ST. AUGUSTINE

FEB 20 2019

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. 2019-0023

Receipt No. 1555819

Meeting Date: march 21, 2019

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

1. NAME OF APPLICANT DEREK CROSBY

Business (if applicable) EXTREME WINDOW & DOOR SOLUTIONS INC.

Address 1963 A1A S.

City ST. AUGUSTINE State FL Zip Code 32080

Daytime telephone (904) 819-5606 Other phone/email (904) 501-7780

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

2. NAME OF PROPERTY OWNER WILMA DELORENZO

Business (if applicable) _____

Address 20 OCEAN WAY

City ST. AUGUSTINE State FL Zip Code 32080

Daytime telephone (required) 904-377-2127 Other phone _____

3. PROJECT STREET ADDRESS 74 MARINE ST.

4. LEGAL DESCRIPTION: Lot 18/20 Block 27 Subdivision CITY ST. AUGUSTINE Parcel 19883002

5. EXISTING USE SINGLE FAMILY PROPOSED USE SINGLE FAMILY

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 <u>IMPACT, WHITE, SDL</u> |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☐ | Exterior lighting & other appurtenances _____ |
| ☐ | ☐ | Existing fences, walls & gates _____ |
| ☐ | ☐ | Existing parking, walkways & other site features _____ |

FEB 20 2019

Planning/Building Dept.

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)

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 DEREK CROSBY

SIGNATURE OF APPLICANT *Derek Crosby* DATE 2/19/19

PRINT OWNER'S NAME WILMA DELORENZO

SIGNATURE OF OWNER *Wilma B. De Lorenzo* DATE 2-19-19

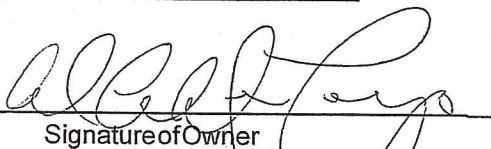
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.



Owner's Authorization For Agent

Wilma R. DeLorenzo is/are hereby authorized TO ACT ON BEHALF
OF DeLorenzo Trust Uad:01-07-2002, 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:
74 Marine Street, St. Augustine, FL 32084

BY: 
Signature of Owner
DAVID A. DE LORENZO
Print Name of Owner
65-8498-8849
Telephone Number

State of CALIFORNIA

County of LOS ANGELES

Signed and sworn before me on this 21st day of FEB., 2019

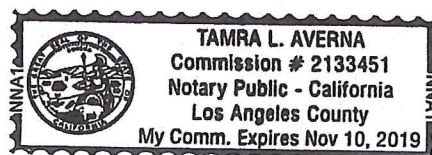
By DAVID A. DE LORENZO

Identification verified:

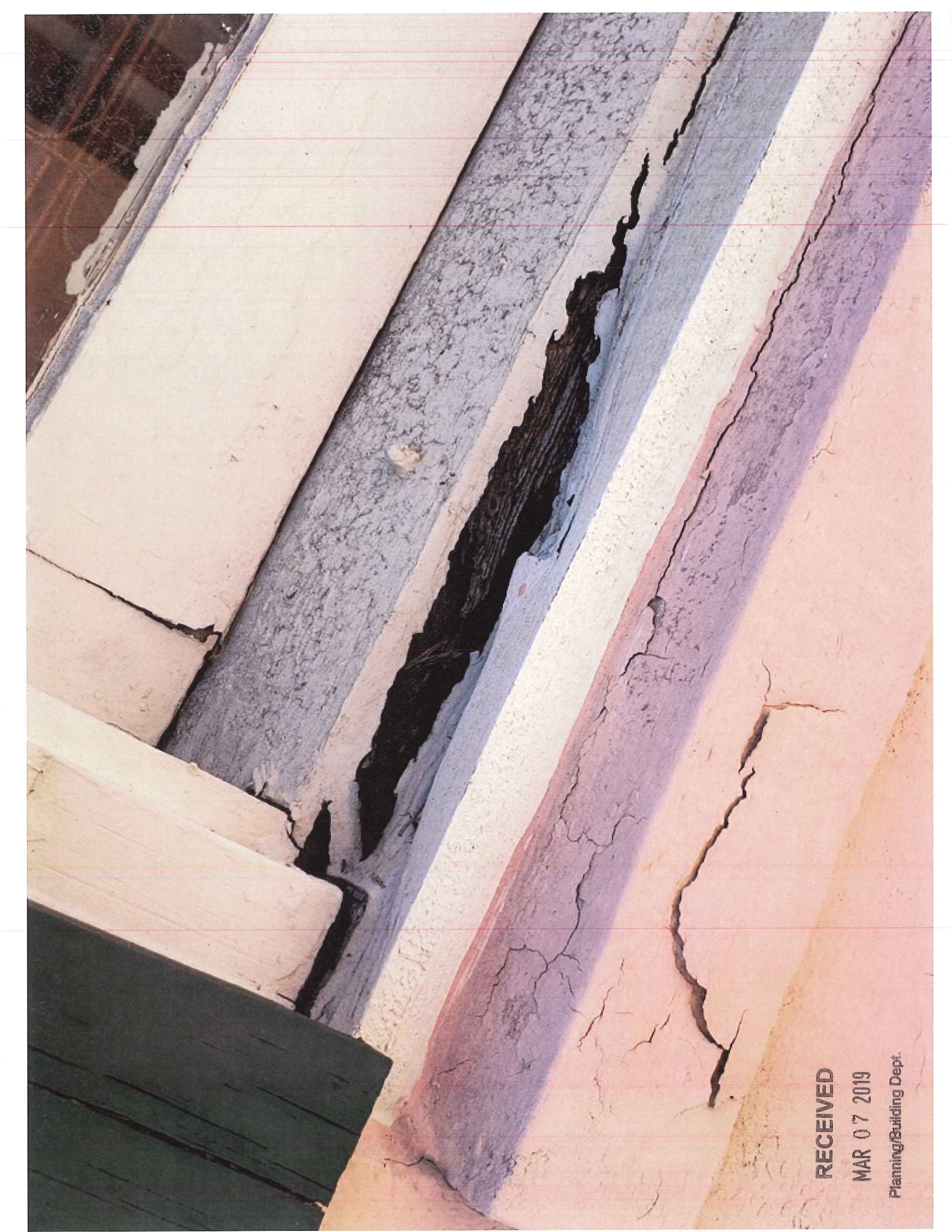
Oath sworn: X Yes _____ No _____

Notary Signature: 

My Commission expires: NOV. 10, 2019



RECEIVED
FEB 22 2019
Planning/Building Dept.

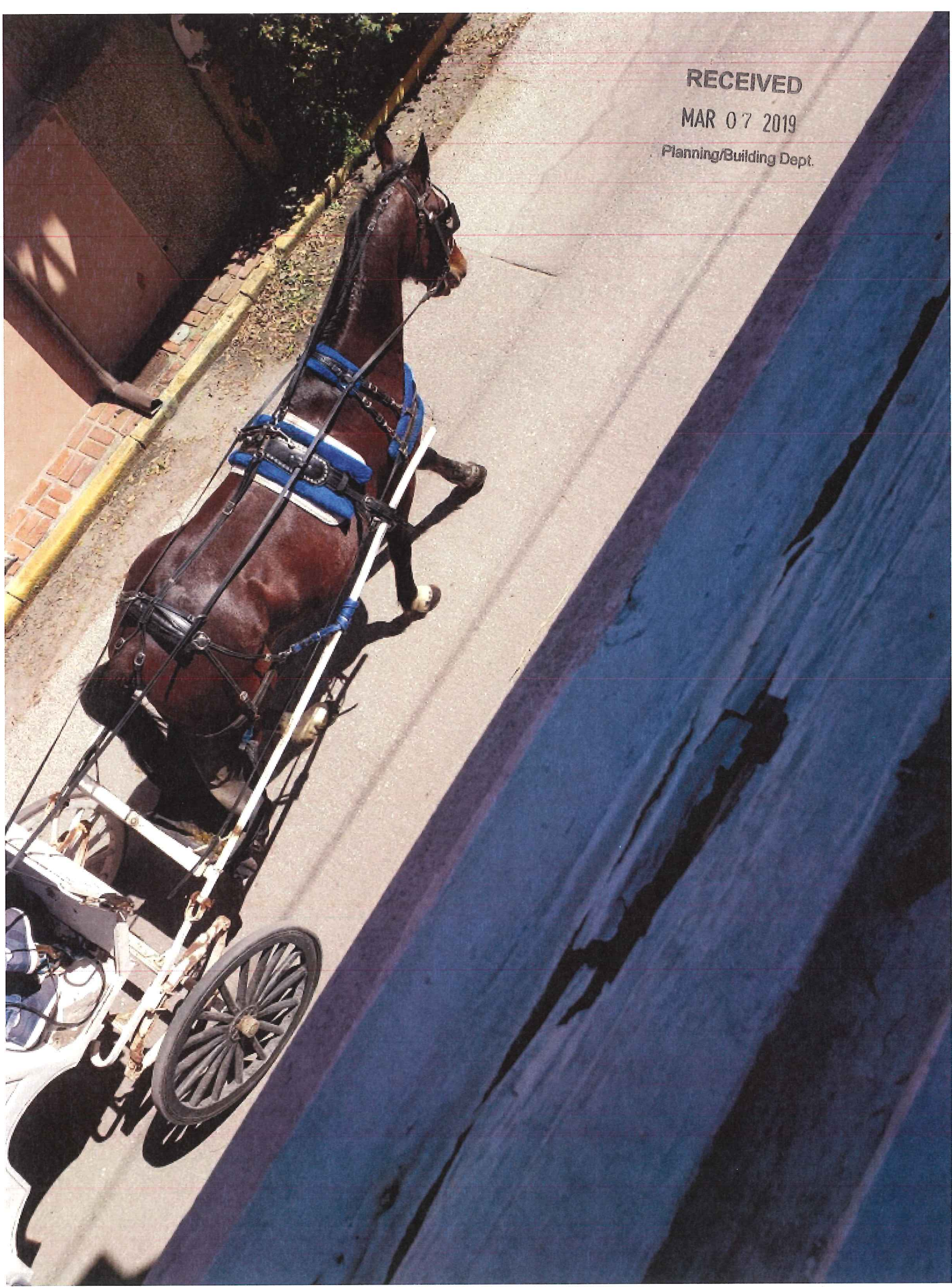


RECEIVED

MAR 07 2019

Planning/Building Dept.

RECEIVED
MAR 07 2019
Planning/Building Dept.



RECEIVED

MAR 07 2019

Planning/Building Dept.

RECEIVED

MAR 07 2019

Planning/Building Dept.

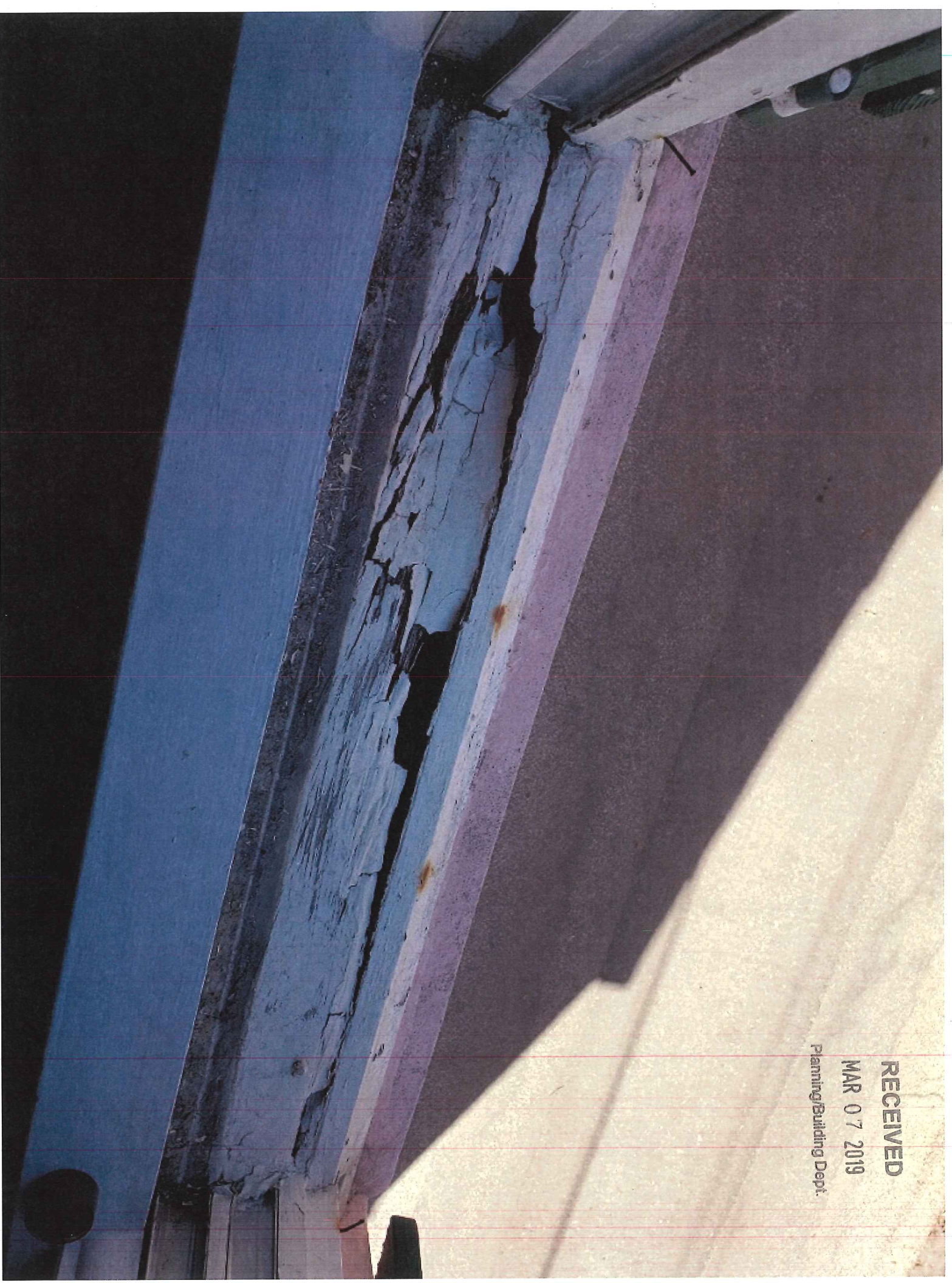




RECEIVED

MAR 07 2019

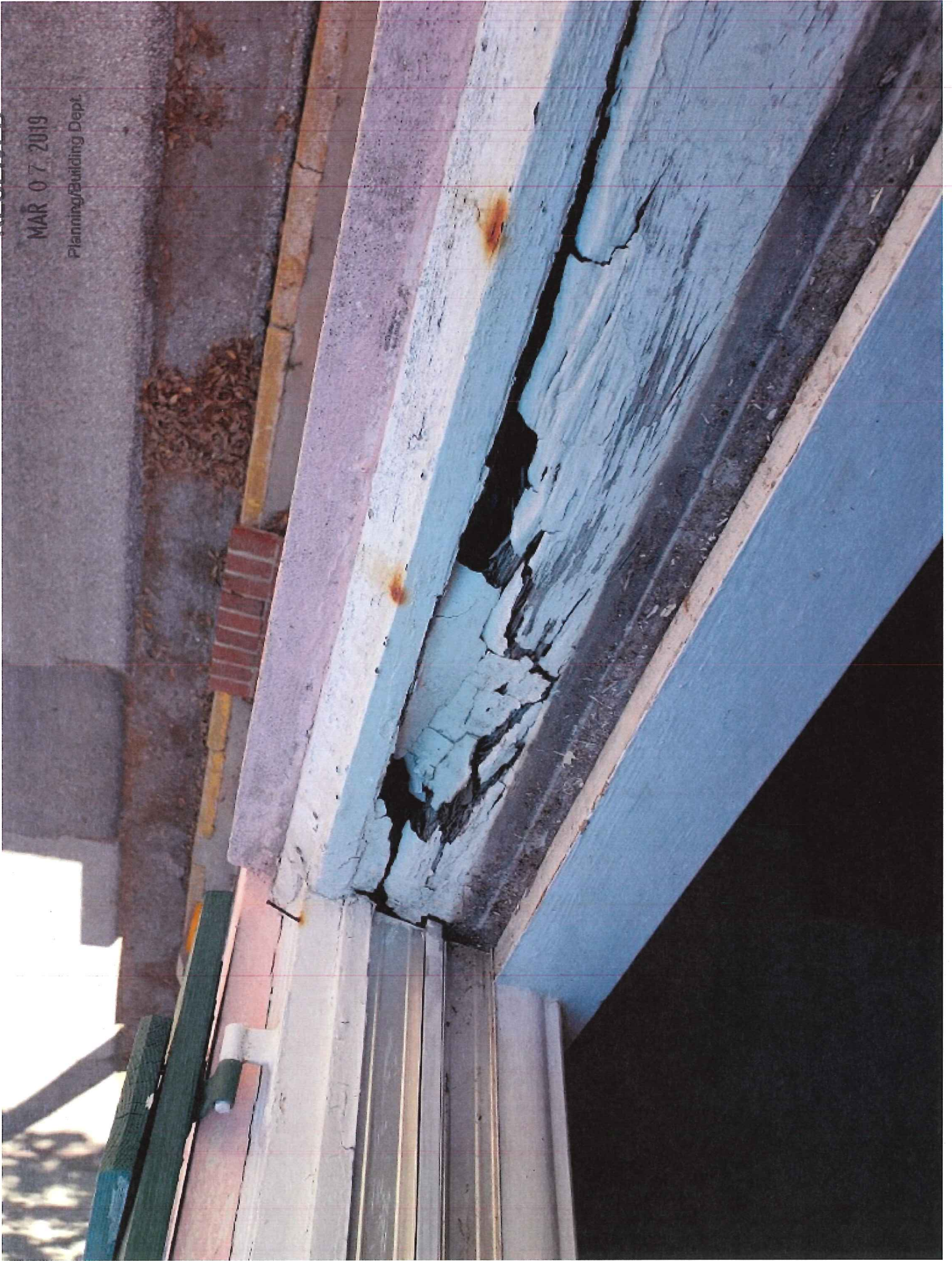
Planning/Building Dept.



RECEIVED

MAR 07 2019

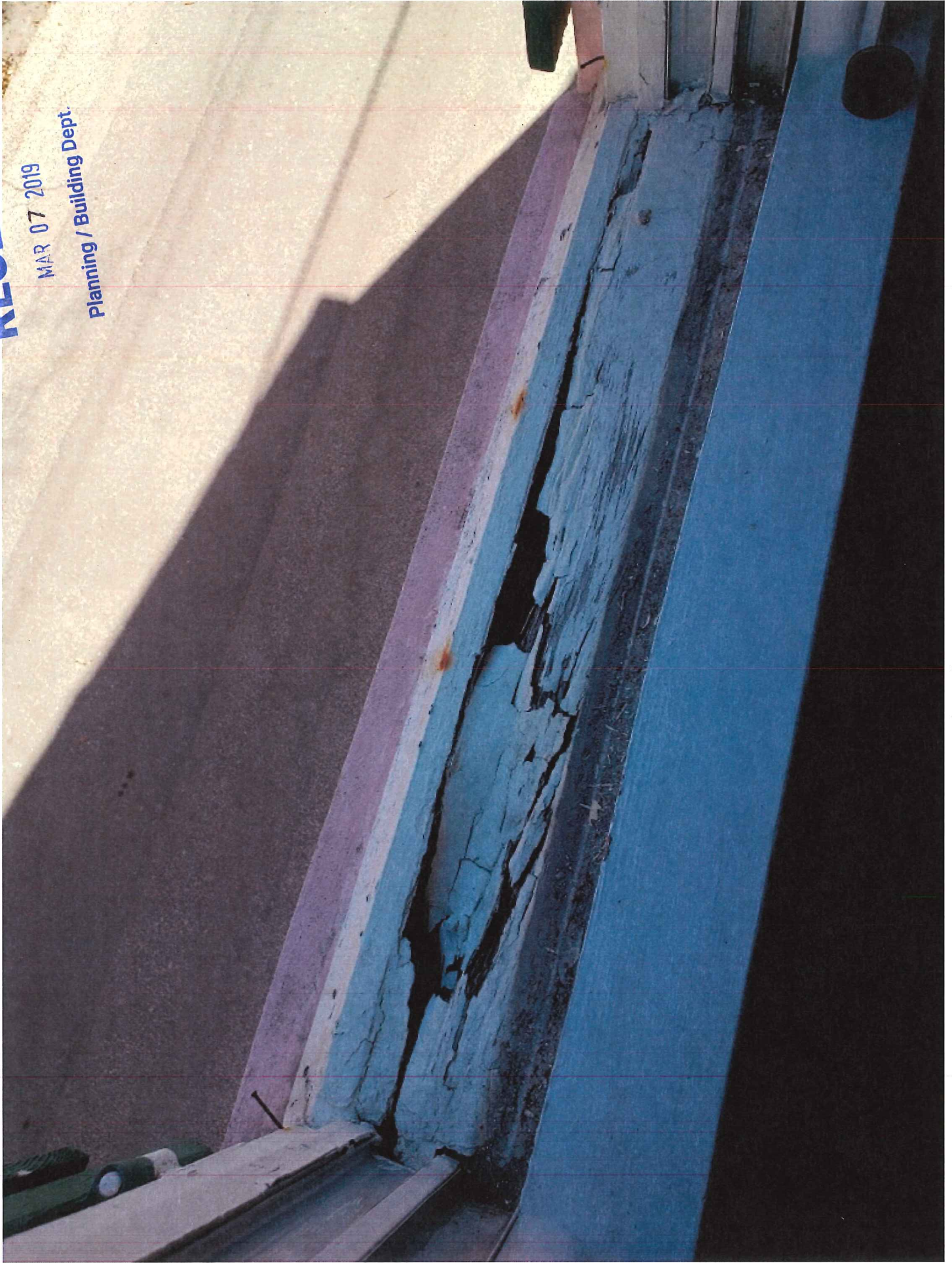
Planning/Building Dept.

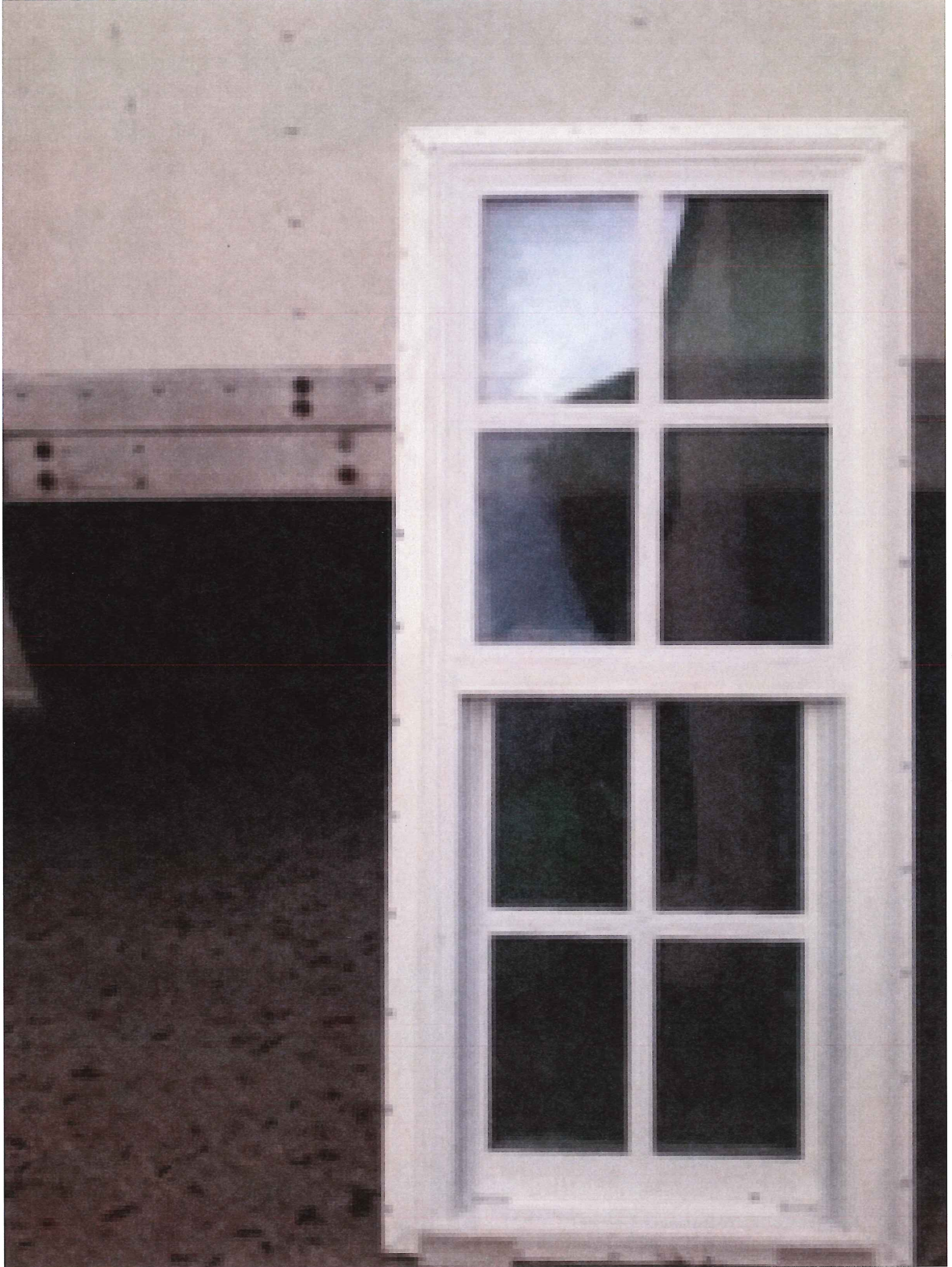


RECEIVED

MAR 07 2019

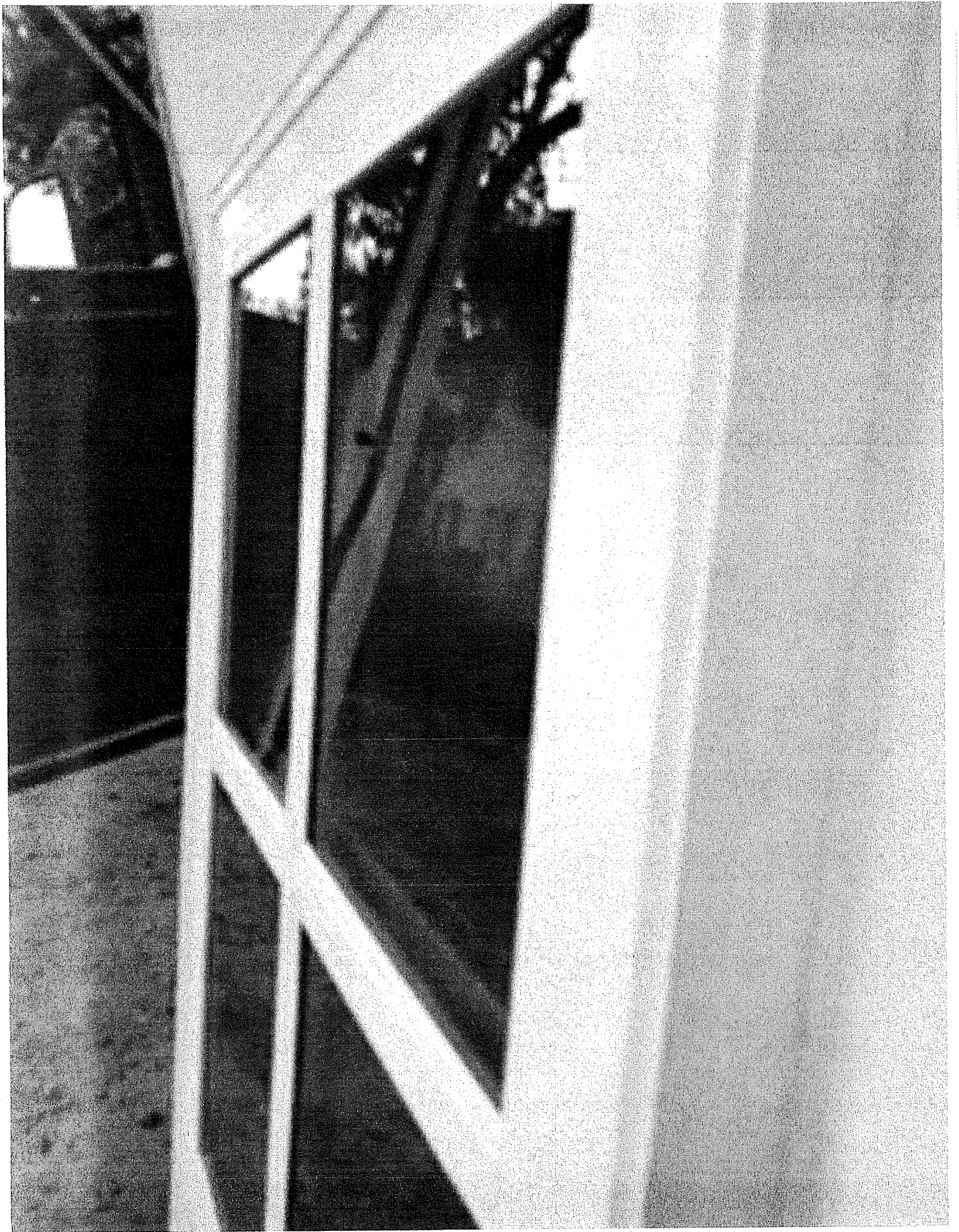
Planning / Building Dept.













Product Approval
USER: Public User

OFFICE OF THE
SECRETARY

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**

FL #

FL21637-R3

Application Type

Revision

Code Version

2017

Application Status

Approved

*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

Comments

Archived

Product Manufacturer

MI Windows and Doors

Address/Phone/Email

650 West Market Street
Gratz, PA 17030
(717) 365-3300 Ext 2560
bsitlinger@miwd.com

Authorized Signature

Brent Sitlinger
bsitlinger@miwd.com

Technical Representative

Address/Phone/Email

Quality Assurance Representative

Address/Phone/Email

Category

Windows

Subcategory

Single Hung

Compliance Method

Certification Mark or Listing

Certification Agency

American Architectural Manufacturers Association

Validated By

Steven M. Ulrich, PE

☒ Validation Checklist - Hardcopy Received

Referenced Standard and Year (of Standard)

Standard

Year

AAMA 506

2011

AAMA/WDMA/CSA 101/I.S.2/A440

2008

AAMA/WDMA/CSA 101/I.S.2/A440

2011

Equivalence of Product Standards

Certified By

Product Approval Method

Method 1 Option A

Date Submitted

03/02/2018

Date Validated

03/02/2018

Date Pending FBC Approval

Summary of Products

FL #	Model, Number or Name	Description
21637.1	1620 SH	48 x 84 Insulated Glass
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +45/-45 Other: LC-PG50 Fin, LC-PG45 Finless/Flange		Certification Agency Certificate FL21637 R3 C CAC APC 16015.pdf FL21637 R3 C CAC APC 16054.pdf Quality Assurance Contract Expiration Date 10/14/2021 Installation Instructions FL21637 R3 II 08-02998A1.pdf Verified By: Luis Roberto Lomas 62514 Created by Independent Third Party: Yes Evaluation Reports FL21637 R3 AE 513861A1.pdf Created by Independent Third Party: Yes
21637.2	1620 SH	52 x 75 Insulated Glass
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-50 Other: LC-PG50		Certification Agency Certificate FL21637 R3 C CAC APC 16016.pdf FL21637 R3 C CAC APC 16055.pdf Quality Assurance Contract Expiration Date 10/14/2021 Installation Instructions FL21637 R3 II 08-02999A2.pdf Verified By: Luis Roberto Lomas 62514 Created by Independent Third Party: Yes Evaluation Reports FL21637 R3 AE 513862A2.pdf Created by Independent Third Party: Yes
21637.3	1620 SH	37 x 72 Insulated Glass
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-67 Other: LC-PG50		Certification Agency Certificate FL21637 R3 C CAC APC 16572.pdf Quality Assurance Contract Expiration Date 03/24/2022 Installation Instructions FL21637 R3 II 08-03042A3.pdf Verified By: Luis Roberto Lomas 62514 Created by Independent Third Party: Yes Evaluation Reports FL21637 R3 AE 513921A3.pdf Created by Independent Third Party: Yes
21637.4	1620 SH	48 x 96 Insulated Glass
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +35/-45 Other: LC-PG35		Certification Agency Certificate FL21637 R3 C CAC APC 16574.pdf Quality Assurance Contract Expiration Date 03/24/2022 Installation Instructions FL21637 R3 II 08-03160.pdf Verified By: Luis Roberto Lomas 62514 Created by Independent Third Party: Yes Evaluation Reports FL21637 R3 AE 514079.pdf Created by Independent Third Party: Yes
21637.5	1620 SH Impact	52 x 75 Insulated Laminated Glass
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +50/-50 Other: LC-PG50, Missile Level D, Wind Zone 3. Glass consisted of 1/8" annealed exterior - spacer - 3/32" annealed / 0.090 PVB / 3/32" annealed. Glass was bedded in Pecora 896 silicone.		Certification Agency Certificate FL21637 R3 C CAC APC 16230.pdf Quality Assurance Contract Expiration Date 12/27/2021 Installation Instructions FL21637 R3 II 08-03042.pdf Verified By: Luis Roberto Lomas 62514 Created by Independent Third Party: Yes Evaluation Reports FL21637 R3 AE 513921.pdf Created by Independent Third Party: Yes

[Back](#)
[Next](#)

The State of Florida is an AA/EEO employer. [Copyright 2007-2013 State of Florida](#). :: [Privacy Statement](#) :: [Accessibility Statement](#) :: [Refund Statement](#)

Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click [here](#).

Product Approval Accepts:



Credit Card
Safe

securityMETRICS

NOTES:

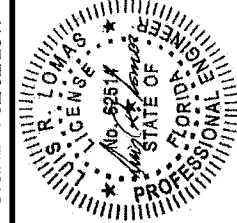
1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE.
2. WOOD FRAMING AND MASONRY OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
3. 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL.
4. WHERE SHIM OR BUCK THICKNESS IS LESS THAN 1-1/2" WINDOW UNITS MUST BE ANCHORED THROUGH THE FRAME IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. ANCHORS SHALL BE SECURELY FASTENED DIRECTLY INTO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE MATERIAL.
5. WHERE WOOD BUCK THICKNESS IS 1-1/2" OR GREATER, BUCK SHALL BE SECURELY FASTENED TO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE. WINDOW UNITS MAY BE ANCHORED THROUGH FRAME TO SECURED WOOD BUCK IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.
6. WHERE 1X BUCK IS NOT USED DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
7. BUCKS SHALL EXTEND BEYOND WINDOW INTERIOR FACE SO THAT FULL FRAME SUPPORT IS PROVIDED.
8. FOR FIN INSTALLATION SHIM AS NEEDED. FOR FRAME INSTALLATION SHIM AS REQUIRED AT EACH ANCHOR LOCATION WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
9. SHIMS SHALL BE LOCATED, APPLIED AND MADE FROM MATERIALS AND THICKNESS CAPABLE OF SUSTAINING APPLICABLE LOADS.
10. WIND LOAD DURATION FACTOR Cd=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
11. FRAME MATERIAL: EXTRUDED RIGID PVC.
12. UNITS MUST BE GLAZED PER ASTM E1300-04/09, SEE SHEET 2 AND 3 FOR DETAILS.
13. APPROVED IMPACT PROTECTIVE SYSTEM IS NOT REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
14. FOR ANCHORING THROUGH FIN INTO WOOD FRAMING OR 2X BUCK USE #6 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.

15. FOR ANCHORING THROUGH FRAME INTO WOOD FRAMING OR 2X BUCK USE #8 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
16. FOR ANCHORING THROUGH FRAME INTO MASONRY/CONCRETE USE 3/16" TAPCONS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 2 1/2" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
17. FOR ANCHORING THROUGH FRAME INTO METAL STRUCTURE USE #8 SMS OR SELF DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
18. ALL FASTENERS TO BE CORROSION RESISTANT.
19. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BELOW:
 - A. WOOD: MINIMUM SPECIFIC GRAVITY OF G=0.42
 - B. CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
 - C. MASONRY: HOLLOW/FILLED BLOCK PER ASTM C90 WITH Fm=2,000PSI MINIMUM.
 - D. METAL STRUCTURE: STEEL 18GA (.048") FY=33KSI/FU=52KSI OR ALUMINUM 6063-T5 FU=30KSI .048" THICK MINIMUM
20. GEOMETRIC SHAPES ARE ALSO APPROVED. APPROVED GEOMETRIC SHAPES DIMENSIONS SHALL NOT EXCEED INSCRIBED DIMENSIONS OF APPROVED RECTANGULAR ASSEMBLY SHOWN IN SHEET 2.

TABLE OF CONTENTS	
SHEET NO.	DESCRIPTION
1	NOTES
2 - 3	ELEVATIONS
4 - 11	INSTALLATION DETAILS

MI WINDOWS AND DOORS LLC 1900 LAKESIDE PARKWAY FLOWER MOUND, TX 75028	
SERIES 1620 SH REINFORCED IMPACT - 52" X 75" NOTES	
DRAWN: R.L.	DWG NO. 08-03042
SCALE NTS	DATE 11/30/16
SHEET 1 OF 11	
L. ROBERTO LOMAS P.E. 1432 WOODFORD RD. LEWISVILLE, NC 27023 434-688-0039 rlomas@lomaspe.com	
Luis R. Lomas P.E. FL No.: 62514	

SIGNED: 02/02/2017



REVISIONS			DATE	APPROVED
REV	DESCRIPTION			

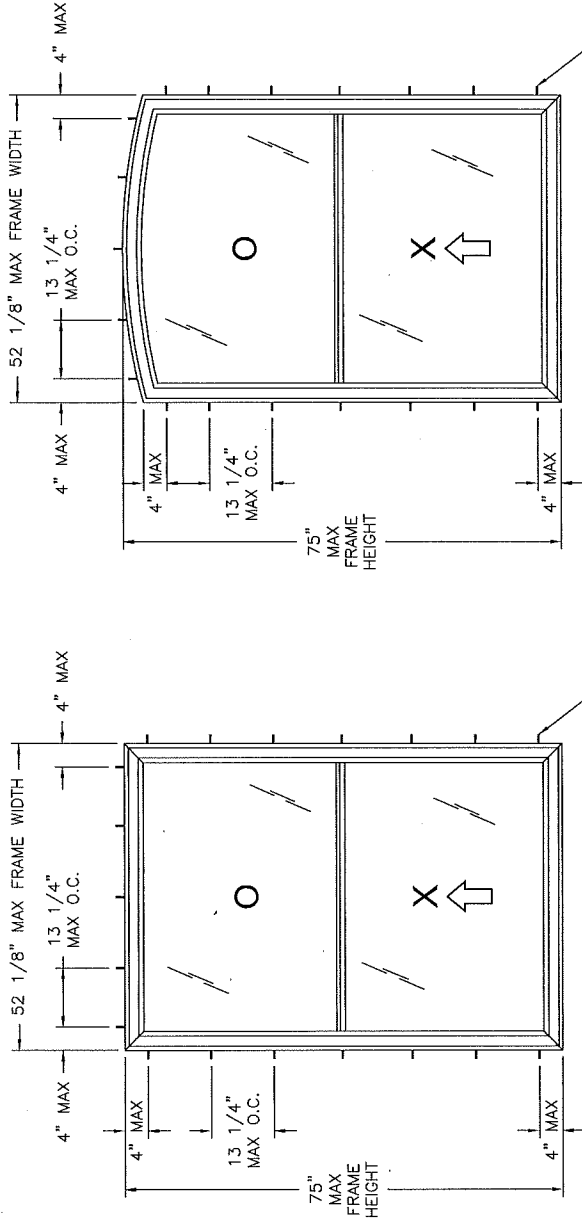
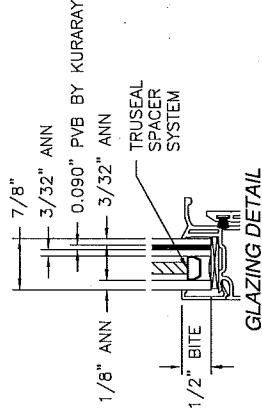


Chart #1

Number of anchor locations required

Frame Height (in)	Frame Width (in)											
	24.00	30.00	36.00	42.00	48.00	54.00	60.00	66.00	72.00	78.00	84.00	52.13
24.00	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3
30.00	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3
36.00	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3
42.00	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3
48.00	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3
54.00	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3
60.00	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3
66.00	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3
72.00	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3
78.00	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3
84.00	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3	Head 3	Jamb 3



FOR NUMBER OF ANCHORS REQUIRED SEE CHART #1

FOR NUMBER OF ANCHORS REQUIRED SEE CHART #1

REINFORCED	
DESIGN PRESSURE RATING	IMPACT RATING
±50.0PSF	LARGE MISSILE IMPACT

MISSILE LEVEL D, WIND ZONE 3
FOR ADDITIONAL SIZES SEE CHART #1

- NOTES:
1. MAXIMUM SASH SIZE: 49 1/2" X 37 1/4"
 2. MAXIMUM D.L.O.: 47 1/2" X 33 3/4"

SIGNED: 02/02/2017

MI WINDOWS AND DOORS LLC

1900 LAKESIDE PARKWAY

FLOWER MOUND, TX 75028

SERIES 1620 SH REINFORCED

IMPACT - 52" X 75"

FINLESS & FLANGE ELEVATIONS

DRAWN: R.L.

SCALE: NTS

DATE: 11/30/16

SHEET: 2 OF 11

REV: -

DWG NO: 08-03042

1432 WOODFORD RD LEWISVILLE, NC 27023

434-688-0609 /lomas@miwindows.com

LUIS R. LOMAS P.E.

FL NO.: 62514

PROFESSIONAL ENGINEER

STATE OF FLORIDA

NO. 62514

EXPIRATION DATE: 12/31/2017

HARDWARE SCHEDULE

A. (2) RECESSED CAM LOCK 6 7/8" FROM STILES AT SASH INTERIOR MEETING RAIL

B. (2) METAL PIVOT BAR IN CORNERS OF STILES AND BOTTOM RAIL

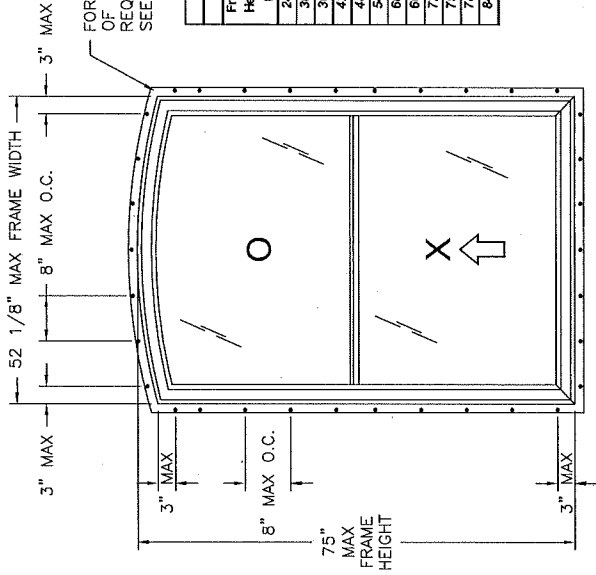
C. (2) SURFACE MOUNTED TILT LATCH AT CORNERS OF STILES AND INTERIOR MEETING RAIL

D. ALUMINUM REINFORCEMENT (M-2343) AT FIXED MEETING RAIL

E. ALUMINUM REINFORCEMENT (M-2115) AT LOCK RAIL

F. ALUMINUM REINFORCEMENT (M-2266) AT STILES

52 1/8" MAX FRAME WIDTH



1620 SH REINFORCED
DESIGNER
EXTERIOR VIEW
FIN INSTALLATION

REINFORCED

NOTES:

- NOTES:
1. MAXIMUM SASH SIZE: 49 1/2" X 37 1/4"
 2. MAXIMUM D.L.O.: 47 1/2" X 33 3/4"



A circular professional engineer seal for Thomas R. Lomas. The outer ring contains the text "THOMAS R. LOMAS" at the top and "ENGINEER" at the bottom, separated by stars. The inner ring contains "FLORIDA" at the top and "STATE OF" at the bottom, also separated by stars. In the center, the text "LICENSE" is at the top, "No. 62514" is in the middle, and "thomas r. lomas" is written in cursive at the bottom.

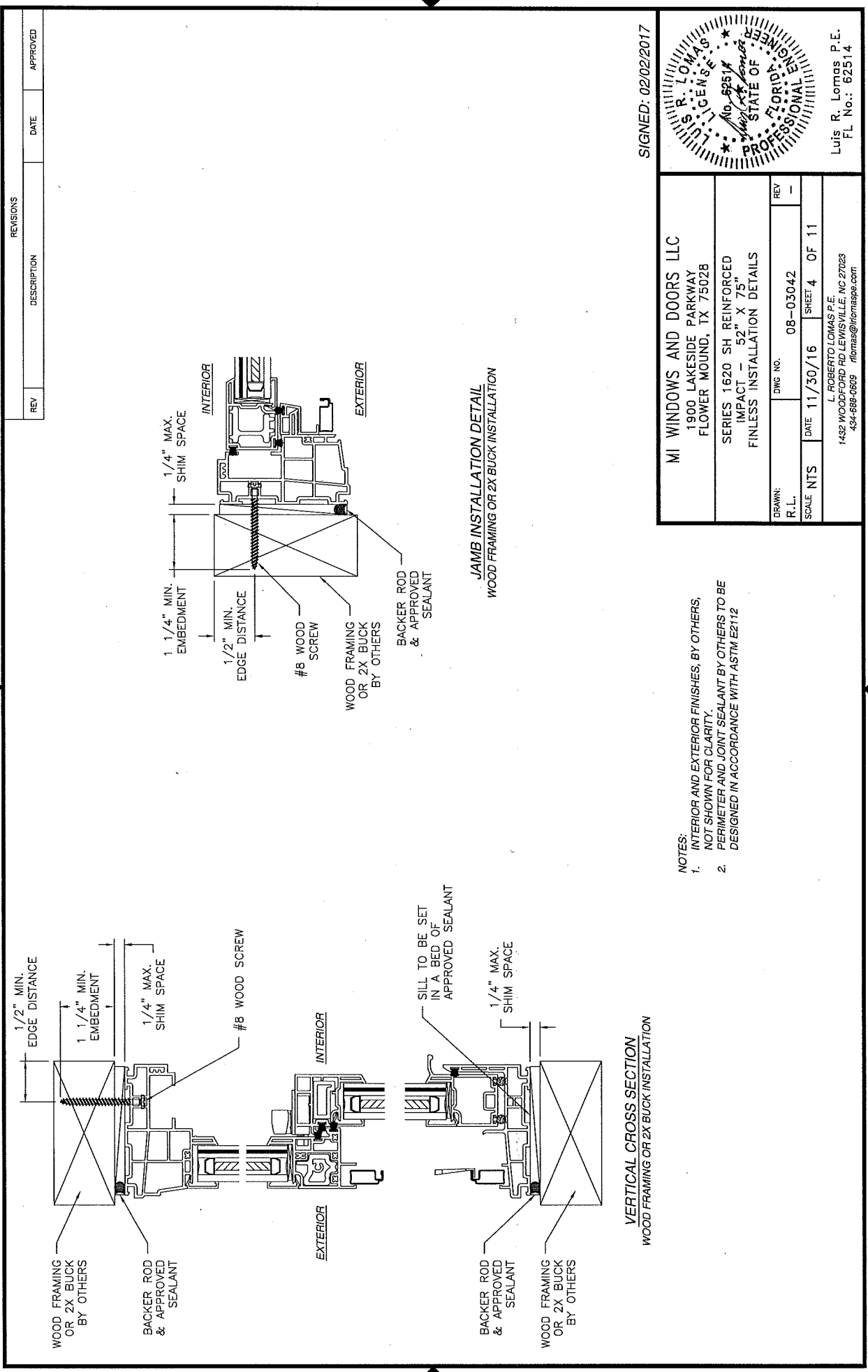
Luis R. Lomas P.E.
FL No.: 62514

SERIES 1620 SH REINFORCED
IMPACT -- 52" X 75"
FIN ELEVATIONS

DRAWN:
R.L.

HARDWARE SCHEDULE

- A. (2) RECESSED CAM LOCK 6 7/8" FROM STILES AT SASH INTERIOR MEETING RAIL
- B. (2) METAL PIVOT BAR IN CORNERS OF STILES AND BOTTOM RAIL
- C. (2) SURFACE MOUNTED TILT LATCH AT CORNERS OF STILES AND INTERIOR MEETING RAIL
- D. ALUMINUM REINFORCEMENT (M-2343) AT FIXED MEETING RAIL
- E. ALUMINUM REINFORCEMENT (M-2115) AT LOCK RAIL
- F. ALUMINUM REINFORCEMENT (M-2286) AT STILES



JAMB INSTALLATION DETAIL
WOOD FRAMING OR 2X BUCK INSTALLATION

VERTICAL CROSS SECTION
WOOD FRAMING OR 2X BUCK INSTALLATION

- NOTES:
1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

SIGNED: 02/02/2017

MI WINDOWS AND DOORS LLC
1900 LAKESIDE PARKWAY
FLOWER MOUND, TX 75028

SERIES 1620 SH REINFORCED
IMPACT - 52" X 75"
FINLESS INSTALLATION DETAILS

DRAWN:
R.L.

SCALE
NTS

DWG NO.
08-03042

DATE
11/30/16

SHEET
4

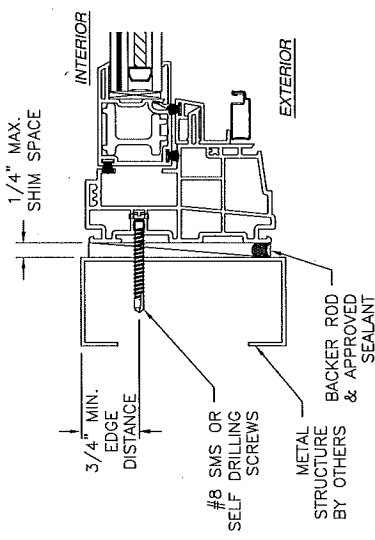
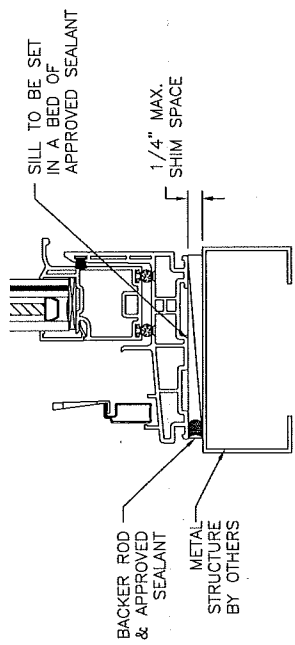
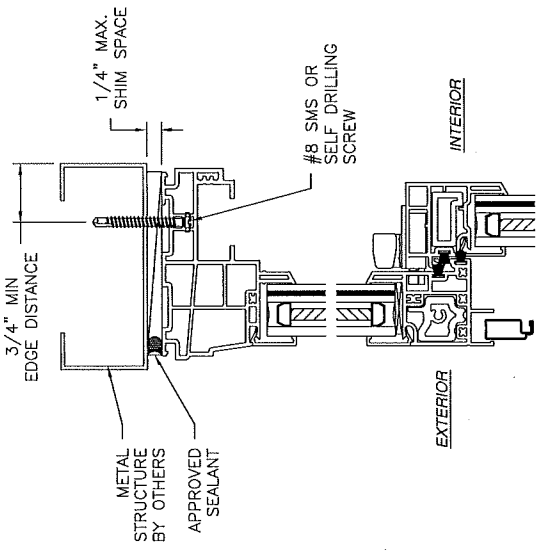
OF
11

L. ROBERTO LOMAS P.E.
1432 WOODFORD RD. LEWISVILLE, NC 27023
434-688-0608 rlomas@mlomase.com

Professional Engineer
L. R. LOMAS
No. 62514
State of Florida

Luis R. Lomas P.E.
FL No.: 62514

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED



JAMB INSTALLATION DETAIL
METAL STRUCTURE INSTALLATION

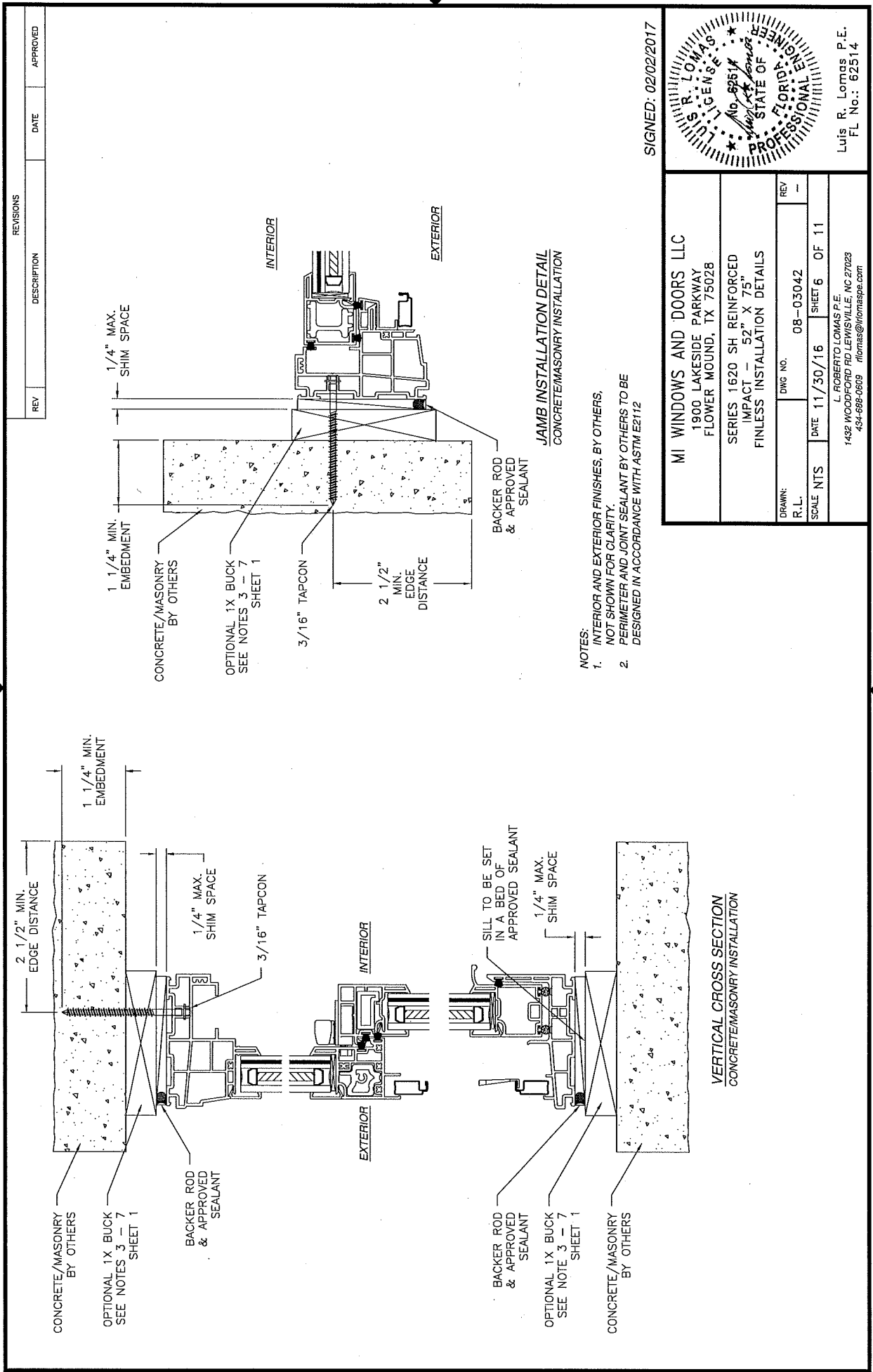
VERTICAL CROSS SECTION
METAL STRUCTURE INSTALLATION

- NOTES:
1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

SIGNED: 02/02/2017

MI WINDOWS AND DOORS LLC 1900 LAKESIDE PARKWAY FLOWER MOUND, TX 75028		
SERIES 1620 SH REINFORCED IMPACT - 52" X 75" FINLESS INSTALLATION DETAILS		
DRAWN: R.L.	DWG NO. 08-03042	REV -
SCALE NTS	DATE 11/30/16	SHEET 5 OF 11
L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-688-0628 rlomas@rlomaspe.com		

Luis R. Lomas P.E.
FL No.: 62514



SIGNED: 02/02/2017

MI WINDOWS AND DOORS LLC
1900 LAKESIDE PARKWAY
FLOWER MOUND, TX 75028

SERIES 1620 SH REINFORCED
IMPACT 52" X 75"
FINLESS INSTALLATION DETAILS

DRAWN:
R.L.

DWG NO.
08-03042

REV
—

SCALE
NTS

DATE
11/30/16

SHEET
6 OF 11

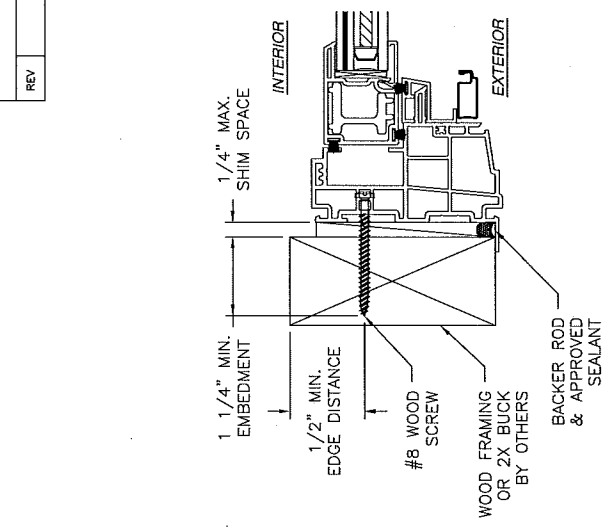
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LEWISVILLE, NC 27023
434-688-0609 rloomas@lomaspe.com

Luis R. Lomas P.E.
FL No.: 62514

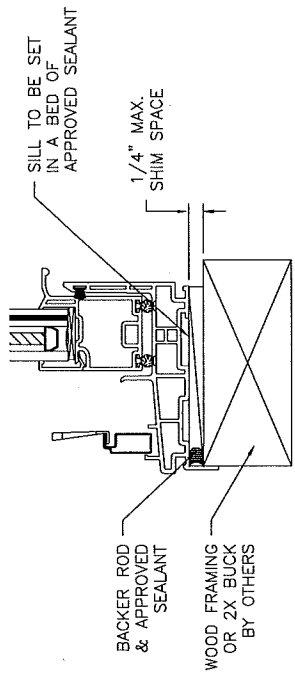
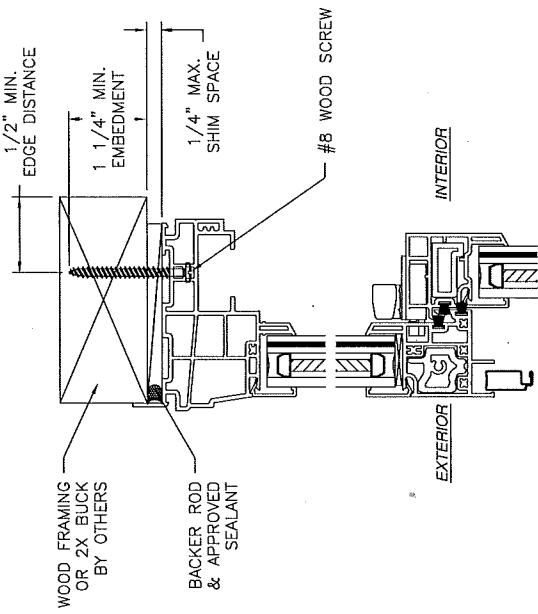
Professional Engineer
L. R. LOMAS
No. 62514
STATE OF FLORIDA

- NOTES:
1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED



JAMB INSTALLATION DETAIL
WOOD FRAMING OR 2X BUCK INSTALLATION



VERTICAL CROSS SECTION
WOOD FRAMING OR 2X BUCK INSTALLATION

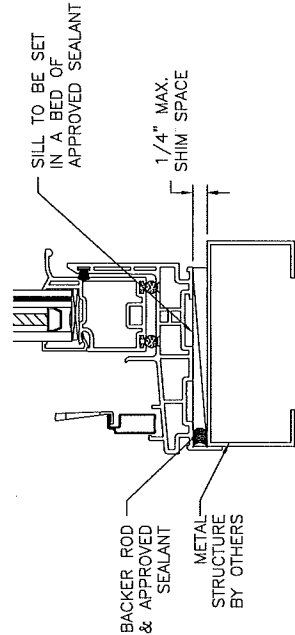
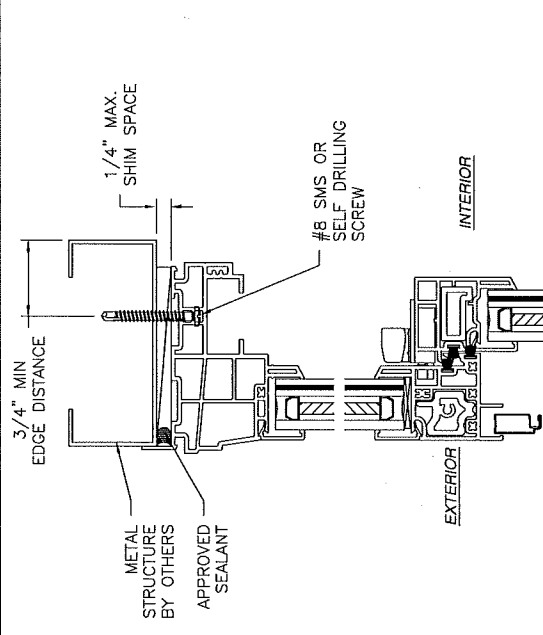
- NOTES:
1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

SIGNED: 02/02/2017

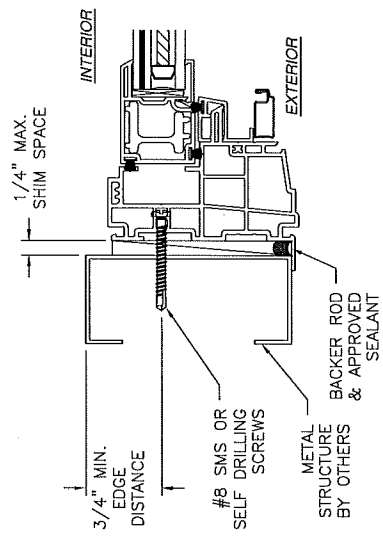
MI WINDOWS AND DOORS LLC 1900 LAKESIDE PARKWAY FLOWER MOUND, TX 75028		
SERIES 1620 SH REINFORCED IMPACT - 52" X 75" FLANGE INSTALLATION DETAILS		
DRAWN: R.L.	DWG NO. 08-03042	REV 11/30/16
SCALE NTS	DATE 11/30/16	SHEET 7 OF 11
L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-688-6609 rlomas@rlomaspe.com		

Luis R. Lomas P.E.
FL No.: 62514

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED



VERTICAL CROSS SECTION
METAL STRUCTURE INSTALLATION

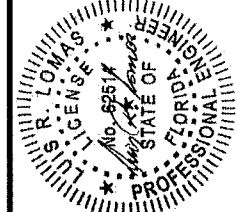


JAMB INSTALLATION DETAIL
METAL STRUCTURE INSTALLATION

- NOTES:
1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

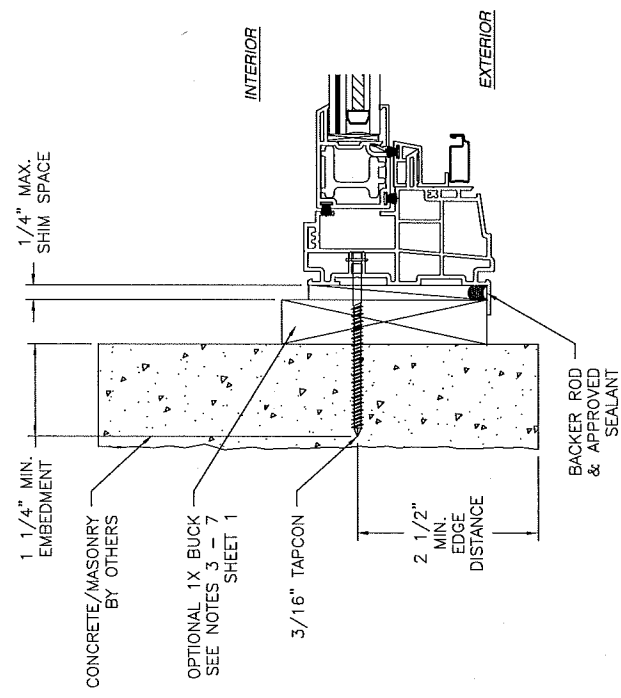
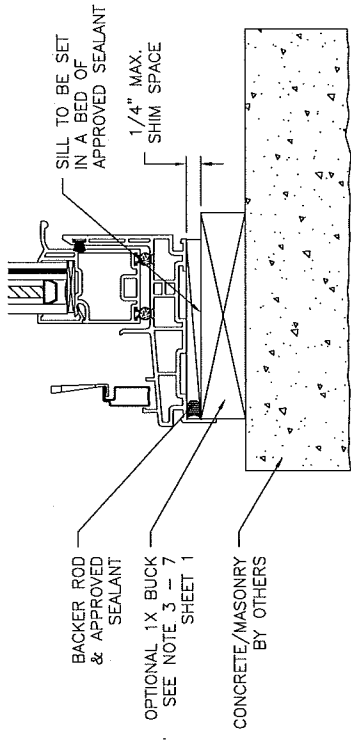
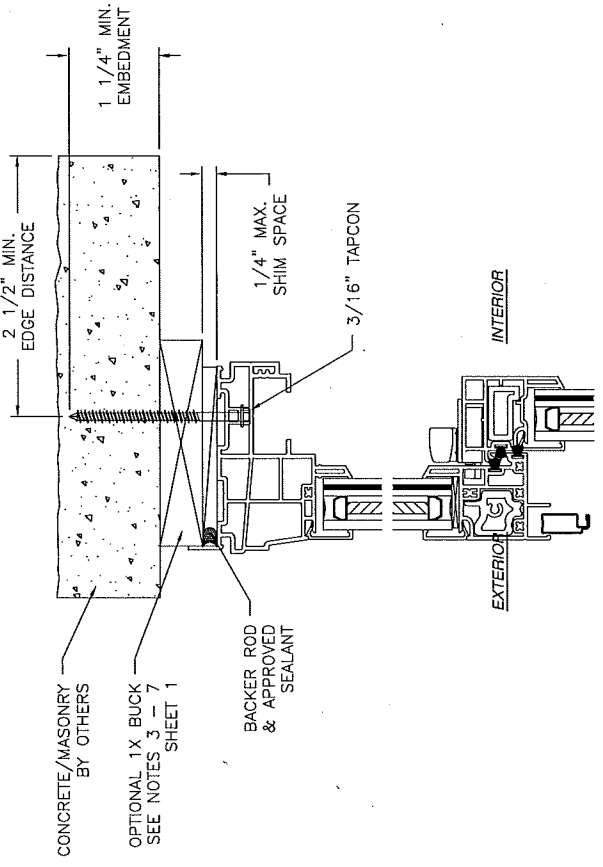
SIGNED: 02/02/2017

MI WINDOWS AND DOORS LLC 1900 LAKESIDE PARKWAY FLOWER MOUND, TX 75028	
SERIES 1620 SH REINFORCED IMPACT - 52" X 75" FLANGE INSTALLATION DETAILS	
DRAWN: R.L.	DWG NO. 08-03042
SCALE NTS	DATE 11/30/16
SHEET 8 OF 11	
L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-688-0609 rloomas@lomaspe.com	



Luis R. Lomas P.E.
FL No.: 62514

REVISIONS				
REV	DESCRIPTION	DATE	APPROVED	



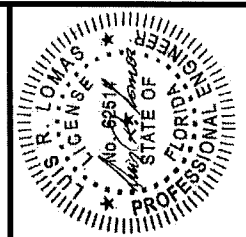
JAMB INSTALLATION DETAIL
CONCRETE/MASONRY INSTALLATION

- NOTES:
1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E212

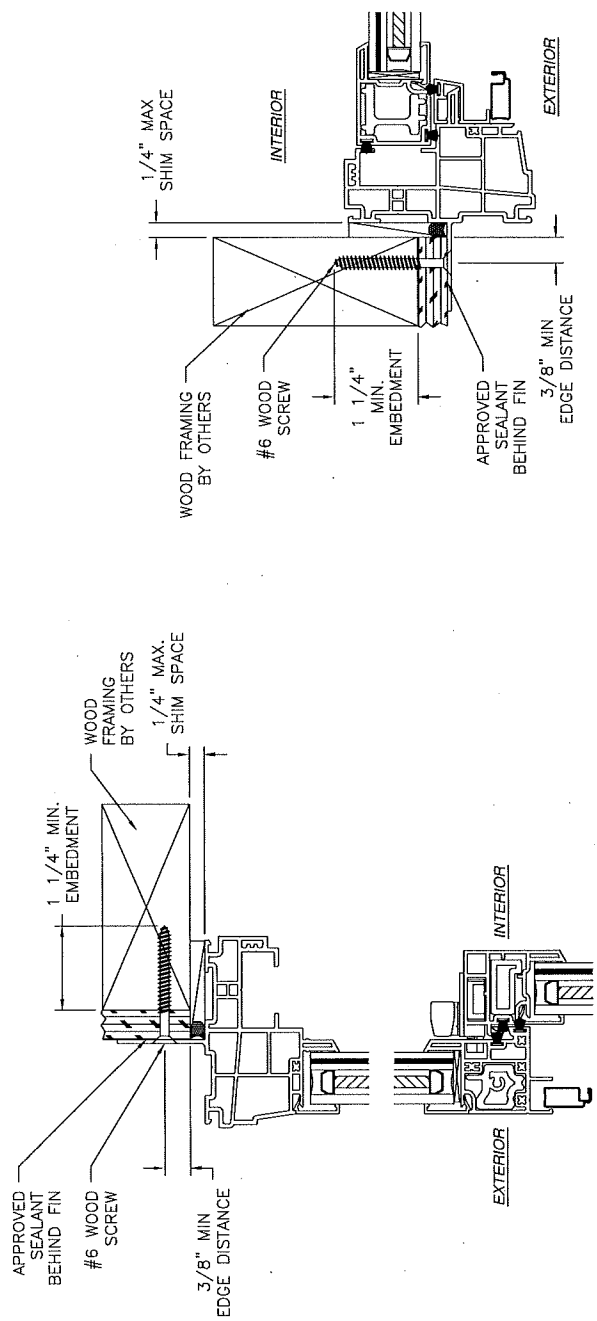
SIGNED: 02/02/2017

MI WINDOWS AND DOORS LLC 1900 LAKESIDE PARKWAY FLOWER MOUND, TX 75028		SERIES 1620 SH REINFORCED IMPACT - 52" X 75" FLANGE INSTALLATION DETAILS	
DRAWN: R.L.	DWG NO. 08-03042	DATE 11/30/16	SHEET 9 OF 11
L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-688-9839 rloomas@lomaspe.com			

Luis R. Lomas P.E.
 FL No.: 62514



REVISIONS			
REV	DESCRIPTION	DATE	APPROVED

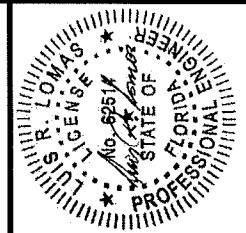


JAMB INSTALLATION DETAIL
WOOD FRAMING OR 2X BUCK INSTALLATION

- NOTES:
1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

SIGNED: 02/02/2017

MI WINDOWS AND DOORS LLC 1900 LAKESIDE PARKWAY FLOWER MOUND, TX 75028 SERIES 1620 SH REINFORCED IMPACT - 52" X 75" FIN INSTALLATION DETAILS		DRAWN: R.L. DATE: 11/30/16 SCALE: NTS SHEET: 11 OF 11	REV: - DWG NO.: 08-03042 L. ROBERTO LOMAS P.E. 1432 WOODFORD RD LEWISVILLE, NC 27023 434-688-0609 rloomas@lomasps.com
---	--	--	---



Luis R. Lomas P.E.
FL No.: 62514

Planning/Building Dept.

3557

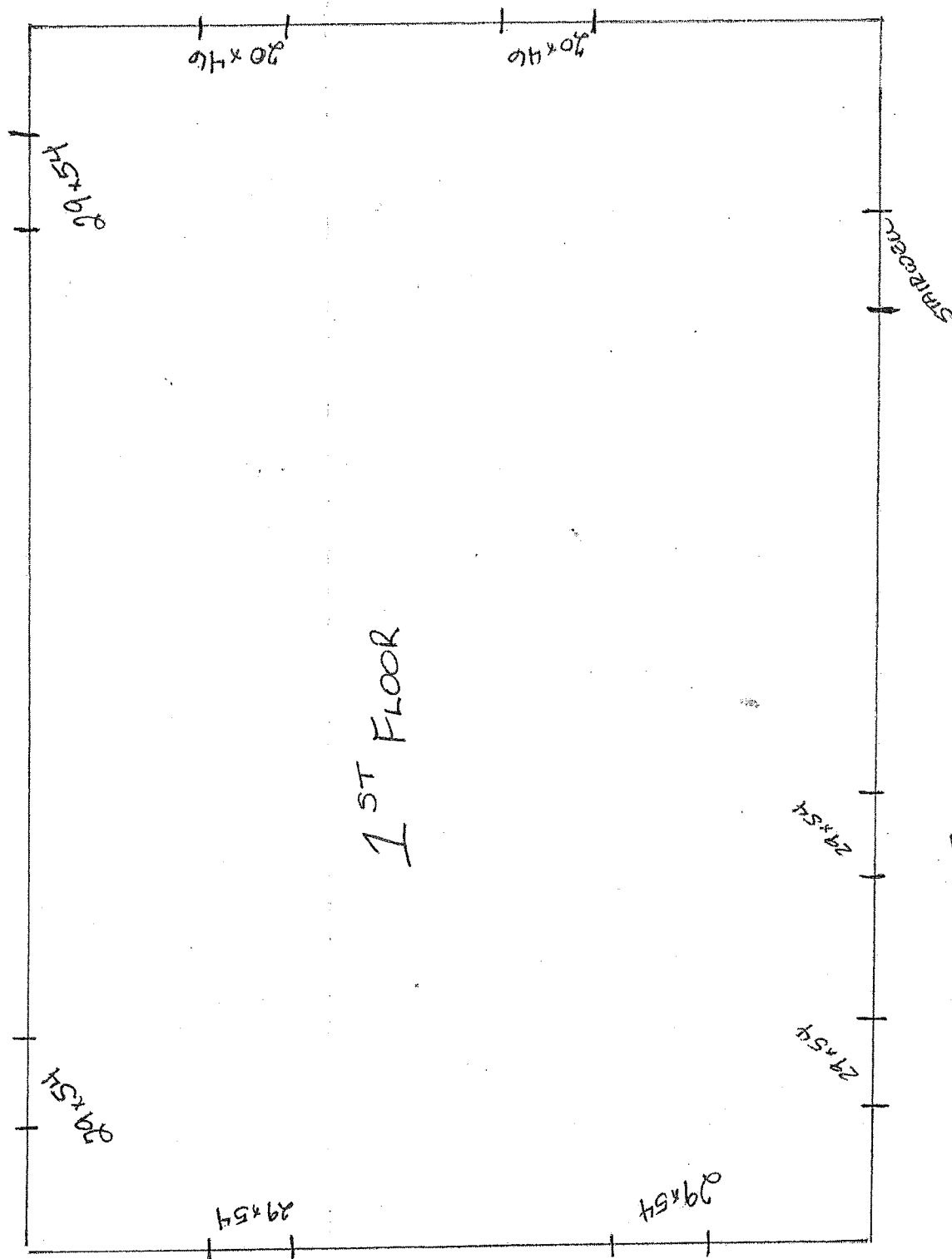
1ST FLOOR

NORTH

SOUTH

150

77 MARINE ST.

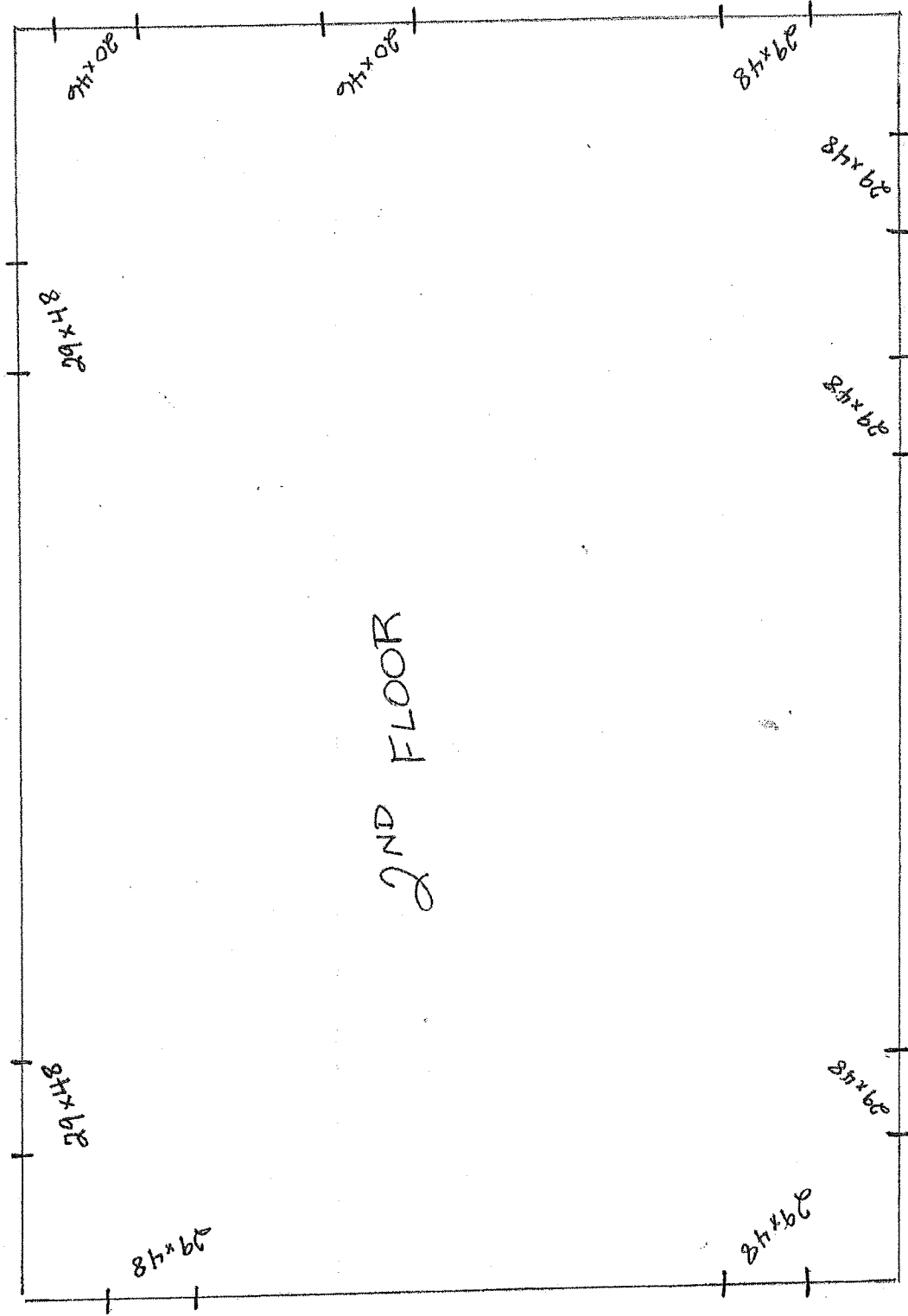


RECEIVED

FEB 14 2019

Planning/Building Dept.

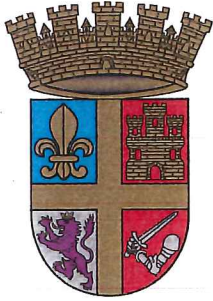
WEST



NORTH

SOUTH

EAST
74 MARINE ST.



City of St. Augustine



St. Augustine, Florida
Nation's Oldest City

Planning/Building

1565 - 2015

450 years
March 1, 2019

Extreme Window and Door Solutions Inc.
1963 A1A S.
St. Augustine, Florida 32080

RE: Project Street Address 74 Marine Street

Mr. Crosby:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for March 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

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

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

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)

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

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.

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

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:

See checklist above.

Project number: 2019-0023 Project Address: 74 Marine St.

Reviewed by: Helli Mitchell Date: 3/1/19

CERTIFICATE OF TRUST
FLORIDA STATUTE 736.1017

Before me, the undersigned authority, personally appeared David A. DeLorenzo and Annabella C. DeLorenzo who certifies the followin:

1. I am the current acting trustee of the DeLorenzo Trust ("the Trust"), and as such, hold title to the property described below and am authorized to make this certification.

Lots 136 and 137, Atlantic Beach Subdivision of Anastasia Methodist Assembly Grounds, as recorded in Map Book 2, Page 50, public records of St. Johns County, Florida, excepting therefrom that part of Lot 136 within the right of way of State Road A1A.

"The Subject Property"

2. The Trust was executed on January 7, 2002 and remains in existence.

3. The settlor of the Trust is David A. DeLorenzo and Annabella C. DeLorenzo.

4. The current acting trustee of the Trust is David A. DeLorenzo and Annabella C. DeLorenzo, who has an address of 138 Grange Road, Apt. 1402, Singapore 249617.

5. The Trustee of the Trust has the following powers as set forth in the Trust, and any amendments thereto: the power to sell, convey, transfer, dispose, mortgage, encumber, lease and any other powers as set forth by Florida Statutes.

6. The Trust is revocable. The person who holds the power to revoke the Trust is David A. DeLorenzo and Annabella C. DeLorenzo.

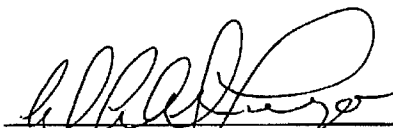
7. In the event there are co-trustees, Exhibit B, attached hereto contains pertinent excerpts from the Trust outlining the authority of co-trustees to sign or otherwise authenticate and whether all or less than all of the co-trustees are required in order to exercise the power of the trustee.

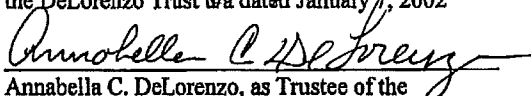
8. The manner of taking title to Trust property is: David A. DeLorenzo and Annabella C. DeLorenzo as Trustees of the DeLorenzo Trust u/a dated January 7, 2002.

9. The trust has not been revoked, modified or amended in any manner that would cause the representations contained herein to be incorrect.

10. The undersigned Trustee understands and agrees that a person who acts in reliance on this Certification of Trust without actual knowledge that the representations contained herein are incorrect is not liable to any person for so acting and may assume without inquiry the existence of the facts set forth herein.

11. The undersigned Trustee further understands and agrees that a person who in good faith enters into a transaction in reliance on this Certification of Trust may enforce the transaction against the trust property as if the representations contained herein were correct.


David A. DeLorenzo, as Trustee of
the DeLorenzo Trust u/a dated January 7, 2002


Annabella C. DeLorenzo, as Trustee of the
DeLorenzo Trust u/a dated January 7, 2002

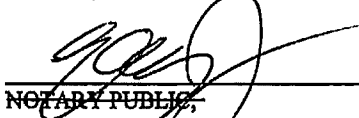
REPUBLIC OF SINGAPORE }
CITY OF SINGAPORE } S.S.
EMBASSY OF THE
UNITED STATES OF AMERICA)

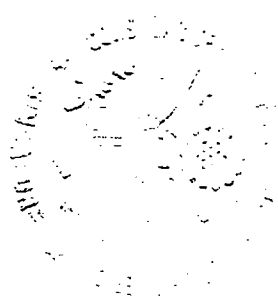
STATE OF _____

COUNTY OF _____

17 APR 2018

Sworn to, affirmed, acknowledged and subscribed before me this ____ day of April, 2018, by David A. DeLorenzo and Annabella C. DeLorenzo as Trustees of the DeLorenzo Trust u/a dated January 7, 2002, who is personally known to me or who has produced a valid ~~drivers license~~ as identification.


Elizabeth Jones
Consul
U.S. Embassy Singapore
NOTARY PUBLIC,
NOTARY PRINTED NAME:
MY COMMISSION EXPIRES: Indefinite



COPY

This instrument prepared with no
opinion of title given or requested
by: Michael A. Siragusa
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
File # 5-18-130

WARRANTY DEED

THIS WARRANTY DEED, executed on March 6, 2018, by and between:

DAVID A. DELORENZO, a married man conveying non-homestead real property whose mailing address is 138 Grange Road, Apt. 1402, SINGAPORE 249617 (the "Grantor"), and

DAVID A. DELORENZO and ANNABELLA C. DELORENZO, as trustees of the "**DELORENZO TRUST**" u/a dated January 7, 2002 whose mailing address is c/o 138 Grange Road, Apt. 1402, SINGAPORE 249617 (collectively referred to as the "Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of 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 successors and assigns forever, the following described real property (the "Property") lying and being in ST. JOHNS COUNTY, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED AND BY THIS REFERENCE
MADE A PART HEREOF.**

Subject to: taxes for the year 2017 and subsequent; and all covenants, restrictions and easements of record, if any.

SCRIVENER'S NOTES: (1) The properties conveyed by this deed are owned jointly with another person or persons. The Grantor intends only to convey his entire ownership interest, and not less than his entire ownership interest, into his revocable trust. The joint tenant(s)' interest shall not be affected. (2) This transfer not subject to Florida documentary stamp tax pursuant to Rule 12B-4.013(29)(i), F.A.C., as a deed to a trustee from a grantor who has the power to revoke the trust instrument.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The Trustee named herein is hereby fully vested with the power and authority to protect, conserve, sell, lease, encumber, and otherwise manage and dispose of the real property described herein pursuant to Section 689.071 of the Florida Statutes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence:

Sharon L. Chappell (sign)
Witness #1: Sharon L. Chappell (print)

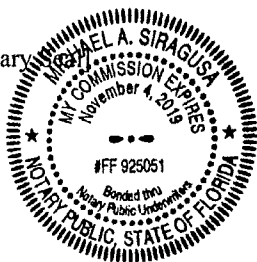
DAVID A. DELORENZO (sign)
DAVID A. DELORENZO (print)

Michael A. Siragusa (sign)
Witness #2: Michael A. Siragusa (print)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me on March 6, 2018 by
DAVID A. DELORENZO, who is personally known to me or has produced Driver's License #
n/a as identification.

[Notary



Notary Public

Exhibit "A"

Parcel 1: 92 Charlotte Street

LOTS SIX (6) AND SEVEN (7), BLOCK NINE (9), CITY OF ST. AUGUSTINE, ACCORDING TO THE OFFICIAL CITY MAP DATED JUNE 12, 1923, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Parcel Identification #: 197010-0000

Parcel 2: 400 A1A Beach Boulevard

LOTS 116, 117, 118, 135, 136 AND 137, ATLANTIC BEACH SUBDIVISION OF ANASTASIA METHODIST ASSEMBLY GROUNDS, AS RECORDED IN MAP BOOK 2, PAGE 50, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PART OF LOTS 117, 118, 135 AND 136 WITHIN THE RIGHT OF WAY OF ST. ROAD A1A.

Parcel Identification #: 167660-0000

Parcel 3: 16th Street

LOTS 115, 138 AND 139, LESS AND EXCEPT THE EASTERLY 5 FEET OF SAID LOT 139, ATLANTIC BEACH SUBDIVISION OF THE ANASTASIA METHODIST ASSEMBLY GROUNDS, ALL AS RECORDED IN MAP BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA (THE "PROPERTY").

Parcel Identification #: 167650-0000

Parcel 4: 74 Marine Street

BEING A PART OF LOTS 18 & 20, BLOCK 27, CITY OF ST. AUGUSTINE, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: FROM THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20, RUN SOUTH 83°05'24" WEST, ALONG THE NORTH SIDE OF A MASONRY WALL FOUNDATION, A DISTANCE OF 80.11 FEET TO AN IRON PIPE IN THE CORNER OF SAID WALL FOUNDATION, THENCE SOUTH 9°44'00" EAST, ALONG THE PROJECTED LINE OF A BASKET WEAVE WOODEN FENCE LYING TO THE NORTH, A DISTANCE OF 70.66 FEET; THENCE NORTH 80°55' EAST, THROUGH THE CENTER OF A PAIR OF MASONRY GATE POSTS, A DISTANCE OF 80.0 FEET TO THE WEST LINE OF MARINE ST.; THENCE NORTH 9°49' WEST, ALONG SAID WEST LINE OF MARINE ST., A DISTANCE OF 67.63 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE NORTH ONE HALF OF THE FOLLOWING DESCRIBED INGRESS AND EGRESS EASEMENT: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 9°49' EAST, ALONG THE WEST LINE OF MARINE ST., A DISTANCE OF 56.63 FEET TO THE POINT OF BEGINNING; THEN CONTINUE SOUTH 9°49' EAST, A DISTANCE OF 11.0 FEET; THENCE SOUTH 10°00' EAST, A DISTANCE OF 11.0 FEET; THENCE NORTH 84°49'14" WEST, 24.37 FEET TO THE CORNER OF A MASONRY GATE COLUMN; THENCE SOUTH 80°55' WEST, 21.42 FEET; THENCE SOUTH 6°54'36" EAST, 5 FEET; THENCE SOUTH 80°55' WEST, 35.33 FEET; THENCE NORTH 9°44' WEST, 20.0 FEET; THENCE NORTH 80°55' EAST, 35.33 FEET, THENCE SOUTH 6°54'36" EAST, 5 FEET; THENCE NORTH 80°55' EAST, 21.42; THENCE NORTH 66°13'36" EAST, 24.06' TO THE POINT OF BEGINNING.

Parcel Identification #: 198830-0200



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 1988300200
Location Address 74 MARINE ST
 SAINT AUGUSTINE 32084-0000
Neighborhood City of St. Augustine (610)
Tax Description* CITY OF ST AUGUSTINE E80FT OF N PART OF LOT 18 & ALL LOT 20 BLK 27 OR 672/1322 & 676/349 & 4389/1452 & 4513/484
**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 Delorenzo Wilma R Revocable Trust Of 1995 50%
 Delorenzo Trust Uad:01-07-2002 50%
 Delorenzo Wilma R Trustee 0%
 Delorenzo David A Trustee 0%
 Delorenzo Annabella C Trustee 0%
Mailing Address 20 OCEAN WAY
 SAINT AUGUSTINE, FL 32080-0000

Valuation

	2019
Building Value	\$120,541
Extra Features Value	\$5,336
Total Land Value	\$220,990
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$346,867
Total Deferred	\$0
Assessed Value	\$346,867
Total Exemptions	\$0
Taxable Value	\$346,867

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	\$122,313	\$5,336	\$220,990	\$0	\$0	\$348,639	\$343,323	\$5,316	\$343,323
2017	\$125,859	\$5,336	\$220,990	\$0	\$0	\$352,185	\$312,112	\$40,073	\$312,112
2016	\$127,632	\$5,336	\$200,900	\$0	\$0	\$333,868	\$283,738	\$50,130	\$283,738
2015	\$118,060	\$5,336	\$154,980	\$0	\$0	\$278,376	\$257,944	\$20,432	\$257,944
2014	\$89,677	\$5,336	\$139,482	\$0	\$0	\$234,495	\$234,495	\$0	\$234,495
2013	\$86,090	\$5,336	\$139,482	\$0	\$0	\$230,908	\$230,908	\$0	\$230,908
2012	\$88,481	\$5,336	\$139,482	\$0	\$0	\$233,299	\$233,299	\$0	\$233,299
2011	\$89,677	\$5,336	\$154,980	\$0	\$0	\$249,993	\$249,993	\$0	\$249,993
2010	\$90,872	\$5,336	\$172,200	\$0	\$0	\$268,408	\$268,408	\$0	\$268,408

Building Information

Building 1
 Actual Area 961
 Conditioned Area 1632
 Actual Year Built 1965
 Use Duplex
 Style 01
 Class N
 Exterior Wall Concrete Stucco

Roof Structure Gable Hip
 Roof Cover Wood Shingle
 Interior Flooring Carpet
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
2 STORY	1632	816
FINISHED OPEN PORCH	0	85
FINISHED OPEN PORCH	0	60
Total SqFt	1632	961

Extra Features

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	834

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	70	80	70	EF	\$220,990

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/7/2018	3/6/2018	\$100.00	WD	4513	484	U	I	DELORENZO DAVID A	DELORENZO TRUST UAD:01-07-2002
6/15/2017	6/13/2017	\$100.00	WD	4389	1452	U	I	DE LORENZO WILMA R	DE LORENZO WILMA R REVOCABLE TRUST OF 1995
	6/1/1985	\$0.00		676	349	U	I		DE LORENZO ARNOLD R,WILMA R
	5/1/1985	\$64,000.00		672	1322	Q	I		

Area Sales Report

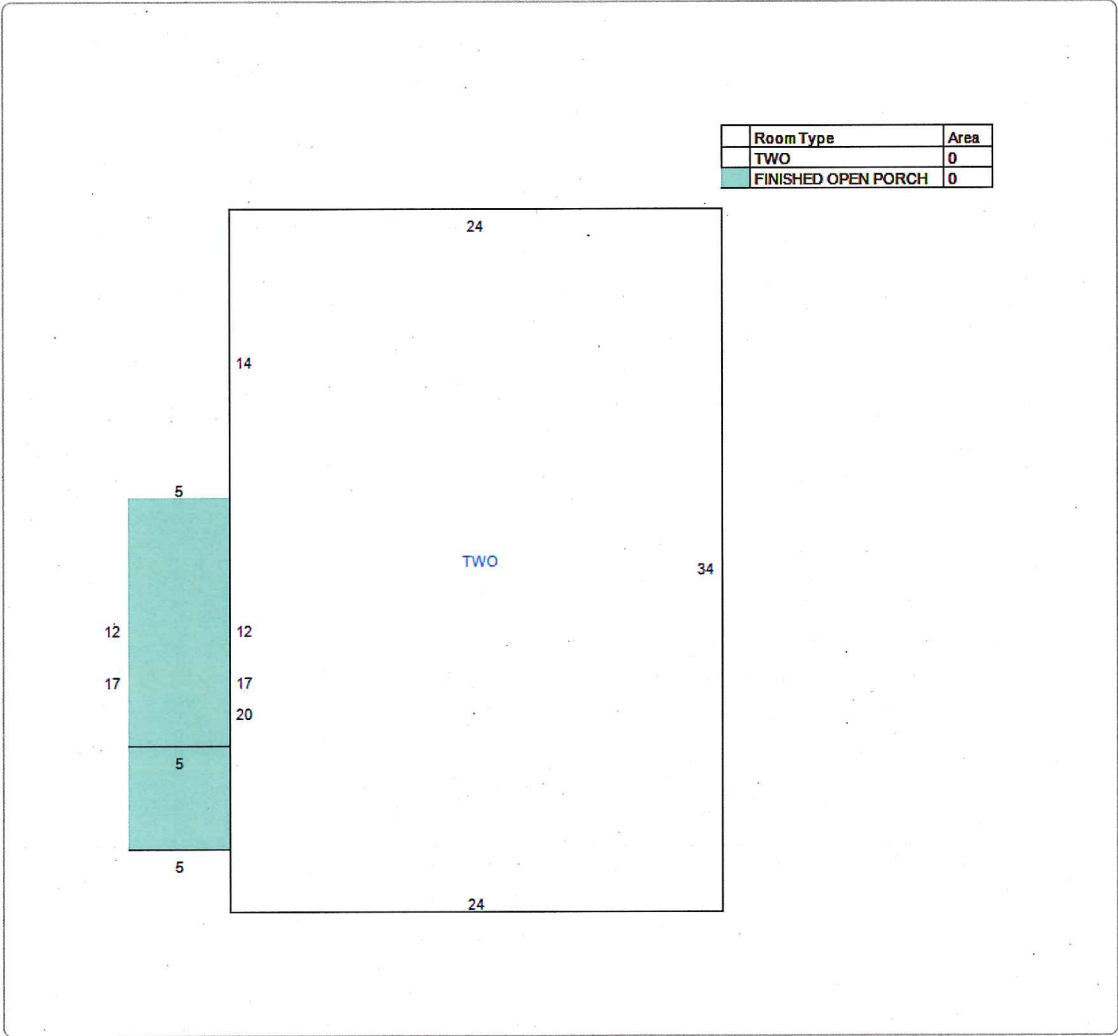
Recent Sales in Area

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.

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: 2/20/2019, 12:33:28 PM

Version 2.2.2



This instrument prepared with no
opinion of title given or requested
by: Michael A. Siragusa
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
File # 5-17-160

WARRANTY DEED

THIS WARRANTY DEED, executed on JANUARY 8th, 2018, by and between:

WILMA R. DELORENZO, as acting trustee of the "ARNOLD R. DELORENZO REVOCABLE TRUST OF 1995", as amended
conveying non-homestead real property
whose mailing address is 20 Ocean Way, St. Augustine, Florida 32080
(the "Grantor"), and

WILMA R. DELORENZO, as acting trustee of the "WILMA R. DELORENZO REVOCABLE TRUST OF 1995", as amended and restated on June 17, 2005
whose mailing address is c/o 20 Ocean Way, St. Augustine, Florida 32080
(the "Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of 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 successors and assigns forever, *the Grantor's entire interest in and to* the following described real property (the "Property") lying and being in ST. JOHNS COUNTY, Florida, to-wit:

This instrument prepared with no
opinion of title given or requested
by: Michael A. Siragusa
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
File # 5-17-160

WARRANTY DEED

(with retained life estate)

THIS WARRANTY DEED, made on June 13th, 2017, by and between:

WILMA R. DELORENZO, individually and as the surviving spouse of **Arnold R. DeLorenzo**
conveying her homestead real property
whose mailing address is 20 Ocean Way, St. Augustine, Florida 32080
(the "Grantor"), and

WILMA R. DELORENZO, as acting trustee of the "**WILMA R. DELORENZO REVOCABLE TRUST OF 1995**", as amended and restated on June 17, 2005
whose mailing address is c/o 20 Ocean Way, St. Augustine, Florida 32080
(the "Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of 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 successors and assigns forever, the following described real property lying and being in ST. JOHNS COUNTY, Florida, to-wit (the "Property"):

SEE EXHIBIT "A" ATTACHED AND BY THIS REFERENCE

This instrument prepared with no
opinion of title given or requested
by: Michael A. Siragusa
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
File # 5-17-160

WARRANTY DEED

THIS WARRANTY DEED, executed on JANUARY 8th, 2018, by and between:

WILMA R. DELORENZO, as acting trustee of the "**ARNOLD R. DELORENZO REVOCABLE TRUST OF 1995**", as amended
conveying non-homestead real property
whose mailing address is 20 Ocean Way, St. Augustine, Florida 32080
(the "Grantor"), and

WILMA R. DELORENZO, as acting trustee of the "**WILMA R. DELORENZO REVOCABLE TRUST OF 1995**", as amended and restated on June 17, 2005
whose mailing address is c/o 20 Ocean Way, St. Augustine, Florida 32080
(the "Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of 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 successors and assigns forever, *the Grantor's entire interest in and to* the following described real property (the "Property") lying and being in ST. JOHNS COUNTY, Florida, to-wit:

Instr #2017041423 BK: 4389 PG: 1452, Filed & Recorded: 6/15/2017 2:29 PM #Pgs:4
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$35.50 Doc. D \$0.70

This instrument prepared with no
opinion of title given or requested
by: Michael A. Siragusa
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
File # 5-17-160

WARRANTY DEED

THIS WARRANTY DEED, executed on June 13th, 2017, by and between:

WILMA R. DELORENZO, individually and as the surviving spouse of **Arnold R. DeLorenzo**
conveying non-homestead real property
whose mailing address is 20 Ocean Way, St. Augustine, Florida 32080
(the "Grantor"), and

WILMA R. DELORENZO, as acting trustee of the "**WILMA R. DELORENZO REVOCABLE TRUST OF 1995**", as amended and restated on June 17, 2005
whose mailing address is c/o 20 Ocean Way, St. Augustine, Florida 32080
(the "Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of 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 successors and assigns forever, the following described real property (the "Property") lying and being in ST. JOHNS COUNTY, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED AND BY THIS REFERENCE
MADE A PART HEREOF.**

Subject to: taxes for the year 2017 and subsequent; and all covenants, restrictions and easements of record, if any.

SCRIVENER'S NOTES: (1) The properties conveyed by this deed are owned jointly with another person or persons. The Grantor intends only to convey her entire ownership interest, and not less than her entire ownership interest, into her revocable trust. The joint tenant(s)' interest shall not be affected. (2) This transfer not subject to Florida documentary stamp tax pursuant to Rule 12B-4.013(29)(i), F.A.C., as a deed to a trustee from a grantor who has the power to revoke the trust instrument.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The Grantor further warrants that Arnold R. DeLorenzo, the spouse with whom title to this property was

acquired, was continuously married to the Grantor from the time of its acquisition through the time of her spouse's death in St. Johns County, Florida, on December 9, 2014.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on the day and year first above written.

Witness #1: Sharon L. Phillips (sign)
(print)

Wilma R. DeLorenzo (sign)
WILMA R. DELORENZO

Karen A. Lansing (sign)
Witness #2: Karen A. Lansing - (print)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me on June 13th, 2017 by WILMA R. DELORENZO, who is personally known to me or ~~has produced Driver's License # _____~~ as ~~identification.~~



Notary Public

BK: 4389 PG: 1454

EXHIBIT "A"**74 Marine Street, St. Augustine**

BEING A PART OF LOTS 18 & 20, BLOCK 27, CITY OF ST. AUGUSTINE, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: FROM THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20, RUN SOUTH 83°05'24" WEST, ALONG THE NORTH SIDE OF A MASONRY WALL FOUNDATION, A DISTANCE OF 80.11 FEET TO AN IRON PIPE IN THE CORNER OF SAID WALL FOUNDATION, THENCE SOUTH 9°44'00" EAST, ALONG THE PROJECTED LINE OF A BASKET WEAVE WOODEN FENCE LYING TO THE NORTH, A DISTANCE OF 70.66 FEET; THENCE NORTH 80°55' EAST, THROUGH THE CENTER OF A PAIR OF MASONRY GATE POSTS, A DISTANCE OF 80.0 FEET TO THE WEST LINE OF MARINE ST; THENCE NORTH 9°49' WEST, ALONG SAID WEST LINE OF MARINE ST., A DISTANCE OF 67.63 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE NORTH ONE HALF OF THE FOLLOWING DESCRIBED INGRESS AND EGRESS EASEMENT: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 9°49' EAST, ALONG THE WEST LINE OF MARINE ST., A DISTANCE OF 56.63 FEET TO THE POINT OF BEGINNING; THEN CONTINUE SOUTH 9°49' EAST, A DISTANCE OF 11.0 FEET; THENCE SOUTH 10°00' EAST, A DISTANCE OF 11.0 FEET; THENCE NORTH 84°49'14" WEST, 24.37 FEET TO THE CORNER OF A MASONRY GATE COLUMN; THENCE SOUTH 80°55' WEST, 21.42 FEET; THENCE SOUTH 6°54'36" EAST, 5 FEET; THENCE SOUTH 80°55' WEST, 35.33 FEET; THENCE NORTH 9°44' WEST, 20.0 FEET; THENCE NORTH 80°55' EAST, 35.33 FEET, THENCE SOUTH 6°54'36" EAST, 5 FEET; THENCE NORTH 80°55' EAST, 21.42; THENCE NORTH 66°13'36" EAST, 24.06' TO THE POINT OF BEGINNING.

STRAP #: 198830-0200

3470 Coastal Highway, St. Augustine & 3490 Coastal Highway, St. Augustine**PARCEL 1:**

PART OF GOVERNMENT LOT 2, SECTION 32, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 7 SOUTH, RANGE 30 EAST, SHOWN AS PRM ON PLAT OF SURFSIDE AS PER PLAT BOOK 4, PAGE 32; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 318 FEET TO ITS INTERSECTION WITH THE WEST LINE OF COASTAL HIGHWAY AS SHOWN ON SAID PLAT OF SURFSIDE; THENCE EASTERLY, AT RIGHT ANGLES TO SAID

BK: 4389 PG: 1455

HIGHWAY, 66 FEET TO ITS EAST LINE; THENCE NORTHWESTERLY, ALONG THE EAST LINE OF SAID HIGHWAY AND STATE ROAD A1A, 3696.4 FEET TO A POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE EASTERLY, AT AN ANGLE TO THE RIGHT OF SAID ROAD OF 88 DEGREES 49 MINUTES 125 FEET MORE OR LESS TO THE SHORE OF THE ATLANTIC OCEAN; THENCE NORTHERLY, ALONG THE SHORE OF THE ATLANTIC OCEAN, 100 FEET, AS MEASURED ON A LINE PARALLEL TO SAID STATE ROAD A1A; THENCE WESTERLY, PARALLEL TO THE SOUTH LINE 125 FEET MORE OR LESS TO THE EAST LINE OF STATE ROAD A1A; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID ROAD, 100 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF GOVERNMENT LOT 2, SECTION 32, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 7 SOUTH, RANGE 30 EAST, SHOWN AS PRM ON PLAT OF SURFSIDE AS PER PLAT BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 318 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF COASTAL HIGHWAY (STATE ROAD A1A) AS SHOWN ON SAID PLAT OF SURFSIDE; THENCE EASTERLY, AT RIGHT ANGLES TO SAID HIGHWAY, 66 FEET TO THE EAST RIGHT OF WAY LINE OF SAID A1A; THENCE NORTH 17 DEGREES 36 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE OF A1A, 3796.4 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 17 DEGREES 36 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE OF A1A, 49.00 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 988, PAGE 1035 OF SAID PUBLIC RECORDS; THENCE NORTH 71 DEGREES 13 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 988, A DISTANCE OF 125 FEET MORE OR LESS TO THE ATLANTIC OCEAN; THENCE SOUTHERLY, ALONG THE ATLANTIC OCEAN, 49 FEET, AS MEASURED ON A LINE PARALLEL TO SAID STATE ROAD A1A; THENCE SOUTH 71 DEGREES 13 MINUTES WEST, ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 176, PAGE 114 OF SAID PUBLIC RECORDS, 125 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF SAID STATE ROAD A1A AND THE POINT OF BEGINNING.

STRAP #: 142590-0000 & 142580-0000

(Being the same properties described in OR 1465/819, OR 1465-822, and OR 1465-824, in the public records of St. Johns County, Florida)

Instr #2018015344 BK: 4513 PG: 484, Filed & Recorded: 3/7/2018 3:16 PM #Pgs:3

Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$27.00 Doc. D \$0.70

This instrument prepared with no
opinion of title given or requested
by: Michael A. Siragusa
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
File # 5-18-130

WARRANTY DEED

THIS WARRANTY DEED, executed on March 6, 2018, by and between:

DAVID A. DELORENZO, a married man conveying non-homestead real property
whose mailing address is 138 Grange Road, Apt. 1402, SINGAPORE 249617
(the "Grantor"), and

DAVID A. DELORENZO and ANNABELLA C. DELORENZO, as trustees of
the "**DELORENZO TRUST**" u/a dated January 7, 2002
whose mailing address is c/o 138 Grange Road, Apt. 1402, SINGAPORE 249617
(collectively referred to as the "Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of 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 successors and
assigns forever, the following described real property (the "Property") lying and being in ST. JOHNS
COUNTY, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED AND BY THIS REFERENCE
MADE A PART HEREOF.**

Subject to: taxes for the year 2017 and subsequent; and all covenants, restrictions and
easements of record, if any.

SCRIVENER'S NOTES: (1) The properties conveyed by this deed are owned jointly
with another person or persons. The Grantor intends only to convey his entire
ownership interest, and not less than his entire ownership interest, into his revocable
trust. The joint tenant(s)' interest shall not be affected. (2) This transfer not subject
to Florida documentary stamp tax pursuant to Rule 12B-4.013(29)(i), F.A.C., as a
deed to a trustee from a grantor who has the power to revoke the trust instrument.

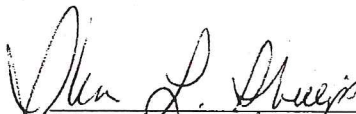
and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful
claims of all persons whomsoever.

BK: 4513 PG: 485

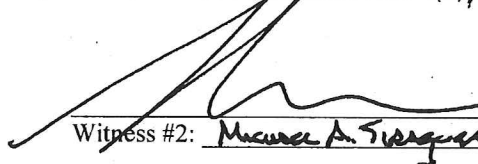
The Trustee named herein is hereby fully vested with the power and authority to protect, conserve, sell, lease, encumber, and otherwise manage and dispose of the real property described herein pursuant to Section 689.071 of the Florida Statutes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence:

 (sign)
Witness #1: Sharon L. Phillips (print)

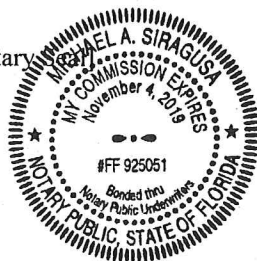
 (sign)
DAVID A. DELORENZO (print)

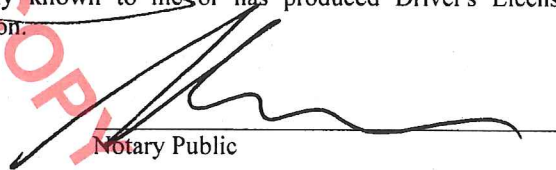
 (sign)
Witness #2: Michael A. Siragusa (print)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me on March 6, 2018 by
DAVID A. DELORENZO, who is ~~personally known to me~~ or has produced Driver's License #
n/a as identification.

[Notary



 Notary Public

BK: 4513 PG: 486

Exhibit "A"

Parcel 1: 92 Charlotte Street

LOTS SIX (6) AND SEVEN (7), BLOCK NINE (9), CITY OF ST. AUGUSTINE, ACCORDING TO THE OFFICIAL CITY MAP DATED JUNE 12, 1923, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Parcel Identification #: 197010-0000

Parcel 2: 400 A1A Beach Boulevard

LOTS 116, 117, 118, 135, 136 AND 137, ATLANTIC BEACH SUBDIVISION OF ANASTASIA METHODIST ASSEMBLY GROUNDS, AS RECORDED IN MAP BOOK 2, PAGE 50, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PART OF LOTS 117, 118, 135 AND 136 WITHIN THE RIGHT OF WAY OF ST. ROAD A1A.

Parcel Identification #: 167660-0000

Parcel 3: 16th Street

LOTS 115, 138 AND 139, LESS AND EXCEPT THE EASTERLY 5 FEET OF SAID LOT 139, ATLANTIC BEACH SUBDIVISION OF THE ANASTASIA METHODIST ASSEMBLY GROUNDS, ALL AS RECORDED IN MAP BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA (THE "PROPERTY").

Parcel Identification #: 167650-0000

Parcel 4: 74 Marine Street

BEING A PART OF LOTS 18 & 20, BLOCK 27, CITY OF ST. AUGUSTINE, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: FROM THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20, RUN SOUTH 83°05'24" WEST, ALONG THE NORTH SIDE OF A MASONRY WALL FOUNDATION, A DISTANCE OF 80.11 FEET TO AN IRON PIPE IN THE CORNER OF SAID WALL FOUNDATION, THENCE SOUTH 9°44'00" EAST, ALONG THE PROJECTED LINE OF A BASKET WEAVE WOODEN FENCE LYING TO THE NORTH, A DISTANCE OF 70.66 FEET; THENCE NORTH 80°55' EAST, THROUGH THE CENTER OF A PAIR OF MASONRY GATE POSTS, A DISTANCE OF 80.0 FEET TO THE WEST LINE OF MARINE ST; THENCE NORTH 9°49' WEST, ALONG SAID WEST LINE OF MARINE ST., A DISTANCE OF 67.63 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE NORTH ONE HALF OF THE FOLLOWING DESCRIBED INGRESS AND EGRESS EASEMENT: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 9°49' EAST, ALONG THE WEST LINE OF MARINE ST., A DISTANCE OF 56.63 FEET TO THE POINT OF BEGINNING; THEN CONTINUE SOUTH 9°49' EAST, A DISTANCE OF 11.0 FEET; THENCE SOUTH 10°00' EAST, A DISTANCE OF 11.0 FEET; THENCE NORTH 84°49'14" WEST, 24.37 FEET TO THE CORNER OF A MASONRY GATE COLUMN; THENCE SOUTH 80°55' WEST, 21.42 FEET; THENCE SOUTH 6°54'36" EAST, 5 FEET; THENCE SOUTH 80°55' WEST, 35.33 FEET; THENCE NORTH 9°44' WEST, 20.0 FEET; THENCE NORTH 80°55' EAST, 35.33 FEET, THENCE SOUTH 6°54'36" EAST, 5 FEET; THENCE NORTH 80°55' EAST, 21.42; THENCE NORTH 66°13'36" EAST, 24.06' TO THE POINT OF BEGINNING.

Parcel Identification #: 198830-0200



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

Detail by Entity Name

Florida Profit Corporation

EXTREME WINDOW AND DOOR SOLUTIONS INC.

Filing Information

Document Number P15000005119
FEI/EIN Number 47-2114337
Date Filed 01/21/2015
State FL
Status ACTIVE

Principal Address

7337 A1A SOUTH
ST. AUGUSTINE, FL 32080

Mailing Address

7337 A1A SOUTH
ST. AUGUSTINE, FL 32080

Registered Agent Name & Address

CROSBY, QUILLIAN D
7337 A1A SOUTH
ST AUGUSTINE, FL 32080

Officer/Director Detail

Name & Address

Title P

CROSBY, QUILLIAN D
7337 A1A SOUTH
ST AUGUSTINE, FL 32080

Title VP

TABB, CHARLES, JR
443 OCEAN FORREST DRIVE
ST. AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2016	04/26/2016
2017	03/24/2017

2018 01/16/2018

Document Images

01/16/2018 -- ANNUAL REPORT	View image in PDF format
03/24/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
01/21/2015 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for April 18, 2019 Meeting



Application: 2019-0024

Address: 298 St. George Street

Doris A. Vidan – Owner and Applicant

Project description: To replace existing wood casement windows on the rear of the home with wood clad windows and to replace the existing door with another with a different design.

Architectural Style: Bungalow	Florida Master Site File: 8SJ 1940
National Register: N/A	Construction date: 1911
Archaeology Zone: IC	Zoning District: HP-1
Parcel number: 200740 0000	
Agenda Item: 6(d)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to replace existing wood casement windows on the rear of the home with aluminum wood clad windows and to replace the existing door with another with a different design.

- The applicant provided a new condition assessment, a rendering showing the design of the proposed door, material information for the new door, a rendering of the muntin profile, and photographs of what the muntin profile will look like as per the board's request at the last meeting.
- The applicant intends to replace the existing casement windows on the rear of the home.
- The aluminum windows behind the existing casement windows are not a character defining feature, and their removal will not negatively impact the appearance or integrity of the building.
- Based on the information provided by the applicant, the windows will have a more traditional muntin profile (raised, 7/8") and a traditional wood color.
- As per the AGHP, replacement doors should be simplistic and made of wood. The proposed door meets these requirements.

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 **298 St. George Street** with the following findings:

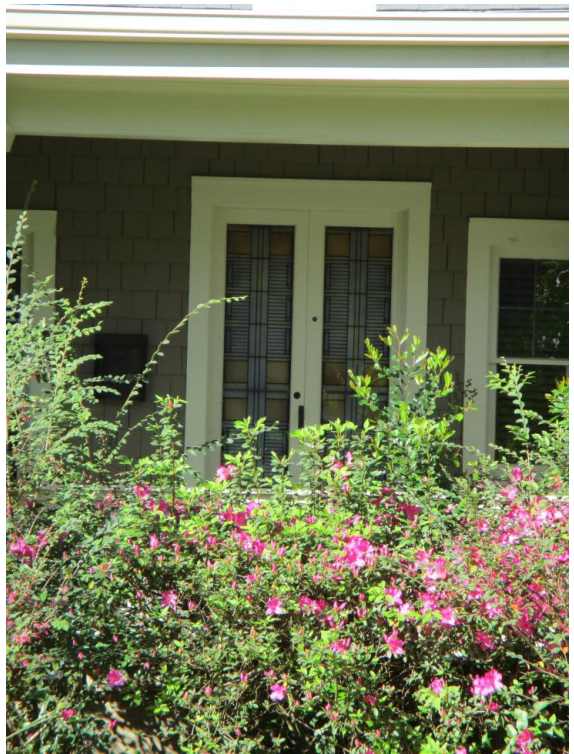
1. The existing windows are beyond repair.
2. The replacement windows are compatible.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner



F2019-0024
298 St. George Street
April 18, 2019
STAFF PHOTOGRAPHS:



F2019-0024
298 St. George Street
April 18, 2019

SUMMARY SCOPE OF WORK:

- Replace existing rear casement windows with wood clad windows
- Replace existing double leaf door with a single leaf, fiberglass door

CITY CODES/DESIGN GUIDELINES:

Bungalow (1910-1940)

The Bungalow style originated in East Asia as a wayside shelter for British travelers in India in the eighteenth and nineteenth centuries. During the first part of the twentieth century, the bungalow became the most common style of residential architecture in the United States. Bungalows come in various shapes and forms, but small size, simplicity and economy generally characterize the style.

Identifying features of the style include gently sloping gable-over-gable roofs that face the street, and porches dominated by short, oversized, tapered or square columns which rest on massive brick piers connected by a balustrade. Front porches typically extend across the width of the building. Rafter ends are usually exposed and are often carved in decorative patterns to combine structure and ornament. In St. Augustine, foundation piers and porch bases are often made of coquina concrete, while palm trunks are used as porch posts. Another common porch post is an elongated pyramid rising from a square base and topped with a small square capital.

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

The most common building plan is rectangular, usually oriented with the narrow side facing the street, although other buildings are irregular or L-shaped. Buildings are one, one and one-half or two stories.

Foundations are brick, coquina or concrete block piers; or continuous brick or concrete block. Piers may be finished with stucco. Pier foundations may have lattice infill, or less commonly, concrete block infill. Exterior finishes are usually drop siding or weatherboards with corner boards; or less frequently, stucco, coquina brick, artificial stone or rusticated concrete block.

The most common roof type is a gable main roof over a gable porch roof. Multiple gables, gable on hip, hip or gambrel are less common. Secondary roof types include shed porch roofs, and gable, shed or hip dormers. Roof surfaces are covered with composition shingles, diamond composition shingles, corrugated metal, metal v-crimp, or much less frequently built-up or roll. Chimneys are brick, with or without metal caps, and may be finished with stucco.

Windows are double hung sash ten-over-one, nine-over-nine, eight-over-one, six-over-six, six-over-one, four-over-one, three-over-one, two-over-two, two-over-one, one-over-two, one-over-one. Fixed sheet and single or multi-pane casement windows are also used. Jalousie windows are also common. Transoms and sidelights are used occasionally. Shutters may be used. Lattice vents or attic louvers in the gable ends are common.

Detailing is simple and includes exposed structural elements (ridge beams, truss work, rafters, purlins); knee braces; battered porch piers; and tapered chimneys.

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Protect and maintain the masonry, wood and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to entrance features will be necessary.
- Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

Don't...

- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
- Remove significant door or entrance features that can be repaired.
- Remove historic doors, transom, sidelights and replace them with blocking.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.

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.

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Design and install new windows, shutters and balconies when the historic windows, shutters and balconies are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.

Don't...

- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- **Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.**
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.

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.

Secretary of the Interior's 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]

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]

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]

F2019-0024
298 St. George Street
April 18, 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. 8551940 1009==
Site Name: 298 St. George Street 830== Survey Date: 7808 820==
Address: 298 St. George Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 39C Re-subdivision of Lot 2, 868==
(subdivision) (block) (lot)
Lots 4 and 5 868==
Owner of Site: Name: Colee, Nellie T. ;
Address: P.O. Box 57
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: HP1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469945 3306070 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==		

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
 Date: +1911 844== Period: 20th Cent 845== Culture: American 840==
 Architect: _____ 872==
 Builder: _____ 874==
 Style: Frame vernacular 964==
 Plan Type: Rectangular 966==
 Exterior Fabrics: Wood, shingles, butt _____ 854==
 Structural Systems: Wood frame 856==
 Features of Structure: (942)
 Window Type: DHS, 1/1, multi/multi 942==
 Foundation: Stuccoed wall 942==
 Roof Type: Hip 942==
 Secondary Roof Structures: Hip tower 942==
 Porches & Balconies: One story open porch on front _____ 942==
 Chimney Location: Ridge, offset 942==
 Materials: (882)
 Chimney: Stone (coquina) 882==
 Roof Surfacing: Composition shingles 882==
 Ornament Exterior: Massive square wood posts, lattice porch railing _____ 882==
 Quantitative Data: (950-954)
 Chimneys: 1 952== Dormers: _____ 954== Stories: 1½-2 950==
 Other: _____ 956==
 Surroundings: Residential/institutional 864==
 Relationship to Surroundings: Looks out over Maria Sanchez Creek _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints



IV. SIGNIFICANCEAreas of Significance: Architecture, Politics/Government, Law, Women,Literature, Banking

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half to two-story Frame Vernacular residence at 298 St. George Street was constructed between 1910 and 1911 and is one of the later houses in this neighborhood. The exterior is covered with wood shingles with a foundation wall of stucco. There are massive square wood posts and lattice railing on the one-story open front porch. The chimney is made entirely of coquina concrete block. According to the 1930 updated Sanborn Fire Insurance Maps, the building was constructed as a one-story dwelling with a two-story addition on the north side. A view of the Maria Sanchez Lake is visible from the west side of the house.

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

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustin," 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 Agustin 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.

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 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)

Between 1911 and 1915 the house at 298 St. George Street was the residence of Roger S. Baldwin, an attorney and the proprietor of Yale Farms.(4) In the 1920's and 1930's it was the home of State Senator A. M. Taylor, who was also the president of People's Bank for Savings in 1930 and longtime manager of the Alcazar Casino. Senator Taylor was the father of Edith Taylor Pope, novelist and wife of State Senator Verle A. Pope of St. Augustine. In an article printed by the St. Augustine Record in 1934, Taylor described the early days of St. Augustine when he first started coming to the city in 1884:

"Senator A. M. Taylor has been coming to St. Augustine since 1884, but he did not actually come to make his home in the city until 1889 when he came with O. D. Seavey, to manage the Casino in Hotel Alcazar. He continued as manager for 25 years.

"Senator Taylor, one of the St. Augustine's most noted raconteurs, and always in request as a speaker at public affairs, was asked by a Record reporter to do some 'reminiscing' for the Record's 40th Anniversary Edition, and talking

informally he said:

'My first visit to St. Augustine was in 1884.

'There was no direct railroad to St. Augustine in those days. You took a boat at Jacksonville, went to Tocol on the St. Johns River and then got on the little narrow guage road for St. Augustine.

'There was no Cathedral Place west of St. George Street, no Ponce de Leon. Alcazar nor Cordova Hotels, and Hotel San Marco was beyond the City Gates. A building stood between the Post Office and our present busy (?) corner. Sabin and Moulton Company were downstairs and Dr. Rainey upstairs. What is now our Post Office Park was an open field surrounded by high fence. The Post Office business was small affair in those days, the entire expenses of the office was less than \$2,000.00 a year, there were no carriers, no parcel post, no postal savings, no nothing much. The hall over the Post Office was used for meetings--religious and otherwise. Grace Methodist Church started there, the G.A.R., and private theatricals held forth there.

'The only saloon was on Charlotte Street around the corner from Cathedral Place. This was the rendezvous of the "Tall Sluggers of the Saint Sebastians" headed by George Atwood.

'This was an active military post with guard mount and parade every day and a full military band of twenty-four pieces. Sailing boats and races were very popular. Dan Edgar was a moving spirit, and he gave purses and prizes for boat races many of which were held during the winter season.'"(5)

-
4. St. Augustine City Directory, 1911-12, 1914-15.
 5. Ibid., 1924-25, 1927-28, 1930; Historic Properties Inventory Research File; St. Augustine Record, Sunday, October 21, 1934, p. 6.



85j1940

City of St. Augustine

St. Augustine, Florida



Planning/Building

May 5, 2005

Don Crichlow
Don Crichlow & Associates
24 Cathedral Place, Suite 300
St. Augustine, FL 32084

Re: Certificate of Appropriateness 2005-0330

Dear Mr. Crichlow:

On Thursday, April 21, 2005, the Historic Architectural Review Board (HARB) met and discussed your application to revise an approved Certificate of Appropriateness to replace the porch awning with a porch roof and columns at 298 St. George Street.

Specifically, the HARB **approved** your application as per the attached executed order.

Please contact the Planning and Building Department at 825-1065 for the proper permits, fees and requirements before proceeding with your project in accordance with HARB's decision.

Sincerely,

Mark A. Knight, A.I.C.P.
Director, Planning & Building

MK:kkd

cc: William B. Harriss, City Manager
James Whitehouse, Staff Attorney
BDAC File

This instrument prepared by:
City of St. Augustine
75 King Street
Post Office Drawer 210
St. Augustine, FL 32085

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

ORDER TO APPROVE
CERTIFICATE OF APPROPRIATENESS
CASE NO. 2005-0330

IN THE MATTER OF:

APPLICANT: Don Crichlow
Don Crichlow & Associates
24 Cathedral Place, Suite 300
St. Augustine, FL 32084

OWNER: Doris Ann Vidan Crichlow

RE: Certificate of Appropriateness pursuant to Section 28-29, City of St. Augustine Code, to revise the approved Certificate of Appropriateness to replace the porch awning with a porch roof and columns.

DESCRIPTION OF SITE OF CERTIFICATE OF APPROPRIATENESS:
298 St. George Street

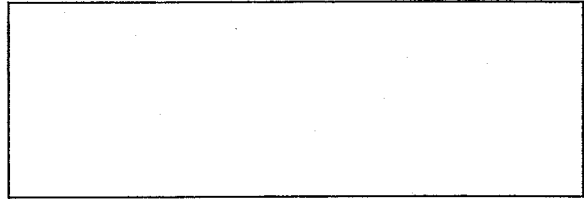
LEGAL DESCRIPTION: City of St Augustine Lot 2 Block 39-C Lots 4 & 5
OR1773/672

PARCEL NUMBER: 200740-0000

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 21, 2005, AND BASED ON THE TESTIMONY AND EVIDENCE, THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the April 21, 2005 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.



2. A public hearing was held, with notice given as required by law, and ☐ Members of the public testified under oath, or ☒ No members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation Zone One (HP-1).

ORDER

1. That based upon the evidence, testimony and exhibits presented at the hearing, the Applicant has presented the proper grounds for granting a Certificate of Appropriateness and, therefore, the Certificate is granted in accordance with the application.

DONE AND ORDERED, at a public hearing on the 21st day of April, A.D., 2005, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

CERTIFICATE OF APPROPRIATENESS REQUEST APPROVED.

DANA STE. CLAIRE, CHAIRMAN
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, Dana Ste. Claire personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, and Dana Ste. Claire, personally known to me and who is the person who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

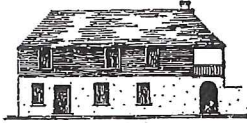
Witness my hand and official seal, this 6th
day of May, A.D., 2005.

Notary Public, State of Florida



Sandra E Merryman
My Commission DD183698
Expires February 25, 2007

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

<u>\$50.00</u>	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. 1557211
 Advertising Costs \$ _____

BDAC Project No. _____
 Meeting Date: march 21, 2019
 Paid on _____

Receipt No. 85T 1940

1. NAME OF APPLICANT DORIS A. VIDAN

Business (if applicable) N/A

Address 298 SAINT GEORGE STREET

City ST. AUGUSTINE State FL Zip Code 32084

Daytime telephone 904-501-0920 Other phone/email vmom_49@bellsouth.net

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

2. NAME OF PROPERTY OWNER - SEE ABOVE -

Business (if applicable) _____

Address _____

City _____ State _____ Zip Code _____

Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 298 ST. GEORGE STREET

4. LEGAL DESCRIPTION: Lot 415 Block 39 Subdivision CITY OF ST AUG Parcel 200740-0000

5. EXISTING USE SINGLE FAMILY HOME PROPOSED USE - SAME -

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 REPLACE IN ADEQUATE / UNSAFE FRONT DOOR

☐ ☒ Windows REPLACE OLD INOPERABLE CASEMENT WINDOWS &

☐ ☐ Shutters REMOVE DOUBLE-HUNG ALUMINUM WINDOWS

☐ ☐ Foundation (including infill) BACKING THEM.

☐ ☐ 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)

SEE ATTACHED LETTER FROM MASTERCRAFT
DESCRIPTIONS OF WINDOWS & DOOR SUBMITTED
PREVIOUSLY

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 DORIS A. VIDAN

SIGNATURE OF APPLICANT *Doris A. Vidan*

DATE 2/21/2019

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____

(SAME)

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.

RECEIVED

APR 05 2019

ORDER:

Planning / Building Dept.

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action ~~MEETS~~ ^{DOES NOT MEET} the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / DENIES/ CONTINUES the Applicant's request to replace existing wood windows with wood clad windows and to replace the existing door with a different design.

Subject to the following conditions:

- drawing detail of door → using wood clad window
- profile of window details
- and compare new window and existing window
- window condition assessment report
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 21st day of March, A.D., 2019, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2019-0024

REQUEST APPROVED / DENIED/ CONTINUES

[Signature]
Sign Name

Cathy Duncan
Print Name

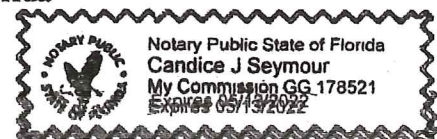
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21st day of March, A.D., 2019.

[Signature]
Notary Public, State of Florida



RECEIVED

APR 05 2019

MASTERCRAFT WINDOW AND DOOR
7 SAN BARTOLA DR.
ST AUGUSTINE 32086

Planning / Building Dept.

Re: Doris Vidan, 298 St George St.
Casement windows facing west, seen from Cordova Street

To whom it may concern:

I have recently reassessed the condition of the nine pairs of casement windows in question and have come to the following conclusions:

1. I stand by my initial assessment which was made following Hurricane Matthew.
2. While some attempt has been made to improve the appearance using filler and paint, the condition of the windows remains completely ineffective for their intended purpose:
 - A. They DO NOT prevent weather intrusion, as evidenced by dirt and debris caught behind them.
 - B. They DO NOT prevent insects and other unwanted pests from entering. There is currently a hornet's nest in the upper corner of one pair of casements which is impossible to remove without exposing the interior of the home due to the difficulty in opening the casements from inside. Evidence of the intrusion of lizards is also obvious because of remains.
3. Many years ago, there was an apparent attempt made to remedy the situation by installing storm windows in the interior of the home and while they have prevented weather intrusion they have created other problems:
 - A. They are so cheap, poorly made, and difficult to operate that they are useless for anything other than to prevent weather and pests from entering. Merely opening one to access the cheap locks on the casement windows is a tedious and ridiculous process. Windows must be raised, and screens completely removed before attempting to maneuver the old hook and eye locks.
 - B. They have created, along with the difficulty in opening the casements, a very real and dangerous situation where the chance of escaping a fire or other immediate danger is impossible.

There are three sections of casement windows, three pairs in each section, for a total of nine pairs of casement windows, which extend nearly forty feet across the rear of the house and NONE OF THEM FUNCTION AS THEY WERE INTENDED. The addition of the supposed solution -interior storm windows - has kept the elements out but created additional hazards and safety issues.

I have proposed casement windows that will fit the City requirements for HP1, have been approved by HARB, and have been installed by my company many times: The Floridian Restaurant, and several private homes contracted by John Valdes, to name a few.

Thank you,
Charlie Wilde



Wood Grilles (FS)

RECEIVED

APR 05 2019

Planning / Building Dept.

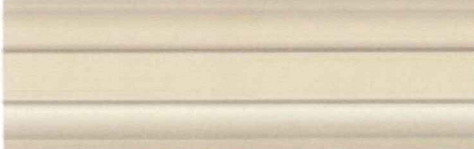
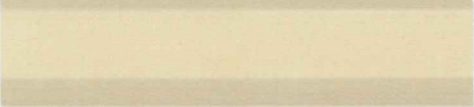
the Glass (GBG)

Lites (PDL)*

Lites (SDL)

terior only
le in all sizes shown

NG OF OUR SIMULATED DIVIDED LITE PROFILES

1-3/8" Bead	1-1/8" Bead	7/8" Bead	5/8" Bead	1-1/8" Putty	7/8" Putty	5/8" Putty	1" Copper	7/8" Contemporary*
								
								

SIZE
7/8" Bead

COLOR

TINTED, TEXTURED GLASS & SCREENS

MASTERCRAFT WINDOW AND DOOR
7 SAN BARTOLA DR.
ST AUGUSTINE 32086

Re: Doris Vidan, 298 St. George St.
Replacement front door

To whom it may concern:

The current front doors at this home are double leaf made of glass panels. As with the casement windows on the back of the house, the lack of accessible and secure egress and ingress are major concerns.

The homeowner would like to install a single leaf solid wood door in a craftsman style with six small glass panels.

The proposed door would fit the style of the home, as well as drastically improve the current safety concerns.

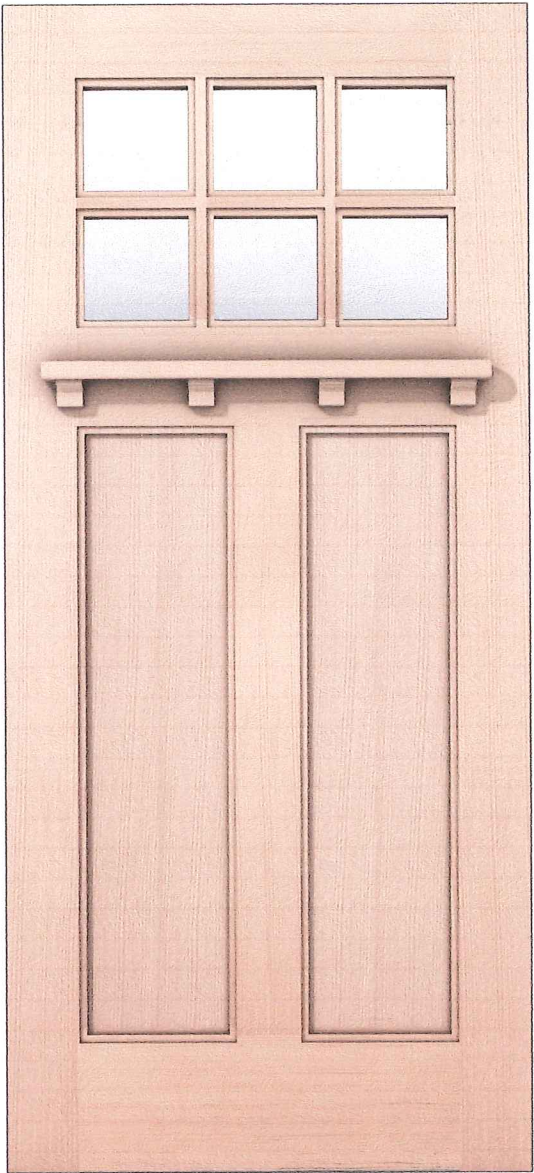
Thank you,
Charlie Wilde



RECEIVED

APR 05 2019

Planning / Building Dept.



RECEIVED

APR 05 2019

Planning / Building Dept.

RECEIVED

APR 05 2019

Planning / Building Dept.



Project Type
New construction and replacement
Maintenance Level
Moderate
Warranty
5 Year Warranty
Glass
Energy efficient.
Hardware
1 Hinges option
Construction
Construction
Materials
2 Wood Options
Materials
Glass
Hardware
Construction & Framing
Energy & Sustainability

RECEIVED

APR 05 2019

Planning / Building Dept.

Model Details & Options

Materials

Wood Options



Hemlock

This wood features a fine-textured, straight-grained appearance. It is light and bright in color, varying from a creamy, nearly white to a light, straw-red color. Sometimes hemlock may have a

slight lavender cast, especially around the knots and in the transition area between the spring and summer wood growth rings. This wood often contains small mineral deposits, but is free of pitch and is not likely to splinter. While wood darkens over time with exposure to sunlight, hemlock often remains true to its original, freshly milled pastel color. Accepts stain and paint well.



Meranti Mahogany

One of the most recognizable species and is typically used for the finest furniture and cabinetry. Its color ranges from reddish brown to a deep, rich red and it stains well for a superior finish. The wood displays a prominent growth ring figure, with grain that is straight or interlocked. This wood offers less expansion and contraction than most other hardwoods. Meranti mahogany is open grained so it needs grain filler when finishing.

Glass

Energy Efficient Glass

Our optional high-performance Low-E insulating glass lowers energy costs, helps homes stay cooler in the summer and warmer in the winter, reducing the fading of interior furnishings and condensation. It also delivers greater visible light transmittance than tinted glass. Clear glass consists of two panes of glass, sealed with an airspace and the perimeter of the unit is sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates. With Low-E glass, ENERGY STAR® qualified versions of this product are likely available. This means they meet or exceed the minimum energy efficiency criteria for your climate region. For more information, ask your dealer how to order JELD-WEN ENERGY STAR qualified products specific to your area.

RECEIVED

APR 05 2019

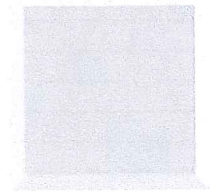
Planning / Building Dept.

RECEIVED

APR 05 2019

Planning / Building Dept.

Clear



Clear Bevel

Hardware

Hinge Options

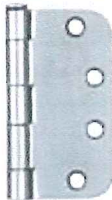
Our hinges are available in three different finishes, so you can choose one to match or complement the other hardware for your door. Our hinges are available in three different finishes, so you can choose one to match or complement the other hardware for your door.



Brass Hinge (US3)



Bronze Hinge (US10B)



Nickel Hinge (US15)

Construction & Framing







MASTERCRAFT WINDOW AND DOOR

**7 SAN BARTOLA DR.
ST AUGUSTINE, FL. 32086**

Re: Doris Vidan, 289 St George St.

To Whom it may concern:

I have inspected the sets of west facing casement windows at the address above.

Every sash in every window opening is in such poor condition, and falling apart, that someone has had to install old poor quality storm windows on the interior of the home to keep out the elements and or other unwanted pests.

This is also a fire hazard if someone had to try and escape.

We have proposed to install new Jeld- Wen casement windows to meet HARB wood window requirements, and matching the original windows.

Thank you

Charlie Wilde

MASTER CRAFT WINDOW AND DOOR INC
7 SAN BARTOLA DR
ST AUGUSTINE, FL 32086
Phone: (904) 829-3934



QUOTE BY: CHARLIE WILDE

QUOTE #: JCBW06085

SOLD TO: DORIS VIDAN
259 ST GEORGE ST
ST AUGUSTINE, FL 32084

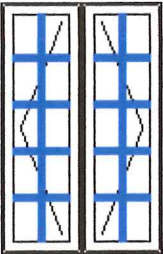
SHIP TO:

PROJECT NAME: WINDOWS

PO#:

REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1		Main Line Item			
	Rough Opening: 42 3/4 X 65 3/4	Frame Size : 42 X 65			
		Siteline Clad Casement, Auralast Pine, 2 Wide French Vanilla Exterior, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, 4/4 Thick, Left/Right, Stainless Steel Operator/Hinge, Nesting Crank Handle, White Hardware, Florida - FBC, DP 50, Insulated Low-E 366 + Laminated Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, 5/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, French Vanilla SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 5 High UltraVue Mesh Brilliant White Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2017.2.0.1927/PDV 6.281 (10/16/17) NW			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$2,762.98	9	\$24,866.82
Line-2		REMOVE EXISTING WINDOWS AND STORM WINDOWS, AND INSTALL NEW WINDOWS IN THE MAIN OPENINGES. NO PAITING INCLUDED (non-taxable)			
			\$4,950.00	1	\$4,950.00
Total:					\$29,816.82
SALES(6.5%)					\$1,616.34
NET TOTAL:					\$31,433.16
Total Units:					10



Protect yourself when you choose JELD-WEN® Auralast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

Note: Note:Warranty:Installation 1 year; all materials per manufactures warranties. Master Craft Window And Door Inc, makes no expressed or implied warranty of any kind for materilas as to merchantability, fitness for a particular purpose, or any other matter as this is the purchaser's responsibility. Furthermore Master Craft Window And Door Inc. will bear no expense from incidental or special damages caused from a product failure.

Sign_____Date_____

Name_____

MASTER CRAFT WINDOW AND DOOR INC
7 SAN BARTOLA DR
ST AUGUSTINE, FL 32086
Phone: (904) 829-3934



QUOTE BY: CHARLIE WILDE

QUOTE #: JCBW06083

SOLD TO: DORIS VIDAN
259 ST GEORGE ST
ST AUGUSTINE, FL 32084

SHIP TO:

PROJECT NAME: ENTRY DOOR

PO#:

REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	ENTRY DOOR	Main Line Item			
	OJD=: 43 1/2 x 85 3/4	Aurora Craftsman, (Sys 1) Fiberglass Single Door System , A362 Flat Top Door, Mahogany Grain , Door: 3-06 7-00 1 3/4 Thick , Clr Safety SDL w/Int Grid (Door) Insulated Cashmere Stain , L/H Outswing Active door, Multi-point Lock Medium Bronze Emtek Sandcast Arched Durango MB Hoppe Mech NRP 4-1/2 X 4-1/2 Oil-Rubbed Bronze Square Corner BS: 1/4 (.134) HP1: 7 1/2 HP2: 39 7/16 HP3: 71 3/8 Bronze Sweep, 6-9/16" Jamb, #20 Brickmould Exterior W/Cashmere Stain, #13 Interior Casing W/Cashmere Stain, Bronze Outswing Sill) Sill 4-11/16 Wide,			
					
	Viewed from Exterior. Scale: 1/8" = 1'				
		PEV 2017.2.0.1710/PDV 6.179 (05/24/17) TE			
			\$6,888.00	1	\$6,888.00

Line-2

REPLACE DOOR
PRICE SUBJECT TO FINAL INSPECTION BY THE INSTALLATION
CREW.

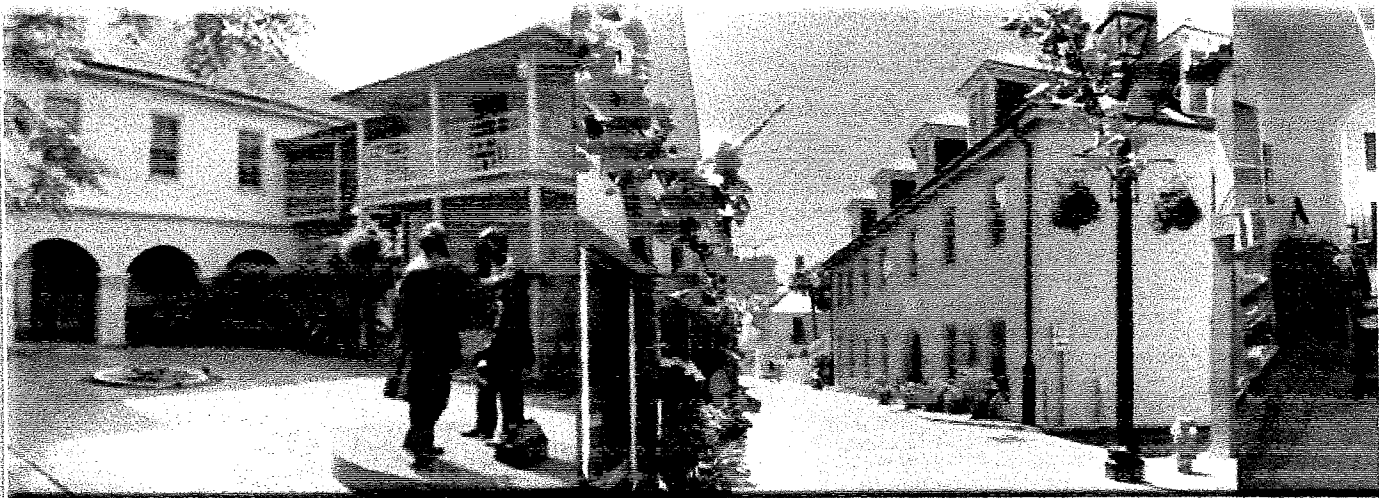
\$980.00 1 \$980.00

Total: \$7,868.00
SALES(6.5%) \$511.42
NET TOTAL: \$8,379.42
Total Units: 2

Note: Note:Warranty:Installation 1 year; all materials per manufactures warranties. Master Craft Window And Door Inc, makes no expressed or implied warranty of any kind for materilas as to merchantability, fitness for a particular purpose, or any other matter as this is the purchaser's responsibility. Furthermore Master Craft Window And Door Inc. will bear no expense from incidental or special damages caused from a product failure.

Sign _____ Date _____

Name _____

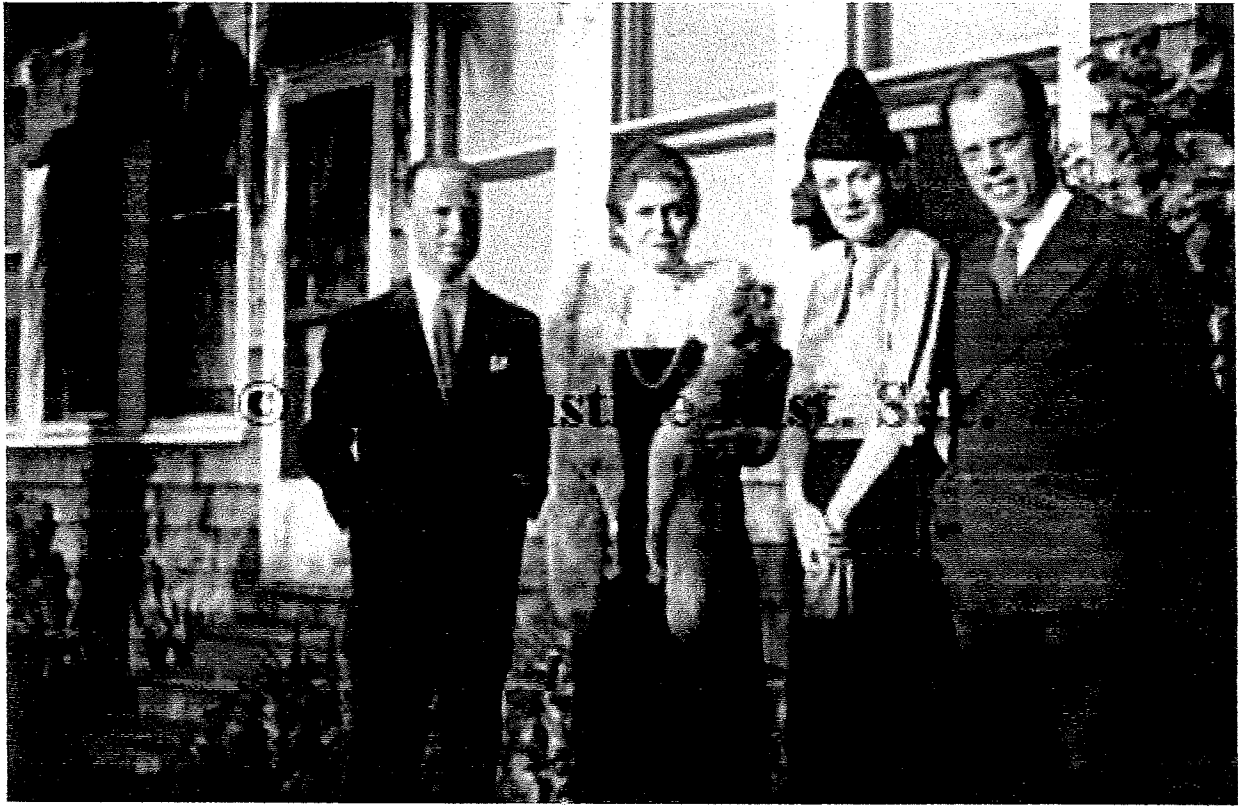


St. Augustine Historical Society Rese



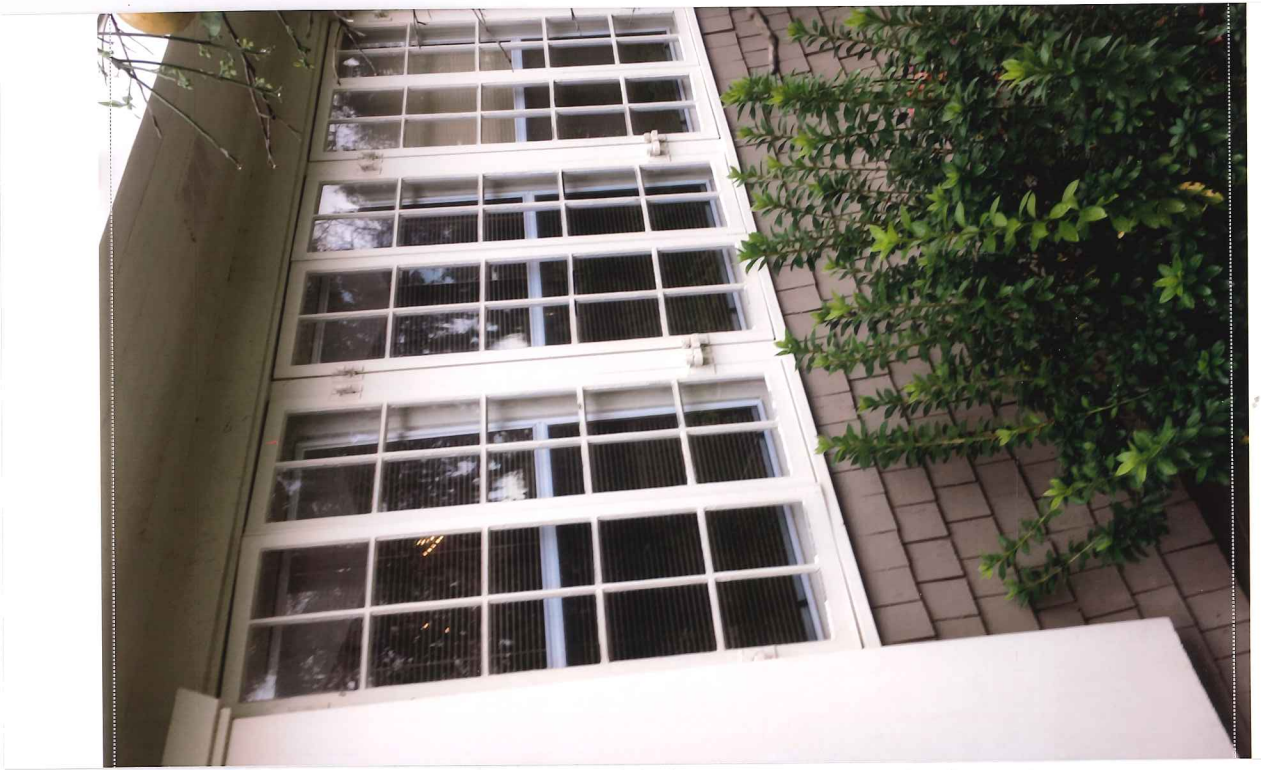
Biography Photo

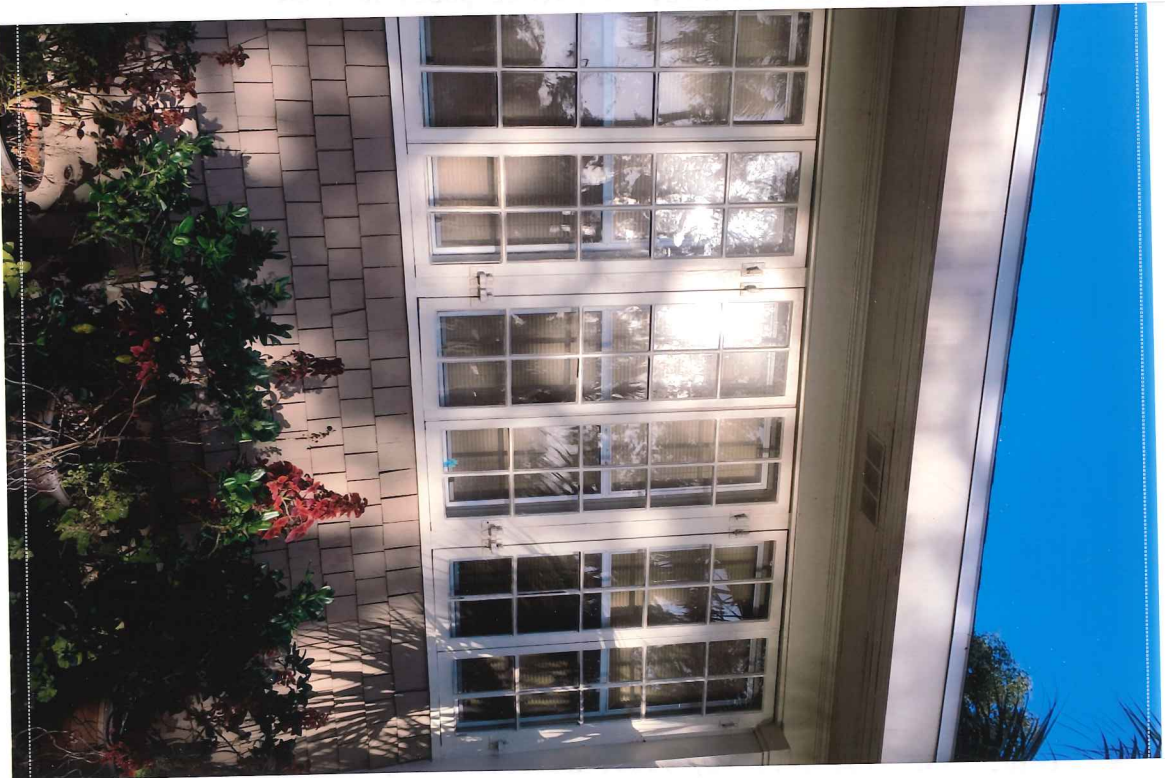
Title	Mrs. Jessie Ball Durant, Edith Taylor Pope, and Verle Pope
Object Name	Print, Photographic
Collection	Photo Collection
People	<u>Pope, Edith Taylor</u> <u>Pope, Verle</u> <u>Durant, Jessie Ball</u>
Description	This is a group photograph of two couples standing in front of a building. The men are wearing suits and ties, the women in fine dress and one with a fox stole. They are identified on the back, as left to right: unknown man, Mrs. Jessie Ball Durant, Edith Taylor Pope, and Verle Pope. Mrs. Pope is wearing a unique hat that goes up to a point.
Date	2/8/1942
Reference	1. A copy of the photo used on record PHO1925 is filed in the folder(s) associated with PHO1926 and PHO336.



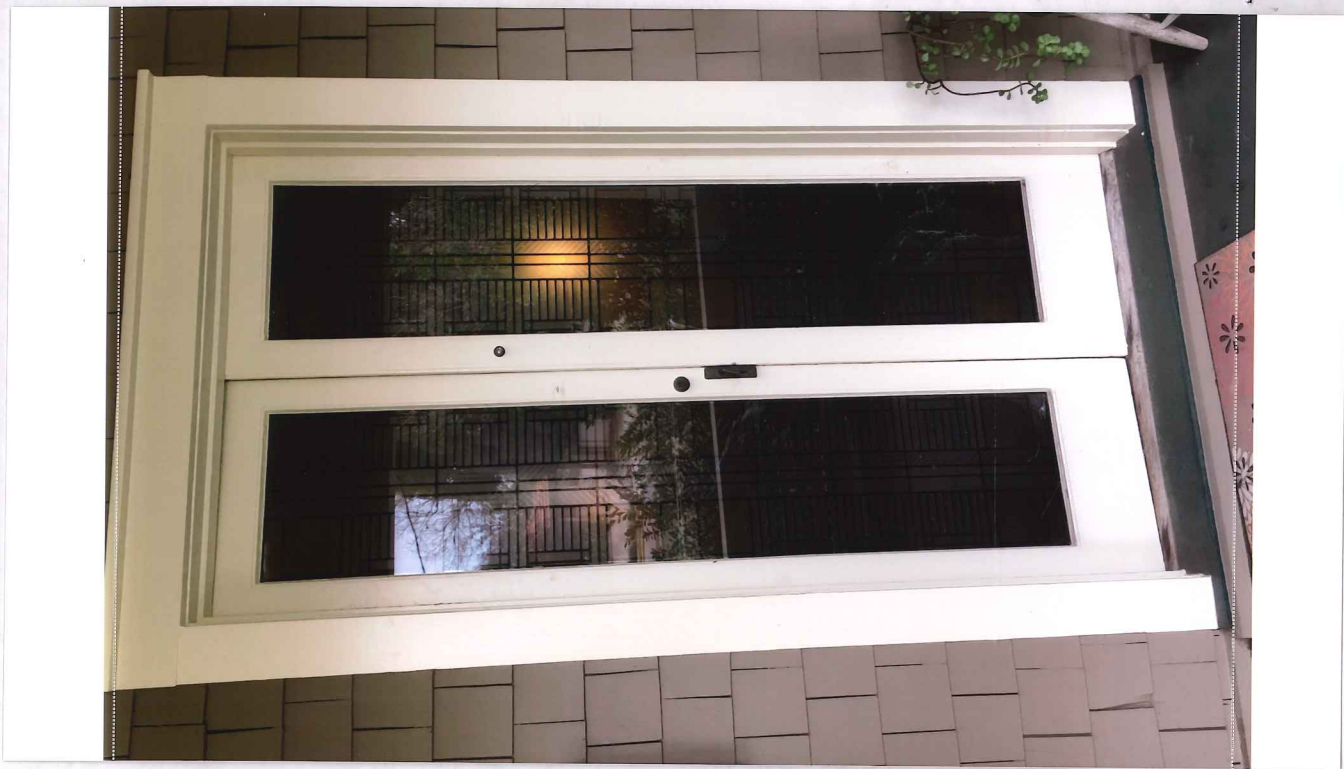


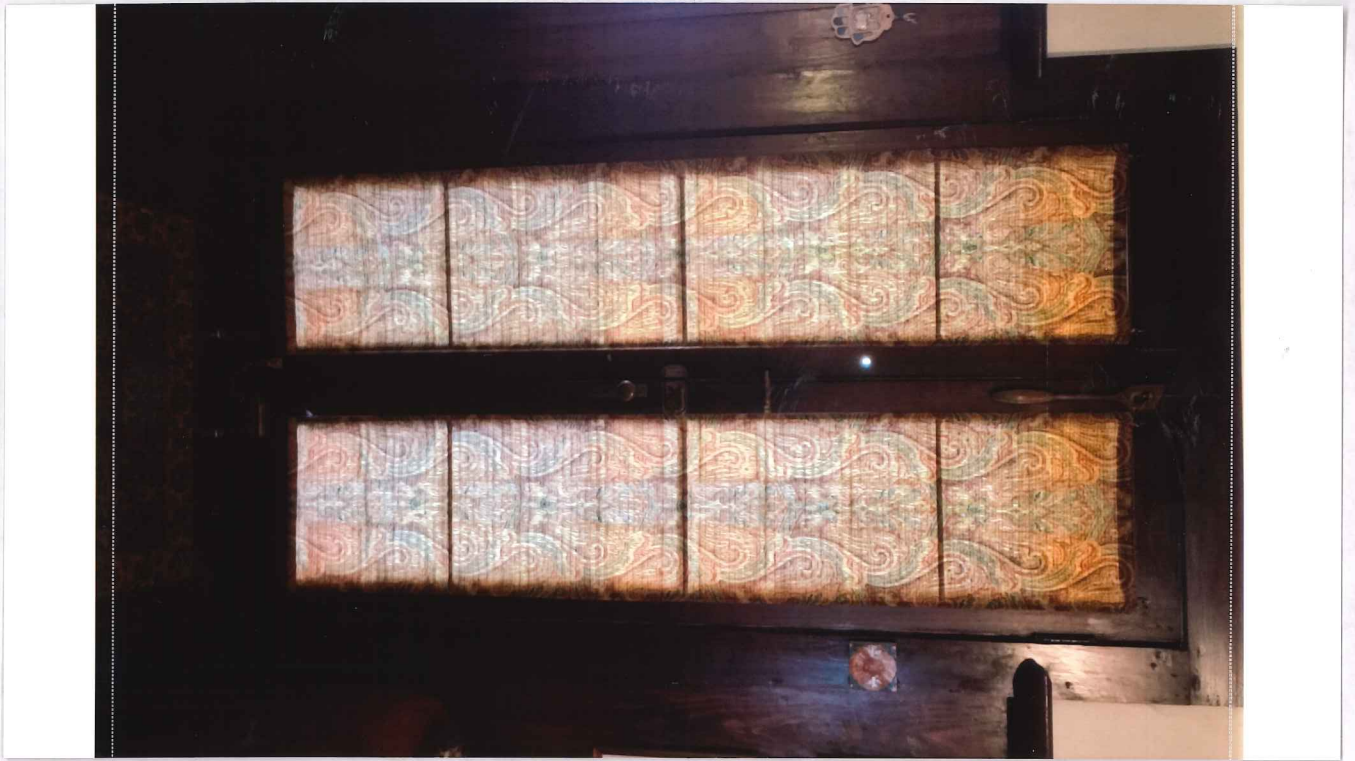


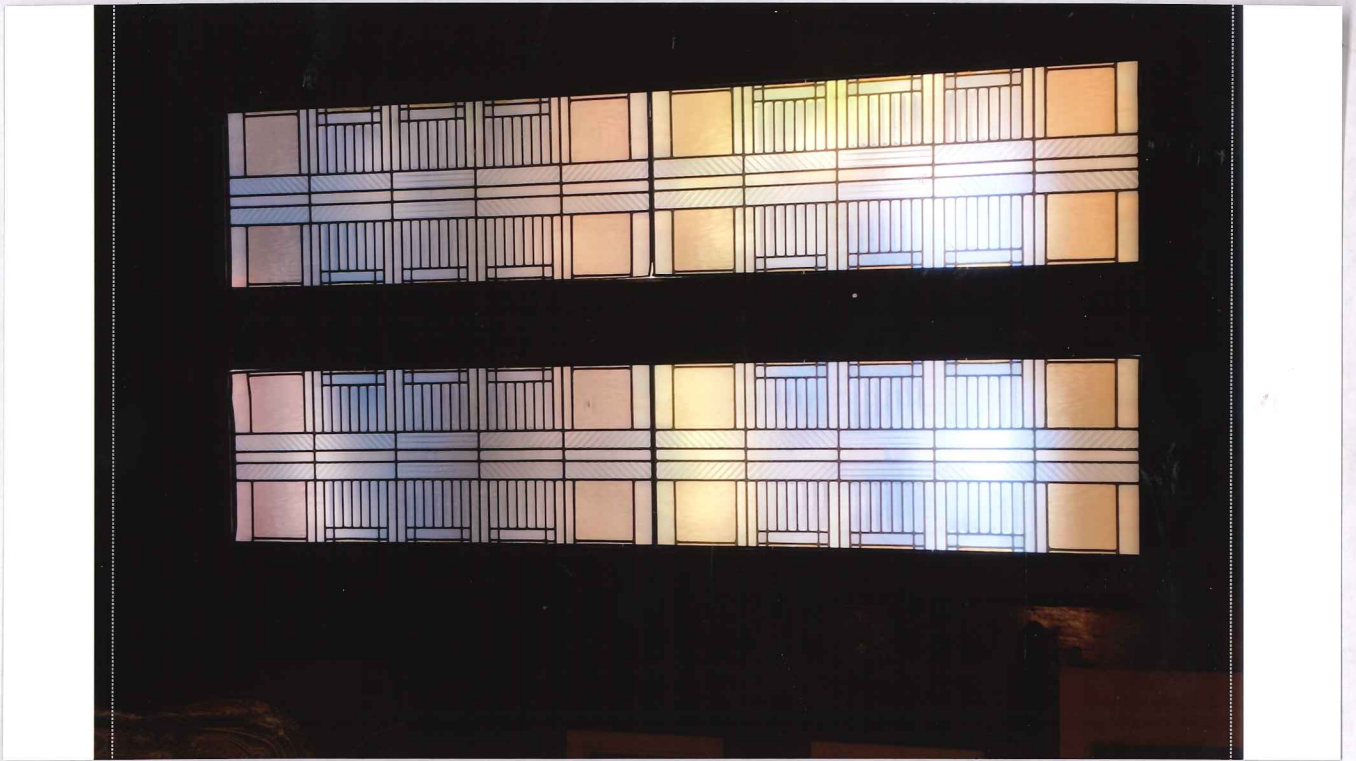




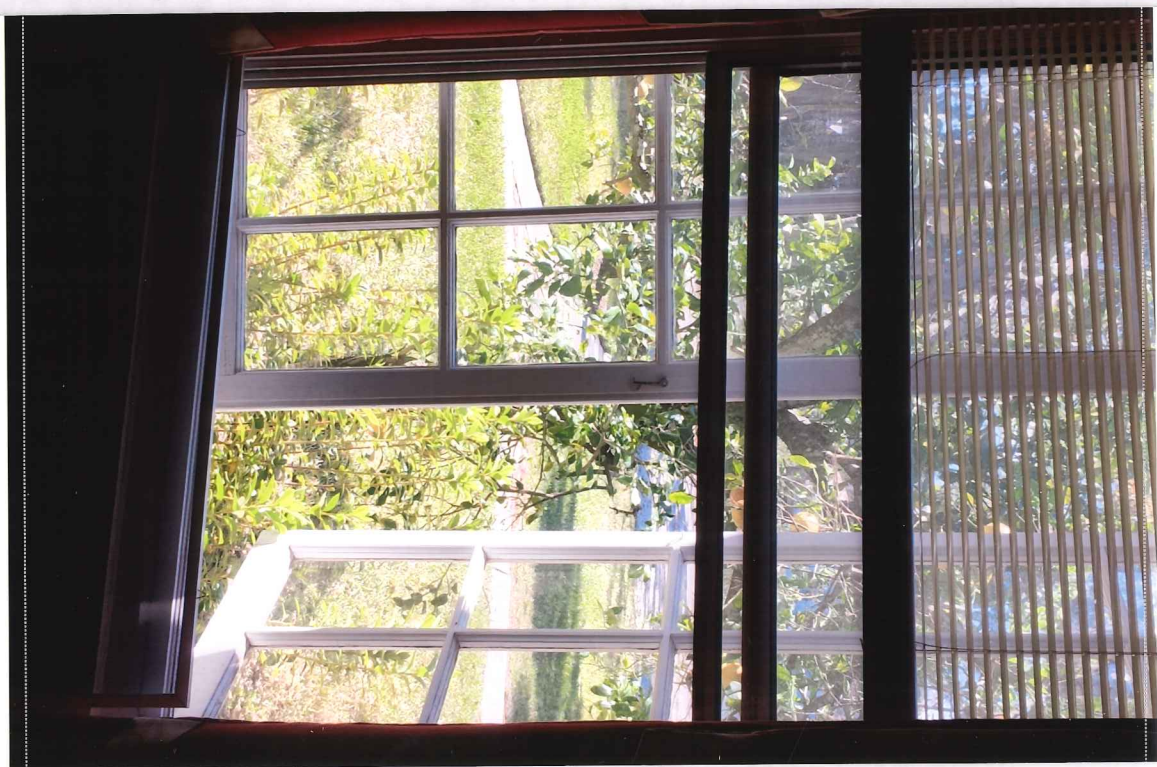


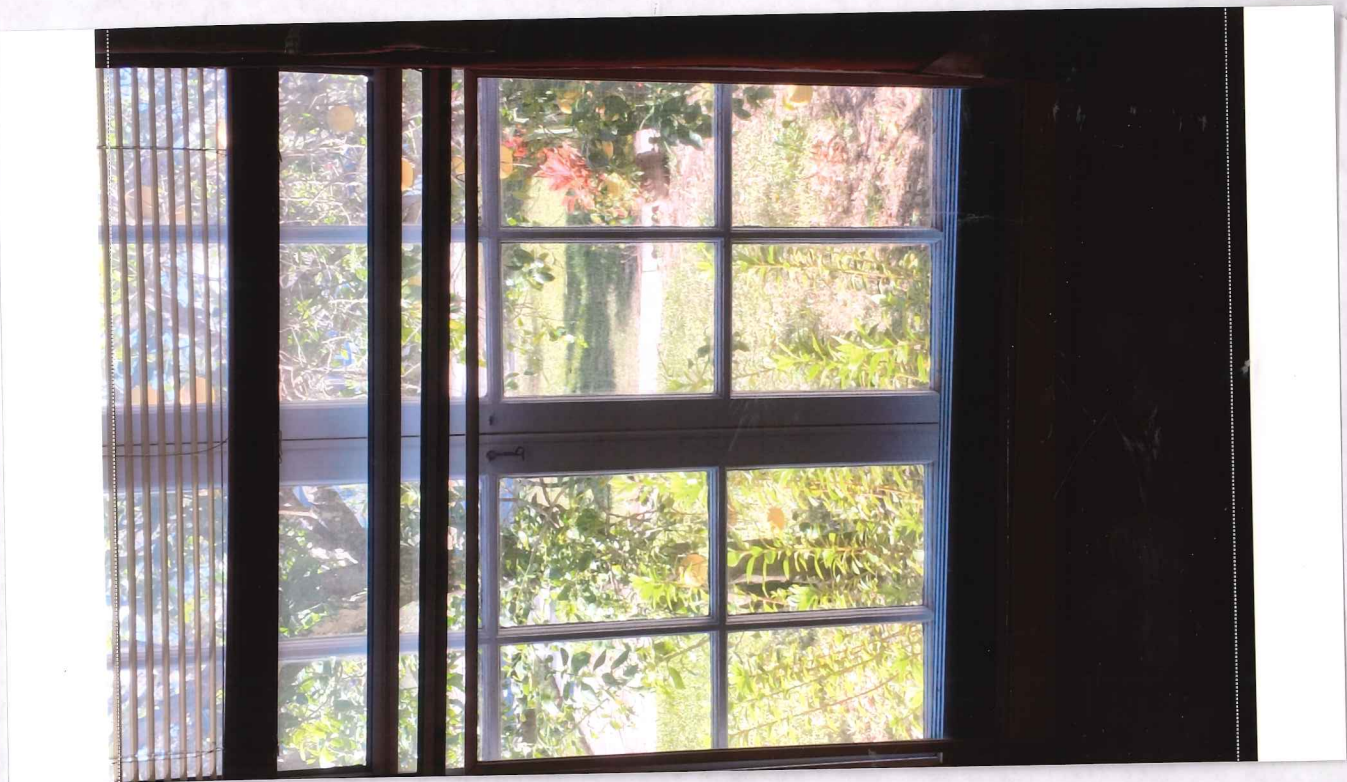




















FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 1940 1009==
Site Name: 298 St. George Street 830== Survey Date: 7808 820==
Address: 298 St. George Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 39C Re-subdivision of Lot 2, 868==
(subdivision) (block) (lot)
Lots 4 and 5 868==
Owner of Site: Name: Colee, Nellie T. ;
Address: P.O. Box 57
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: HP1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469945 3306070 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==		

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
 Date: +1911 844== Period: 20th Cent 845== Culture: American 840==
 Architect: _____ 872==
 Builder: _____ 874==
 Style: Frame vernacular 964==
 Plan Type: Rectangular 966==
 Exterior Fabrics: Wood, shingles, butt _____ 854==
 Structural Systems: Wood frame 856==
 Features of Structure: (942)
 Window Type: DHS, 1/1, multi/multi 942==
 Foundation: Stuccoed wall 942==
 Roof Type: Hip 942==
 Secondary Roof Structures: Hip tower 942==
 Porches & Balconies: One story open porch on front _____ 942==
 Chimney Location: Ridge, offset 942==
 Materials: (882)
 Chimney: Stone (coquina) 882==
 Roof Surfacing: Composition shingles 882==
 Ornament Exterior: Massive square wood posts, lattice porch railing _____ 882==
 Quantitative Data: (950-954)
 Chimneys: 1 952== Dormers: _____ 954== Stories: 1½-2 950==
 Other: _____ 956==
 Surroundings: Residential/institutional 864==
 Relationship to Surroundings: Looks out over Maria Sanchez Creek _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Law, Women,
Literature, Banking

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half to two-story Frame Vernacular residence at 298 St. George Street was constructed between 1910 and 1911 and is one of the later houses in this neighborhood. The exterior is covered with wood shingles with a foundation wall of stucco. There are massive square wood posts and lattice railing on the one-story open front porch. The chimney is made entirely of coquina concrete block. According to the 1930 updated Sanborn Fire Insurance Maps, the building was constructed as a one-story dwelling with a two-story addition on the north side. A view of the Maria Sanchez Lake is visible from the west side of the house.

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
 (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.

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 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)

Between 1911 and 1915 the house at 298 St. George Street was the residence of Roger S. Baldwin, an attorney and the proprietor of Yale Farms.(4) In the 1920's and 1930's it was the home of State Senator A. M. Taylor, who was also the president of People's Bank for Savings in 1930 and longtime manager of the Alcazar Casino. Senator Taylor was the father of Edith Taylor Pope, novelist and wife of State Senator Verle A. Pope of St. Augustine. In an article printed by the St. Augustine Record in 1934, Taylor described the early days of St. Augustine when he first started coming to the city in 1884:

"Senator A. M. Taylor has been coming to St. Augustine since 1884, but he did not actually come to make his home in the city until 1889 when he came with O. D. Seavey, to manage the Casino in Hotel Alcazar. He continued as manager for 25 years.

"Senator Taylor, one of the St. Augustine's most noted raconteurs, and always in request as a speaker at public affairs, was asked by a Record reporter to do some 'reminiscing' for the Record's 40th Anniversary Edition, and talking

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 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)

Between 1911 and 1915 the house at 298 St. George Street was the residence of Roger S. Baldwin, an attorney and the proprietor of Yale Farms.(4) In the 1920's and 1930's it was the home of State Senator A. M. Taylor, who was also the president of People's Bank for Savings in 1930 and longtime manager of the Alcazar Casino. Senator Taylor was the father of Edith Taylor Pope, novelist and wife of State Senator Verle A. Pope of St. Augustine. In an article printed by the St. Augustine Record in 1934, Taylor described the early days of St. Augustine when he first started coming to the city in 1884:

"Senator A. M. Taylor has been coming to St. Augustine since 1884, but he did not actually come to make his home in the city until 1889 when he came with O. D. Seavey, to manage the Casino in Hotel Alcazar. He continued as manager for 25 years.

"Senator Taylor, one of the St. Augustine's most noted raconteurs, and always in request as a speaker at public affairs, was asked by a Record reporter to do some 'reminiscing' for the Record's 40th Anniversary Edition, and talking

informally he said:

'My first visit to St. Augustine was in 1884.

'There was no direct railroad to St. Augustine in those days. You took a boat at Jacksonville, went to Tocoí on the St. Johns River and then got on the little narrow guage road for St. Augustine.

'There was no Cathedral Place west of St. George Street, no Ponce de Leon. Alcazar nor Cordova Hotels, and Hotel San Marco was beyond the City Gates. A building stood between the Post Office and our present busy (?) corner. Sabin and Moulton Company were downstairs and Dr. Rainey upstairs. What is now our Post Office Park was an open field surrounded by high fence. The Post Office business was small affair in those days, the entire expenses of the office was less than \$2,000.00 a year, there were no carriers, no parcel post, no postal savings, no nothing much. The hall over the Post Office was used for meetings--religious and otherwise. Grace Methodist Church started there, the G.A.R., and private theatricals held forth there.

'The only saloon was on Charlotte Street around the corner from Cathedral Place. This was the rendezvous of the "Tall Sluggers of the Saint Sebastians" headed by George Atwood.

'This was an active military post with guard mount and parade every day and a full military band of twenty-four pieces. Sailing boats and races were very popular. Dan Edgar was a moving spirit, and he gave purses and prizes for boat races many of which were held during the winter season.'"(5)

4. St. Augustine City Directory, 1911-12, 1914-15.

5. Ibid., 1924-25, 1927-28, 1930; Historic Properties Inventory Research File; St. Augustine Record, Sunday, October 21, 1934, p. 6.

RECEIVED

APR 08 2019

Planning/Building Dept.

The following photos of a double-hung window are offered only to show the materials the casement windows in question will be constructed from. The actual windows will have a wood grain 7/8" muntin where this shows a 5/8" muntin.

The actual window will be provided at the 4/18/19 HARB hearing.

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 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)		
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:

Just more detailed photos show the roof/finish w/ windows

Project number: _____ Project Address: 298 St. George
 Reviewed by: Kelli Mitchell Date: 2/22/19



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 2007400000
Location Address 298 ST GEORGE ST
 SAINT AUGUSTINE 32084-0000
Neighborhood City of St Augustine (Cordova/St George St) (610.41)
Tax Description* CITY OF ST AUG RE-SUB OF LOT 2 BLK 39-C LOTS 4 & 5 OR1773/672
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision City of St Augustine
Sec/Twp/Rng 19-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.550
Homestead Y

View Map

Owner

Owner Name Vidan Doris Ann 100%
Mailing Address 298 SAINT GEORGE ST
 SAINT AUGUSTINE, FL 32084-5026

Valuation

	2019
Building Value	\$182,706
Extra Features Value	\$7,207
Total Land Value	\$518,700
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$708,613
Total Deferred	\$184,237
Assessed Value	\$524,376
Total Exemptions	\$50,000
Taxable Value	\$474,376

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	\$155,299	\$7,207	\$518,700	\$0	\$0	\$681,206	\$514,599	\$216,607	\$464,599
2017	\$161,390	\$5,021	\$518,700	\$0	\$0	\$685,111	\$504,015	\$231,096	\$454,015
2016	\$167,480	\$5,021	\$518,700	\$0	\$0	\$691,201	\$493,648	\$247,553	\$443,648
2015	\$156,216	\$5,021	\$400,140	\$0	\$0	\$561,377	\$490,216	\$121,161	\$440,216
2014	\$121,178	\$5,021	\$360,126	\$0	\$0	\$486,325	\$486,325	\$50,000	\$436,325
2013	\$123,232	\$5,021	\$360,126	\$0	\$0	\$488,379	\$488,379	\$50,000	\$438,379
2012	\$127,340	\$5,021	\$360,126	\$0	\$0	\$492,487	\$492,487	\$50,000	\$442,487
2011	\$129,394	\$5,021	\$400,140	\$0	\$0	\$534,555	\$529,576	\$54,979	\$479,576
2010	\$133,502	\$5,021	\$444,600	\$0	\$0	\$583,123	\$521,750	\$111,373	\$471,750

Exemptions

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$25,000

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	3408	Roof Cover	Composite Shingle
Conditioned Area	2773	Interior Flooring	Pine Wood, Sheet Vinyl
Actual Year Built	1910	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood Shingle	Baths	

Category	Type	Pct
Exterior Wall	Wood Shingle	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	50%
Interior Flooring	Sheet Vinyl	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
PATIO	0	297
BASE AREA	2038	2038
FINISHED DECK	0	32
FINISHED OPEN PORCH	0	306
FINISHED UPPER STORY	735	735
Total SqFt	2773	3408

Extra Features

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	572

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	130	185	130	EF	\$518,700

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/7/2002	\$465,000.00	WD	1773	672	Q	I	CLARK WILLIAM N & SEAMAN EILEEN B NKA RYAN	VIDAN DORIS ANN
	4/30/1997	\$245,000.00	WD	1236	1645	Q	I	KERN JOHN S	CLARK WILLIAM N & SEAMAN EILEEN B (JTRS)
	6/26/1995	\$0.00	OI	1116	60	U	I	KERN JOHN S,NANCY ROUSSEAU KERN DECD	KERN JOHN S
	4/25/1995	\$0.00	WL	1116	56	U	I	KERN JOHN S,NANCY ROUSSEAU KERN DECD	KERN JOHN S,NANCY ROUSSEAU KERN DECD
	6/1/1983	\$118,000.00		592	168	Q	I		KERN JOHN S,NANCY ROUSSEAU KERN DECD
	8/1/1981	\$103,300.00		504	261	U	I		

Area Sales Report

Recent Sales in Area

Clerk of Court[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

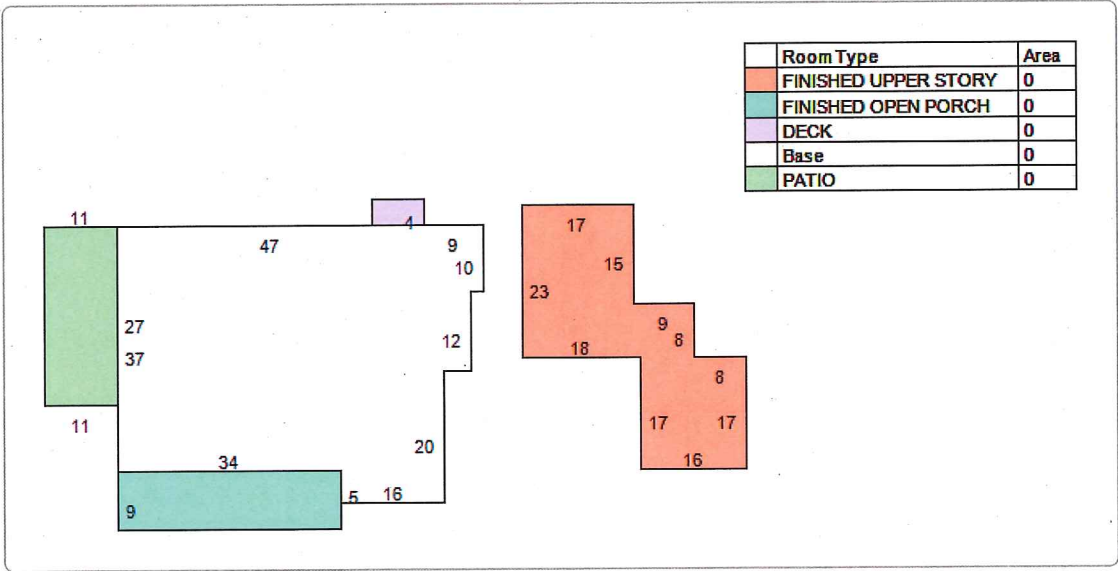
Tax Estimator

[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.

Last Data Upload: 2/27/2019, 11:26:23 PM

Version 2.2.2

Developed by
Schneider
GEOSPATIAL

This Warranty Deed

Made this 7 th day of June A.D. 2002
by **WILLIAM N. CLARK and EILEEN B. RYAN,**
F/K/A EILEEN B. SEAMAN, husband and wife

Public Records of
St. Johns County, FL
Clerk# 02-035760
O.R. 1773 PG 672
02:30PM 06/19/2002
REC \$9.00 SUR \$1.50
Doc Stamps \$3,255.00

hereinafter called the grantor, to
DORIS ANN VIDAN

whose post office address is:
298 St. George Street
St. Augustine, Florida 32084

hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$ **10.00**
and other valuable considerations, 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, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 200740-0000

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 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 December 31, 2002

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

Signed, sealed and delivered in our presence:

Name: Witness Roy O. Barnes, Jr.

Name & Address: WILLIAM N. CLARK LS

Name: Witness Deborah K. Brunner

Name & Address: EILEEN B. RYAN, f/k/a
EILEEN B. SEAMAN LS

Name: Witness

Name & Address: LS

Name: Witness

Name & Address: LS

State of **Florida**
County of **St. Johns**

36 Hammond Street
Acton, MA 01720

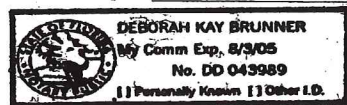
The foregoing instrument was acknowledged before me this 7 th day of June , 2002 , by

WILLIAM N. CLARK and EILEEN B. RYAN, F/K/A EILEEN B. SEAMAN

who is personally known to me or who has produced **driver's licenses** as identification.

Notary Public Deborah Kay Brunner
Print Name:
My Commission Expires:

PREPARED BY: Deborah K. Brunner
Associated Land Title Group, Inc.
93 Orange Street
St. Augustine, FL 32084
File No: 02-0781



WD-1
5/93

OR 1773 PG 673

Schedule A

Commencing on the West side of St. George Street about 515 feet South of St. Francis Street at the Northeast corner of Lot 3, Block 39-C, according to the Official Map of said City running thence Westerly along the North line of said Lot 3, 170 feet, more or less to the East line of the proposed extension of Cordova Street; thence Northerly along said East line of the said proposed extension of said Cordova Street, 130 feet, more or less; thence Easterly 183 feet, more or less to the West line of St. George Street; thence Southerly along the West line of said St. George Street, 125 feet, more or less to the Point of Beginning; the same being the Southerly portion of Lot No. 2, Block 39-C according to the Official Map of said City Of St. Augustine, Florida, dated January 1, 1905.

COPY

File No: 02-0781



City of St. Augustine

CITY OF
ST. AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD STAFF REPORT AND RECOMMENDATION Prepared for April 18, 2019 Meeting



One of the side facing facades:

Application F2019-0025 Address: 317 Anastasia Boulevard

Andrea Wright/A. Wright Property, LLC.

Project description: Design approval for an architectural style undefined in the Anastasia Boulevard Design Standards with associated modifications for a pre-manufactured residential structure to be placed on a vacant lot.

Architectural Style: Vacant lot	Florida Master Site File: N/A (adjacent to SJ5648 and SJ6280)
National Register: N/A	Construction date: N/A
Archaeology Zone: N/A	Zoning District: CL-2
Parcel number: 218970-0030	Typology: N/A
Agenda Item: 6(e)	Previous Action(s): None

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Preliminary Design Approval (PDA) application for the Anastasia Boulevard Design Standards for Entry Corridors (DSEC). The application includes an undefined architectural style and association modifications which requires approval by the Corridor Review Committee, currently assigned to the HARB.

- This application is the first HARB review of a project using the revised Design Standards and may require some flexibility with the applicant and staff as the new standards are implemented.
- The proposed structure is a 'tiny home' and does not have an architectural style identified in the DSEC
- Architectural character of the proposed structure includes several aspects that are consistent with the DSEC. Inconsistencies include the lack of connection to the site (porch/walkway/landscaping) which may be resolved with additional details. Also, the DSEC did not anticipate single-family residential structures as a form but the immediate context of the site is older tourist cottages.
- Applicants are required to include a list of requested modifications in their application to be reviewed for approval. Staff compiled the potential required modifications for this unique situation:
 - 1) Building frontage: the building is not a minimum of 50% of the site frontage (showing 34%)
 - 2) Building Materials: this is a pre-engineered metal structure
 - 3) Glazing requirement: there is a small window opening on the front facing façade which likely does not meet the 30% - 65% requirement (~30sf window required)
 - 4) Building Entrance: as a residential structure the entrance is not oriented to the street
 - 5) Building roof: the cornice is not 18 inches
 - 6) Landscaping: it is not clear if applicant intends to meet landscape code (min. 1 tree, 4 shrubs in front + sides/rear)
- Additional materials requested: a rendering/photograph of the four distinct facades, labeled with orientation to the street; landscaping, lighting, and structural foundation details

(NO STAFF RECOMMENDATION)

The CRC shall use the following criteria (in addition to the standards contained herein) when reviewing an application:

- a. The proposed project meets the intent of the Anastasia Boulevard Design Standards as defined in Section 1;
- b. Approval of the proposal will not set an unintended precedent
- c. Approval of the request will not be detrimental to the neighboring sites or the overlay area as a whole

Jenny Wolfe

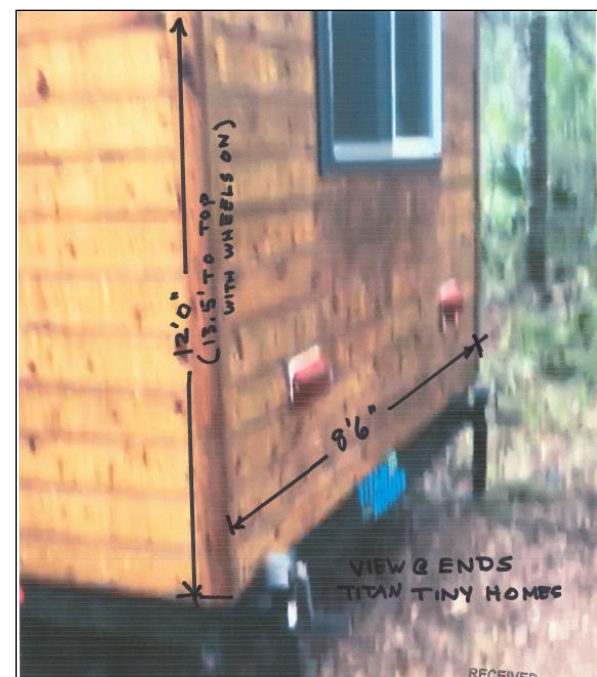
Jenny Wolfe
Historic Preservation Officer

SUMMARY SCOPE OF WORK:

- place a pre-engineered building on the property consistent with the 'tiny-home' movement:
 - steel frame, 140 square feet, measuring 20 feet long, 8 feet wide, and 13 feet high
 - siding includes corrugated metal siding with ribs running in vertical orientation, 1x6 stained cedar siding, and various sizes of vinyl horizontal sliding, tinted, windows, and a front residential door with two vertical panels and 6-lite transom
 - foundation and patio/stoop access information not provided at the time of application

Property location and setting:

Narrow ends, one will face the street:



CITY CODES/DESIGN GUIDELINES:

CITY OF ST. AUGUSTINE CODE OF ORDINANCES

Sec. 28-353. - Design standards for entry corridors.

The Design Standards for Entry Corridors, as originally prepared by Herbert-Halback, Inc. dated January 24, 2000, and subsequently amended by resolution from time to time ("DSEC standards"), are hereby adopted and incorporated herein by reference. All new construction and site development within the entry corridors, excluding work within right-of-way, shall conform to these standards unless a variance is granted pursuant to the criteria enumerated in the DSEC standards. Any change in the use of a parcel of property shall require that the site, excluding buildings and facilities, be developed to conform to these standards, unless technically infeasible. Each element or space of a building or facility that is altered shall comply with these standards, unless technically infeasible. When an alteration to a building or facility that incorporates exterior renovation constitutes fifty (50) percent or more of the assessed value of the building or facility, the entire building or facility shall be made to conform to these standards. In order to gather data and analysis for its anticipated mobility plan, the City of St. Augustine may implement a pilot program for the 4th of July, 2016 holiday, of temporary parking sites that do not meet entry corridor guidelines. This pilot program shall be limited to free, public, City managed temporary parking sites that are zoned for commercial or industrial uses only.

ANASTASIA BOULEVARD DESIGN STANDARDS FOR ENTRY CORRIDORS (excerpted version attached)

Please refer to full document available on-line:

http://www.citystaug.com/document_center/PlanningBuilding/EntryCorridors/16.27.0_AnastasiaBoulevard_FinalDraft_082117.compressed.pdf

Section 1. Purpose and Intent

The purpose of the standards contained in this document is to:

- a. Promote the unique characteristics of the Anastasia Boulevard overlay area, which features many of the characteristics of mid-century American architecture;
- b. To facilitate the development of vacant land and the reimagination and repurposing of underutilized properties in this area into a high-quality, multi-modal mixed-use environment;
- c. To provide standards and criteria by which proposed development in the area will be reviewed.

DSEC F2019-0025
317 Anastasia Boulevard
April 18, 2019

ATTACHMENTS:

1. Application materials
2. Exerpts of the Anastasia Boulevard DSEC

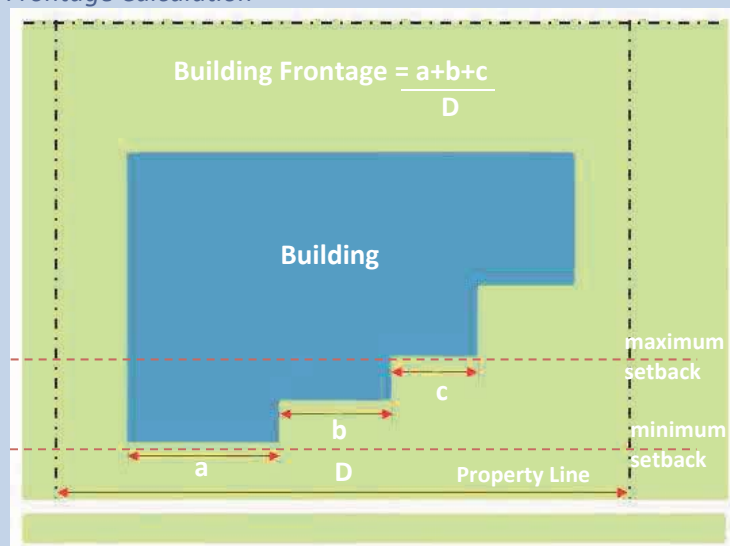


Section 5. Site Design

5.1. Building Frontage

The purpose of the following building frontage requirements is to ensure façade continuity along Anastasia Boulevard and to avoid large voids between buildings. The building frontage standards are stated as a proportion of the building width within the required building setback relative to the width of the development site measured at the site frontage line. Portions of the building façade outside the required front/street building setback do not count as building frontage (see Figure 4).

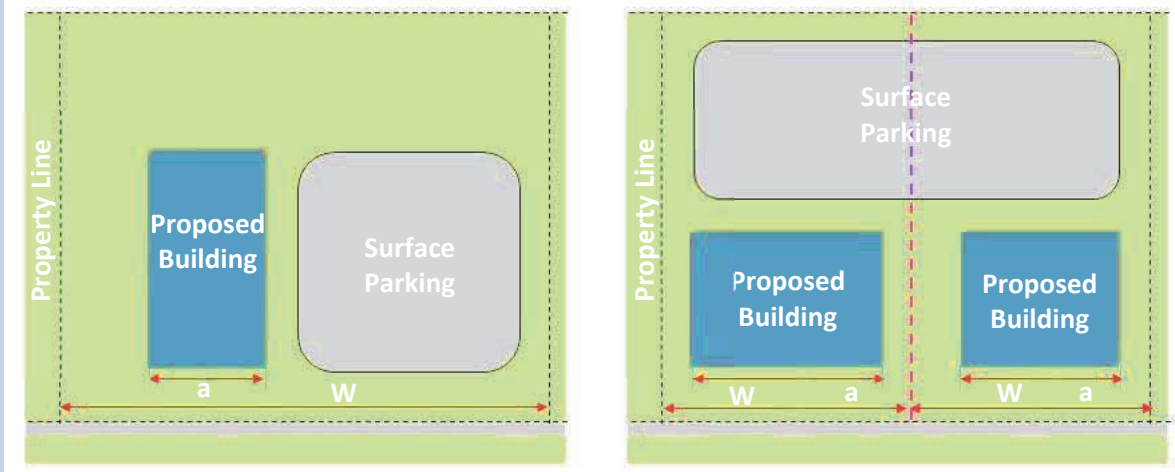
Figure 4. Building Frontage Calculation



- The building frontage ($a+b+c$) shall be a minimum of 50% of the site frontage (D).
- Sites with frontages on multiple streets shall be required to meet the minimum required primary frontage along Anastasia Boulevard only.
- Exceptions to the Building Frontage requirements: In the event the proposed building width is too narrow to meet the minimum frontage requirement, the applicant shall have the option of dividing the lot into smaller, narrower lots to meet the dimension requirements, as shown on Figure 5. No replatting will be required, but the site plan shall show the new lots as available for future development.



Figure 5: Exceptions to the Building Frontage



Left diagram: Building width (a) is too narrow to meet the minimum building frontage. Right diagram: Subdivide the lot to decrease its width (W) to meet the minimum building frontage.

5.2. Building Placement

The placement of a building on a site is critical to creating a vital and coherent public realm that is both welcoming and functional. Elements and uses of the “public realm” may include expanded sidewalks, outdoor café areas, bicycle parking, art/sculpture, and outdoor retail spaces, among others. The rhythm/pattern of buildings, combined with their relationship to the street expressed through setbacks and architecture, define the character of the public space. The intent of the following building setback standards is to shape the public realm, and strengthen the physical and functional character of the area.

- a. The building setbacks, which shall be measured from the property line to the building wall excluding eaves and overhangs, shall be as follows:

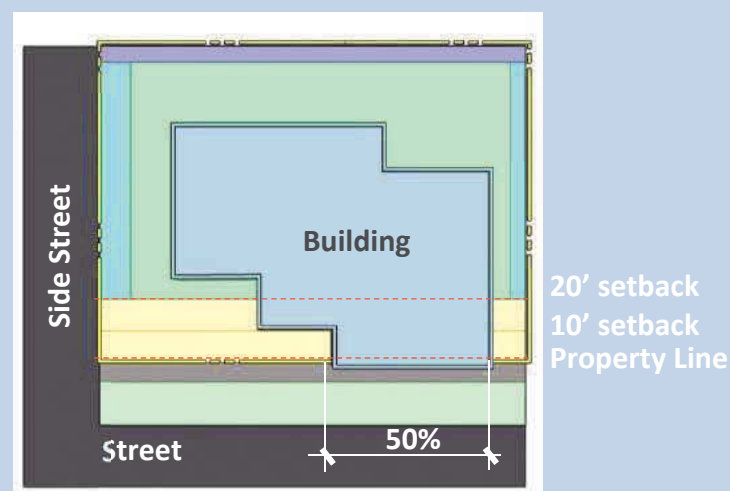
Front and Side Street = 10 feet
minimum, 20 feet maximum

Interior Side Setback = 5 feet

Rear Setback = 5 feet

- b. The minimum front and side street setbacks (as defined in Section 5.2.a) may be reduced to 0 feet for a maximum of 50 percent of the building façade facing the street. Note: Eaves and overhangs may not project over the property line. See Figure 6.
- c. The maximum front and side street building setback shall only apply to the portion of the building meeting the building frontage requirement. This provision will allow

Figure 6. Zero Lot Line

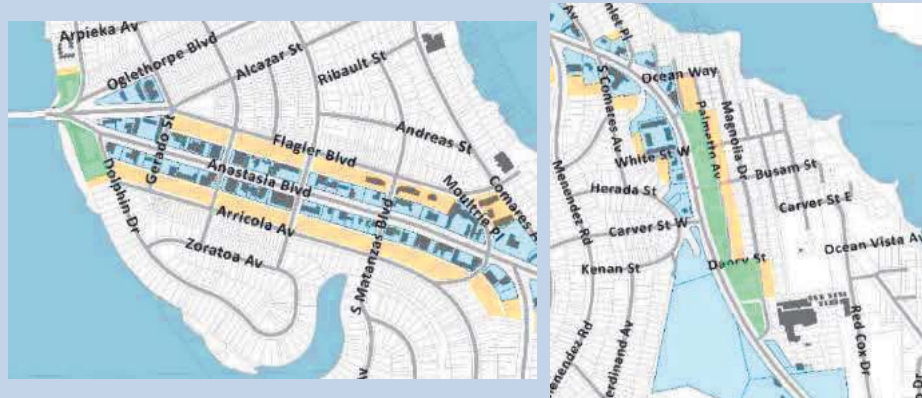




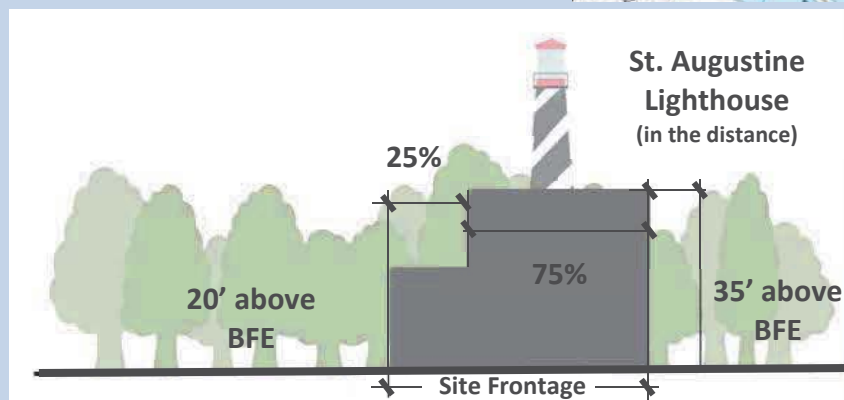
southern boundary of RB Hunt Elementary School shall not exceed 20' above base flood elevation for 25% of the site frontage. Applicant shall demonstrate clear view of the Lighthouse from the Anastasia Boulevard public right of way in submittals for review.

In order to protect the view of the Bayfront, the maximum building height for properties located on the north side of A1A, west of North St. Augustine Boulevard and Dolphin Drive, shall not exceed 20' above base flood elevation for 25% of the site frontage. Applicant shall demonstrate clear view of downtown from the Anastasia Boulevard public right of way in submittals.

Figure 18.
Viewshed
Parcels



Viewshed Parcels



When a property fronts multiple streets, the applicable site frontage to comply with the viewshed requirement shall be the portion *along* Anastasia Boulevard, measured with a perpendicular line from the center of the right-of-way intersections.

Note that regarding any impact to buildable square footage, applicants are entitled to a *net neutral outcome* for buildable square footage, as long as lot coverage requirements are not exceeded. A reduction in setbacks to zero feet (0') may be permitted, but these setback revisions must be reviewed by the Corridor Review Committee.

6.4. Building Design

The Anastasia Boulevard area is known for its unique, eclectic 1950s highway commercial architecture associated with its mid-century period of development in a city known worldwide for its Spanish Colonial architecture. That uniqueness of the area is what these design standards intend to protect and promote.



6.4.1. Architectural Character

While the Spanish Colonial architectural styles are typically associated with the City of St. Augustine, these styles shall not be used for new construction or redevelopment along the Anastasia Boulevard area.

New construction and renovations should focus on reinforcing the mid-century highway commercial character of the Anastasia Boulevard area through current times. Specifically, architectural styles shall be representative of Coastal Vernacular (1930's), Art Moderne (1940's), Mid-Century Modern (1950's-1970's), or Contemporary (current). The following are some of the elements characteristic of the mid-century architecture and art moderne styles, which should be preserved or used as inspiration when designing new buildings or renovations (see Figure 19 and Appendix A for background information on mid-century commercial development):

- Horizontal emphasis.
- Simple design with little ornament and expression, except as noted below.
- Geometrical shapes contrasting with the simple design.
- Asymmetrical façades;
- Flat roof with small ledge (coping) at roofline;
- Cantilever canopies and awnings;
- Porte cocheres;
- Covered walkways/breezeways;
- Smooth, rounded wall surfaces, often stucco;
- Horizontal grooves or lines in walls (sometimes fluted or pressed metal);
- Reinforced concrete, steel, glass, storefront.
- Decorative concrete block screens;
- Open indoor spaces with large plate windows;
- Casement, corner, picture or ribbon windows arranged horizontally;
- Expressive building structure (exposed steel frame, architectural block).
- Metal balustrades;
- Angled supports and railings;
- Glass-block windows, often curved and built into the curved wall;
- Sometimes nautical elements such as porthole windows;
- Bright or subdued colors; typically with darker trim colors or bright metals to offset
- Signs that are integral to the architecture of the building.

For rehabilitations or demolitions, historic objects used for architectural detail shall be preserved wherever possible; the Applicant shall note the historic and architectural significant elements on the building elevations submitted, along with a statement noting if the element will be retained, removed, or repurposed.



6.4.5. Building Materials

Allowable exterior finishes include stucco, natural hardwood, brick, painted wood siding, painted concrete block, mill finish aluminum, and simulated wood siding. Pre-engineered metal buildings, metal siding that is found on pre-engineered metal buildings, plastic panels, and other veneers are not allowed, unless a Modification of Standard is approved by the CRC. Unpainted wood siding is not allowed, however, natural hardwoods may be left unpainted.

- a. Building materials shall be primarily painted concrete block or stucco. Accent detailing may include brick or stone bulkheads.
- b. Stretch awnings on curved aluminum frames are not allowed.

6.4.6. Windows and Glazing

Glazing percentages shall be calculated as the total area of glass (windows and glass doors), or openings in the case of parking garages, divided by the façade area

- a. The size and division of windows shall reflect horizontality.
- b. Multiple pane glass is allowed up to the allowed percentages of glass for any one façade. Windows that abut a right-of-way are to be arranged to enhance the pedestrian's viewing ability into the building.

Figure 21. Examples of Windows



Prohibited as it does not allow passerby visual access and it does not meet the 30% minimum rule



Allowed as it allows passerby visual access into the building.





- c. Allowable glazing types are to be clear float, gray light, and solar glazing with 80% minimum transmittance. Reflective glass or film is not allowed.
- d. Glass panes shall not exceed a maximum size of 6 feet by 8 feet.
- e. Windows shall not be obscured or visually blocked by shelves or attachments, but blinds and curtains are allowed to achieve privacy.
- f. The percent of glazing at ground floors abutting rights-of-way shall be 30% minimum and 65% maximum of the ground floor facade area (not including parapet). The percent of glazing on upper floors abutting city rights-of-way shall be 30% minimum and 40% maximum.

Figure 22. Calculating Glazing

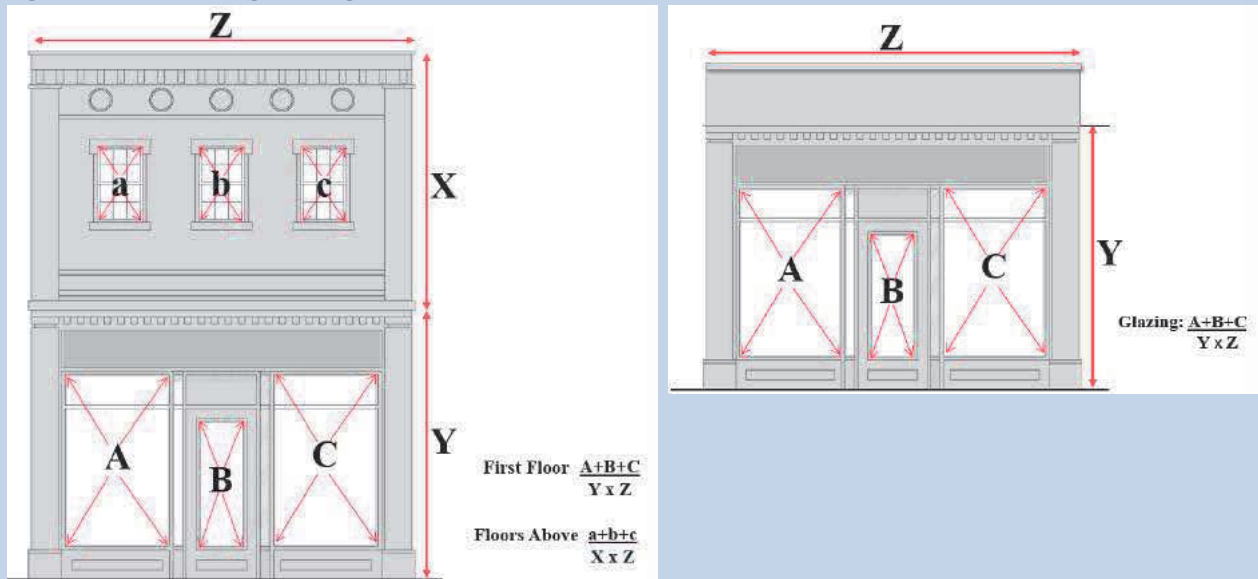


Figure 23. Examples of Glazing



Approx. 30%



Approx. 43%



Approx. 53%

Medical uses meeting the glazing requirements.





- g. Window sills and bulkheads shall extend a minimum of 12 inches and a maximum of 30 inches above the finished floor (see Figure 24). Bay doors reused as windows are exempt from meeting this requirement (see Figure 25). Buildings that are required to be elevated due to floodplain regulations may measure these distances from the interior finished floor.

Figure 24. Bulkheads/Window Sills



Rochelle's Left window does not have a bulkhead. Right window meets the bulkhead requirements



Figure 25. Bulkheads/Window Sills

Bay doors reused as windows are not required to meet the window sill/bulkhead standard.

6.4.7. Building Entrances

- a. The main entrance of all buildings shall be oriented toward Anastasia Boulevard. Architecture shall reinforce presence of main entrance.
- b. Where parking areas are located behind the building, a secondary pedestrian entrance may be provided from the parking area directly into the building.
- c. Entrances shall be operable, clearly-defined and highly-visible. In order to emphasize entrances, they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, canopy or similar feature.
- d. Pedestrian connections from the public sidewalk and parking areas to the building entrance shall be provided. Buildings with entrances at a higher elevation than the public sidewalk shall create a transition within the setback (see Figure 26).



Figure 26. Pedestrian Transition

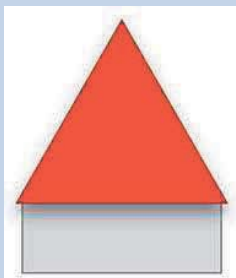


- e. Entries shall be recessed from the main façade or under a canopy or awning to provide for a cover. Doors may be solid or glazed. The acceptable door materials include wood, painted steel, and painted aluminum.

Figure 27. Garage Fenestration



Figure 28. Hip Roofing



6.4.8. Building Roof

- a. Buildings with flat roofs shall have a cornice treatment or a parapet. The cornice shall be at least eighteen (18) inches in height. Parapet shall be a minimum of two (2) feet in height measured from the exterior horizontal roof surface.
- b. The vertical dimension of a hip roof shall not exceed the height of the supporting walls.
- c. Roof materials shall be light-colored or a planted surface (green roof).

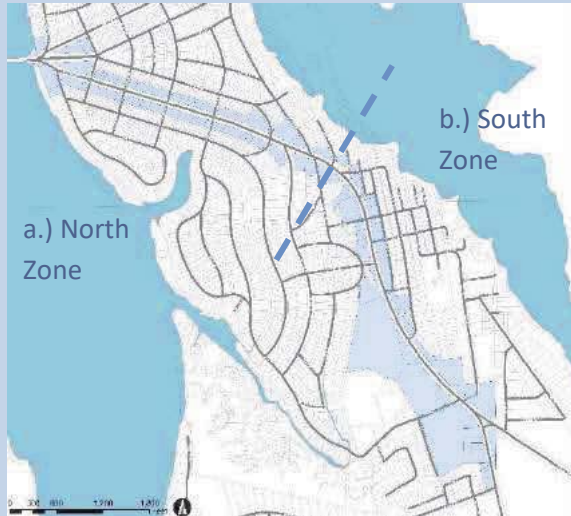
6.4.9. Parking Structure Design

- a. Stand-alone parking garages, which are allowed in the CL-2 zoning district, shall require approval by the CRC.



Section 7. Landscaping and Screening Requirements

Figure 30. Landscape Regions Map



7.1. Landscaping Sectors/Zones

The landscape character of Anastasia Boulevard is largely segmented into two distinct areas.

- a. The north zone (as defined as north / west of Comares Avenue and South Comares Avenue) is characterized by open vistas and palms.
- b. The south zone (as defined as south / east of Comares Avenue and South Comares Avenue) is characterized by an established coastal oak canopy.

7.2. Site Landscaping

This section contains the detailed landscaping standards for properties along Anastasia Boulevard. The quality, installation, mitigation, and maintenance requirements of the City Code shall apply (see Section 25-53 of the Code).

7.2.1. Plant Materials

In general, site landscaping shall consist of native or naturalized plants that thrive in the St. Augustine climate and environment (see plant list in Appendix C). Plants shall be relatively drought tolerant to encourage the conservation of water.

7.2.2. Protection of Existing Landscape

Effort shall be made to 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. Construction plans shall indicate areas of protection and shall have applicable notes regarding minimal disturbance of landscape elements to be preserved.

Along the south section of the corridor, existing oaks in good health shall be protected when possible. Oaks over 12" dbh to be removed shall have an additional 25% deficit applied to current tree mitigation calculations.

7.3. Front Yard / Street Setback Zone Landscape

7.3.1. Landscape Bufferyard Classification

The front yard, fronting Anastasia Boulevard, shall have bufferyard classification 'F' according to City code. Specifically:

- a. Up to 50% of required landscape may be shifted to adjacent side yard

Trees	Shrubs
4 trees per 100' of frontage	20 shrubs per 100' of frontage



7.3.2. Tree Types



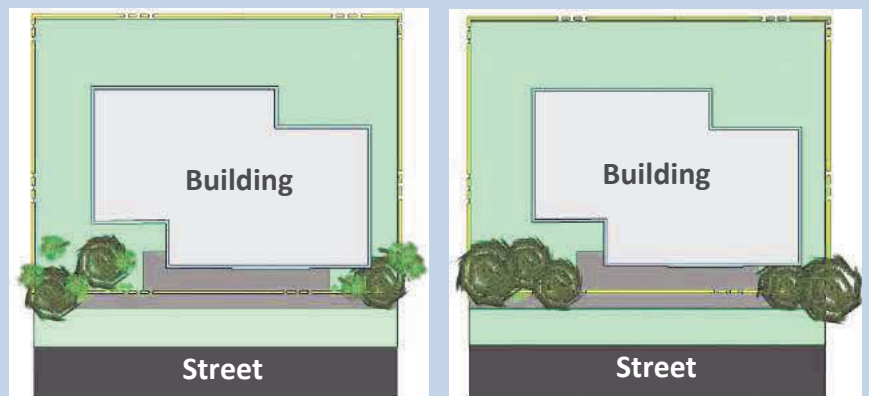
Figure 31. Tree Plantings

To maintain the unique appearance of the north and south sections of Anastasia Boulevard, a minimum of 50% (2 trees per 100' of frontage) shall be the following for each section of the corridor:

North Zone	South Zone
Washington Palms Sabal Palms	Live Oaks Southern Red Cedar

Note that for the north zone, 100% of the required trees in the front bufferyard may be palms. If such a planting scheme exceeds the 25% palm maximum for bufferyard trees per City code, this shall be permitted as long as palms are not used as required trees in the other bufferyards. [Note: code only allows 25% max palms for required buffer trees.]

Figure 32. Tree Compositions
 Left | N Zone: Palms and Oaks
 Right | S Zone: Oaks





7.3.3. Percentage of landscape

A minimum of 40% of the bufferyard length, inclusive of drives, mechanical equipment, etc., shall be landscape. Raised planters are encouraged and shall count toward the bufferyard length; however, movable (potted) plants do not count toward a landscape bufferyard.

Figure 33. Landscape Percentage

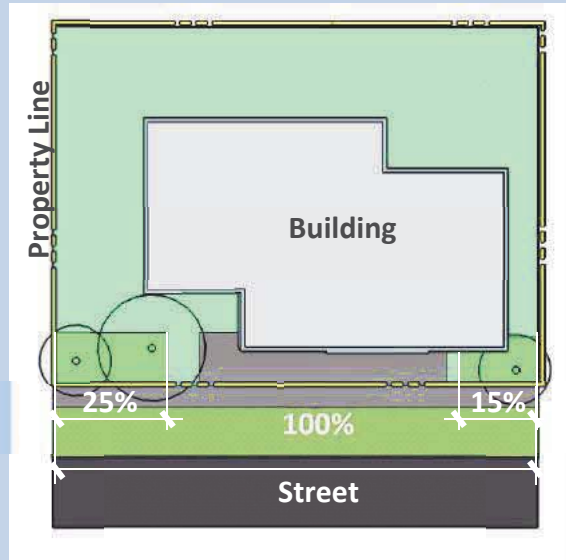
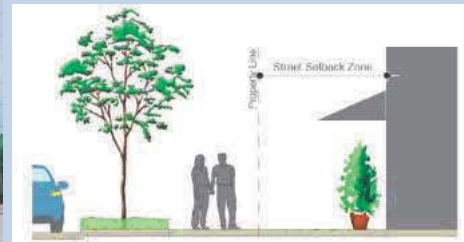


Figure 34. Examples of Planters



7.4. Side Yard Landscape

7.4.1. Landscape Bufferyard Classification

- Screening buffers shall not be required between adjacent non-residential sites along Anastasia Boulevard. [Note: current code 'E']
- When side yard setback is adjacent to a residential site:
 - Side yard shall have bufferyard classification 'E' according to City code. [Note: current code 'E'] Specifically:



City of St. Augustine
Anastasia Boulevard Design Standards
Adopted September 25, 2017

Trees	Shrubs
4 trees per 100' of frontage	20 shrubs per 100' of frontage

- ii. In addition to the expanded setback required in Section 5.2.f and the landscaping required in Section 7, a 6-foot minimum (8-foot maximum) solid vinyl, wood or masonry wall shall be constructed near the property line of the site and adjacent RS-2 zoned properties to allow for screening, unless waived in writing by the adjacent property owner. Waiver shall be notarized.
- iii. When side yard setback is adjacent to a roadway: the side yard shall have bufferyard classification 'F' according to City code. **[Note: current code 'E']** Specifically:
- iv. Up to 50% of required landscape may be shifted to a front, rear, or other side yard buffer.

Trees	Shrubs
4 trees per 100' of frontage	12 shrubs per 100' of frontage

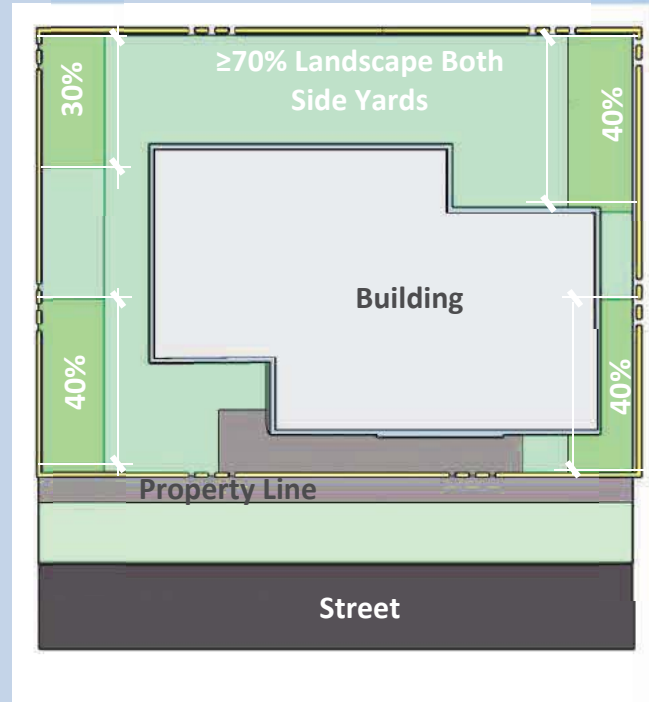
- c. Screening buffers shall not be required between adjacent non-residential sites along Anastasia Boulevard.
- d. Vehicular Use Areas: Vehicular areas shall meet the following requirements in addition to the screening requirements set forth for the side and rear yards.
 - i. Within each parking area of five thousand (5,000) square feet or more, there shall be a minimum of five (5) percent of landscaped areas, which shall be reasonably distributed within each five thousand (5,000) square feet of parking area so as to be prorated to fulfill the objectives of this article.
 - ii. Each separate planting area shall contain at least one (1) tree and a tree shall be planted for each one hundred (100) square feet of internal landscaping. All internal landscaping shall be protected from vehicular encroachment by curbing or wheel stops. All landscape areas shall be a minimum of one hundred (100) square feet, with the least dimension being five (5) feet.



7.4.2. Percentage of landscape

A minimum of 70% of the bufferyard length, inclusive of drives, mechanical equipment, etc., shall be landscape. Modification may be **allowed** if technically unfeasible.

Figure 35. Side Yard Percentage



7.5. Rear Landscape + Alleyway Bufferyard

7.5.1. Landscape Bufferyard Classification

- a. Unless noted in scenario 6.6.1 b (below), rear yard shall have bufferyard classification 'E' according to City code. [Note: current code 'D'] Specifically:

Trees	Shrubs
4 trees per 100' of frontage	12 shrubs per 100' of frontage

- When rear yard setback is adjacent to a residential site: in addition to the expanded setback required in Section 5.2.f and the landscaping required in Section 7, a 6-foot minimum (8-foot maximum) solid vinyl, wood or masonry wall shall be constructed along the property line of the site and adjacent RS-2 zoned properties, unless waived in writing by the adjacent property owner.
- Developments across the street from single-family residentially zoned property shall provide a 10-foot landscape buffer along the front of the development. No fence will be required along the front of a development, except for parking areas which shall provide a street wall as noted in Section 7.6, below.
- Up to 50% of required landscape may be shifted to an adjacent side yard.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



- ☒ **PRELIMINARY DESIGN APPROVAL FOR THE DESIGN STANDARDS FOR ENTRY CORRIDORS**
☐ **AMENDMENT TO ASSIGNED TYPOLOGY**

Application Fee: \$200.00 PDA (\$250.00 with amendment) BDAC Project No. 2019-0025
Receipt No. 1560177 Meeting Date: March 21, 2019
Advertising Costs \$ _____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Andrea N. Wright
Business (if applicable) Wright Firm
Address 323 Anastasia Blvd. Suite A
City St. Augustine State FL Zip Code 32080
Daytime telephone (904) 808-1200 Other phone/email _____
2. NAME OF PROPERTY OWNER Andrea N. Wright
Business (if applicable) A. Wright Property, LLC
Address 323 Anastasia Blvd Suite B
City St. Augustine State FL Zip Code 32080
Daytime telephone (required) (904) 808-1200 Other phone _____
3. PROJECT STREET ADDRESS 317 Anastasia Blvd.
4. LEGAL DESCRIPTION: Lot 7 Block 37 Subdivision Davis Shores Parcel 218970-0030
Ocean View Section
5. EXISTING USE vacant PROPOSED USE tiny house build
6. ENTRY CORRIDOR: ☒ ANASTASIA ☐ KING ☐ SAN MARCO
7. TYPOLOGY: ☒ RESIDENTIAL ☐ INSTITUTIONAL ☐ TRADITIONAL COMMERCIAL ☒ MIXED
8. PROPOSED PROJECT WORK:

- A. DEMOLITION: Buildings and architectural features that are 50 years old or older, listed on the Florida Master Site File, or which have been designated as an historical landmark require Certificate of Demolition application to be filed separately.

☐ Yes ☒ No

- B. ☐ New construction on a vacant or redeveloped site exceeding 500 square feet

- ☐ New construction on an existing site which meets or exceeds the size of the existing lot coverage
☐ New construction that includes parking structures or parking canopies

☒ Construction on Anastasia Boulevard meeting one or more criteria in Section 4.3.1

- C. PROJECT DESCRIPTION:

place tiny house on existing vacant lot
for review on 3/21/19 meeting

RECEIVED

FEB 26 2019

Planning/Building Dept.

Complete #9 only if seeking an amendment to the assigned typology

9. AMENDMENTS TO THE ASSIGNED TYPOLOGY MAY BE MADE IN UNIQUE AND LIMITED CASES ONLY:

- A. PROPOSED: ☒ RESIDENTIAL ☐ INSTITUTIONAL ☐ TRADITIONAL COMMERCIAL ☒ MIXED
- B. DESCRIBE HOW THE ARCHITECTURAL OR HISTORIC CHARACTER OF THE EXISTING BUILDING AND LOT CONFIGURATION, THE ARCHITECTURAL CHARACTER OF THE EXISTING HISTORIC BUILDING(S) ON THE SAME SITE, OR THE HISTORIC AND ARCHITECTURAL CHARACTER OF THE CORRIDOR WILL BE ENHANCED WITH THE PROPOSED TYPOLOGY:

- no existing building so it is unaffected.

- aesthetic look of the building will enhance the boulevard.

- C. DESCRIBE HOW THE PROJECT PRESERVES EXISTING HISTORIC RESOURCES AND IS COMPATIBLE WITH THESE RESOURCES, IF APPLICABLE:

n/a

Note that any approved change in typology will be associated with the approved development plan (PDA) and if the development plan fails to be constructed the typology will revert to the previously assigned typology.

RECEIVED

FEB 26 2019

10. AGREEMENT

If the applicant is different than the property owner, the application must be signed by the property owner. 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 approved, I am required to obtain other development approvals, archaeological review, and a building permit as necessary 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 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. 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 _____

PRINT OWNER'S NAME _____

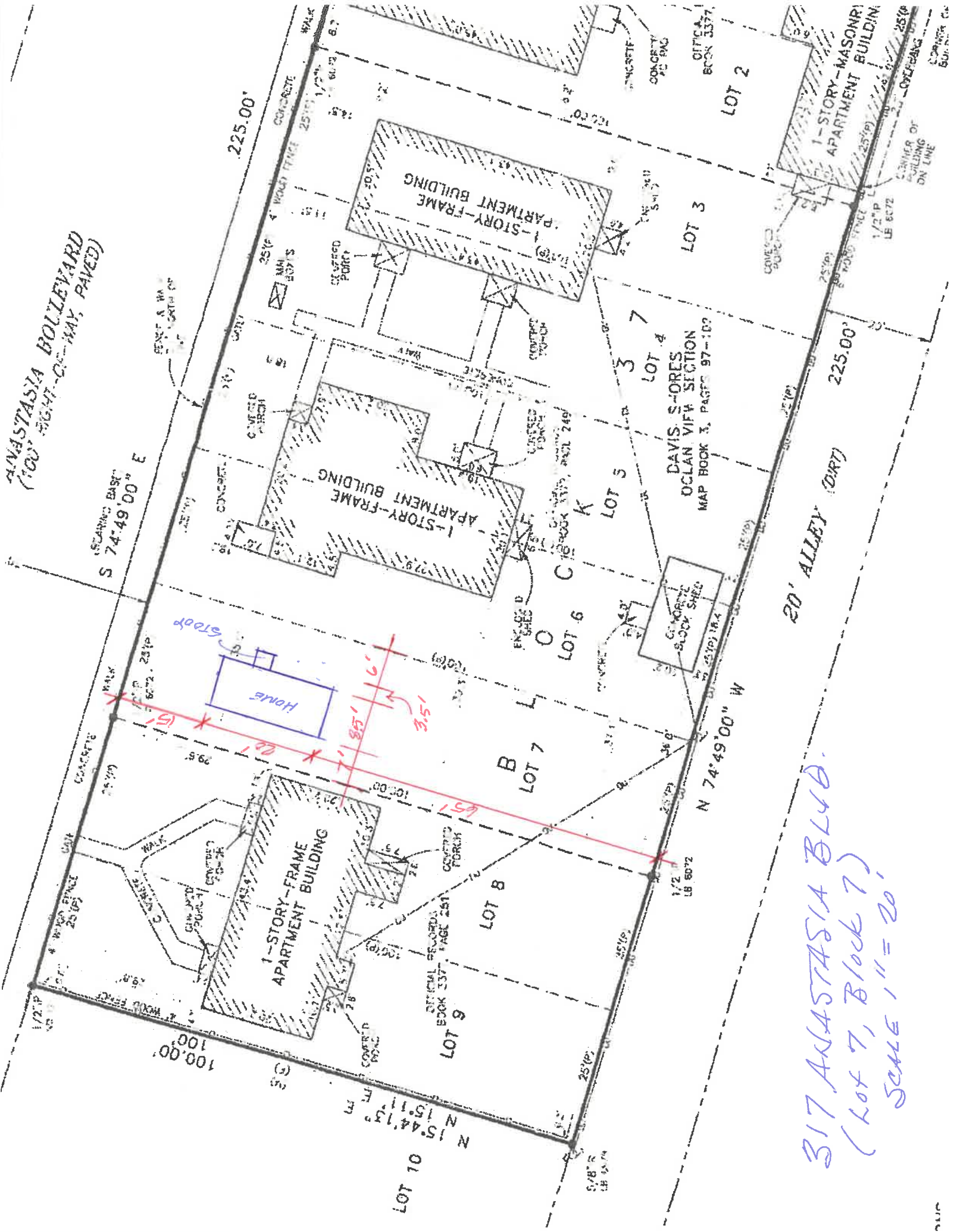
SIGNATURE OF OWNER _____

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.

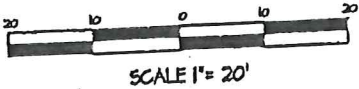
ANASTASIA BOULEVARD
(100' RIGHT-OF-WAY, PAVED)

(STAYING BASE)
S 74°49'00" E



317 ANASTASIA BLVD.
(Lot 7, Block 7)
SCALE 1" = 20'

PTD # 218970 - 0030



CVL ANASTASIA BLVD.

500'

N 74°49'00" E 125.00'

CONCRETE SIDEWALK

FOUND 1/2" IRON
PIPE LB #6012

N 15°11' W PLAT
N 15°44'13" W MEA.

100.00'

15 feet setback.



building
20 ft
long

building
height 13'0"
feet

building to be
placed on foundation
in conjunction with COSA
building permit standards
including stairs and
elevation.

**Lot 7
Block
37**

LOT 7
BLK 37

FOUND 1/2" IRON
PIPE LB #6012

OVERHEAD ELECTRIC

POWER POLE

S 74°49'00" W 125.00'

CVL ALLEY

ⓧ no planned driveways
walkways, or
new landscaping
unless required by
COSA

buildings
8'6" wide

R6-1 Standards

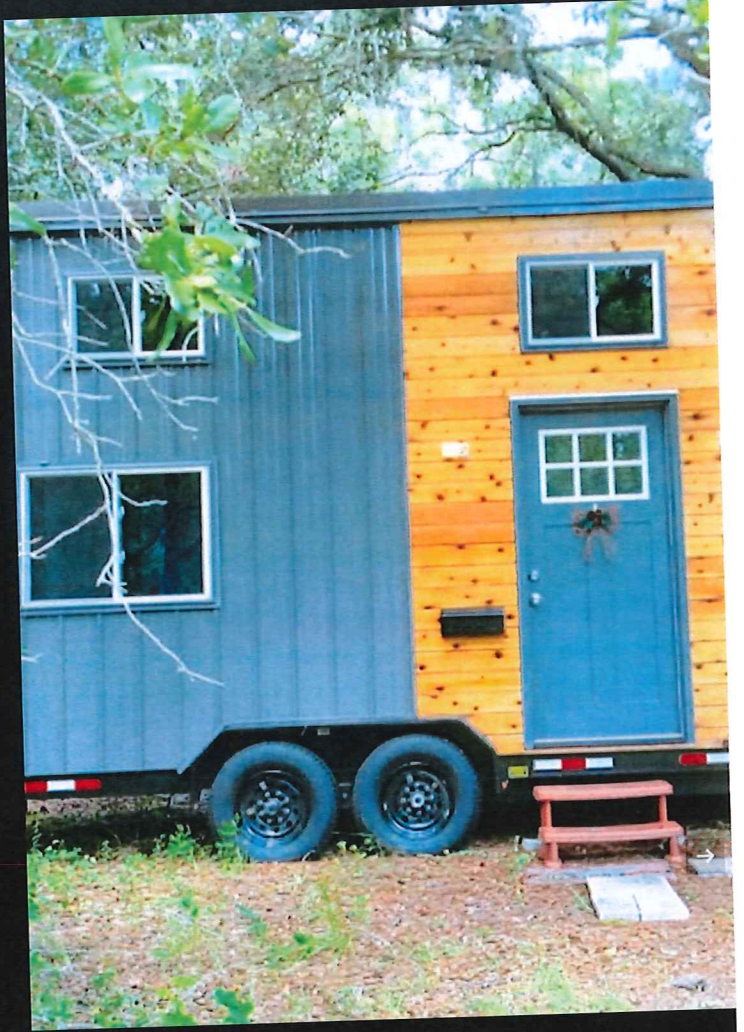
Zoned CL-2

hookup to existing city sewer & water

RECEIVED
FEB 26 2019

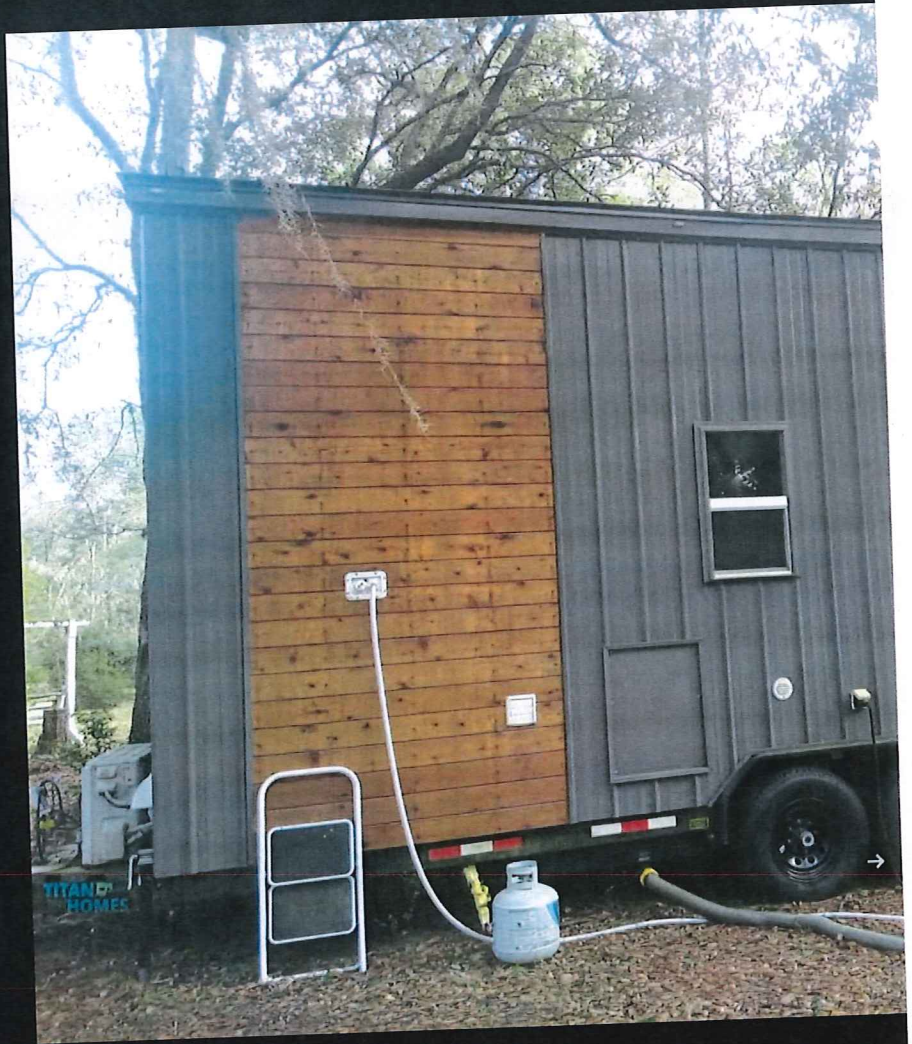
1/22

Q [] P X



↑

12/22



RECEIVED
FEB 26 2019



← GALVANIZED
26 GA.
CORRUGATED
METAL
SIDING.

TITAN
HOMES

→ HITCH
FOR
TRANSIT

PERMANENT
FRAME
(BUILT
INTO
TO BECOME
TRAILER)

"SPLIT" A/C 220V
SYSTEM
EXT. UNIT

RECEIVED

FEB 26 2019

Planning/Building Dept.

12'0"
(13.5' TO TOP
WITH WHEELS ON)

8'6"

VIEW @ ENDS
TITAN TINY HOMES

RECEIVED
FEB 26 2019
Planning/Building Dept.

DRIP EDGE & GALV. FASCIA

SIDING
DETAIL

2 PANEL HORIZONTAL SLIDE
OPERABLE VINYL TINTED
WINDOW, TYP.

CORRUGATED 26ga
GALV. SIDING, PAINTED
OVER 2X4 INSULATED WALLS

1X6 CEDAR, STAINED

FLASHING

RECEIVED
FEB 26 2019
Planning/Building Dept.

TITAN
TINY
HOUSE



UNIT-(NEW)- PRIZE WINNER
© ST. AUGUSTINE
TINY HOME CONVENTION
2016

RECEIVED

FEB 26 2019

Planning/Building Dept.

← TYPICAL
WINDOW
& WRAP

CORRUGATED
GALV.
SIDING

1X6 CEDAR
SIDING

← BRICKMOLD

BATH
←

← 3"
EGRESS
DOOR

← VENT

↘ THRESHOLD
& SILL

RECEIVED
FEB 26 2019
Planning/Building Dept

1x6
CEDAR
SIDING

CORRUGATED
METAL
26 ga.
SIDING
TYP.

ACCESS PANEL

WHEELS FOR
TRANSPORT

STABILIZER

REMOVE?

D.O.T.
SAFETY
TAPE

RECEIVED
FEB 26 2019
Planning/Building Dept.

SEWER "OUTFALL" PIPE



INTERIOR VIEW - STAIRS & LOFT
E.G. TITAN TINY HOMES.

RECEIVED

FEB 26 2019

Planning/Building Dept.

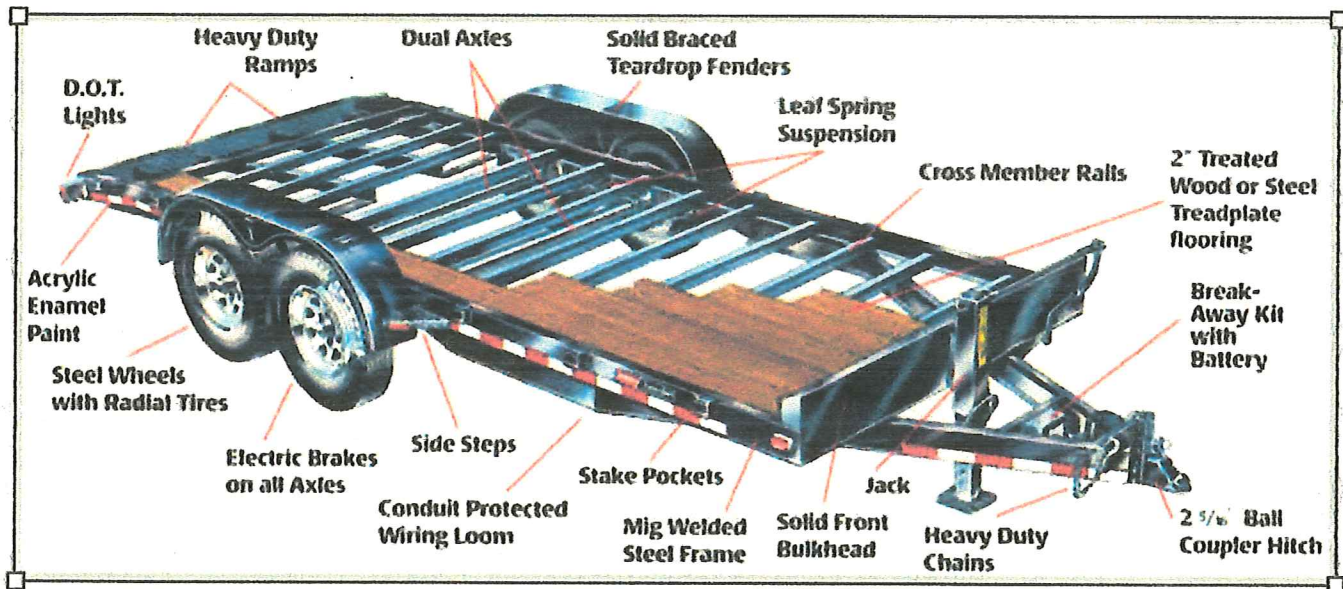
PIONEER
"SPLIT" REVERSE
CYCLE HEAT
& A/C

VINYL
INSULATED
WINDOWS

LOFT

rusty

A photograph of a modern interior space, likely a lounge or office area. The room features a large, light-colored sofa with a red patterned cushion and a blue throw blanket. A large window on the right side offers a view of greenery outside. The ceiling is white with recessed lighting. A wooden desk or counter is visible in the foreground, and a television is mounted on the wall. A "RECEIVED" stamp is visible in the top right corner of the image.



TITAN TINY HOMES **TYPICAL FRAME CONST. DETAIL**

TITAN SPECS:

Steel stud construction, 2 x 4 walls

36" entry sliding door with lock and key

Vinyl hardwood looking floors

RV low flush toilets, low flush shower head

Ready to hook up to sewer, water, electric

Air conditioning – Pioneer "Split System"

High Efficiency insulation, walls and roof

GFI receptacles, bath exhaust fan, 30 AMP Panel

Freshwater, Greywater, and Black Water Folding tanks for when you are on the go

Steel siding that is twice as durable and stronger than wood that is coated so well that you will have to touch it. Cedar siding accents

Custom standing seam roof and a 35 year no leak guarantee

Comes with a ladder also upgraded staircase, storage cabinets

2 lofts

Stairs access to main loft

Energy efficient appliances

12 volt LED Low Energy Lighting

W/D hookup

Stainless steel kitchen sink

Moen plumbing fixtures

Chrome fixtures (door handles, faucets)

RECEIVED

FEB 26 2019

Planning/Building Dept.

Features

- Dual lofts
- Steel frame
- Stairs
- Mini split
- Metal roof

Details

Bedrooms	2
Lofts	2
Bathrooms	1
Size	140 sq ft
Length	20 ft
Width	8 ft



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 2189700030
Location Address 317 ANASTASIA BLVD
 SAINT AUGUSTINE 32080-0000
Neighborhood Anastasia Blvd (COM) (590.01)
Tax Description* 3-99 DAVIS SHORES LOTS 3 4 5 6 & 7 BLK 37 OR3510/1
 *The Description above is not to be used on legal documents.
Property Use Code Multi-Family (Less than 10 Units) (0800)
Subdivision Davis Shores Ocean View Section
Sec/Twp/Rng 17-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.290
Homestead N

View Map

Owner

Owner Name A Wright Property LLC 100%
Mailing Address 323 ANASTASIA BLVD
 SAINT AUGUSTINE, FL 32080-0000

Valuation

	2019
Building Value	\$49,790
Extra Features Value	\$1,080
Total Land Value	\$250,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$300,870
Total Deferred	\$21,490
Assessed Value	\$279,380
Total Exemptions	\$0
Taxable Value	\$279,380

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	\$50,492	\$1,080	\$225,000	\$0	\$0	\$276,572	\$253,982	\$22,590	\$253,982
2017	\$51,894	\$1,238	\$212,500	\$0	\$0	\$265,632	\$230,893	\$34,739	\$230,893
2016	\$52,595	\$1,238	\$250,000	\$0	\$0	\$303,833	\$209,903	\$93,930	\$209,903
2015	\$53,298	\$1,238	\$250,000	\$0	\$0	\$304,536	\$190,821	\$113,715	\$190,821
2014	\$50,822	\$1,238	\$187,500	\$0	\$0	\$239,560	\$173,474	\$66,086	\$173,474
2013	\$36,466	\$1,238	\$120,000	\$0	\$0	\$157,704	\$157,704	\$0	\$157,704
2012	\$37,027	\$1,238	\$120,000	\$0	\$0	\$158,265	\$158,265	\$0	\$158,265
2011	\$38,148	\$1,239	\$134,375	\$0	\$0	\$173,762	\$173,762	\$0	\$173,762
2010	\$42,869	\$1,291	\$250,000	\$0	\$0	\$294,160	\$294,160	\$0	\$294,160

Building Information

Building 1
Actual Area 916

Roof Structure Gable Hip
Roof Cover Metal

Conditioned Area 860
Actual Year Built 1930
Use Duplex
Style 01
Class N
Exterior Wall Wood

Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Heating Fuel
Air Conditioning Window
Baths

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	860	860
UNFINISHED STORAGE	0	16
FINISHED OPEN PORCH	0	20
FINISHED OPEN PORCH	0	20
Total SqFt	860	916

Building 2
Actual Area 1181
Conditioned Area 1023
Actual Year Built 1930
Use Duplex
Style 01
Class N
Exterior Wall Wood

Roof Structure Gable Hip
Roof Cover Metal
Interior Flooring Pine Wood, Sheet Vinyl
Interior Wall Drywall
Heating Type Forced Air
Heating Fuel
Air Conditioning Window
Baths

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	895	895
FINISHED ENCLOSED PORCH	128	160
FINISHED OPEN PORCH	0	20
UNFINISHED STORAGE	0	30
FINISHED OPEN PORCH	0	25
PATIO	0	35
FINISHED OPEN PORCH	0	16
Total SqFt	1023	1181

Extra Features

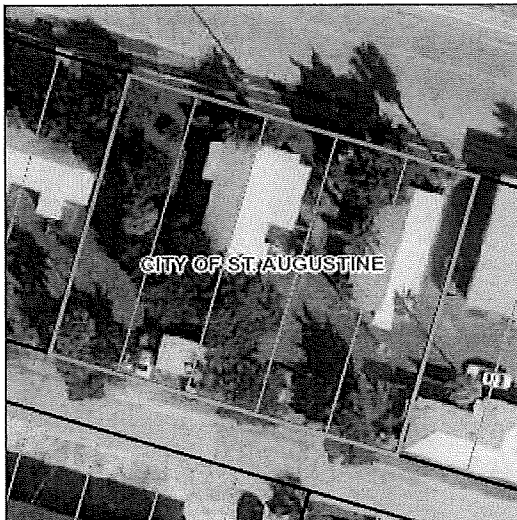
Code Description	BLD	Length	Width	Height	Units
Storage Building	0	0	0	0	180
Stops	0	0	0	0	7
Residential Fence	0	0	0	0	144

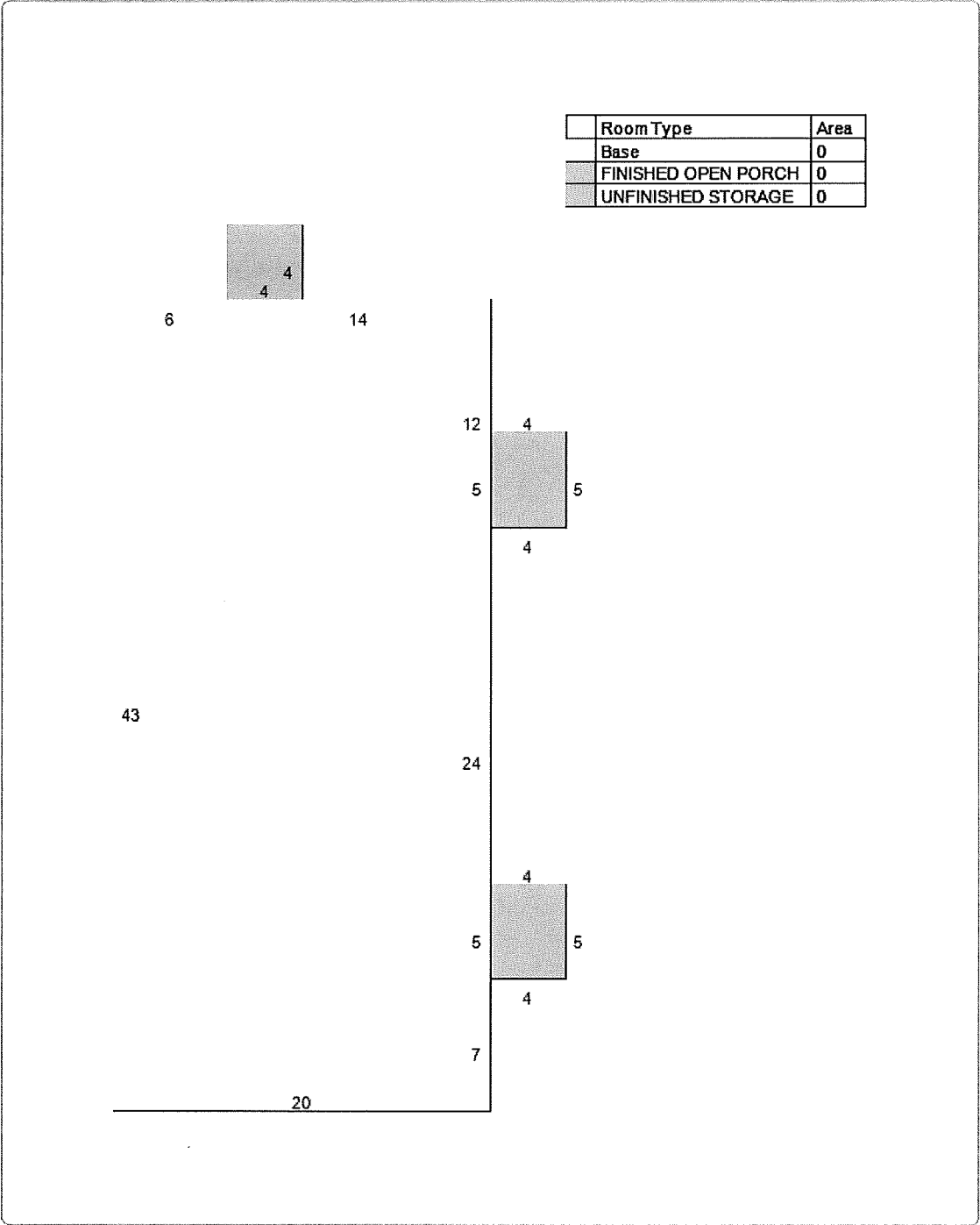
Land Line

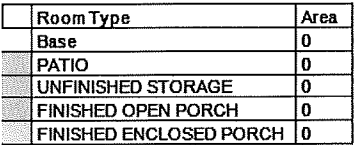
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	125	100	12500	SF	\$250,000

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/30/2011	12/30/2011	\$210,000.00	WD	3510	1	U	I	ABELL DAVID, MEREDITH LEE	A WRIGHT PROPERTY LLC
11/16/2010	10/31/2010	\$90,000.00	WD	3377	249	U	I	RICHTER JON L & CARMEN M	ABELL DAVID, MEREDITH LEE
	4/25/2006	\$1,200,000.00	WD	2691	110	Q	I	ABELL DAVID M & MEREDITH LEE	RICHTER JON L & CARMEN M
	7/29/2004	\$315,000.00	WD	2253	386	U	I	ROBOSSON JAMES D & BETTY J	ABELL DAVID M & MEREDITH LEE
	8/17/1999	\$500,000.00	WD	1434	826	Q	I	ISLAND COTTAGES INC	ROBOSSON JAMES D & BETTY J
	1/1/1998	\$262,000.00	WD	1288	514	Q	I	GARDNER PAUL W & DIANA L	ISLAND COTTAGES INC

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





Public Records of St. Johns County, FL Clerk # 2011065794, O.R. 3510 PG 1,
12/30/2011 at 09:04 AM REC. \$9.00 SUR. \$9.50 Doc. D \$1470.00

Prepared by and return to:
Andrea N Wright, Esq.

Andrea N. Wright, LLC d/b/a Wright Firm
1260 North Ponce de Leon Blvd. Suite E
Saint Augustine, FL 32084
904-808-1200
File Number: 11-0802
Will Call No.:

Parcel Identification No. 218970-0030

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30th day of December, 2011 between David M. Abell and Meredith Lee Abell, husband and wife whose post office address is 3500 East Fork Road, Brevard, NC 28712 of the County of Transylvania, State of North Carolina, grantor*, and A Wright Property, LLC whose post office address is P.O Box 3229, Saint Augustine, FL 32085 of the County of Saint Johns, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of 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:

Lots 3, 4, 5, 6 & 7, Block 37, DAVIS SHORES, according to the map or plat thereof as recorded in Map Book 3, Pages 97, 98, 99, 100, 101, and 102, Public Records of St. Johns County, Florida.

Parcel Identification Number: 218970-0030

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

COPY

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Carol A. Lagasse
Witness Name: Carol A. Lagasse

David M. Abell (Seal)
David M. Abell

Witness Name: _____

Janice Brewer
Witness Name: Janice Brewer

Meredith Lee Abell (Seal)
Meredith Lee Abell

Witness Name: _____

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me this ²⁹20th day of December, 2011 by David M. Abell and Meredith Lee Abell, who ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]

Carol A. Lagasse
Notary Public

Printed Name: _____

My Commission Expires: _____





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

Detail by Entity Name

Florida Limited Liability Company
A WRIGHT PROPERTY, LLC

Filing Information

Document Number	L11000087007
FEI/EIN Number	45-2850104
Date Filed	07/28/2011
Effective Date	07/28/2011
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/21/2015

Principal Address

323 ANASTASIA BLVD
ST. AUGUSTINE, FL 32080

Changed: 09/30/2013

Mailing Address

323 ANASTASIA BLVD
ST. AUGUSTINE, FL 32080

Changed: 09/30/2013

Registered Agent Name & Address

WRIGHT, ANDREA N
323 ANASTASIA BLVD
ST. AUGUSTINE, FL 32084

Name Changed: 10/21/2015

Address Changed: 09/30/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

WRIGHT, ANDREA N
323 ANASTASIA BLVD
ST. AUGUSTINE, FL 32080

Title MGR

BROWN, JANICE
323 ANASTASIA BLVD
ST. AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2016	04/29/2016
2017	04/28/2017
2018	04/30/2018

Document Images

04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
10/21/2015 -- REINSTATEMENT	View image in PDF format
05/19/2014 -- LC Amendment	View image in PDF format
04/10/2014 -- ANNUAL REPORT	View image in PDF format
09/30/2013 -- Reg. Agent Change	View image in PDF format
09/30/2013 -- LC Amendment	View image in PDF format
04/24/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
07/28/2011 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



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

Detail by Entity Name

Florida Profit Corporation
THE WRIGHT FIRM, P.A.

Filing Information

Document Number	P93000003023
FEI/EIN Number	59-3157463
Date Filed	01/11/1993
Effective Date	01/08/1993
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	04/12/2004
Event Effective Date	NONE

Principal Address

1131 Audubon Way
Maitland, FL 32751

Changed: 06/30/2017

Mailing Address

1131 Audubon Way
Maitland, FL 32751

Changed: 06/30/2017

Registered Agent Name & Address

WRIGHT, RICHARD S
1131 Audubon Way
Maitland, FL 32751

Address Changed: 06/30/2017

Officer/Director Detail

Name & Address

Title PD

WRIGHT, RICHARD S
1131 AUDUBON WAY
MAITLAND, FL 32751

Annual Reports

Report Year	Filed Date
2016	02/04/2016
2017	06/30/2017
2018	01/15/2018

Document Images

01/15/2018 -- ANNUAL REPORT	View image in PDF format
06/30/2017 -- ANNUAL REPORT	View image in PDF format
02/04/2016 -- ANNUAL REPORT	View image in PDF format
09/11/2015 -- Reg. Agent Change	View image in PDF format
02/03/2015 -- ANNUAL REPORT	View image in PDF format
01/17/2014 -- ANNUAL REPORT	View image in PDF format
02/01/2013 -- ANNUAL REPORT	View image in PDF format
01/19/2012 -- ANNUAL REPORT	View image in PDF format
01/11/2011 -- ANNUAL REPORT	View image in PDF format
01/25/2010 -- ANNUAL REPORT	View image in PDF format
01/12/2009 -- ANNUAL REPORT	View image in PDF format
01/07/2008 -- ANNUAL REPORT	View image in PDF format
02/12/2007 -- ANNUAL REPORT	View image in PDF format
01/08/2007 -- Reg. Agent Change	View image in PDF format
01/17/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
04/12/2004 -- REINSTATEMENT	View image in PDF format
04/11/2002 -- ANNUAL REPORT	View image in PDF format
04/10/2001 -- ANNUAL REPORT	View image in PDF format
05/31/2000 -- ANNUAL REPORT	View image in PDF format
04/07/1999 -- ANNUAL REPORT	View image in PDF format
04/22/1998 -- ANNUAL REPORT	View image in PDF format
02/13/1997 -- ANNUAL REPORT	View image in PDF format
01/21/1997 -- AMENDMENT AND NAME CHANGE	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

Date: April 18, 2019

Re: Request for Continuance - Agenda Item 6(f)

The applicant for the Hypolita Street parking lot project, which is agenda item 6(f), has requested a continuance to the May 23rd, 2019, HARB meeting.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0034

20 Hypolita



City of St. Augustine

ST. AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for April 18, 2019 Meeting



Application: 2019-0034

Address: 20 Hypolita Street

Project description: To remove existing exterior stairs and replace with new stairs in a different location and configuration.

Architectural Style:	Spanish Colonial Revival	Florida Master Site File:	8SJ959
National Register:	Contributing to the St. Augustine Town Plan Historic District	Construction date:	1930
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1966700000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to remove existing exterior stairs and replace with new stairs in a different location and configuration.

- It is currently unknown when the existing stairs were added to the property.
- The applicant stated that the stair's balustrade will have the same design as the building's current stairs and will be made of pressure treated wood. The AGHP states that such elements should have spindles and posts made of turned wood
- There is some concern over the overall design of the stairs. Manucy's *The Houses of St. Augustine* provides an example of a set of stairs with a landing, but the stairs were located within a loggia and did not extend away from the building.
- According to the application, the stairs will not be painted. Staff can approve painting the stairs in the future if the applicant decides to do so as long as the color is list on the pre-approved color list.
- There are not setback or lot coverage issues.
- There is a screening element in the rear of the courtyard area. This was not previously approved and cannot be approved administratively as it does not conform with the AGHP. The applicant will also need to verify what is going back on the porch balustrade as this has not been approved, either.



Existing Staircase and Porch



Stairs and Screening Element



Front of the Building

F2019-0034
20 Hypolita Street
April 18, 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 20 Hypolita Street to address the concerns in the staff report.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0034
20 Hypolita Street
April 18, 2019

STAFF PHOTOGRAPHS:



F2019-0034
20 Hypolita Street
April 18, 2019

SUMMARY SCOPE OF WORK:

- Remove the existing courtyard staircase and install a new staircase in its place

CITY CODES/DESIGN GUIDELINES:

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.
- 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.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- 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.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.

Pre-1821

Stairs on most First Spanish Period and Second Spanish Period buildings are on the exterior, usually at the end of a loggia or gallery. Spindles and posts should be turned wood, and be both light and graceful. Buildings with flat roofs may have stairs leading to the roof. Stairs on British Period buildings may be interior or exterior. Exterior stairs should reflect First or Second Spanish Period design.

Secretary of Interior Standards for Rehabilitation

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]

F2019-0034
20 Hypolita Street
April 18, 2019

LIST OF ATTACHMENTS:

1. 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. 85J 959 1009==
Site Name: 20 Hypolita Street 830== Survey Date: 7808 820==
Address: 20 Hypolita Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
813== County: St. Johns 808==
Location: City of St. Augustine 8 6 & West 45 of South 35, 868==
(subdivision) (block) (lot)
67 ft of lot 8 868==
Owner of Site: Name: Hunter, Jack ;
Address: 20 Hypolita Street
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 469845 3307000 890== Location: T07S R30E N18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGA 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:	
() Excellent	863==	() Zoning	878==
(X) Good	863==	() Development	878==
() Fair	863==	() Deterioration	878==
() Deteriorated	863==	() Borrowing	878==
		() Transportation	878==
Integrity of Site:		() Fill	878==
(X) Altered	858==	() Dredge	878==
() Unaltered	858==	() Other	878==
(X) Original Site	858==		
() Restored - Date:	858==		
() Moved - Date:	858==		

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==
Date: + 1930 844== Period: 20th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: St. Augustine Colonial Revival 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Stucco _____
_____ 854==
Structural Systems: Masonry brick 856==
Features of Structure: (942)
Window Type: DHS 6/6, blinds, sidelights, attic louver 942==
Foundation: Brick wall 942==
Roof Type: Gable 942==
Secondary Roof Structures: Porch, flat 942==
Porches & Balconies: _____
_____ 942==
Chimney Location: End, interior, lateral slope 942==
Materials: (882)
Chimney: Brick stuccoed 882==
Roof Surfacing: Composition shingles 882==
Ornament Exterior: Rejas _____
_____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Mixed, Commercial/Residential 864==
Relationship to Surroundings: Adjacent to restored area. _____
_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Literature, Real Estate

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story St. Augustine Colonial Revival residence was constructed between 1924 and 1930. The 1930 Sanborn Fire Insurance Map indicated that a porch extended from the east side with an enclosed second floor and open second story. The second floor is now screened and recent remodeling has given the house a Spanish colonial appearance. Rejas, shutters, and a stucco finish harmonize with the restored and reconstructed buildings in the adjacent restored area. Sidelights accent the front door and a louver ventilates the attic section. A masonry wall encircles the property which is adjacent to the restored area, this address being 20 Hypolita 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
(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; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

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 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)

An early resident of this house at 20 Hypolita Street was real estate agent Thomas Walker who resided in the house in the 1930's and 1940's.(4) The current owner is author Jack Hunter whose works include the best seller The Blue Mas, a novel adapted for the cinema. The author is currently completing The Tin Cravat, the third in a trilogy beginning with The Blue Max and The Blood Order.(5)

ARCHAEOLOGY

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

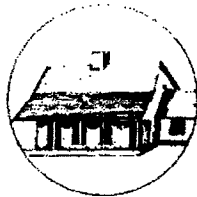
2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.

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

4. City Directory, 1930 to 1940.

5. Times-Union and Journal, Jacksonville, February 10, 1980.

☐ 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 # **SJ00959**
 Field Date **5-3-2016**
 Form Date **5-3-2016**
 Recorder # _____

Site Name(s) (address if none) 20 Hypolita 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 20 Direction _____ Street Name Hypolita Street Type Street Suffix Direction _____
 Address _____
 Cross Streets (nearest / between) Charlotte
 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 # 1966700000 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 1930 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Other From (year): _____ To (year): _____
 Other Use Massage and Reflexology From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature interior
 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
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. Flat 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. porch, flat
 Windows (types, materials, etc.) single wood 6/9 DHS with wood trim and stone sill on 2nd floor; 6-light casement
windows 1st floor with stone sill; attic louver vent
 Distinguishing Architectural Features (exterior or interior ornaments) St. Augustine Colonial Revival with rejas; gable front;
symmetrical facade
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) side courtyard walled with single
door entry

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. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no	Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 SJ00959

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. stuccoed
 Structural System(s): 1. Brick 2. Masonry - General 3. _____
 Foundation Type(s): 1. _____ 2. wall
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) single 9-light wood panel door flanked by mesh reinforced 4-light single panel side lights
 Porch Descriptions (types, locations, roof types, etc.) second story screened side porch with flat roof and square wood post supports
 Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
 Narrative Description of Resource See original form by David Nolan for additional history

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 could contribute to 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

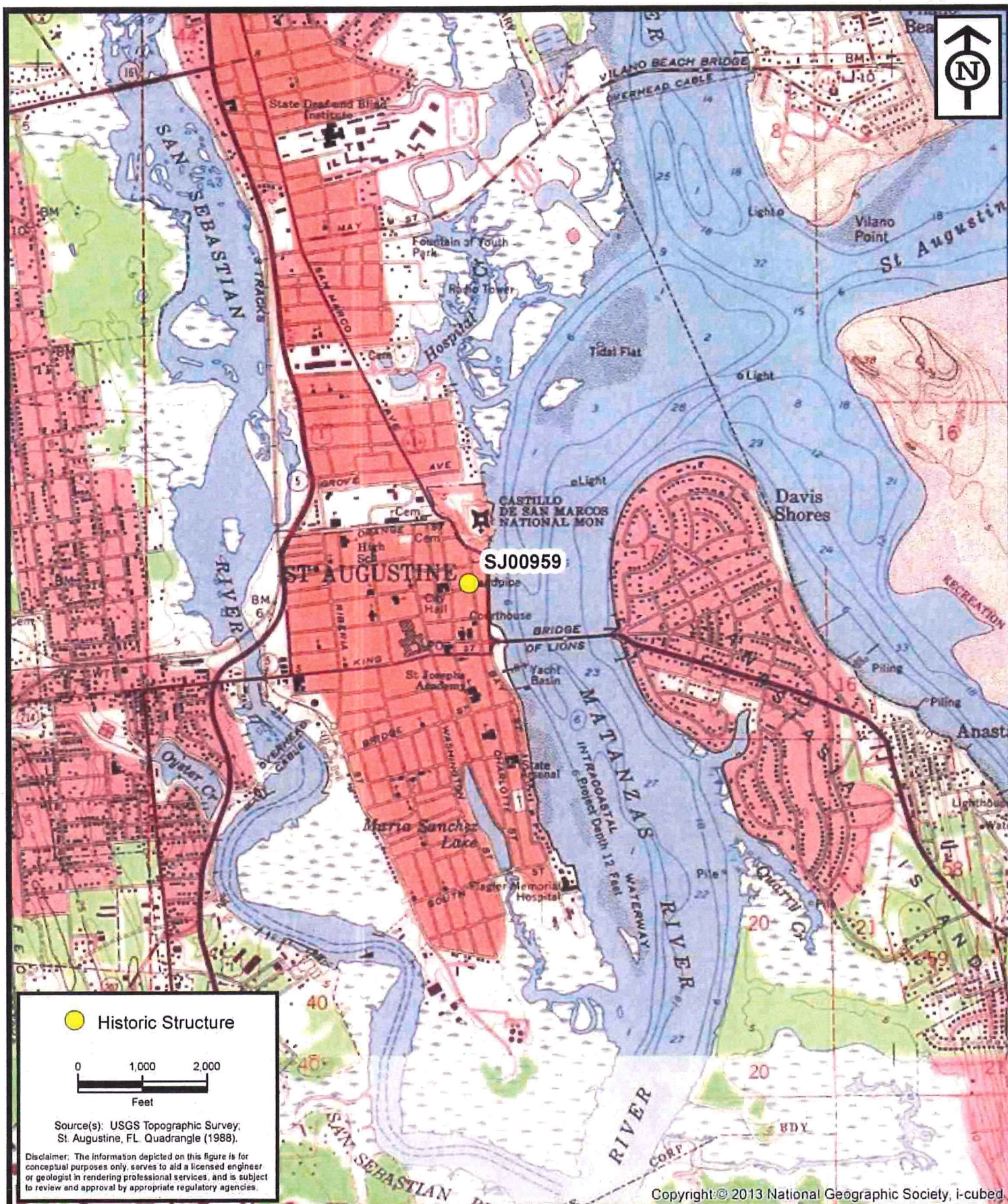
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

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.



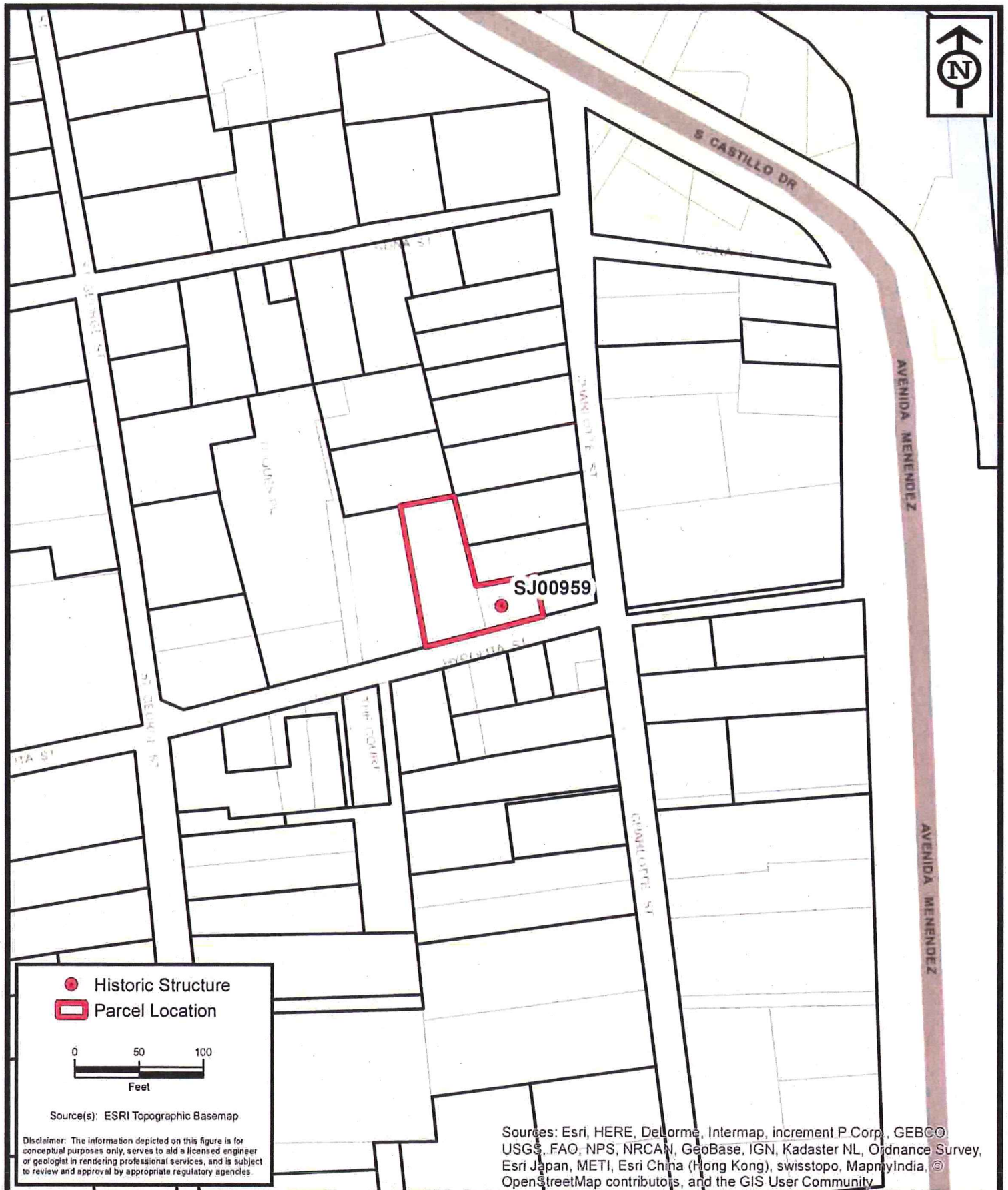
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ00959
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
(904) 470-2112 Fax

www.environmentalservicesinc.com

Parcel Location - SJ00959
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

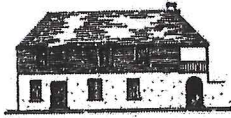
Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2





中国
CHINESE HERB
FOOT
MASSAGE
@
REFLEXOLOGY
PROFESSIONAL
HEALTHY
& NATURAL
1994/808-7315

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. 2019-0034

Receipt No. _____

Meeting Date: 4/18/19

Advertising Costs \$ _____

Paid on _____

Receipt No. 1577686

1. NAME OF APPLICANT MICHAEL MOUNIR
 Business (if applicable) MIKMA PROPERTIES LLC
 Address 931 OAK ARBOR CIR
 City St. Augustine State FL Zip Code 32084
 Daytime telephone 9043775896 Other phone/email FCE3043@YAHOO.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER MICHAEL MOUNIR, MARTA HORNIAK
 Business (if applicable) MIKMA PROPERTIES LLC
 Address 931 OAK ARBOR CIR
 City ST. AUGUSTINE State FL Zip Code 32084
 Daytime telephone (required) 9043775896 Other phone _____
3. PROJECT STREET ADDRESS 20 HYPOLITA ST. St. Augustine, FL 32084
4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel 1966700080
5. EXISTING USE _____ PROPOSED USE _____
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 <u>EXTERIOR STAIRS</u> |
| ☐ | ☐ | Awning/Canopy _____ |
| ☐ | ☐ | Exterior Doors _____ |
| ☐ | ☐ | Windows _____ |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☐ | Exterior lighting & other appurtenances _____ |
| ☐ | ☐ | Existing fences, walls & gates _____ |
| ☐ | ☐ | Existing parking, walkways & other site features _____ |

MAR 22 2019

Planning/Building Dept.

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)

Change the location and configuration of the existing exterior stairs

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 MICHAEL MOUNIRSIGNATURE OF APPLICANT [Signature]DATE 03/22/19PRINT OWNER'S NAME MICHAEL MOUNIR, MARTA HORNYAKSIGNATURE OF OWNER [Signature]DATE 03/22/19

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.

Kelli Mitchell

From: Mike Mounir <fce3043@yahoo.com>
Sent: Thursday, April 04, 2019 12:11 PM
To: Kelli Mitchell
Subject: 20 Hypolita st

Kelli,

This is in regards of a letter I received from you with notes about my HARB hearing to move an exterior stair at 20 Hypolita st.

We will be using the same materials used in the original stairs , pressure treated lumber.

Also the handrail design will be the same as the original stairs. we are only changing the configuration of the stairs as shown in the plans submitted with the application.

Thank you
Michael Mounir

MAP SHOWING SKETCH OF LEGAL

Planning/Building Dept.

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT EIGHT (8) OF BLOCK NUMBER EIGHT (8) OF SAID CITY OF ST. AUGUSTINE, SAID POINT BEING AT THE NORTHWEST INTERSECTION OF CHARLOTTE STREET AND HYPOLITA STREET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF HYPOLITA STREET, SOUTH 76 DEGREES 21 MINUTES 00 SECONDS WEST, A DISTANCE OF 89.08 FEET TO THE SOUTHEAST CORNER OF LOT SIX (6) OF BLOCK NUMBER EIGHT (8) OF SAID CITY OF ST. AUGUSTINE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY OF HYPOLITA STREET, SOUTH 76 DEGREES 21 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.00 FEET; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF HYPOLITA STREET, NORTH 13 DEGREES 20' MINUTES 00 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 76 DEGREES 21 MINUTES 00 SECONDS EAST, A DISTANCE OF 4.00 FEET TO THE EASTERLY LINE OF SAID LOT SIX (6) OF BLOCK NUMBER EIGHT (8) OF SAID CITY OF ST. AUGUSTINE; THENCE SOUTH 13 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO: ERT ASSET MANAGEMENT LLC

PART OF LOT 8 BLOCK 8

1/2" I.P.(F) NO ID.

1/2" I.R.(F) #894

P.O.B.

STORAGE SHED

PART OF LOT 8 BLOCK 8

BRICK PAVERS

DRILL HOLE W/X-MARK (FOUND)

CONCRETE DRIVE

TWO-STORY MASONRY RES. #22

TWO-STORY MASONRY RES. #20

STEPS

HYPOLITA STREET (RIGHT-OF-WAY VARIES)

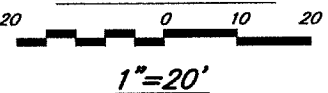
CHARLOTTE STREET (WAY VARIES)

LOT COVERAGE		
COVERED SQ. FT.	LOT SQ. FT.	%
1,107±	1,583±	0.69

A/C - AIR CONDITIONER PAD
ID. - IDENTIFICATION
RES. - RESIDENCE
sq. ft. - SQUARE FEET
I.P.(F) - IRON PIPE FOUND
I.R.(F) - IRON ROD FOUND
N&D(F) - NAIL AND DISK FOUND
● - FOUND PROPERTY CORNER
⊗ - WATER METER
⊠ - COVERED AREA

LINE	BEARING	DISTANCE	DEED
L1	S74°21'12"W	14.42'	14.40'
L2	N64°26'16"W	3.48'	3.20'
L3	S80°00'46"W	29.43'	30.1'
L4	S76°21'00"W	4.00'	N/A
L5	S13°20'00"E	10.00'	
L6	S13°20'00"E	10.00'	

GRAPHIC SCALE



GENERAL NOTES:

- Encroachments as shown herein are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to the firm except as shown. Distances, bearings or angles are as field measured. Deed or plot measurements are noted if different.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- The specific rights implied by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- Filing setting setbacks call the appropriate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor.
- Nothing herein shall be intended to give any rights or benefits to anyone other than the owner of the surveyed property.
- All disputes hereunder shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- This survey is certified to the last field date.
- The liability shall not exceed the fee as stated by this surveyor.

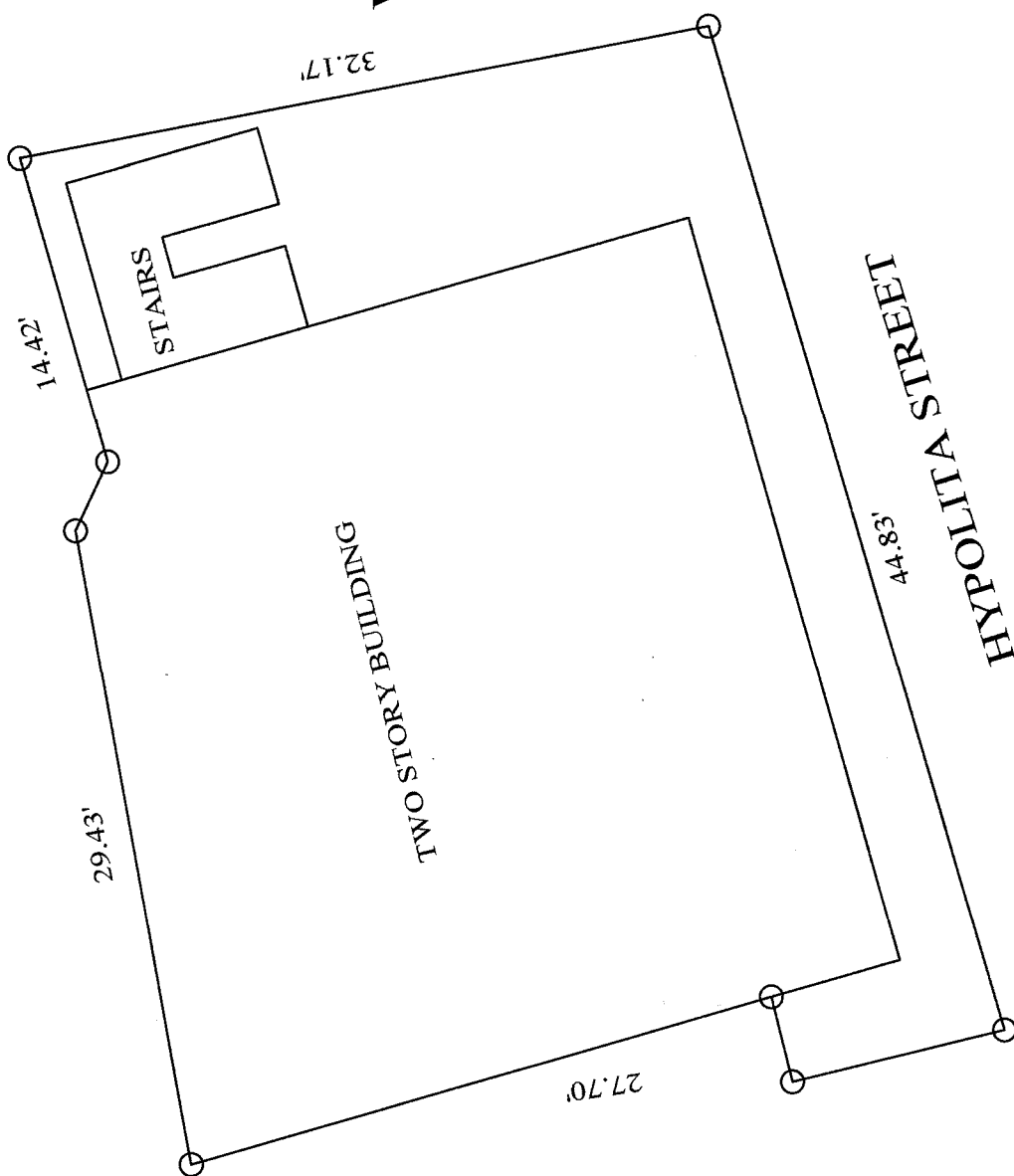
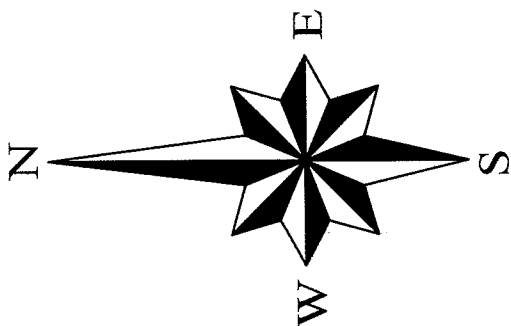
JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY:	DWG. BY:
15-0920	01/12/12	1" = 30'	652/38	NHE	MPE

© COPYRIGHT 2011, BY LANDTECH & ASSOCIATES, INC. ALL RIGHTS RESERVED.

5100 A1A SOUTH, SUITE A
ST. AUGUSTINE, FLORIDA 32080
(904) 471-6877 FAX (904) 471-6876

Nicholas H. Franklin
NICHOLAS H. FRANKLIN, P.L.S. #4620
FOR LANDTECH AND ASSOCIATES L.B. #7537

RECEIVED
MAR 22 2019
Planning/Building Dept.



SITE PLAN

SCALE 1"=10'

MAR 22 2019

4X4 POST WITH
ABA44 POST BASE

12"X12"X8" CONC. PAD
WITH 2 #5 E.W.

EXISTING

8' OPENING. SEE DETAIL A

REMOVE DOOR
FINISH OPENING

6' FRENCH DOORS AND 2' SIDE LITES

2 - 2X12 AND 1/2" PLYWOOD HEADER
3 JACKS AND 2 KINGS AT EACH SIDE

THE EXISTING CHIMNEY ON FIRST FLOOR COULD BE REMOVED AND THE BREAKER BOX MOVE TO THE NEW LOCATION OR THIS AREA COULD REMAIN AS EXISTING

BREAKER BOX

CREATE AN OPENING HERE 7' HIGH
WITH 2 2X12 AND 1/2" PLYWOOD
HEADER

4 STUDS HERE

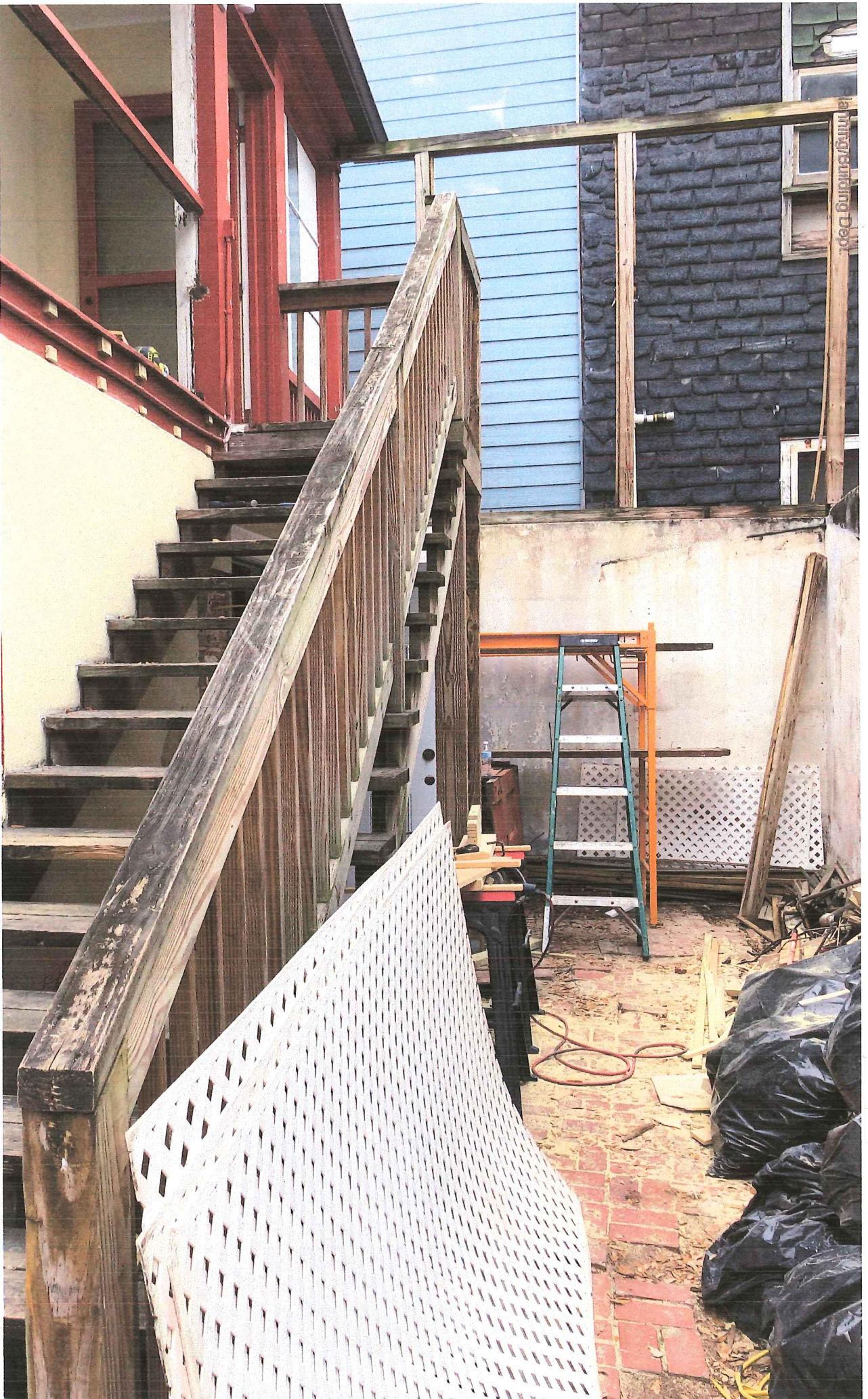
PROPOSED FIRST FLOOR PLAN

SCALE 1/4"=1'



RECEIVED

MAR 22 2019





City of St. Augustine



St. Augustine, Florida
Nation's Oldest City

Planning/Building

1565 - 2015

450 years
March 28, 2019

Michael Mounir
931 Oak Arbor Circle
St. Augustine, Florida 32084

RE: Project Street Address 20 Hypolita Street

Mr. Mounir:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for April 18, 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
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

MAR 22 2019

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 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)			
☐	☐	☐	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

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | 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)

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ | 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)

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | 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 some drawings/information on the design of the stairs (ex. the handrail) design of the overall materials)

Project number: 2019-0034 Project Address: 20 Hypolita St.
 Reviewed by: Kelli Mitchell Date: 3/28/19

Detail by Entity Name

Florida Limited Liability Company
MIKMA PROPERTIES LLC

Filing Information

Document Number	L18000037743
FEI/EIN Number	82-4379353
Date Filed	02/12/2018
Effective Date	02/10/2018
State	FL
Status	ACTIVE

Principal Address

931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Mailing Address

931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

MOUNIR, MICHAEL
931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

MOUNIR, MICHAEL
931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Title MGR

HORNYAK, MARTA
931 OAK ARBOR CIR
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2019	02/22/2019

Document Images

[02/22/2019 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/12/2018 -- Florida Limited Liability](#)

[View image in PDF format](#)

Instr #2018022967 BK: 4527 PG: 1226, Filed & Recorded: 4/5/2018 3:38 PM #Pgs:2
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$5,593.00

Corporate Warranty Deed

This Indenture, made , April 4, 2018 A.D.

Between

ERT Asset Management, LLC, a Florida limited liability company whose post office address is: 231 S. Matanzas Blvd, St Augustine, Florida 32080 a company existing under the laws of the State of Florida, Grantor and **MIKMA Properties, LLC, a Florida limited liability company** whose post office address is: 931 Oak Arbor Circle, St Augustine, Florida 32084, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Seven Hundred Ninety Nine Thousand dollars & no cents (\$799,000.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

THAT PART OF LOT 8, BLOCK 8 OF THE CITY OF ST. AUGUSTINE, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF BLOCK 9 ON TREASURY STREET AND CHARLOTTE STREET; THENCE NORTHWARD ON THE WEST LINE OF CHARLOTTE STREET, 457 FEET 2 INCHES TO THE NORTHEAST CORNER OF BLOCK 9; THENCE ACROSS HYPOLITA STREET 15 FEET TO A POINT 24 FEET WESTWARD FROM THE SOUTHWEST CORNER OF BLOCK 2; THIS POINT BEING MARKED BY 1/2 INCH IRON ROD 2 FEET LONG DRIVEN IN THE GROUND; THENCE NORTH 6 DEGREES WEST ALONG CHARLOTTE STREET, 30.71 FEET TO A POINT (MARKED BY CROSS IN SIDEWALK); THENCE SOUTH 78 DEGREES 58 MINUTES WEST, 41.08 FEET TO 1/2 INCH IRON ROD; THENCE SOUTH 73 DEGREES 16 MINUTES WEST, 4.05 FEET TO A CONCRETE WALL RUNNING NORTH AND SOUTH AND THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE CONTINUE SOUTH 73 DEGREES 16 MINUTES WEST 14.40 FEET; THENCE NORTH 57 DEGREES 48 MINUTES WEST, 3.20 FEET; THENCE SOUTH 80 DEGREES 13 MINUTES WEST, 30.11 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 13 DEGREES 20 MINUTES EAST, 35.67 FEET TO THE NORTH CURB LINE OF HYPOLITA STREET; THENCE NORTH 76 DEGREES 21 MINUTES EAST, ALONG HYPOLITA STREET CURB LINE 45.0 FEET; THENCE NORTH 9 DEGREES 55 MINUTES WEST, 2.5 FEET ACROSS SIDEWALK TO THE EAST SIDE OF THE CONCRETE WALL; THENCE CONTINUE SAME COURSE ALONG EAST SIDE OF SAID CONCRETE WALL 32.17 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE SOUTH 2.5 FEET NOW BEING USED BY PUBLIC SIDEWALK.

TOGETHER WITH A PORTION OF 6 OF BLOCK 8 OF THE CITY OF ST. AUGUSTINE AS PER OFFICIAL MAP OF SAID CITY OF ST. AUGUSTINE, DATED JUNE 12, 1923 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT 8 OF BLOCK NUMBER 8 OF SAID CITY OF ST. AUGUSTINE, SAID POINT BEING AT THE NORTHWEST INTERSECTION OF CHARLOTTE STREET AND HYPOLITA STREET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF HYPOLITA STREET, SOUTH 76 DEGREES 21 MINUTES 00 SECONDS WEST, A DISTANCE OF 89.08 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF BLOCK 8 OF SAID CITY OF ST. AUGUSTINE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY OF HYPOLITA STREET, SOUTH 76 DEGREES 21 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.00 FEET; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF HYPOLITA STREET, NORTH 13 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 76 DEGREES 21 MINUTES 00 SECONDS EAST, A DISTANCE OF 4.00 FEET TO THE EASTERLY Y LINE OF SAID LOT 6 OF BLOCK 8 OF SAID CITY OF ST. AUGUSTINE; THENCE SOUTH 13 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 196670-0000

BK: 4527 PG: 1227

And the said Grantor 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 Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

ERT Asset Management, LLC, a Florida limited liability company

Signed and Sealed in Our Presence:

By: _____

W R Graybeal
Its: Managing Member

Witness Print Name: _____

Witness Print Name: _____

State of
County of

Florida
St. Johns

The foregoing instrument was acknowledged before me this 4th day of April, 2018, by W R Graybeal, the Managing Member of ERT Asset Management, LLC A company existing under the laws of the State of Florida, on behalf of the corporation. He/She is personally known to me or has produced a valid driver's license as identification.



KIMBERLEE COLLINS
MY COMMISSION # FF 200365
EXPIRES: June 14, 2019
Bonded Thru Budget Notary Services

COPY

Notary Public
Notary Printed Name: Kimberlee Collins
My Commission Expires: June 14, 2019 (Seal)

Prepared by:
Kimberlee Collins, an employee of
Paradise Title of St. Augustine, LLC,
2225 A1A SOUTH, SUITE C-8
Saint Augustine, Florida 32080
File Number: 18-4009
Documentary Stamps:\$5,593.00



St. Johns County, FL

Quick Links

- My Tax Bill
- Tax Estimator

Summary

Parcel ID	1966700080
Location Address	20 HYPOLITA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUG W45 OF S35.67FT OF LOT 8 BLK 8 & SE 4 X 10 FT OF LOT 6 BLK 8 OR4527/1226 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Salon/Spa/Barber Shops (2530)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.040
Homestead	N

View Map

Owner

Owner Name	Mikma Properties LLC 100%
Mailing Address	931 OAK ARBOR CIR SAINT AUGUSTINE, FL 32084-0000

Map



Valuation

	2019
Building Value	\$227,141
Extra Features Value	\$6,433
Total Land Value	\$205,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$438,774
Total Deferred	\$0
Assessed Value	\$438,774
Total Exemptions	\$0
Taxable Value	\$438,774

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

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	2355	Roof Cover	Asbestos
Conditioned Area	2046	Interior Flooring	Hardwood, Ceramic Tile

Actual Year Built	1924	Interior Wall	Drywall
Use	Salon/Spa/Barber Shops	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Frame	Masonry	100%
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Asbestos	100%
Interior Flooring	Hardwood	50%
Interior Flooring	Ceramic Tile	50%
Interior Walls	Drywall	100%
Electrical	Very Good	100%
Plumbing	9 Fixtures	100%
Insulation	2" Fiberglass	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	891	891
BASE AREA	1155	1155
FINISHED SCREEN PORCH	0	264
OUTSIDE STAIRS	0	45
Total SqFt	2046	2355

Extra Features

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	440
Sprinkler Wet	0	0	0	0	2046

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Salon/Spa/Barber Shops	38	45	1710	SF	\$205,200

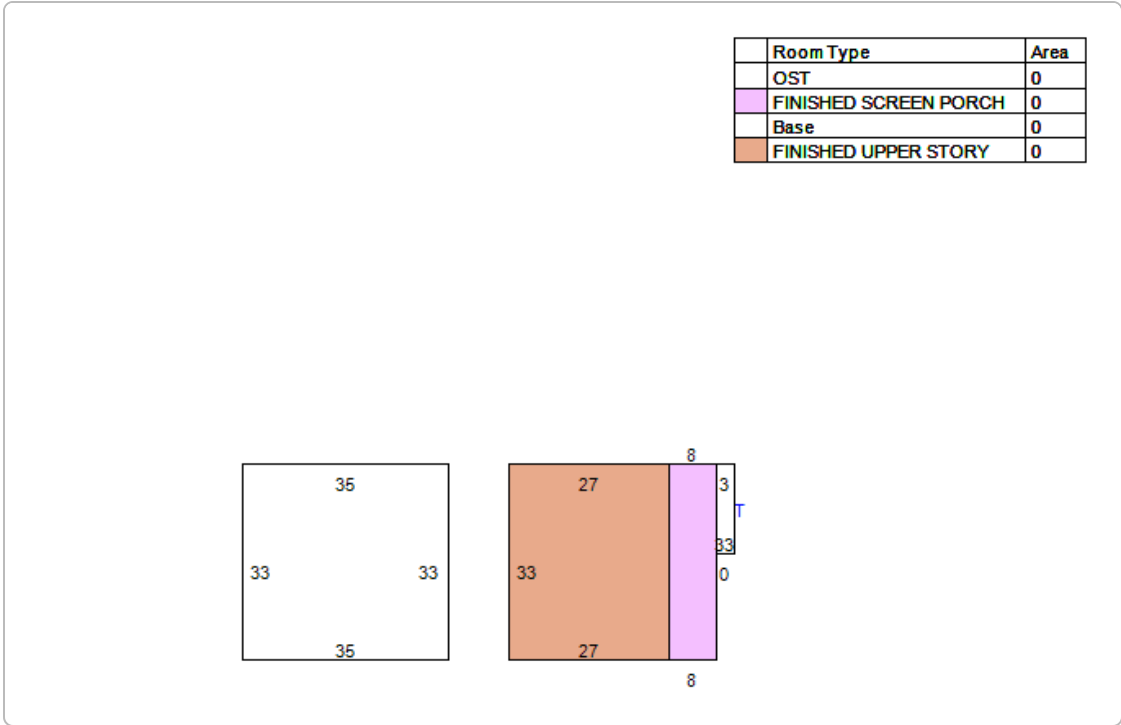
Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/5/2018	4/4/2018	\$799,000.00	WD	4527	1226	Q	I	ERT ASSET MANAGEMENT LLC	MIKMA PROPERTIES LLC

Area Sales Report

Recent Sales in Area

Sketches



No data available for the following modules: 2018 TRIM Notice, 2017 TRIM Notice, Historical Assessments, 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: 4/5/2019, 1:04:41 AM

Version 2.2.10





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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for April 18, 2019 Meeting



Application F2019-0032

Address: 25 Park Terrace Drive

Loci Architects, LLC, Applicant

Deborah Leonard, Owner

Project description: To demolish a building constructed in 1965 that is recorded in the Florida Master Site File but not listed on the National Register of Historic Places.

Architectural Style: Ranch	Florida Master Site File: SJ6332
National Register: N/A	Construction date: 1965
Archaeology Zone: N/A	Zoning District: RS-1
Parcel number: 164540 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 building constructed in 1965 that is recorded in the Florida Master Site File but not listed on the National Register of Historic Places.

- The building does not have unique characteristics or architectural elements that would be difficult to replicate or that make the site architecturally significant.
- No significant historic connections were found for this property.
- The rear sunroom appears to have been an addition, but there are no permits or similar evidence to confirm this.
- The home is located in a neighborhood with structures with similar massing and scale.
- The Florida Master Site File notes that the building maintains its integrity and could contribute to a National Register District if one were created.
- No condition assessment was provided, and one is not required since the building is not listed individually on the National Register or within a district. The building does visually appear to be in good condition.
- No information was provided on a replacement building.



Part of Front Elevation



Garage Elevation



Possible Rear Addition

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** because the it is not a landmark for 25 Park Terrace Drive with the following condition:

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

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

COD F2019-0032
25 Park Terrace
April 18, 2019
Staff Photographs



COD F2019-0032
25 Park Terrace
April 18, 2019



COD F2019-0032
25 Park Terrace
April 18, 2019



COD F2019-0032
25 Park Terrace
April 18, 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.*

The building is listed in the Florida Master Site File but is not listed on the National Register of Historic Places. Based on the Site File, the building was constructed in 1965.

The requirements have been 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 to the surrounding buildings and fits in with the streetscape.
3. **The impact of the loss of the structure on the streetscape.** The neighborhood has a high concentration of Ranch and Mid-century buildings and demolishing the building would reduce the number of such buildings in 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 information was provided with the application about the replacement structure. The area is well developed with limited to no empty lots. If a new structure is not built, having an empty lot will negatively impact the neighborhood.
5. **The historical or cultural merit of the structure.** The building is listed in the Florida Master Site File. Based on City Directories, the property was owned by Carroll and Marion Espey from 1988 to Dec. 2006. Carrol B. Espey sold the property to the current owner in 2019. It appears that the same family has owned the property since the home was constructed. No significant historic connections were found.
6. **The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** Based on the information provided on the site file, the building could contribute to a National Register District if one were created and demolishing the building could reduce the concentration of buildings that could contribute to a district.
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 Ranch home. This is a common style within the City of 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.** Ranch style homes are found throughout St. Augustine, particularly in David Shores and northern portion of Anastasia Island as a whole.
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 characteristics that would be difficult to reproducing. The building appears to be in good condition and has no visible problems. It does sit just above grade, which can be problematic during severe flooding.
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 F2019-0032
25 Park Terrace
April 18, 2019

LIST OF ATTACHMENTS:

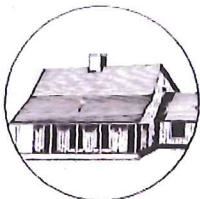
1. Florida Master Site File

SAHS POLK CITY DIRECTORY RESEARCH

25 Park Terrace Drive

DATE(S)	NAME	PROFESSION
1965 & 1966	Street #s only go up to 18 Park Terrace Dr.	
1968	Carroll Espey Marion E. Espey	
1970	Carroll Espey Marion E. Espey	Agent, REA Express Secretary, State Arsenal
1975	Carroll Espey Marion E. Espey	Employee, REA Express Secretary, State Arsenal
1979/1980	Carroll Espey Marion E. Espey	Retired Secretary, State Arsenal
1984/1985	Carroll Espey Marion E. Espey	Retired Retired
1990	Carroll Espey Marion E. Espey	Retired Retired
1995	Carroll Espey Marion E. Espey	Retired Retired
2000	Carroll Espey Marion E. Espey	Retired Retired
Dec. 2006	Carrol Espey Marion B. Espey	Retired Retired

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ06332**
 Field Date 5-11-2015
 Form Date 5-11-2015
 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) 25 Park Terrace Dr Multiple Listing (DHR only) _____
 Survey Project Name Architectural Survey of Anastasia Is. Structure 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 25 Direction _____ Street Name Park Terrace Street Type Drive Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1988 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 59 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1645400000 Landgrant _____
 Subdivision Name Davis Shores 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: 1965 ☐ 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 _____
 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 Ranch Exterior Plan T-shaped Number of Stories 1
 Exterior Fabric(s) 1. Brick 2. Vinyl 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) SINGLE AND TRIPLE SET 2/2 METAL WITH HORIZONTAL MUNTINS; BRICK SILLS AND WOOD SHUTTERS
 Distinguishing Architectural Features (exterior or interior ornaments) SPAWLING LAYOUT WITH MODERATE OVERHANGING EAVES; DOUBLE GARAGE; IN CUL-DE-SAC; FRONT ENTRY INSET INTO CORNER OF L-SHAPE
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) MARSH FRONT WITH MATURE TREE CANOPY; DETACHED BRICK SHED

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. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no	Date _____	
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)		

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. CONCRETE BLOCK
 Main Entrance (stylistic details) DOUBLE WOOD DOORS WITH 9 PANELS; SINGLE PANE SIDE LIGHTS

Porch Descriptions (types, locations, roof types, etc.) INSET FRONT STOOP WITH TILE STEPS AND LANDING UNDER 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) Windshield Survey
 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) MID-MODERN RANCH 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

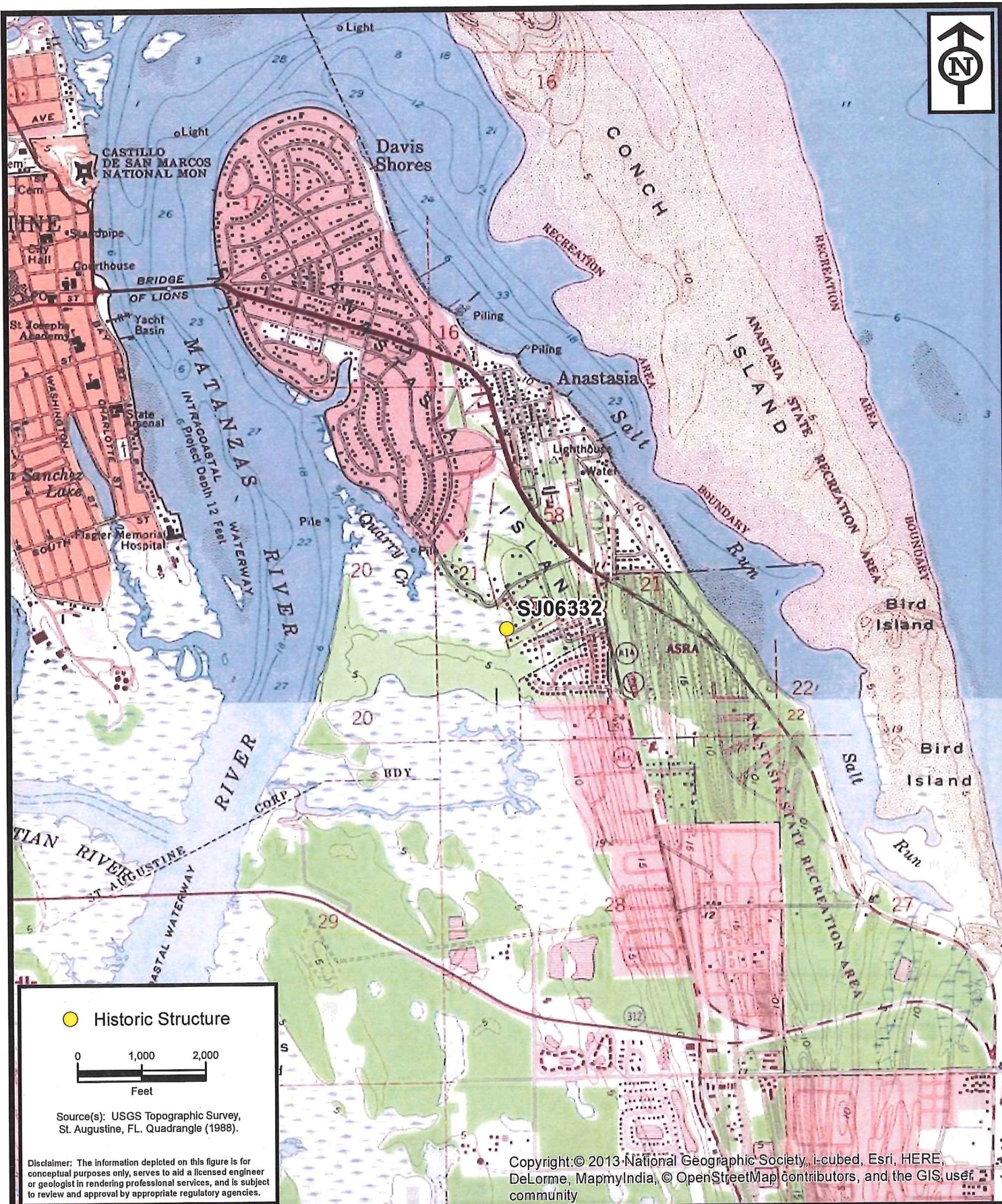
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

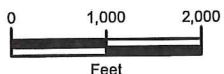
Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
 Recorder Contact Information 7220 Financial Way, Ste. 100 Jacksonville, FL 32256/ 904-470-2200/pdavenport@esinc
 (address / phone / fax / e-mail)

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.



● Historic Structure



Source(s): USGS Topographic Survey,
St. Augustine, FL. Quadrangle (1988).

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.

Copyright: © 2013 National Geographic Society, i-cubed, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ06332
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

Project: AJ15055.00

Date: May. 2015

Drwn/Chkd: KWB/JRN

Figure: 1



OLD QUARRY RD

PARK TERRACE DR

PARK TERRACE DR

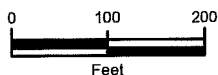
EUGENE PL

CASABOVA RD

MADEIRA

SPRINGBELL POINT CT

- Historic Structure
- Parcel Boundary



Source(s) ESRI World Topo 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, TomTom, 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



**ENVIRONMENTAL
SERVICES, INC.**

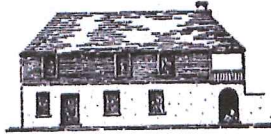
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ06332
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

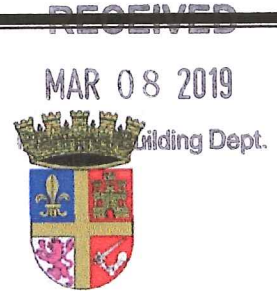
Project:	AJ15055.00
Date:	May. 2015
Drwn/Chkd:	KWB/JRN
Figure:	2



8J06832 IMG 1



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. 2019-0032

Receipt No. 1508963

Meeting Date 4/18/19

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

1. NAME OF APPLICANT JENNIFER PIETSCHKE
Business (if applicable) LOCI ARCHITECTS, LLC
Address 220 E. FORSYTH STREET
City JACKSONVILLE State FL Zip 32202
Daytime telephone 904-660-2194 Other phone/email jennifer@lociarchitects.com

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

2. NAME OF PROPERTY OWNER DEBORAH LEONARD
Business (if applicable) _____
Address 2240 SHORE DRIVE
City ST. AUGUSTINE State FL Zip 32086
Daytime telephone (required) 904-584-4314 Other phone _____

3. PROJECT STREET ADDRESS 25 PARK TERRACE DRIVE

4. LEGAL DESCRIPTION OF PROPERTY
Lot 16 Block 17 Subdivision PARK TERRACE Parcel Number 1645400000

5. DATE OF CONSTRUCTION 1965 Source: TAX 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: _____

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.

MAR 08 2019

Planning/Building Dept.

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 JENNIFER PIETSCHKE DATE 3/6/19

SIGNATURE OF APPLICANT [Signature]

PRINT 1st OWNER'S NAME X DEBORAH D LEONARD DATE 3-7-19

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.



Owner's Authorization For Agent

JENNIFER PIETSCHKE ^{OF LOCI ARCHITECTS} is/are hereby authorized TO ACT ON BEHALF OF DEBORAH LEONARD, 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: 25 PARK TERRACE DRIVE

BY: [Signature]
Signature of Owner

DEBORAH D LEONARD
Print Name of Owner

954-540-2001
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 7th day of March, 2019

By Deborah Leonard

Identification verified: yes FL Drivers L563-164-SI-632-0

Oath sworn: Yes X No

Notary Signature: [Signature]

My Commission expires: _____



RECEIVED
MAR 08 2019
Planning/Building Dept.

Prepared By:

Gibraltar Title Services, LLC
Attn: Tahnya Gary
4190 Belfort Road, Suite 475
Jacksonville, FL 32216

Return To:

Gibraltar Title Services, LLC
Attn: David Ubbens
4190 Belfort Rd., Suite 475
Jacksonville, FL 32216

Order No.: GTS-1920207

Property Appraiser's Parcel I.D. (folio) Number:
164540-0000; 164490-0000

WARRANTY DEED

THIS WARRANTY DEED dated February 27, 2019, by Carrol Bruce Espey, an unmarried man, whose post office address is 4875 Pennington Meadows Circle, Rock Hill, South Carolina 29732-8162 (the "Grantor"), to Deborah D. Leonard, Trustee of the Deborah D. Leonard Revocable Trust dated October 28, 2003, whose post office address is 2240 Shore Drive, Saint Augustine, Florida, 32086-6235 (the "Grantee").

(Wherever 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)

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, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Saint Johns, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to easements, restrictions, reservations and limitations of record, if any.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2018.

RECEIVED

MAR 08 2019

Planning/Building Dept.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Carrol Bruce Espey
Carrol Bruce Espey

Grantor Address:
4875 Pennington Meadows Circle
Rock Hill, SC 29732-8162

Signed, sealed and delivered in presence of:

Sarah A Clinton
Witness Signature

SARAH A CLINTON
Printed Name of First Witness

Witness Signature

Patricia Maria Rodgers
Printed Name of Second Witness
Patricia Maria Rodgers

STATE OF SOUTH CAROLINA

COUNTY OF York

THE FOREGOING instrument was acknowledged before me this 27th day of February, 2019 by Carrol Bruce Espey, who is personally known to me or who has produced Driver's License as identification.

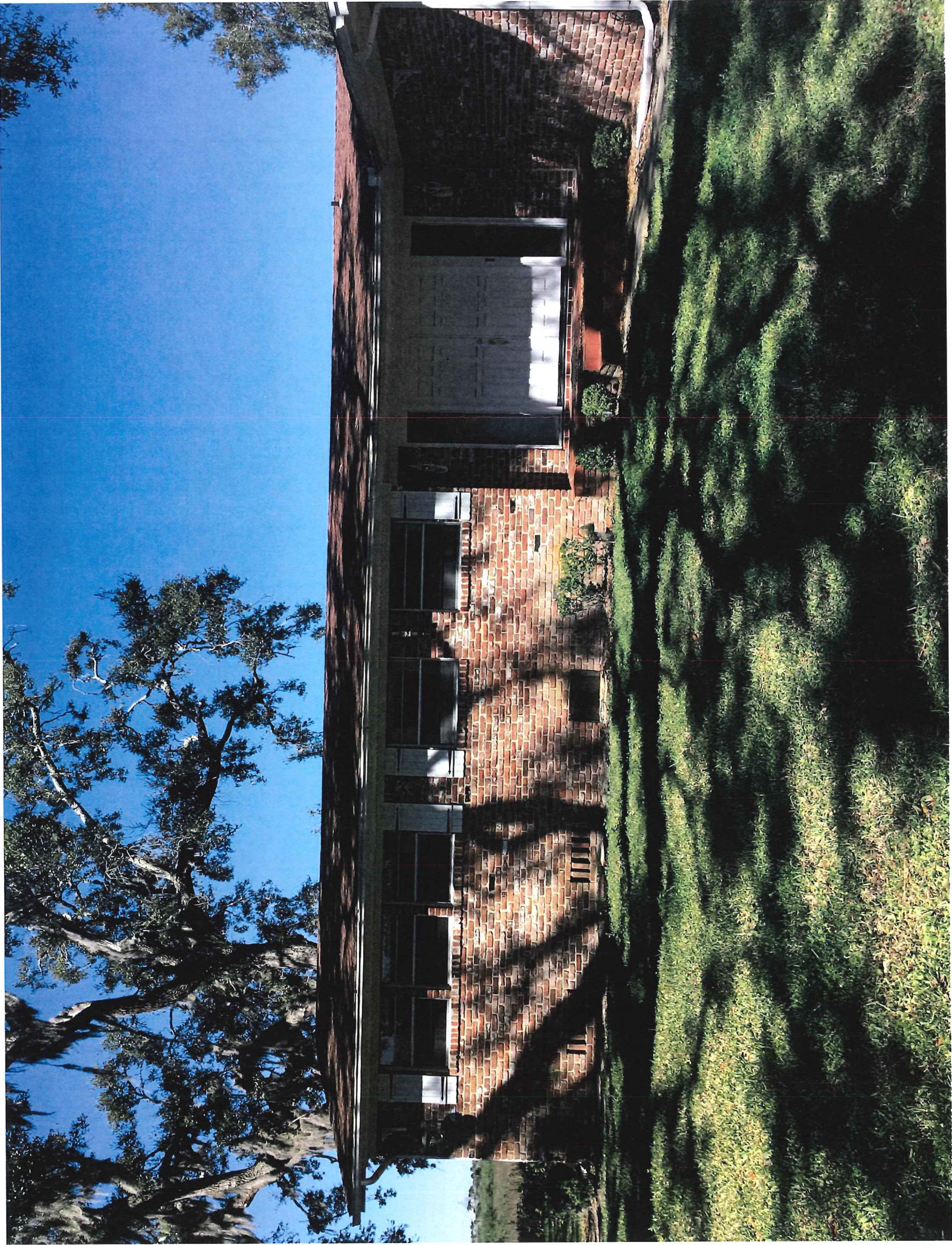
Patricia Maria Rodgers
Notary Public - State of South Carolina

Patricia Maria Rodgers
Name of Notary Typed, Printed or Stamped

My Commission Expires: November 30 2022

(Notary Seal)

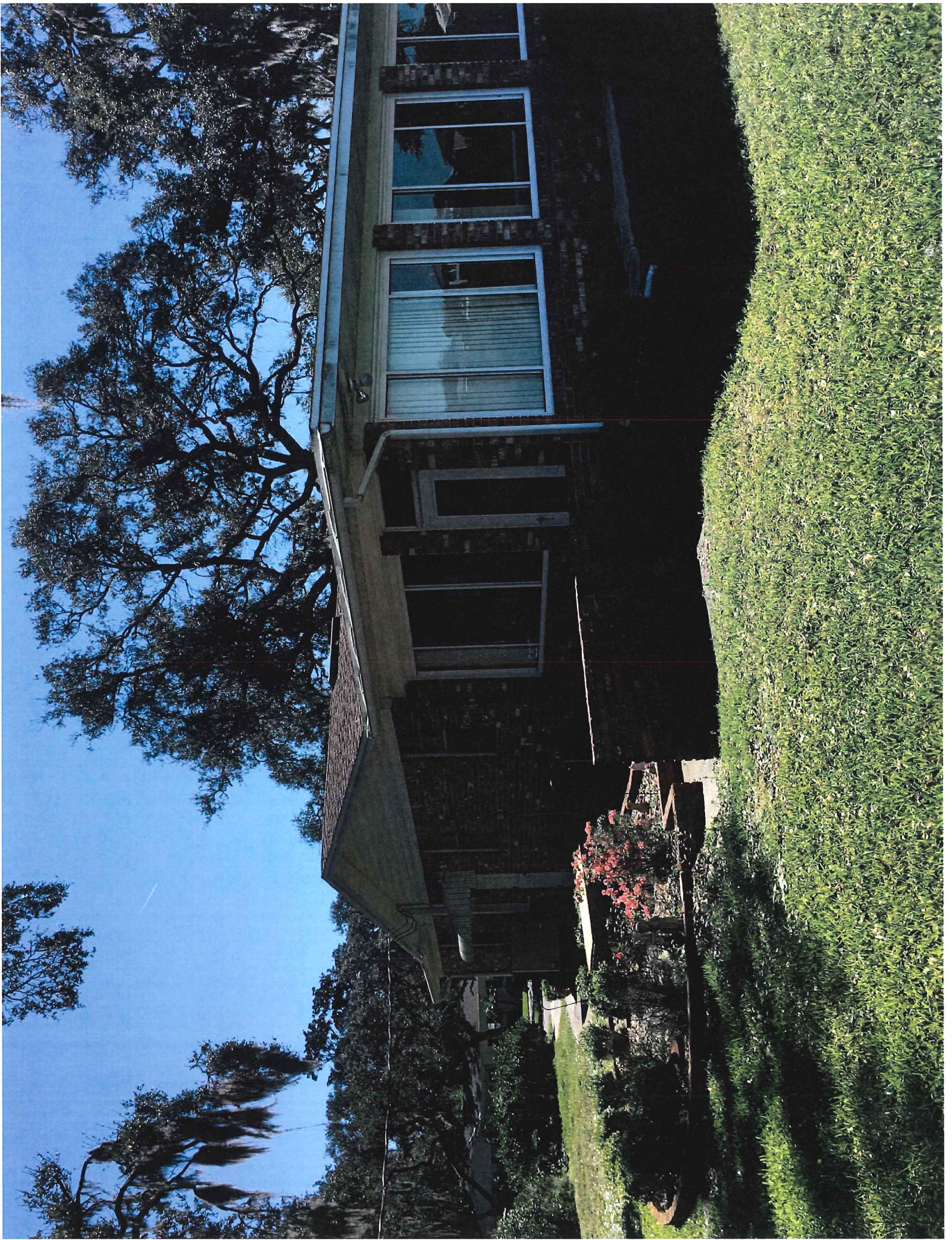
PATRICIA MARIA RODGERS
Notary Public, State of South Carolina
My Commission Expires 11/30/2022















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	1645400000
Location Address	25 PARK TERRACE DR SAINT AUGUSTINE 32080-0000
Neighborhood	Park Terrace (716)
Tax Description*	PT OF F X SANCHEZ GRANT LOTS 16 & 17 OF UNREC PARK TERRACE OR4691/262 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Park Terrace Unplatted
Sec/Twp/Rng	59-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.500
Homestead	N

View Map

Owner

Owner Name	Leonard Deborah D Rev Trust D: 10-28-2003 100% Leonard Deborah D Trustee 0%
Mailing Address	2240 SHORE DR SAINT AUGUSTINE, FL 32086-6235

Map



Valuation

	2019
Building Value	\$104,680
Extra Features Value	\$1,733
Total Land Value	\$312,144
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$418,557
Total Deferred	\$0
Assessed Value	\$418,557
Total Exemptions	\$0
Taxable Value	\$418,557

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	\$90,486	\$1,733	\$312,144	\$0	\$0	\$404,363	\$404,363	\$0	\$404,363
2017	\$94,035	\$1,733	\$312,144	\$0	\$0	\$407,912	\$407,912	\$0	\$407,912
2016	\$97,583	\$1,733	\$312,144	\$0	\$0	\$411,460	\$144,982	\$316,978	\$94,482
2015	\$87,464	\$1,733	\$237,824	\$0	\$0	\$327,021	\$143,974	\$233,547	\$93,474
2014	\$85,207	\$1,733	\$237,824	\$0	\$0	\$324,764	\$142,831	\$232,433	\$92,331
2013	\$86,651	\$1,733	\$215,528	\$0	\$0	\$303,912	\$140,720	\$213,692	\$90,220
2012	\$97,934	\$1,733	\$215,528	\$0	\$0	\$315,195	\$138,368	\$227,327	\$87,868
2011	\$99,514	\$1,733	\$271,552	\$0	\$0	\$372,799	\$134,338	\$288,961	\$83,838
2010	\$111,475	\$1,733	\$301,724	\$0	\$0	\$414,932	\$132,353	\$333,079	\$81,853

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	2848	Roof Cover	Composite Shingle
Conditioned Area	2036	Interior Flooring	Carpet
Actual Year Built	1965	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Face Brick	Baths	

Category	Type	Pct
Exterior Wall	Face Brick	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	9 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
FINISHED GARAGE	0	500
BASE AREA	1658	1658
ENCLOSED METAL PORCH	378	540
FINISHED OPEN PORCH	0	60
PATIO	0	90
Total SqFt	2036	2848

Extra Features

Code Description	BLD	Length	Width	Height	Units
Masonry Garage	0	0	0	0	221

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	104	131	104	EF	\$179,088
Single Family	72	160	72	EF	\$133,056

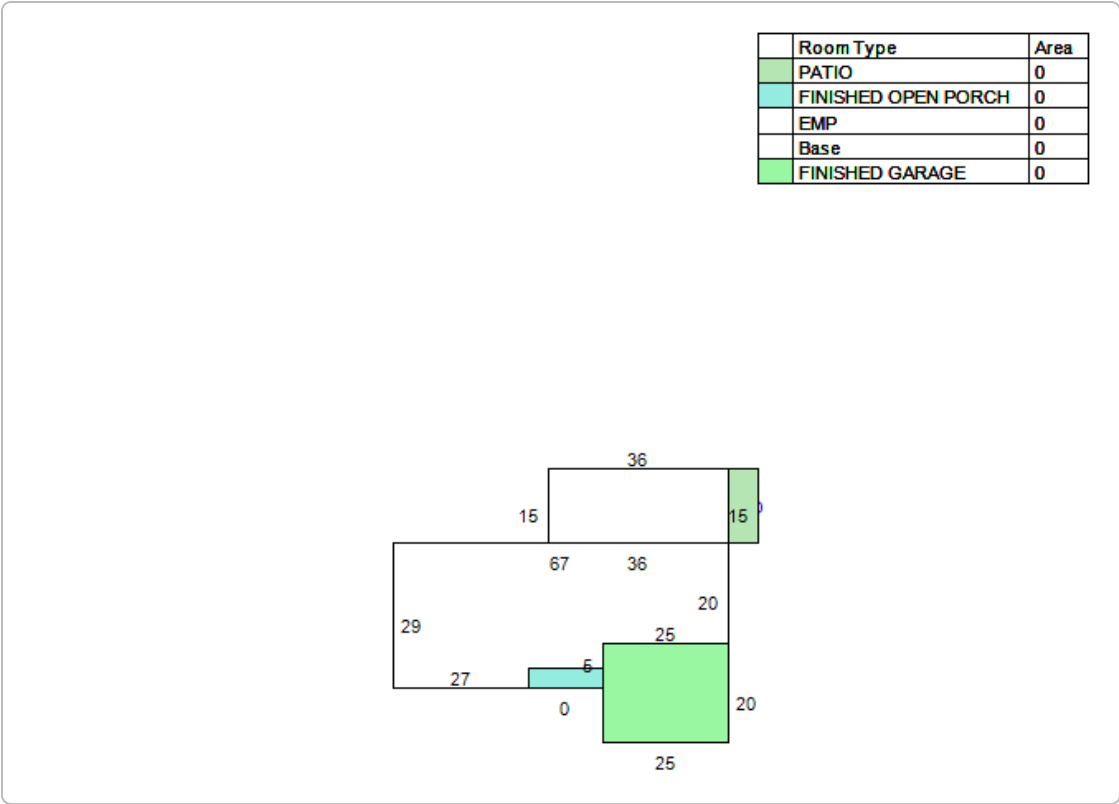
Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/7/2019	2/27/2019	\$425,000.00	WD	4691	262	Q	I	ESPEY CARROL BRUCE	LEONARD DEBORAH D REV TRUST D: 10-28-2003
2/8/2019	2/7/2019	\$0.00	PR	4678	370	U	I	ESPEY MARIAN E ESTATE	ESPEY CARROL BRUCE
9/29/2017	10/17/2016	\$0.00	LA	4441	733	U	I	ESPEY MARIAN E (DECD)	ESPEY MARIAN E ESTATE
1/11/1965	1/11/1965	\$0.00	WD	67	30	U	I	RUNK ARTHUR H,MARY P	ESPEY CARROL,MARIAN E
9/3/1964	8/31/1964	\$0.00	WD	61	381	U	I	RUNK ARTHUR H,MARY P	ESPEY CARROL,MARIAN E

Area Sales Report

Recent Sales in Area

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: 4/8/2019, 11:56:59 PM

Version 2.2.10



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

Date: April 18, 2019

Re: Planning and Building Permits – Historic Preservation Districts and Entry Corridors

During the month of March 2019, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans:

SIGN PERMIT

- **101 San Marco Avenue** (Two New Temporary Signs for the Mission Nombre de Dios)
- **111 Avenida Menendez** (Two 5x8 Banners for St. Augustine Race Week)
- **20 Avenida Menendez** (Two 5x8 Banners for St. Augustine Race Week)
- **31 San Marco Avenue** (Hanging Sign. Pre-approved Colors and Fonts for World Plate)

REPAIR, MAINTENANCE, AND NEW CONSTRUCTION

- **321 Charlotte Street** (Replace Two Windows)
- **143 St. George** (Replace Rotten Wood on South Balcony Like for Like; Paint to Match Existing)
- **19 San Marco Avenue** (Install Solar Panels on Roof)
- **314 St. George Street** (Replace Existing Fence with New 42” wood Spaced Picket Fence to Match the Existing Fence)
- **232 St. George Street** (Replace Existing Shingles with Estate Gray Architectural Shingles)
- **118 King Street** (Re-Roof - Silicone Roof Coating on Flat Roof Only)

HARB APPROVED NEW CONSTRUCTION

- **306 St. George Street** (New Addition)
- **56 St George Street** (Interior/Exterior Renovations)

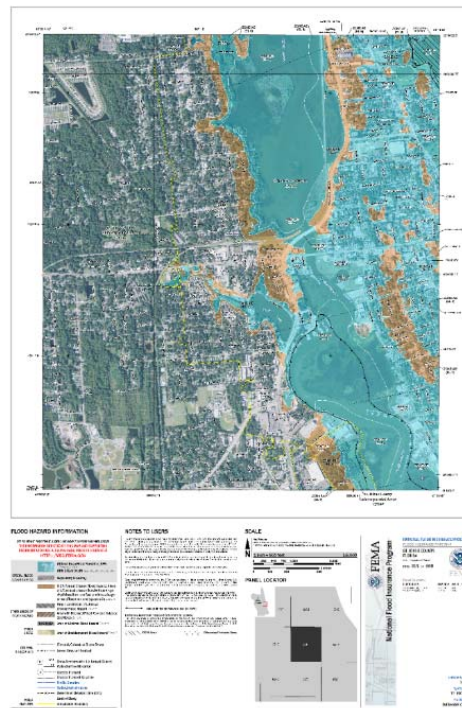
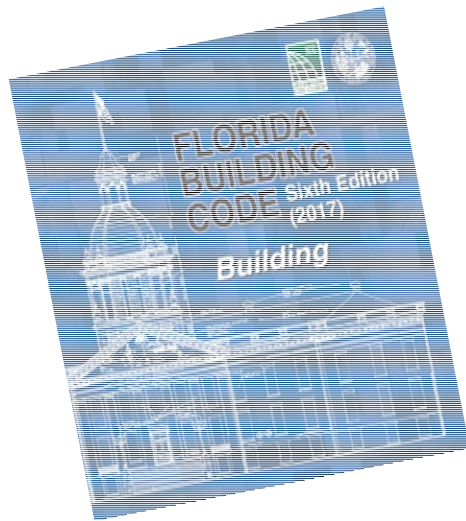
HARB APPROVED DEMOLITION

- **19 Rohde Avenue** (Full Demolition)
- **56 Lovett Street** (Full Demolition)
- **15 Cincinnati Avenue** (Full Demolition)
- **1008 North Ponce de Leon Boulevard** (Full Demolition)

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

Floodplain Management Ordinance, Florida Building Code, and the International Property Maintenance Code



ORDINANCE NO. 2017-09

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FL AMENDING THE CITY OF ST. AUGUSTINE CODE OF ORDINANCES AMENDING CHAPTER 8, ARTICLE V FLOODPLAIN MANAGEMENT AND ADDING NEW SECTIONS TO CHAPTER 8, ARTICLE II ADOPTED BUILDING CODES; FORMATTING AND ADOPTING TECHNICAL AMENDMENTS OF THE FLORIDA BUILDING CODE; PROVIDING FOR APPLICABILITY; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Section 166.041, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, Chapter 553, Florida Statutes, was adopted by the Florida Legislature to provide a mechanism for the uniform adoption, updating, amendment, interpretation and enforcement of a state building code, called the *Florida Building Code*; and

WHEREAS, Chapter 553, Florida Statutes, allows for local technical amendments to the *Florida Building Code* that provide for more stringent requirements than those specified in the Code and allows adoption of local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

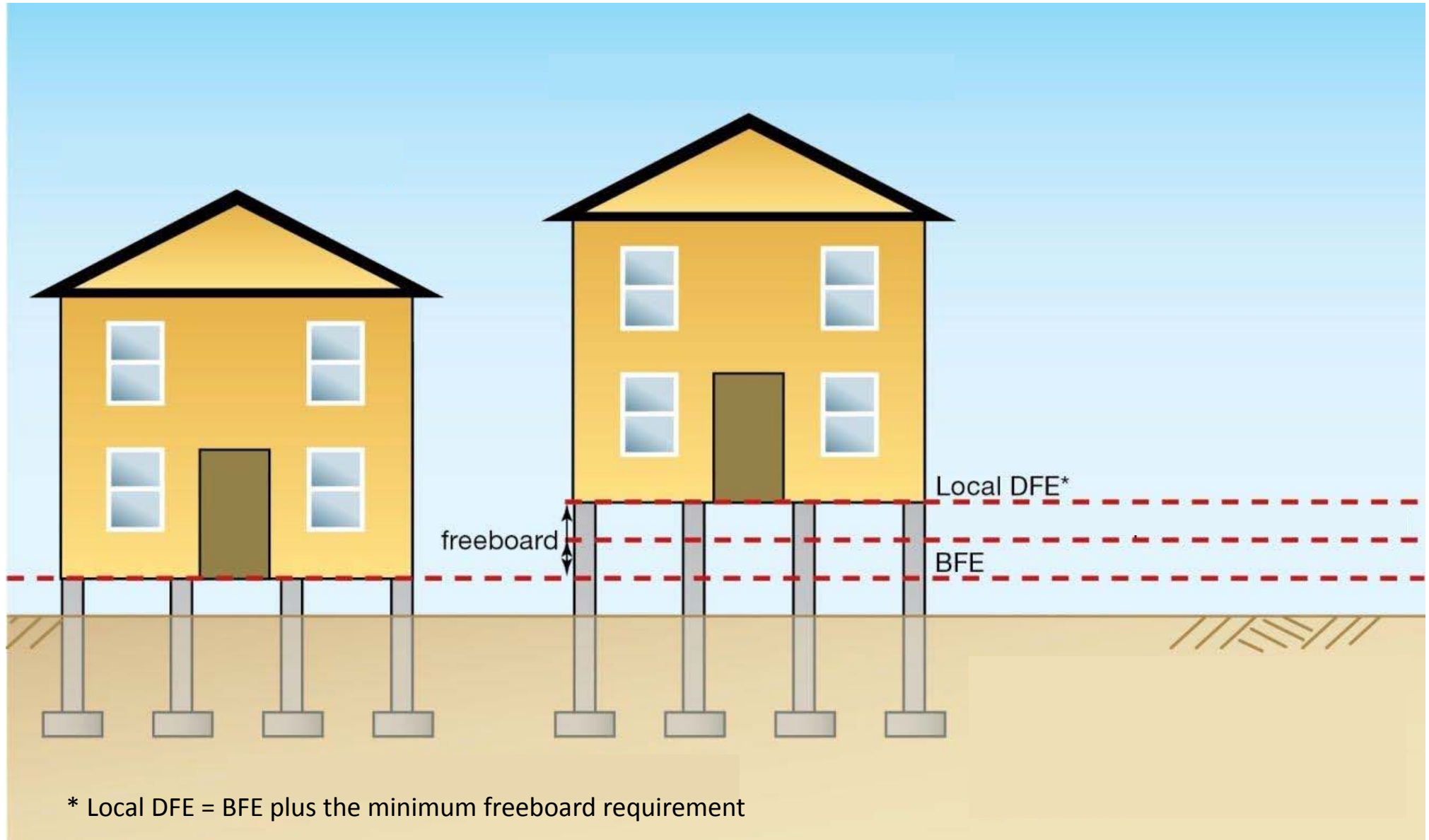
**Florida Building Code, Residential, Sixth Edition
(2017)**

**SECTION R322
FLOOD-RESISTANT CONSTRUCTION**

R322.2.1 Elevation requirements.

1. Buildings and structures in flood hazard areas, including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.
2. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including *basement*) elevated to a height above the highest adjacent grade of not less than the depth number specified in feet (mm) on the FIRM **plus 1 foot (305 mm)**, or not less than 3 feet (915 mm) if a depth number is not specified.
3. Basement floors that are below grade on all sides shall be elevated to or above base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.

Exception: Enclosed areas below the design flood elevation, including *basements* with floors that are not below grade on all sides, shall meet the requirements of Section R322.2.2.



Florida Building Code, Existing Building, Sixth Edition (2017)

CHAPTER 12 HISTORIC BUILDINGS

1201.3 Flood hazard areas.

In flood hazard areas, if all proposed work, including repairs, work required because of a change of occupancy, and alterations, constitutes substantial improvement, then the building shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.

Exception: If the program that designated the building as historic determines that it will continue to be an historic building after the proposed work is completed, then the proposed work is not considered to be substantial improvement. For the purposes of this exception, an historic building is:

- 1. Individually listed in the National Register of Historic Places; or**
- 2. A contributing resource within a National Register of Historic Places listed district; or**
- 3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district, provided the local program making the designation is approved by the Department of the Interior (the Florida state historic preservation officer maintains a list of approved local programs); or**
- 4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.**

CoSA Ordinance

Chapter 8 – Building and Building Regulations

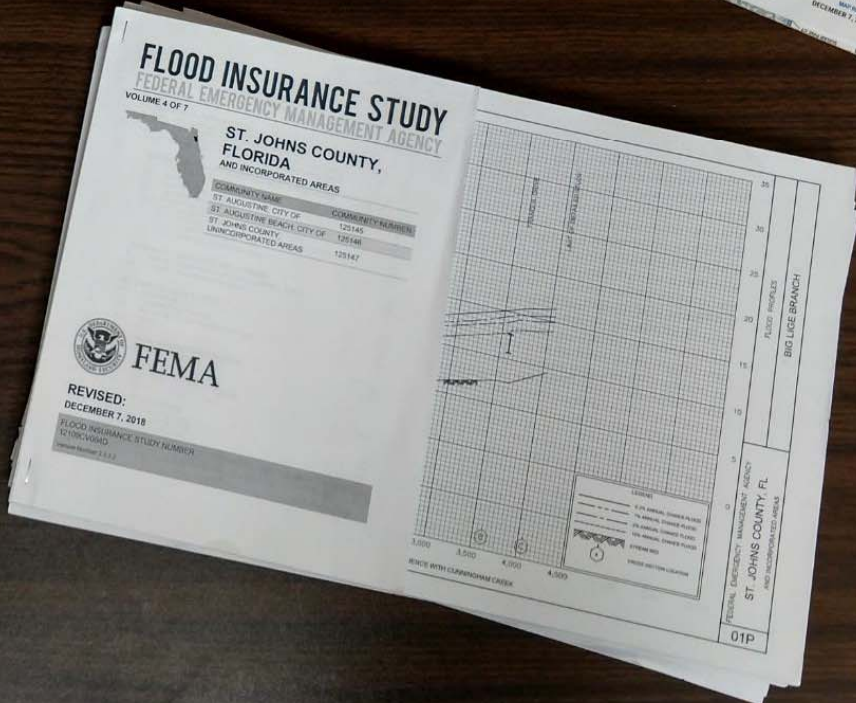
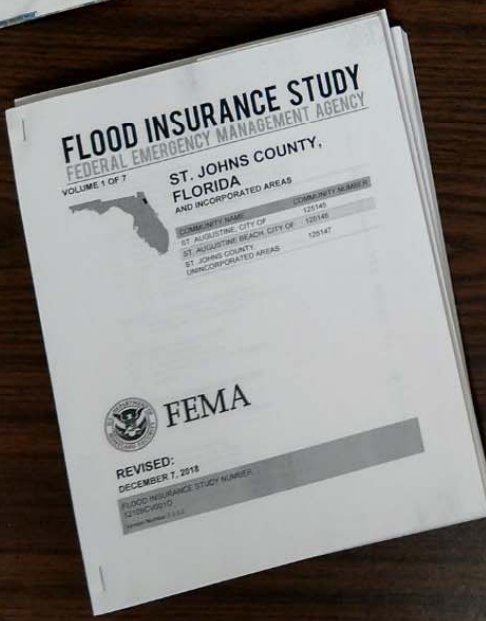
Article V – Floodplain Management

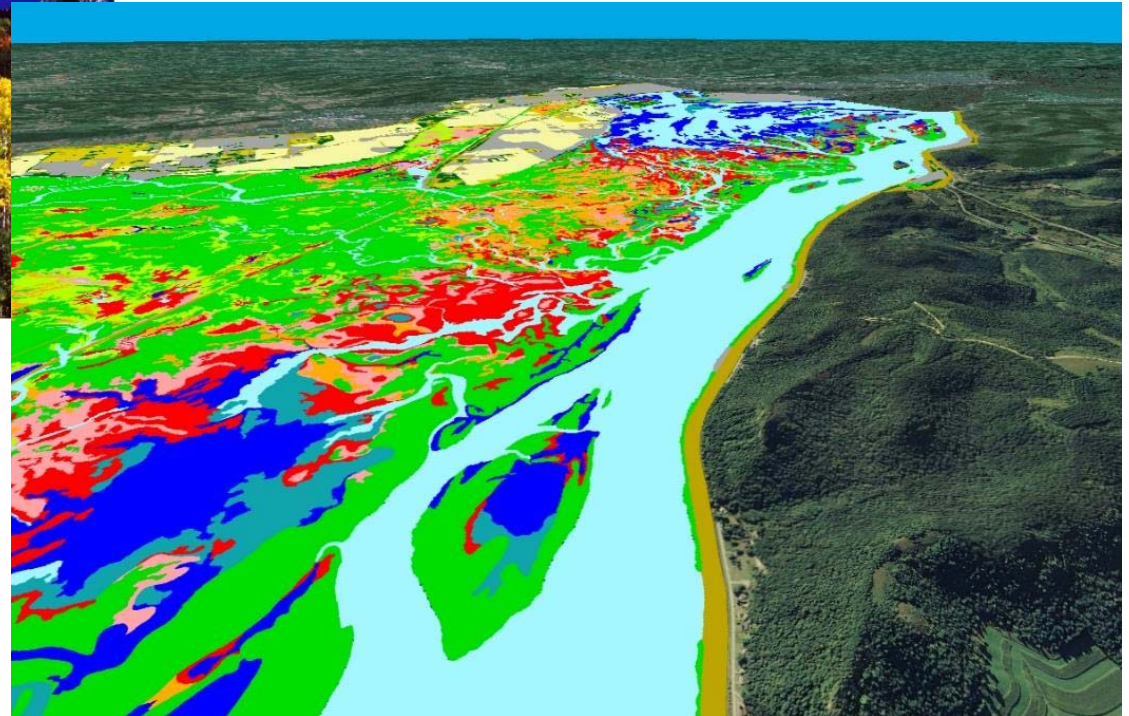
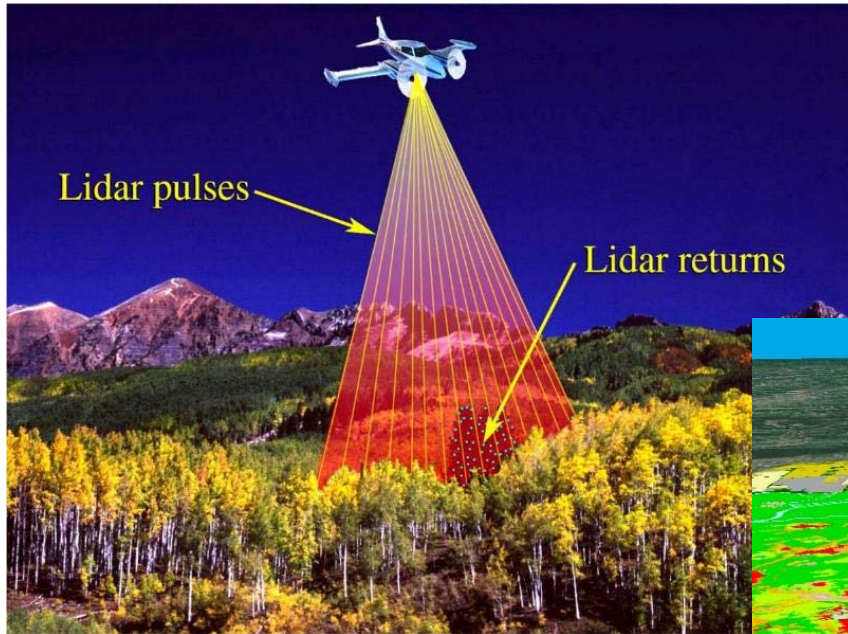
DIVISION 7. – Variances and Appeals

Sec. 8-450. - Historic buildings.

A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings, upon a determination that **the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building** and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

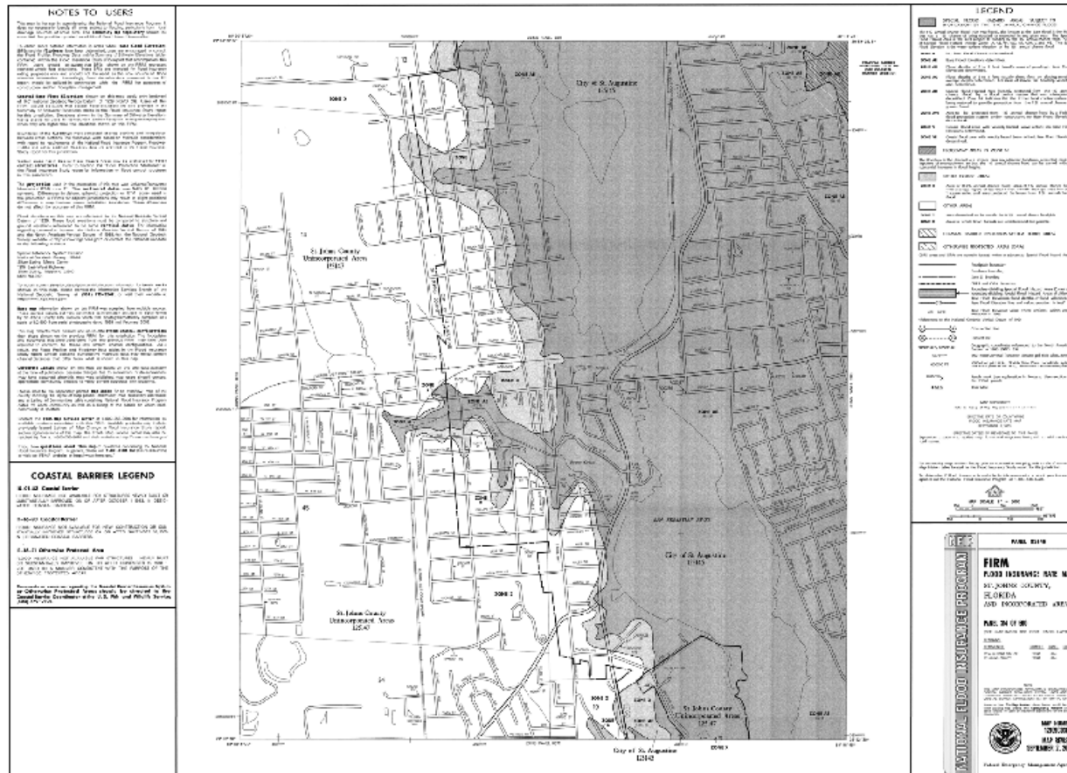
(Ord. No. 17-08, § 3, 5-22-17)



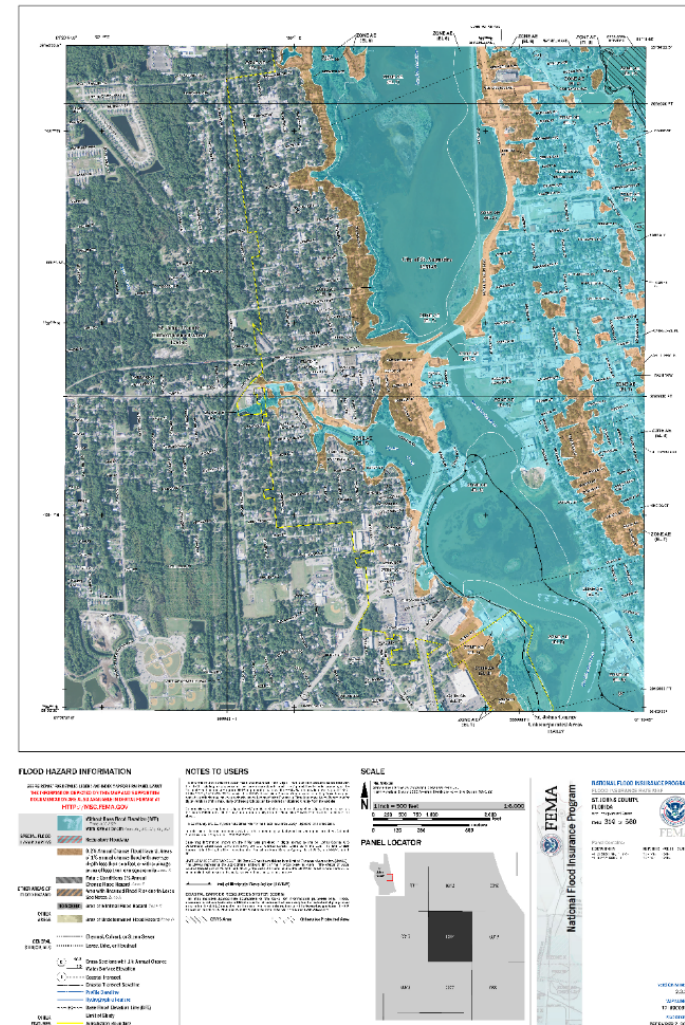


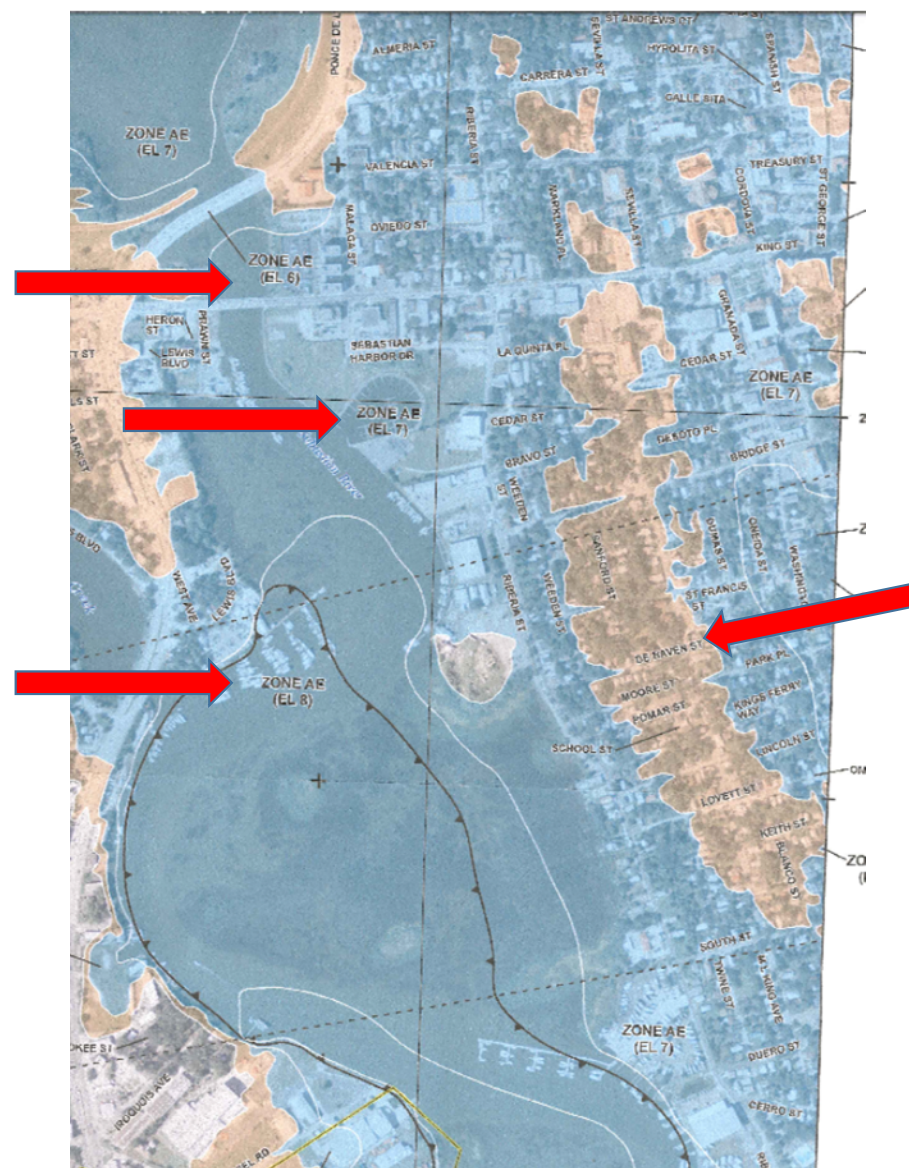


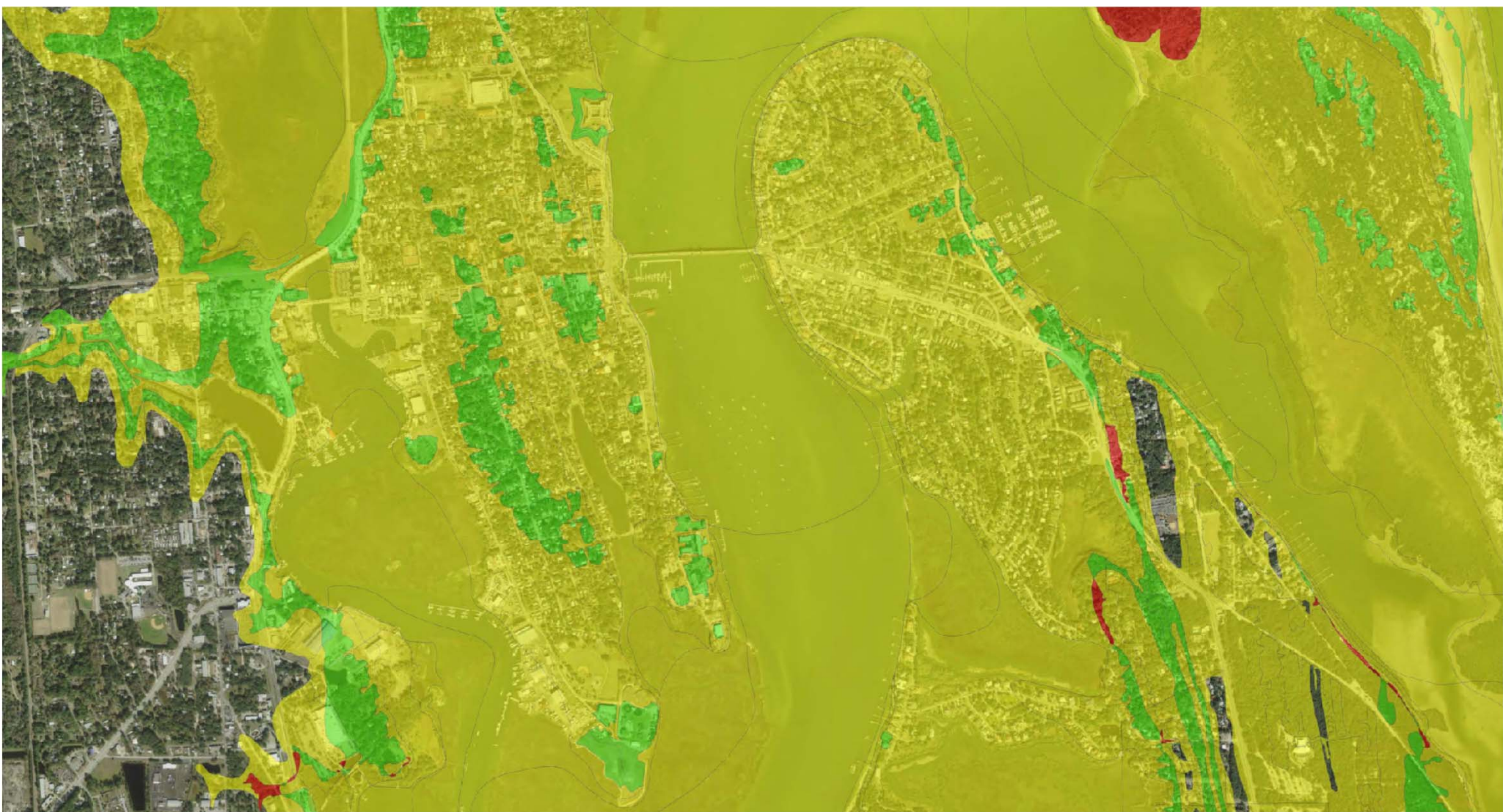
Old FIRM



New FIRM







Datum Elevations Referenced to NAVD 88 (in feet)

Mean Higher High Water (MHHW)

Mean High Water (MHW)

North American Vertical Datum (NAVD 88)

Mean Sea Level (MSL)

National Geodetic Vertical Datum (NGVD 29)

0.00

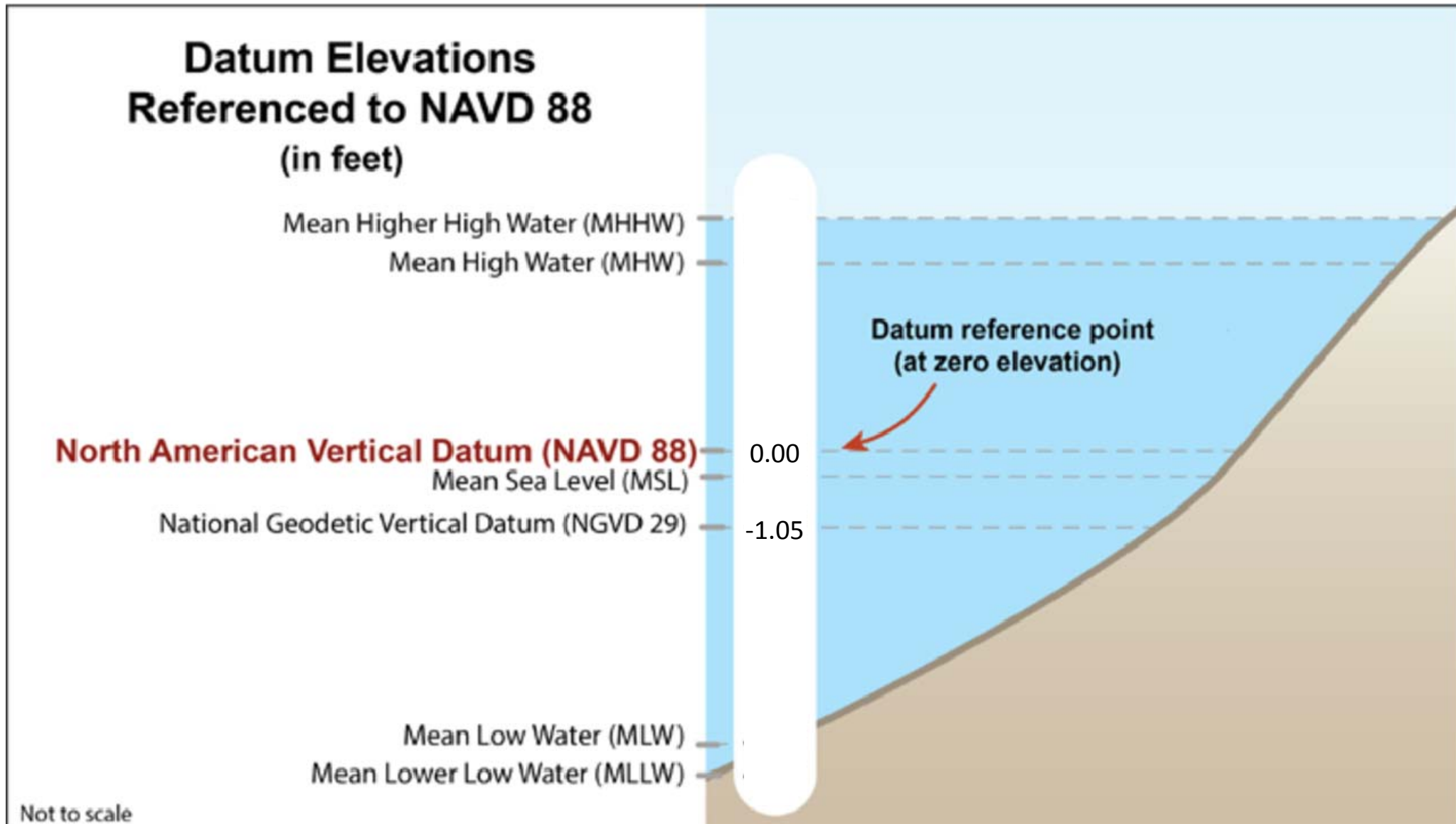
-1.05

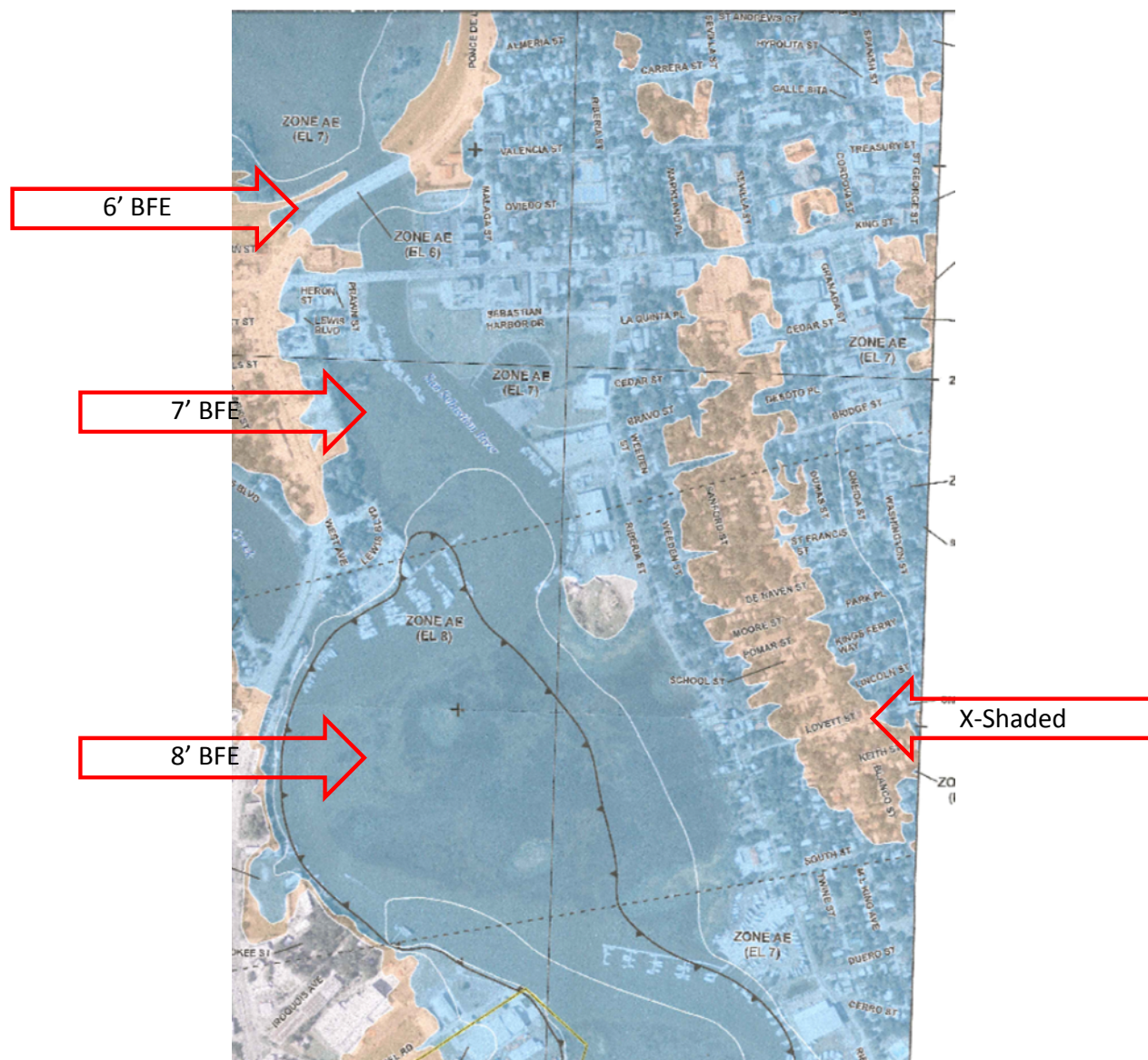
Mean Low Water (MLW)

Mean Lower Low Water (MLLW)

Datum reference point
(at zero elevation)

Not to scale







STANDARD
HOUSING CODE
1997 EDITION

SBCCI

<https://codes.iccsafe.org/content/IPMC2018>

2018
INTERNATIONAL CODES®

IPMC®

A Member of the International Code Family™

INTERNATIONAL
PROPERTY MAINTENANCE CODE®



International Property Maintenance Code (2018)

102.6 Historic buildings.

The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings where such buildings or structures are judged by the *code official* to be safe and in the public interest of health, safety and welfare.

International Property Maintenance Code (2018)

Section 304 Exterior Structure

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Residential Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.

International Property Maintenance Code (2018)

304.1.1 Unsafe conditions. (con't)

5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with adequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

International Property Maintenance Code (2018)

304.1.1 Unsafe conditions. (con't)

9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes, and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

International Property Maintenance Code (2018)

304.1.1 Unsafe conditions. (con't)

13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where approved by the *code official*.

Questions?

Richard “Buddy” Schauland, Jr., CBO, CFM

rschauland@citystaug.com

904.209.4327 – Office

904.495.6701