# City of St. Augustine

## Historic Architectural Review Board

**A G E N D A**

**Thursday, May 23, 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)
6. Continued Items from the previous HARB meetings

a) Certificate of Appropriateness
F2019-0008
(Continued from February 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
F2019-0023
(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.
***Requested a Continuance to the June 20th Meeting***

c) 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.
***Withdrawn***

d) F2019-0035
Certificate of Appropriateness
(Continued from April 18, 2019 meeting)

Marquis Latimer + Halback, Inc. – Applicant
Diocese of St. Augustine – Owner
**60 Cathedral Place**
To make alterations to an existing parking lot and surrounding wall.

e) 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 June 20th Meeting***

7. Certificate of Appropriateness

a) F2019-0051

Greek Orthodox Archdiocese of America – Owner
Polexeni Hillier – Applicant
**41 St. George Street**
To install new pavers in the courtyard area and windows in the building.

b) F2019-0056

Jeff and Judy Fliesser – Owner
L Mariotti Construction – Applicant
**290 St. George Street**
To install a new doorway, a rear porch, and pavers.

c) F2019-0057

TEP, Inc.- Owner and Applicant
**21 and 25 King Street**
To remove and replace sections of two existing storefronts to include installing new windows, doors, and door surrounds.

8. Certificate of Demolition and Partial Demolition

a) F2019-0055

Ben C. and Bonnie Pineau – Owner and Applicant
**131 Marine Street**
To demolish a building constructed in 1956 that is not listed in the National Register of Historic Places or recorded in the Florida Master Site File.

b) F2019-0053

Kenneth Le Donne – Owner
Les Thomas – Applicant
**208 Alerto Street**
To demolish a building constructed in 1965 that is recorded on the Florida Master Site File but is not listed in the National Register of Historic Places.

c) F2019-0052

T-Mack Builders LLC – Owner and Applicant
**11 Nesmith Avenue**
To demolish a building constructed in 1940 that is not listed in the National Register of Historic Places or recorded in the Florida Master Site File.

d) F2019-0054

Te-B-CO Of St Augustine - Owner
TBL Construction Inc. – Applicant
**7 Missouri Avenue**
To demolish a building constructed in 1911 that is recorded on the Florida Master Site File but not listed in the National Register of Historic Places.

9. Opinion of Appropriateness – City Project

a) F2019-0058

City of St. Augustine, Mobility – Applicant
City of St. Augustine – Owner
Various Addresses (Parcel ID: 1961500001, 1961900000, 1113200000, 2134101000, 2035600001, 1593100000)
To install bicycle racks and wayfinding signs for a bike share program.

10. Incomplete Items

a) Variance to Design Standards/Guidelines
F2019-0059

Mellow Mushroom – Applicant
Panic Pizza Inc. – Owner
**410 Anastasia Boulevard**
To install artificial turf on the site.
*Site plan was not included with application at time of submittal. It has since been received.*

11. Planning and Building Staff Approved Permit Report
12. Other Business

a) Discussion and Public Comment Related to the Draft Historic Preservation Element of the Comprehensive Plan including Draft Goals, Objectives and Policies

13. Adjournment

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**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

CITY OF ST AUGUSTINE EST. 1565

**HISTORIC ARCHITECTURAL REVIEW BOARD**
STAFF REPORT AND RECOMMENDATION
Prepared for May 23, 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.

**NO NEW INFORMATION PROVIDED, NO CHANGE TO STAFF REPORT**

F2019-0008
54 St. George Street
May 23, 2019

| | | | |
|---|---|---|---|
| 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

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

STAFF PHOTOGRAPHS:

Photograph taken in 1937

Date Unknown

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.

LIST OF ATTACHMENTS:

1. Florida Master Site File
2. Historic Photographs

RECEIVED
MAY 26 2011
Planning / Building Dept.

UF | UNIVERSITY of FLORIDA

**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,

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

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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

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

IQ

**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

## 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.


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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.

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

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I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1891 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 Charotte 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==

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II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. 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==

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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 possiblity 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 stablization 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 seige 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)

The colonial structure at 54 St. George Street, the Paredes-Dodge House, is best known for its association with the adjacent Rodriguez-Avero-Sanchez House to the north, and for its use in the early 20th century as the dodge curiosity shop.

This site formed the northernmost parcel of a lot owned by Antonio Jose Rodriguez in 1764. Rodriguez, an elderly, invalid infantryman, owned two tabby houses on his property, although they were situated at the southern end. One of there buildings (46' Cuna Street) was reconstructed by the St. Augustine Restoration Foundation, Inc. in 1969.(4) Rodriguez' property was transferred to Jesse Fish when England gained possession of Florida in 1763-64, and Fish sold it as well as the extant Rodriguez-Avero-Sanchez House to the north to Joseph Dyason in late 1768. By this time, however, the two tabby houses had already been demolished.(5)

When Spain reacquired Florida in 1784, this property reverted to the crown which soon granted custody of the small house and 23 Vara (63.25 ft.) lot to Colonel Antonio Fernandez, the son-in-law of Antonia de Avero, the proprietor of the house in 1764. Fernandez, commander of a dragoon company, returned to St. Augustine to regain the former Avero properties.(6) In 1791, however, Governor Quesada sold at public auction properties that had become royal patrimony at the resumption of Spanish dominion in 1784. Don Juan Sanchez, a Spaniard who held the important position of chief master Caulker of the royal works, purchased the house and lot and enlarged the one story, one-room, coquina structure to a two-room, one and one-half story building with

a fireplace and chimney bulging out of the south wall.(7) The enlarged house sat on only half of the 23 Vara lot, and in 1803, the year after Sanchez' death, his widow, Marie del Carmen Castaneda, sold the vacant southern portion (54 St. George St. property) to Juan Paredes, a mariner from Mallonca. Castaneda also gave him wall-sharing rights (arrimo), that is paredes was allowed to reinforce his house against the existing Castaneda house to the Paredes construction a one and one-half story stone house, and, in building up to the Castaneda house, connected his fireplace into the existing flue.(8) On May 4, 1813, Juana Paredes, the daughter of the deceased sailor, sold the property for 1,300 pesos to Pedro Fucha, a farmer and landowner along the North River who also acquired the Rodriguez-Avero-Sanchez House three weeks later.(9) Sometime between 1813 and 1834, Esteban or Stephen Arnau acquired both houses. Deeds documenting the transfer of both properties are not found in Spanish or American records, although Arnau appears as legal properitor on the 1834 clements map of the city.(10)

In 1851 Esteban's widow Margaret D. Arnau recieved this house as part of the settlement of his estate. The property stayed in the family until the 1890's. Some recollections of this house during the Arnau ownership were given in the St. Augustine Record in 1937:

> "Miss Anna Arnau lives in a cottage on Spanish Street that is on part of the property the 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 openwork 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 mortaged the property to Coloniel George L. Eastman, a prominent Flagler era resident of St. Augustine. The mortagage 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 his as "Watchmaker and jewler 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)

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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 Lyman, Curios 54 St George, res. 63 Orange

1940 The Barlow Gift Shop 54 St George

1947 Barlow Gift Shop.

1949 Old Curiosity Shop - Gifts - Mrs. Margaret Wallace

1962 Old Curiosity Shop - Gifts - Mrs. Betty L. Raffaelli

1977 The Old Curiosity Shop (Caroline Buell + Harry R. Buell, Sr.) - Gifts, antiques, collectors items, Cabin Crafts, Shells, Jennie's Cross Stitch.

have not been located. Neither has the original will of Juan Parédes come to light; although there is a codicil filed on February 13, 1811, making new dispositions of his property because of his second marriage, no real estate is mentioned. The documents pertaining to the suit by 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 Escribano, January, 1963, No. 46, pp. 13-14)

On an undetermined date between 1813 and 1834, Fucha sold the house built by Paredes to Estéban Arnau. No deed of the transaction has been found. However, the Clemens Survey of 1834 lists Stephen Arnau as the contemporary owner.

Meanwhile, on June 8, 1819, Pedro Fucha had given Estéban Arnau 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. Arnau, 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. Arnau and Paul Arnau, the administrator of the estate of Estéban Arnau 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 Arnau 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 Arnau, 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 Arnau of Peter Fouche (sic) and being the dwelling house and premises in which said Arnau 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 Arnau 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 Arnau 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 YY, pp. 111-113, St. Johns County Records.)

Subsequent Owners:

April 11, 1900 George L. Eastman, et. ux. to James P. Dodge

(Deed Book 2, p. 177, St. Johns County Records.)

December 8, 1934 — 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. Dormer windows were placed in the west roof slope on the second floor level, for ventilation. The stairway from the first to second floor was rebuilt. The entire roof was re-shingled with Johns-Manville asbestos shingles. This work was done at an approximate cost of $2,500.00.

The following is the text of a bronze marker placed on this house in 1959:

### A Spanish Home

When Spanish rule returned to St. Augustine in 1783, this property, like many others left by the English, reverted to the Spanish Crown, and was sold at public auction. It was purchased by Juan Sanchez and inherited by his widow, Maria Castaneda. Later owners included the 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.

=====

# SITE DATA SHEET

## CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 54 St. George St. Block & Lot BL 12

## CARTOGRAPHIC

existing structure

+1892 (prior to 1892 begin +1888: "priv. res.") 1½ story (prev. 2 storied) "Vac. 5."

+1904 "curios."

+1924 1 story frame "priv. res." towards rear of ~~[illegible]~~ building ~~[illegible]~~ demolished post 30.

## ARCHITECTURAL

## PHOTOGRAPHIC

## OTHER

MEMO FEB. 22, 1989

TO: BOARD OF DIRECTORS/TRUSTEES

FROM: DAVID SCOTT

SUBJECT: PROPOSED FACADE TREATMENT OF THE PAREDES/DODGE HOUSE

The front facade of the Paredes/Dodge House is in need of restoration and rehabilitation. The entire house is in need of an extensive restoration, but because of the lack of funds I propose the following front facade work as a minimum:

1. Re-patch pitted coquina with a soft historic lime based white stucco. (re-stucco entire facade?)
2. Remove inappropriate later addition flower boxes.
3. Remove inappropriate iron grillwork from first story windows.
4. Repair rotted sills, jambs and other deteriorated woodwork.
5. Repaint entire front facade San Augustin White*.
6. Repaint all exterior front facade trim Paredes House Grey*. This color was discovered on the trim on this building and dated to colonial times.
7. Repaint Zocalo either Fatio House Red or King's Bakery Black. We might want to eliminate the Zocalo altogether for we don't have historic evidence that the house had a Zocalo. I think that if we decide to have a Zocalo on the house that it should be King's Bakery Black because that is the only documented Zocalo color yet found in St. Augustine and I think it would match well with the grey trim.

*Historic Colors of Spanish St. Augustine, City of St. Aug.

PAREDES/DODGE RESTORATION, PRELIMINARY COST ESTIMATE

SAN AGUSTIN ANTIQUO FOUNDATION

FEB. 28, 1989

1. PRELIMINARY RESEARCH ALLOWANCES

| | |
|---|---|
| 1. Historic/ Architectural Research | |
| A. Staff labor | 300 hrs. |
| 2. Archeological Research | |
| A. Staff labor | 450 hrs. |
| 3. Paint analysis, $75 first, $50 each after | $575 |
| 4. Architectural drawings | $5,000 |

2. SITE WORK

| | |
|---|---|
| 1. Landscape rear garden (historic) | $8,500 |
| A. Staff labor (research) | 100 hrs. |
| 2. Remove second story 1949 partitions | $2,000 |
| 3. Remove second. story floor, 1949 addition | $2,225 |
| 4. Remove building in rear yard | $1,200 |

3.& 4. CONCRETE AND MASONRY

| | |
|---|---|
| 1. Grind and repair tabby floor. | $4,800 |
| 2. Replace coquina 2nd story wall | $2,200 |

5. METALS

1. Remove later iron grates on windows $150

2. Stabilize structural steel implants $1,800

6. ROUGH AND FINISH CARPENTRY

1. Rebuild roof rafters, replace inappropriate later material with accurate reproductions $8,800

2. Remove shingles and replace with hand split shakes. $8,500

3. Labor/materials to re-configure roof and correct later overhang & front facade work. $4,100

4. Re-build rear room and stairs $9,400

5. Re-deck 5/4 X 8 roof $6,200

7. DOORS AND WINDOWS

1. Replace front windows, first story $3,600

2. Repair, restore second story windows $2,000

3. Construct historic shutters $1,500

8. FINISHES

1. Repair or replaster interior $4,600

2. Repair plaster on front exterior $1,000

3. Paint exterior (historic) $3,800

4. Paint interior (historic) $4,900

8. FINISHES, CONT.

| | |
|---|---|
| 5. Repair, restore, or replace interior details. Remove later inappropriate additions. | $9,000 |
| 6. Historic hardware (hand forged) | $2,200 |

9. MECHANICAL

| | |
|---|---|
| 1. Remove existing plumbing | $1,500 |
| 2. Rebuild historic well in rear yard | $3,200 |

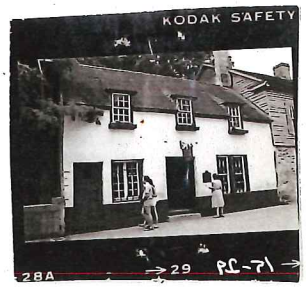
10. ELECTRICAL

| | |
|---|---|
| 1. Remove and reconfigure electrical service | $2,500 |
| 2. Rewire electrical | $1,800 |
| 3. Fixture allowance | $1,000 |
| 4. HVAC (5 ton) | $6,000 |
| 11. CONTINGENCY COSTS (10%) | $11,405 |
| TOTAL CONSTRUCTION COSTS | $125,455 |

NOTE: This estimate represents the restoration costs for the Paredes/Dodge House. If special load testing analyses are required an additional $3,000 would be spent.

This estimate also includes a minimum of 850 Staff hours and that figure could double depending upon unexpected expenses.

1903



# DODGE HOUSE

NEED CHAIN OF TITLE

- Bet 1813 + 1834 Fucha sold house to Esteban Arnau + it stayed in Arnau family til 1890's.
- clipping about Anna Arnau describes
- Mortgaged by Arnau 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 SAHS.

## *The Nation's Oldest City*

Founded in 1565 by Don Pedro Menendez de Aviles, San Augustin was the capitol of Spain's colony of La Florida. With Florida ceded to Great Britain following the Seven Years War, St. Augustine served as the capitol of British East Florida from 1763 to 1783, then returned, by treaty, to Spanish rule until becoming a United States territory in 1821.

In the 16th Century, Spanish La Florida reached as far north as the Chesapeake Bay, with fortified outposts extending into central Tennessee. Enclosed by palisades and redoubts by 1740, the Walled City of St. Augustine was the military hub of this region, defended by the massive Castillo de San Marcos. The English privateer, Sir Francis Drake, burned the city in 1586, pirates sacked it in 1668, South Carolinians besieged and burned it in 1702, and British troops under Oglethorpe bombarded it in 1740. Despite fires, hurricanes and wars with the Indians, French, Pirates and British, St. Augustine has survived as the oldest continually occupied European settlement in the United States, retaining a unique heritage, culture and architectural style.

## *St. Augustine's Spanish Past Revealed Through Paint Research*

In 1987, the St. Augustine Planning and Building Department received grant monies from the U.S. Department of the Interior, through the Florida Bureau of Historic Preservation, to research paint colors used by the Spanish colonists. Previously, paint colors used in restorations and reconstructions were determined from archival records, from use in other Spanish colonies or from those commonly used on later historic buildings. The restoration firm of Buchanon, Seale, Phillips, Opperman and Welsh was retained to analyze the surfaces of fifteen colonial buildings.

The paint colors discovered are representative of St. Augustine from about 1750 to the end of Spanish rule in 1821. This analysis confirmed written accounts that indicated the dominance of white masonry walls and houses, lending early St. Augustine the appearance of a Mediterranean coastal town. However, a new palette of colors used for trim and woodwork was discovered.

**St. Augustine City Commission**

Kenneth H. Beeson, Jr., Mayor
James Costeira, Vice-Mayor
John Gianotti
Vicki L. Sellner
Henry L. Twine

Michael A. Rourke, City Manager

**Coordinated by the**
**Planning and Building Department**

Special acknowledgement is extended to the firm of Buchanon, Seale, Phillips, Opperman, and Welsh

# *Historic Colors of Spanish St. Augustine*

*St. Augustine, Florida*

## *Recreating the Colors of Spanish St. Augustine*

Historically, whitewashes or limewashes were much more common than oil based paint (white lead mixed with linseed oil). Whitewash was the premier preservative for wood, especially important in the subtropics as St. Augustine had limited timber resources.

Many colonial buildings and walls were masonry, either quarried shell-stone (coquina) or poured shell aggregate concrete (ripio, piedra de ostion or tabby). Both coquina and tabby are porous and function best when sealed. Stucco, made by calcining seashells, also required a sealing coat of limewash or whitewash. Limewashes were also primarily made from lime extracted from seashells. White walls and buildings dominated but archaeological records indicate that mustard yellow, dark cobalt blue, ochre and other pigments were occasionally added to tint the basic whitewash and stucco. These colors were usually deep and subdued. However, "DeMesa House Pink" was identified by the paint analysis. Since white was the most commonly used base color, the use of any other base color should be carefully considered.

Whitewashes were applied with coarse brushes that left brush marks evident in the surface. This effect can be obtained by using specially formulated (thicker) paints. Paint should not be applied too evenly but workmanship should not appear crude. Due to the effects of rain on whitewash, a streaked look developed with the undersurface showing through in places.

White walls were easily mud-splashed and a horizontal band of darker paint about two to three feet high, called a zocalo, was occasionally used to lessen this effect. "King's Bakery Black" has been documented as a zocalo color, but other colors may be appropriate.

Wood trim was usually painted with two coats of oil based paint. Three coats usually characterized the finest houses. Due to the use of hog-hair bristle brushes, delicate brushmarks (called ropiness) were evident in the surface. On fine masonry houses the wood trim - doors, door frames, window frames and sashes, shutters and balconies - were usually finished with glossy lead-in-oil paints.

Based upon paint analysis research, the City of St. Augustine has created a palette of authentic Spanish Colonial St. Augustine paint colors. These colors may be used for the restoration or reproduction of historic St. Augustine architecture, or to beautify any masonry or Mediterranean style building. St. Augustine colors documented by paint analysis and their contemporary counterparts are outlined here, as are other Spanish Colonial colors documented by archaeological research.

## *Historic Colors of Spanish St. Augustine*

*San Augustin White*

*Canova House White*

*King's Bakery Black*

*DeMesa House Pink*

*Peck House Green*

*Gonzalez-Alvarez House Grey*

*Paredes House Grey*

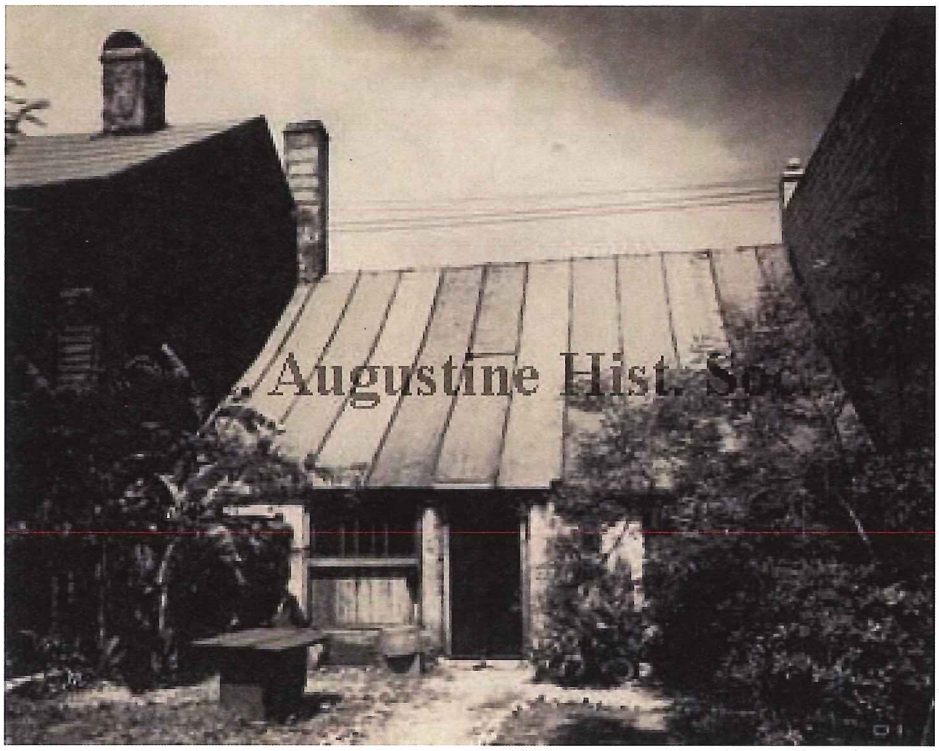
*Solana House Brown*

Color chips approximate the actual paint color and are subject to the effects of age, heat, and light.

## *Historic Colors of Spanish St. Augustine*

| Color Name | Body | Zocalo | Trim | Benjamin Moore | Sherwin Williams |
|---|---|---|---|---|---|
| San Augustin White | • | | | Pure White | Pure White |
| DeMesa House Pink | • | | | 038 | BM-71-10 |
| Fatio House Pink | • | | | 054 | --- |
| King's Bakery Coral | • | | | 040 | --- |
| King's Bakery Black | | • | | 1652 | --- |
| Canova House White | | | • | 935 | 94408 |
| O'Reilly House White | | | • | 942 | --- |
| Gonzalez-Alvarez House Grey | | | • | 1474 | BM-80-21 |
| Fatio House Grey | | | • | 1475 | BM-80-22 |
| Paredes House Grey | | | • | HC-105* | BM-80-30 |
| Fatio House Red | | • | • | Morris Town Red* | 94325 |
| Solana House Brown | | • | • | 1259 | --- |
| Peck House Green | | | • | 693 | BM-78-8 |
| Light Ochre** | • | | • | 144 | BM-74-28 |
| Ochre Tan** | • | | • | 222 | 94077 |
| Dark Mustard** | | | • | 182 | 94184 |
| Terra Cotta** | | | • | 105 | 94358 |
| Medium Mauve** | | | • | 1257 | --- |
| Deep Mauve** | | • | • | 1258 | --- |
| Clay Red** | | • | • | 1204 | BM-71-16 |
| Maroon Red** | | • | • | 1260 | --- |
| Grey Blue** | | | • | 744 | --- |
| Shutter Blue** | | | • | 748 | --- |

Note: Use flat finish for body and zocalo. Use semi-gloss and gloss finish for trim.
*Custom Color
**Documented through archaeological research by the St. Augustine Archaeological Society and the Historic St. Augustine Preservation Board.


Augustine Hist. Soc.

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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 |
| $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. 2019-0008

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 Tricky)
   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.*

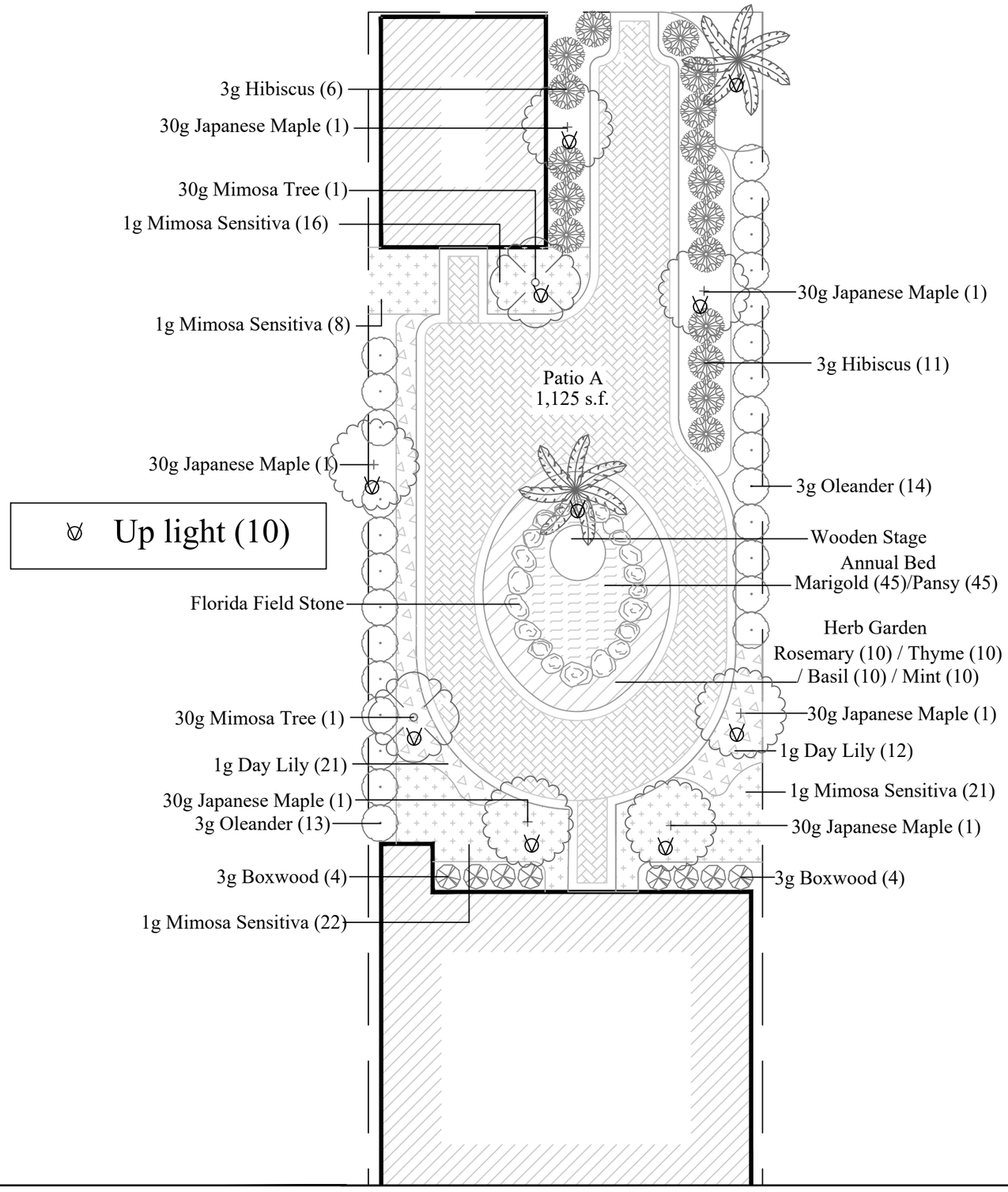
PRINT APPLICANT'S NAME Gerald Dallaire

SIGNATURE OF APPLICANT [signature] DATE 1-10-19

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____ Digitally signed by William Triay DN: cn=William Triay, o=UFHSA, ou=UF, email=btriay@ufl.edu, c=US Date: 2019.01.15 15:21:45 -05'00' 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.




Earth Works, Inc.
12501 Beach Blvd
Jacksonville, FL 32246

EARTH WORKS GARDEN CENTER

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

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

SHEET TITLE
Planting Plan

L-1
SHEET

# 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

| Common Name | Scientific Name |
| --- | --- |
| 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 |

# 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:

# 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.

# 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:**<br>**16015** = Small 15° Spot<br>**16016** = Small 35° Flood<br>**16017** = Small 60° Wide Flood<br>**16018** = Large 15° Spot<br>**16019** = Large 35° Flood<br>**16020** = Large 60° Wide Flood<br><br>**2 Product Finish:**<br>**AZT** = Textured Architectural Bronze<br>**BKT** = Black<br>**CBR** = Centennial Brass<br>**WHT** = Textured White (only in 35°)<br><br>**3 Color Temperature:**<br>**27** = 2700K, Warm White<br>**30** = 3000K, Pure White | |
| *Example:* 16018 CBR 30 | 1 6 0 1 8 C B R 3 0 | |
| Wattage/VA, Delivered Lumens & Efficacy | **Level 1** = 2W/3.5VA, 100 lm, 50 lm/W<br>**Level 2** = 3.5W/5.5VA, 200 lm, 57 lm/W<br>**Level 3** = 5.5W/7.5VA, 300 lm, 55 lm/W<br><br>**Factory set at Level 2(200 lm/20W Equivalent)**<br>*Lumen levels are the same for 2700K and 3000K* | **Level 1** = 5.25W/8.5VA, 400 lm, 76 lm/W<br>**Level 2** = 8.5W/12.5VA, 600 lm, 70 lm/W<br>**Level 3** = 12W/17VA, 835 lm, 69 lm/W<br><br>**Factory set at Level 1 (400 lm/35W Equivalent)**<br>*Lumen levels are the same for 2700K and 3000K* |
| Halogen Replacement | Level 1 = 10W<br>Level 2 = 20W<br>Level 3 = 30-35W | Level 1 = 35-40W<br>Level 2 = 50W<br>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, BKT, 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.<br>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<br>**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**

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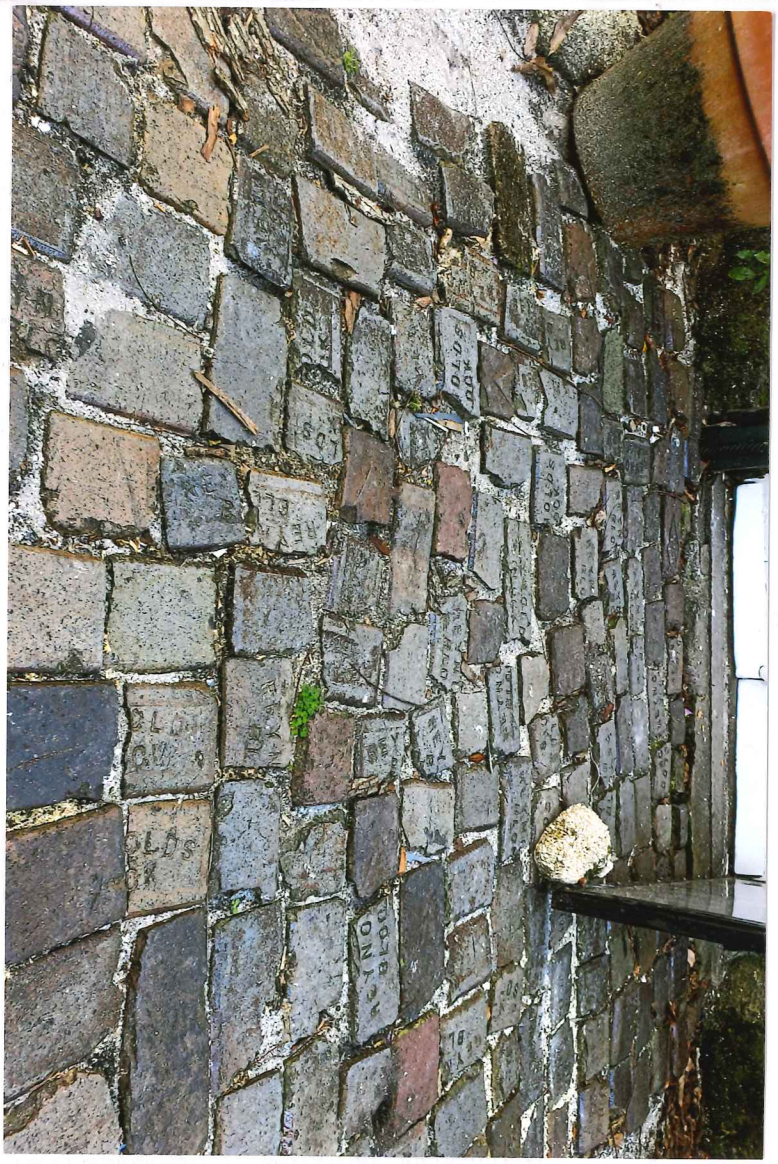
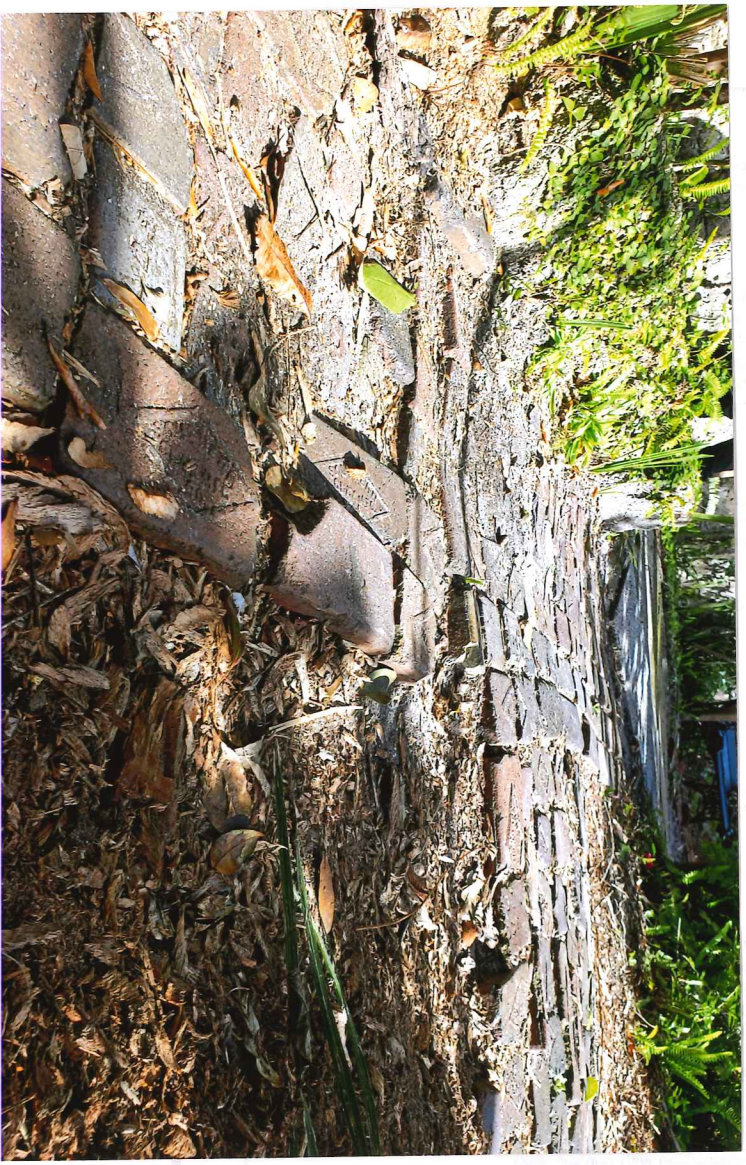
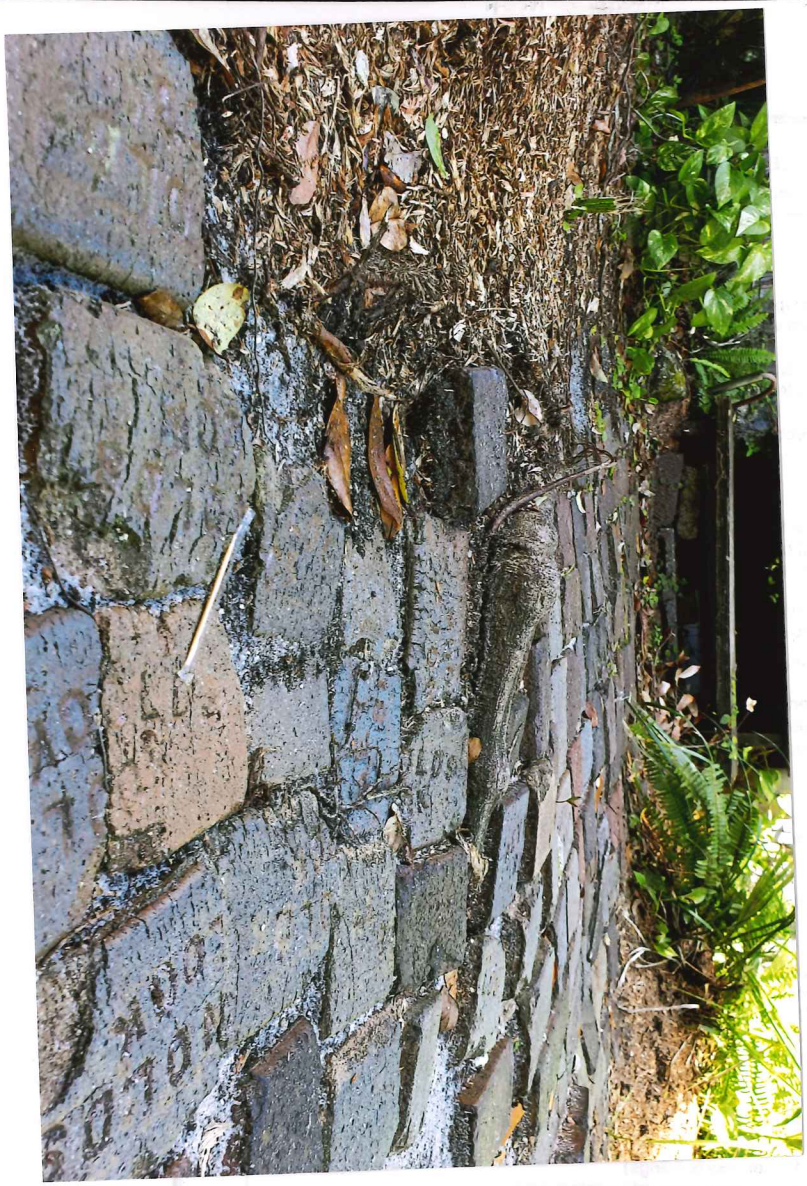
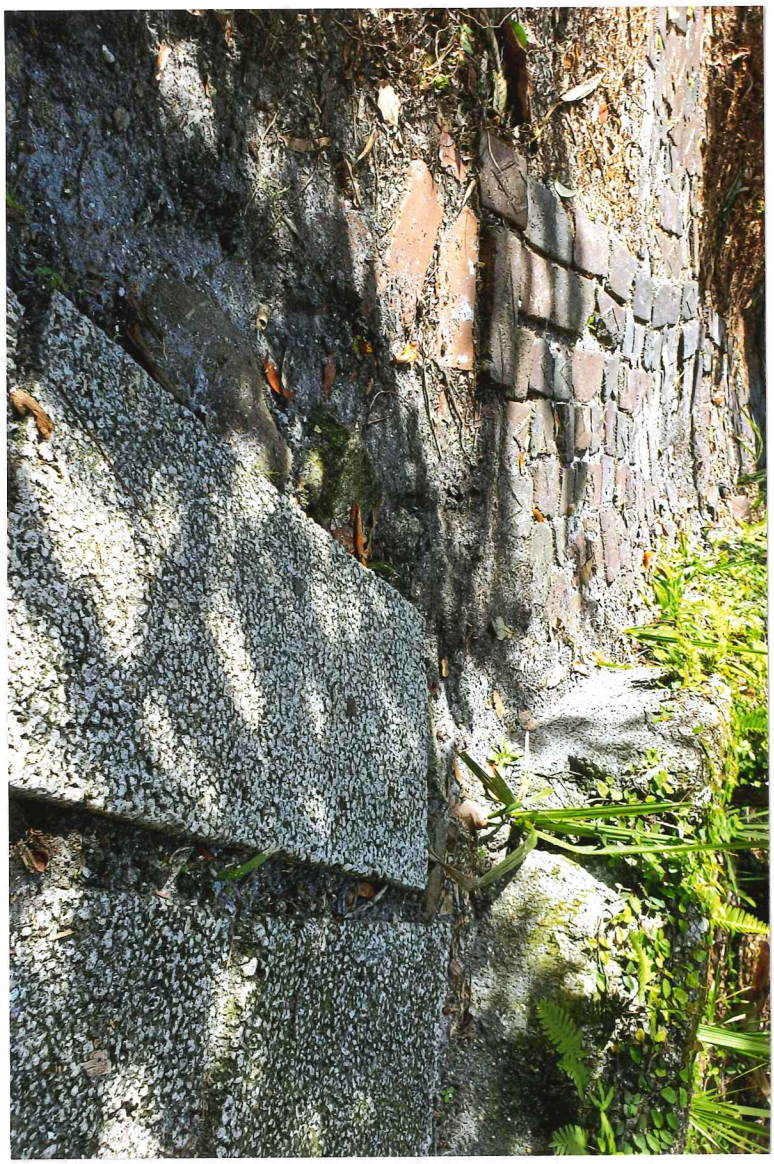
KICHLER





REYNOLDS





## COMPLETENESS REVIEW CHECKLIST

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MP 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**

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

Project number: _____ Project Address: 54 St. George

Reviewed by: Kelli Mitchell Date: 1/11/19

## COMPLETENESS REVIEW CHECKLIST

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JP 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**

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

Project number: _____ Project Address: 54 St. George

Reviewed by: Kelli Mitchell Date: 1/11/19

# 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

Florida Department of State, Division of Corporations

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:

COPY

PARCEL 1 (Blacksmith Shop and Harness Shop). Property Appraiser Parcel No. 1-0196750-0000

A lot of land in the northeast corner of Block Eight (8), St. Augustine, Florida, described as follows: Beginning at the intersection of the south line of Cuna Street and the west line of Charlotte Street; thence westerly along the south line of Cuna Street seventy-eight (78) feet; thence southerly at an angle to the right of Cuna Street of 88 degrees 36 minutes forty-six and fifty-two hundredths (46.52) feet, more or less, to the south boundary line of the property conveyed to Rosa I. Bennett by deed dated June 20, 1902 and recorded in Deed Book 5, Page 132, Public Records of St. Johns County, Florida; thence easterly along the said southerly boundary line, seventy-four (74) feet to the west line of Charlotte Street; thence northerly along the west line of Charlotte Street forty-six (46) feet, more or less, to the point of beginning. Being the same land conveyed to party of the first part by deed from Julia B. Judson, unmarried, recorded in Official Records Book 107, Page 52, Public Records of St. Johns County, Florida;

Documentary Tax Pd. $ .55

$ 40 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns County By: [illegible] D.C.

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 Theador 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;

COPY

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

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.

COPY

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.

And

PARCEL 10. Property Appraiser Parcel No. _____

Commence at the Southeast corner of Cordova and Hypolita Streets, in the City of St. Augustine, Florida and run North 82 degrees 45 minutes East along the South line of Hypolita Street 73.13 feet to an iron pipe in the South line of Hypolita Street and the Point of Beginning; from said Point of Beginning, run thence South 9 degrees 11 minutes East 60.88 feet to an iron pipe in the North line of that certain tract described in deed from Joy Carter Clark to Glen M. Millard and Patricia A. Millard recorded in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; run thence North 83 degrees 38 minutes East 25.4 feet, more or less, to the Northeast corner of said tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; thence South 6 degrees 49 minutes East along the Eastline of the tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida, a distance of 27 feet, more or less, to a point that is North 81 degrees 46 minutes East, 90.8 feet from the Northwest corner of the Dragoon Barracks Lot, as conveyed to J.D. Thompson and Harold E. Ryman of March 2, 1935, said Northwest corner being marked by an iron marker 181.4 feet North along the East line of Cordova Street from a U.S. monument marking the Southwest corner of said Dragoon Barracks Lot; thence run South 6 degrees 44 minutes East 10 feet to a 3/4 inch iron pipe; thence North 81 degrees 46 minutes East 69.25 feet; thence North 6 degrees 34 minutes West 10 feet to a point 30 feet West of the Southeast corner of Lot 10, Block 18, acccording 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.

COPY

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.

SUBECT 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

more or less, to lot formerly of Mary Ponce; thence South 8 deg. 00' East along said Ponce lot 80 feet more or less to the N line of Cuna St., thence East along north line of Cuna Street 50.66 to the Point of Beginning.

And

PARCEL 11B. Property Appraiser Parcel No. 1-0197440-0000

Commencing at the northwest corner of the intersection of the property lines of Cuna and St. George Streets, which point is also the southeast corner of Block Twelve (12); thence northward along the west property line St. George Street one hundred twenty-one (121) feet one inch to the northeast corner of lot Nineteen (19), Block Twelve (12), which corner is marked by a nail driven in the wall at the junction of the Dodge House and the Watkins House and is the point of beginning of this description; run thence south thirteen (13) degrees east 33.5 feet to the south face of a concrete monument or marker; thence South 78 degrees fourteen (14) minutes west 105.3 feet to the southwest fence corner of Lot nineteen (19) and marked by an iron pipe; thence north eight (8) degrees twenty-one (21) minutes west 36.2 feet to the northeast corner of Lot Nineteen (19) marked by an iron pipe thence north eighty (80) degrees thirty-two (32) minutes east 73.33 feet to the junction of the fence with the Watkins House; thence South nine (9) degrees twenty-eight (28) minutes east 1.2 feet along the Watkins House to its Southwest corner; thence North seventy-seven (77) degrees nineteen (19) minutes east twenty-nine (29) feet to place of beginning.

SUBJECT to a mortgage on Parcel 11-A and 11-B executed by San Agustin Antiguo Foundation, Inc. dated December 21, 1988, recorded in Official Records Book 806, page 297 of the public records of St. Johns County, Florida, which the Grantee neither assumes nor agrees to pay.

COPY

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

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 3.98 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

COPY

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

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;

Copy

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

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.

COPY

AND ALSO a permanent easement for driveway purposes for the use of party of the second part, its tenants, lessees, licensees, customers, guests, visitors, invitees, successors and assigns, respectively, over and across a parcel of land in Block 12 according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the intersection of the north line of Cuna Street and the east line of Spanish Street; thence N 8 degrees 42' W 149.0 feet along the east line of Spanish Street to the point of beginning; thence continue N 8 degrees W 10.0 feet; thence N 83 degrees 10' E 75.1 feet to a point on the west line of the property described in Deed Book 217, page 32 of the public records of St. Johns County, Florida; thence S 2 degrees 33' E 1.8 feet to the southwest corner of the property described in Deed Book 217, page 32; thence continue S 2 degrees 33' E 8.2 feet; thence 83 degrees 10' W 74.03 feet to the point of beginning.

The permanent easement above described being the north 10 feet of the parcel of land described in Deed Book 218, page 33 of the public records of St. Johns County, Florida;

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

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:

Reta H. O'Brien

Tina D. Williams

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

By: John Sundeman
Its Chairman:

Attest: Earle W. Newton
Its Executive Director

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared John Sundeman and Earle W. Newton to me known to be the Chairman and Executive Director of the grantor who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of September, 1990.

Elizabeth T. Delpeari
Notary Public, State of Florida at Large

My Commission Expires: Nov. 4, 1990

(SEAL)

COPY

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.

90 OCT -1 AM 11:02

Carl "Bud" Markel
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<br>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)<br>*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<br>PO BOX 115050<br>ATTN PLANNING DEPT<br>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

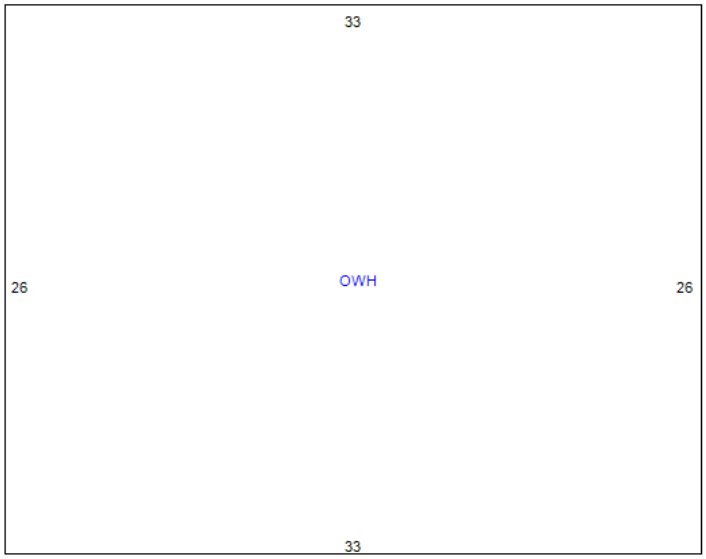
## Tax Estimator

Tax Estimator

## Map

## Sketches

| | Room Type | Area |
|---|---|---|
| | OWH | 0 |

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Developed by Schneider GEOSPATIAL

Full line of Hurricane Impact & Non-Impact Windows & Doors

Office: 904-819-5606
Fax: 904-819-5607

**Derek Crosby**
904-501-7780 cell

Extreme WINDOW & DOOR SOLUTIONS

Hi Kelli,

For The Delorenzo Family Trust. Property at 74 Marine St. / Derek Crosby from Extreme Windows & Doors am asking for a Continuance at the next meeting on June 20th.

Thank you:
Derek Crosby: Pas.

andrea@thewrightlawfirm.net

**Wire Fraud: If anyone from our office requests by email that you wire funds, you must confirm the wire information with our office by telephone before wiring any funds to our attention. Failure to do so may result in your loss of your funds. Additionally, our office no longer accepts cashier checks for closings. All funds brought to closing must be sent by wire only. Thank you for helping us keep everyone safe.**

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**From:** Andrea N Wright
**Sent:** Tuesday, May 14, 2019 1:23 PM
**To:** Jennifer Wolfe <jwolfe@citystaug.com>
**Subject:** RE: 317 Anastasia Boulevard Tiny House

Good afternoon Jenny,

Karen went out of town for a couple of weeks. After our Friday review meeting, we feel as though we have the necessary information to proceed with the tiny house.

Karen and I discussed it at length and we both feel that we should select a different tiny house to place on that lot. Something a little more cottage like.

As such, Karen suggested that I withdraw the current application scheduled for May hearing and we will re-submit a proposal with a new tiny house along with the information requested at Friday review.

Please let me know what else you would need from me on this at this time.

Thank you

**Andrea N. Wright**

City of St. Augustine

**HISTORIC ARCHITECTURAL REVIEW BOARD**
STAFF REPORT AND RECOMMENDATION
Prepared for May 23, 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.

F2019-0035
60 Cathedral Place
May 23, 2019

| | | | |
|---|---|---|---|
| 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: | 6(d) | Previous Action(s): | 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 walls.

- The applicant has made alterations to the design. No new landscaping will be added to the property, and the existing attendants stall will remain in its current location. The proposed signs will also be placed on a coquina pillar within the property line.
- According to the city sign code, changeable signs are not allowed within the HP-2 Zoning Districts.
- The parking sign on the top of the coquina column is not architecturally compatible with the coquina wall.
- 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.
- Stucco over masonry is appropriate wall material.
- According to the applicant, repair work will be done in kind. For the coquina piers, the materials will match as closely as possible and will not be repointed.
- The lot is currently covered in asphalt and replacing it with matching material will be appropriate.
- The applicant should verify if the new curbing will be painted.
- If ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size, the proposed project could meet the ground-disturbance criteria outlined in the archaeological preservation ordinance.

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 Sercretary of Interior Standards 5, 6, and 10 and with the following conditions:

1. 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.
2. The applicant if the new curbing will be painted.

*Kelli Mitchell*

_____
Kelli Mitchell, Historic Preservation Planner

STAFF PHOTOGRAPHS:

SUMMARY SCOPE OF WORK:

- Remill and restripe the parking lot
- Install new lighting and new signs
- Repair the existing masonry and stucco walls as well as the coquina 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, facia 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.

LIST OF ATTACHMENTS:

1. N/A

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# 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. 2019-0035

Receipt No. 1578295 Meeting Date: April 18, 2019

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

1. 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.*
2. 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 _____
3. PROJECT STREET ADDRESS 60 Cathedral Place, St. Augustine, FL 32084
4. LEGAL DESCRIPTION: Lot 2 Block 15 Subdivision _____ Parcel 1976700000
5. EXISTING USE PARKING PROPOSED USE PARKING
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)

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| REPAIR | REPLACE | | |
|---|---|---|---|
| ☐ | ☐ | Roof | |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) | |
| x | x | Exterior finishes (stucco, masonry, siding) | Repair and re-stucco existing block wall, repair ironwork, replace sign board on existing pillar. |
| ☐ | ☐ | Porch/Deck/Balcony | |
| ☐ | ☐ | Awning/Canopy | |
| ☐ | ☐ | Exterior Doors | |
| ☐ | ☐ | Windows | |
| ☐ | ☐ | Shutters | |
| ☐ | ☐ | Foundation (including infill) | |
| ☐ | ☐ | Exterior lighting & other appurtenances | |
| x | ☐ | Existing fences, walls & gates | Repair and re-stucco wall base, repair ironwork. |
| ☐ | x | Existing parking, walkways & other site features | Resurfacing/restriping of parking lot, shift of some curbing. |

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

- [ ] New building
- [ ] New addition
- [ ] New roof structures (dormers, chimneys, etc.)
- [ ] New porch/deck/balcony
- [ ] New awning/canopy
- [ ] New entrances
- [ ] New window opening/sashes
- [x] 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 - for ML+H

SIGNATURE OF APPLICANT Carter Gresham DATE 03.22.19

PRINT OWNER'S NAME Father Tom Willis

SIGNATURE OF OWNER Thomas Willis 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.

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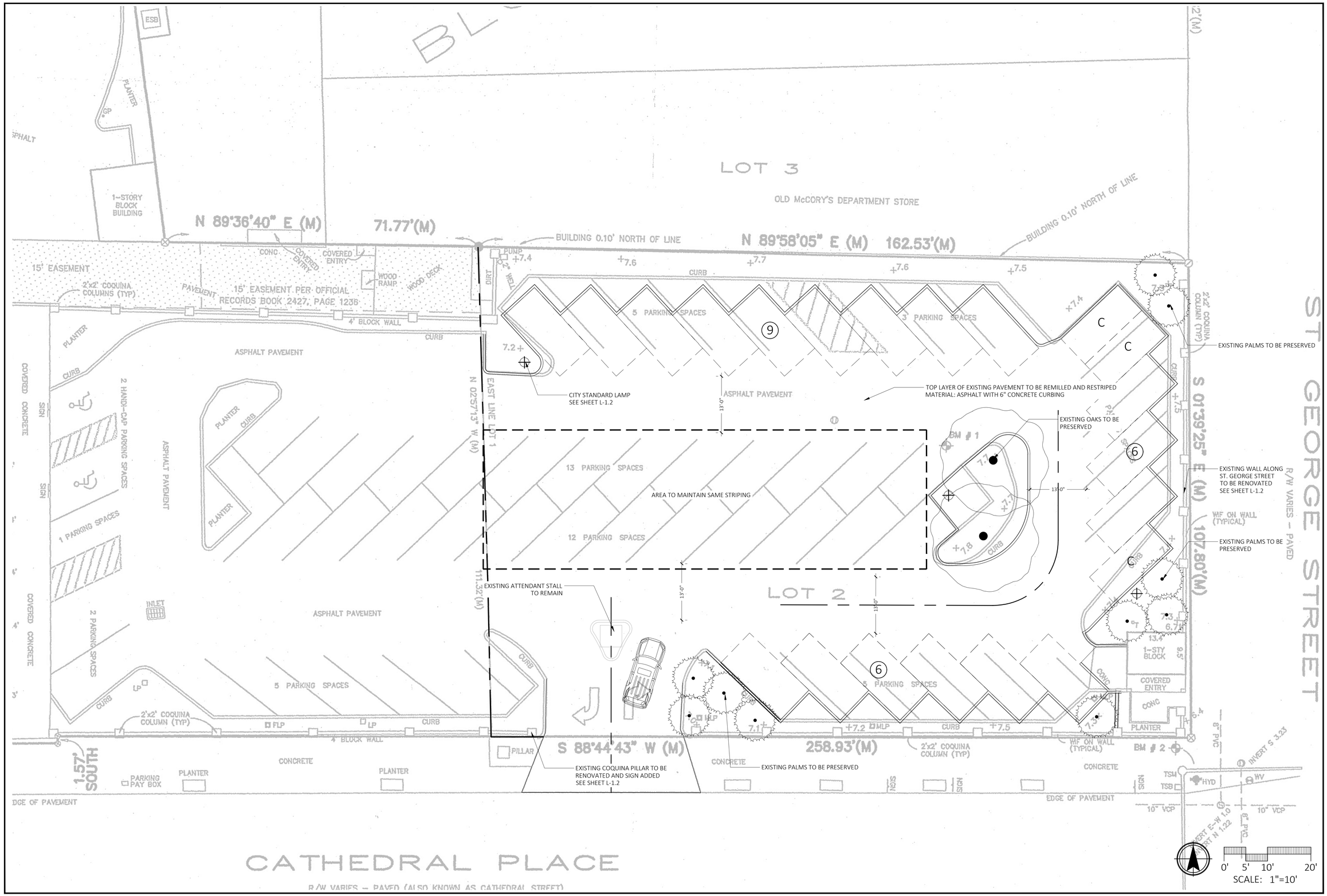



| SYM | DESCRIPTION | DATE | APPR |
|---|---|---|---|
| | HARB RESUBMITTAL | 05/13/19 | |
| | HARB SUBMITTAL | 03/21/19 | |
| | CLIENT REVIEW - SCHEMATIC DESIGN | 03/08/19 | |

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

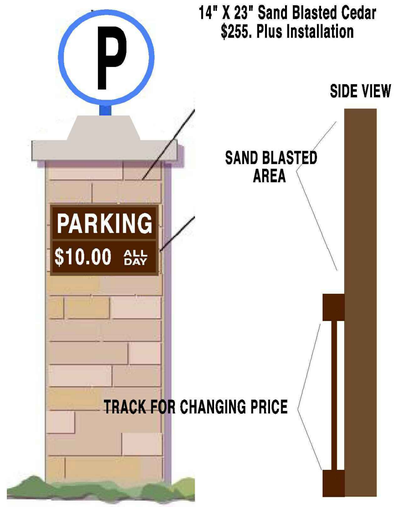
63 Cathedral Place, St. Augustine, FL 32084

## PARKING LOT REMILLING LAYOUT

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

DRAWING NO.: L-1.1

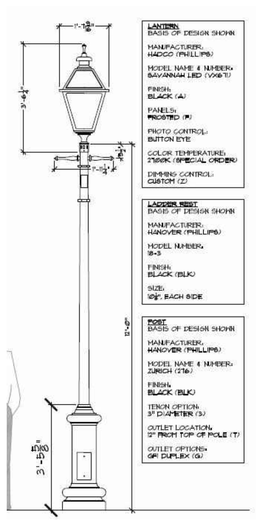
Signs by
Darrel Gallas
51 SOUTH DIXIE HWY.
ST. AUGUSTINE, FL.
32084



3
L-1.2
PILLAR SIGN
not to scale

CATHEDRAL WALL
EXISTING COLOR OR BUILDING ACROSS ST. GEORGE STREET

1
L-1.2
EXISTING WALL UPDATES
not to scale




2
L-1.2
CITY STANDARD LAMP POST
not to scale

| SYM | DESCRIPTION | DATE | APPR |
|---|---|---|---|
| | HARB RESUBMITTAL | 05/13/19 | |
| | HARB SUBMITTAL | 03/21/19 | |
| | CLIENT REVIEW - SCHEMATIC DESIGN | 03/08/19 | |

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

## Kelli Mitchell

**From:** Carter Gresham <carter@halback.com>
**Sent:** Tuesday, May 14, 2019 12:55 PM
**To:** Kelli Mitchell
**Cc:** John Garofalo; Jeremy Marquis
**Subject:** RE: 60 Cathedral

Hi Kelli,

Yes to both questions. The intention of any repairs to the coquina is to match as closely as possible so that the repair isn't noticeable. Curbing will not be painted.

Please don't hesitate to reach out if you have any other questions.

Thanks!

**Carter Gresham,** Senior Associate
Associate ASLA
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
**904.547.1486 (c)**
904.825.6747 (o)

---

**From:** Kelli Mitchell <kmitchell@citystaug.com>
**Sent:** Tuesday, May 14, 2019 11:09 AM
**To:** Carter Gresham <carter@halback.com>
**Subject:** 60 Cathedral

Morning,

Just so we have it in writing, all repair work to the coquina pillars will be done like for like (material wise).

One minor question: will the new curbing be painted? I was under the impression that it wasn't, but I wanted to verify so that I can get all of my ducks in a row.

**Kelli Mitchell**
**Historic Preservation Planner**

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

P: (904)209-4283
F: (904)209-4335
E: kmitchell@citystaug.com

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MAY 14 2019
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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. |

CONTINUED

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

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**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**

| | | | |
|---|---|---|---|
| ☑ | ☐ | ☐ | 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:

_____

_____

Project number: _____ Project Address: 60 Cathedral Pl.

Reviewed by: JWolfe Date: 3/22/19

# 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 |

Florida Department of State, Division of Corporations

# 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 |

Florida Department of State, Division of Corporations

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

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").

COPY

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,

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.

COPY

OR BK 3233 PG 528

EXECUTED on the date set forth in the acknowledgment attached hereto to be effective as of the 25th 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:

Name: Terry Howell

Name: Blake Purnell

By: _____
JAY TAYLOR, Senior Vice President

[Corporate Seal]

STATE OF Texas
COUNTY OF Dallas

COPY

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
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-15-12
(SEAL)

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

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

## 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

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

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.

COPY

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

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.

COPY

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<br>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<br>*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<br>ATTN: REV VICTOR GALEONE<br>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 |
| Asphault 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.

Developed by Schneider GEOSPATIAL

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

Version 2.2.7

City of St. Augustine

**HISTORIC ARCHITECTURAL REVIEW BOARD**
STAFF REPORT AND RECOMMENDATION
Prepared for May 23, 2019 Meeting

Application: 2019-0051 Address: 41 St. George Street

Greek Orthodox Archdiocese of America, Owner Polexeni Hillier, Applicant

Project description: To install new pavers in the courtyard area and windows in the building.

| | | | |
|---|---|---|---|
| Architectural Style: | Spanish Colonial | Florida Master Site File: | 8SJ1026 |
| National Register: | Contributing to the St. Augustine Town Plan Historic District | Construction date: | 1743 |
| Archaeology Zone: | 1A | Zoning District: | HP3 |
| Parcel number: | 196470 0000 | | |
| Agenda Item: | 7(a) | Previous Action(s): | N/A |

**STAFF SUMMARY AND ANALYSIS:**
The applicant is presenting a Certificate of Appropriateness to install new pavers in the courtyard area and windows in the building.

- Based on a National Register Nomination and historic photographs, the building has had different windows types historically. The building was restored in 1979, but it is unclear when the windows were removed.
- The proposed 6/6 windows are wood clad. The applicant should consider a more appropriate colonial designed window such as a 1/1 wood window.
- The applicant should consider using a material such as poured coquina concrete to better match the existing walkway and should reduce the amount of paving as it appears out of scale with the size of the space.
- Some holly fern is already located on site and is native to Florida. It is not listed in the AGHP, however, and the applicant should consider a more compatible plant.
- The proposed drainage element is compatible as it is unobtrusive and hidden behind landscaping. The applicant has also agreed to cover it with river gravel.
- The proposed paint color for the windows appears to be slightly darker than what is currently on the structure. The applicant did state, however, that the new color will match the window frame and shutter color.
- The site is located within an archaeological zone, and this project may require an archaeological review. The applicant should contact the city archaeologist before carrying out work.

Historic Photograph of the Building

Existing Building

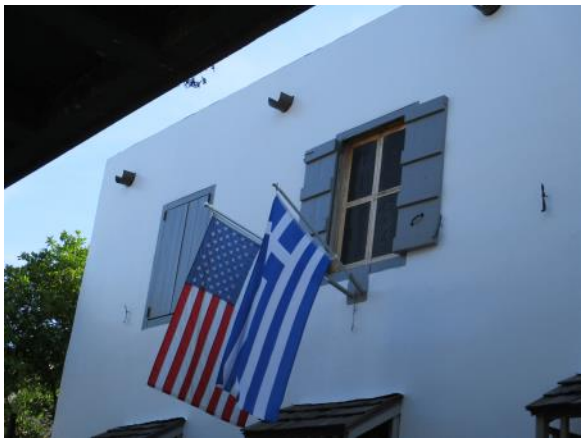
Current Courtyard

**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 **41 St. George Street** to address the issues described in the staff report.

*Kelli Mitchell*

Kelli Mitchell, Historic Preservation Planner

STAFF PHOTOGRAPHS:



SCOPE OF WORK:

- Install new windows on the front elevation and a section of the rear elevation
- Install additional pavers and landscaping in the courtyard area

**CITY CODES/DESIGN GUIDELINES:**

**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.

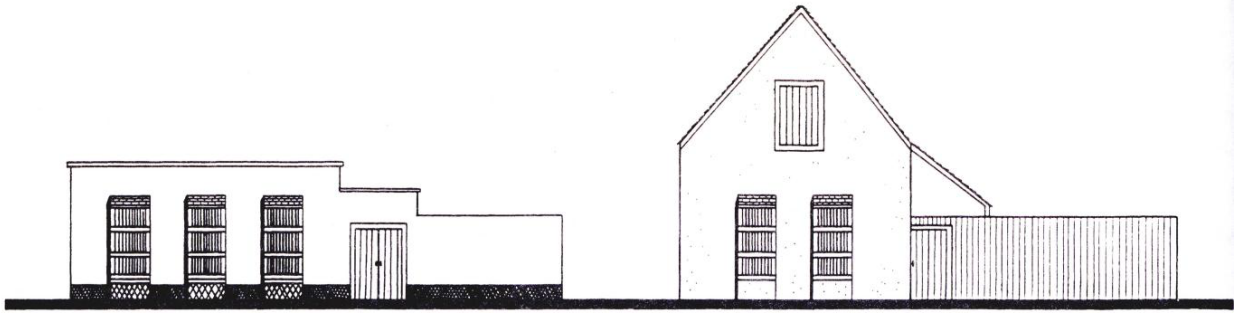
The most common building plan is a simple rectangle. Proportions vary due to initial design constraints and to additions, but the most common width to length ratio is about 1/1.5 with a range of 1/1.0 to 1/2.5. Dimensions are measured in varas (approximately 33.33 inches) not in feet. Buildings are generally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

**First Spanish Period**



***Parking, Landscaping and Site Features***

**Do...**

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- 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.
- 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.
- Replace deteriorated or damaged landscape features in kind.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

**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.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- 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.
- 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.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

**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.

Trees, shrubs and vine covered trellises are appropriate and effective ways of providing shade for patios and buildings.

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.

***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.
- 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.
- Replace missing or irreparable shutters and balconies on significant elevations with new shutters and balconies that match the original in material, detailing, size, general proportion and configuration, hardware and color.
- 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.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

**Don't...**

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- 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.
- Install balconies, shutters, screens, blinds, security grills and awnings on significant facades which are historically inappropriate and which detract from the building's character.
- 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.
- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installations proves necessary, window units should be placed on secondary elevations not visible from the public right-of-way.
- Install awnings that obscure architecturally significant detailing or features.
- Replace architecturally significant detailing, such as commercial canopies, with awnings.

**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.

Shutters should be functional, and located inside for rejas and bannistered windows, and outside for glazed windows. They should be louvered, square edged, beaded, tongue-and-grooved or paneled. Appropriate materials are wood for the shutters and iron for the hardware. It is historically appropriate for solid shutters to be used on the ground floor, with louvered shutters on the upper floor. Shutters may be painted or left natural. Shutter hinges are black iron and should not appear machine stamped or flimsy. Shutter tiebacks or "shutter dogs" should be fairly simple and functional. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible. Hardware must be black and in a documented pre-1821 design. Brass is generally not appropriate for St. Augustine. Refer to the Pre-Approved Guidelines when considering wood hurricane shutters for requirements that can be approved with a building permit by City Staff.

**Secretary of the Interior's Standards for Rehabilitation**

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]

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

LIST OF ATTACHMENTS:

1. Florida Master Site File
2. Historic Photographs

Photos from St. Augustine Historical Society

SJ61

7. DESCRIPTION

| CONDITION | (Check One) ☐ Excellent ☐ Good ☒ Fair ☐ Deteriorated ☐ Ruins ☐ Unexposed | |
|---|---|---|
| | (Check One) ☒ Altered ☐ Unaltered | (Check One) ☐ Moved ☒ Original Site |

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The Avero House is a two-story rectangular block with an open loggia on the southeast. The walls are of coquina shellstone laid in roughly horizontal courses in lime mortar. They are plastered inside and out. There is one coquina masonry chimney with two flues. Ground floor openings are restorations, with closure by simple wooden shutters or plank doors. The second floor windows are 12 light, double hinge, and appear to be survivals from the first quarter of the 19th century. The hip roof is covered with cement-asbestos simulated wood shakes. The ground floor interior floor plan consists of a large front room, a smaller rear room and a loggia. The second floor is an apartment consisting of a stair hall, five rooms and a bath. The stair is a straight run from the open loggia below to a semi-enclosed stair hall above. The first floor covering is a modern concrete slab, the second floor is wood.

Although apparently built ca. 1712, the first detailed information on its general shape does not appear until a map of 1762 shows it to have a U-shaped floor plan. An appraisal in 1763 states that the main portion (on St. George Street) was two-stories high with a flat roof and the L-shaped wing extending to the east was one-story with at least a portion of it shingled. This same general plan extends through a detailed map of 1788, an inventory of 1790 and more detailed appraisal of 1816. Present evidence indicates that the one-storied east wing was demolished around 1900.

SEE INSTRUCTIONS

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

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I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 1888 1009==

Site Name: Auero House St. Photios Shrine 830== Survey Date: 7902 820==

Address: 41 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 7 (block) West 100' of lot 5 (lot) 868==

868==

Owner of Site: Name: Greek Orthodox of North & South America;

Address: 10 East Fam Street

902==

Occupant or Manager: 904==

Type of Ownership: Institutional 848== Zoning: HP-3

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 469740 (easting) 3307130 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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==

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II. SITE DESCRIPTION

Condition of Site:

(x) Excellent 863==

( ) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

(x) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Religious 850==

Date: +1743 844== Period: 18th cent 845== Culture: Spanish 840==

Architect: Papas, Ted (Jacksonville, FL) 872==

Builder: 874==

Style: Spanish Colonial 964==

Plan Type: U-shape 966==

Exterior Fabrics: Stucco, stone (coquina): concrete block 854==

Structural Systems: Masonry, stone (coquina); concrete block 856==

Features of Structure: (942)

Window Type: Shutters, panelled, rejas 942==

Foundation: Stone wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: 942==

Porches & Balconies: Second story porch over arched loggia facing interior courtyard 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built-up 882==

Ornament Exterior: Turned-spindle rejas 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 2 950==

Other: 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==

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III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

## IV. SIGNIFICANCE

Areas of Significance: _____

_____ 920==

Statement of Significance: (911==)

ARCHITECTURE

The Spanish Colonial style structure at 41 (formerly 37-39) St. George St., known as the Avero House or St. Photios Green Orthodox National Shrine, was built between 1735 and 1743 and is one of __ surviving colonial structures in St. Augustine. Moreover, it is one of __ building dating from the First Spanish period (1702-1763) and thus is one of the oldest structures in the State of Florida. The stuccoed coquina and concrete block buildings were respectively restored and reconstructed in 1970 under the supervision of archeitect Ted Papas of Jacksonville, Florida to a late First Spanish period configuration and appearance. The original coquina structure is rectangular and is situated on the street line while the reconstructed one-story concrete block, L-shape wing hugs the North and East property lines.

Details on the restored and reconstructed sections have a mid-18th century, or late First Spanish period, appearance. Six symetrically placed window openings are present on the street facade, the three on the first floor are covered with Rejas or wooden gratings resting atop a reconstructed masonry step, and the three on the second floor have pannelled shutters. In confermity with the architecture of the period, there are no windows on the north side of the building, a Spanish solution designed to keep out the cold northern winter winds. This tall norhtern wall also encloses the compound, thus affending protection and security. Also evident on the front and four semi-circular water spouts (Canos Vidriados) situated just under the parapet of the flat roof.

As is common in Spanish architectural design, the entrance into the building is not directly off the street, but is through a flat-arched gateway at the south end of the structure. The original door is in the arcaded loggia which is adjacent to the east wall of the original building. Reconstructed stains lead to a second story porch which overlooks the dirt patio on courtyard. The reconstructed wing mirrons the original building in details, including four shuttered window openings and a flat roof.

The St. Photios Shrine is located in the southernmost section of the reconstructed wing. Its interior plan is in the shape of a Green crers, with dames resting atop arches. Frescoes with religious motifs are planned to decorate the wall in the Shrine. The brick floor in the Shrine area

(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;

constrasts to the tabby-looking poured concrete floor in the rest of the restored and reconstructed sections.

Typical of colonial buildings in the commercial district along St. George St., the structure has undergone numerous changes in the 19th centuries. The L-shape wing disappeared probably in the early 19th century, at least by 1815, and a hip roof replaced the flat roof in mid-century. A street door was opened by the 1970's as the building was then being used for commercial purposes, and windows were placed in the north facade by the following decade. A major change occurred in the late 1890's when the first floor of the street facade was altered into a typical commercial front. Three square brick columns supported the ends and the middle of the facade with the middle column dividing it into two store fronts. In an attempt to return the building to an earlier appearance, the commercial front was removed in the late 1940's and the entire west wall was rebuilt with exposed coquina. Only one door now opened into the street, and the windows were covered with iron grills. The Salazan coat-of-arms was placed over the entrance at this time.

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 seige 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)

The colonial structure at 41 St. George Street is best known for its long association with the Avero Family, one of St. Augustine's most prominent colonial families, for its use as the Catholic church for the Minorcans during the late British period, for its unfounded association with 17th century Governor of Florida, Salazar, and for its current designation as St. Photios Green Orthodox National Shrine.

Between 1702 and 1712, a two-room, tabby house was built on the site of 41 St. George Street. The building had an east-west orientation and was situated within the northern one-third of the extant coquina structure.(4) Although the documentation is unclear, it is known that the tabby house and lot were directly or indirectly in the Avero family by 1712.(5) The property was passed down to the third daughter of the family, Antonia (1717-1792), who, after two socially successful marriages, became one of the more prominent creole women (criollas) in the community.

In 1735 Antonia de Avero married Joseph Guillen, a Spanish Mulitary Official and a successful merchant.(6) Archaeoligical and documentary research indicate that by 1743, sometime during his seven-year marriage to Antonia, Guillen had demolished the small tabby house and had constructed the extant two-story coquina building in its place. With the exception of the east wall in the room north of the loggia, the floor plan of the

house is identical to the current plan: a three-room structure with an entrance to the south and an arcaded loggia to the east.(7)

Antionia inherited her husband's estate after his death in 1743, and she remained a widow for the next ten years. In 1753 she married one of the top officials in the Sarrison, don Joaquin Blanco, the Guarda Almacen de Municiones Y Petreches, the manager of all incoming subsidy supplies to St. Augustine.(8) Blanco made some changes in the building, including pouring a new tabby floor throughout the house. It is also probable that Blanco added the one-story wing to the east of the main structure as the documents indicate that while Guillen built the house, Blanco enlarged it. Moreover, archaeoligical and cartographic evidence show that the floor plan associated with Guillen did not change much over the next half century, suggestions that Blanco's major changes were not done to the main structure.(9) Althought the building served as the family residence, later documentation cryptically neters to "something (being) manufactured" in the house. Additional research has failed to identify the product.(10)

Antonia de Avero lost her property when Florida was sivea to England as a result of the 1763 treaty of Paris. The house and lot were eventually transferred to real estate agent and speculator, Jess Fish, who agreed to sell the property after the family's departure from St. Augustine.(11) This began a long period of neglect in the house. Problems over proper ownership were not resolved for almost forty years, during which time the house fell into ruin and disrepair.

For a brief time in the British period, however, the building served as a church for the Catholic Minorcans who had migrated to St. Augustine atter they abandoned Andrew Turnbull's conony at New Smyrna in 1777. The only house of worship at that time was the Anglican Church of St. Peters on south St. George Street. Governor Patricia Tonyn complied with the freedom of religion clarine in the 1763 treaty by taking away the vacant house from Jesse Fish and turning it over to the Catholic priest, Father Pedro Camps, who established the Catholic church of San Pedro in a section of the building.(12)

A smaller number of greeks also migrated with the minorcans, but according to the leading scholar on these greeks, Dr. E.P. Panagopoulos:

> "Very few Greeks from Mani remained greek Orthodox. Most of the Greeks became 'Uniates,' that is, Greek Orthodox under the Roman Catholis Pope, because this was the denomination of the greeks from consica who came to New Smyrna. Because the greeks came here amout women, and because all women in the colony were from minorca and were roman catholics, many greeks became roman catholics in order to marry a minorcan girl."(13)

The 1783 and 1786 census data support this statement. With one exception, all greeks stated that they were roman catholic and were married to Minorican woman. The exception, Demetrious Fudulakis, (Tudelache) declared that he belonged to "the greek church" and was married to a woman from greece.(14)

The increanngly dicapidated building was used as the catholic chruch until Florida revented to Spain in 1784. Until the new spanish church (now Basilica-Cathedral) opened in 1794, the catholic church was located temporarily in larger

quarters in an old building at the corner of St. George and King Streets, today the side of Trinity Episcopal Church.(15) In the meantime, the former Mincorcan chapel reverted to the crown which in 1784 granted custody of the house to Col. Antonio Fernandez, the son-in-law of Antonia de Avero, who, as commander of a dragoon company, returned to St. Augustine to regain the former Avero properties.(16) From 1788 to about 1793, Antonio's niece, Eugenia de Hita Y Salazar, resided in and cared for the house while the governor debated the issue of legal title. In 1802, the preperty was offi-cally returned to the heirs of Antonia de Avero through her legal repre-sentative, Manuel de Castilla, a son-in-law of Col. Fernandez.(17)

By this time the building was in an uninhabitable state. In 1788, it was listed in "bad condition," and six years later, it was "in ruins and the walls (were) deteriorated." and when Castilla sold it to First Sergeant Blas Crepo in 1804, some of the walls, probably those in the wins, had already tumbled to the ground. By 1815, however, the extant house had been rehabilitated by a party uniknown. The east wing was prebably demolished by this time.(18)

The property has been sold ten times since the end of the colonial period in 1821, and the buildings has been restored and reconstructed to its appear-ance and configuration during the east decade of the first spanish period (1753-63). From 1837 to 1897 the property was owned by the Carreras family, first by John Carreras (1837-69) and later by his daughter and son-in-law, Mary Carrera Reyes and William Reyes.(19) The Carreras and Reyes were respon-sible for a number of changes in the building. A hip roof replaced the flat roof of the 1815 building in the mid-19th century and windows were added to the north facade.(20) Reflecting the increasing commercialization at north St. George Street after the Civil War, a street door was opened by the 1870's.(21) Reyes, the proprietor of the St. Augustine searn San and planning Mill on Riberia St., leased the building for commercial purposes, including a balcony (ca. 1880), a grocery (1888), and Arnold Kurth's Curiosity (Souvernir) store (ca. 1893-97).(22)

Between 1897 and 1899, the next preprietor, John Andrew, drantically al-tered the street facade by installing a double commercial store front with glass windows and brick posts.(23) In 1899, the building served as burn the grocery store and rendered of R.K. Gatchell, and from ca.1904 to 1910, when the property was owned by local dentist Dr. Edward M. Goodrich, the Genovar-Martinez Cigar Factory operated out of the second floor.(24) From 1910 to 1938 the property was owned by David Gerster, manager of the adjacent New Dixi Highway Hotel, who sometimes lives on the second floor while learning the ground floor for a variety of commercial purposes: Bicycles, plumbing, and cleaners.(25)

Walter B. Frazer acquired the property in 1946 and converted the building into one of several tourist attractions he had developed since the 1930's, most notable the fountain of Youth and the oldest school house. Frazer was also a prominent politician at Mrs. time, having served as mayor from 1934 to 1924 and stated senator alternards. In 1948, Frazer under took a major remodeling of the structure in order to give it more of a Spanish appearance. Major alternations were done to the street facade by removing the commercial front, rebuilding the first story with exposed coquina, and installing the Governor Salazar coat-of-arms.(26)

In 1952, Frazer sold the property to his colonial St. Augustine, Inc. which interpreted the building as Governor Salazar's Mansion museum, although the 17th century official never was associated with this 18th century building(27) Further alterations were planned in the late 1950's when Frazer commissioned noted Spanish architect Dr. Javier Barroso. "to bring the Salazar mansion back to its appearance in the 1600's." Although drawings were prepared and materials punchared, the wonn never commenced.(28)

Motivated by St. Augustinians of Greek heritage, most notably Mrs. Olga Fation, the greek Orthodox diocesxe of north and south america acquired the property in 1966 in order to establish a "Greek Orthodox Shrine in St. Augustine in memory of the first Greeks who arrived in the new world." In the words of Archbishop Iakouos: "The shrine will honor the memonies and sacnitices of the first script of pioneers of Hellenic borad to settle in the western Hemisphere. It will be a Natural Shrine to which all of our people, at one time or another in other lifetime, should make a pilgrimagr." The Archibishop appointed Ted Pappas of Jacksonville, Florida sa restoration Architect to worked closely with the St. Augustine Committee which was composed of Spero Zepatos, chairman; James Kalivas, Vice-chainmar; Tom Xxnidis, treasurer; and steven Sarris, secretary.(29)

Several phases of archaeoligical research were conducted before restoration/reconstruction were commenced. In 1970 Robert H. Steinbach, Director of Research and Development for the Historic St. Augustine Preservation Board, located the foundation of the missing wing. Dr. Katheen Deagon of Florida State University investigated the architectural and cultural evolution of the extant structure during the summer of 1974, and three years later Catheen Ganzel and John Bistinick undertril additional went on the missing wing.(30)

Restoration and reconstruction were compeled in 1979, with a dedication of the St. Photios Shrine being held shortly thereafter St. Photios (820-898) is one of the great patriarchs of the greek orthodox church.(31)

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4. Kathleen A. Deagon, Archaeology at the National Greek Orthodox Shrine, St. Augustine, Florida, Florida State University Notes in Arthropulosy, No.15 (Gainesville, 1976), pp. 15-21.

5. Charles W. Arnade, "The Avero Story: an early Saint Augustine Family with many Daughters and many houses, Florida Historical Quarterly, 40 (1962), pp.13 and 16. For the original document, see East Florida Papers, Bundee 320, no. 19 (Field Node Division, Florida Dept. of Agriculture).

6. Ibid., p. 18.

7. Deagan, pp. 21-33.

8. Arnade, pp. 18-19.

9. Deagan, pp. 22,25, 33-35.

10. Arnade, p. 20.

11. Ibid., p. 19. For a 1763 appraisal of the house, Doris C. Wiles, "The sik of the Minorcan Chapel, 39 St. George St.," El Escribano, no. 49 (october 1963), pp. 4-5.

12. EfP, Bundce 320, no. 19, folios 5-50; wiles, "The Site of the Menorcan Chapel, 39 St. George Street," El Escribano, vol. 8 (April, 1971), p. 69;

Michael V. Gannon, The Cross in the Sand (Gainesville, L965), p. 89; Arnade, pp. 24-25.

13. Dr. E.P. Panagopoucos to Mrs. Olgon Fotiou, December 28, 1961, San Jose, California in Avero House File, St. Augustine Historical Society; E.P. Panagopoucos, New Smyrna An Eighteenth century Greek Odyssey (Gainesville, 1966), p. 174.

14. Avero House File, SAHS; Panagopoulos, New Smyrna, p. 180.

15. Gannon, pp. 104-109; Rocque, "Plano Panticular de la Ciudad de San Agustin de la Florida, No. 164.

16. Arnade, p. 24; Wiles (1971), p. 70.

17. Wiles (1971), pp. 71-75.

18. Ibid., pp. 71-76; Deagon, pp. 35 and 39; For an 1816 appraisal, see Wiles (1963), pp. 10-11.

19. St. Johns County Court House, Deed Records, Book R, p. 562; Book U, p. 152; Book XX, p. 614.

20. Herscher E. Shepard, "Architectural Investigation of the Avero House," Ms., (HSAPB, 1977), pp. 3-4 See 1885 Birds-Eye View of St. Augustine.

21. Photographic Files: St. George St., Cuna to City Gates, St. Augustine Historical Society.

22. Wanton S. Webb, ed., Webb's Historical, Industrial, and Biographical Florida (New York, 1885), p. 124; St. Augustine City Directory, 1885, and 1889; Sanborn Fire Insurance Map, 1888, 1893, 1899.

23. Deed Records Book XX, p. 614; Book 2, p. 466; San Fire Insurance Map, 1893, 1899; Photographic Files, SAHS.

24. St. Augustine City Directory, 1899, 1904, 1911-12; Sanborn Fire Insurance Map, 1904, 1910; St. Augustine Record, October 21, 1934.

25. Deed Records, Book 21, p. 154; Book 117, p. 211; St. Augustine City Directory, 1924-25, 1934, 1937.

26. Deed Reocrds, Book 158, p. 55; photographic File, Auero House, SAHS and HSAPB: St. Augustine Record, August 4, 1948.

27. Deed Records, Book 202, p. 421; Wiles (1971), pp. 77-79.

28. St. Augustine Record, August 22, 1956 and January 5, 1958: Barrose's plans are on file at the HSAPB, block and lot File, block 7, lot 5.

29. Official Records, book 68, pp. 259 and 263; book 84, p. 383; book 86, p. 444; Archibishop Iakovos to Mrs. Olga Fotiou, February 12, 1971, New York in Avero House File, SAHS; press release in Avero House File,SAHS.

30. Block and lot file, block 7, lot 5 (Avero House), HSAPB;Cathleen Ganzel, "Report on Excaubhons at the Avero house back lot," HSAPB, L(&&: John A. Bostwick, "Report on the excausation of pt 1, Avero House Back lot, SA 7-5," HSAPB, 1977.

31. Avero House File, SAHS.

Note:

A. Historic American Buildings Survey, No. 39 St. George Street (Avero), St. Augustine, Florida, 1961. Survey No. -Fla-134 (5 sheets)

B. HHABS photo-data book Infermation, no-39 St. George St., St. Augustine, Florida, 1961.

☐ Original
☒ Update

# HISTORICAL STRUCTURE FORM
## FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 SJ00061
Field Date 2-11-2016
Form Date 2-11-2016
Recorder #

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

Site Name(s) (address if none) Avero 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 | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|---|
| Address: | 41 | | St. George | Street | |

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒ yes ☐ no ☐ unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name:
Tax Parcel # 1964700000 — 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: 1743 ☐ approximately ☒ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Store — From (year): — To (year):
Other Use Church/Temple/Synagogue — From (year): — To (year):
Moves: ☐ yes ☒ no ☐ unknown — Date: — Original address
Alterations: ☒ yes ☐ no ☐ unknown — Date: 1-1-1979 — Nature
Additions: ☐ yes ☐ no ☐ unknown — Date: — Nature
Architect (last name first): Ted Papas — 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 — Number of Stories 2
Exterior Fabric(s): 1. Concrete block 2. Stucco 3. Coquina block
Roof Type(s): 1. Flat 2. 3. parapet
Roof Material(s): 1. Built-up 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) shutters, panelled, rejas

Distinguishing Architectural Features (exterior or interior ornaments) turned-spindle rejas

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) interior courtyard

| 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 *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site #8 SJ00061

## DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Coquina block 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) WOOD PLANK DOOR ENTRY TO REAR COURTYARD; PAIRED WOOD PLANK DOORS SERVE AS ENTRY

Porch Descriptions (types, locations, roof types, etc.) STUCCOED MASONRY ARCHES OPEN INTO COURYARD AND SUPPORT 2ND STORY WOOD PORCH WITH CHAMFERED POST, WOOD RAILING AND STAIRCASE

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Also known as Avero House St. Photios Shrine; Site of Minorcan Chapel

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) June 13, 1972 entry into National Register per Congressional Notification letter.

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 _____

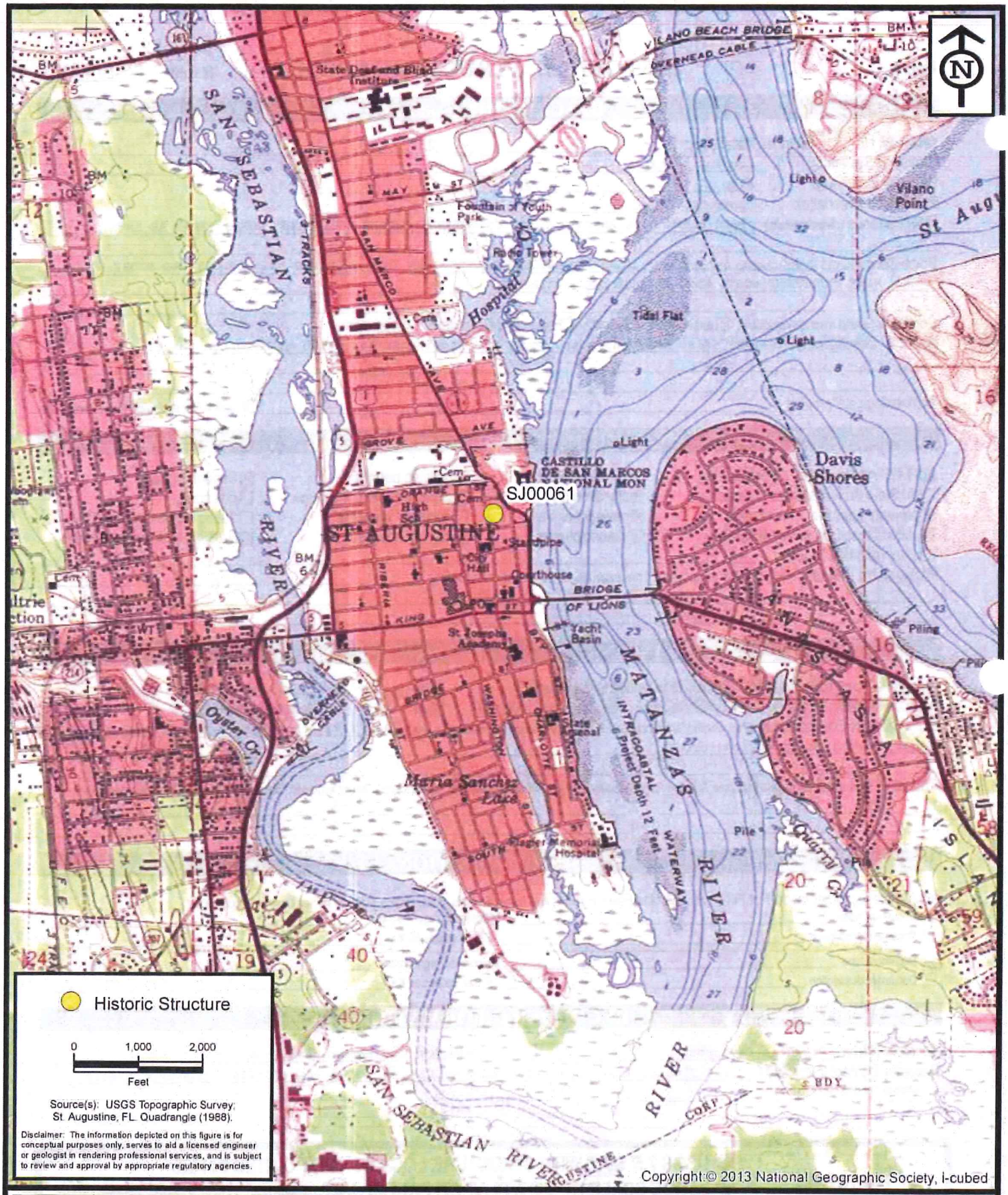
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

## 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**

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ 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 - SJ00061

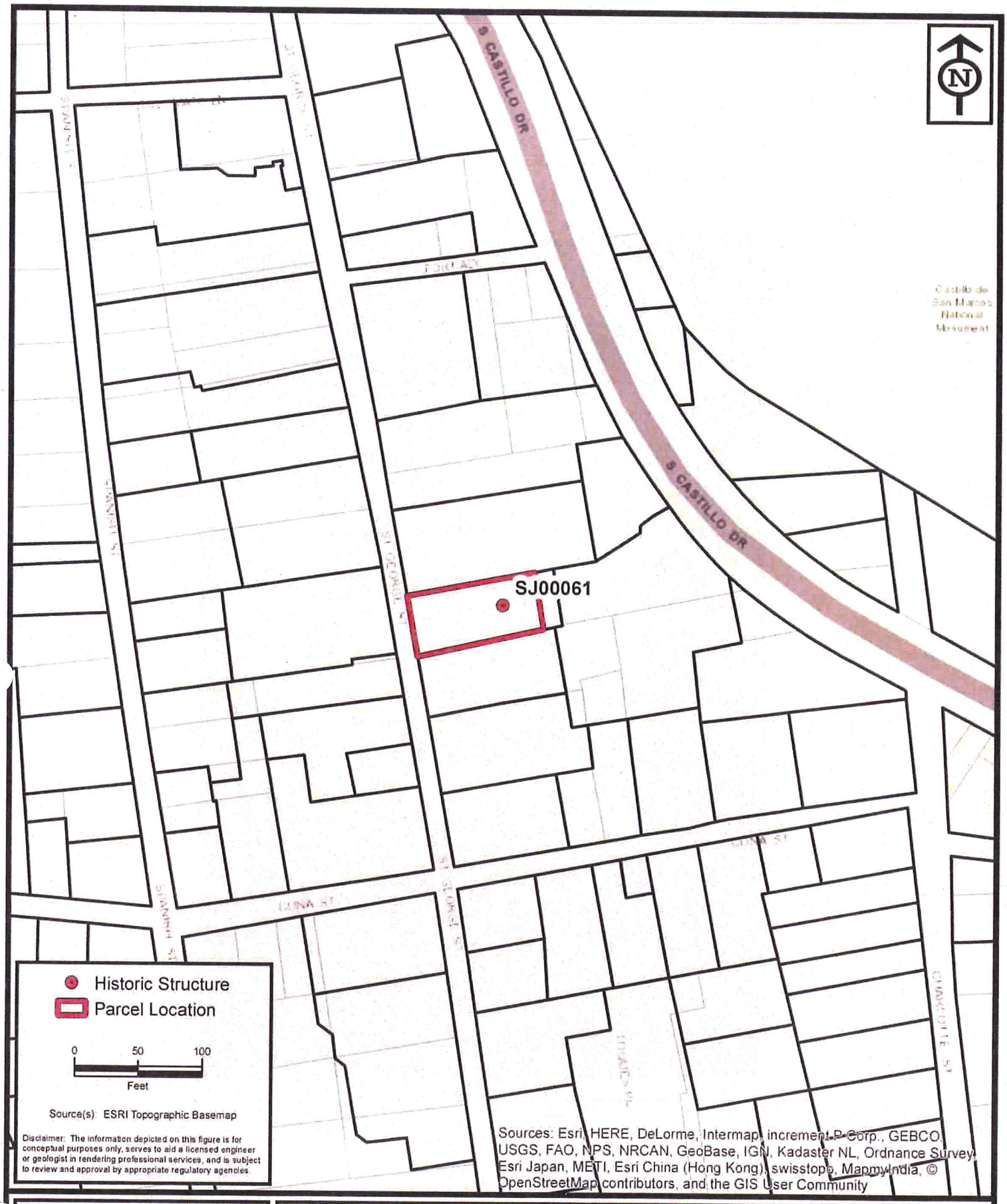
# City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ00061\Location.mxd Date: 1/28/2016 1:59:44 PM

S.Tomlel





ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

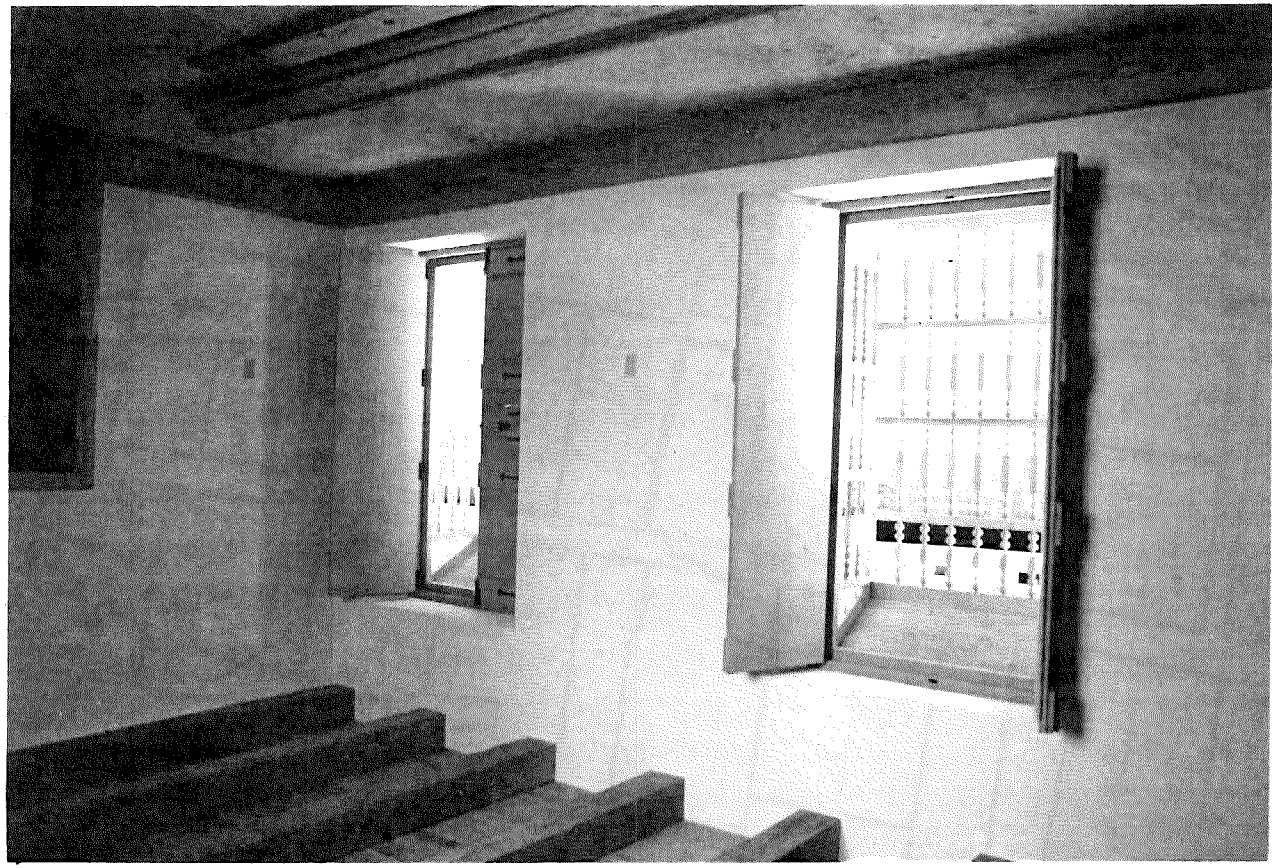

Parcel Location - SJ00061

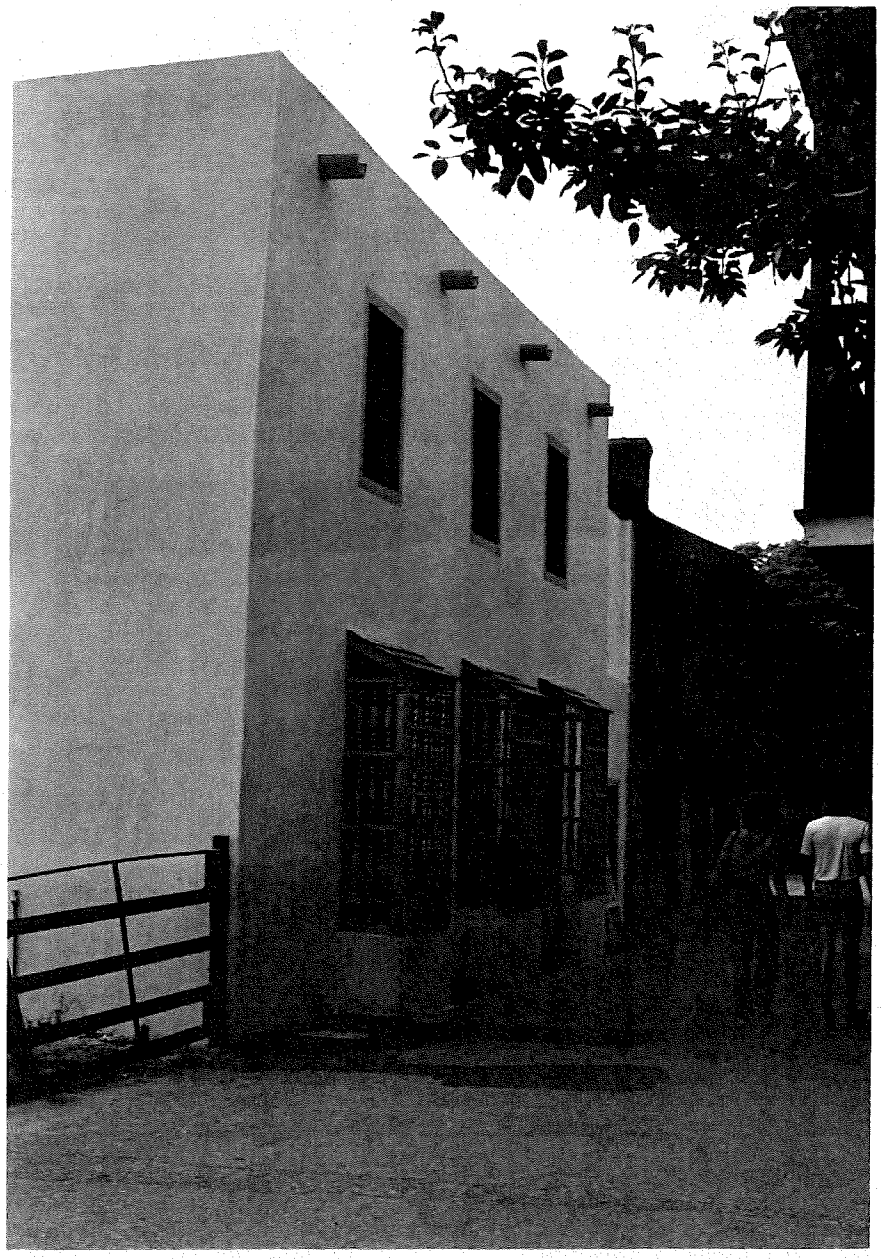
# City of St. Augustine Historic Structure Survey

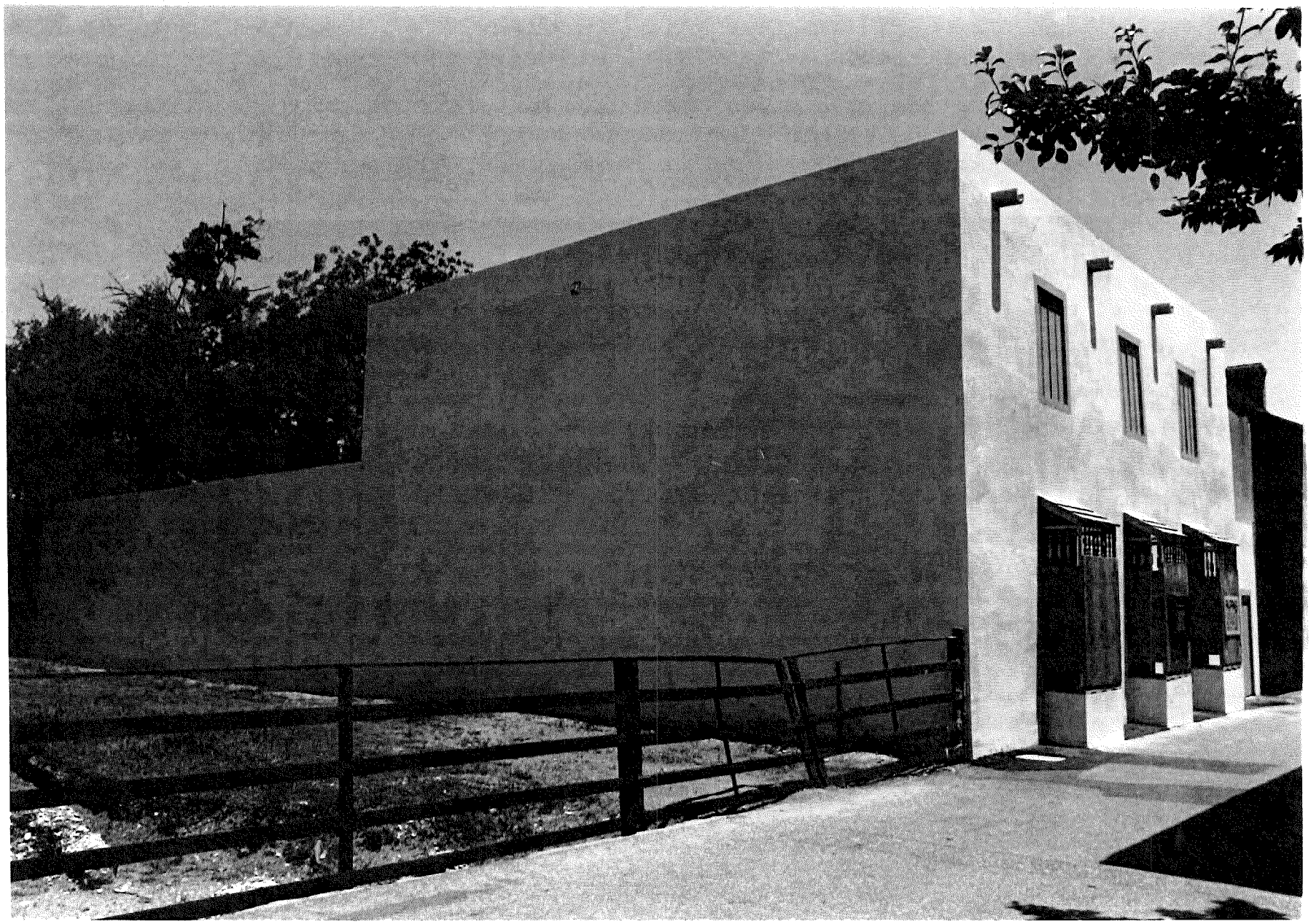
St. Johns County, Florida

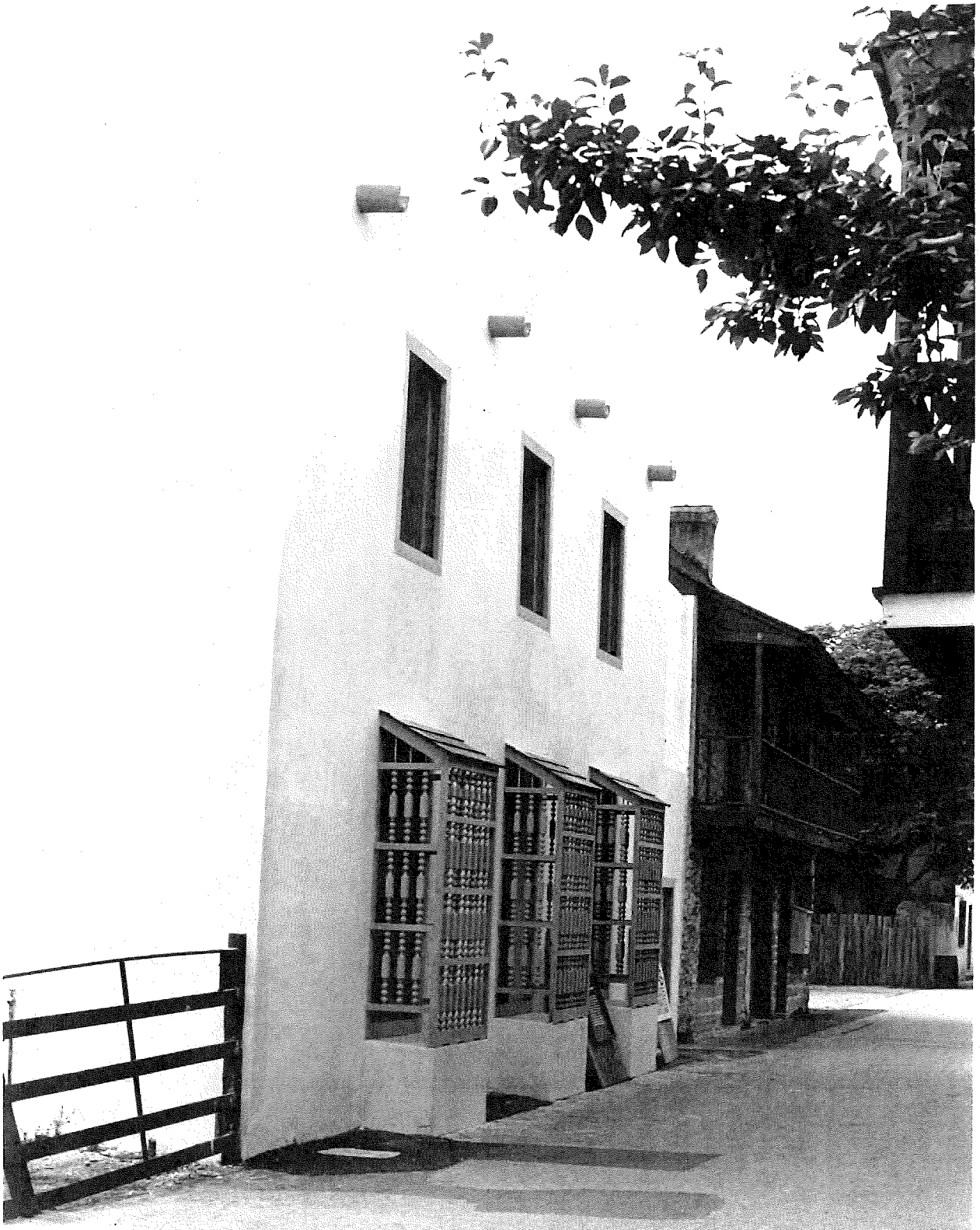
| | |
|---|---|
| Project: | AJ15441.00 |
| Date: | May 2016 |
| Drawn By: | AVL |
| Checked By: | JRN |
| Approved By: | PD |
| Figure: | 2 |

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ00061\Parcel.mxd Date: 2/1/2016 4:38:06 PM









**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 |

RECEIVED
APR 12 2019
Planning/Building Dept.

BDAC Project No. 2019-0057

Receipt No. _____

Advertising Costs $ _____

Paid on 4/12/19

Meeting Date: May 23rd

Receipt No. 159123

1. NAME OF APPLICANT Polexeni Hillier

   Business (if applicable) St. Photios Greek Orthodox National Shrine

   Address 41 St. George Street

   City St. Augustine State FL Zip Code 32084

   Daytime telephone (904) 829-8205 Other phone/email (904) 808-5735 (cell, personal)

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

2. NAME OF PROPERTY OWNER GREEK ORTHODOX ARCHDIOCESE OF AMERICA

   Business (if applicable) _____

   Address Same as above

   City _____ State _____ Zip Code _____

   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 41 St. George Street

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 (reverting to original style - w/ windows (none @ this time) |
| ☐ | ☐ | Shutters |
| ☐ | ☐ | Foundation (including infill) |
| ☐ | ☐ | Exterior lighting & other appurtenances |
| ☐ | ☐ | Existing fences, walls & gates |
| ☐ | ☑ | Existing parking, walkways & other site features extending pavement within 300 sq. feet of courtyard |

## 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. |

**Owner's Authorization For Agent**

Polexeni Maouris Hillier is/are hereby authorized TO ACT ON BEHALF OF, the owner(s) of those lands described Within the attached application, 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

☑ Planning and Zoning Board

property located at 41 St. George Street, St Augustine

BY: Bishop Andonios
Signature of Owner

Bishop Andonios on behalf of Greek Orthodox Archdiocese of America
Print Name of Owner

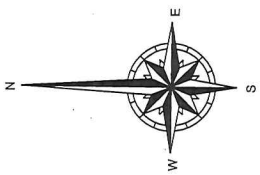
212-774-0513
Telephone

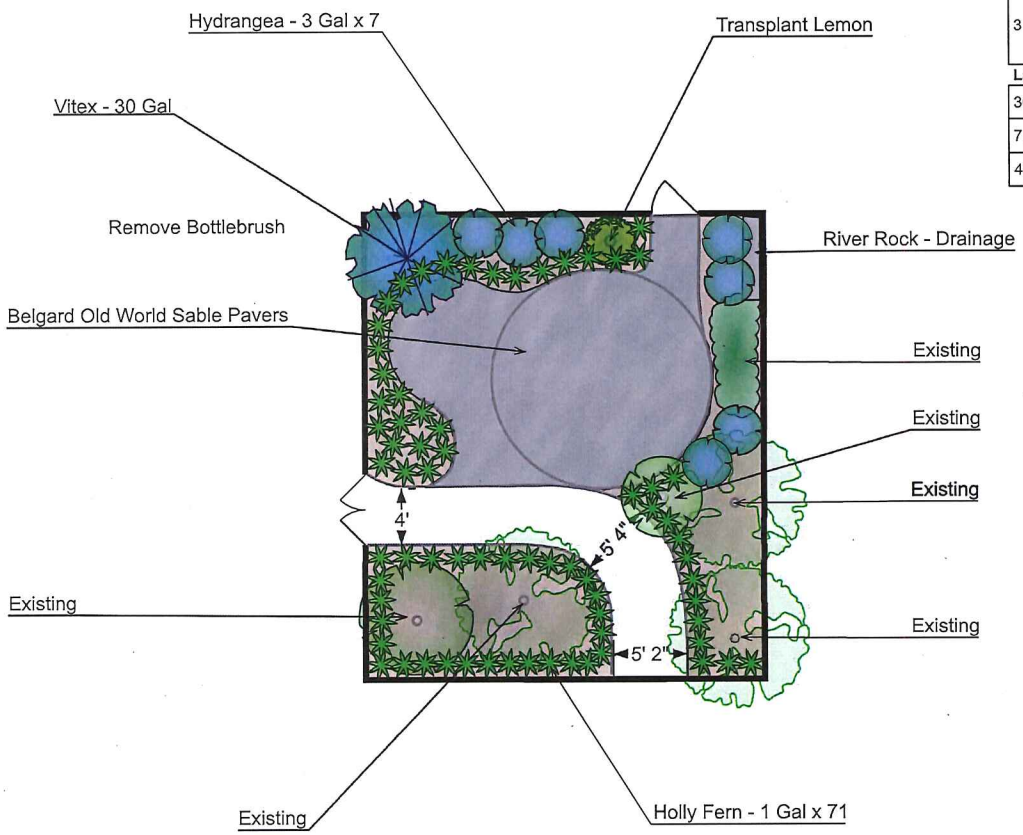
Sworn to and subscribed before me on this 16TH day of MAY, 2019

Notary Public: Anna Vrettos

My Commission expires on Oct. 31, 2022

ANNA VRETTOS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01VR9486220
Qualified in Nassau County
My Commission Expires OCT. 31, 2022




## Landscape

| Quantity | Symbol | Description | Part Number |
|---|---|---|---|
| **Live Aloha Collection** | | | |
| 2 | | Chastetree, Cut-leaf Existing | |
| 71 | | Fern, Holly 1 Gal | |
| 2 | | Gardenia August Beauty Existing | |
| 7 | | Hydrangea - Endless Summer 3 Gallon | |
| 1 | | Lemon - Meyer 30 Gal | |
| 3 | | Tree 1 Existing | |
| **Landscape Accessories** | | | |
| 303.77 Sq/Ft | | Clay Pavers | |
| 7.1 Sq/Ft | | Creekbed | |
| 478.69 Sq/Ft | | Shredded Brown Mulch | |

RECEIVED

MAY 03 2019

Planning / Building Dept.

Live Aloha
Landscape and Design
2220 County Road 210 West
Suite 108 - 102
St Johns, FL 32259
(904) 614-9053

Best of houzz 2019 SERVICE

**SHEET DESCRIPTION:**
A Courtyard Rennovation;

Live Aloha Landscape and Design

**PROJECT:**
St Photios Greek
Orthodox National Shrine
41 St George Street
St Augustine, FL 32084

REVISIONS:
3.21.18
4/25/19

DATE: 1/29/19

JOB NUMBER: 19010029

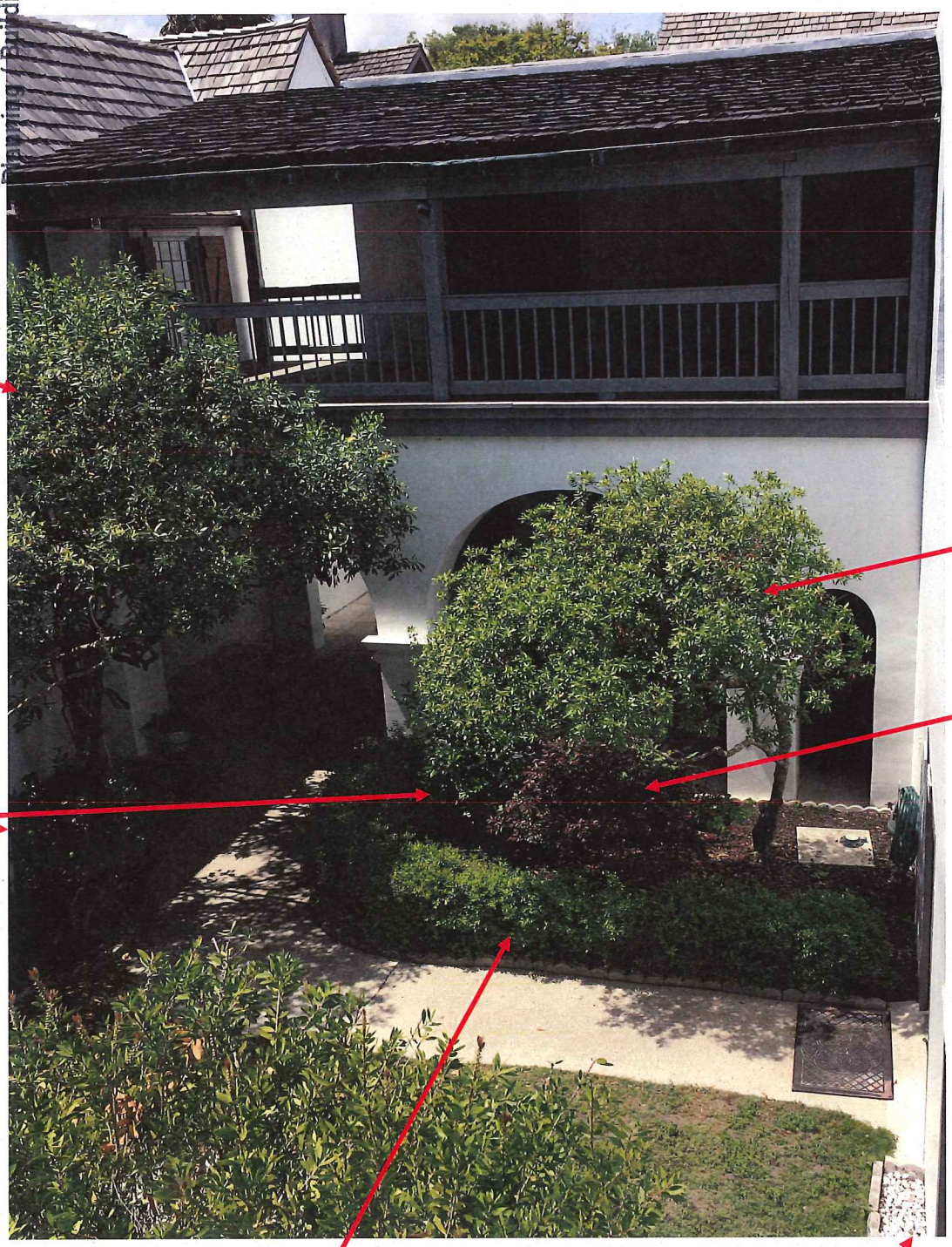
DRAWN BY: James Merritt

CHECKED BY: KM

SCALE: 1" = 4'

SHEET: 1 of 1

RECEIVED
MAY 03 2019
Planning / Building Dept.



East Palatka Holly (2)

Existing /Staying

Existing Tree/
Staying

Existing/Staying

Gardenia August
Beauty (2)

Existing/Staying

Boxwood shrubs—<u>Removing</u>

Replacing with Holly Fern

Existing River Rock for drainage
will be relocated to south east
corner of courtyard.

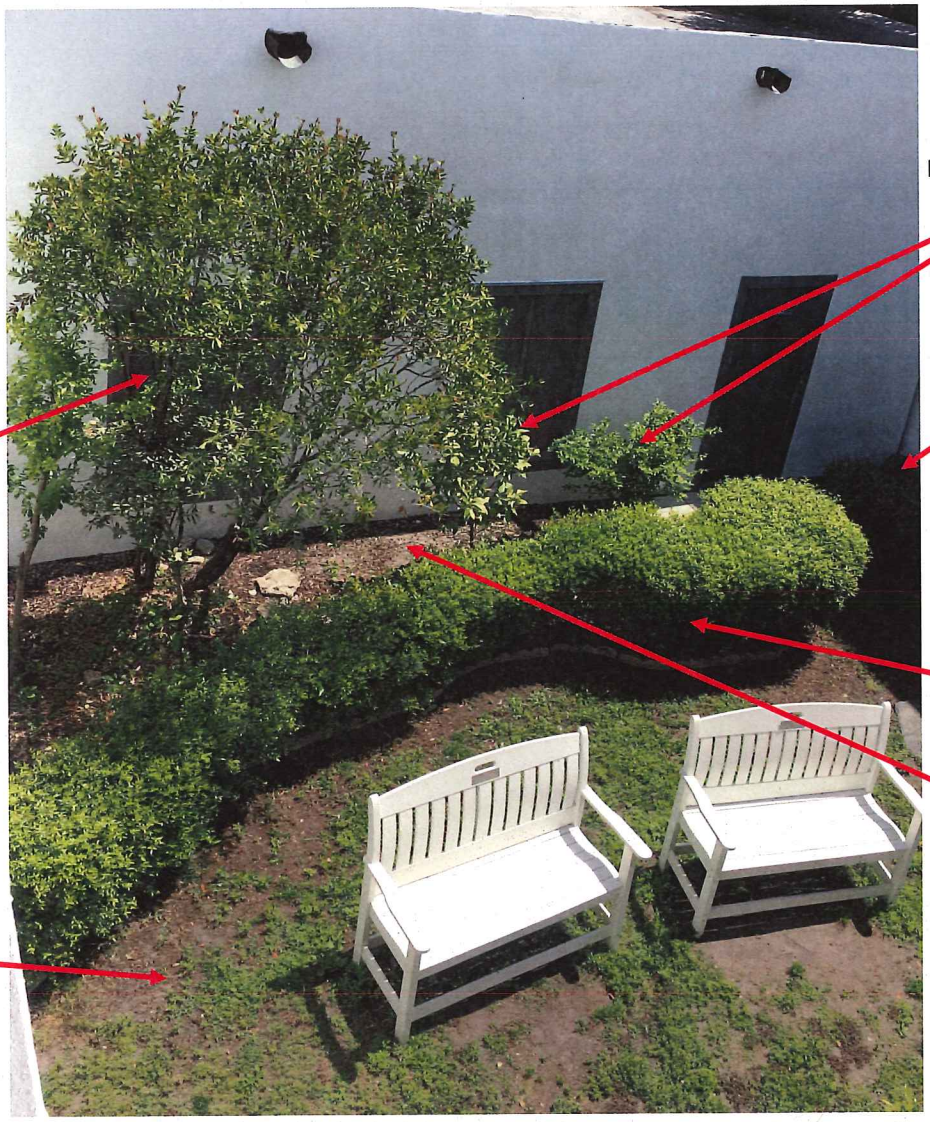
Everything in the image will remain the same with the exception of the overgrown Boxwood shrubs which will be removed that replaced with Holly Fern.

# Old World Pavers

Recalling the classic look of timeworn cut stone, Old World Pavers™ are crafted with a natural stone finish for the look and feel of hand-cobbled street pavers. This natural style of cobble paving allows for flexible laying patterns with ample room for variance. Strong and durable, Old World interlocking concrete pavers are ideal for high traffic areas. This collection also offers commercial designers a wide range of color and pattern potential. Polymeric sand is recommended for use with Old World Pavers.

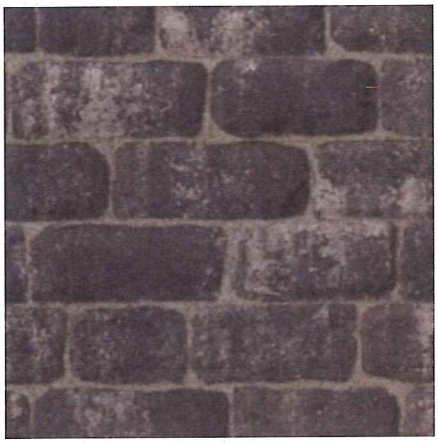
RECEIVED
APR 12 2019
Planning/Building Dept.

RECEIVED
APR 12 2019
Planning/Building Dept.



Chaste Tree Vitex

Holly Fern



Belgard Old World Paver

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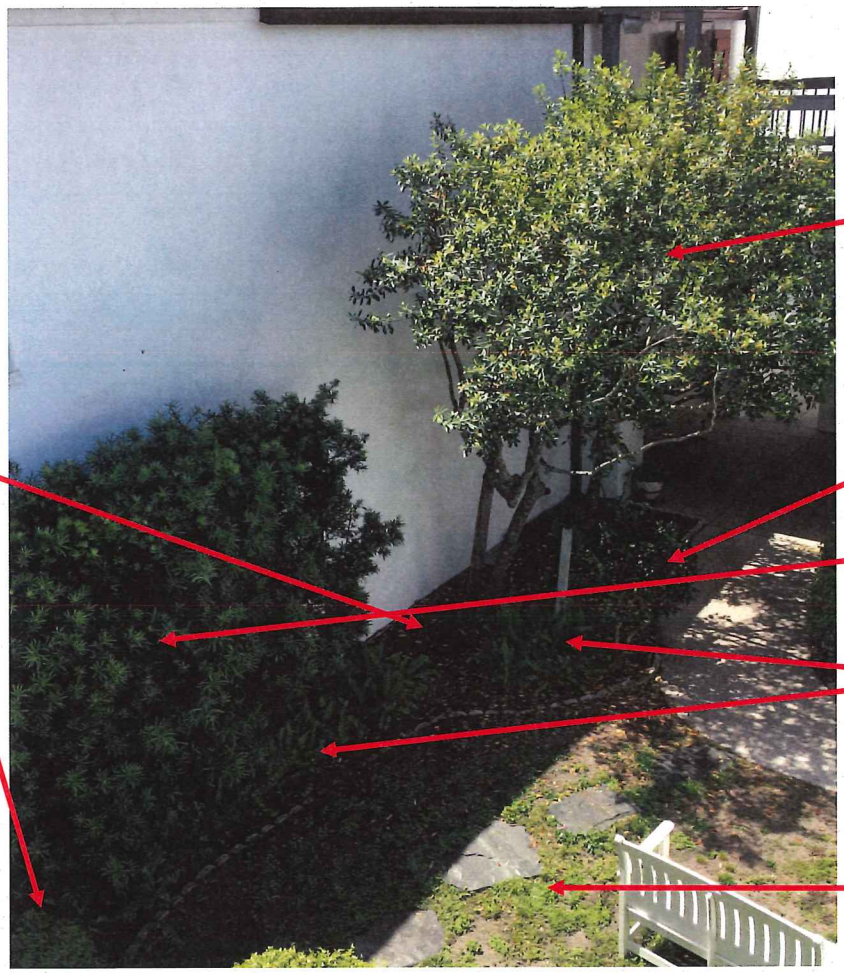
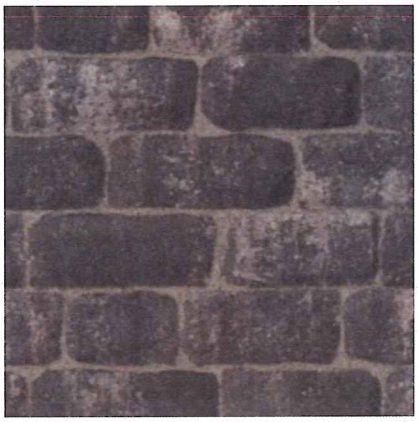


Hydrangea



Belgard Old World Paver

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STR#6334

BEHR ULTRA

BASE: 5854

PP ULTRA EXTERIOR/SEMI GLOSS

{CM} Custom Color Match

| CLRNT | BL | CL | FL |
|---|---|---|---|
| OZ | 5 | 1 | 0 |
| 384fh | 344 | 256 | 1313 |

GALLON- 10/16/2018 (AW)

6334185497 18

NOT RETURNABLE

## Kelli Mitchell

**From:** Office Manager <churchsupplies@stphotios.com>
**Sent:** Friday, May 03, 2019 8:56 AM
**To:** Kelli Mitchell
**Subject:** FW: 41 St. George Street
**Attachments:** HARB.pdf; St Photios Historical Revision 2 24 x 36 (2)-0-v46guv.pdf

Hi Kelli,

I apologize for the delay in responding to your email. Please see my comments below along with some attachments. Please let me know if you need any additional information.

Thank you,

Gina Bingman
Shrine Manager
St. Photios National Shrine
904-829-8205

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**From:** Kelli Mitchell <kmitchell@citystaug.com>
**Sent:** Tuesday, April 30, 2019 10:21 AM
**To:** phillier@stphotios.org
**Subject:** 41 St. George Street

Ms. Hillier,

I had a couple of questions that came up while working on the staff report for you project. They are listed below.

1. Are you planning on adding windows just to the three front windows or are you also planning on installing a window in the opening above the one-story addition? There was a photograph of the rear window, and I just wanted to clarify. We will be adding a total of 4 windows. Three on the front of the building and one on the rear of the second story. You should have photographs of all four windows both currently and historical images showing there were once windows in place. If not, please let me know and I will resend them.
2. Do you have a plan of what is currently existing in the courtyard area? The board has requested an existing plan for another courtyard project, and this may be useful to give them an idea of what you are planning to do. I don't have the capability to create a sketch of the existing courtyard but I have attached photos of the existing courtyard and detailed what is in the new proposal. I have also attached an updated proposed plan for the courtyard. This plan includes all HARB approved plats and shrubs.
3. Is the drainage element part of the new design? We currently have river rock drainage, we are just going to relocate it to a more appropriate location. It is detailed in the attached images.

4. Can you send me a copy of the proposed paint color? I know we talked about this, but I never received additional information. The paint color of the window will be like for like to match our existing color of the shutters. The specs on the Behr Ultra exterior semi gloss paint are BL – 5, CL – 1, FL – 0. Attached is the image of the paint color.

Thank you so much,

**Kelli Mitchell**
**Historic Preservation Planner**

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

P: (904)209-4283
F: (904)209-4335
E: kmitchell@citystaug.com

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Planning / Building Dept.

## Kelli Mitchell

**From:** Office Manager <churchsupplies@stphotios.com>
**Sent:** Tuesday, May 14, 2019 11:45 AM
**To:** Kelli Mitchell
**Subject:** RE: 41 St. George Street

The new windows will be a colonial grill 6/6 in a gray/slate color to match the existing doors and shutters.

We are hoping to get the signed authorization form any day now.

Thank you,

Gina Bingman
Shrine Manager
St. Photios National Shrine
904-829-8205

---

**From:** Kelli Mitchell <kmitchell@citystaug.com>
**Sent:** Tuesday, May 14, 2019 11:11 AM
**To:** Office Manager <churchsupplies@stphotios.com>
**Subject:** RE: 41 St. George Street

Somehow my final question did not get into the last email and I could not find the answer to my question anywhere in my notes. What will the new configuration for the new windows be (ex. 6/6 or 12/12)?

Also, were you able to get the owner's authorization form signed?

**Kelli Mitchell**
**Historic Preservation Planner**

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

RECEIVED
MAY 14 2019
Planning / Building Dept.

P: (904)209-4283
F: (904)209-4335
E: kmitchell@citystaug.com

---

**From:** Office Manager [mailto:churchsupplies@stphotios.com]
**Sent:** Monday, May 13, 2019 9:58 AM
**To:** 'Polly Hillier'; Kelli Mitchell
**Cc:** phillier@stphotios.org
**Subject:** RE: 41 St. George Street

Good morning Kelli,

The holly fern and the lemon tree are both existing plants in the courtyard. We are looking to add more of the holly fern and assumed it would be okay since we already have a good amount of it planted. As for the lemon tree, we are just looking to move it a couple of feet to the right.

The Chaste Tree Vitex is on the list of approved plants. Its scientific name is Vitex angus-castus.

As for the river rock, we can change it to river gravel.

Please let me know if you have any further questions or concerns.

Thank you,

Gina Bingman
Shrine Manager
St. Photios National Shrine
904-829-8205

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MAY 14 2019
Planning / Building Dept.

---

**From:** Polly Hillier <pollyhillier@yahoo.com>
**Sent:** Thursday, May 9, 2019 8:07 PM
**To:** Kelli Mitchell <kmitchell@citystaug.com>; Church Supplies <churchsupplies@stphotios.com>
**Cc:** phillier@stphotios.org
**Subject:** Re: 41 St. George Street

Hi Kelli, We will do whatever is recommendedregarding plants but something DUSTLESS to replace the river rock and it must be compatible with the pavers which should be balanced by the foliage.
Sent from my iPhone

On May 9, 2019, at 4:50 PM, Kelli Mitchell <kmitchell@citystaug.com> wrote:

> Ms. Phillier,
>
> I am in the process of finishing staff reports, and I wanted to touch base about two more things. I was verifying that the plants were on the pre-approved list, and I noticed that the holly fern, chaste tree vitex, and the lemon tree were not (at least under their common name). If you would like, you could send me the scientific names, and I could cross reference them that way.

Also, river rock is not considered a compatible material, but loose coquina, crushed shells, and river gravel are all considered compatible. Would you be able to use one of those for the drainage?

Thank you so much,

**Kelli Mitchell**
**Historic Preservation Planner**

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

P: (904)209-4283
F: (904)209-4335
E: kmitchell@citystaug.com

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E: kmitchell@citystaug.com

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THE BUILDING KNOWN AS THE AVERO HOUSE IS SHOWN HERE IN 1959 AND 1960

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APR 12 2019
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APR 12 2010
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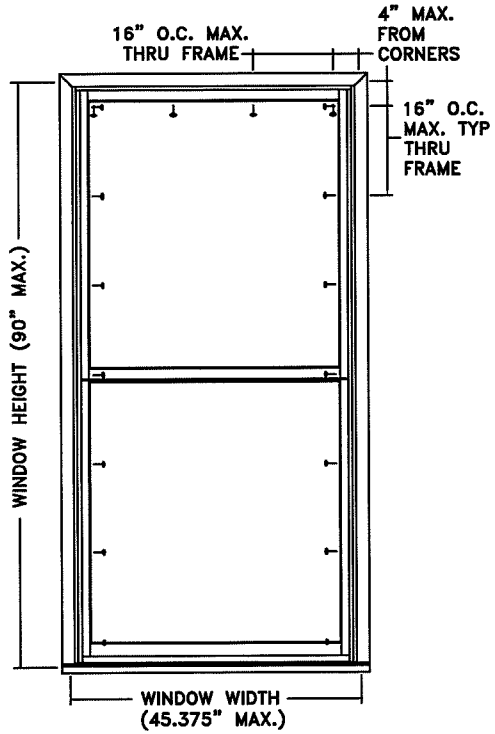
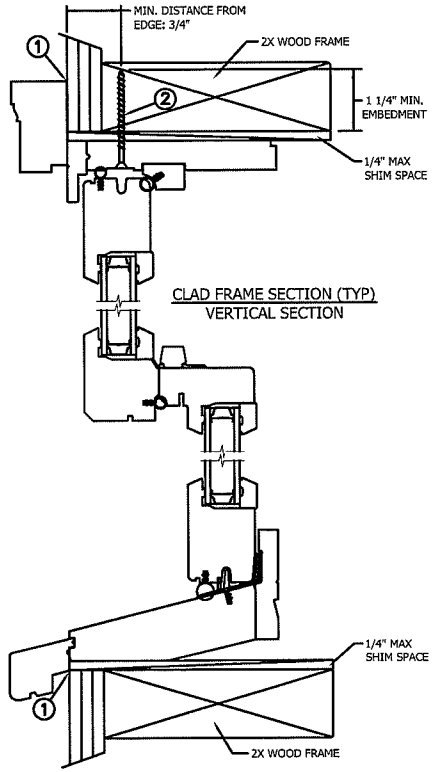
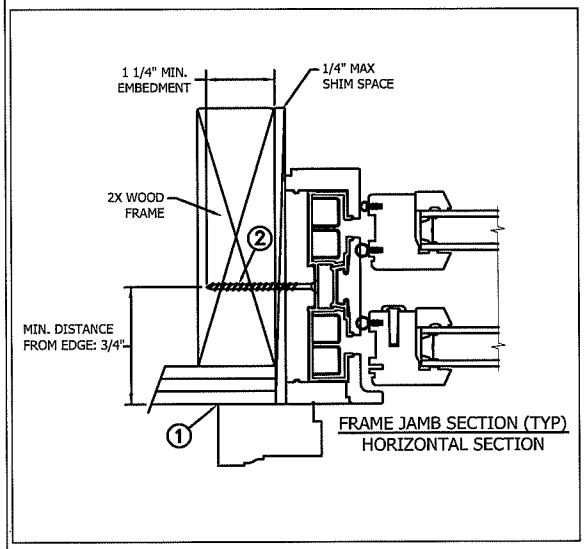
# THROUGH FRAME INSTALLATION




TYPICAL ELEVATION WITH FASTENER SPACING




| Max Frame | DP Rating | Impact |
|---|---|---|
| 45 3/8" x 92" | +/-35 | NO |

**Installed Fastener Schedule:**

1. Seal flange/frame to substrate.
2. All windows: install corrosion resistant #8 fasteners no more than 4" from each corner and 16" o.c. through the nail fins on all sides of the window. Fasteners must be long enough to penetrate at least 1 1/4" into framing members.

**General Notes:**

1. The product shown herein is designed, tested and manufactured to comply with the wind load criteria of the adopted International Building Code (IBC), the International Residential Code (IRC), the Florida Building Code (FBC) and the industry standard requirement for the stated conditions.
2. Buck, framing and masonry by others and is responsibility of architect or engineer of record.
3. All glazing shall conform to ASTM E1300.
4. At minimum, glazing shall be double strength annealed insulating glass.

This schedule addresses only the fasteners required to anchor the window to achieve the rated design pressure up to the size limitations noted. It is not intended as a guide to the installation process and does not address the sealing consideration that may arise in different wall conditions. For the complete installation procedure, see the instructions packaged with the door or go to www.jeld-wen.com/resources/installation.

DISCLAIMER:
This drawing and its contents are confidential and are not to be reproduced or copied in whole or in part or used or disclosed to others except as authorized by JELD-WEN Inc.

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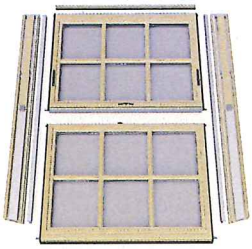
| | | | | | |
|---|---|---|---|---|---|
| PROJECT ENGINEER: -- | DATE: 01/19/2015 | JELD-WEN | 3737 Lakeport Blvd Klamath Falls, OR. 97601 Phone: (541) 882-3451 | | |
| DRAWN BY: D. Vezo | SCALE: NTS | | | | |
| CHECKED BY: J. Jones | TITLE: Siteline Wood Double Hung Window | | | | |
| APPROVED BY: D. Stokes | | | | | |
| PART/PROJECT No.: D012040 | | | | | |
| IDENTIFIER No. N/A | PLANT NAME AND LOCATION: Rantoul, IL | CAD DWG. No.: | REV: | SHEET | |

# Siteline™ Clad-Wood Window: Double-Hung Sash Pack



## Model Overview

**MAINTENANCE LEVEL**
Moderate

**WARRANTY**
20 Year Warranty

**COLORS & FINISHES**
27 Exterior Colors
14 Interior Finish Options

**FRAME OPTIONS**
Sash Replacement System

**GLASS**
Energy efficient, tinted, textured and protective.

**DIVIDED LITES**
Grilles between the glass.

**HARDWARE**
1 Lock option in 9 finishes

**CONSTRUCTION**
Tilt Sash

**MATERIALS**
1 Wood Options

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**PRICING**

Many options will influence the price of your window.
To get an estimate, contact your JELD-WEN dealer.

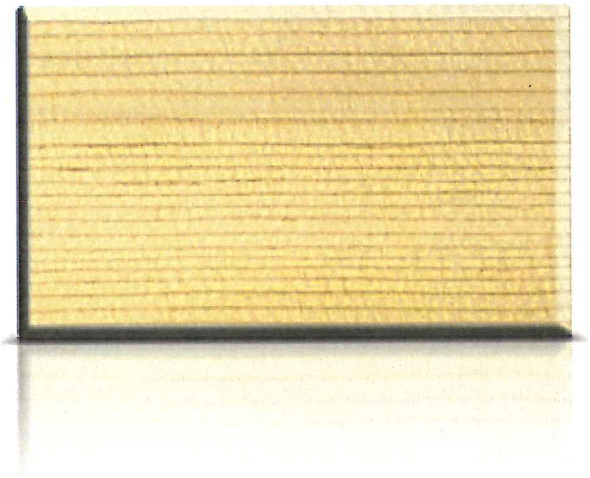
WHERE TO BUY (/EN-US/WHERE-TO-BUY?PID=145811)

GET HELP ON YOUR PROJECT (/EN-US/GET-HELP?PID=145811)

# Model Details & Options

## Materials

### WOOD OPTIONS



**AuraLast® Pine**

Pine is harvested from plantation forests. Pine is a softwood with distinct grain patterns and color variations. The wood will darken and yellow with age, adding character and charm.

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## Colors & Finishes

### EXTERIOR COLORS

Bone White

Brilliant White

Ivory

French Vanilla

Heirloom White

Mocha Cream

Desert Sand

Silver

Smoke

Stone

Flagstone

Cocoa

Surf

Sea Foam

Hunter Green

Moss

Hartford Green

Cranberry

Mesa Red

Stormy

Admiral

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Navy

Steele Gray

Dark Chocolate

Chestnut Bronze

Preview Unavailable

Luxury Bronze

Black

**INTERIOR FINISH OPTIONS**

AuraLast Pine Americano Finish

AuraLast Pine Charcoal Finish

AuraLast Pine Clear Lacquer Finish

AuraLast Pine Cordovan Finish

AuraLast Pine Fruitwood Finish

AuraLast Pine Kodiak Finish

AuraLast Pine Walnut Finish

Paint Black

Paint Brilliant White

Paint Desert Sand

Paint Dove

Paint Gunmetal

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Paint Ivory

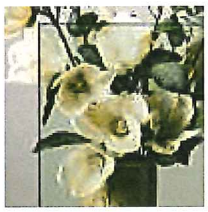
Primed

## Glass

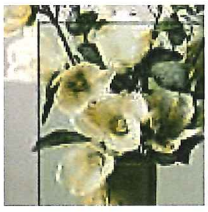
### ENERGY EFFICIENT GLASS

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.

LoĒ³-366



Low-E



Low-E EC

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### TINTED GLASS

Our optional tinted glass is ideal for climates with intense sunlight. It reduces glare and visible light transmittance, while also keeping homes more comfortable in warm weather. Optional clear glass consists of two panes of glass, sealed with an airspace and the

Optional 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.

Bronze Tinted

Clear

Gray Tinted

Green Tinted

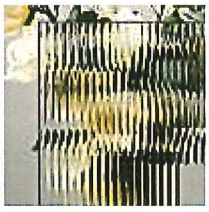
Bronze Reflective Tinted

## TEXTURED GLASS

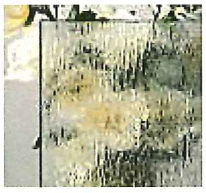
We offer an array of glass types, each one with its own attractive texture, pattern or color. Add a distinctive touch to our windows with optional textured glass, which lets light in while maintaining privacy. This glass will not only enhance your chosen window and transoms, but also add radiance to your entire home.

Glue Chip

Matte Frost



Narrow Reed



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Obscure

Rain

Seedy Reamy

**PROTECTIVE GLASS**

**Neat®**

With the Neat® glass option, you gain natural cleaning convenience. By harnessing the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required.

**Preserve**

Preserve® film comes standard on our window and patio door glass. It is factory-applied to both the interior and exterior surfaces of the glass. This means the glass surfaces will be reliably protected from debris and scratches that can occur during shipping and handling or at a construction site. So you won't need to spend extra time cleaning your

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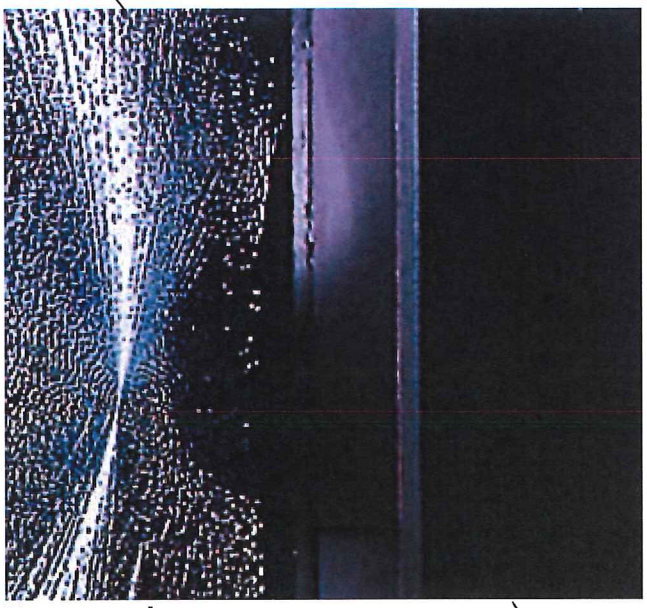
handling or at a construction site. So you won't need to spend extra time cleaning your new windows. What's more, it's easy to remove. *Please note, Preserve film is not available with impact-resistant glass or single pane units.



**Tempered**

The tempered glass option is available in all glass types and provides extra strength, enabling it to withstand force or pressure on its surface and it will not break into sharp pieces. Local building codes often require tempered glass to be used in all windows that are close to the floor or near doors, bathtubs or showers.

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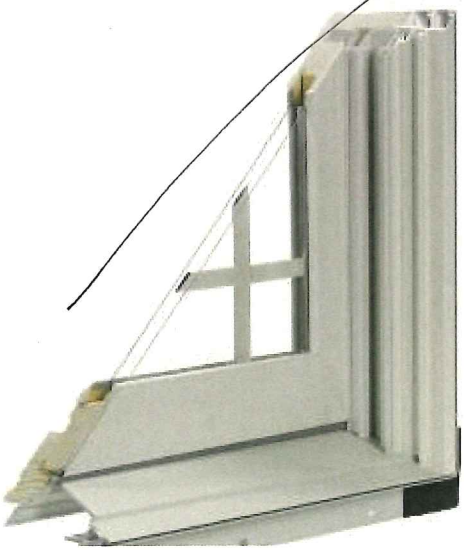
## Divided Lites

**GRILLES BETWEEN THE GLASS**

N/A



### Grilles Between the Glass

Add architectural interest with our divided lite options. Enjoy increased visual appeal and decreased maintenance with our grilles between the glass, which consist of a spacer bar placed between the panes of the insulating glass. They are an ideal choice because they require no upkeep and will not interfere with window cleaning. We offer 5/8" or 7/8" flat grilles, as well as 5/8" or 1" contour grilles in several grille patterns. These grilles are available in the color that matches the exterior color of the patio door you choose.

### FULL-SURROUND REMOVABLE WOOD GRILLES

*

fully wood, wood through

**Full-Surround Removable Wood Grilles**

Add architectural interest to your windows with our divided lite options. Our full-surround wood grilles are a convenient way to achieve the look of divided lites. These grilles are positioned on the interior glass and can be removed for easy cleaning. Grilles are available in 7/8", 1-1/8" and 1-3/8" widths in several grille patterns.

### SIMULATED DIVIDED LITES

Contemporary Profile

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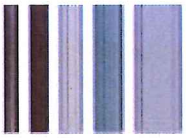

Bead Profiles

Putty Profiles

**GRILLE DESIGNS**

Colonial Grille

No Grille

Prairie Grille

Top Down Grille

# Hardware

**LOCKS**

**Sash Lock**

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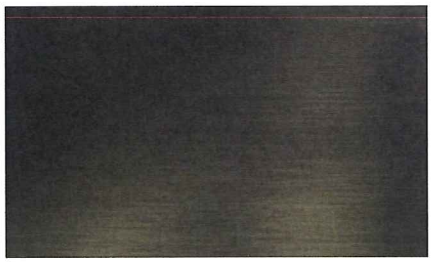
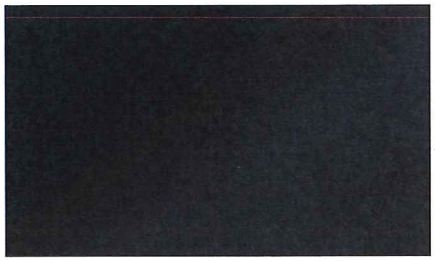
**LOCK HARDWARE FINISHES**

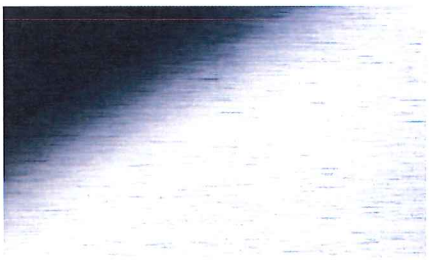
We offer a range of hardware and hardware finishes for our Custom Wood Windows. We know a Victorian house feels all the more ornate with brass fixtures. And the shine of polished chrome adds a contemporary edge to traditional architecture. Our selection ensures you can make the statement you want down to the last detail.



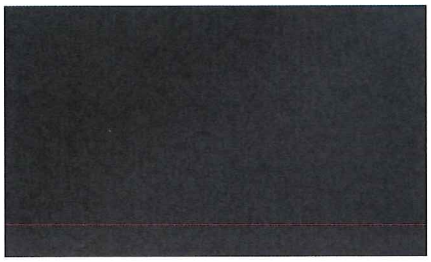
Antique Brass Finish



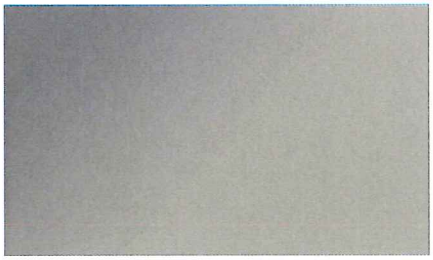
Black Finish



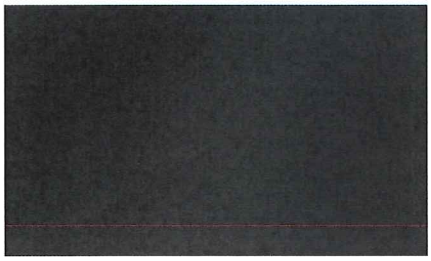
Brushed Chrome Finish



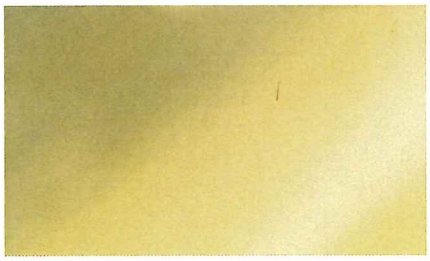
Chestnut Bronze Finish



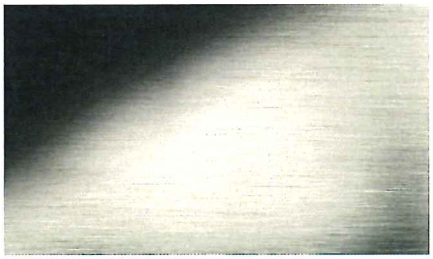
Desert Sand Finish



Oil-Rubbed Bronze Finish



Polished Brass Finish



Satin Nickel Finish

White Finish

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## Construction & Framing

**CONSTRUCTION**

**Tilt Sash**

Our double-hung windows include a tilt latch which allows you to easily tilt the sash in to allow for convenient cleaning from the inside of your home. Tilt latches will match the hardware color of your window.

**FRAME OPTIONS**

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**Sash Replacement System**

We offer sash double-hung replacement windows, which is a breeze to install in a replacement application to replace an older sash. It is quick to install because the window frame and trim pieces typically remain in place. System is provided with all the necessary parts and hardware for replacing existing windows while keeping trim and frame intact. Materials include one upper sash with weatherstrip, one lower sash with

frame intact. Materials include one upper sash with weatherstrip, one lower sash with weatherstrip, pine head jamb filler with weatherstrip flange, wood head parting stop, one pair of vinyl concealed jamb liners with balance hardware, common and finishing nails, metal jamb liner brackets with nails, two foam head jamb liner gaskets and screw hole covers.

## Energy & Sustainability

### SUSTAINABLE SOLUTIONS

**Sustainability at JELD-WEN**

At JELD-WEN, sustainability is nothing new. With origins rooted in wood product manufacturing, our legacy has been to make windows, doors and components in a manner consistent with efficient use of what nature provides. In effect, we've always strived to make stiles and sash, not sawdust. To us, minimizing waste has always made good ecological and business sense. Our mission is to develop high performance, high-value products that satisfy our customers' needs, while also caring for our communities by seeking ways to reduce our impact on the environment. We also realize that there is still work to be done. Sustainability is a journey, and our on-going efforts will remain directed toward continual improvement of our products, processes and culture. We do this not because it's popular. We do it because it's the right thing to do.

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ASK ABOUT ENERGY STAR

**ENERGY STAR® Qualified Options**

We are committed to offering products for improved energy efficiency in your home. This product has ENERGY STAR qualified options to save energy and meet current requirements. As proof of our commitment, JELD-WEN has received the 2010 ENERGY STAR Partner of the Year award. The award signifies outstanding contributions to protecting the environment through energy efficiency and is presented to only a handful of 17,000 organizations that participate in the program each year. Our company-wide commitment to energy conservation excellence is part of our continued commitment to bringing reliability to your home and life. For more information, ask your dealer about JELD-WEN ENERGY STAR products.

Home Innovation
NGBS GREEN CERTIFIED™

**NGBS Green Certified**

SFI®- or FSC®-certified ENERGY STAR® wood windows and patio doors with AuraLast® wood manufactured by JELD-WEN have been approved for points toward National Green Building Certification to the ICC 700-2008 National Green Building Standard for residential construction.

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AuraLast™

**Reduced VOCs**

The AuraLast® manufacturing process releases 96 percent fewer VOCs than traditional treatments, one more reason that AuraLast--The Worry-Free Wood® really is worry-free. AuraLast is JELD-WEN's exclusive water-based wood protection process. Unlike typical solvent-based dip treatments that only coat a thin layer on the wood's surface, AuraLast delivers durable 100 percent surface-to-core protection. AuraLast is 100 percent real wood, so homeowners don't have to sacrifice the beautiful appearance for industry-leading protection.

WHERE TO BUY (/EN-US/WHERE-TO-BUY)

GET HELP ON YOUR PROJECT (/EN-US/GET-HELP)

(https://www.facebook.com/JELDWEN/)

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WINDOWS & DOORS

DISCOVER +

SUPPORT +

OUR COMPANY +

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PRIVACY POLICY (/EN-US/ABOUT-US/GENERAL-INFORMATION/PRIVACY-POLICY) | SUPPLY CHAIN TRANSPARENCY (/EN-US/ABOUT-US/COMPANY/SUPPLY-CHAIN-TRANSPARENCY) | INTERNATIONAL (HTTP://JELD-WEN.NET/)

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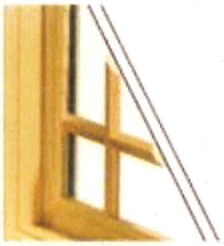
New Tab
Siteline™ Clad-Wood Windows
https://www.jeld-wen.com/en-us/products/windows/siteline-clad-wood/double-hung

# Siteline™ Clad-Wood Window: Double-Hung

Materials
Colors & Finishes
Glass
Divided Lites
Hardware
Screens & Trim
Construction & Framing
Energy & Sustainability

FULL-SURROUND REMOVABLE WOOD GRILLES



### Full-Surround Removable Wood Grilles

Add architectural interest to your windows with our divided lite options. Our full-surround wood grilles are a convenient way to achieve the look of divided lites. These grilles are positioned on the interior glass and can be removed for easy cleaning. Grilles are available in 7/8", 1-1/8" and 1-3/8" widths in several grille patterns.

SIMULATED DIVIDED LITES

Contemporary Profile

Bead Profiles

Putty Profiles

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GRILLE DESIGNS

Colonial Grille

No Grille

Prairie Grille

Top Down Grille

## Hardware

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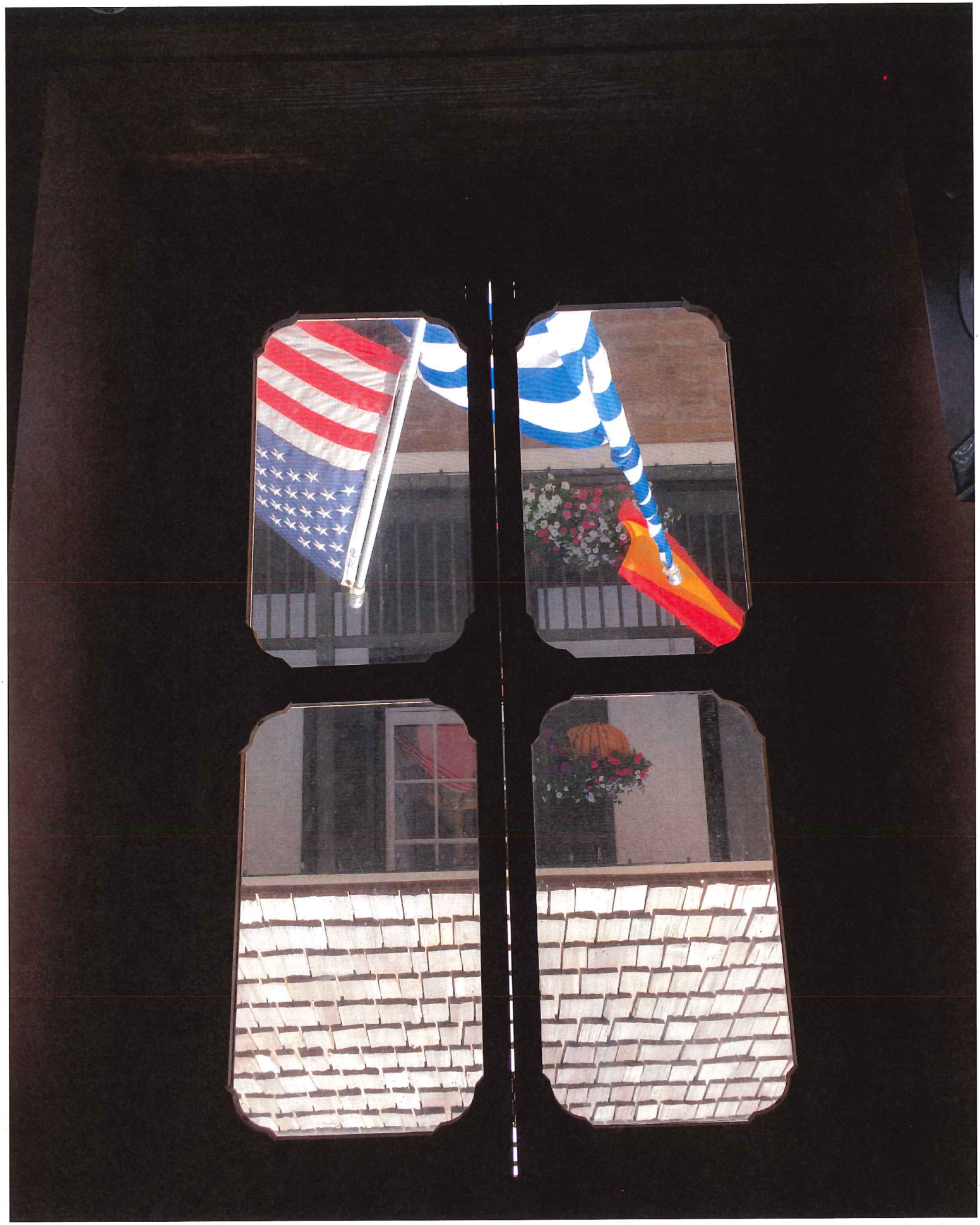

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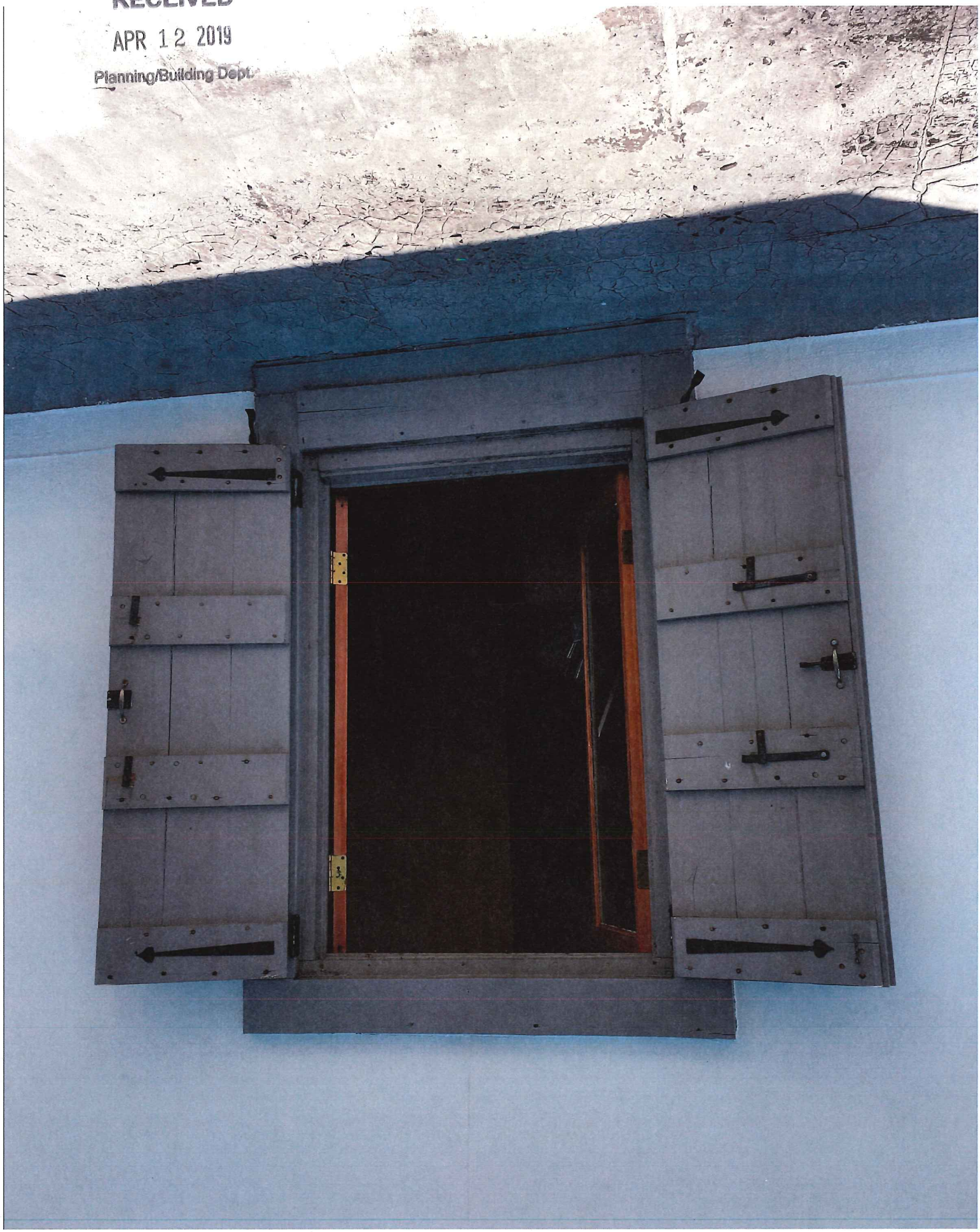


# St. Johns County, FL

## Tax Bill

My Tax Bill

## Estimate Taxes

Tax Estimator

## 2018 TRIM Notice

2018 TRIM Notice

## 2017 TRIM Notice

2017 TRIM Notice

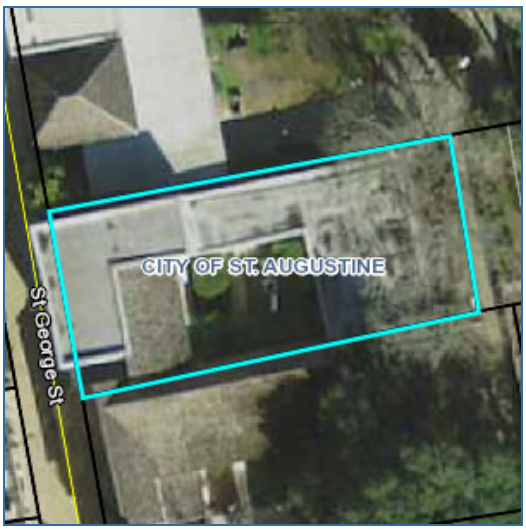
## Summary

| | |
|---|---|
| **Parcel ID** | 1964700000 |
| **Location Address** | 41 ST GEORGE ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | City St Aug ON St George St (COM) (610.07) |
| **Tax Description*** | CITY OF ST AUG W100FT OF LOT 5 BLK 7 OR86/444<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Churches (7100) |
| **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 |

## Owner Information

| | |
|---|---|
| **Owner Name** | Greek Orthodox Archdiocese Of 100% |
| **Mailing Address** | 41 SAINT GEORGE ST<br>PO BOX 1960<br>SAINT AUGUSTINE, FL 32085-1960 |

## Map



## Valuation Information

| | 2019 |
|---|---|
| Building Value | $223,915 |
| Extra Features Value | $590 |
| Total Land Value | $473,000 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| **Just (Market) Value** | **$697,505** |
| Total Deferred | $285,348 |
| **Assessed Value** | **$412,157** |
| Total Exemptions | $412,157 |
| **Taxable Value** | **$0** |

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

## Historical Assessment Information

| 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 | $163,763 | $211 | $344,000 | $0 | $0 | $507,974 | $374,688 | $507,974 | $0 |
| 2017 | $109,176 | $253 | $344,000 | $0 | $0 | $453,429 | $340,625 | $453,429 | $0 |
| 2016 | $109,176 | $253 | $202,100 | $0 | $0 | $311,529 | $309,659 | $311,529 | $0 |
| 2015 | $109,176 | $295 | $191,350 | $0 | $0 | $300,821 | $281,508 | $300,821 | $0 |
| 2014 | $64,229 | $337 | $191,350 | $0 | $0 | $255,916 | $255,916 | $255,916 | $0 |
| 2013 | $64,229 | $379 | $191,350 | $0 | $0 | $255,958 | $255,958 | $255,958 | $0 |
| 2012 | $64,229 | $421 | $191,350 | $0 | $0 | $256,000 | $256,000 | $256,000 | $0 |
| 2011 | $67,440 | $463 | $212,850 | $0 | $0 | $280,753 | $280,753 | $280,753 | $0 |
| 2010 | $72,257 | $505 | $236,500 | $0 | $0 | $309,262 | $309,262 | $309,262 | $0 |

## Exemption Information

| Exemption Type | Amount |
|---|---|
| Church/Religious | $412,157 |

## Building Information

| | | | |
|---|---|---|---|
| **Building** | 1 | **Roof Structure** | Rigid Frame |
| **Actual Area** | 4346 | **Roof Cover** | Built Up |
| **Conditioned Area** | 3397 | **Interior Flooring** | Pine Wood, Asphalt Tile |
| **Actual Year Built** | 1680 | **Interior Wall** | Plaster |
| **Use** | Religious Schools | **Heating Type** | Air Duct |
| **Style** | 04 | **Heating Fuel** | |
| **Class** | N | **Air Conditioning** | Central |
| **Exterior Wall** | Concrete Stucco | **Baths** | |

| Category | Type | Pct |
|---|---|---|
| Exterior Wall | Concrete Stucco | 100% |
| Roofing Structure | Rigid Frame | 100% |
| Roofing Cover | Built Up | 100% |
| Interior Walls | Plaster | 100% |
| Interior Flooring | Pine Wood | 50% |
| Interior Flooring | Asphalt Tile | 50% |
| Heating Type | Air Duct | 100% |
| Air Conditioning | Central | 100% |
| Frame | Masonry | 100% |
| Plumbing | 5 Fixtures | 100% |
| Electrical | Average | 100% |
| Foundation | Concrete Perimeter Footing | 100% |
| Floor System | Concrete Slab | 100% |
| Condition | Average | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| BASE AREA | 1539 | 1539 |
| FINISHED UPPER STORY | 929 | 929 |
| CANOPY (COMMERCIAL) | 0 | 432 |
| CANOPY (COMMERCIAL) | 0 | 432 |
| CANOPY (COMMERCIAL) | 0 | 85 |
| BASE AREA | 929 | 929 |
| Total SqFt | 3397 | 4346 |

## Extra Feature Information

| Code Description | BLD | Length | Width | Height | Units |
|---|---|---|---|---|---|
| Wood Fence | 0 | 64 | 0 | 0 | 64 |

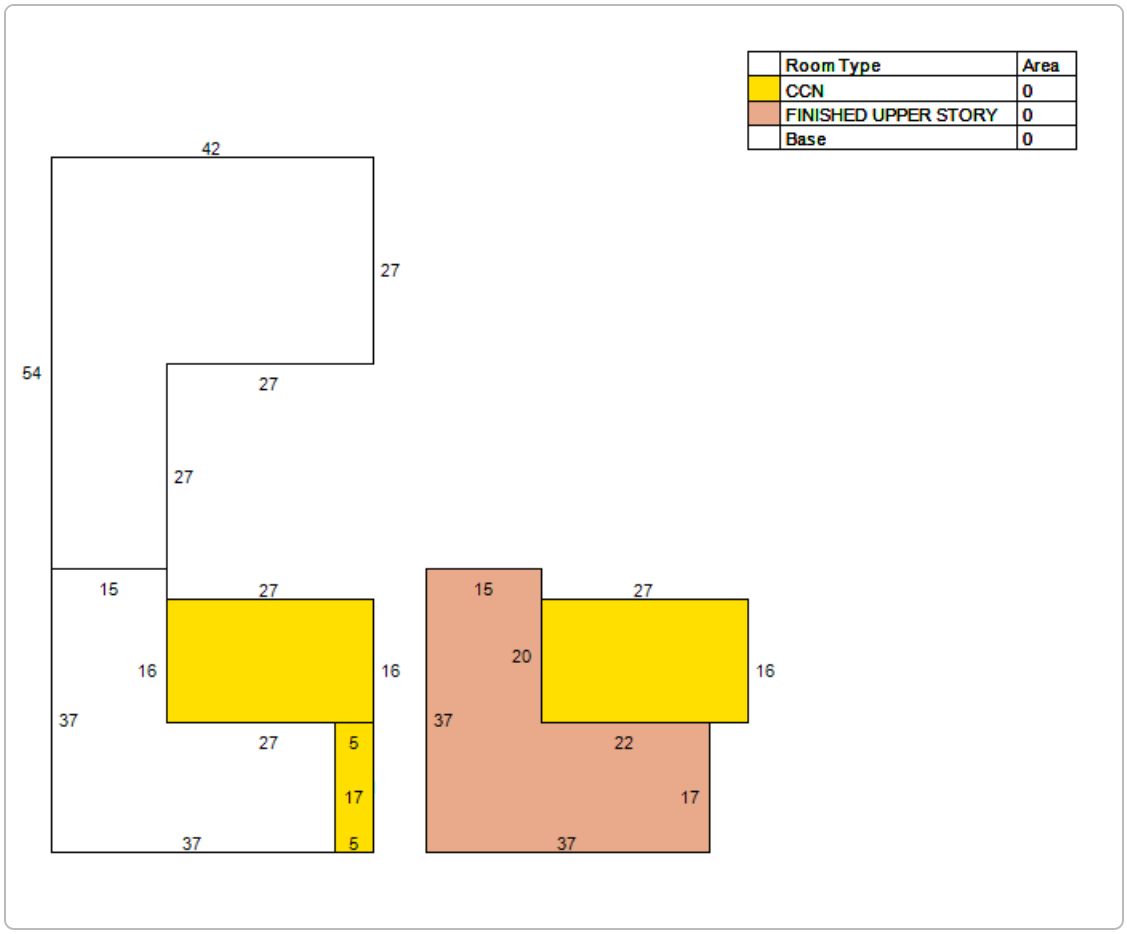
## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Churches | 43 | 100 | 4300 | SF | $473,000 |

## Area Sales Report

Recent Sales in Area

## Sketch Information




**No data available for the following modules:** Sale Information.

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.

Developed by Schneider GEOSPATIAL

Last Data Upload: 5/14/2019, 11:37:17 PM

Version 2.2.18

City of St. Augustine

**HISTORIC ARCHITECTURAL REVIEW BOARD**
STAFF REPORT AND RECOMMENDATION
Prepared for May 23, 2019 Meeting

Application: 2019-0056 Address: 290 St. George Street

Jeff and Judy Fliesser, Owner L Mariotti Construction, Applicant

Project description: To remove and replace one doorway and to install a new rear screened in porch along with new pavers.

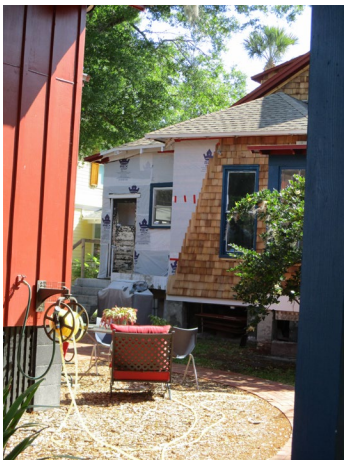
| | | | |
|---|---|---|---|
| Architectural Style: | Bungalow | Florida Master Site File: | 8SJ1936 |
| National Register: | N/A | Construction date: | 1910 |
| Archaeology Zone: | IC | Zoning District: | HP-1 |
| Parcel number: | 200720 0000 | | |
| Agenda Item: | 7(b) | Previous Action(s): | N/A |

**STAFF SUMMARY AND ANALYSIS:**

The applicant is presenting a Certificate of Appropriateness to remove and replace one doorway and to install a new rear screened in porch along with new pavers.

- The porch is to scale with the existing historic structure and would not overshadow the home.
- A pier foundation with lattice work is common for the style. Painting the piers and covering them with lattice is not compatible, however.
- Shed roofs are appropriate for a porch area, and shingles can be appropriate as long as they match the shingles on the main home.
- The paint colors are on the pre-approved color list.
- The proposed door is compatible.
- According to the applicant, the new walkway will utilize pavers that are already on the property.
- The site is located in an archaeological zone, and the project may trigger an archaeological review. The applicant should contact the city archaeologist prior to carrying out the project.
- A zoning review was carried out on the project. With the porch, the home exceeds lot coverage for a main structure, which is described in section 28-188(b)(2)b of the city code. The applicant will either need to get a variance or will have to reduce the size of the porch to meet code.
- The applicant should provide information about the porch on the southern corner of the home as well as if the foundation at the rear of the home will be filled in with lattice.

Rear of Home


Area where the porch will be constructed.

**STAFF RECOMMENDATION:**

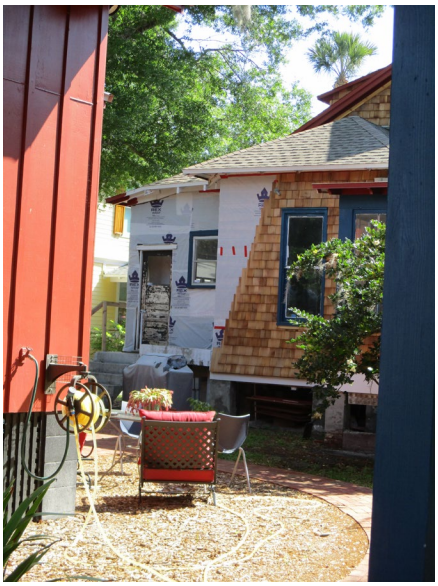
Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can **Continue** a **Certificate of Appropriateness** for **290 St. George Street** to give the applicant time to address the concerns in the staff report.

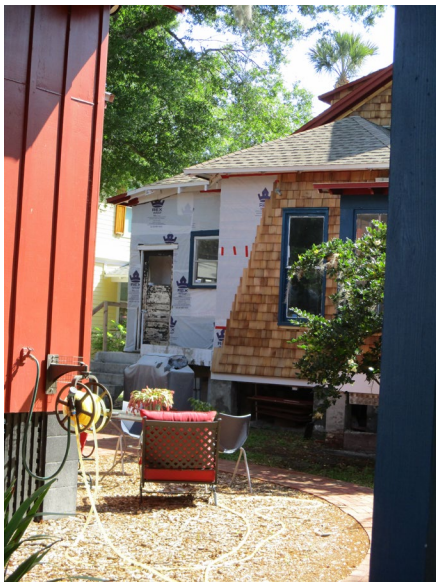
*Kelli Mitchell*

_____

Kelli Mitchell, Historic Preservation Planner

STAFF PHOTOGRAPHS:





SUMMARY SCOPE OF WORK:

- Remove existing rear porch
- Construct a covered rear porch in the northern corner of the porch and an uncovered porch in the southern corner
- Install a door in the place of the window under the rear porch
- Add pavers between the covered porch and rear accessory building

**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.

***Accessory Buildings including porches***

**Do...**

- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.

**Don't...**

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

**Post-1821**

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

***Roofs and Roofing***

**Do...**

- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.

**Don't...**

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Change the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air conditioners and solar collectors which are visible from public rights-of-way.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Fail to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing and the underlying structure.

**Post-1821**

Frame Vernacular roofs locally are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick, and are occasionally finished with stucco. Refer to the Pre-Approved Guidelines when considering replacement roof materials for a list of materials that are acceptable and can be approved with a building permit by City Staff.

***Foundations and Infill***

**Do...**

- Maintain open spaces between piers.
- Enclose foundation spaces with appropriate materials, such as lattice or pierced brick, if foundation enclosures are missing.

**Don't...**

- Enclose a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.
- Use a replacement infill material which is inappropriate to the style of the building.
- Use historically inappropriate material such as concrete block, stucco or plywood as infill.
- Use modern materials, such as cement block or stone veneer, to repair, reface or replace existing foundations, unless such material can be documented to be part of the original construction.

**Post-1821**

Frame Vernacular foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common. Beginning in the 1920s brick, coquina and concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920.

***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]

4. Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved. [Retention of Significant Later Alterations and Additions]

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. [Sensitive Treatment of Distinctive Features and Craftsmanship]

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

10. New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [Reversibility of New Alterations and Additions]

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. 8SJ1936 1009==

Site Name: Fred A. Henderich House 830== Survey Date: 7808 820==

Address: 290 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 3-C (block) Re-subdivision of (lot) 868==

Lot 2 868==

Owner of Site: Name: Murray, David C., Jr. and Nancy A.;
Address: 290 St. George Street
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 (zone) 469935 (easting) 3306110 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist);
Address: H.S.A.P.B. 818==

---

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==

Date: +1910 844== Period: 20th Cent 845== Culture: American 840==

Architect: Henderich, Fred A. 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: Irregular 966==

Exterior Fabrics: Wood, shingles, butt

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Casement (2 pane), sidelights, DHS, 1/1 942==

Foundation: Brick piers with solid wall infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porches 942==

Porches & Balconies: One story porches on east (front), south and west; one story open entrance porch on front 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond) 882==

Ornament Exterior: Jigsawn rafters

882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Mixed Residential/Institutional 864==

Relationship to Surroundings: Looks out over Maria Sanchez Lake on west

859==

---

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

## IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Bungalow style residence at 290 St. George Street was constructed by architect Fred A. Henderich between 1904 and 1910 and is one of the later homes built in this neighborhood. The exterior is covered with wood shingles as are the bases of the porch posts. Originally there were palm tree posts on the one-story open entrance porch on the front, but these have been replaced with square wood posts. The house also has jigsawn rafters. A view of the Maria Sanchez Lake may be seen 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 Streets. The northern section has been occupied since the Spanish construc-

(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.

4. St. Augustine City Directory, 1920-21, 1924-25; Historic Properties Inventory Research File.

ted 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)

The Fred A. Henderich House is located at 290 St. George Street. It was the early residence of one of the influential architects of St. Augustine in the early 1920's. Henderich's offices were in the old Jefferson Theatre Building, where the Barnett Bank now stands. He was the architect for the Flagler Hospital after the original building burned in the early 1900's. His wife Daisey was the daughter of J. W. Estes, proprietor of the Estes House and the Surprise Store and several other members of the Estes family lived in this area on south St. George Street in houses designed by Henderich.(4)

☐ Original
☒ Update

# HISTORICAL STRUCTURE FORM
## FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #: SJ01936
Field Date: 5-23-2016
Form Date: 5-23-2016
Recorder #: _____

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

Site Name(s) (address if none) FRED A. HENDERICH 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 | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|---|
| Address: | 290 | | St George | Street | |

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 19 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2007200000 — 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: 1910 ☐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): HENDERICH — 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 Bungalow — Exterior Plan Irregular — Number of Stories 1.5
Exterior Fabric(s): 1. Wood shingles 2. Wood/Plywood 3. _____
Roof Type(s): 1. Gable 2. _____ 3. _____
Roof Material(s): 1. Composition shingles 2. _____ 3. (diamond)
Roof secondary strucs. (dormers etc.) 1. _____ 2. Hip porches
Windows (types, materials, etc.) Casement (2-pane), sidelight, DHS, 1/1

Distinguishing Architectural Features (exterior or interior ornaments) Jigsawn exposed rafters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

| DHR USE ONLY | OFFICIAL EVALUATION | DHR USE ONLY |
|---|---|---|
| NR List Date _____ ☐Owner Objection | SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info — Date _____ — Init. _____<br>KEEPER – Determined eligible: ☐yes ☐no — Date _____<br>NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site #8 SJ01936

## DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Piers 2. _____

Foundation Material(s): 1. Brick 2. solid wall infill

Main Entrance (stylistic details) single wood 4-panel wood door with 1/2 sidelights

Porch Descriptions (types, locations, roof types, etc.) One-story porches one east (front), south and west; one-story open entrance porch on front

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) could contribute to a district

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

## DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

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

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

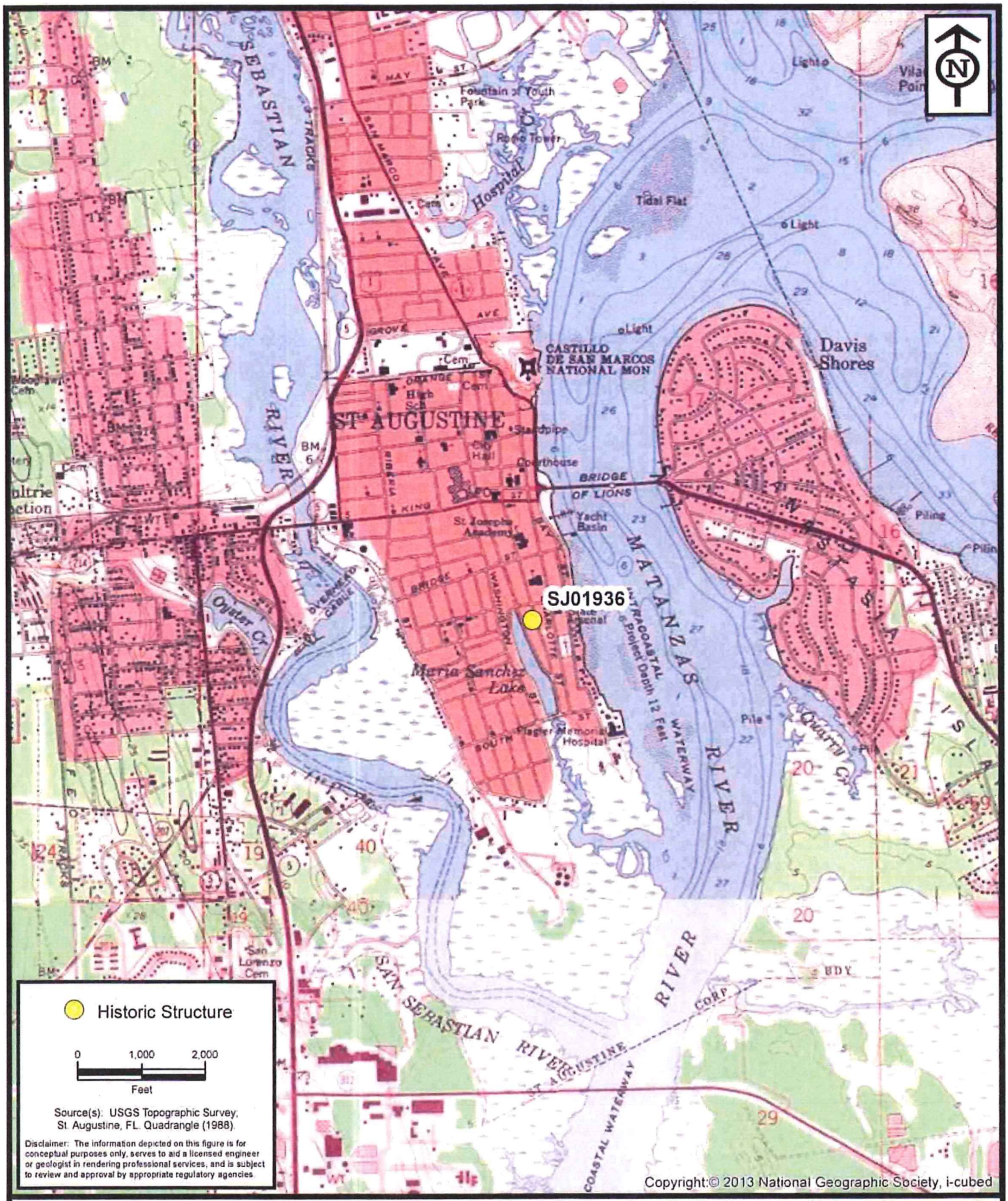
## RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

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

**Required Attachments**

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




**ENVIRONMENTAL SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ01936

# 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 |

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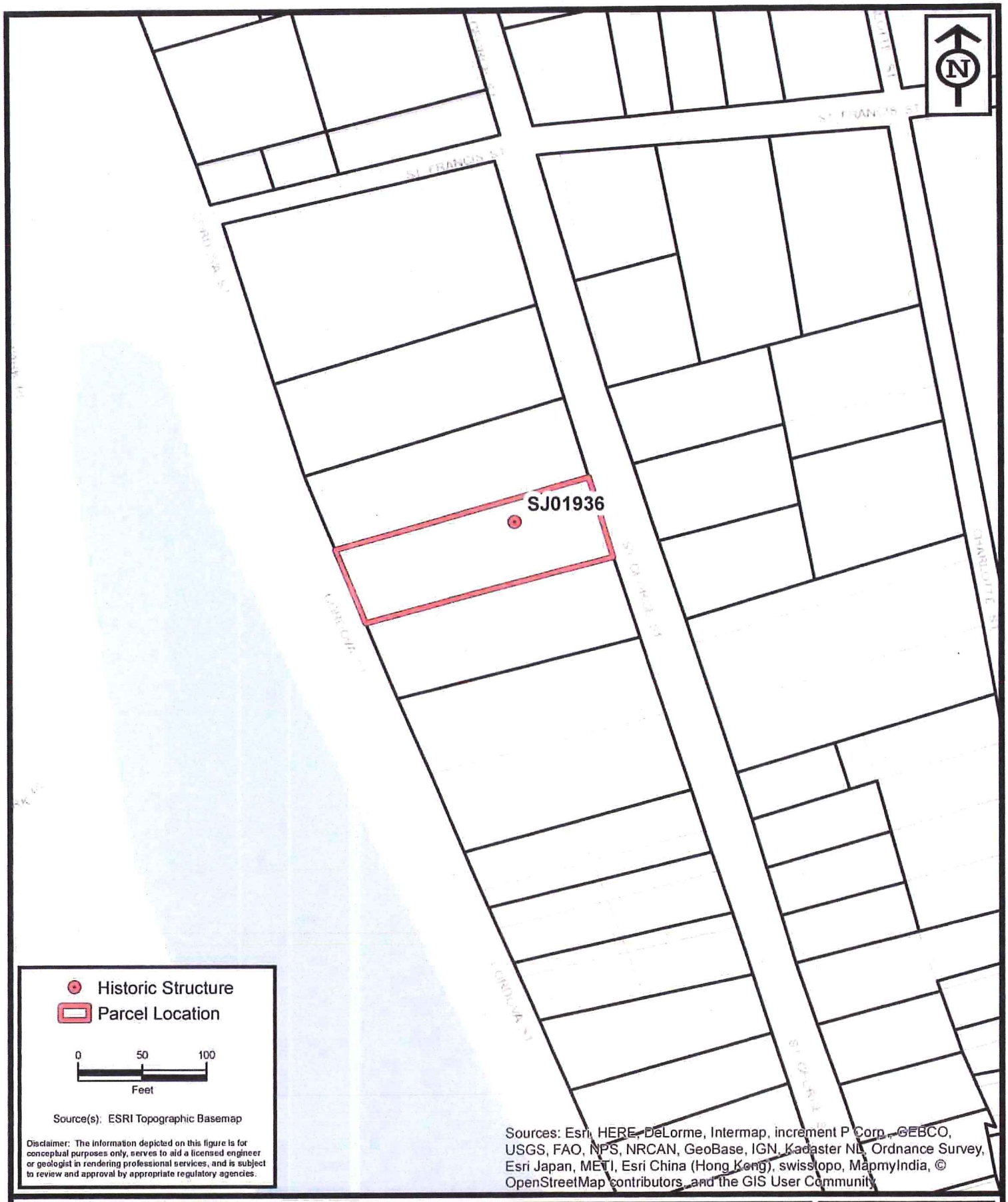
SJ01936




ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

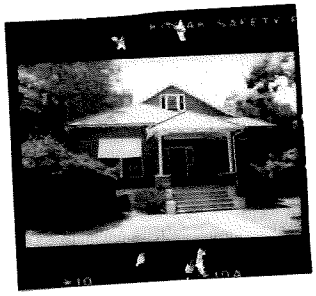
Parcel Location - SJ01936

# City of St. Augustine
# Historic Structure Survey

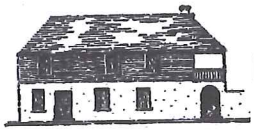
St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01936\Parcel.mxd Date: 2/1/2016 11:11:32 AM



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



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

RECEIVED APR 22 2019 Planning/Building Dept.

| | |
|---|---|
| $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. 2019-0056

Receipt No. 1597079

Meeting Date: 5-23-19

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

1. NAME OF APPLICANT LANCE MARIOTTI
   Business (if applicable) L MARIOTTI CONSTRUCTION
   Address PO BOX 290
   City ELKTON State FL Zip Code 32033
   Daytime telephone 904 392 9444 Other phone/email LMARIOTTICONSTRUCTION@GMAIL.COM
   *The above contact information will be used for correspondence. Please ensure this information is accurate.*
2. NAME OF PROPERTY OWNER JEFF & JUDY FLETSER
   Business (if applicable) _____
   Address 290 ST. GEORGE ST
   City ST AUGUSTINE State FL Zip Code 32084
   Daytime telephone (required) 904 669 5470 Other phone _____
3. PROJECT STREET ADDRESS 290 ST GEORGE ST
4. LEGAL DESCRIPTION: Lot 2 Block 39 Subdivision RE-SUB Parcel 2007200000
5. EXISTING USE RES PROPOSED USE RES
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 ENLARGE & SCREEN IN NEW PORCH |
| ☐ | ☐ | Awning/Canopy |
| ☐ | ☐ | Exterior Doors |
| ☐ | ☐ | Windows |
| ☐ | ☐ | Shutters |
| ☐ | ☐ | Foundation (including infill) |
| ☐ | ☐ | Exterior lighting & other appurtenances |
| ☐ | ☐ | Existing fences, walls & gates |
| ☐ | ☐ | Existing parking, walkways & other site features |

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

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

D. PAINT COLORS (check one)

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

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

REMOVE ROTTEN ENTRY, CONSTRUCT NEW COVERED PORCH W/SCREENS
PAINT WITH APPROVED COLORS ALREADY ON HOME

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 LANCE MARIOTTI

SIGNATURE OF APPLICANT _____ DATE 4.27.19

PRINT OWNER'S NAME JEFF FLIESSER

SIGNATURE OF OWNER _____ DATE 4.27.19

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.

RECEIVED
APR 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. |

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 |

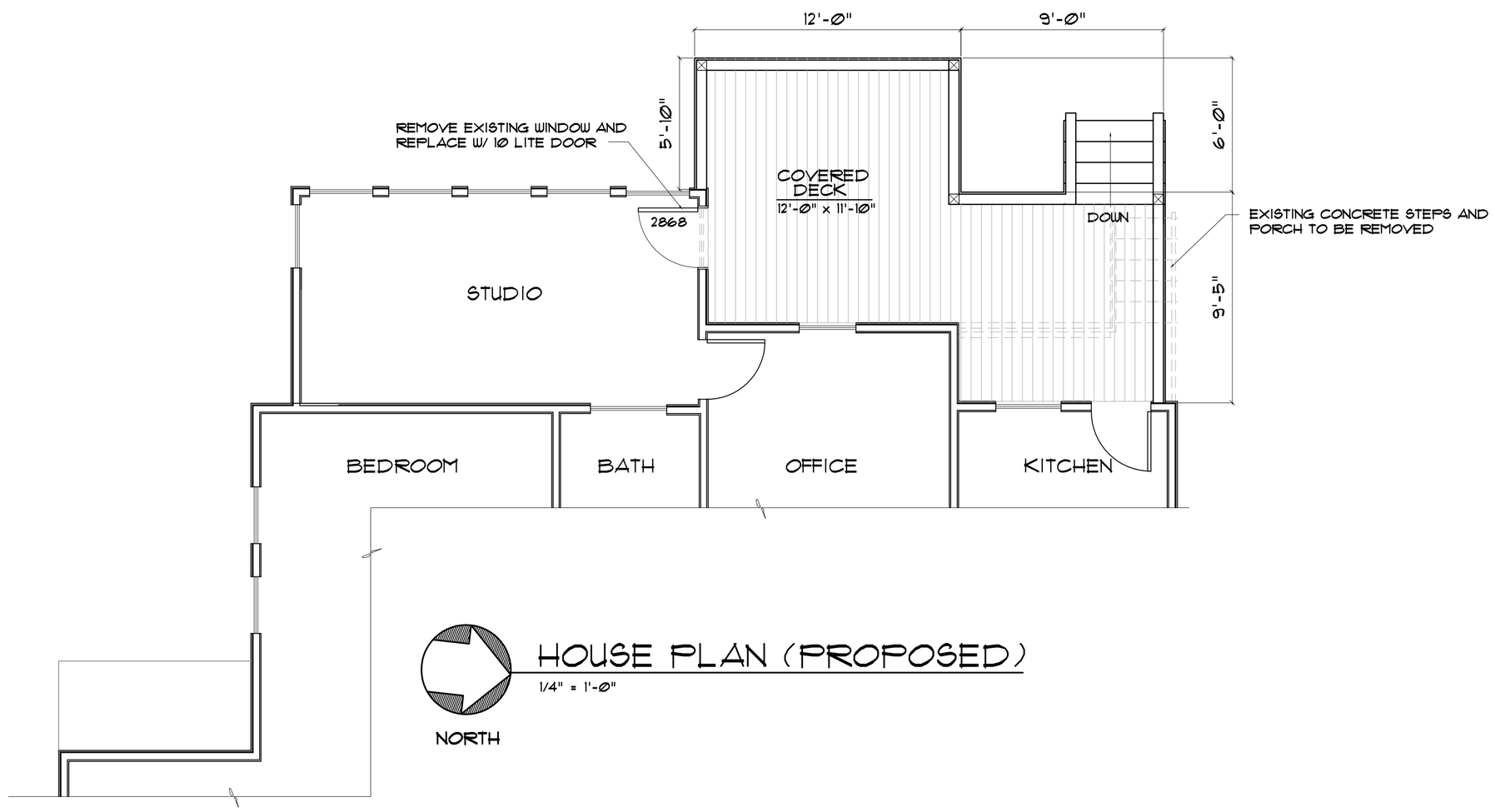
**NEW CONSTRUCTION** (accessory structure/outbuilding, garage, and other new buildings)

| | | | |
|---|---|---|---|
| ☐ | ☐ | ☐ | 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:
Need photos of rear of the building

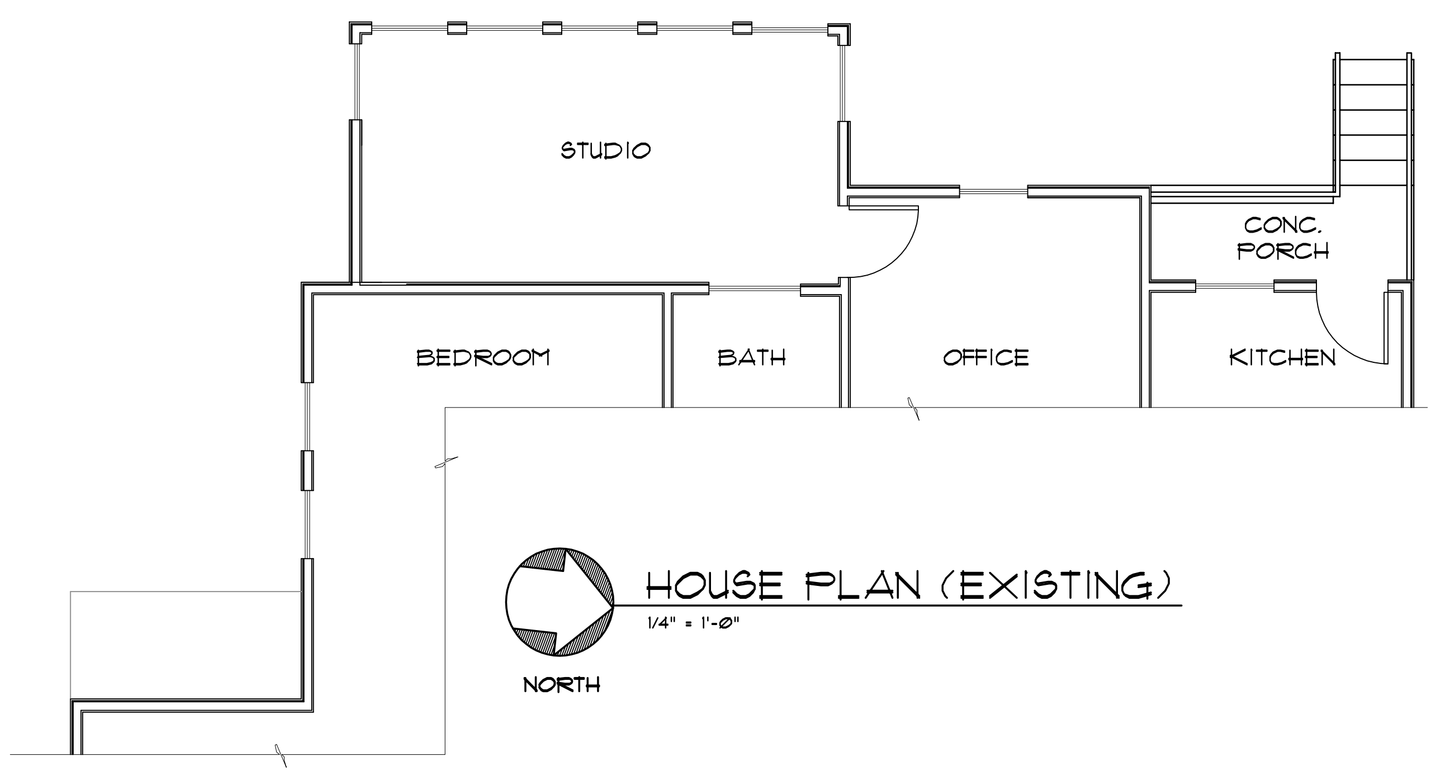
Project number: _____ Project Address: 290 St. George

Reviewed by: Kelli Mitchell Date: 4/22/19



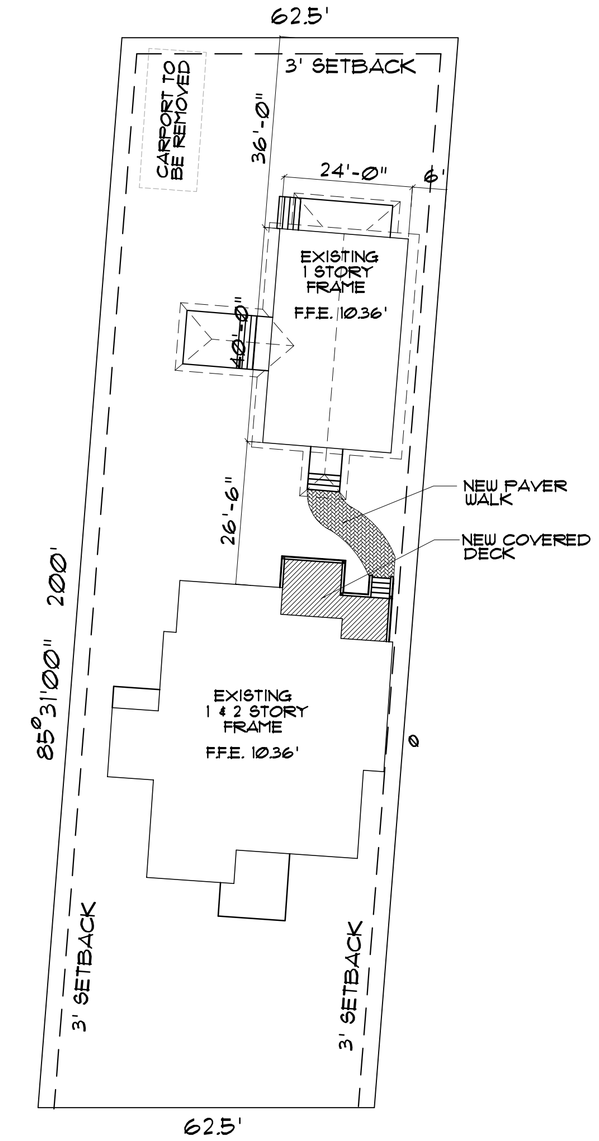

## HOUSE PLAN (PROPOSED)

1/4" = 1'-0"




## HOUSE PLAN (EXISTING)

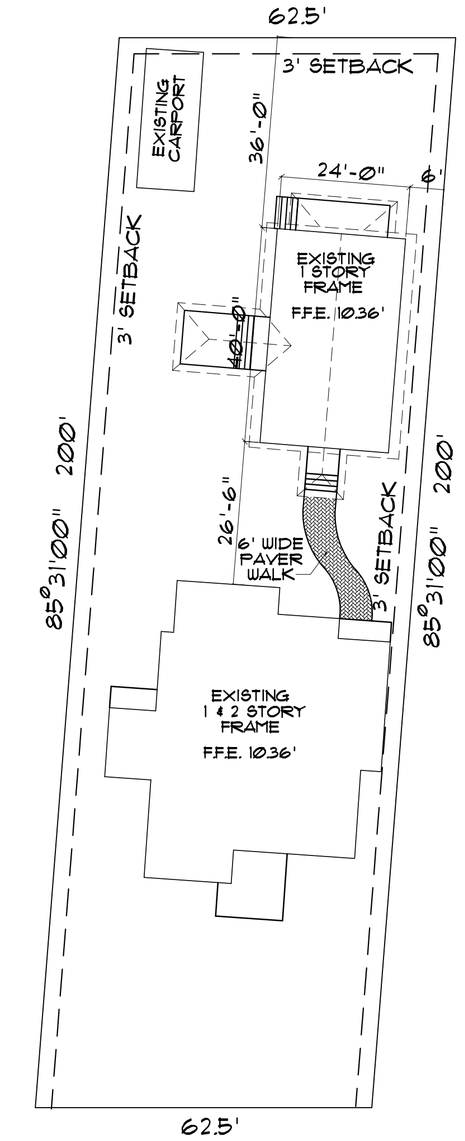
1/4" = 1'-0"




## SITE PLAN (PROPOSED)

1" = 20'

NORTH




## SITE PLAN (EXISTING)

1" = 20'

NORTH

| SITE COVERAGE CALCULATIONS | |
|---|---|
| ZONING HP-1 | SETBACKS 3' SIDE/3' REAR |
| MAX. LOT CVG. 70% OR 7,000 SQ. FT | |
| LOT | 12,500 SQ. FT. |
| EXISTING HOUSE | 2,306 SQ. FT. |
| EXISTING CARPORT | 278 SQ. FT. |
| EXISTING STUDIO | 1,122 SQ. FT. |
| % OF LOT COVERAGE | 29.65% |
| CAPORT TO BE REMOVED | -278 SQ. FT. |
| PORCH TO BE REMOVED | -49 SQ. FT. |
| NEW ROOFED DECK | 223 SQ. FT. |
| PROPOSED LOT COVERAGE | 28.8% |

| SITE COVERAGE CALCULATIONS | |
|---|---|
| ZONING HP-1 | SETBACKS 3' SIDE/3' REAR |
| MAX. LOT CVG. 70% OR 7,000 SQ. FT | |
| LOT | 12,500 SQ. FT. |
| EXISTING HOUSE | 2,306 SQ. FT. |
| EXISTING CARPORT | 278 SQ. FT. |
| EXISTING STUDIO | 1,122 SQ. FT. |
| % OF LOT COVERAGE | 29.65% |


BMA

BRYAN McCLOSKEY ARCHITECT, P.A.
108 1ST STREET
ST. AUGUSTINE BEACH FL, 32080
904-460-0944
B-M-A@COMCAST.NET


BRYAN W McCLOSKEY
AR0016603
ORIGINAL SIGNATURE IS BLUE

DESIGN DRAWINGS ONLY NOT FOR CONSTRUCTION

# FOX-FLIESSER PORCH
## 290 ST. GEORGE STREET
## ST. AUGUSTINE, FL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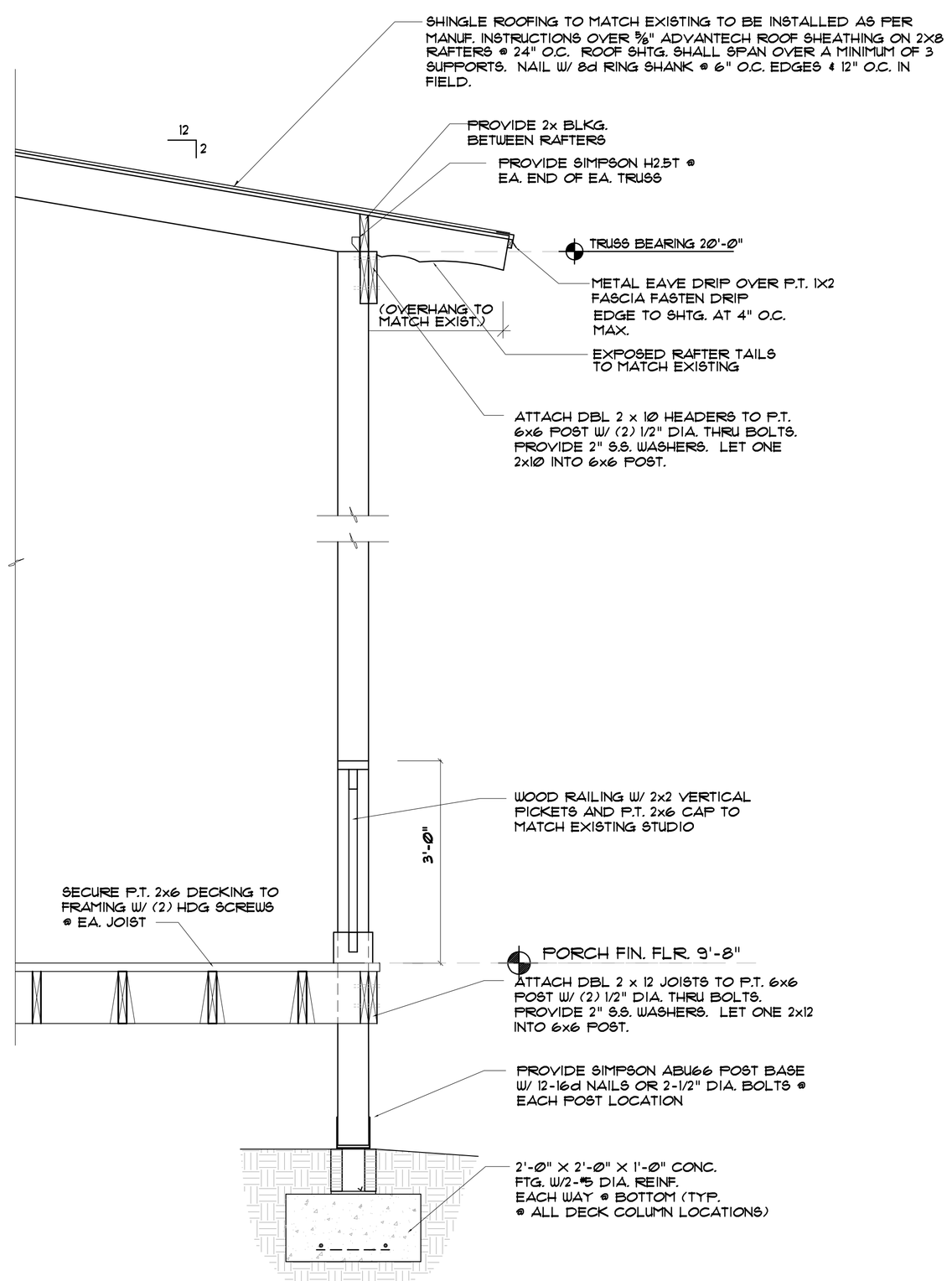
SITE PLANS
FOOR PLANS

DATE: 5/15/2019
DRAWN BY: BRYAN McCLOSKEY
CHECKED BY: BRYAN McCLOSKEY

A-2

SHEET 2 OF




1
A-3

## COVERED PORCH SECTION

3/4" = 1'-0"

## WEST (REAR) ELEVATION (PROPOSED)

SCALE: 1/4" = 1'0"

## WEST (REAR) ELEVATION (EXISTING)

SCALE: 1/4" = 1'0"

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EXTERIOR ELEVATIONS

DATE: 5/15/2013
DRAWN BY: BRYAN McCLOSKEY
CHECKED BY: BRYAN McCLOSKEY

A-3

SHEET 3 OF

## Kelli Mitchell

**From:** Lance Mariotti <lmariotticonstruction@gmail.com>
**Sent:** Wednesday, May 15, 2019 10:28 AM
**To:** Kelli Mitchell
**Subject:** Porch and railings 1 of 2
**Attachments:** 20190515_070922-min.jpg; 20190515_070947-min.jpg

Hello Kelli,

The porch and railings will be painted with SW 6230 same as the studio and windows on the home
Interior porch ceiling will be SW6328 same as the studio walls
The pier foundations will 6X^ post painted with SW 6230 to match the studio and wrapped in lattice
The pavers for the walk to the stairs will be recycled from the ones removed on site from the current walkway.

The architect is working on the new plans and will have them to you before the end of the day.

Thank you
Lance

--
Lance and Dawn Mariotti
L Mariotti Construction LLC.
PO Box 290
Elkton, Fl 32033
904-392-9444

REX
WRAP

REX
WRAP
ICC ES ESR-1932

REX
WRAP
ICC ES ESR-1032

# 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** | 2007200000 |
| **Location Address** | 290 ST GEORGE ST<br>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 LOT 2 OR1665/86<br>*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** | 0.290 |
| **Homestead** | Y |

View Map

## Owner Information

| | |
|---|---|
| **Owner Name** | Fliesser Jeffrey M,Judith Fox 100%<br>Fliesser Judith Fox 100% |
| **Mailing Address** | 290 SAINT GEORGE ST<br>SAINT AUGUSTINE, FL 32084-5026 |

## Map

## Valuation Information

| | 2019 |
|---|---|
| Building Value | $251,988 |
| Extra Features Value | $53,555 |
| Total Land Value | $266,175 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| **Just (Market) Value** | **$571,718** |
| Total Deferred | $146,635 |
| **Assessed Value** | **$425,083** |
| Total Exemptions | $50,000 |
| **Taxable Value** | **$375,083** |

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

## Historical Assessment Information

| 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 | $258,533 | $55,105 | $266,175 | $0 | $0 | $579,813 | $417,157 | $212,656 | $367,157 |
| 2017 | $261,806 | $53,611 | $266,175 | $0 | $0 | $581,592 | $408,577 | $223,015 | $358,577 |
| 2016 | $223,777 | $1,502 | $266,175 | $0 | $0 | $491,454 | $349,188 | $192,266 | $299,188 |
| 2015 | $204,355 | $1,555 | $205,335 | $0 | $0 | $411,245 | $346,761 | $114,484 | $296,761 |
| 2014 | $157,598 | $1,609 | $184,802 | $0 | $0 | $344,009 | $344,009 | $50,000 | $294,009 |
| 2013 | $159,818 | $1,662 | $184,802 | $0 | $0 | $346,282 | $346,282 | $50,000 | $296,282 |
| 2012 | $164,257 | $1,716 | $184,802 | $0 | $0 | $350,775 | $350,775 | $50,000 | $300,775 |
| 2011 | $144,280 | $563 | $205,335 | $0 | $0 | $350,178 | $350,178 | $50,000 | $300,178 |
| 2010 | $146,499 | $601 | $228,150 | $0 | $0 | $375,250 | $356,645 | $68,605 | $306,645 |

## Exemption Information

| Exemption Type | Amount |
|---|---|
| Homestead | $25,000 |
| Homestead Band | $25,000 |

## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Actual Area** | 2261 |
| **Conditioned Area** | 3080 |
| **Actual Year Built** | 1900 |
| **Use** | Single Family Residence |
| **Style** | 01 |
| **Class** | N |
| **Exterior Wall** | Wood Shingle |
| **Roof Structure** | Gable Hip |
| **Roof Cover** | Composite Shingle |
| **Interior Flooring** | Pine Wood |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Heating Fuel** | |
| **Air Conditioning** | Central |
| **Baths** | 0 |

| 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 | 100% |
| Heating Type | Air Duct | 100% |
| Air Conditioning | Central | 100% |
| Frame | Wood Frame | 100% |
| Plumbing | 11 Fixtures | 100% |
| Electrical | Average | 100% |
| Foundation | Piers and Posts | 100% |
| Floor System | Wood Frame | 100% |
| Condition | Average | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| 1.5 STORY | 3080 | 2053 |
| PATIO | 0 | 20 |
| FINISHED OPEN PORCH | 0 | 20 |
| FINISHED OPEN PORCH | 0 | 132 |
| PATIO | 0 | 36 |
| Total SqFt | 3080 | 2261 |

## Extra Feature Information

| Code Description | BLD | Length | Width | Height | Units |
|---|---|---|---|---|---|
| Carport | 0 | 26 | 11 | 0 | 286 |
| Shop | 0 | 40 | 24 | 0 | 960 |
| Detached Finished Open Porch | 0 | 15 | 10 | 0 | 150 |
| Detached Finished Open Porch | 0 | 5 | 6 | 0 | 30 |
| Detached Finished Open Porch | 0 | 18 | 6 | 0 | 108 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 65 | 196 | 65 | EF | $266,175 |

## Sale Information

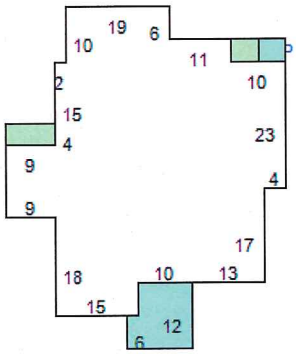
| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| | 10/15/2001 | $365,000.00 | WD | 1665 | 86 | Q | I | TAYLOR DEBORAH REID | FLIESSER JEFFREY M & JUDITH FOX |
| | 11/27/2000 | $0.00 | HR | 1548 | 1832 | U | I | KERBY SARAH R ESTATE | TAYLOR DEBORAH REID |
| | 5/19/2000 | $0.00 | OI | 1500 | 1580 | U | I | KERBY SARAH R (DECD 4/10/2000) | KERBY SARAH R ESTATE (LETT OF ADMIN) |
| | 12/1/1999 | $0.00 | WL | 1500 | 1573 | U | I | KERBY SARAH R | KERBY SARAH R (WILL) |
| | 7/1/1981 | $68,000.00 | | 502 | 558 | U | I | | KERBY SARAH R |
| | 1/1/1979 | $63,000.00 | | 433 | 253 | U | I | | |

## Area Sales Report

Recent Sales in Area

## Sketch Information

| | Room Type | Area |
|---|---|---|
| | FINISHED OPEN PORCH | 0 |
| | PATIO | 0 |
| | OWH | 0 |

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Version 2.2.15

1
5478

Public Records of
St. Johns County, FL
Clerk# 01-054355
O.R. 1665 PG 86
09:18AM 10/19/2001
REC $5.00 SUR $1.00
Doc Stamps $2,555.00

Prepared by and return to:
**Michael A. Siragusa**
**Upchurch, Bailey & Upchurch, P.A.**
**780 Ponce de Leon Blvd.**
**Saint Augustine, FL 32084**

File Number: **5150.501463**

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this 15 day of OCTOBER, **2001** between **Deborah Reid Taylor, a single person,** whose post office address is **JCJ Ranch, County Road A-17, Santa Teresa, NM 88008**, grantor, and **Jeffrey M. Fliesser and Judith Fox-~~Fleisser~~ FLIESSER, husband and wife,** whose post office address is **290 St. George Street, Saint Augustine, FL 32084**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum 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:

**Beginning at a point on the West line of St. George Street 62-1/2 feet South of the Southeast corner of Lot One(1) of Block 39-C, according to the Official Map of the City of St. Augustine, Florida, run thence Southerly along the West line of St. George Street 62-1/2 feet; run thence Westerly parallel with the South line of Lot one(1) of said Block 39-C 200 feet more or less to the East line of the extension of Cordova Street; thence Northerly along the East line of the extension of Cordova Street 62-1/2 feet to the Southwest corner of the E S Estes' property; run thence Easterly parallel with the South line of Lot One (1) of said Block 39-C 200 feet more or less to the Point of Beginning, being the South 62-2 1/2 feet of the North 125 feet of Lot Two (2) of Block 39-C of the City of St. Augustine, Florida.**

**Parcel Identification Number: 200720-0000**

**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, 2000.

COPY

**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:

Witness Name: Kivia L. Serna

Witness Name: Yvonne Leon

Deborah Reid Taylor (Seal)
Deborah Reid Taylor

State of Texas
County of El Paso

The foregoing instrument was acknowledged before me this 15 day of October, 2001 by Deborah Reid Taylor, a single person conveying her individually owned non-homestead real property, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: JoAnn Bonney

My Commission Expires: 2-10-2004

DoubleTime®

City of St. Augustine

**HISTORIC ARCHITECTURAL REVIEW BOARD**
STAFF REPORT AND RECOMMENDATION
Prepared for May 23, 2019 Meeting

Application: 2019-0057 Address: 21 and 25 King Street

TEP, Inc. - Owner and Applicant

Project description: To replace existing doorways and surroundings on two storefronts.

| | | | |
|---|---|---|---|
| Architectural Style: | Masonry Vernacular | Florida Master Site File: | 8SJ1026 |
| National Register: | Noncontributing to the St. Augustine Town Plan National Register District | Construction date: | 1954 |
| Archaeology Zone: | 1B | Zoning District: | HP2 |
| Parcel number: | 199210 0000 | | |
| Agenda Item: | 7(c) | Previous Action(s): | 2007 COA |

**STAFF SUMMARY AND ANALYSIS:**

The applicant is presenting a Certificate of Appropriateness to replace existing doorways and surroundings on two storefronts.

- The design of the door for 21 King Street is similar to the existing doors, and according to the applicant, they will be the same size as the existing doors. The primary difference is that the sidelights will have a horizontal metal "bar." This will influence the appearance of the sidelights as they will go from being a single pane of glass to two panes. This will not have a significant negative impact on the appearance.
- A postcard of the front façade of the building shows the 21 King Street storefront as having a different design than the current storefront. It is unclear when the current design was placed on the building. It does not provide a clear view, however, of the appearance of the storefront at 25 King Street
- Changing the double doors to single doors on 25 King Street will impact the overall appearance of the storefront. The applicant should consider another design that maintains the symmetrical appearance of the double doors.
- According to the applicant, the doors in both storefronts need to be replaced because the doors are difficult to open and close and are functionally obsolete.
- The existing doors and door surrounds are constructed of metal. According to the applicant, the new elements will be as close to the originals in color as they could possibly be.

Both Storefronts

21 King Street

25 King Street

**STAFF RECOMMENDATION:**

Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can take the following action:

- **Approve** a **Certificate of Appropriateness** for **21 King Street** based on SOIS #6.
- **Continue** a **Certificate of Appropriateness** for **25 King Street** to provide the applicant time to consider alternatives to the proposed design.

*Kelli Mitchell*

Kelli Mitchell, Historic Preservation Planner

STAFF PHOTOGRAPHS:

SUMMARY SCOPE OF WORK:

- Install new windows, doors, and door surrounds on two storefronts

**CITY CODES/DESIGN GUIDELINES:**

**Masonry Vernacular**

Before the Civil War, masonry construction was far less common in Florida than wood frame construction. Brick, the most common masonry material in the United States, was not readily available in Florida because of a scarcity of clay and poor transportation facilities. Coquina was available locally, and had been used since Colonial times. Poured concrete buildings first appeared in St. Augustine in the 1880s. Beginning in the 1920s, hollow tile and concrete block were widely used. Eventually, concrete block virtually replaced brick as a structural material, although brick was frequently used as a veneer in combination with masonry or frame interior walls.

Commercial buildings are usually constructed directly on the street. Residential and other buildings are not usually constructed directly on the street, although the size of yards varies greatly.

The most common building plans are rectangular or L-shaped. Buildings range from one to two stories.

Foundations are usually continuous brick or concrete block, or slab. Construction is wood frame with masonry veneer, or masonry. Exterior finish is usually common or running bond brick, rough texture stucco, scored stucco, rusticated rock-faced concrete block or coquina. Weatherboards or drop siding with corner boards, or prior to 1850, board-and-batten siding are also used.

Roof types on commercial buildings are typically flat with a parapet. Other roof types are gable or hip. Flat roofs are built-up. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, metal, or prior to 1850, wood shakes. Chimneys are coquina or brick and may be finished with stucco.

Windows in commercial buildings are fixed sheet (plate glass). Other windows are fixed multi-pane, double hung sash six-over-six, three-over-one, two-over-two or one-over-one. Transoms, fanlights and attic louvers are common. Jalousie windows, French doors and simple balconies are used occasionally. Prior to 1850, double hung sash eight-over-eight and 15 pane casement windows were also used.

Detailing is simple, usually consisting of cast concrete or ornamental brick corbels.

***Storefronts***

**Do...**

- Retain and repair existing storefronts, including windows, sash, doors, transoms and decorative features where such features contribute to the architectural and historic character of the building.
- Evaluate the overall condition of storefront materials to determine whether more than protection and maintenance are required.
- Repair storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind, or with compatible substitute materials, of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates and pilasters.

**Don't...**

- Remove or radically change storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Use materials which detract from the historic or architectural character of the building.
- Alter the entrance through a significant storefront.
- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of storefronts results.
- Use substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

**Post-1821**

Storefronts on post-1821 commercial buildings should be consistent with the architectural and historic character of the building and the streetscape.

***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]

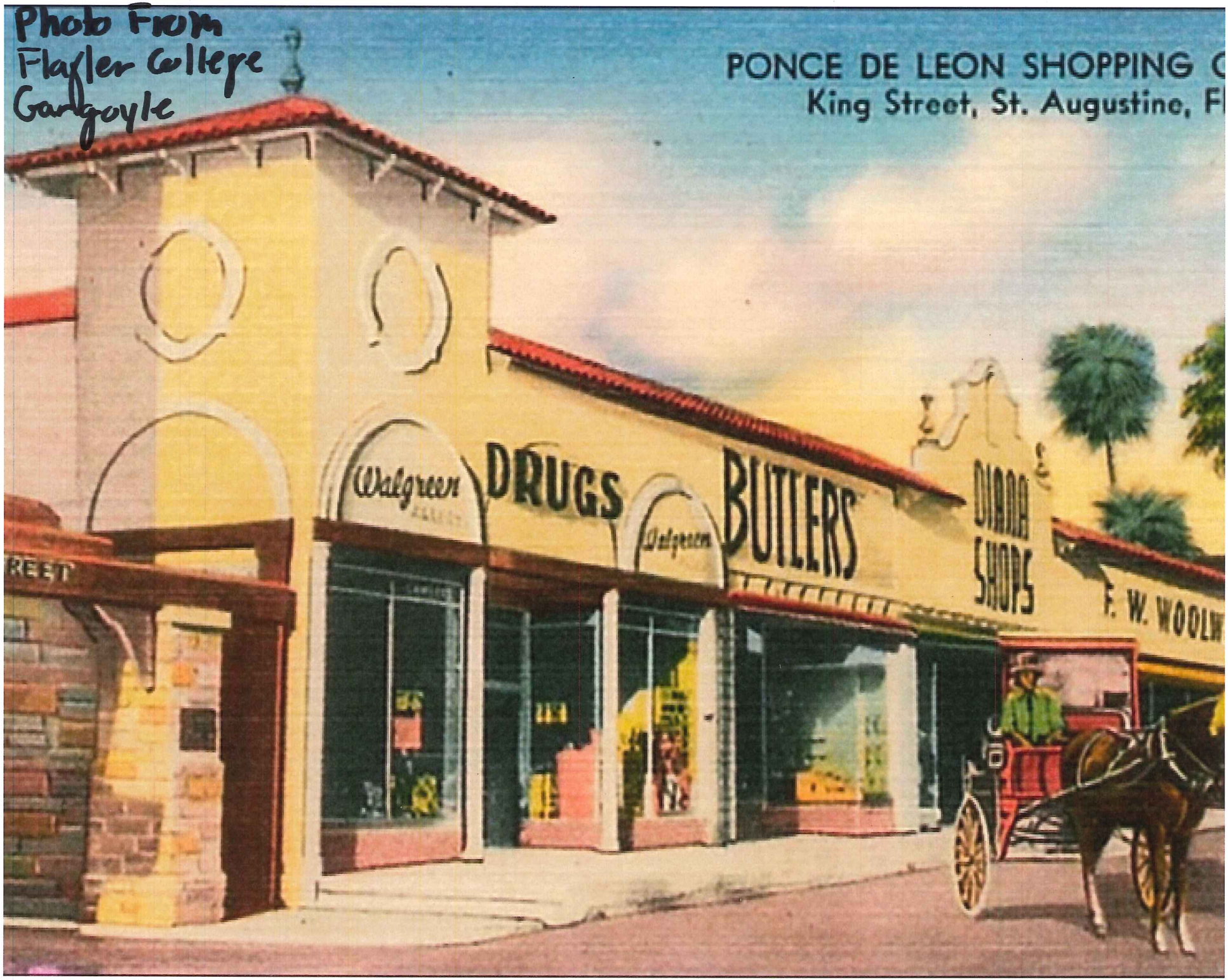
4. Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved. [Retention of Significant Later Alterations and Additions]

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]

LIST OF ATTACHMENTS:

1. Florida Master Site File
2. Historic Photographs

Photo From
Flagler College
Gargoyle



Picture from St. Augustine Historical Society

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

## I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1026 1009==

Site Name: Woolworth's 830== Survey Date: 7904 820==

Address: 31 King Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 33 (block) All 3 & 4 (lot) 868==

868==

Owner of Site: Name: Green, Herbert J. et al; c/o M.R. Sudakow;

Address: 2301 Collins Avenue M-113

Miami Beach, FL 33139 902==

Occupant or Manager: Woolworth's 904==

Type of Ownership: Private 848== Zoning: HP-2

NR Classification Category: Building 916== Recording Date: 832==

UTM: 17 (zone) 469800 (easting) 3306650 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

Map Reference: USGS St. Augustine MIN 1956 (PR 1970) 809==

Recorder: Name & Title: Nolan, David (Historic Sites Specialist);

Address: H.S.A.P.B. 818==

## II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1955 844== Period: 20th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, ceramic tile, stone (coquina), brick 854==

Structural Systems: Masonry, concrete block 856==

Features of Structure: (942)

Window Type: Fixed sheet 942==

Foundation: Concrete slab 942==

Roof Type: Flat parapet 942==

Secondary Roof Structures: Hip tower 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built-up clay tile 882==

Ornament Exterior: Jigsawn rafters, decorative tile work coquina quoins around rear doors on east side clay tile cornice, square wood posts. 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 1 950==

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces Plaza, adjacent to Trinity Episcopal Church. 859==

---

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

## IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Masonry Vernacular commercial complex was constructed in 1955. The building includes Mediterranean Revival elements such as the clay tile cornices, flat parapet roof, stucco exterior, hiptower, decorative tile work, and the mission parapet accented by pseudo-finial ornamentation. Other distinctive features include the jigsawn rafters, coquina quoins around the rear doors and on the east side, and square wood posts. The building faces the Plaza and is adjacent to Trinity Episcopal Church.

The Plaza area--a central green with surrounding buildings on the bayfront--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Government House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and governmental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a

(over)

## V. BIBLIOGRAPHY

1. "Real Ordenanzas para nuevas poblaciones," Hispanic American Historical Review, Vol. 4 (November, 1921), pp. 743-53; Anon., "S. Augustini pars et terrae Florida," 1588; Archivo General de Indias 54-5-9/47 and 49 (Stetson Collection).

2. 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; Ramon de la Cruz, "Inventario," June 4, 1821, East Florida Papers, Bundle 260, No. 1.

1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, Phe plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes intoduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 18/0's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

F. W. Woolworth's, 31 King Street, is the largest store incorporated within the building complex. The department store was once the site of a famous confrontation between Blacks and Whites during the civil rights movement that brought national and international attention to St. Augustine. The incident helped lead to the passage of the Civil Rights Act of 1964 which outlawed segregated lunch counters such as the one generating protest against Woolworths.(4) A building known as the Sanchez Building occupied this site prior to the erection of the existing structure. William J. Sanchez was a merchant and member of one of the oldest St. Augustine families.(5) The early building was constructed between 1885 and 1888 and contained shops on the first floor and the Plaza Hotel on the second and third. Sanborn Maps from 1888 to 1930 indicate uses such as dry goods store, offices, drugs, barber, bicycle shop, electric theatre, fruit stand, and printing shop.(6) Directly behind the building, facing south, was the Peabody School, the first free school in St. Augustine in operation from

the late 1860's.(7)

ARCHAEOLOGY

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

---

3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; John S. Horton, "View of St. Augustine, East Florida," 1855; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1958; St. Augustine Record, July 4, 1937 and February 5, 1950.

4. Miami Herald, February 25, 1979; Historian David R. Colburn has extensively researched the civil rights turmoil in St. Augustine. The social science professor at the University of Florida has compiled his material, possibly for a book analyzing the impact of the St. Augustine incidences.

5. St. Augustine City Directory, 1904.

6. Sanborn, 1888 through 1930.

7. Ibid., 1910; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), pp. 144-145.

☐ Original
☒ Update

# HISTORICAL STRUCTURE FORM
## FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #: SJ01026
Field Date: 5-17-2016
Form Date: 5-17-2016
Recorder #: _____

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

Site Name(s) (address if none) Woolworth's — 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 | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|---|
| Address: | 17 | | King | Street | |

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1992100000 — 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: 1955 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): _____ — To (year): _____
Current Use Commercial — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature storefronts and ext. fabric
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

## DESCRIPTION

Style Mediterranean Revival — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s): 1. Stucco — 2. Coquina block — 3. Brick; Ceramic tile
Roof Type(s): 1. Flat — 2. Hip — 3. parapet
Roof Material(s): 1. Built-up — 2. _____ — 3. clay tile
Roof secondary strucs. (dormers etc.) 1. _____ — 2. hip tower
Windows (types, materials, etc.) Fixed Sheet; glass storefront windows various framing materials such as wood, metal, masonry

Distinguishing Architectural Features (exterior or interior ornaments) jigsawn rafters, decorative tile work, coquina quoins around rear doors on east side, clay tile cornice, square wood posts; arched detailing,spiral co

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) corner of King St. and Aviles facing plaza

| DHR USE ONLY | OFFICIAL EVALUATION | DHR USE ONLY |
|---|---|---|
| NR List Date _____ ☐Owner Objection | SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info — Date _____ — Init. _____<br>KEEPER – Determined eligible: ☐yes ☐no — Date _____<br>NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site #8 SJ01026

## DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Masonry - General 2. Concrete block 3. _____

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Main Entrance (stylistic details) metal and glass paired storefront doors; some storefronts are inset and corner door enty

Porch Descriptions (types, locations, roof types, etc.) _____

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

Narrative Description of Resource See original form by David Nolan for additional history; additional history also on file with FMSF manuscript 20061, Flagler student work

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) building retains historical significance with events, however the exterior facade has been compromised, due to significant events and contribution to an intact contiguous district the strucuture appears to be contributing

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

1. African American 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

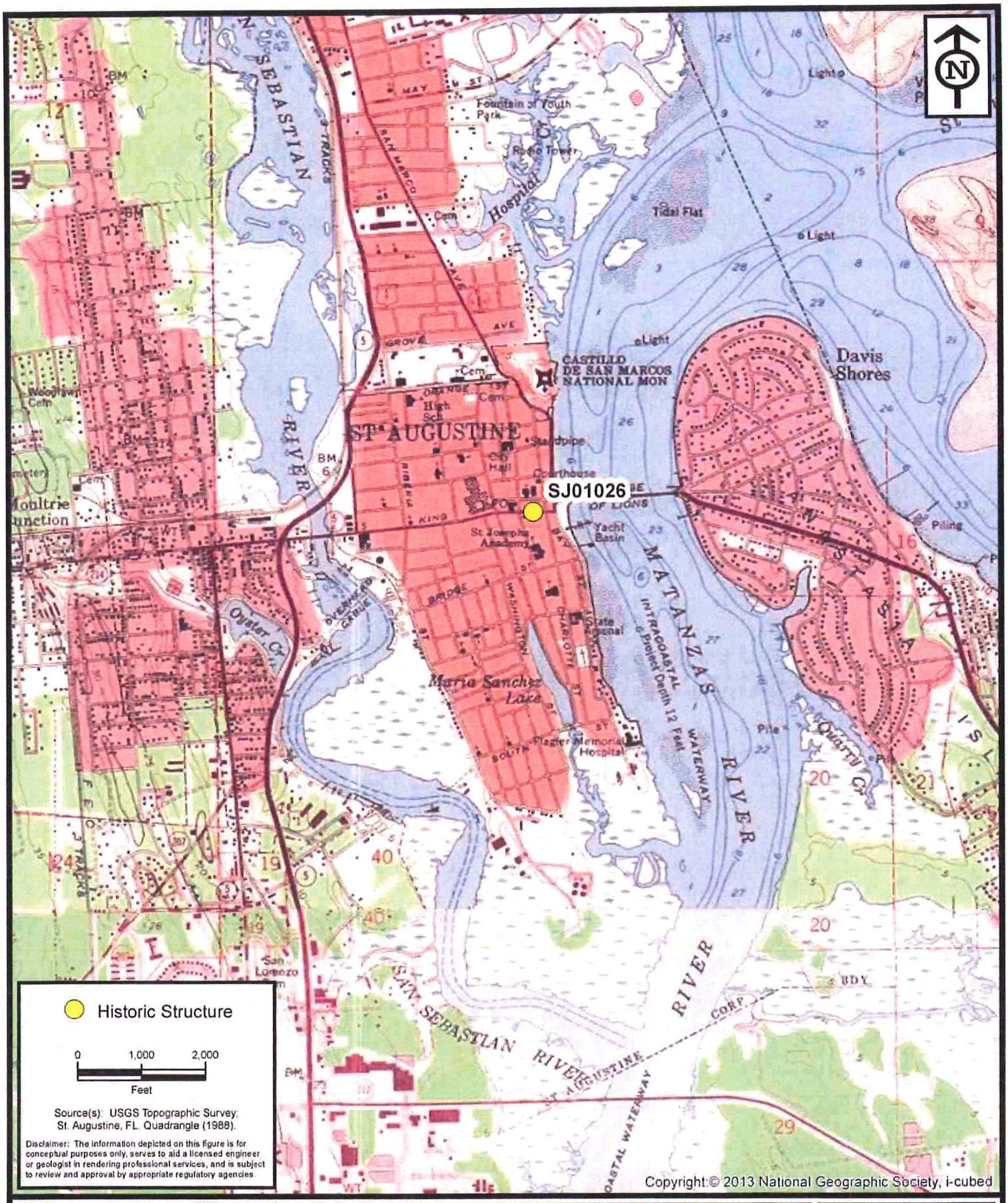
Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

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

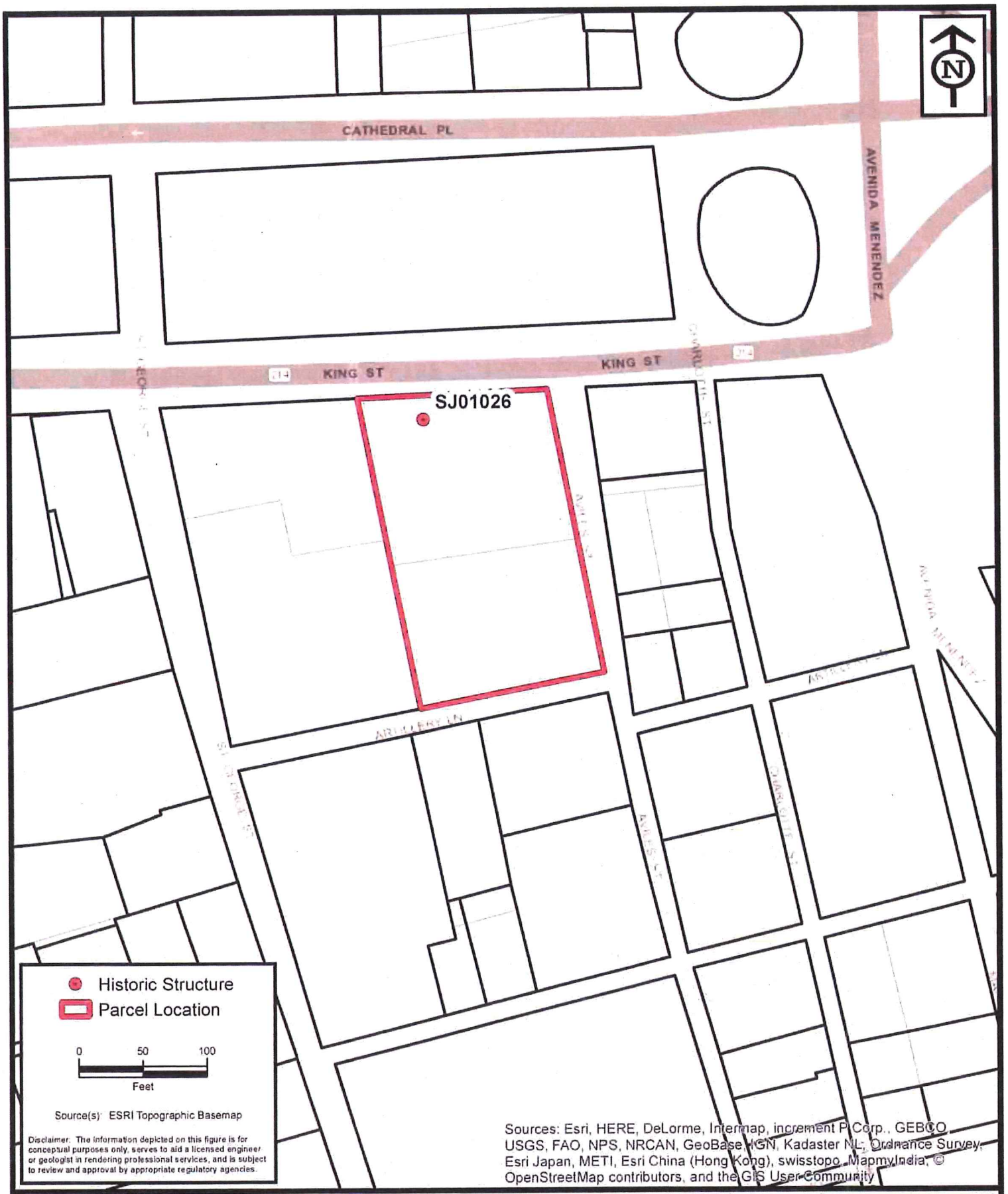
Project Location - SJ01026

# 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 |

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01026\Location.mxd Date: 1/28/2016 4:30:54 PM




ENVIRONMENTAL SERVICES, INC.
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Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ01026

**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 |

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01026\Parcel.mxd Date: 2/1/2016 1:27:05 PM

Sj 10260

Zach Beals
204 10th Street, St Augustine Beach, Florida
April 18, 2013

Keepers of the Florida Master Site File
Division of Historical Resources
Florida Department of State
R.A Gray Building
500 S Bronough St. Rm 425
Tallahassee, FL 32399

Subject: Important History Omitted from Master Site File

Dear Keeper of the Master Site File,

I am a student at Flagler College in St. Augustine, Florida. One of the most important historic events to take place here was the Civil Rights Movement of 1963-64, which led directly to the passage of the landmark Civil Rights Act of 1964.

Some of the major sites of the civil rights movement have been demolished in the last decade, with the argument being that they were of "no historic significance."

Our class has taken as a project to look at the Florida Master Site Files to make sure that they reflect the important role places played in the movement as shown by Freedom Trail or other civil rights markers.

I took 31 King Street, formerly known as Woolworth's. The Master Site File would be more complete if it included the following information:

The address 31 King Street formerly known as Woolworth's is where the infamous "St. Augustine Four" sit-in of 1963 occurred. This "St. Augustine Four" consists of Audrey Nell Edwards, JoeAnn Anderson Ulmer, Willie Carl Singleton, and Samuel White, whom were all in the early teens at the time. This sit-in might seem like any other civil right action that ordinary to this era, until it got into the hands of the Florida court system. The four were required to sign a contract agreeing to not picket until the age of 21 in order for their release, which they refused to sign. They then spent several weeks in jail, and spent time in jail with people like Martin Luther King Jr., and then almost six months in reform school performing hard labor. This gained national attention and eventually were granted their release by a special action by the Florida governor and cabinet of that time. This address has already been recognized as having historical significance by the Freedom Trial and I feel there should be more information accompanied with the Florida Master File. This address is one of the most historically significant sites of the Civil Rights Movement in not only St. Augustine but all of America.

I am enclosing some documentary materials about Woolworth's/ 31 King Street:

1) Articles
2) Pictures

I hope that you will see this important information is included in the Master Site File. Many thanks.

Sincerely,

Zach Beals
Flagler College Student

cc: Jenny Wolfe, Historic Preservation Planner, City of St. Augustine

Enclosures

FREEDOM TRAIL
Saint Augustine, Florida

April 15, 2013

Presented by Northrop Grumman Corporation

home

about us

freedom trail sites

the movement

launch celebration

gallery

contact us

useful links

# The St. Augustine Four

The civil rights movement brought forth many heroes who set an example for America and the world. Some were old. Some were middleaged. Some were young. Among the youngest of those heroes of the 1960s were "The St. Augustine Four": Audrey Nell Edwards, JoeAnn Anderson Ulmer, Willie Carl Singleton, and Samuel White.

Young people formed the shock troops of the civil rights movement, and many efforts were made to suppress them. One of the most discreditable legal efforts in this regard took place in St. Augustine, Florida in July 1963 when a local judge tried to force young teenagers who had been arrested for trying to order a hamburger at the "whitesonly" lunch counter of the local Woolworth's to promise that they would take part in no more demonstrations. They were also pressured to say that movement organizer **Dr. Robert Hayling** was guilty of contributing to the delinquency of minors. Had they done so, said Dr. Hayling, "my goose would have been cooked". Several others were arrested that day, and some were intimidated by the judge. But the St. Augustine Four, with the support of their families, refused to go along with this injustice. So the judge had them first jailed, then sent to reform schools in Marianna and Lowell. When NAACP lawyer Earl Johnson of Jacksonville attempted to get them released, the judge claimed that they were beyond the jurisdiction of the legal system. National newspapers like the Pittsburgh Courier and The New York Times wrote about the case of the St. Augustine Four. It finally took a special action of the Florida governor and cabinet to get them released in January 1964 after they had missed Thanksgiving and Christmas at home with their families.

Martin Luther King called them "my warriors." Jackie Robinson praised them for their courage — and he was certainly someone who knew about courage! Robinson and his wife took Audrey Nell Edwards and JoeAnn Anderson to their home in Connecticut to recover from their ordeal. The two St. Augustinians can still remember going to the New York World's Fair of 1964 with Jackie Robinson. It took four decades without amends being made, or honor being given where honor was due, but finally in 2004 a proper tribute was paid to the St. Augustine Four, in a ceremony sponsored by ACCORD at the First Baptist Church, a great historic civil rights landmark on St. Francis Street. The three surviving members of the St. Augustine Four (and their families) attended, along with relatives of the fourth, the late Willie Carl Singleton. Gifts were sent to each of them by Mrs. Rachel Robinson, the widow of Jackie Robinson. In 2007 when Samuel White of the St. Augustine Four passed away, his death was front page news in the St. Augustine Record, and his funeral was held in the same historic church building. The St. Augustine Four are heroes of the freedom movement whose sacrifices should never be forgotten.

— Copyright © 2007, David Nolan
Co-Chair & Historian, ACCORD Freedom Trail

**THE MOVEMENT PART 1 | THE MOVEMENT PART 2 | DR ROBERT B HAYLING | THE TWINES**
**KATHRYN FENTRESS | CLYDE JENKINS**

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St. Augustine in Saint Johns County, Florida — *The American South (South Atlantic)*

# 31 King Street

**Inscription.** The Ponce de Leon Shopping Center opened in 1955 as the first downtown shopping center in St. Augustine. It was designated by Morris Lapidus (1902-2001), Florida's most famous mid-twentieth century architect, and is the only example of his work in the Ancient City. It was anchored by a Woolworth's store on the west side (the door handles still say Woolworth's). On February 1, 1960, black college students in Greensboro, N.C. began a sit-in at their Woolworth's lunch counter to protest racial discrimination. Their example electrified the south, and just a few weeks later, students from Florida Memorial College in St. Augustine began sitting-in at this Woolworth's lunch counter.

By Mrs. Shirley Williams-Galvin
**1. Freedom Trail Marker**

In the summer of 1963, local black high school students sat-in here and were arrested. They refused when the judge wanted them to end their participation in the civil rights effort, and as a result spent the next six months in jail and reform school. The case of the St. Augustine Four--Audrey Nell Edwards, JoeAnn Anderson, Samuel White and Willie Carl Singleton--received national publicity as an example of injustice, and finally the governor and cabinet of Florida ordered them released in January 1964. Dr. Martin Luther King, Jr. and Jackie Robinson hailed the St. Augustine Four as heroes of the civil rights movement.

This Historical Marker Presented this 2nd Day of July, 2007 by: Northrop Grumman

By Mrs. Shirley Williams-Galvin
**2. Woolworth's Department Store marker**

**Erected** 2007 by The 40th Anniversary to Commemorate the Civil Rights Demonstrations, Inc. (ACCORD).

**Marker series.** This marker is included in the Florida, St. Augustine Freedom Trail marker series.

**Location.** 29° 53.53' N, 81° 18.721' W. Marker is in St. Augustine, Florida, in Saint Johns County. Marker is on King Street (County Route 214) 0.1 miles west of A1A Scenic and Historic Costal Byway. Click for map. Marker is at or near this postal address: 31 King Street, Saint Augustine FL 32084, United States of America

**Other nearby markers.** At least 8 other markers are within walking distance of this marker. Trinity Parish Church (within shouting distance of this marker); Cast Iron Gun (within shouting distance of this marker); St. Augustine Confederate Memorial (within shouting distance of this marker); Public Well (within shouting distance of this marker); Florida (within shouting distance of this marker); Public Market Place (within shouting distance of this marker); Prisoners of War in St. Augustine During the American Revolution (within shouting distance of this marker); Slave Market (within shouting distance of this marker). Click for a list of all markers in St. Augustine.

**Also see . . .** ACCORD Freedom Trail website. *(Submitted on May 16, 2008, by Christopher Busta-Peck of Shaker Heights, Ohio.)*

**Additional keywords.** The St. Augustine Freedom Trail

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Abolition & Underground RR
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Agriculture
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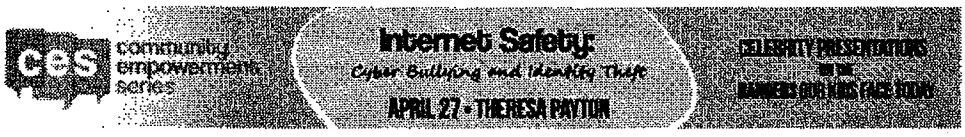


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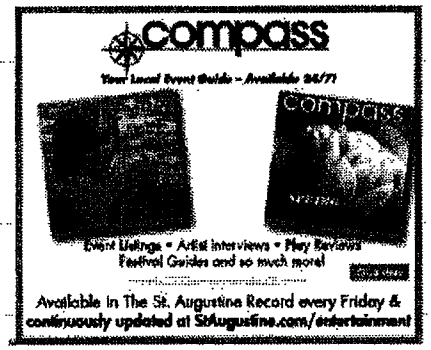
# Civil rights-era leaders honored

LORY POUNDER
Staff Writer
Published Monday, May 31, 2004

click photo to enlarge

FROM LEFT: SAMUEL WHITE, JoeAnn Anderson-Ulmer and Audrey Nell Edwards light a candle to remember the late Willie Carl Singleton at a ceremony in the First Baptist Church in St. Augustine in their honor, recognizing their part in the city's civil rights movement.

By PETER WILLOTT, Staff Voices rang in praise Sunday to honor the desire, determination and dreams exhibited by the "St. Augustine Four" during the Civil Rights Movement in 1963.




Audrey Nell Edwards, JoeAnn Anderson-Ulmer, Samuel White and Willie Carl Singleton were dubbed "The St. Augustine Four" for their participation then in the struggle for equality.

They were honored at a recognition and appreciation ceremony at First Baptist Church sponsored by The 40th ACCORD Inc. Committee. The 40th ACCORD (Anniversary to Commemorate Civil Rights Demonstrations) is a local group planning events to commemorate the Civil Rights Movement in St. Augustine in the 1960s.

"They had adolescent bodies and minds, but they had heart and courage well beyond their years," said Earl Johnson Jr., partner at the Johnson, Chauhan Law Group in Jacksonville.

Johnson was the keynote speaker at the ceremony Sunday.

click photo to enlarge

JoeAnn Anderson, Audrey Nell Edwards and Samuel White sit in the front pew of the First Baptist Church in St. Augustine and listen to a ceremony in their honor recognizing their part in the citys civil right movement. Anderson, Edwards, White and the deceased Willie Carl Singleton where jailed as teenagers in the 1963 for taking part in civil rights demonstrations.

By PETER WILLOTT, Staff

Their leadership and courage was the day's theme.

The four were teenagers when they spent more than six months locked in jail after being arrested for a peaceful demonstration at Woolworth's lunch counter downtown on July 23, 1963.

The tribute to Anderson-Ulmer, Edwards, White and Singleton proceeded with warmth and enthusiasm.

Their sacrifice was rewarded 40 years after they stepped into history.

Edwards lives in St. Augustine. Anderson-Ulmer and White live in Jacksonville and Singleton is deceased.

click photo to enlarge

Willie Carl Singleton

Contributed Photo

Johnson encouraged everyone to continue to fight the battle through education, unity, health and family values.

"Now, the battle is in the minds and the hearts of Americans," he said.

It's important to continue what the "Fabulous Four" began, Johnson added.

About 150 members of the community attended the ceremony to demonstrate their gratitude and reward the four freedom fighters. The church was full of awe for those who had inspired and helped change the future of America.

As speakers acknowledged the struggles by "The Four," the congregation responded with "Amen," "Yes" and applause.

St. Augustine City Commissioner Errol Jones was the master of ceremonies for the event at the church, which has ties to the Civil Rights Movement. Historian David Nolan said the church at 81 Francis St. in Lincolnville is a historic landmark. It is a place where rallies were held in the 1960s and where the Rev. Martin Luther King Jr. spoke, he said.

Plaques presented to the four referred to them as "the heroes of St. Augustine."

Mayor George Gardner presented city lapel pins to them. Singleton's sister, Beverly Singleton Wheeler, accepted the pin on her brother's behalf. Candles were lit in Singleton's memory. He died in 1985.

"Their courageous stand helped bring an unjust system to its knees," Gardner said.

Carolyn Fisher, a kindergarten teacher, led the congregation in song. Her powerful, voice engulfed the crowded church. Her smile and enthusiasm encouraged everyone to stand up and get involved in the songs sung during the movement.

Those present responded by standing, singing, clapping their hands and stomping their feet.

Jones also introduced James Jackson, who was recognized for his personal struggle through the time of segregation. Jackson stumbled upon a Ku Klux Klan meeting on State Road 207, Jones said. He was beaten, humiliated and left to die because of the color of his skin, Jones said.

Jackson spoke Sunday to encourage the continuation of the fight for equal rights.

The Four thanked God and their families for their support to help them get through that time, and the community for the recognition Sunday.

White spoke of the present and the future for equality. "This thing is not over with," said White. "We've got to keep it going on."

Related Searches

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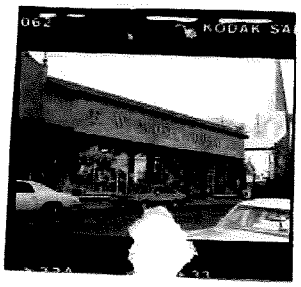
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# CITY OF ST. AUGUSTINE
## HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

## ☐ 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 |
| X | $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. 2019-0057

Receipt No. 1597197

Meeting Date: 5-23-19

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

1. NAME OF APPLICANT Charles W Shanks, Property Manager for TEP, Inc.
   Business (if applicable) TEP, Inc.
   Address 215 St. George Street
   City Saint Augustine State FL Zip Code 32084
   Daytime telephone 904.808.0270 Other phone/email cwshanks@rsresfl.com
   *The above contact information will be used for correspondence. Please ensure this information is accurate.*
2. NAME OF PROPERTY OWNER TEP, Inc.
   Business (if applicable) Two Sparrows and Brilliance in Color Gallery
   Address 21 and 25 King Street
   City Saint Augustine State FL Zip Code 32084
   Daytime telephone (required) 904.808.0270 Other phone _____
3. PROJECT STREET ADDRESS 21 and 25 King Street 17 King
4. LEGAL DESCRIPTION: Lot 3&4 Block 33 Subdivision City of St Aug Parcel 1992100000
5. EXISTING USE Retail Store PROPOSED USE Retail Store
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 Doors and existing frames are functionally obsolete. |
| ☐ | ☒ | Windows Windows and frame functionally obsolete and leaking. |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☐ | Exterior lighting & other appurtenances _____ |
| ☐ | ☐ | Existing fences, walls & gates _____ |
| ☐ | ☐ | Existing parking, walkways & other site features _____ |



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

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

D. PAINT COLORS (check one)

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

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

7.1 Two Sparrows, 21 King Street:

7.1.1 Replace existing door frames and doors as front elevation drawing (Exhibit A)

7.1.2 Replace existing storefront windows and frames per front elevation drawing (Exhibit B)

7.2 Brilliance in Color Gallery, 25 King Street: Replace existing front doors and frames per front elevation drawing (Exhibit C).

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 Charles W Shanks, Property Manager for TEP, Inc.

SIGNATURE OF APPLICANT Charles W Shanks DATE 4/18/2019 4:03 PM EDT

PRINT OWNER'S NAME TEP, Inc. The Reverend Mathew Morino, President

SIGNATURE OF OWNER _____ DATE 3/19/19

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.

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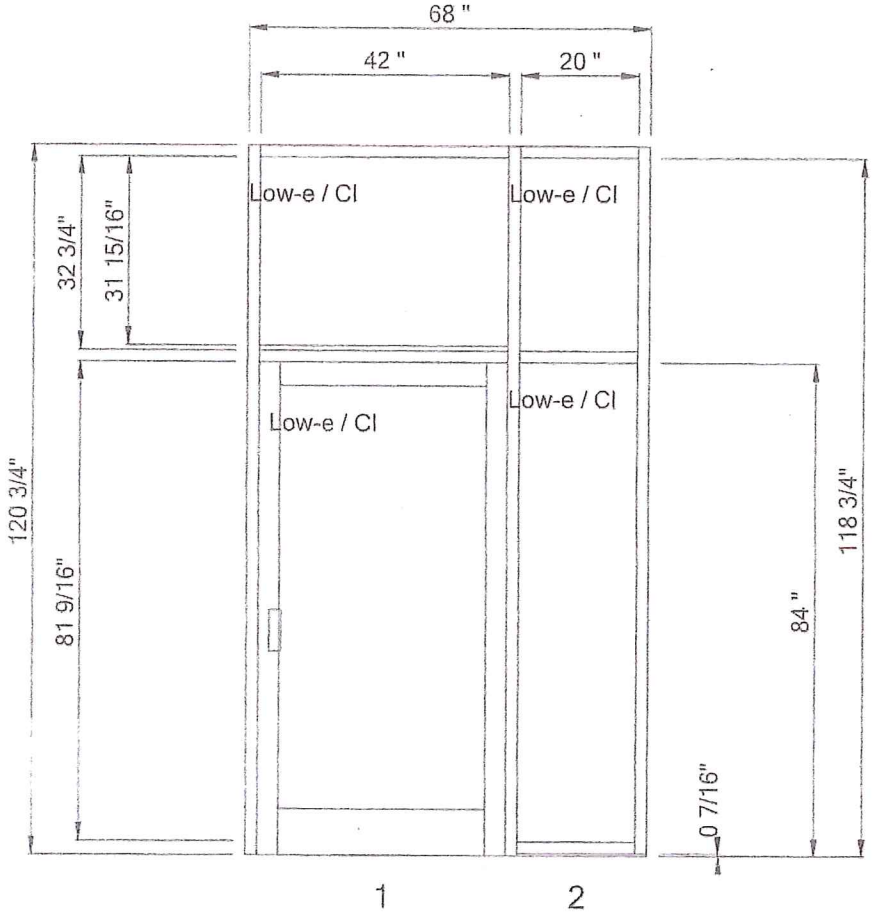


20827 Cutter and Cutter F - 002 - Right Entrance.dwg (1 Thus)
Frame: (DarkBronze) YES 45 FI : Storefront : Screw Spline

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Exhibit C.1

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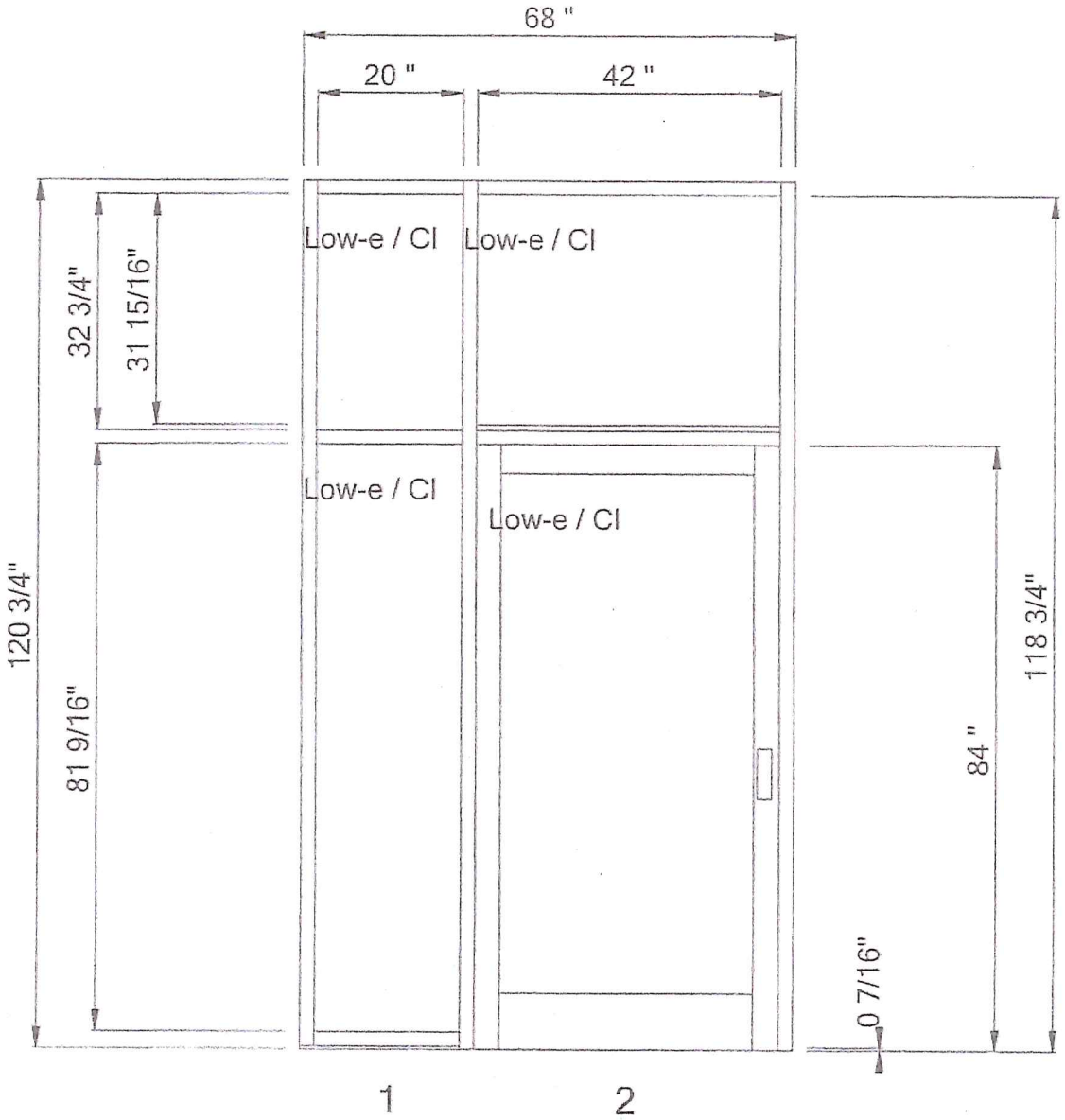
Exhibit C.2




20827 Cutter and Cutter F - 001 - Left Entrance.dwg (1 Thus)
Frame: (DarkBronze) YES 45 FI : Storefront : Screw Spline

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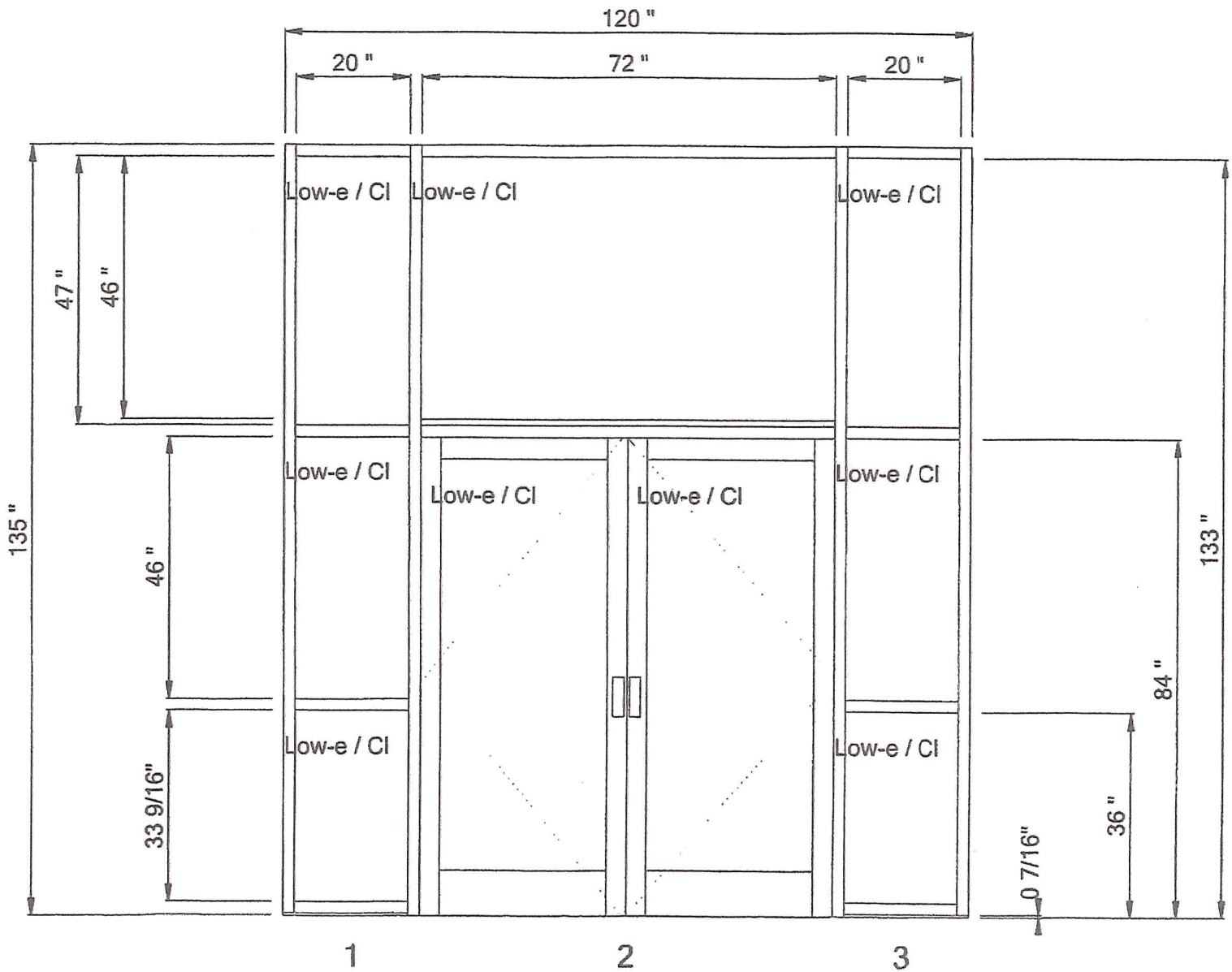
Exhibit A




20799 Two Sparrows - 001 - Entrance.dwg (1 Thus)
Frame: (DarkBronze) YES 45 FI : Storefront : Screw Spline

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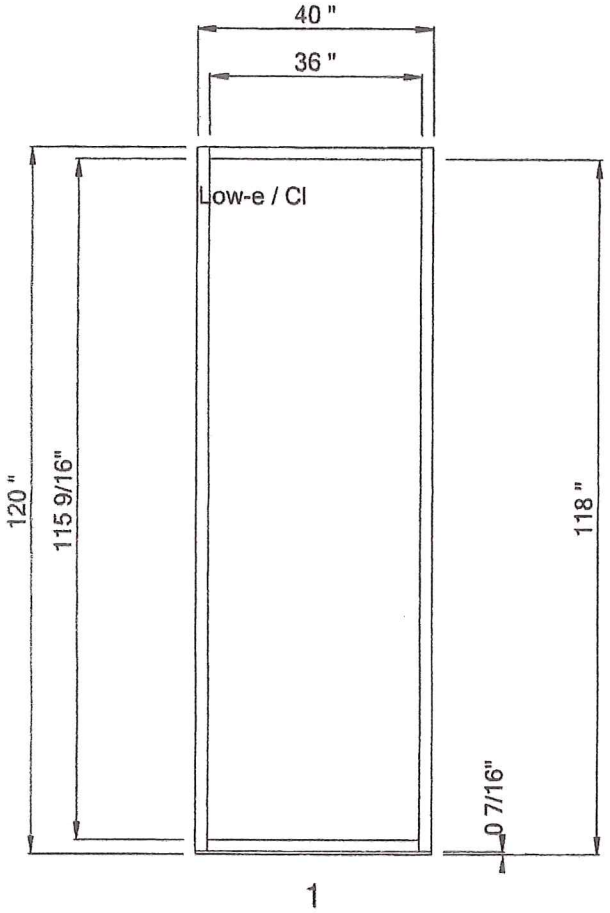


20799 Two Sparrows - 002 - Small Window.dwg (1 Thus)
Frame: (DarkBronze) YES 45 FI : Storefront : Screw Spline

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Exhibit B.1

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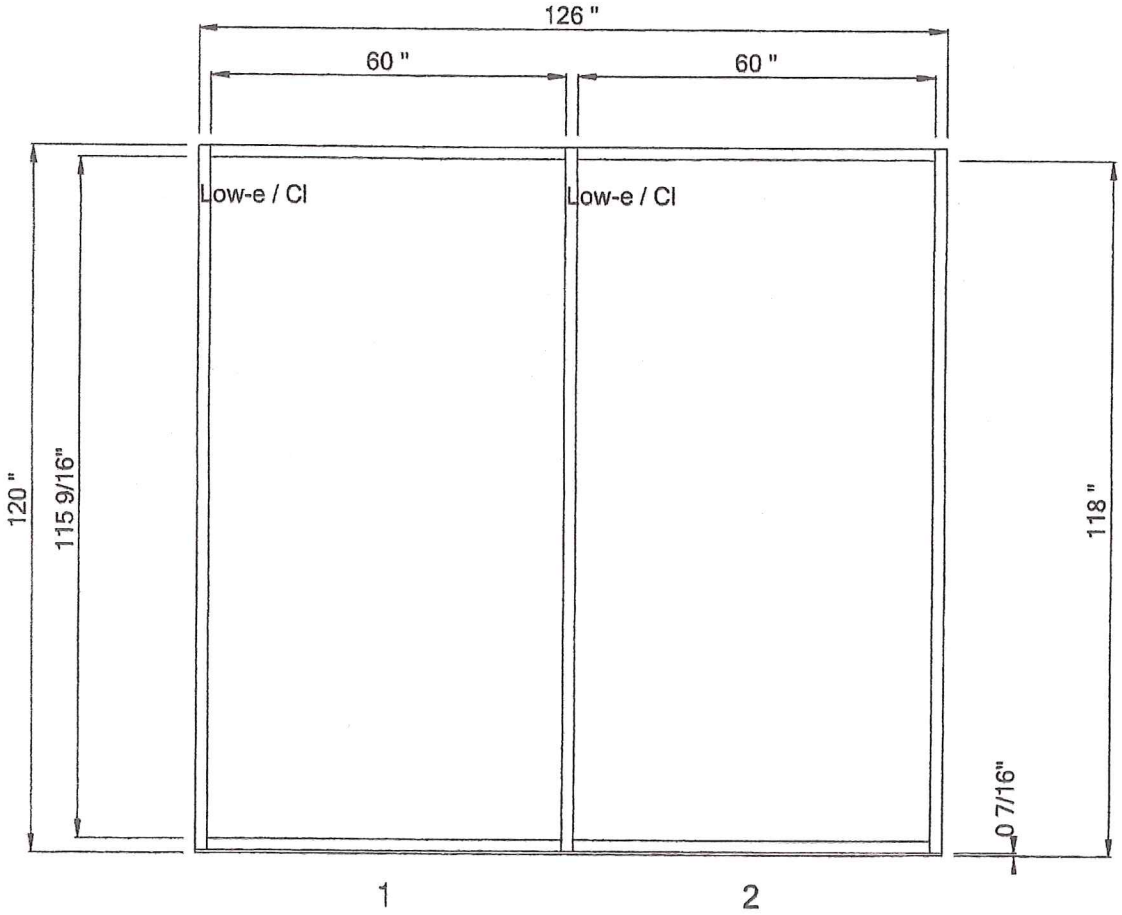


20799 Two Sparrows - 003 - Large Window.dwg (1 Thus)
Frame: (DarkBronze) YES 45 FI : Storefront : Screw Spline

Exhibit B.2

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**Kelli Mitchell**

**From:** Charles W Shanks <cwshanks@rsresfl.com>
**Sent:** Tuesday, April 30, 2019 4:00 PM
**To:** Kelli Mitchell
**Subject:** Re: 21/25 King Street

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Ms. Mitchell,

Here are the best answers I have at the moment:

1. Door and window sizes - I do not have, will have to actually measure. The window sizes at 21 King Street will not change with the planned replacement.
2. The doors at Cutter & Cutter will be single doors sized to comply with ADA.
3. The current frames are metal and will be replaced with metal.
4. The proposed color is as close to the current color as possible.
5. Replacement is imperative to remain viable. For 21 King Street, the doors are sagging in the frames and are very difficult to open and close. The current frames cannot support new doors in both locations. The doors at 25 King Street are also difficult to open and close (the east set cannot be used at all). The term "functional obsolesce" refers to a building category or building system which can no longer serve the intended purpose or the current state is a safety hazard. Both of these evaluations apply to the doors at both locations. The rationale for replacing the double doors at 25 King Street is the costs. To provide new framing for ADA conforming double doors would require the complete removal of that part of the storefront and a re-build. That would be an expense TEP, Inc. could just not be able to do at this time.

Regards,

**Charles W "Sonny" Shanks, CRB, GRI**
**US Army Retired**
**Broker Owner - Managing Director**
**Commercial Real Estate Services**

RUGGERI & SHANKS
REAL ESTATE SERVICES
REALTORS®

**904.808.0270**
cwshanks@rsresfl.com

---

**From:** Kelli Mitchell <kmitchell@citystaug.com>
**Sent:** Tuesday, April 30, 2019 10:39:35 AM
**To:** Charles W Shanks
**Subject:** 21/25 King Street

Mr. Shanks,

I have a couple of questions for you about the project 21/25 King Street. Some of these may have come up when we talked previously but I just wanted to verify again.

- What are the size of the current doors and windows?
- Are the doors for Cutter and Cutter going from a double door to a single? I got this impression from the plans but just wanted to clarify.
- What are the proposed doors and windows made from? Is a similar material to what is existing?
- Is the proposed color similar to what is existing?
- Can you go into detail about the current condition of the windows and doors and explain why they need to be replaced?

Thank you so much,

**Kelli Mitchell**
**Historic Preservation Planner**

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

P: (904)209-4283
F: (904)209-4335
E: kmitchell@citystaug.com

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**2019 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# N01000000372

**FILED**
**Apr 22, 2019**
**Secretary of State**
**2946392379CC**

**Entity Name:** TEP, INC.

**Current Principal Place of Business:**

215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

**Current Mailing Address:**

215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

**FEI Number: 31-1762698**

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

SHANKS, CHARLES WILLIAM MANAGER
215 ST. GEORGE ST
ST. AUGUSTINE, FL 32084 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

SIGNATURE: CHARLES WILLIAM SHANKS 04/22/2019

Electronic Signature of Registered Agent — Date

**Officer/Director Detail :**

| | | | |
|---|---|---|---|
| Title | PRESIDENT | Title | MANAGER (NON VOTING) |
| Name | MARINO, MATTHEW A. PRESIDENT | Name | SHANKS, CHARLES W |
| Address | 215 SAINT GEORGE STREET | Address | 3616 CRAZY HORSE TRAIL |
| City-State-Zip: | SAINT AUGUSTINE FL 32084 | City-State-Zip: | SAINT AUGUSTINE FL 32086 |
| Title | VP, TREASURER | Title | DIRECTOR |
| Name | WARREN, JON | Name | GREER, GEORGE |
| Address | 7801 POINT MEADOWS DRIVE | Address | 215 ST. GEORGE STREET |
| City-State-Zip: | JACKSONVILLE FL 32256 | City-State-Zip: | ST. AUGUSTINE FL 32084 |
| Title | VP, SECRETARY | Title | DIRECTOR |
| Name | RICHARDSON, JOHN | Name | CORMENY, TERRY |
| Address | 215 ST GEORGE STREET | Address | 215 ST GEORGE STREET |
| City-State-Zip: | ST AUGUSTINE FL 32084 | City-State-Zip: | ST AUGUSTINE FL 32084 |

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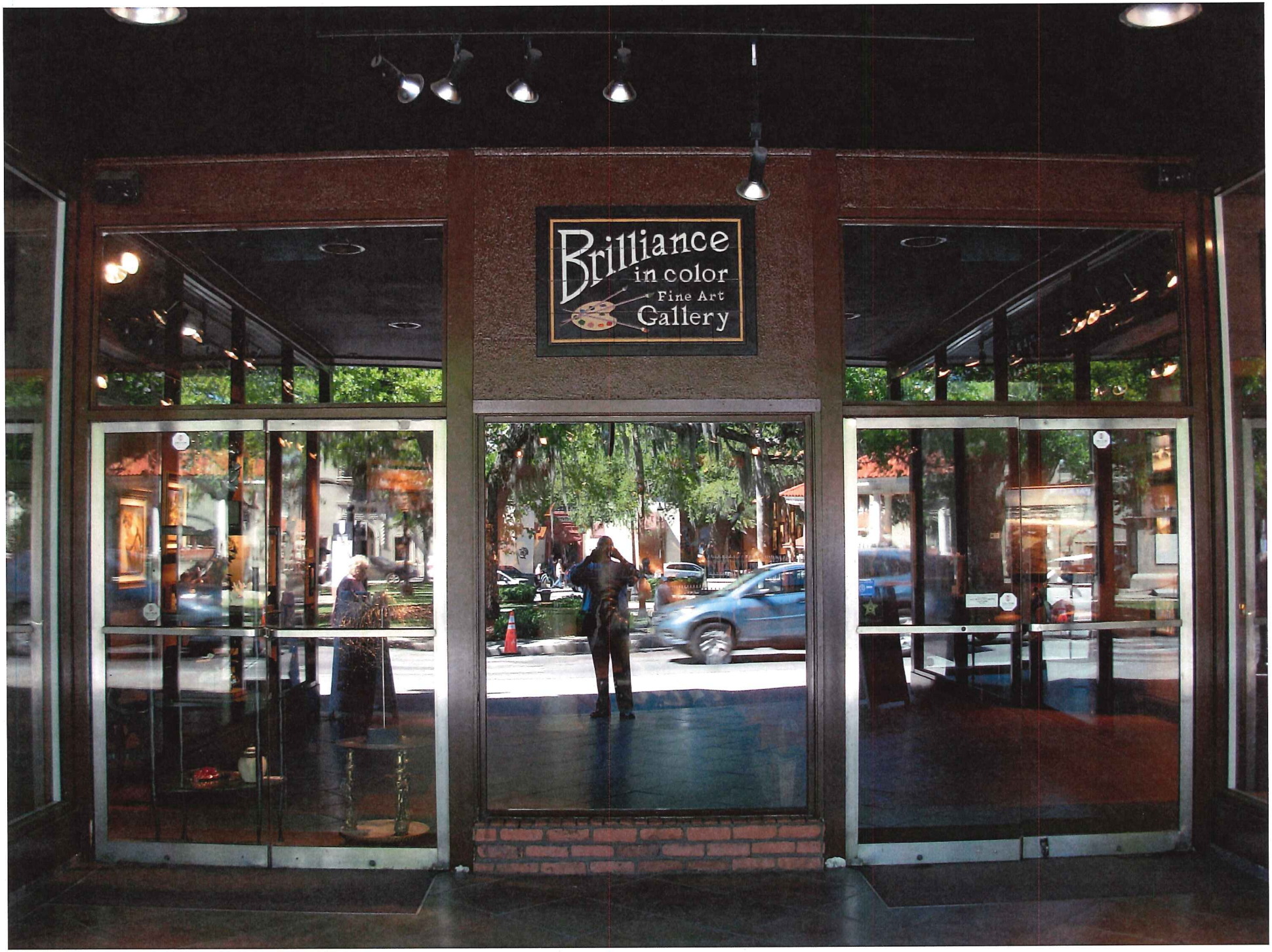
*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

SIGNATURE: CHARLES W SHANKS MANAGER 04/22/2019

Electronic Signature of Signing Officer/Director Detail — Date

21
VECTOR
Closed Sundays
Monday 11 AM - 6 PM
Tuesday 11 AM - 6 PM
Wednesday 11 AM - 6 PM
Thursday 11 AM - 6 PM
Friday 11 AM - 6 PM
Saturday 11 AM - 8 PM

sparrows
Threads of grace
two sparrows
Threads of grace


Brilliance
in color
Fine Art
Gallery

# 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** | 1992100000 |
| **Location Address** | 17 KING ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | City St Aug (Historical) (COM) (610.03) |
| **Tax Description*** | CITY OF ST AUGUSTINE LOTS 3 & 4 BLK 33 OR1948/1162<br>*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** | 0.830 |
| **Homestead** | N |

View Map

## Owner Information

| | |
|---|---|
| **Owner Name** | Tep Inc 100% |
| **Mailing Address** | 215 SAINT GEORGE ST<br>SAINT AUGUSTINE, FL 32084-0000 |

## Map

## Valuation Information

| | 2019 |
|---|---|
| Building Value | $878,435 |
| Extra Features Value | $0 |
| Total Land Value | $1,812,000 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| **Just (Market) Value** | **$2,690,435** |
| Total Deferred | $817,293 |
| **Assessed Value** | **$1,873,142** |
| Total Exemptions | $618,137 |
| **Taxable Value** | **$1,255,005** |

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

## Historical Assessment Information

| 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 | $878,435 | $0 | $1,812,000 | $0 | $0 | $2,690,435 | $1,702,856 | $1,549,521 | $1,140,914 |
| 2017 | $878,435 | $0 | $1,812,000 | $0 | $0 | $2,690,435 | $1,548,051 | $1,653,241 | $1,037,194 |
| 2016 | $878,435 | $0 | $724,800 | $0 | $0 | $1,603,235 | $1,407,319 | $660,331 | $942,904 |
| 2015 | $878,435 | $0 | $724,800 | $0 | $0 | $1,603,235 | $1,279,381 | $746,050 | $857,185 |
| 2014 | $574,174 | $0 | $588,900 | $0 | $0 | $1,163,074 | $1,163,074 | $360,553 | $802,521 |
| 2013 | $602,883 | $0 | $588,900 | $0 | $0 | $1,191,783 | $1,191,783 | $369,453 | $822,330 |
| 2012 | $645,946 | $0 | $588,900 | $0 | $0 | $1,234,846 | $1,234,846 | $382,802 | $852,044 |
| 2011 | $681,832 | $0 | $652,320 | $0 | $0 | $1,334,152 | $1,334,152 | $413,587 | $920,565 |
| 2010 | $717,718 | $0 | $724,800 | $0 | $0 | $1,442,518 | $1,442,518 | $447,181 | $995,337 |

## Exemption Information

| Exemption Type | Amount |
|---|---|
| Church/Religious | $618,137 |

## Building Information

| | |
|---|---|
| **Building** | 1 |
| **Actual Area** | 34228 |
| **Conditioned Area** | 33778 |
| **Actual Year Built** | 1954 |
| **Use** | Stores (Retail) |
| **Style** | 04 |
| **Class** | N |
| **Exterior Wall** | Concrete Stucco |

| | |
|---|---|
| **Roof Structure** | Rigid Frame |
| **Roof Cover** | Built Up, Clay Tile |
| **Interior Flooring** | Carpet, Asphalt Tile |
| **Interior Wall** | Drywall |
| **Heating Type** | Air Duct |
| **Heating Fuel** | |
| **Air Conditioning** | Central |
| **Baths** | |

| Category | Type | Pct |
|---|---|---|
| Exterior Wall | Concrete Stucco | 100% |
| Roofing Structure | Rigid Frame | 100% |
| Roofing Cover | Built Up | 90% |
| Roofing Cover | Clay Tile | 10% |
| Interior Walls | Drywall | 100% |
| Interior Flooring | Carpet | 70% |
| Interior Flooring | Asphalt Tile | 30% |
| 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 | Concrete Slab | 100% |
| Condition | Average | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| BASE AREA | 33778 | 33778 |
| CANOPY (COMMERCIAL) | 0 | 360 |
| CANOPY (COMMERCIAL) | 0 | 50 |
| CANOPY (COMMERCIAL) | 0 | 40 |
| Total SqFt | 33778 | 34228 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Stores | 151 | 240 | 36240 | SF | $1,812,000 |

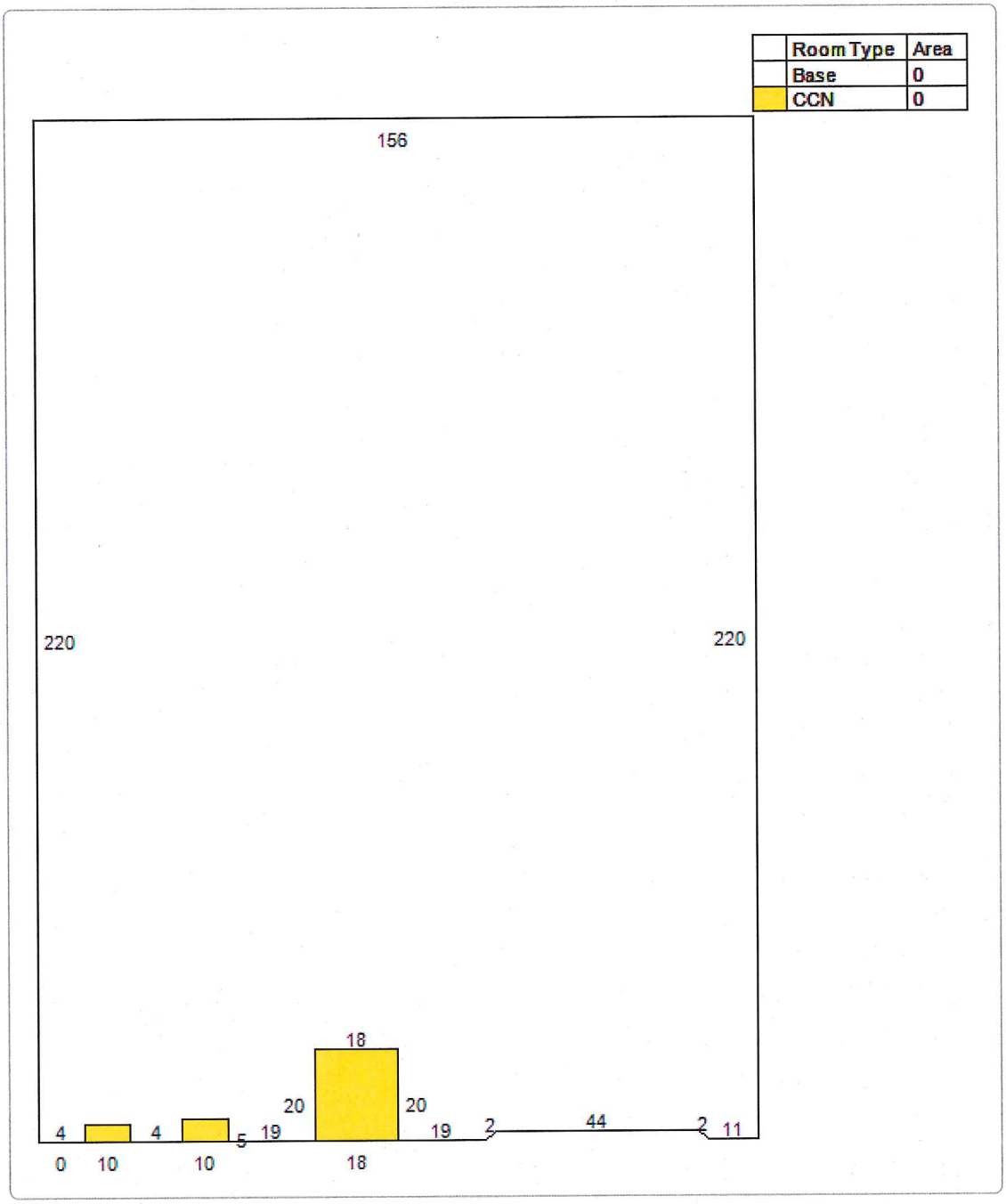
## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| | 5/1/2003 | $2,750,000.00 | WD | 1948 | 1162 | Q | I | BETMAR INVESTMENTS LTD | TEP INC |
| | 7/1/1999 | $100.00 | WD | 1434 | 430 | U | I | COOPER BETTY | BETMAR INVESTMENTS LTD |
| | 12/8/1992 | $725,000.00 | WD | 971 | 251 | Q | I | ESPRIT/ST AUG LIMITED PTNRSP | COOPER BETTY |
| | 9/1/1978 | $0.00 | | 663 | 134 | U | I | | ESPRIT/ST AUG LIMITED PTNRSP |
| | 1/1/1978 | $600,000.00 | | 365 | 193 | Q | I | | |

## Area Sales Report

Recent Sales in Area

## Sketch Information




| | Room Type | Area |
|---|---|---|
| | Base | 0 |
| | CCN | 0 |

**No data available for the following modules:** Extra Feature Information.

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.

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/24/2019, 12:11:10 AM

Version 2.2.15

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1

SAR- UBU

Prepared by and return to:
**Sanford N. Reinhard**
**Attorney at Law**
**Sanford N. Reinhard, P.A.**
**2875 NE 191 Street Suite 404**
**Aventura, FL 33180**

Public Records of
St. Johns County, FL
Clerk# 03-031187
O.R. 1948 PG 1162
06:36PM 05/06/2003
REC $5.00 SUR $1.00
Doc Stamps $19,250.00

File Number: **2000-1379**
Will Call No.:

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this **1st** day of **May, 2003** between **Betmar Investments, Ltd., a Florida limited partnership** whose post office address is **5000 North Bay Road, Miami, FL 33140**, grantor, and **TEP, Inc., a Florida not for profit corporation** whose post office address is **215 St. George Street, Saint Augustine, FL 32084**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum 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:

> **That certain piece, parcel or tract of land situate, lying and being in the City of St. Augustine, County of Saint Johns, State of Florida described as: Lots 3 and 4, Block 33, according to the Official Map of the City of St. Augustine, Florida.**
>
> **Parcel Identification Number: 199210-0000**

**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**.

COPY

**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:

Betmar Investments, Ltd., a Florida limited partnership

By: B&M Management Company, Inc., its Managing General Partner

By: Marvin Cooper
Marvin Cooper, President

(Corporate Seal)

Witness Name: Sanford N. Reinhard

Vincenza A Pessolano
Witness Name: VINCENZA A Pessolano

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 1st day of May, 2003 by Marvin Cooper, President of B&M Management Company, Inc., as Managing General Partner, of Betmar Investments, Ltd., a Florida limited partnership on behalf of the corporation and the partnership. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

OFFICIAL NOTARY SEAL
SANFORD N REINHARD
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC857536
MY COMMISSION EXP. JULY 30,2003

Notary Public

Printed Name: Sanford N. Reinhard

My Commission Expires: July 30, 2003

DoubleTime®

City of St. Augustine

CITY OF ST AUGUSTINE EST. 1565

**HISTORIC ARCHITECTURAL REVIEW BOARD**
STAFF REPORT AND RECOMMENDATION
Prepared for May 23, 2019 Meeting

Application F2019-0055 Address: 131 Marine Street

Ben C. and Bonnie Pineau, Owner and Applicant

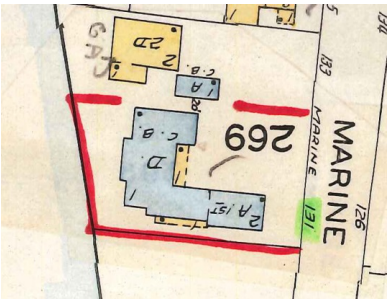
Project description: To demolish a building constructed in 1956 that is not listed in the National Register of Historic Places or recorded in the Florida Master Site File.

| | | | |
|---|---|---|---|
| Architectural Style: | Spanish Colonial Revival | Florida Master Site File: | N/A |
| National Register: | N/A | Construction date: | 1956 |
| Archaeology Zone: | IC | Zoning District: | RS-1 |
| Parcel number: | 201250 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 1956 that is not listed in the National Register of Historic Places or recorded on the Florida Master Site File.

- Based on the Sanborn Map, the home has maintained the same overall footprint, but some alterations have been made to the structure. The front porch was either enclosed or removed and replaced while the porch on the northern elevation was partially enclosed. A patio was also added to the rear of the property. Even with this work, the building appears to maintain its integrity of material and design.
- The building maintains characteristics of the Spanish Colonial Revival style, but it does not have unique architectural elements that would make it architecturally significant.
- Two condition assessments were provided. These describe some of the issues that the building faces to include mold and termite damage.
- There are no known significant historic connections.
- The design for the proposed replacement building was provided by the applicant. The new structure does not fall under the board's jurisdiction.
- The home is located in an archaeological zone, and demolition may require a review by the city archaeologist. The applicant should contact the archaeologist before carrying out any work.

The Current Home



The 1950s Sanborn Map

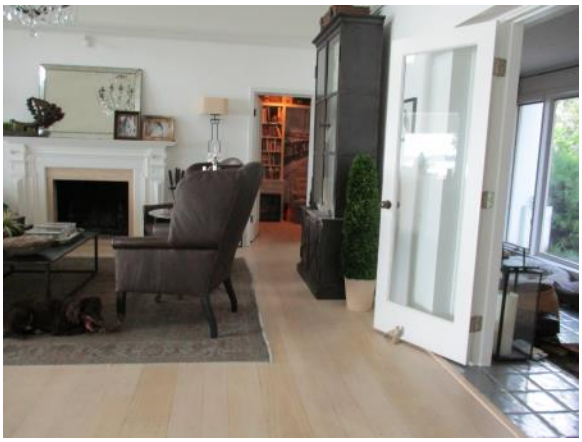
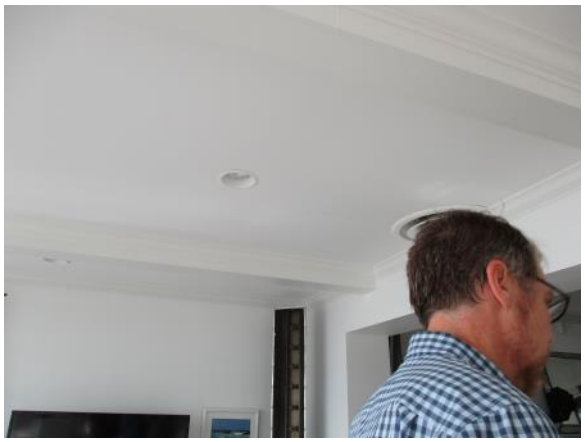
STAFF RECOMMENDATION:
Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Approve** a **Certificate of Demolition** for **131 Marine Street** with the following condition:

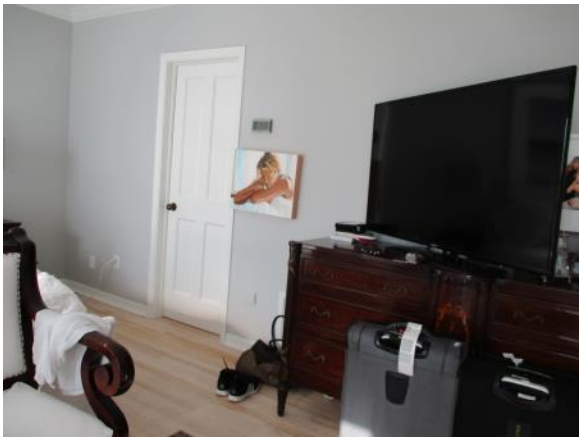
1. The applicant records the structure for archival purposes prior to demolition to include completing a Florida Master Site File Form and taking photographs of the structure. These documents will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff.

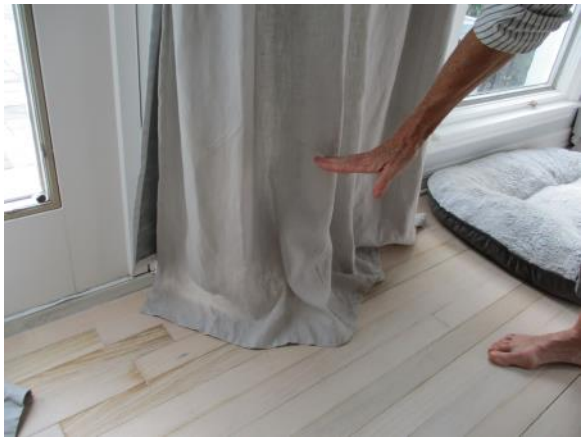
*Kelli Mitchell*
Kelli Mitchell, Historic Preservation Planner

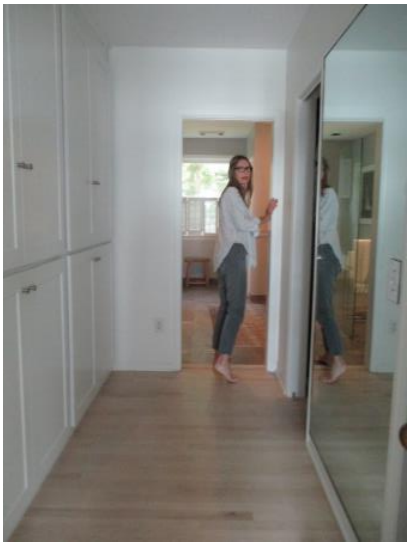
Staff Photographs

Interior Photographs







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

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

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

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

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

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

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

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

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

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

According to the property appraiser, the building was constructed in 1956. The building is not listed on the National Register of Historic Places and is not recorded in the Florida Master Site File.

Application requirements were sufficiently met.

## DEMOLITION REVIEW CRIERIA (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 structure has a similar scale and mass to the surrounding streetscape.

***3. The impact of the loss of the structure on the streetscape.*** Demolition of the structure will reduce the visual continuity in the immediate vicinity.

***4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** Based on the application, the building will be replaced. The replacement structure will have a similar scale and mass as the surrounding buildings. Some of the architectural elements are different from those found on the surrounding buildings.

***5. The historical or cultural merit of the structure.*** The building is not listed in the National Register of Historic Places and is not recorded in the Florida Master Site File. No significant historic connections were found while carrying out City Directory research.

***6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** The building is not recorded on the Florida Master Site File and is not listed on the National Register.

***7. Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The building appears to be an example of a Spanish Colonial Revival building.

**8.** ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building is not the last sample of the Spanish Colonial Revival building in St. Augustine.

**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.*** Reproducing individual elements or the building as a whole would not difficult or expensive to carry out. On the surface, the building appears to be in good condition, but the condition assessments state that building faces multiple problems such as termite damage and mold.

**10.** ***The justification for the proposed demolition***. The condition of the building is, in part, a reason for the demolition.

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:

LIST OF ATTACHMENTS:

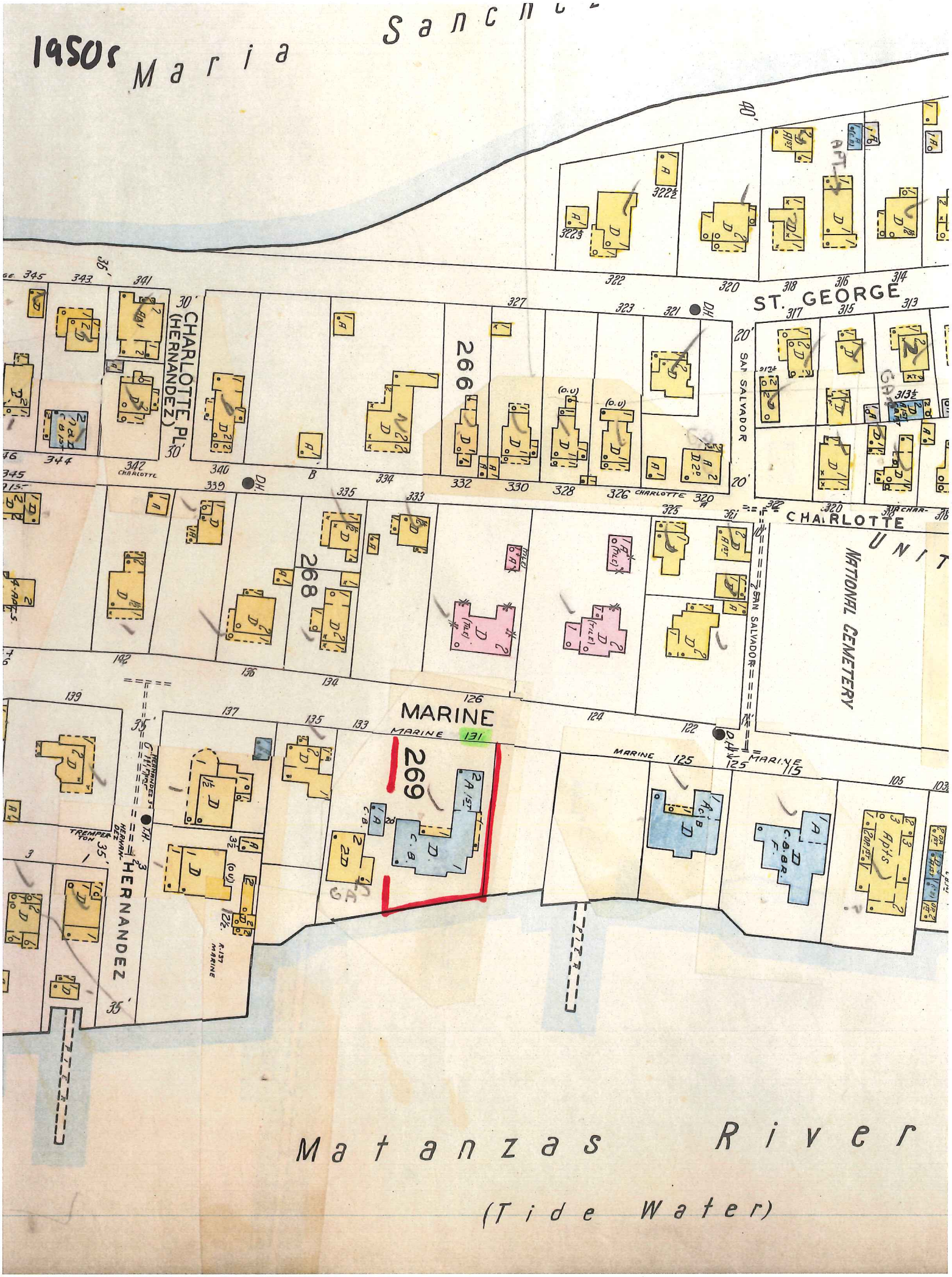
1. Sanborn Maps
2. City Directory Research

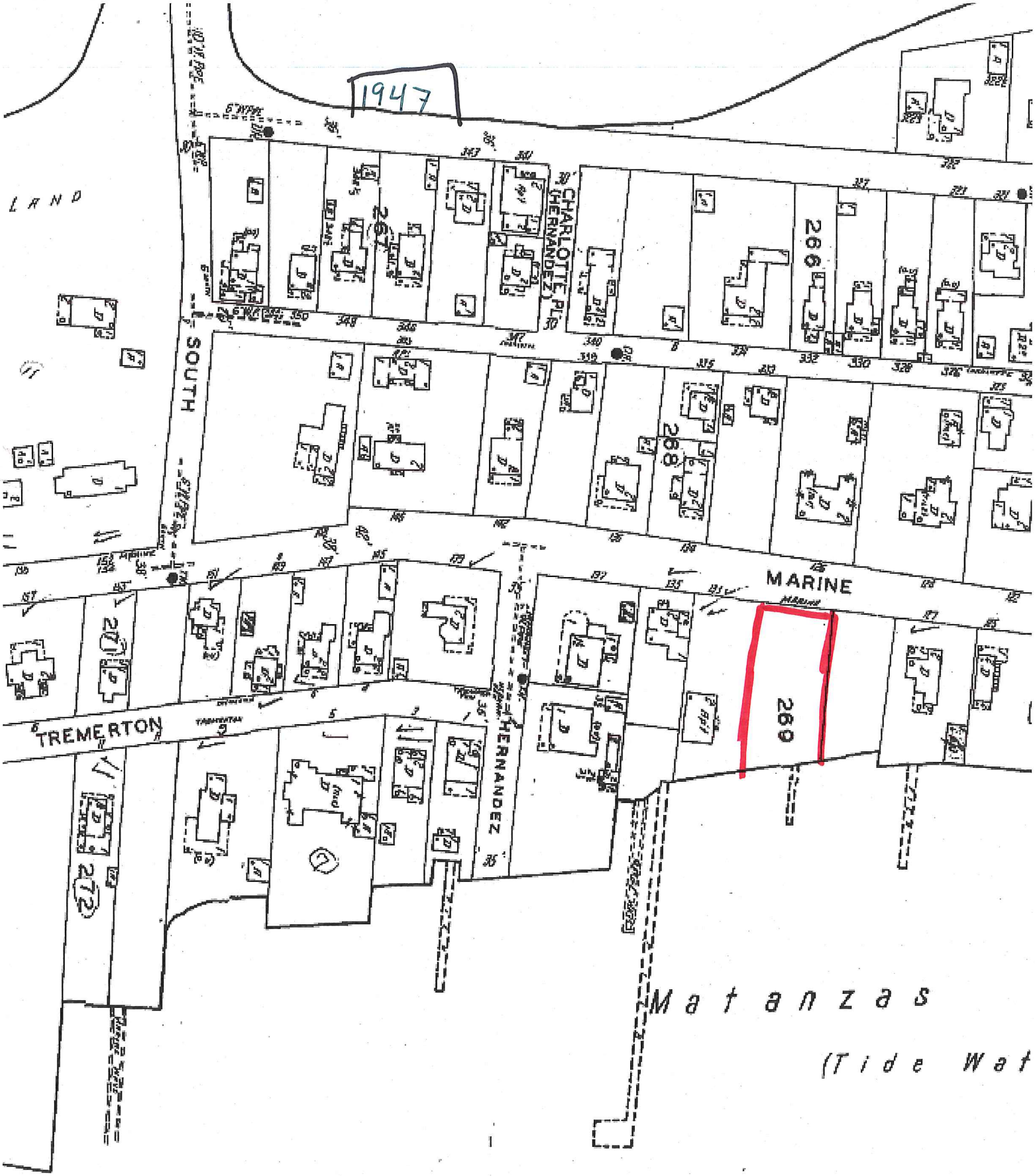
SAHS POLK CITY DIRECTORY RESEARCH

**131 Marine Street**

| DATE(S) | NAME | PROFESSION |
|---|---|---|
| 1955 | Not Listed | |
| 1957 | Alf Houston<br>Ruth E. Houston<br>Mrs. Ethel Ochen | Vice President, St. Augustine Free Public Library Assoc. |
| 1960 | Alf Houston | Vice President, St. Augustine Free Public Library Assoc. |
| 1965 | Ruth Houston | Retired |
| 1970 | Ruth Houston | |
| 1975 | Mrs. Iris Palethrope<br>Mrs. Bernice Kirkwood | Principal, Orange Street 5th Grade Center |
| 1979/1980 | Mrs. Iris Palethrope<br>Mrs. Bernice Kirkwood | Principal, Orange Street 5th Grade Center |
| 1985 | Richard Stoval<br>Joanne Stoval | Phys. |
| 1989 | Richard Stoval | |
| 1990 | Richard Stoval<br>Joanne Stoval | |
| 1995 | Joe and Flora Difiore | |
| 1996 | Joe and Flora Difiore | |
| 1998 | Not Verified | |
| 1999 | Joseph DiFiore | |
| 200 | Joseph DiFiore | |
| Nov. 2001 | Flora C. DiFiore<br>LSI United Holdings | |
| Dec. 2003 | No Current Listing | |
| Dec. 2006 | Joe and Flora Difiore | |

1950s

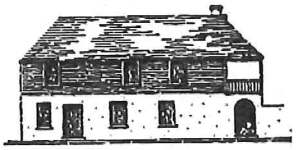

Maria Sanchez
ST. GEORGE
CHARLOTTE PL. (HERNANDEZ)
CHARLOTTE
SAN SALVADOR
NATIONAL CEMETERY
MARINE
HERNANDEZ
266
268
269
Matanzas River
(Tide Water)


1947
LAND
SOUTH
CHARLOTTE PL
(HERNANDEZ)
287
286
288
MARINE
289
TREMERTON
HERNANDEZ
272
Matanzas
(Tide Wat

RECEIVED

APR 18 2019

Building Dept.



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

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. 2019-0055

Receipt No. 1596503 Meeting Date May 23, 2019

Advertising Costs $_____ Paid on April 18th, 2019 Receipt No. _____

1. NAME OF APPLICANT Ben and Bonnie Pineau

   ~~Business~~ (if applicable) _____

   Address 131 Marine Street

   City St Augustine State FL Zip 32084

   Daytime telephone 904-540-7302 Other phone/email bpineau@me.com

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

2. NAME OF PROPERTY OWNER Ben C. Pineau, Bonnie S. Pineau

   ~~Business~~ (if applicable) _____

   Address 131 marine St, St Augustine

   City St augustine State FL Zip 32084

   Daytime telephone (required) 904-540-7302 Other phone 904-540-7301

3. PROJECT STREET ADDRESS 131 Marine Street St. Augustine

4. LEGAL DESCRIPTION OF PROPERTY
   Lot ✓ Block ____ Subdivision _____ Parcel Number 131

5. DATE OF CONSTRUCTION 1956 Source: County
   (garage addition in 1995-96)

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: Spanish Colonial

RECEIVED

APR 18 2019

Planning/Building Dept.

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

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11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- 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 Ben C. Pineau DATE April 18 '19

SIGNATURE OF APPLICANT Ben C. Pineau 4/18/19

PRINT 1st OWNER'S NAME Ben C. Pineau DATE April 18 '19

SIGNATURE OF 1st PROPERTY OWNER Ben C. Pineau 4/18/19

PRINT 2nd OWNER'S NAME Bonnie S. Pineau DATE April 18 '2019

SIGNATURE OF 2nd PROPERTY OWNER Bonnie S Pineau

~~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.

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## APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

## BOARD REVIEW

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

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

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

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ST AUGUSTINE
EST. 1565

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# Owner's Authorization For Agent

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

BY: _____
Signature of Owner

N/A

_____
Print Name of Owner

_____
Telephone Number

State of _____

County of _____

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

By _____

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

Rev:022117

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Michael Fox
Managing Member
Fox Signature Homes, LLC
CRC13305124

2233 West Clovelly Lane
St. Augustine, FL 32092
(904) 838 1215
mfox@foxsignaturehomes.com
4/15/2019

Bonnie Pineau
131 Marine Street
St Augustine, Florida 32084

Dear Bonnie Pineau:

As a follow up to our site meeting at your house as well as the background provided it is my opinion that demolition of your existing residence and building of a brand-new home would be the most cost effective and efficient way to achieve your family's needs.

From visual inspection these are the issues that you will face in re-construction if you tried to undertake an expansive remodel.

1) Finish Floor received 18" of water in parts of the house from the storm. This can only be alleviated by raising the finish floor – recommendation approximately 2-3'
2) Garage received over 2' of water from the storm. This can only be alleviated by raising the finish floor, grading and directing storm water appropriately.
3) The current wiring and air ducts were flooded as they run under the home. That is not a best practice or recommended by today's standards. The concern would be in part indoor air quality and possible health related issues.
4) Roof has sustained significant damage resulting in multiple leaks causing mold in the office and addition. It is recommended that the entire roof be completely replaced. It is my opinion that once that process is started you will uncover other mold related/ structural related issues.
5) Windows and doors are not currently to hurricane code. Per our discussion the east facing patio doors blew in during the storms causing damage to the hardwood floors.

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The desire to bring the whole property to code or exceed code is going to become a costly endeavor on a remodel project.

6) There is wood termite damage to support beams and wood floor
7) The current concrete block construction cannot be raised

Based on the above factors coupled with the desire to build a home that is more architecturally fitting for St Augustine it is my recommendation to demolish the existing home and re-build to today's codes and standards.

I would recommend raising the finish floor of the new residence by approximately 2' to help prevent some of the issues that you have previously experienced in the storms. We would accomplish this with stem wall construction on the new build so as to not negatively impact drainage of any surrounding properties. We would design and engineer a new home that meets and exceeds the current code requirements for your area resulting in peace of mind, lower insurance costs and a more efficient sustainable home.

Please let me know if you have any questions.

Sincerely,

Michael Fox
Managing Member
Fox Signature Homes, LLC
CRC13305124

FOX SIGNATURE HOMES

## Description

**General:** • The roof coverings are in below average condition. You should expect the expense of replacement in the near future.

**Sloped roofing material:** • Clay tile

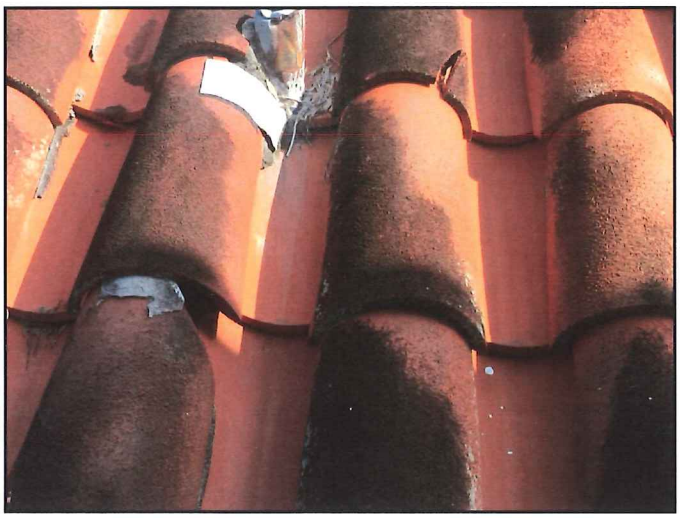
**Flat roofing material:** • Modified bitumen

**Probability of leakage:** • High

## Recommendations/Observations

**SLOPED ROOFING \ Clay/concrete/fiber cement**

**1. Condition:** • There are numerous cracked tiles throughout the roof surface. The tiles are pitted/worn and the underlayment is brittle. While I did not find any active leakage the potential for leakage is high. You should expect the expense ($40,000 +/-) of replacement in the near future.
**Implication(s)**: Potential for leakage and damage to structural components
**Location**: Roof
**Task**: Repair or replace
**Time**: Less than 5 years



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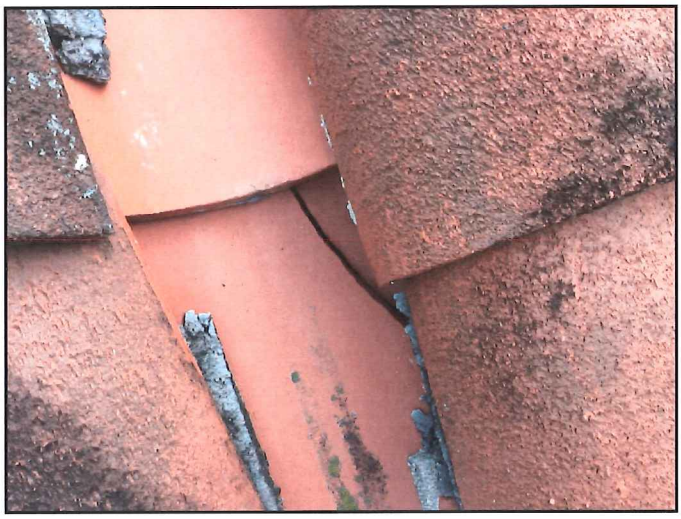

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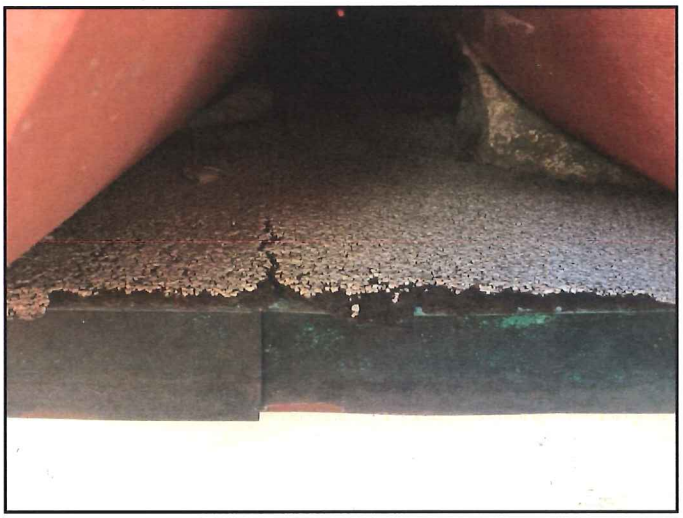

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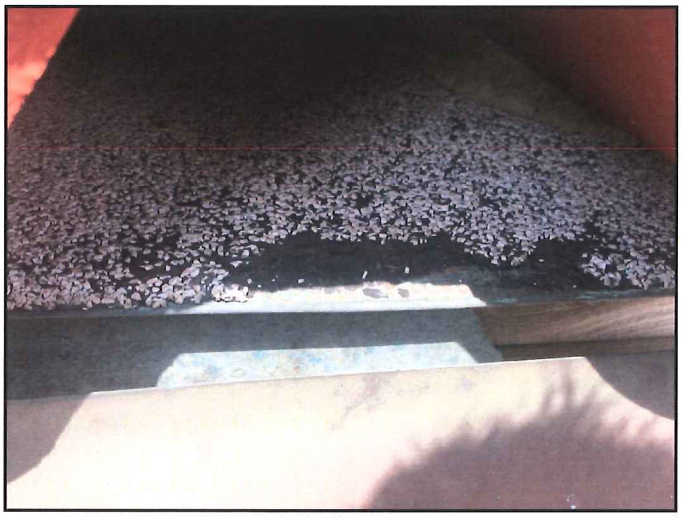


**19.**

**FLAT ROOFING \ Modified bitumen**

**2. Condition:** • Near end of life expectancy

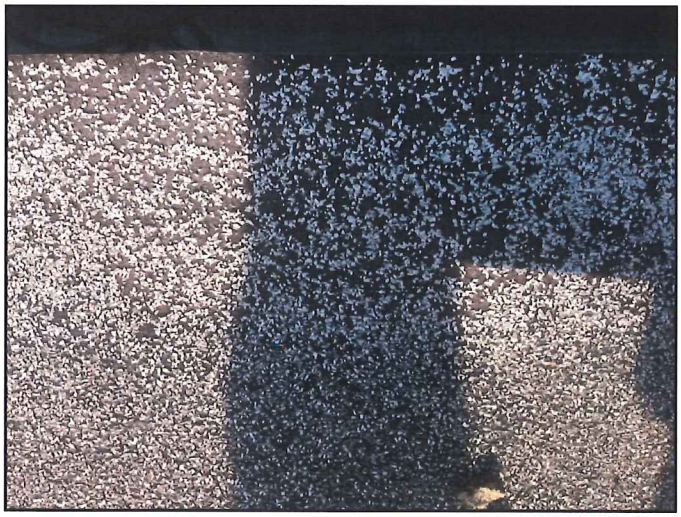
There is substantial granular wear throughout the flat roof surface

**Implication(s)**: Chance of water damage to contents, finishes and/or structure

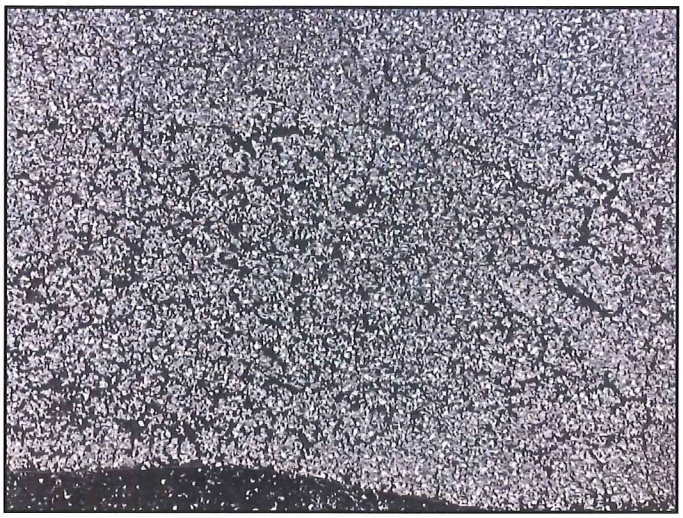
**Location**: Flat Roofing

**Task**: Replace

**Time**: Less than 5 years



**20.** *Near end of life expectancy*



**21.** *Near end of life expectancy*

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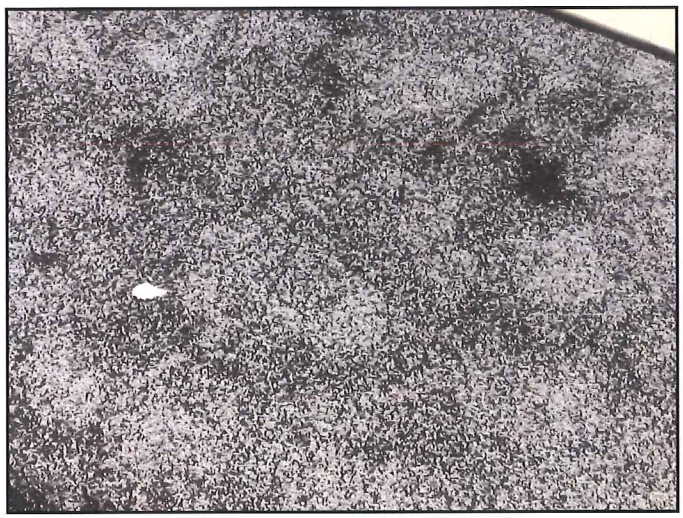
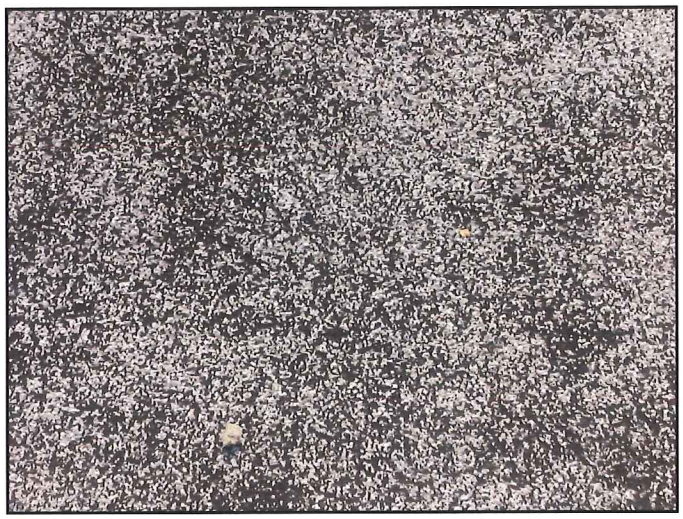


**22.** *Near end of life expectancy*



**23.** *Near end of life expectancy*

## Limitations

**Inspection performed:**

- By walking on roof

(Flat roof only)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# EXTERIOR

131 Marine St, St Augustine, FL July 1, 2015



## Description

**General:** • The exterior of the home is in generally good condition with several improvements needed.

**Gutter & downspout material:** • Copper

**Gutter & downspout type:** • Eave mounted

**Gutter & downspout discharge:** • Above grade

**Lot slope:** • Flat

**Wall surfaces:** • Stucco

**Soffit and fascia:** • Wood

**Driveway:** • Brick Paver

**Walkway:** • Brick Paver

## Recommendations/Observations

**WALLS \ Soffits and fascia**

**3. Condition:** • Rot
**Implication(s)**: Weakened structure
**Location**: Scattered
**Task**: Repair
**Time**: Regular

**24.** *Rot*

**25.** *Rot*

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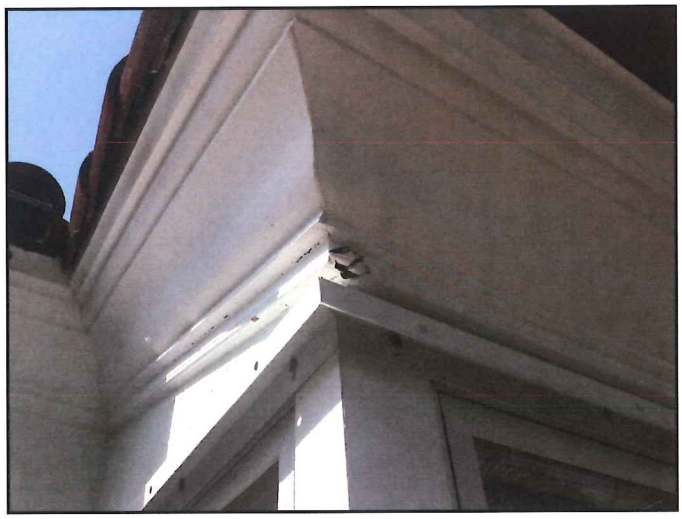
# EXTERIOR

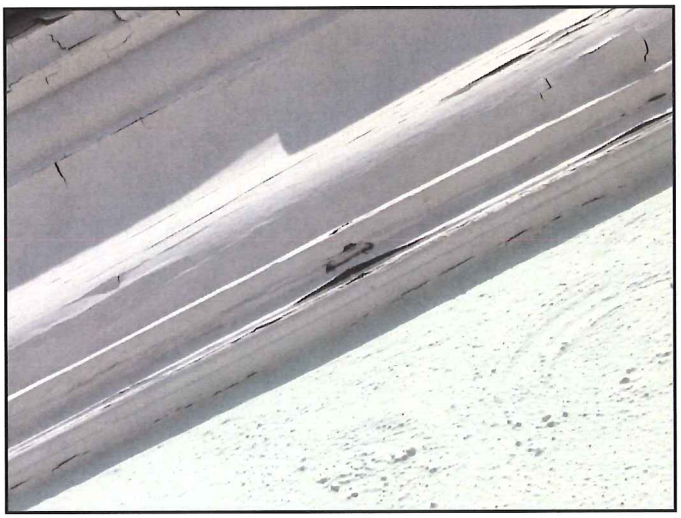
131 Marine St, St Augustine, FL July 1, 2015



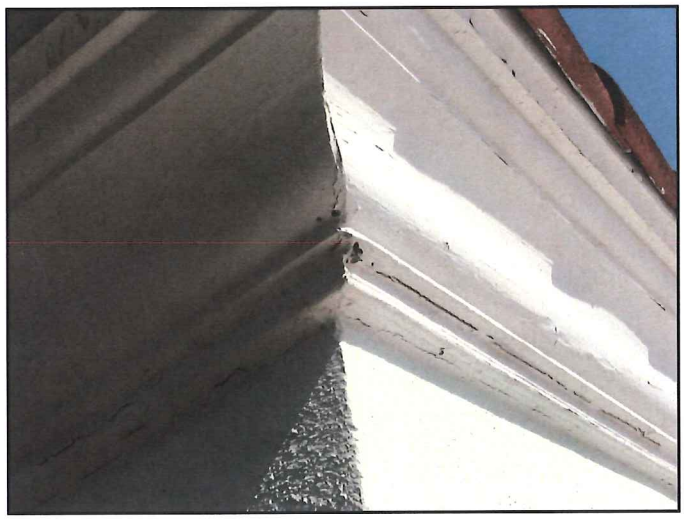


**26.** *Rot*

**27.** *Rot*



**28.** *Rot*



**29.** *Rot*

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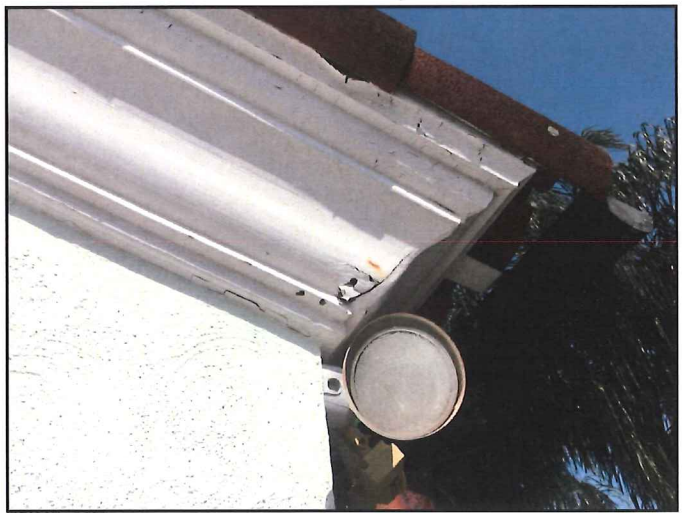
**30.** *Rot*

**31.** *Rot*



**32.** *Rot*

**33.** *Rot*

**EXTERIOR GLASS \ Frames**

**4. Condition:** • Rot

**Implication(s)**: Material deterioration

**Location**: Scattered

**Task**: Repair

**Time**: Regular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**34.** *Rot*

**35.** *Rot*

**36.** *Rot*

**37.** *Rot*


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**38.** *Rot*

**39.** *Rot*

**40.** *Rot*

**PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors**

**5. Condition:** • Deteriorated caulking/sealant at thresholds

**Implication(s)**: Potential for leakage

**Location**: East Exterior

**Task**: Repair

**Time**: Regular


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## Description

**General:** • The construction of the home is good quality. The materials and workmanship are good quality. No significant structural improvements were needed at the time of the inspection.

**Configuration:** • Masonry Stemwall/Piers

**Configuration:**
• Crawl space
• Slab-on-grade
Garage

**Foundation material:** • Masonry block

**Floor construction:** • Joists • Concrete • Wood beams

**Exterior wall construction:** • Wood frame • Masonry

**Roof and ceiling framing:** • Rafters/roof joists • Plywood sheathing

## Recommendations/Observations

**FLOORS \ Sills**

**9. Condition:** • Rot
Minor rot in sill
**Implication(s)**: Weakened structure
**Location**: Southeast Crawl Space
**Task**: Repair
**Time**: Regular

**50.** *Rot*


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## Description

**General:** • The insulation and ventilation levels are typical for a home of this age and construction.

**Attic/roof insulation material:** • Glass fiber

**Attic/roof insulation amount/value:** • R-19

**Attic/roof ventilation:** • Roof and soffit vents

**Attic/roof air/vapor barrier:** • Kraft paper

**Wall insulation material:** • Not determined

**Floor above basement/crawlspace insulation material:** • None

**Crawlspace ventilation:** • Wall Vents

## Recommendations/Observations

**ATTIC/ROOF \ Roof vents**

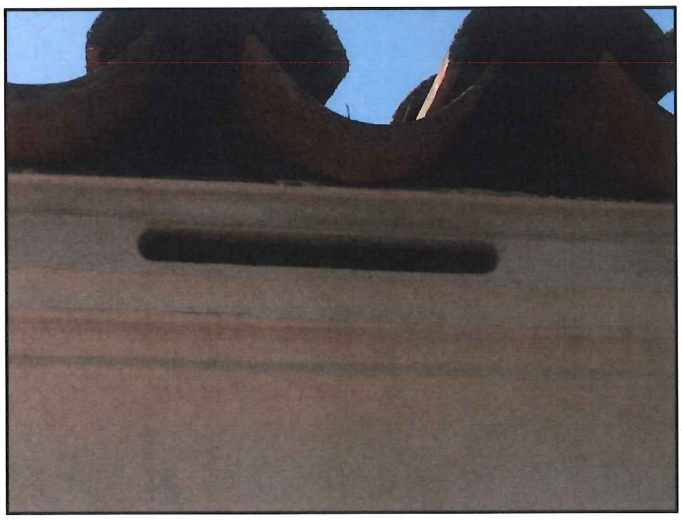
**15. Condition:** • Damaged soffit vent screens

**Implication(s)**: Potential for vermin and insect entry

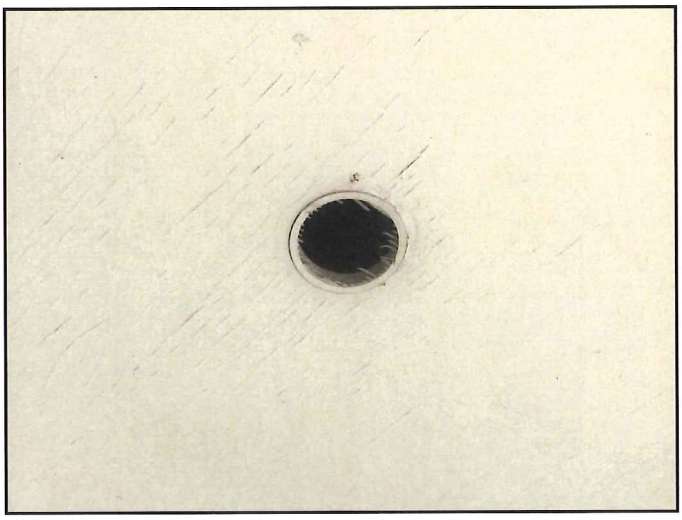
**Location**: Throughout Eaves

**Task**: Repair

**Time**: Regular



**70.**



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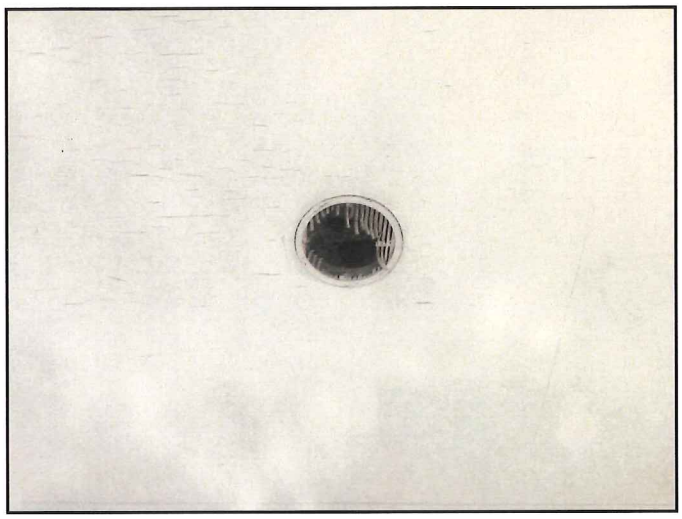

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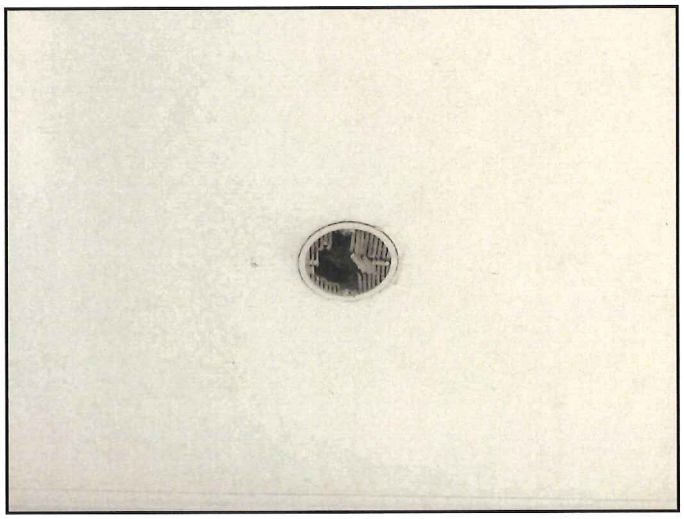

73.

## Limitations

**Attic inspection performed:** • From access hatch

**Crawl space inspection performed:** • By direct access

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## Recommendations/Observations

**SUPPLY PLUMBING \ Supply piping in building**

**16. Condition:** • Leak

Leak in supply or waste piping under master bathroom

**Implication(s)**: Chance of water damage to contents, finishes and/or structure | System inoperative

**Location**: Crawl Space Master Bathroom

**Task**: Repair

**Time**: Regular

**78.** *Leak*

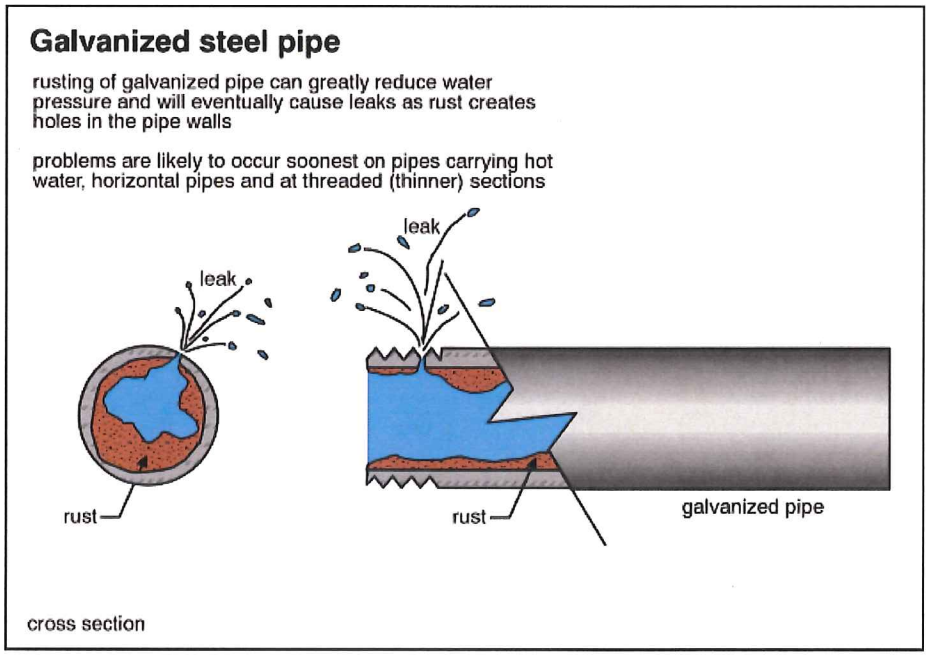
**17. Condition:** • Galvanized steel

**Implication(s)**: Reduced water pressure and volume

**Location**: Throughout

**Task**: Deferred Maintenance

**Time**: Unpredictable

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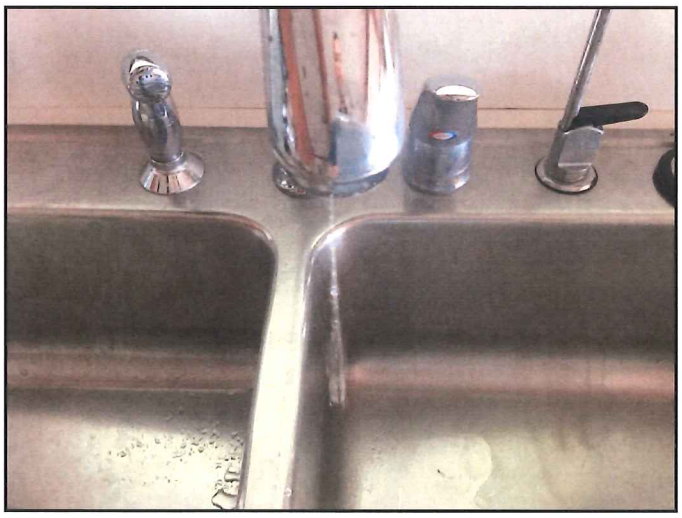
unexpected problems. Eventual replacement will be needed.
**Location**: Throughout Crawl Space
**Task**: Deferred Maintenance
**Time**: Unpredictable

**82.** *The majority of the waste piping is the...*

**FIXTURES AND FAUCETS \ Faucet**

**21. Condition:** • Drip, leak
**Implication(s)**: Chance of water damage to contents, finishes and/or structure
**Location**: KitchenSink
**Task**: Repair
**Time**: Regular



change.

**83.** *Drip, leak*

**22. Condition:** • Drip, leak
**Implication(s)**: Chance of water damage to contents, finishes and/or structure
**Location**: Master Bathroom Shower
**Task**: Repair
**Time**: Regular

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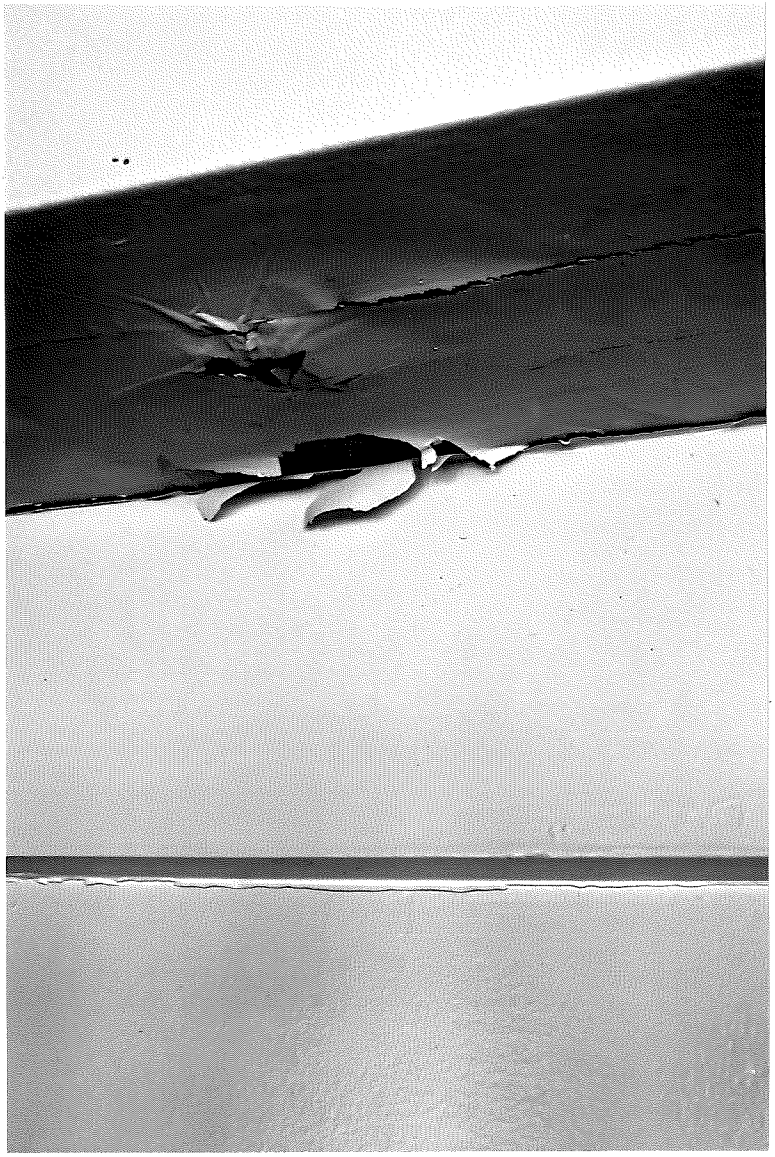

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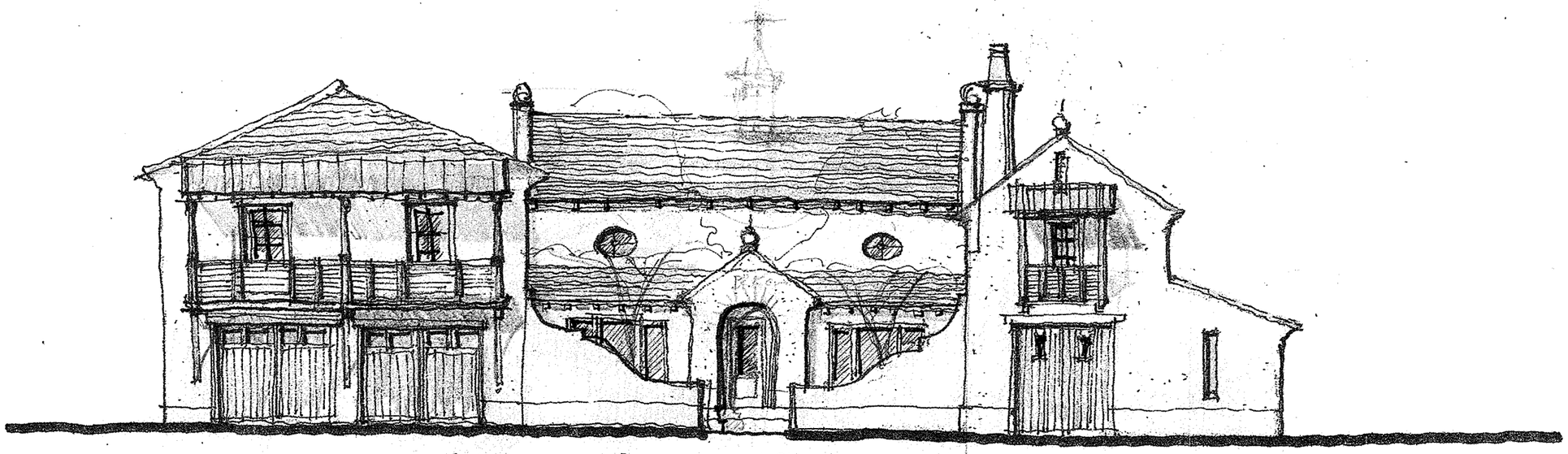
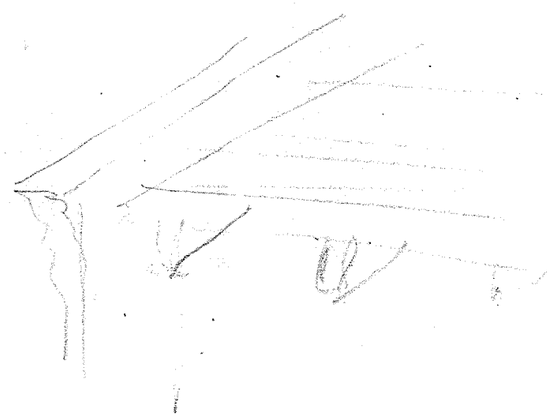


# FRONT ELEVATION

131 MARINE ST

1/25/18



CROSS DUCK ARCHITECTURE

**Instr #2015055889 BK: 4080 PG: 307, Filed & Recorded: 9/2/2015 2:26 PM #Pgs:2**
**Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $11,200.00**

Doc: $11,200.00 ($1,600,000.00) Rec: $18.50

In, Return and Prepared by:
Carol A. Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
201250-0000
File No.: 60515

# WARRANTY DEED

**This Warranty Deed,** Made the 25 day of August, 2015, by **JOSEPH R. DI FIORE and FLORA M. DI FIORE, husband and wife**, whose post office address is:
2791 Marywood Oaks Lane Vienna VA 22181,
hereinafter called the "Grantor", to **BENOIT C. PINEAU and BONNIE S. PINEAU, husband and wife,** whose post office address is:
1102 Ponte Vedra Blvd Ponte Vedra Fl 32082
_____, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

**A PARCEL OF LAND SITUATED IN BLOCK 44-A CITY OF ST. AUGUSTINE ACCORDING TO THE OFFICIAL 1923 MAP OF THE CITY OF ST. AUGUSTINE ON FILE WITH THE CLERK OF THE COURTS, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:**

**COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID BLOCK 44A; THENCE SOUTH 09 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE EAST RIGHT OF WAY LINE OF MARINE STREET, A DISTANCE OF 200.46 FEET TO THE SOUTHWEST CORNER OF C.S. SMITH'S PROPERTY ACCORDING TO DEED BOOK 95, PAGE 330 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; SAID SOUTHWEST CORNER ALSO BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH 80 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID C.S. SMITH'S PROPERTY 138.71 FEET TO A POINT ON THE EAST EDGE OF A CONCRETE BULKHEAD AT THE WEST SHORE OF THE MATANZAS RIVER; THENCE SOUTH 18 DEGREES 59 MINUTES 49 SECONDS EAST ALONG THE WEST SHORE OF THE MATANZAS RIVER AND ALONG SAID CONCRETE BULKHEAD A DISTANCE OF 5.15 FEET TO AN ANGLE IN SAID CONCRETE BULKHEAD; THENCE SOUTH 35 DEGREES 43 MINUTES 06 SECONDS EAST ALONG THE WEST SHORE OF THE MATANZAS RIVER AND ALONG SAID CONCRETE BULKHEAD, A DISTANCE OF 105.83 FEET TO THE INTERSECTION WITH THE AGREED COMMON BOUNDARY LINE BETWEEN THE HEREIN DESCRIBED PARCEL AND THE CONTIGUOUS PARCEL TO THE SOUTH, SAID BOUNDARY LINE AGREEMENT BEING RECORDED IN OFFICIAL RECORDS BOOK 3211, PAGES 1074-1088 OF SAID PUBLIC RECORDS; THENCE SOUTH 80 DEGREES 30 MINUTES 00 SECONDS WEST ALONG SAID AGREED COMMON BOUNDARY LINE, A DISTANCE OF 186.32 FEET TO THE EAST RIGHT OF WAY LINE OF MARINE STREET; THENCE NORTH 09 DEGREES 30 MINUTES 00 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF MARINE STREET A DISTANCE OF 100.10 FEET TO THE POINT OF BEGINNING.**
Together with all riparian rights thereunto appertaining, however not warranted
The property is the homestead of the Grantor(s).

**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 2014, reservations, restrictions and easements of record, if any.
*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**BK: 4080 PG: 308**

**IN WITNESS WHEREOF,** Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Carol A Lagasse
Printed Name: Carol A Lagasse

Witness Signature:
Printed Name: CHARLU REIGLE

Joseph R. Di Fiore by David M. Di Fiore, his attorney in fact
Joseph R. DiFiore by David M. DiFiore, his attorney in fact

Flora M. Di Fiore by David M. Di Fiore, her attorney in fact
Flora M. DiFiore by David M. DiFiore, her attorney in fact

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me this 25 day of August, 2015 by David M. DiFiore attorney in fact for JOSEPH R. DI FIORE and FLORA M. DI FIORE, husband and wife, who is/ are personally known to me or has/have produced driver license(s) as identification.

Carol A Lagasse
Notary Public Signature
Printed Name:

My Commission Expires: _____
(SEAL)

COPY

CAROL A. LAGASSE
MY COMMISSION EXPIRES
July 21, 2016
#EE 211677
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC STATE OF FLORIDA

File No.: 60515

# St. Johns County, FL

## Tax Bill

My Tax Bill

## Estimate Taxes

Tax Estimator

## 2018 TRIM Notice

2018 TRIM Notice

## 2017 TRIM Notice

2017 TRIM Notice

## Summary

| | |
|---|---|
| **Parcel ID** | 2012500000 |
| **Location Address** | 131 MARINE ST<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | City of St Aug (east of lake) (SF) (612) |
| **Tax Description*** | CITY OF ST AUGUSTINE LOTS 5 & 6 BLK 44-A (EX ANY PT LYING S OF AGREED BOUNDARY LINE) OR3211/1074(BNDY AGREE) & 4080/307<br>*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** | 20-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 20.2171 |
| **Acreage** | 0.380 |
| **Homestead** | Y |

## Owner Information

| | |
|---|---|
| **Owner Name** | Pineau Benoit C,Bonnie S 100%<br>Pineau Bonnie S 100% |
| **Mailing Address** | PO BOX 3424<br>SAINT AUGUSTINE, FL 32085-3424 |

## Map

## Valuation Information

| | 2019 |
|---|---|
| Building Value | $628,026 |
| Extra Features Value | $29,352 |
| Total Land Value | $600,000 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| **Just (Market) Value** | **$1,257,378** |
| Total Deferred | $56,708 |
| **Assessed Value** | **$1,200,670** |
| Total Exemptions | $106,708 |
| **Taxable Value** | **$1,150,670** |

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

## Historical Assessment Information

| 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 | $635,975 | $29,605 | $600,000 | $0 | $0 | $1,265,580 | $1,265,580 | $0 | $1,265,580 |
| 2017 | $643,925 | $28,543 | $600,000 | $0 | $0 | $1,272,468 | $1,272,468 | $0 | $1,272,468 |
| 2016 | $651,875 | $38,819 | $600,000 | $0 | $0 | $1,290,694 | $1,290,694 | $0 | $1,290,694 |
| 2015 | $533,056 | $38,173 | $600,000 | $0 | $0 | $1,171,229 | $412,544 | $808,685 | $362,544 |
| 2014 | $409,887 | $38,473 | $542,500 | $0 | $0 | $990,860 | $409,270 | $631,590 | $359,270 |
| 2013 | $415,076 | $38,773 | $542,500 | $0 | $0 | $996,349 | $403,222 | $643,127 | $353,222 |
| 2012 | $420,264 | $39,073 | $417,150 | $0 | $0 | $876,487 | $396,482 | $530,005 | $346,482 |
| 2011 | $308,409 | $36,285 | $463,500 | $0 | $0 | $808,194 | $384,934 | $473,260 | $334,934 |
| 2010 | $318,689 | $36,573 | $515,000 | $0 | $0 | $870,262 | $379,245 | $541,017 | $329,245 |

## Exemption Information

| Exemption Type | Amount |
|---|---|
| Homestead | $25,000 |
| Homestead Band | $25,000 |

## Building Information

| | | | |
|---|---|---|---|
| **Building** | 1 | **Roof Structure** | Gable Hip |
| **Actual Area** | 6285 | **Roof Cover** | Clay Tile |
| **Conditioned Area** | 4784 | **Interior Flooring** | Hardwood, Carpet |
| **Actual Year Built** | 1956 | **Interior Wall** | Drywall |
| **Use** | Single Family Residence | **Heating Type** | Air Duct |
| **Style** | 01 | **Heating Fuel** | |
| **Class** | N | **Air Conditioning** | Central |
| **Exterior Wall** | Concrete Block, Stucco | **Baths** | |

| Category | Type | Pct |
|---|---|---|
| Exterior Wall | Concrete Block | 90% |
| Exterior Wall | Stucco | 10% |
| Roofing Structure | Gable Hip | 100% |
| Roofing Cover | Clay Tile | 100% |
| Interior Walls | Drywall | 100% |
| Interior Flooring | Hardwood | 50% |
| Interior Flooring | Carpet | 50% |
| Heating Type | Air Duct | 100% |
| Air Conditioning | Central | 100% |
| Frame | Masonry | 100% |
| Plumbing | 15 Fixtures | 100% |
| Electrical | Average | 100% |
| Foundation | Concrete Perimeter Footing | 100% |
| Floor System | Wood Frame | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| FINISHED GARAGE | 0 | 624 |
| BASE AREA | 3608 | 3608 |
| FINISHED OPEN PORCH | 0 | 155 |
| PATIO | 0 | 632 |
| FRAME ADDITION | 240 | 240 |
| PATIO | 0 | 90 |
| FINISHED UPPER STORY | 936 | 936 |
| Total SqFt | 4784 | 6285 |

## Extra Feature Information

| Code Description | BLD | Length | Width | Height | Units |
|---|---|---|---|---|---|
| Bulkhead (Average) | 0 | 0 | 0 | 0 | 1000 |
| Pool (Concrete) | 0 | 0 | 0 | 0 | 676 |
| Kool Deck | 0 | 0 | 0 | 0 | 620 |
| Boat Dock (Average) | 0 | 0 | 0 | 0 | 1800 |
| Wood Deck | 0 | 0 | 0 | 0 | 550 |
| Residential Fence | 0 | 0 | 0 | 0 | 60 |
| Masonry Wall | 0 | 0 | 0 | 0 | 744 |
| Boat Lift | 0 | 12 | 8 | 0 | 96 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 100 | 145 | 100 | FF | $600,000 |

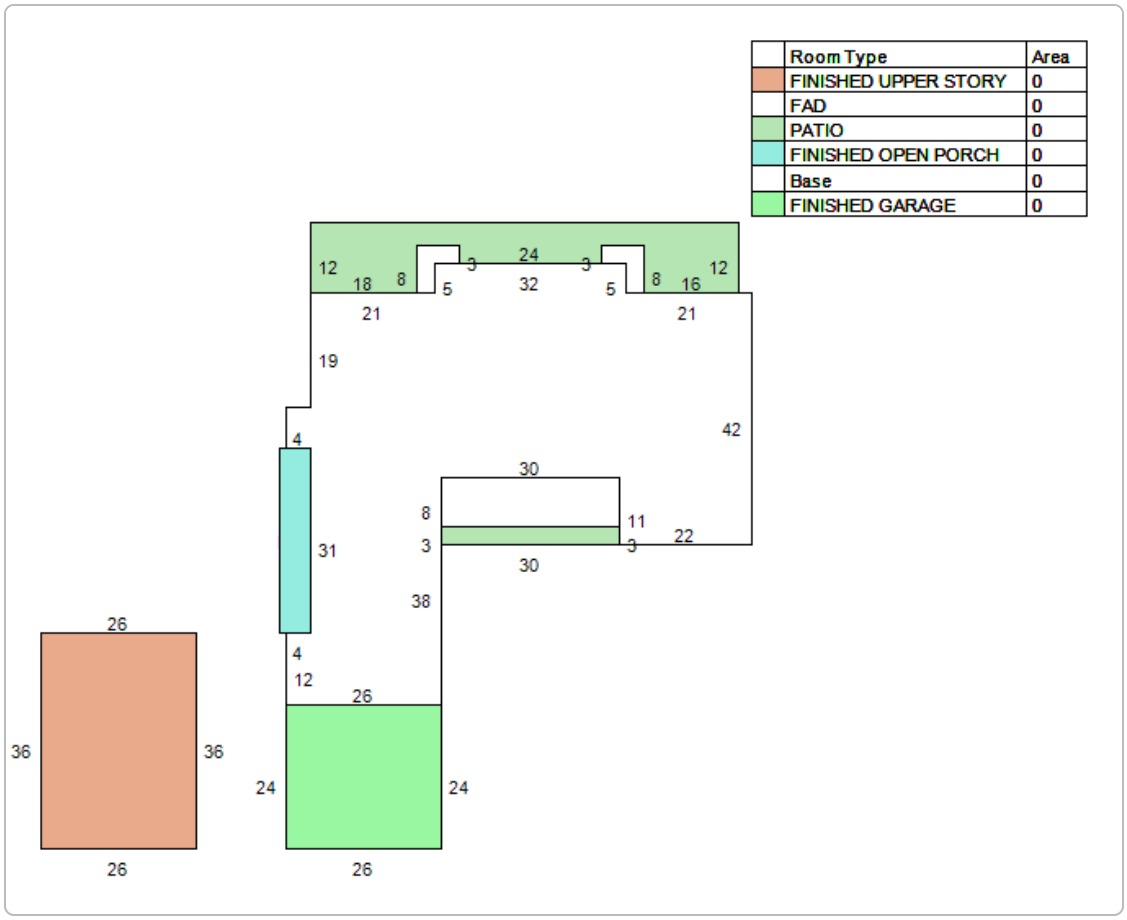
## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 9/2/2015 | 8/25/2015 | $1,600,000.00 | WD | 4080 | 307 | Q | I | DI FIORE JOSEPH R,FLORA M | PINEAU BENOIT C,BONNIE S |
| 6/30/2009 | 11/24/2008 | $0.00 | AB | 3211 | 1074 | U | I | CAMPBELL DANIEL J,LINDA G | DI FIORE JOSEPH R,FLORA M |
| | 10/6/1993 | $100.00 | WD | 1021 | 384 | U | I | STOVAL JOANNE L,RICHARD | DI FIORE JOSEPH R,FLORA M |
| | 6/24/1993 | $440,000.00 | WD | 999 | 1529 | U | I | STOVAL RICHARD G,JOANNE L | STOVAL JOANNE L,RICHARD |
| | 6/1/1983 | $180,000.00 | | 593 | 594 | Q | I | | STOVAL RICHARD G,JOANNE L |

## Area Sales Report

Recent Sales in Area

## Sketch Information

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City of St. Augustine

**HISTORIC ARCHITECTURAL REVIEW BOARD**
STAFF REPORT AND RECOMMENDATION
Prepared for May 23, 2019 Meeting

Application F2019-0053 Address: 208 Alerto Street

Kenneth Le Donne Revocable Trust, Owner
Les Thomas Architect, Applicant

Project description: To demolish a building constructed in 1965 that is recorded on the Florida Master Site File but is not listed in the National Register of Historic Places.

| | | | |
|---|---|---|---|
| Architectural Style: | Mid-Century Modern | Florida Master Site File: | SJ06313 |
| National Register: | N/A | Construction date: | 1965 |
| Archaeology Zone: | N/A | Zoning District: | RS2 |
| Parcel number: | 222450 0000 | | |
| Agenda Item: | 8(b) | Previous Action(s): | N/A |

STAFF SUMMARY AND ANALYSIS:
The applicant is presenting a Certificate of Demolition to demolish a building constructed in 1965 that is recorded on the Florida Master Site File but is not listed in the National Register of Historic Places.

- A condition assessment was not provided and is not required since the building is not listed in the National Register of Historic Places. A property survey and an elevation certificate were provided with the application, however.
- Extensive work has been carried out in the interior of the home to include removal of drywall, flooring, and floor joists. Interior photographs have been provided with the staff report. Permits indicate that this work was carried out due to flood damage.
- It is currently unknown if major alterations have been made to the structure.
- The building has no unique architectural characteristics that would make it architecturally significant.
- There are no known significant historic connections.
- The Florida Master Site File notes that the building could contribute to a National Register District if one were created.
- The application does not indicate if a new building will be constructed to replace the current building.

Front of Structure

The Interior of the Structure

The Interior of the Structure

STAFF RECOMMENDATION:
Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Approve** a **Certificate of Demolition** for **208 Alerto Street** 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

Staff Photographs

## Interior Photographs

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

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

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

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

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

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

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

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

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

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

According to the Florida Master Site File, the building was constructed in 1965. The building is recorded on the Florida Master Site File but is not listed in the National Register of Historic Places.

The application requirements have been sufficiently met.

## DEMOLITION REVIEW CRIERIA (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 sale as the surrounding buildings.

***3. The impact of the loss of the structure on the streetscape.*** The structure is relatively obscured by trees and shrubbery and is hidden from the street. Losing the building, however, will reduce the visual continuity in the immediate vicinity.

***4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** The application does not indicate if the building will be replaced and having an empty lot will negatively impact the streetscape.

***5. The historical or cultural merit of the structure.*** The property is recorded in the Florida Master Site File but is not listed in the National Register of Historic Places. No significant historic connections were found with the property.

***6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** The building is not listed in the National Register but is recorded on the Florida Master Site File. The Site File states that the building could contribute to a district if one were created. Demolishing the building would reduce the number 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 Mid-Century Modern structure.

**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.*** While not as prevalent as Ranch Style homes, Mid-Century Modern structures are found within St. Augustine.

**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.*** It would not be difficult, or prohibitively expensive, to reproduce the structure. There are no unique characteristics that would be difficult to reproduce if need be. The exterior does not appear to be in poor condition, but the interior has been completely gutted.

**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:

LIST OF ATTACHMENTS:

1. Florida Master Site File
2. City Directory Research

SAHS POLK CITY DIRECTORY RESEARCH

**131 Marine Street**

| DATE(S) | NAME | PROFESSION |
|---|---|---|
| 1955 | Not Listed | |
| 1957 | Alf Houston<br>Ruth E. Houston<br>Mrs. Ethel Ochen | Vice President, St. Augustine Free Public Library Assoc. |
| 1960 | Alf Houston | Vice President, St. Augustine Free Public Library Assoc. |
| 1965 | Ruth Houston | Retired |
| 1970 | Ruth Houston | |
| 1975 | Mrs. Iris Palethrope<br>Mrs. Bernice Kirkwood | Principal, Orange Street 5th Grade Center |
| 1979/1980 | Mrs. Iris Palethrope<br>Mrs. Bernice Kirkwood | Principal, Orange Street 5th Grade Center |
| 1985 | Richard Stoval<br>Joanne Stoval | Phys. |
| 1989 | Richard Stoval | |
| 1990 | Richard Stoval<br>Joanne Stoval | |
| 1995 | Joe and Flora Difiore | |
| 1996 | Joe and Flora Difiore | |
| 1998 | Not Verified | |
| 1999 | Joseph DiFiore | |
| 200 | Joseph DiFiore | |
| Nov. 2001 | Flora C. DiFiore<br>LSI United Holdings | |
| Dec. 2003 | No Current Listing | |
| Dec. 2006 | Joe and Flora Difiore | |

SAHS POLK CITY DIRECTORY RESEARCH

**7 Missouri (170 San Marco)**

| DATE(S) | NAME | PROFESSION |
|---|---|---|
| 1907 | Joseph A. and Minnie Usina | |
| 1911 | Joseph A. and Minnie Usina | |
| 1914/1915 | Joseph A. and Minnie Usina | |
| 1920/1921 | Joseph A. and Minnie Usina | |
| 1924/1925 | Mrs. Mary Usina | Widow |
| 1930 | Mrs. Mary Usina<br>Clifford J. Noda (and Agnes G. Noda) | Widow<br>Manager, St. Augustine Gas and Electric Light Company |
| 1934 | Not Listed | |
| 1940 | Jefferson D. Williams<br><br>Katheryn Williams | Bookkeeper, St. Augustine Soft Water Laundry |
| 1945 | Herbert B. Hasenbalg (Wife: Cathy)<br>Harold Pfannenbecker (Wife: Cathy W.) | Employee, Selective Service<br>Employee, Superior Dairy |
| 1949 | Herbert B. Hasenbalg<br>Harold Pfannenbecker | |
| 1950 | Herbert B. Hasenbalg<br>Oasis Tourist Court<br>Harold Pfannenbecker<br>Cathy Pfannenbecker | Engin.<br><br>Vice President, St. Johns Frozen Foods<br>Treasure, St. Johns Frozen Foods |
| 1955 | Herbert B. Hasenbalg<br>Oasis Tourist Court | |
| 1957 | Herbert B. Hasenbalg<br>Harold Pfannenbecker | |
| 1960 | Oasis Tourist Court | |

SAHS POLK CITY DIRECTORY RESEARCH

**208 Altero**

| DATE(S) | NAME | PROFESSION |
|---|---|---|
| 1989 | 108 and 209 Listed But 208 is Not | |
| 1990 | Fred A. (Jr.) Brinkhoff<br><br>Mariann Brinkhoff | Sr. Cyr. C. State Department of Health and Rehabilitation<br>Retired |
| 1995 | Fred A. (Jr.) and Mariann Brinkhoff | |
| 1996 | Fred A. (Jr.) and Mariann Brinkhoff | |
| 1998 | Fred A. Brinkhoff Jr. | |
| 1999 | Fred A. (Jr.) and Maryann Brinkhoff | |
| 2000 | Fred A. (Jr.) and Maryann Brinkhoff | |
| Nov 2001 | Fred A. (Jr.) and Mary A. Brinkhoff | |
| Dec. 2003 | Fred A. (Jr.) and Mariann Brinkhoff | |
| Dec. 2006 | Fred A. (Jr.) and Maryann Brinkhoff | |

SAHS POLK CITY DIRECTORY RESEARCH

**11 Nesmith**

| DATE(S) | NAME | PROFESSION |
|---|---|---|
| 1949 | Not Listed | |
| 1957 | Mrs. Lillian M. Blackwell | |
| 1960 | Edward Doby<br>Lillian Doby | Wldr. Derial Engine Sales |
| 1965 | Napoleon and Mildred Gramlin | |
| 1970 | Alton Jones | |
| 1975 | Mrs. Mary La Vallen | |
| 1979/1980 | Mrs. Mary Allen | Retired |
| 1989 | Mrs. Peggy Johnson | |
| 1990 | Peggy Johnston | |
| 1995 | Billy J. and Peggy S. McLaughin | |
| 1996 | Billy J. and Peggy McLaughin | |
| 1998 | Peggy Johnston | |
| 1999 | Peggy Johnston<br>James M. Johnston | |
| Nov 2001 | Billy J. McLaughin | |
| Dec. 2003 | Billy J. and Peggy S. McLaughin | |
| Dec. 2006 | James Mann<br>Billy J. and Peggy S. McLaughin | |

☒ Original
☐ Update

# HISTORICAL STRUCTURE FORM
## FLORIDA MASTER SITE FILE
**Version 4.0 1/07**

Site #8 SJ06313
Field Date 5-6-2015
Form Date 5-6-2015
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) 208 Alerto Street — Multiple Listing (DHR only) _____
Survey Project Name Architecturial 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 | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|---|
| Address: | 208 | | Alerto | Street | |

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 21 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2224500000 — 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 Mid-Century Modern — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Concrete block — 2. _____ — 3. Siding
Roof Type(s) 1. Hip — 2. _____ — 3. _____
Roof Material(s) 1. Asphalt shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.) Single paired and corner 1/1 metal with stucco sill.

Distinguishing Architectural Features (exterior or interior ornaments) min detail, inset entry, corner windows low pitch roof-decorative box in carport layout.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Corner lot heavily landscaped and vegetation concrete drive and brick walk.

| DHR USE ONLY | OFFICIAL EVALUATION | DHR USE ONLY |
|---|---|---|
| NR List Date _____ ☐Owner Objection | SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info — Date _____ — Init. _____<br>KEEPER – Determined eligible: ☐yes ☐no — Date _____<br>NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site #8 SJ06313

## DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details) Single wood door with 3 square panels and screen /storm door - shutters on side

Porch Descriptions (types, locations, roof types, etc.) recessed - porch with extended main roof with posts supports and cont

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource former major of St. Augustine owner/single owner est. juvenile courts of NE Florida - Built house.

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) retains integrity; could contribue 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

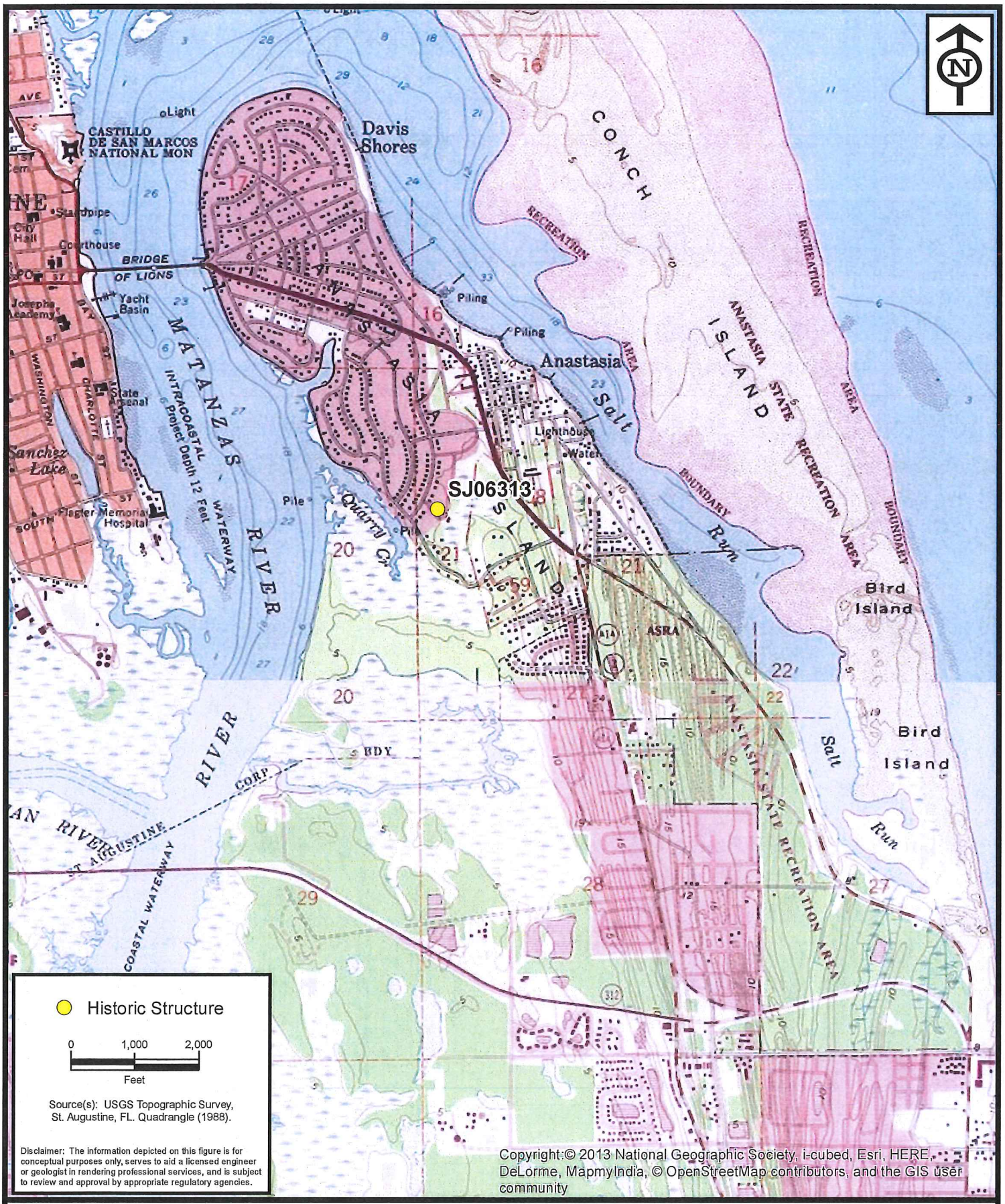
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
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.
(address / phone / fax / e-mail)

**Required Attachments**

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **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

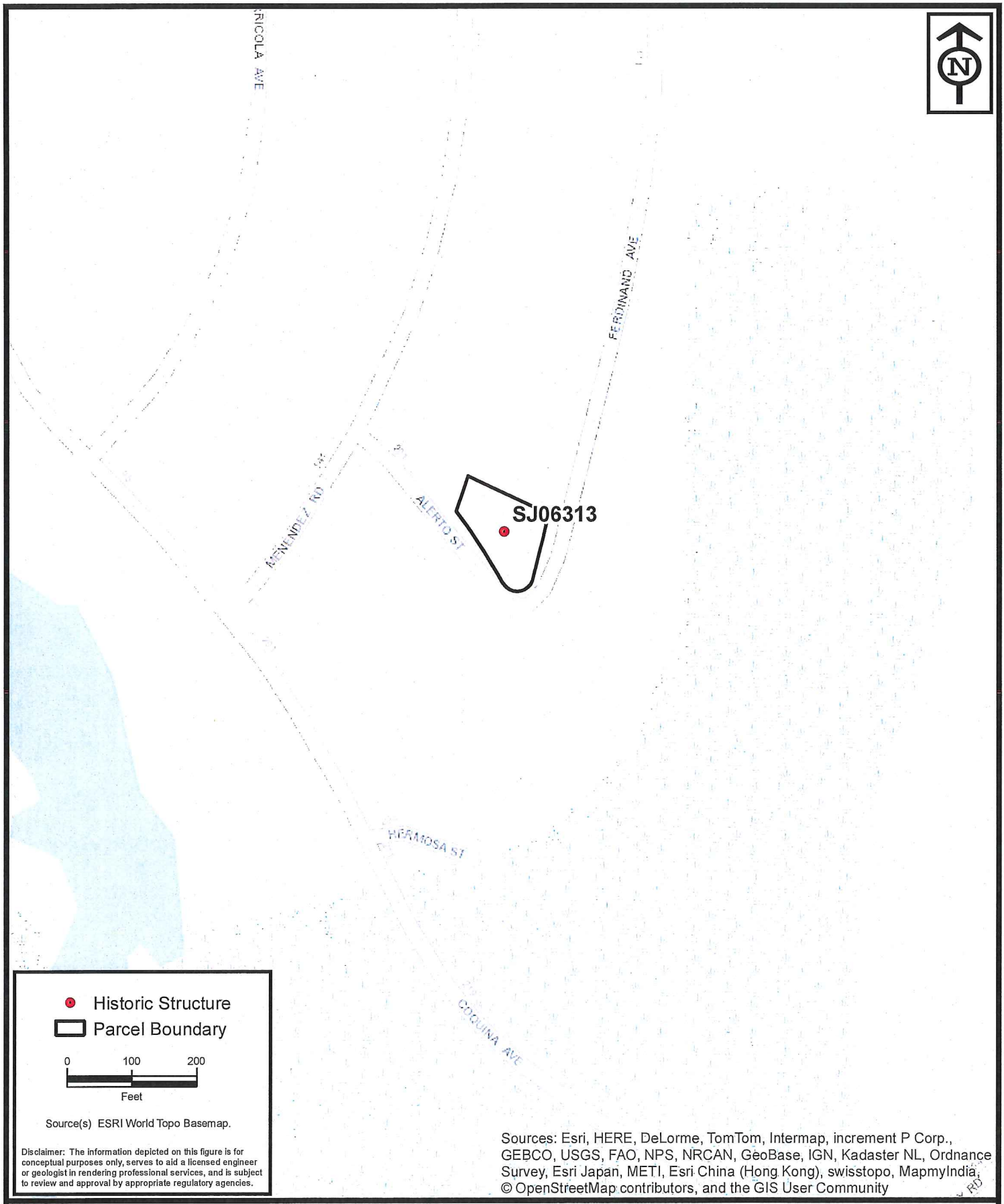
Project Location - SJ06313

**City of St. Augustine**
**Historic Structure Survey**

St. Johns County, Florida

| | |
|---|---|
| Project: | AJ15055.00 |
| Date: | May. 2015 |
| Drwn/Chkd: | KWB/JRN |
| Figure: | 1 |

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150511\location\Project Location_SJ06313.mxd Date: 5/11/2015 2:05:38 PM




ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax
www.environmentalservicesinc.com

Parcel Location - SJ06313

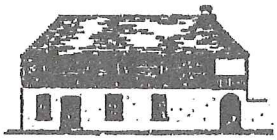
**City of St. Augustine**
**Historic Structure Survey**

St. Johns County, Florida

| | |
|---|---|
| Project: | AJ15055.00 |
| Date: | May. 2015 |
| Drwn/Chkd: | KWB/JRN |
| Figure: | 2 |

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150511\site\Parcel Location_SJ06313.mxd Date: 5/13/2015 1:21:59 PM

SJ06313 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. 2019-0053

Receipt No. 1594900 Meeting Date May 23, 2019

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT LES THOMAS
   Business (if applicable) LES THOMAS ARCHITECT
   Address 32 CORDOVA ST
   City St. AUGUSTINE State FL Zip 32084
   Daytime telephone 824-9508 Other phone/email 826-6269

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

2. NAME OF PROPERTY OWNER Kenneth Le Danne
   Business (if applicable) —
   Address —
   City — State _____ Zip _____
   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 208 Alerto St

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 18 Block 58 Subdivision Davis Shores Parcel Number 2224500000
   + 5½ LOT 17

5. DATE OF CONSTRUCTION _____ Source: _____

6. HISTORIC STATUS (check all that apply)
   - ☐ Designated Local Landmark
   - ☐ Property individually listed on the National Register of Historic Places
   - ☐ Contributing building in National Register Historic District
   - ☐ Listed on Florida Master Site File
   - ☑ 50 years of age or older

RECEIVED
APR 17 2019
Planning/Building Dept.

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: _____

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APR 17 2019
Planning/Building Dept.

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:

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

RECEIVED
APR 17 2019
Planning/Building Dept.

11. FOR RELOCATION PROJECTS ONLY
    A. Address or location where building is to be moved: _____
    B. Estimated costs:
        - Purchase price _____
        - Moving fee (prepared by a licensed and insured building mover) _____
        - Building rehabilitation _____
    C. Required submittals:
        - ☐ Photographs of existing conditions including façade of the building.
        - ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME Les Thomas Architect DATE 4-3-19

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Kenneth A LeDonne DATE _____

SIGNATURE OF 1st PROPERTY OWNER Kenneth A LeDonne

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.

## 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.

CITY OF
ST AUGUSTINE
EST. 1565

## Owner's Authorization For Agent

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

BY: _____
Signature of Owner

Kenneth A LeDonne
Print Name of Owner

412 401 5754
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 28th day of March, 2019.

By Kenneth A. le Donne

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

Notary Public State of Florida
Lucile M Allen
My Commission FF 960609
Expires 03/15/2020

Rev:022117

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# Surveyor's Standard Notes

1) Legal Description has been Furnished or Confirmed by Client or by His/Her Agents.
2) Lands shown hereon were not independently abstracted for Post-Plat Rights-of-way, Easements, etc.
3) Measurements shown hereon are in accordance with US Standard Feet.
4) Bearings shown hereon based on Reference Bearing Line as indicated on Sheet 2 of 2.
5) Contiguous lots lie in same block, unit, phase, section, etc unless noted.
6) Type of Survey: BOUNDARY with Improvements.
7) Stated Legal Purpose of Survey: Acqusition\Sale\Mortgage\Permits\Planning.
8) This Survey is not Intended to Locate any subsurface improvements, foundations etc.
9) This Survey is Not Intended to Reflect or Determine Ownership.
10) This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to the Certifyees listed above/right utilizing survey for purposes in item 7 above.
11) Construct Improvements to Iron Markers as Described Only.
12) All Above-ground Evidences of Utilities lie Within their respective easements unless noted. Any conflicting uses onto or from easements are listed as POI's on Sheet 2. Fences and Driveways though properly permitted, are common POI's
13) All boundary dimensions shown hereon are field measured and are in agreement with the plat and/or legal description unless noted
14) Streets shown hereon are centered +\- in their respective right-of-way unless noted.
15) Elevations, if shown, are based on North American Vertical Datum of 1988.
16) State Plane Coordinates, if shown, based on the North American Datum of 1983, Florida East Zone. (1990)
17) Some features' (especially fences) relationship to adjacent property line (s) may be graphically exaggerated as thickly depicted property line would obscure otherwise. Dimension listed always overides graphic depiction.
18) Water Lines Shown are to current waters edge at time of survey. This line is NOT a "Mean High Water Line" as per Chapter 177.39, F.A.C. or other applicable rules.
19) Fences' Dimensions at corners, particularly Wood or PVC construction are labeled to closest side TO or ON Subject Tract Property as required by law, though at average 6" Wide Fence (including posts, stringers etc) the "PROPERTY LINE" many times lies between the face and post side making the fence legally and physically "on line".
20) Fences' Dimensions at corners, particularly Wood or PVC construction are labeled to closest side TO or ON Subject Tract

Reproductions of this Sketch are not valid unless Sealed with Florida PSM embossed seal.

THE SKETCH OF SURVEY REPORTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.052 PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION.

TIMOTHY L. BLACKMON LICENSE NUMBER 4889 STATE OF FLORIDA

Timothy L. Blackmon
State of Florida Professional Surveyor and Mapper
License No. 4889

This Survey is NOT Insured for Multiple uses. Fiduciary obligations limited to Certifyees above using Survey for purposes listed in item 7 Above.

© COPYRIGHT PROTECTED
DO NOT COPY OR REPRODUCE WITHOUT PERMISSION

Date of Field Survey: 05/04/2018

## Survey Certifications:

**Kenneth A. LeDonne**
208 Alerto Street
St. Augustine FL, 32080

GIBRALTAR TITLE SERVICES
FIDELITY NATIONAL TITLE INSURANCE COMPANY

## Legal Description:

**LOT#:** SOUTHERLY 1/2 OF LOT 17 AND ALL OF LOT 18

**BLOCK#:** 58

**SUBDIVISION:** DAVIS SHORES SUBDIVISION

**PLAT/MAP BOOK:** 3 **PAGE (s):** 102

**PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA**

**IME CIVIL & SURVEYING, LLC**
910 E. RED HOUSE BRANCH ROAD
ST. AUGUSTINE, FLORIDA 32084
LB # 8139

**ENGINEERING**
Contact:
Brandon D. Shugart, PSM
904.460.5475
brandon.shugart@gmail.com

**SURVEYING**
Contact:
Timothy L. Blackmon, PSM
904.487.9054
surveyor4889@gmail.com

Drawing\Job # 050218.1.cvr.dwg

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## Legend and Abbreviations:

AC = Acres
BLDG = Building
BRL = Building Restriction Line
CM = Concrete Monument
CONC = Concrete
DB = Deed Book
EC = Edge of Concrete
EP = Edge of Asphalt/Pavement
ESMT = Easement
FT. = Feet
FIP = Found Iron Pipe (Size Delineated)
FIR = Found Iron Rod (Size Delineated)
LS = Licensed Surveyor
nts = not to scale
nof = now or formerly (owned by)
OHW = Overhead Wire/Line
ORB = Official Records Book
ORV = Official Records Volume
PC = Point Of Curvature
PCPt = Permanent Control Point
Pg = Page
PI = Point Of Intersection
PK = Parker-Kalon or Mag Nail
POB = Point Of Beginning
POC = Point Of Commencement
POI = Point of Interest
PRC = Point of Reverse Curvature
PRM = Permanent Reference Monument
PT = Point Of Tangency
RBL = Reference Bearing Line
R/W = Right-of-Way Line
SIP = Set Iron Pipe (Size Delineated)
SIR = Set Iron Rod (Size Delineated)
SQ. = Square
STY = Story
S = Section
T = Township
R = Range
PE = Pool Equipment on Pad
AC = Air Conditioner/Heat Pump on Pad
= Fire Hydrant
PP = Power Pole
= Guy Anchor (If Dimensioned- Dimension to Ground Entry Point- Underground Extent not Determined)
= Water Meter
X = X-Cut in Concrete Found
▲ = FOUND NAIL/DISC AS DESCRIBED
△ = SET NAIL
■ = FOUND UNNUMBERED 5/8" IRON PIPE
□ = FOUND UNNUMBERED 3/4" IRON PIPE
= PRM/BLOCK CORNER FOUND UNNUMBERED 1/2" IRON PIPE
O = FOUND UNNUMBERED 1/2" IRON PIPE (unless noted otherwise)
◉ = SET 1/2" IRON ROD #8139 AT PROPERTY CORNER (unless noted otherwise)

WIRE FENCE —— X —— X ——
PVC/VINYL FENCE —— ▫ —— ▫ ——
WOOD FENCE —— ▪ —— ▪ ——
CHAIN LINK FENCE —— ● —— ● ——

Δ = Delta or Central Angle
RAD = Radius
CH = Chord Bearing & Distance
L = Arc Length
(P) = Plat Call
(M) = Field Measured Value
(C) = Calculated Value
(D) = Deed Call
(R) = Record Value
ID = Identification
IP = Iron Pipe
IR = Iron Rod
LB = Licensed Survey Business
LS = Licensed Surveyor
RLS = Registered Licensed Surveyor
PLS = Professional Licensed Surveyor
PSM = Professional Surveyor & Mapper
= Fire Hydrant
S = Sanitary Sewer Manhole
D = Stormwater Drainage Manhole
JEA = JEA Manhole
CCEC = Clay County Electric Cooperative
CUA = Clay Utility Authority
COJ = City of Jacksonville
FP = Florida Power
FPL = Florida Power & Light
JEA = Jacksonville Electric Authority
OREMC = Okefenoke Rural Electric Cooperative
F.A.C. = Florida Administrative Code
f = Face side of Wood Fence
p = Post Side of Wood Fence
W = WELL
WLF = Wetland Flag

Drawn by TB

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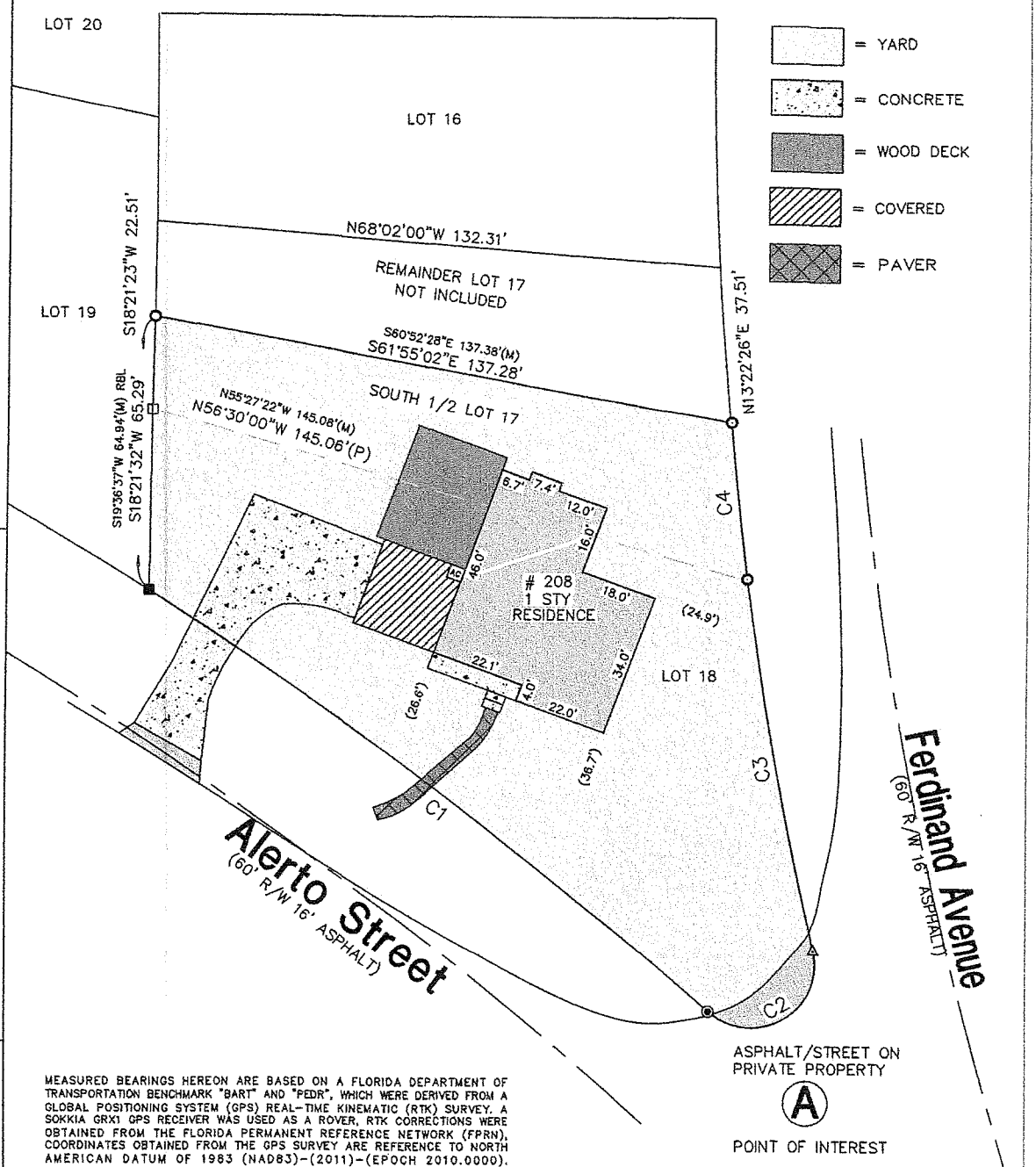
This is a Double Sided Document




MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GRX1 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).

CURVE IDENTIFICATION TABLE

| CURVE | RADIUS | DELTA | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1(P) | 960.00' | -- | 165.00' | N 35°16'00" W | 164.80' |
| C2(P) | 15.00' | -- | 37.96' | N 77°09'00" E | 28.61' |
| C3(P) | 956.22' | -- | 89.49' | S 07°19'00" W | 89.46' |
| C4(R) | 956.22' | 02°14'51" | 37.51' | S 11°07'34" W | 37.51' |
| C1(M) | 960.00' | 09°50'43" | 164.96' | N 34°00'47" W | 164.76' |
| C2(M) | 15.00' | 145°22'23" | 38.06' | N 78°25'21" E | 28.64' |
| C3(M) | 956.22' | 05°21'34" | 89.45' | S 08°34'02" W | 89.41' |
| C4(M) | 956.22' | 02°15'27" | 37.68' | S 12°42'47" W | 37.67' |

PLEASE SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, CERTIFICATIONS, FHA/VA WELL AND SEPTIC TANK DIMENSIONS ( if applicable ), LEGEND, SYMBOLS, ABBREVIATIONS, NOTES, SIGNATURE AND SEAL ETC.

SHEET 2 OF 2 ALONE DOES NOT CONSTITUTE A FLORIDA BOUNDARY SURVEY

GRAPHIC SCALE

0 30 45

( IN FEET )

1 inch = 30 ft.

# Sheet 2 of 2

# Boundary Survey # 050218.1 for LeDonne

# FEMA

*NATIONAL FLOOD INSURANCE PROGRAM*

# ELEVATION CERTIFICATE

## AND

## INSTRUCTIONS

**2015 EDITION**

OMB No. 1660-0008
Expiration Date: November 30, 2018

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

# ELEVATION CERTIFICATE AND INSTRUCTIONS

## Paperwork Reduction Act Notice

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

## Privacy Act Statement

**Authority:** Title 44 CFR § 61.7 and 61.8.

**Principal Purpose(s):** This information is being collected for the primary purpose of estimating the risk premium rates necessary to provide flood insurance for new or substantially improved structures in designated Special Flood Hazard Areas.

**Routine Use(s):** The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-003 – National Flood Insurance Program Files System or Records Notice 73 Fed. Reg. 77747 (December 19, 2008); DHS/FEMA/NFIP/LOMA-1 – National Flood Insurance Program (NFIP) Letter of Map Amendment (LOMA) System of Records Notice 71 Fed. Reg. 7990 (February 15, 2006); and upon written request, written consent, by agreement, or as required by law.

**Disclosure:** The disclosure of information on this form is voluntary; however, failure to provide the information requested may result in the inability to obtain flood insurance through the National Flood Insurance Program or the applicant may be subject to higher premium rates for flood insurance. Information will only be released as permitted by law.

## Purpose of the Elevation Certificate

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

The Elevation Certificate is required in order to properly rate Post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), located in flood insurance Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. The Elevation Certificate is not required for Pre-FIRM buildings unless the building is being rated under the optional Post-FIRM flood insurance rules.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or LOMR-F request. Lowest floor and lowest adjacent grade elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request. A LOMA or LOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 package, whichever is appropriate.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

Additional guidance can be found in FEMA Publication 467-1, Floodplain Management Bulletin: Elevation Certificate, available on FEMA's website at https://www.fema.gov/media-library/assets/documents/3539?id=1727.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2018

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

| SECTION A – PROPERTY INFORMATION | | FOR INSURANCE COMPANY USE |
|---|---|---|
| A1. Building Owner's Name<br>Kenneth A. LeDonne | | Policy Number: |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>208 Alerto St | | Company NAIC Number: |
| City<br>St. Augustine | State<br>Florida | ZIP Code<br>32084 |

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
The Southerly ½ of Lot 17 and all of Lot 18, of Block 58, of DAVIS SHORES SUBDIVISION, Map Book 3, Page 102, St. Johns County

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 29°52'57.03"N Long. 81°17'35.74"W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 8

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 1,843 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 32

c) Total net area of flood openings in A8.b 1,541 sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage 0 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A9.b 0 sq in

d) Engineered flood openings? ☐ Yes ☒ No

## SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

| B1. NFIP Community Name & Community Number | B2. County Name | B3. State |
|---|---|---|
| City of St. Augustine 125145 | St. Johns | Florida |

| B4. Map/Panel Number | B5. Suffix | B6. FIRM Index Date | B7. FIRM Panel Effective/ Revised Date | B8. Flood Zone(s) | B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) |
|---|---|---|---|---|---|
| 12109C0318H | H | 09/02/2004 | 09/02/2004 | AE | 9 |

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

# ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
|---|---|---|---|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>208 Alerto St | | | Policy Number: |
| City<br>St. Augustine | State<br>Florida | ZIP Code<br>32084 | Company NAIC Number |

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: AQ0293 Vertical Datum: 10.5 FEET

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

| | | Check the measurement used. | |
|---|---|---|---|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 5.53 | ☒ feet | ☐ meters |
| b) Top of the next higher floor | 7.33 | ☒ feet | ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A | ☒ feet | ☐ meters |
| d) Attached garage (top of slab) | N/A | ☒ feet | ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | 5.83 | ☒ feet | ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 5.4 | ☒ feet | ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 6.5 | ☒ feet | ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | N/A | ☒ feet | ☐ meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No ☐ Check here if attachments.

| Certifier's Name<br>Timothy L. Blackmon | License Number<br>PSM 4889 | |
|---|---|---|
| Title<br>Professional Surveyor and Mapper | | |
| Company Name<br>IME Civil and Surveying, LLC | | |
| Address<br>910 E. Red House Branch Road | | |
| City<br>St. Augustine | State<br>Florida | ZIP Code<br>32084 |
| Signature | Date<br>05/09/2018 | Telephone<br>(904) 487-9054 |

TIMOTHY L. BLACKMON LICENSE NUMBER 4889 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
Timothy L. Blackmon
State of Florida Professional Surveyor and Mapper
License No. 4889

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

1) THE LOWEST EQUIPMENT SERVICING THE HOUSE IS AN AIR CONDITIONER ON THE WEST SIDE OF THE HOUSE.
2) LATITUDE AND LONGTITUDE OBTAINED FROM GOOGLE EARTH.

# ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
|---|---|---|---|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>208 Alerto St | | | Policy Number: |
| City<br>St. Augustine | State<br>Florida | ZIP Code<br>32084 | Company NAIC Number |

## SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

## SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

| Property Owner or Owner's Authorized Representative's Name | | | |
|---|---|---|---|
| Address | City | State | ZIP Code |
| Signature | Date | Telephone | |

Comments

☐ Check here if attachments.

# ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
|---|---|---|---|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>208 Alerto St | | | Policy Number: |
| City<br>St. Augustine | State<br>Florida | ZIP Code<br>32084 | Company NAIC Number |

**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

| G4. Permit Number | G5. Date Permit Issued | G6. Date Certificate of Compliance/Occupancy Issued |
|---|---|---|
| | | |

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____.____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____.____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____.____ ☐ feet ☐ meters Datum _____

| Local Official's Name | Title |
|---|---|
| Community Name | Telephone |
| Signature | Date |

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

# ELEVATION CERTIFICATE

## BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
|---|---|---|---|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>208 Alerto St | | | Policy Number: |
| City<br>St. Augustine | State<br>Florida | ZIP Code<br>32084 | Company NAIC Number |

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One Caption FRONT OF HOUSE DATE TAKEN: 05/04/2018

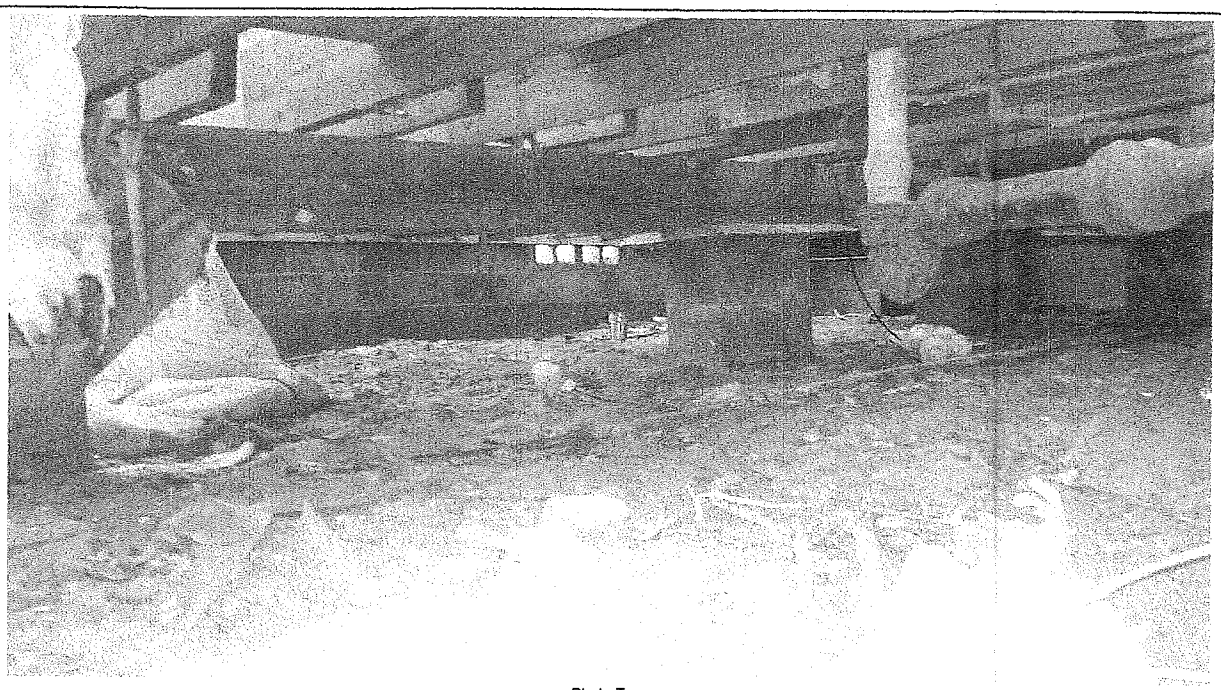


Photo Two

Photo Two Caption CRAWLSPACE DATE TAKEN: 05/04/2018

# ELEVATION CERTIFICATE

## BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2018

| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
|---|---|---|---|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>208 Alerto St | | | Policy Number: |
| City<br>St. Augustine | State<br>Florida | ZIP Code<br>32084 | Company NAIC Number |

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

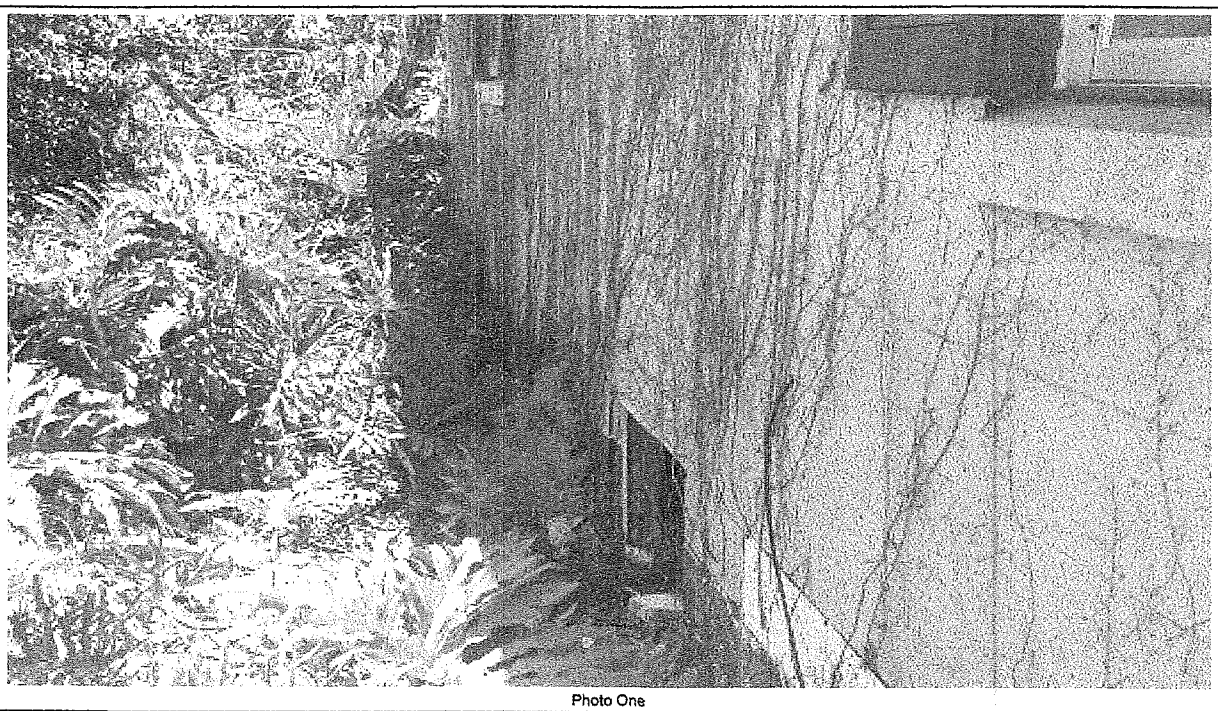


Photo One

Photo One Caption RIGHT SIDE OF HOUSE DATE TAKEN: 05/04/2018

Photo Two

Photo Two

Photo Two Caption

**Instr #2018034726 BK: 4549 PG: 1319, Filed & Recorded: 5/21/2018 1:28 PM #Pgs:3**
**Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $27.00 Doc. D $1,207.50**

**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 Road, Suite 475
Jacksonville, FL 32216

Order No.: GTS-1850550

Property Appraiser's Parcel I.D. (folio) Number:
222450-0000

# WARRANTY DEED

THIS WARRANTY DEED dated May 14, 2018, by Fred A. Brinkhoff, Jr., an unremarried widower, whose post office address is c/o 100 Dolphin Drive, Saint Augsutine, Florida 32080-4560; Monica B. Jones, whose post office address is 100 Dolphin Drive, Saint Augsutine, Florida 32080-4560; Lisa B. Sanders, whose post office address is 363 Armas Avenue, Saint Augustine, Florida 32084-2503; and Sarah B. Gilroy, whose post office address is 2118 La Rochelle Drive, Tallahassee, Florida 32308-5809 (the "Grantor"), to Kenneth A. LeDonne, as Trustee of the Kenneth A. LeDonne Revocable Trust dated December 19, 2001, whose post office address is 2017 Reis Run Road, Pittsburgh, Pennsylvania, 15237-1458 (the "Grantee").

COPY

(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:

The Southerly 1/2 of Lot 17 and all of Lot 18, Block 58, DAVIS SHORES, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 102, of the Public Records of St. Johns County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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, 2017.

**BK: 4549 PG: 1320**

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Fred A. Brinkhoff Jr. by Monica B. Jones

Fred A. Brinkhoff, Jr. by: Monica B. Jones, as his attorney in fact as his attorney in fact

**Grantor Address:**
c/o 100 Dolphin Drive
Saint Augsutine, FL 32080-4560

Witness Signature

Rebecca L Romaine

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

Fred A. Brinkhoff Jr. by: Sarah B. Gilroy

Fred A. Brinkhoff, Jr. by: Sarah B. Gilroy, as his attorney in fact

Gilroy as his attorney in fact

**Grantor Address:**
c/o 100 Dolphin Drive
Saint Augsutine, FL 32080-4560

Monica B. Jones

**Grantor Address:**
100 Dolphin Drive
Saint Augsutine, FL 32080-4560

Lisa B. Sanders

**Grantor Address:**
363 Armas Avenue
Saint Augsutine, FL 32084-2503

Sarah B. Gilroy

**Grantor Address:**
2118 La Rochelle Drive
Tallahassee, Flroida 32308-5809

COPY

**BK: 4549 PG: 1321**

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 14th day of May, 2018, by Monica B. Jones, individually and as attorney in fact on behalf of Fred A. Brinkhoff, Jr., Lisa B. Sanders, and Sarah B. Gilroy, individually and as attorney in fact on behalf of Fred A. Brinkhoff, Jr., who have produced their driver's licenses as identification.

Notary Public - State of Florida

Carl D. Luettich Jr.

Name of Notary Typed, Printed or Stamped

My Commission Expires: 03.06.2021

(Notary Seal)

CARL D LUETTICH, JR.
MY COMMISSION EXPIRES
MARCH 6 2021
#GG175934
Bonded thru
Budget Notary Services
NOTARY PUBLIC, STATE OF FLORIDA

COPY

# St. Johns County, FL

## Tax Bill

My Tax Bill

## Estimate Taxes

Tax Estimator

## 2018 TRIM Notice

2018 TRIM Notice

## 2017 TRIM Notice

2017 TRIM Notice

## Summary

| | |
|---|---|
| **Parcel ID** | 2224500000 |
| **Location Address** | 208 ALERTO ST<br>SAINT AUGUSTINE 32080-0000 |
| **Neighborhood** | Davis Shores South (590) |
| **Tax Description*** | 3-102 DAVIS SHORES LOT 18 & S1/2 LOT 17 BLK 58 OR57/561 & 4549/1319<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Single Family (0100) |
| **Subdivision** | Davis Shores Ocean View Section |
| **Sec/Twp/Rng** | 21-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 20.2171 |
| **Acreage** | 0.350 |
| **Homestead** | N |

## Owner Information

| | |
|---|---|
| **Owner Name** | Le Donne Kenneth A Rev Trust D: 12-19-2001 100%<br>Le Donne Kenneth A Trustee 0% |
| **Mailing Address** | 2017 REIS RUN RD<br>PITTSBURGH, PA 15237-1458 |

## Map

## Valuation Information

| | 2019 |
|---|---|
| Building Value | $25,370 |
| Extra Features Value | $0 |
| Total Land Value | $143,136 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| **Just (Market) Value** | **$168,506** |
| Total Deferred | $0 |
| **Assessed Value** | **$168,506** |
| Total Exemptions | $0 |
| **Taxable Value** | **$168,506** |

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

## Historical Assessment Information

| 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 | $22,833 | $0 | $179,424 | $0 | $0 | $202,257 | $97,976 | $154,281 | $47,976 |
| 2017 | $23,467 | $0 | $161,980 | $0 | $0 | $185,447 | $95,961 | $139,486 | $45,961 |
| 2016 | $64,693 | $0 | $192,920 | $0 | $0 | $257,613 | $115,797 | $191,816 | $65,797 |
| 2015 | $67,229 | $0 | $148,400 | $0 | $0 | $215,629 | $114,992 | $150,637 | $64,992 |
| 2014 | $65,662 | $0 | $124,656 | $0 | $0 | $190,318 | $114,079 | $126,239 | $64,079 |
| 2013 | $68,050 | $0 | $100,912 | $0 | $0 | $168,962 | $112,393 | $106,569 | $62,393 |
| 2012 | $70,438 | $0 | $88,951 | $0 | $0 | $159,389 | $110,514 | $98,875 | $60,514 |
| 2011 | $71,632 | $0 | $98,834 | $0 | $0 | $170,466 | $107,295 | $113,171 | $57,295 |
| 2010 | $74,019 | $0 | $109,816 | $0 | $0 | $183,835 | $105,709 | $128,126 | $55,709 |

## Building Information

| | | | |
|---|---|---|---|
| **Building** | 1 | **Roof Structure** | Gable Hip |
| **Actual Area** | 2948 | **Roof Cover** | Composite Shingle |
| **Conditioned Area** | 1824 | **Interior Flooring** | Sheet Vinyl, 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** | Concrete Block | **Baths** | |

| Category | Type | Pct |
|---|---|---|
| Exterior Wall | Concrete Block | 100% |
| Roofing Structure | Gable Hip | 100% |
| Roofing Cover | Composite Shingle | 100% |
| Interior Walls | Drywall | 100% |
| Interior Flooring | Sheet Vinyl | 50% |
| Interior Flooring | Carpet | 50% |
| Heating Type | Air Duct | 100% |
| Air Conditioning | Central | 100% |
| Frame | Masonry | 100% |
| Plumbing | 8 Fixtures | 100% |
| Electrical | Average | 100% |
| Foundation | Concrete Perimeter Footing | 100% |
| Floor System | Wood Frame | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| FINISHED CARPORT | 0 | 420 |
| FINISHED OPEN PORCH | 0 | 88 |
| BASE AREA | 1824 | 1824 |
| FINISHED DECK | 0 | 616 |
| Total SqFt | 1824 | 2948 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 112 | 95 | 112 | EF | $143,136 |

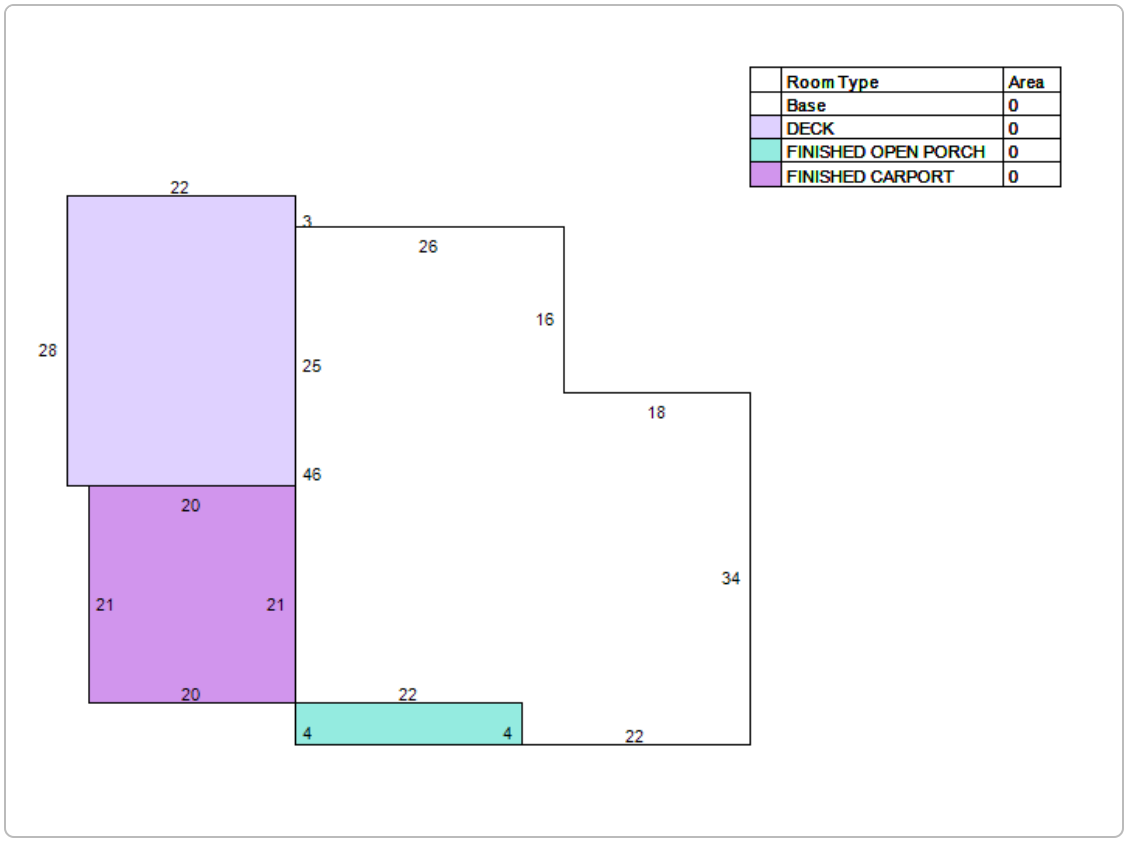
## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 5/21/2018 | 5/14/2018 | $172,500.00 | WD | 4549 | 1319 | Q | I | BRINKHOFF FRED A JR *** | LE DONNE KENNETH A REV TRUST D: 12-19-2001 |
| | 5/31/2007 | $100.00 | LE | 2945 | 310 | U | I | BRINKHOFF FRED A JR,MARIANNE B | BRINKHOFF FRED A JR,MARIANNE B *** |
| | 1/1/1987 | $0.00 | | 735 | 991 | U | I | | BRINKHOFF FRED A JR,MARIANNE B |
| | 6/1/1982 | $2,000.00 | | 553 | 433 | U | V | | |

## Area Sales Report

Recent Sales in Area

## Sketch Information




**No data available for the following modules:** Exemption Information, Extra Feature Information.

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

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Last Data Upload: 5/13/2019, 11:48:13 PM

Version 2.2.18

City of St. Augustine

**HISTORIC ARCHITECTURAL REVIEW BOARD**
STAFF REPORT AND RECOMMENDATION
Prepared for May 23, 2019 Meeting

Application F2019-0052 Address: 11 Nesmith Avenue

T-Mack Builders LLC, Owner and Applicant

Project description: To demolish a building constructed in 1940 that is not listed in the National Register of Historic Places or recorded on the Florida Master Site File.

| | | | |
|---|---|---|---|
| Architectural Style: | Masonry Vernacular | Florida Master Site File: | N/A |
| National Register: | N/A | Construction date: | 1940 |
| Archaeology Zone: | N/A | Zoning District: | RS2 |
| Parcel number: | 107730 0000 | | |
| Agenda Item: | 8(c) | Previous Action(s): | N/A |

STAFF SUMMARY AND ANALYSIS:
The applicant is presenting a Certificate of Demolition to demolish a building constructed in 1940 that is not listed in the National Register of Historic Places or recorded on the Florida Master Site File.

- There are no known significant historical connections, and the building does not have unique characteristics that would make it architecturally significant.
- The home is not recorded on the Florida Master Site File and is not shown on Sanborn Maps.
- No condition assessment was provided, and one is not required since the structure is not listed in the National Register of Historic Places. Based on a site visit, the building has roof damage and a portion of the rear room has collapsed.
- There are no permits or related information that indicates if any major changes have been made to the home. It appears, though, that the rear room is an addition.
- The application indicates that a new single family home will be constructed, but no information was provided about the design of the new structure.

Current appearance of the home

A section of the home has collapsed

The roof has been damaged

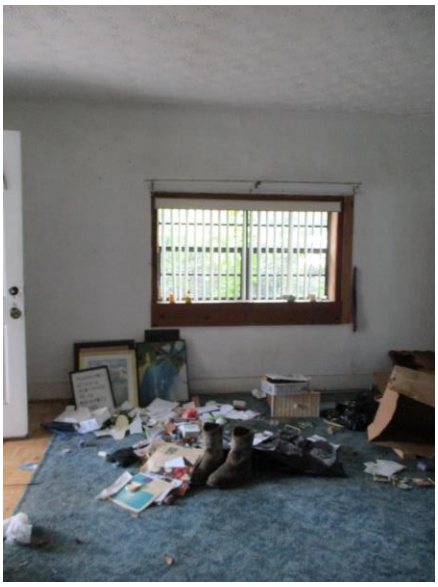
STAFF RECOMMENDATION:
Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Approve** a **Certificate of Demolition** for **11 Nesmith Avenue** with the following condition:

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

*Kelli Mitchell*
Kelli Mitchell, Historic Preservation Planner

Staff Photographs

Interior Photographs



## 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 Property Appraiser noted that the building was constructed in 1940. The property is not recorded on the Florida Master Site File or listed in the National Register of Historic Places.

The application requirements have been sufficiently met.

## DEMOLITION REVIEW CRIERIA (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 structure has a similar mass and scale as the surrounding buildings.

***3. The impact of the loss of the structure on the streetscape.*** Demolition of the structure will reduce the visual continuity in the immediate vicinity.

***4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** The application states that a single family residence will be built on the site. There is no additional information about the replacement structure, and it is unknown how the structure will compare to surrounding buildings.

***5. The historical or cultural merit of the structure.*** The building is not recorded on the Florida Master Site File or listed in the National Register of Historic Places. No significant historic connections were found while carrying out City Directory Research.

***6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** The structure is not listed on the National Register of Historic Places and is not recorded in the Florida Master Site File. There appears to be no significant historical connections.

***7. Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The building appears to be an example of the Masonry Vernacular style.

**8.** ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building is not the last example of the Masonry Vernacular Style in St. Augustine.

**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.*** Replicating the structure, or architectural elements of the building, would not be difficult or expensive to carry out. A rear portion of the home has collapsed, but other than this area, the exterior appears to be in fair condition.

**10.** ***The justification for the proposed demolition.*** No justification was given.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. City Directory Research

SAHS POLK CITY DIRECTORY RESEARCH

**11 Nesmith**

| DATE(S) | NAME | PROFESSION |
|---|---|---|
| 1949 | Not Listed | |
| 1957 | Mrs. Lillian M. Blackwell | |
| 1960 | Edward Doby<br>Lillian Doby | Wldr. Derial Engine Sales |
| 1965 | Napoleon and Mildred Gramlin | |
| 1970 | Alton Jones | |
| 1975 | Mrs. Mary La Vallen | |
| 1979/1980 | Mrs. Mary Allen | Retired |
| 1989 | Mrs. Peggy Johnson | |
| 1990 | Peggy Johnston | |
| 1995 | Billy J. and Peggy S. McLaughin | |
| 1996 | Billy J. and Peggy McLaughin | |
| 1998 | Peggy Johnston | |
| 1999 | Peggy Johnston<br>James M. Johnston | |
| Nov 2001 | Billy J. McLaughin | |
| Dec. 2003 | Billy J. and Peggy S. McLaughin | |
| Dec. 2006 | James Mann<br>Billy J. and Peggy S. McLaughin | |

May 23

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

☑ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

2019-0052

Application Fee: $300.00 / $100.00

BDAC Project No. 1593409

Receipt No._____

Meeting Date May 23, 2019

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT T-Mack Builders L.L.C

   Business (if applicable) _____

   Address 809 Kalli Creek Ln

   City St. Augustine State FL Zip 32080

   Daytime telephone (required) 904-814-7283 Other phone _____

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

2. NAME OF PROPERTY OWNER same as above

   Business (if applicable) _____

   Address _____

   City _____ State _____ Zip _____

   Daytime telephone (required) 904-814-7283 Other phone _____

3. PROJECT STREET ADDRESS 11 Nesmith Ave

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 21 Block 15 Subdivision Lopes Parcel Number 1077300000

5. DATE OF CONSTRUCTION _____ Source: Property appraiser

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: single family residence

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

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

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- 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.*

PRINT APPLICANT'S NAME Theodore McLemore DATE _____

SIGNATURE OF APPLICANT Theodore McLemore

PRINT 1st OWNER'S NAME _____ DATE _____

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

---

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

## APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month. Applicants are strongly encouraged to submit all required support documentation at this time. Failure to do so 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 FOR CERTIFICATES OF DEMOLITION

Certificates of Demolition shall meet the following public notice requirements:

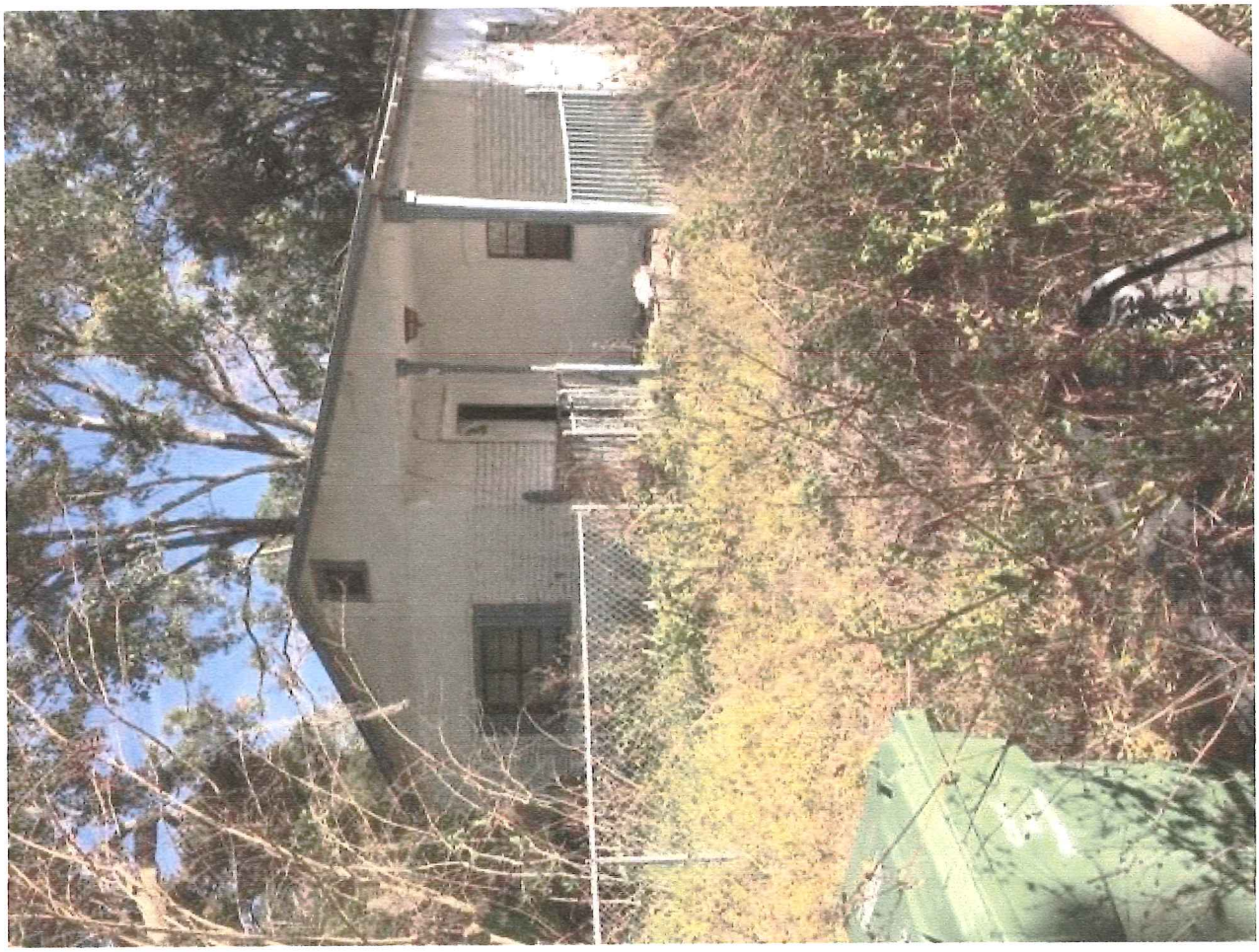
1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building 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 (Meeting Date:_____)

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

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

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



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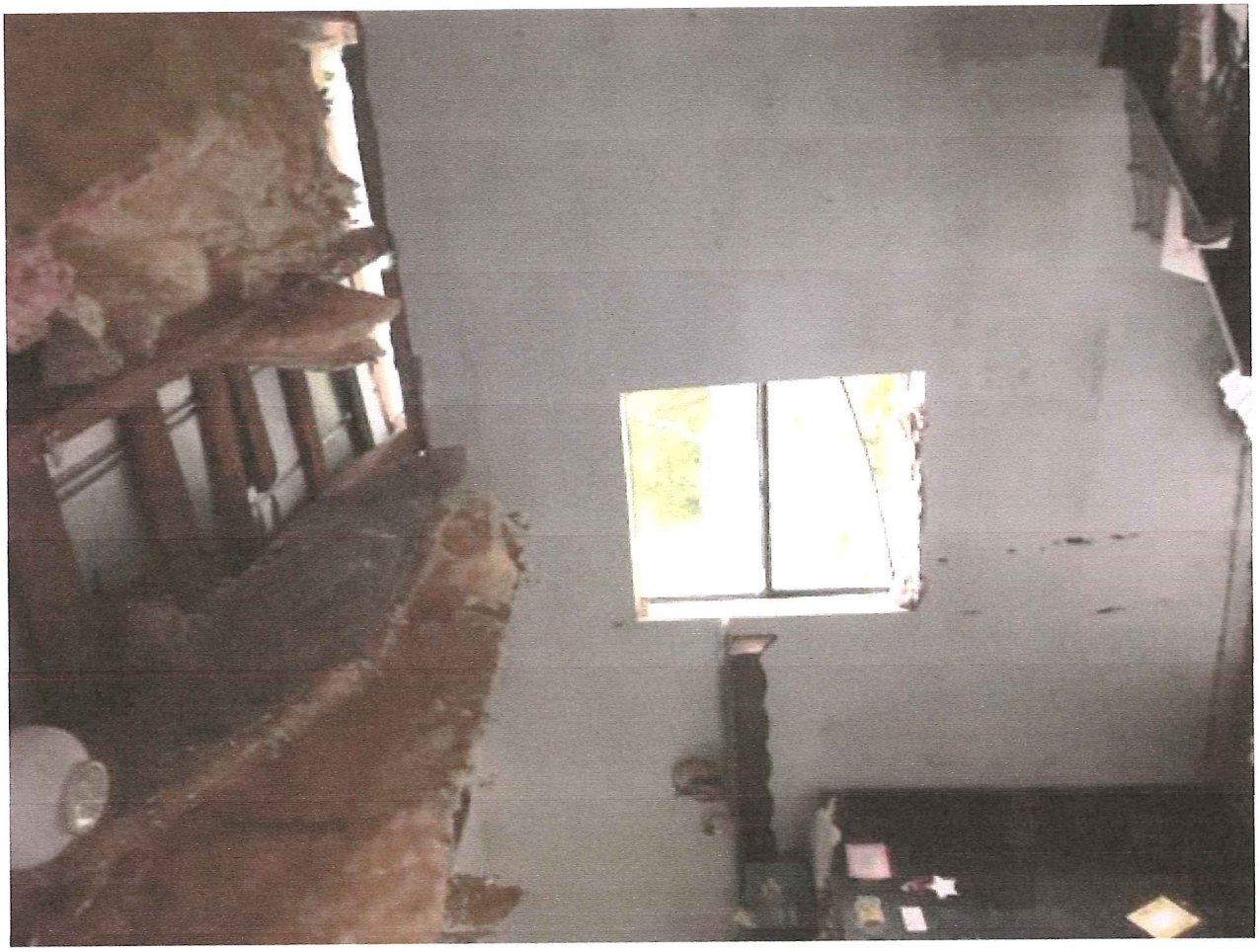

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**Instr #2019017392 BK: 4694 PG: 15, Filed & Recorded: 3/14/2019 9:58 AM #Pgs:2**
**Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $175.00**

LAND TITLE of America

**Prepared by:**
**Jolene Martyn**
**Land Title of America, Inc.**
**2495 U.S. Highway 1 South**
**Saint Augustine, Florida 32086-6077**
**190168JM**
**Parcel Account Number: 107730-0000**

(Space above for recording information)

# Warranty Deed

**This Indenture** made this **8th** day of **March, 2019** BETWEEN **Garry Jones and Nan Riter, husband and wife,** GRANTOR*, whose post office address is P.O. Box 583, Forney, TX 75126, and **T-Mack Builders LLC, a Florida Limited Liability Company**, GRANTEE*, whose post office address is 809 Kalli Creek Lane, Saint Augustine, FL 32080.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars 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 grantee and grantee's heirs forever the following described land located in the County of Saint Johns, State of Florida, to-wit:

COPY

**Lot 21, Lopes Re-Subdivision of Block 15 Ravenswood, according to the map or plat thereof, recorded in Map Book 6, Page 16, of the Public Records of St. Johns County, Florida.**

**SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS and RESERVATIONS of record, if any; However, this reference does not operate to reimpose same; SUBJECT TO Zoning Ordinances that may affect subject property; SUBJECT TO Taxes for the year 2019 and Subsequent Years.**

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.

*Singular and plural are interchangeable, as context requires.

**BK: 4694 PG: 16**

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Kenneth Megli

Witness: Kenneth Megli

Garry Jones

**Garry Jones**

Karina Contreras

Witness: Karina Contreras

**Nan Riter**

COPY

**County of** Kaufman
**State of Texas**

**THE FOREGOING INSTRUMENT** was acknowledged before me on **March 8th, 2019** by **Garry Jones and Nan Riter** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

CORBIN GIROUX
Notary Public, State of Texas
Comm. Expires 07-03-2022
Notary ID 129875081

Notary Public: Corbin Giroux
My commission expires: July 03, 2022

# St. Johns County, FL

## Tax Bill

My Tax Bill

## Estimate Taxes

Tax Estimator

## 2018 TRIM Notice

2018 TRIM Notice

## 2017 TRIM Notice

2017 TRIM Notice

## Summary

| | |
|---|---|
| **Parcel ID** | 1077300000 |
| **Location Address** | 11 NESMITH AVE<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | Lopes Subdivision (482) |
| **Tax Description*** | 6-16 LOPES SUB OF BLK 15 RAVENSWOOD LOT 21 OR4694/15<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Single Family (0100) |
| **Subdivision** | Lopes Re-Subdivision of Block 15 Ravenswood |
| **Sec/Twp/Rng** | 41-7-29 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 20.2171 |
| **Acreage** | 0.170 |
| **Homestead** | N |

## Owner Information

| | |
|---|---|
| **Owner Name** | T-Mack Builders LLC 100% |
| **Mailing Address** | 809 KALLI CREEK LN<br>SAINT AUGUSTINE, FL 32080-0000 |

## Map

## Valuation Information

| | 2019 |
|---|---|
| Building Value | $4,902 |
| Extra Features Value | $0 |
| Total Land Value | $23,112 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| **Just (Market) Value** | **$28,014** |
| Total Deferred | $0 |
| **Assessed Value** | **$28,014** |
| Total Exemptions | $0 |
| **Taxable Value** | **$28,014** |

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

## Historical Assessment Information

| 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 | $4,902 | $0 | $19,774 | $0 | $0 | $24,676 | $24,676 | $0 | $24,676 |
| 2017 | $38,234 | $240 | $18,746 | $0 | $0 | $57,220 | $24,868 | $57,220 | $0 |
| 2016 | $34,076 | $240 | $14,894 | $0 | $0 | $49,210 | $24,357 | $49,210 | $0 |
| 2015 | $29,279 | $240 | $13,610 | $0 | $0 | $43,129 | $24,188 | $43,129 | $0 |
| 2014 | $28,130 | $240 | $13,610 | $0 | $0 | $41,980 | $23,996 | $41,980 | $0 |
| 2013 | $27,190 | $240 | $13,610 | $0 | $0 | $41,040 | $23,641 | $41,040 | $0 |
| 2012 | $28,257 | $240 | $13,521 | $0 | $0 | $42,018 | $23,246 | $42,018 | $0 |
| 2011 | $29,323 | $240 | $15,023 | $0 | $0 | $44,586 | $22,569 | $44,586 | $0 |
| 2010 | $38,570 | $240 | $25,680 | $0 | $0 | $64,490 | $22,235 | $64,490 | $0 |

## Building Information

| | | | |
|---|---|---|---|
| **Building** | 1 | **Roof Structure** | Gable Hip |
| **Actual Area** | 1591 | **Roof Cover** | Metal |
| **Conditioned Area** | 1380 | **Interior Flooring** | Pine Wood |
| **Actual Year Built** | 1940 | **Interior Wall** | Drywall |
| **Use** | Single Family Residence | **Heating Type** | Forced Air |
| **Style** | 01 | **Heating Fuel** | |
| **Class** | N | **Air Conditioning** | Window |
| **Exterior Wall** | Concrete Stucco | **Baths** | |

| Category | Type | Pct |
|---|---|---|
| Exterior Wall | Concrete Stucco | 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 | Masonry | 100% |
| Plumbing | 5 Fixtures | 100% |
| Electrical | Average | 100% |
| Foundation | Concrete Perimeter Footing | 100% |
| Floor System | Wood Frame | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| BASE AREA | 1380 | 1380 |
| FINISHED DECK | 0 | 112 |
| FINISHED OPEN PORCH | 0 | 99 |
| Total SqFt | 1380 | 1591 |

## Extra Feature Information

| Code Description | BLD | Length | Width | Height | Units |
|---|---|---|---|---|---|
| Residential Fence | 0 | 0 | 0 | 0 | 75 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Single Family | 48 | 150 | 48 | EF | $23,112 |

## Sale Information

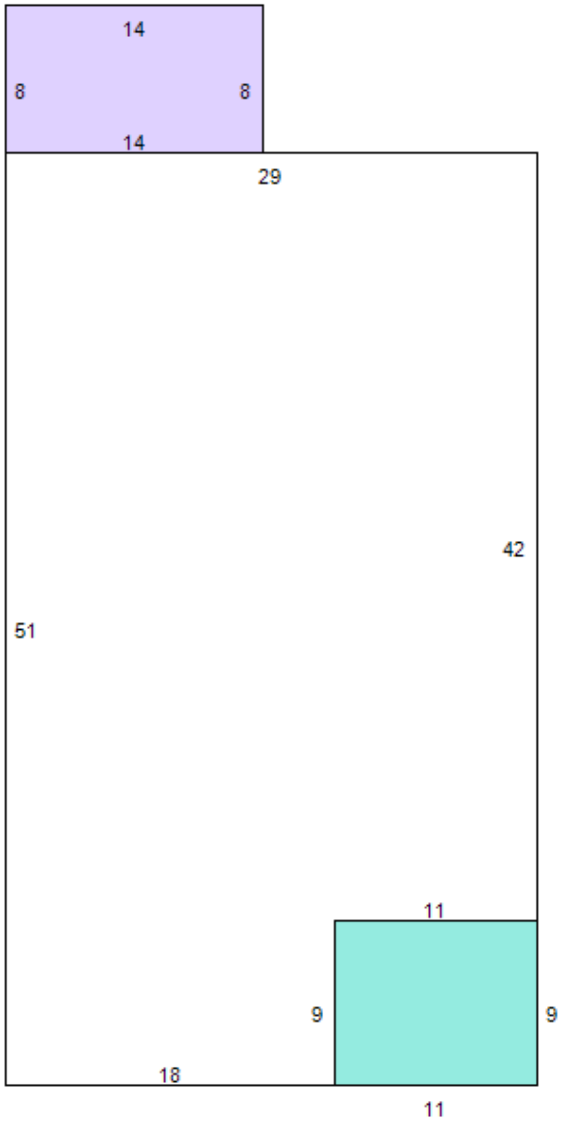
| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 3/14/2019 | 3/8/2019 | $25,000.00 | WD | 4694 | 15 | Q | I | JONES GARRY ETAL | T-MACK BUILDERS LLC |
| 1/31/2018 | 1/30/2018 | $30,000.00 | WD | 4497 | 274 | Q | I | STANG WARREN JEFF | JONES GARRY ETAL |
| 8/15/2017 | 7/27/2017 | $100.00 | QC | 4420 | 1708 | U | I | RUTHERFORD STEVEN WAYNE | STANG WARREN JEFF |
| 3/7/2017 | 3/6/2017 | $29,600.00 | WD | 4340 | 1398 | U | I | JOHNSTON PEGGY M | RUTHERFORD STEVEN WAYNE |
| | 8/1/1986 | $0.00 | | 712 | 1988 | U | I | | JOHNSTON PEGGY M |
| | 12/1/1982 | $0.00 | | 570 | 773 | U | I | | |

## Area Sales Report

Recent Sales in Area

## Sketch Information

| | Room Type | Area |
|---|---|---|
| | Base | 0 |
| | FINISHED OPEN PORCH | 0 |
| | DECK | 0 |




**No data available for the following modules:** Exemption Information.

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.

Developed by Schneider GEOSPATIAL

Last Data Upload: 5/13/2019, 11:48:13 PM

Version 2.2.18

# Detail by Entity Name

Florida Limited Liability Company
T-MACK BUILDERS LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L18000200419 |
| **FEI/EIN Number** | NONE |
| **Date Filed** | 08/21/2018 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

809 KALLI CREEK LANE
ST. AUGUSTINE, FL 32080

**Mailing Address**

809 KALLI CREEK LANE
ST. AUGUSTINE, FL 32080

**Registered Agent Name & Address**

MCLEMORE, THEODORE
809 KALLI CREEK LANE
ST. AUGUSTINE, FL 32080

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

MCLEMORE, THEODORE
809 KALLI CREEK LANE
ST. AUGUSTINE, FL 32080

**Annual Reports**

**No Annual Reports Filed**

**Document Images**

08/21/2018 -- Florida Limited Liability | 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 May 23, 2019 Meeting

Application F2019-0054 Address: 7 Missouri Avenue

TBL Construction Inc., Applicant Te-B-CO Of St Augustine, Owner

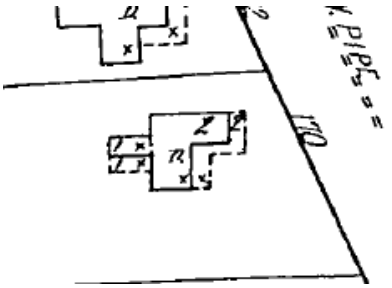
Project description: To demolish a building constructed in 1911 that is recorded on the Florida Master Site File but not listed in the National Register of Historic Places.

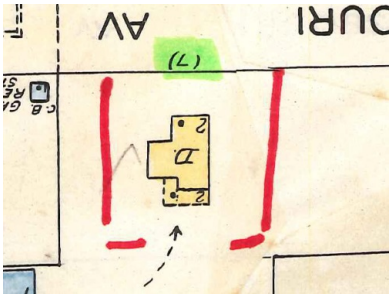
| | | | |
|---|---|---|---|
| Architectural Style: | Frame Vernacular | Florida Master Site File: | 8SJ1370 |
| National Register: | N/A | Construction date: | 1911 |
| Archaeology Zone: | N/A | Zoning District: | CM2 |
| Parcel number: | 189740 0000 | | |
| Agenda Item: | 8(d) | Previous Action(s): | N/A |

STAFF SUMMARY AND ANALYSIS:
The applicant is presenting a Certificate of Demolition to demolish a building constructed in 1911 that is recorded on the Florida Master Site File but not listed in the National Register of Historic Places.

- The building was moved sometime between 1947 and the mid to late 1950s. It was originally located at 170 San Marco before being moved to its current location. The building has lost much of its integrity of feeling, location, and setting due to the move and due to surrounding development.
- The overall footprint was altered during the move to include the removal of one or both porches and the alteration of the rear of the building, which includes the removal of a rear extension. A historic photograph of the building, possibly from 1911, shows the home prior to the move. A portion of the two story porch on the northern elevation has been removed while another section appears to have bene enclosed.
- The current asbestos shingles have been added over time and are not original to the home.
- Based on a tour of the interior of the home, it appears to have some historic elements that are in relatively good condition. These elements should be salvaged if possible.
- The structure served as a home for Joseph A. Usina. He served three terms as city alderman (1907, 1909, and 1912). Usina also kept a horse riding academy, worked within the dairy business, and served as the city clerk and assistant postmaster.
- City Directories suggest that the home was built as early as 1907, which is contradictory to the year provided in the Florida Master Site File.

Possible Historic Photograph of Building


1917 Sanborn Map


1950s Sanborn Map

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Approve** a **Certificate of Demolition** for **7 Missouri Avenue** with the following conditions:

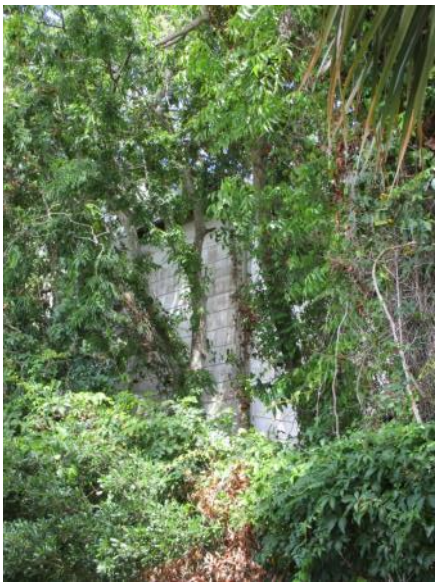
1. The applicant records the structure for archival purposes prior to demolition to include photographs and scaled measured drawings that will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff.
2. The applicant shall salvage reusable, historic materials and features as per Section 28-89 2(d)(6) of the city municipal code.

*Kelli Mitchell*

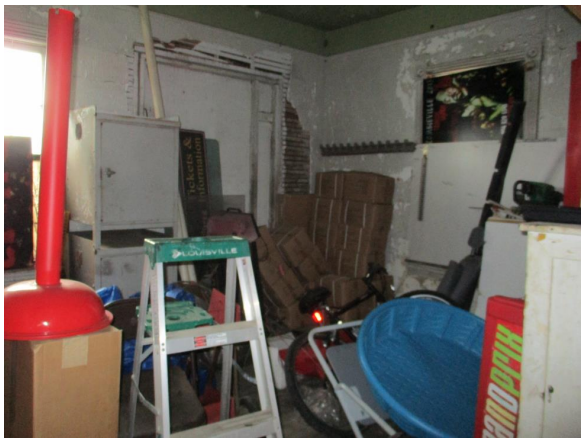
Kelli Mitchell, Historic Preservation Planner

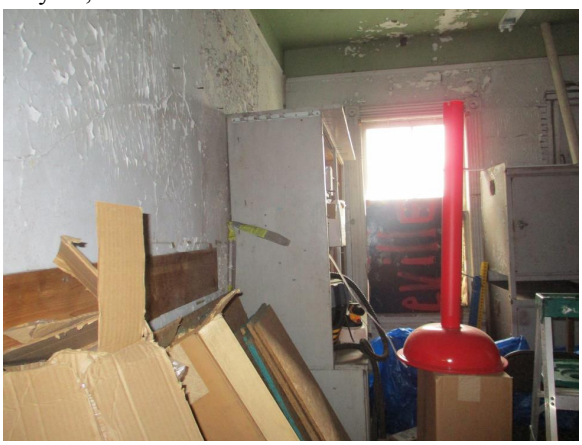
## Staff Photographs

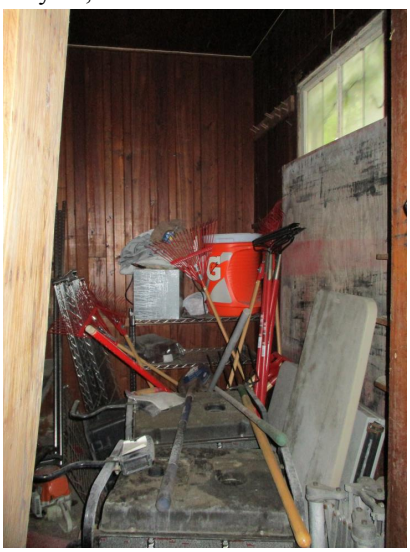
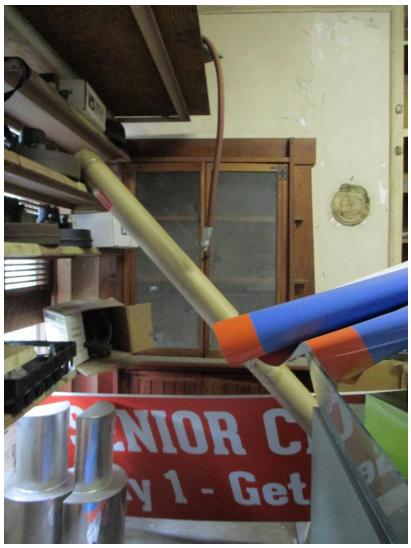
### Exterior Photographs



Interior Photographs



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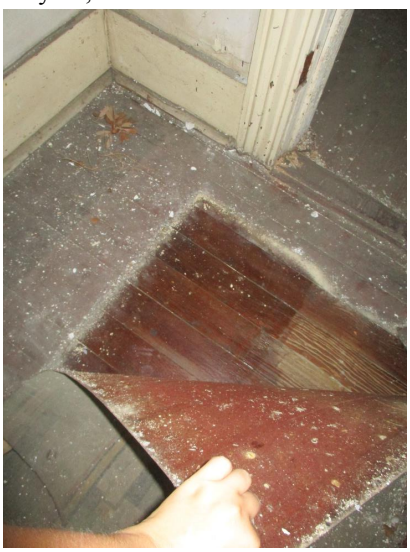

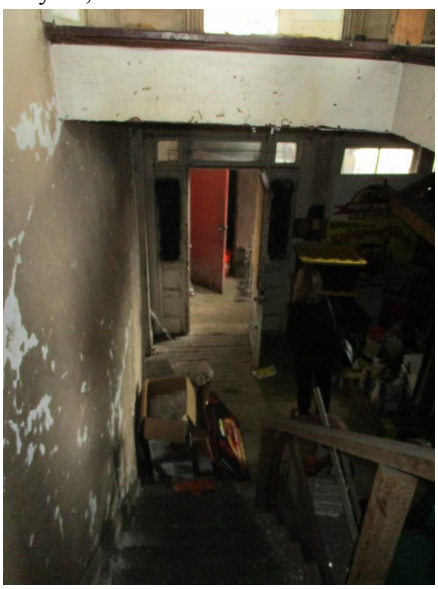

## APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

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

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

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

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

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

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

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

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

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

According to the Florida Master Site File, the building was constructed in 1911 though the City Directories suggest that the building could have been constructed as early as 1907. The building is recorded on the Florida Master Site File but is not listed in the National Register of Historic Places.

The applicant requirements have been sufficiently met.

## DEMOLITION REVIEW CRIERIA (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 is currently surrounded by industrial and commercial buildings. It does not have the same mass and scale as those buildings and appears out of place compared to the surrounding structure.

***3. The impact of the loss of the structure on the streetscape.*** Removing the building will not have an impact on the streetscape since it is not architecturally similar to the surroundings buildings.

***4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** The applicant did not provide information about a replacement structure. Demolishing the building will have a minimal impact on the streetscape.

***5. The historical or cultural merit of the structure.*** The building is recorded on the Florida Master Site File. Among the people who lived in the home was Joseph Usina, who served as an alderman, assistant postmaster, and city clerk. He also ran a horse riding academy and worked within the dairy industry.

***6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.*** Missouri Avenue does not have historic integrity in of itself and will likely not be designated as a district. Removing the building will not impact any current or future designation. The home itself was moved to the current location either in the later 1940s or in the 1950s. Demolishing the building will remove, though, what appears to be the last historic building on Missouri Avenue.

***7. Whether or not the structure is representative of a style or type of architecture or a method of construction.*** The building is an example of a frame vernacular home, which is seen throughout St. Augustine.

**8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The structure is not the last surviving example of the frame vernacular style.

**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's architecture and design elements will not be difficult or expensive to reproduce. From the exterior, the building appears to be in poor condition. The home's interior also appears to be in poor condition, but there are some elements that can be salvaged.

**10. *The justification for the proposed demolition.*** None 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:

LIST OF ATTACHMENTS:

1. Florida Master Site File
2. Sanborn Maps
3. Hisotric Photograph and Newspaper Clipping (Both Provided by The St. Augustine Historical Society)

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

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I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1370 1009==

Site Name: 7 Missouri Avenue 830== Survey Date: 7906 820==

Address: 7 Missouri Avenue, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Garnett Addition (subdivision) 1 (block) 3 (lot) 868==

868==

Owner of Site: Name: St. Augustine Trains, Inc.;

Address: 3 Cordova

St. Augustine, Fla. 32084 902==

Occupant or Manager: St. Augustine Trains (storehouse) 904==

Type of Ownership: Private 848== Zoning: CI

NR Classification Category: Building 916== Recording Date: 832==

UTM: (zone) (easting) (northing) 890== Location: T07S (T) R30E (R) S7 (S) 812==

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==

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II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

( ) Original Site 858==

( ) Restored - Date: 858==

(x) Moved - Date: Between 1930 & 1959 858==

Formerly located at 170 San Marco Avenue

Threats to Site:

(x) Zoning 878==

(x) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

(x) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Commercial 850==

Date: +1911 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: T-shape 966==

Exterior Fabrics: Asbestos shingles; wood, BEC 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2 942==

Foundation: Concrete block wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Shed balcony 942==

Porches & Balconies: Second floor open balcony; second story open porch at north side 942==

Chimney Location: Ridge, offset 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond) 882==

Ornament Exterior: Jigsawn brackets 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 0 954== Stories: 2 950==

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Residential building surrounded by commercial buildings 859==

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III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

## IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 7 Missouri Avenue was erected between 1904 and 1911. Between 1930 and 1959 the structure was moved from 170 San Marco Avenue to its present location. Asbestos shingles have been added over the years, but it continues to have jigsawn brackets.

Garnett Addition was developed around the Garnett Orange Groves which were a famous scenic attraction of St. Augustine for many years. The quiet street ran west from San Marco Avenue to the San Sebastian River. San Marco Avenue was lined with large Victorian homes and arched with live oak trees. In recent decades, however, the Orange Grove has been bulldozed and developed as a shopping center and motel complex. US 1, with its heavy traffic, has been cut through on the west. San Marco Avenue lost its live oaks when the street was widened, and lost most of its Victorian houses to commercial development. The area has been redeveloped and is being zoned in such a way as to threaten its continued existance as a residential neighborhood. Even with the damage that has been done, there survive a significant cluster of Victorian and early 20th century homes along Old Mission [formerly St. Louis] Avenue that are the remains of one of the early neighborhoods of North City, and the houses along Sanchez and Cunningham Avenues form one of the city's most distinctive early 20th century areas of carpenter-builder tract development with late Victorian decorative elements.

HISTORY

Garnett Addition falls within the colonial defense perimeter known as the Mil y Quinientos [The Fifteen Hundred]. The subdivision evolved out of three early 19th century Spanish land grants to Jose Baya, Jorge Acosta, and Juan Lorenzo.[1] Prominent owners of the tract later in the century included Col. J. J. Daniel of Jacksonville, who later served as the first president of the Florida Publishing Company, publishers of the Florida Times-Union; Buckingham Smith, a noted diplomat, humanitarian, and scholar of Spanish Florida; and Morrocan-born Moses E. Levy, once a prosperous mer-

[over]

## V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], V, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. [Tallahassee, 1940], II, 339.

2. St. Johns County Courthouse, Deed Records, Book H, pp. 136, 496; Book I-J, pp. 26, 27, 30, 40; Book O, pp. 84, 155, 156, 162; Florida Times-Union, December 27, 1964; Thomas Graham, The Awakening of St. Augustine [St. Augustine, 1979], pp. 67, 68, 138, 142-144.

3. Deed Records, Book CC, p. 229; Book EE, p 26; Book SS, p.

chant in the West Indies and later a large landowner in Florida. His son, David Levy Yulee, became one of the first two U. S. Senators from Florida.[2] Dr. Reuben Garnett divided the land in 1885 along San Sebastian Avenue and in 1894 along Old Mission Avenue. Venancio Sanchez, mayor of the city in 1866, purchased lots in 1887 and by 1894 two houses were located on Sanchez Avenue. Garnett's Orange Grove land essentially remained undivided until 1930.[3]

This building is currently owned by St. Augustine Trains.[4]

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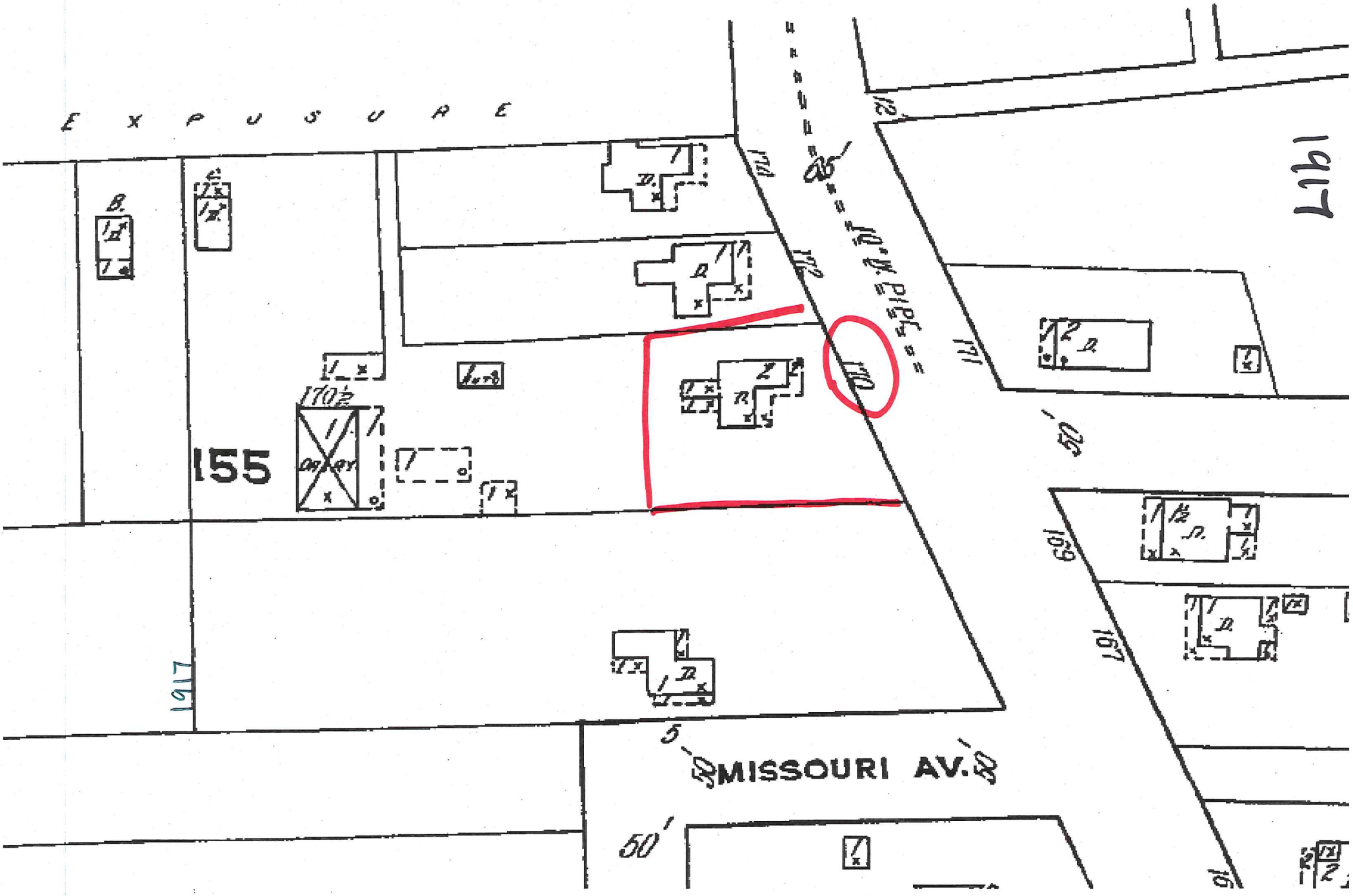
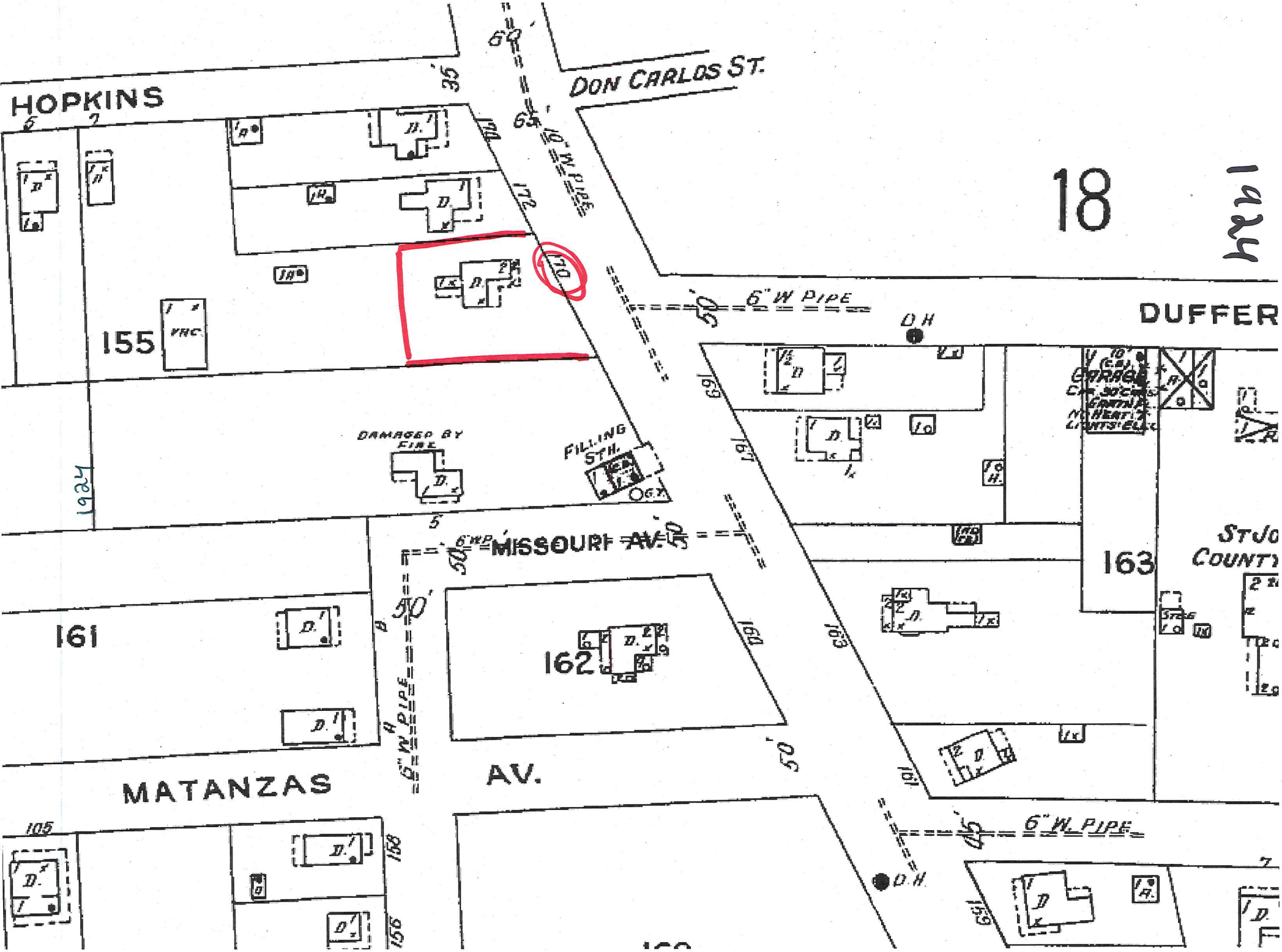
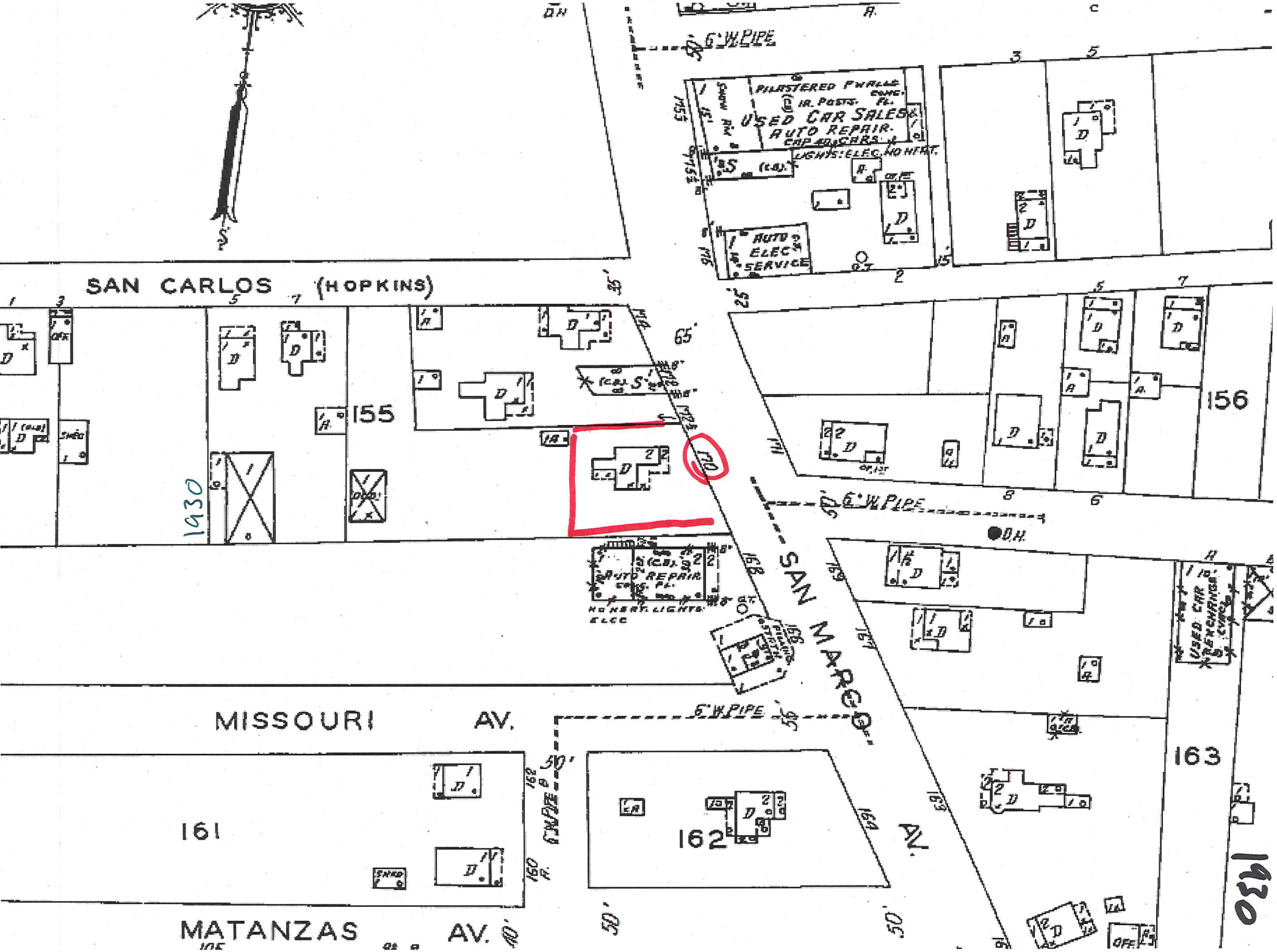
478; Book 2, p. 26; Map Book 1, p. 93; Map Book 3, p. 42; Sanborn Fire Insurance Map, 1930; 1894 Birds Eye View of St. Augustine.

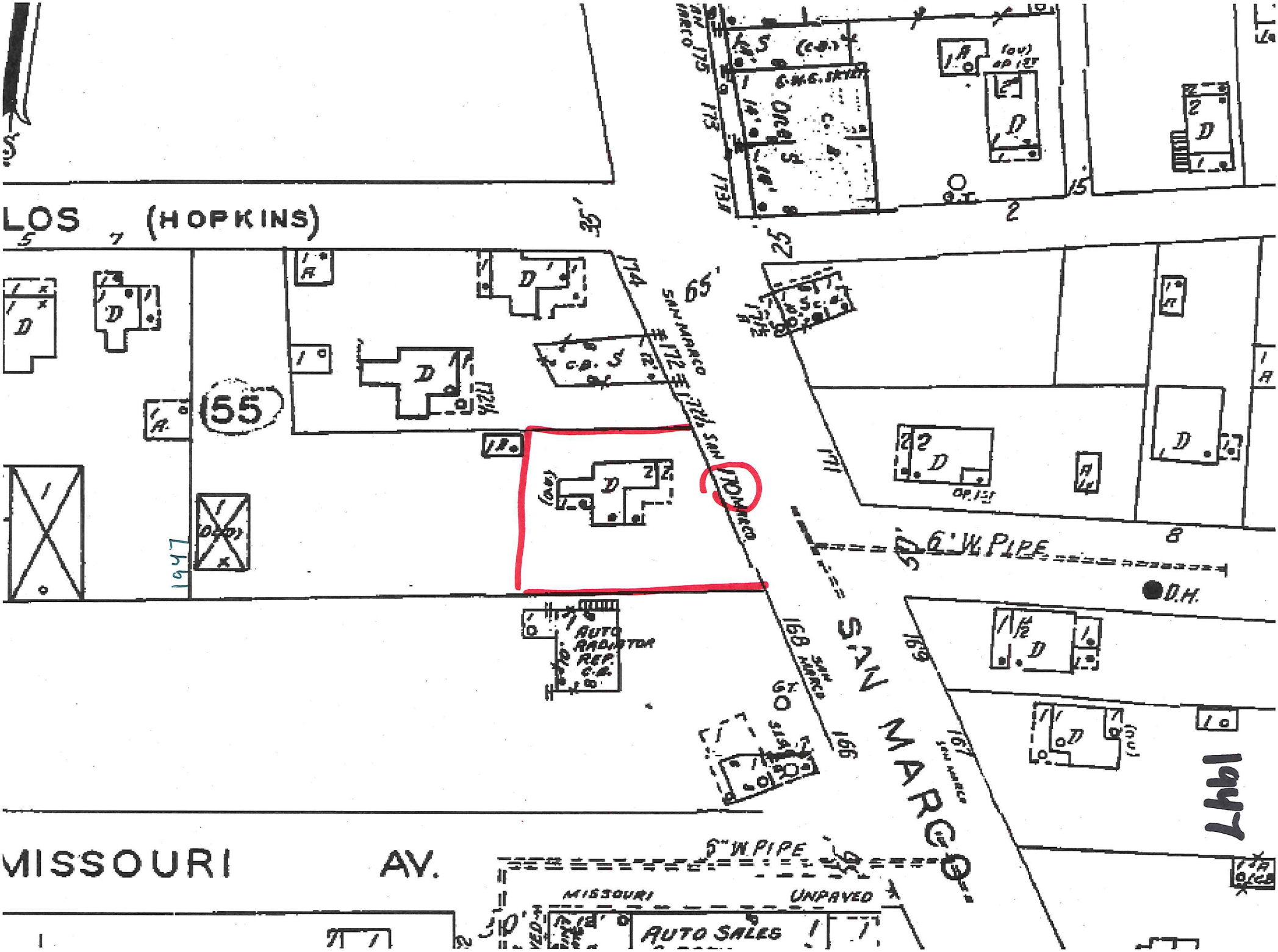
4. Historic Properties Inventory Research File.

KODAK SAFETY FILM 5062
→18A
→19

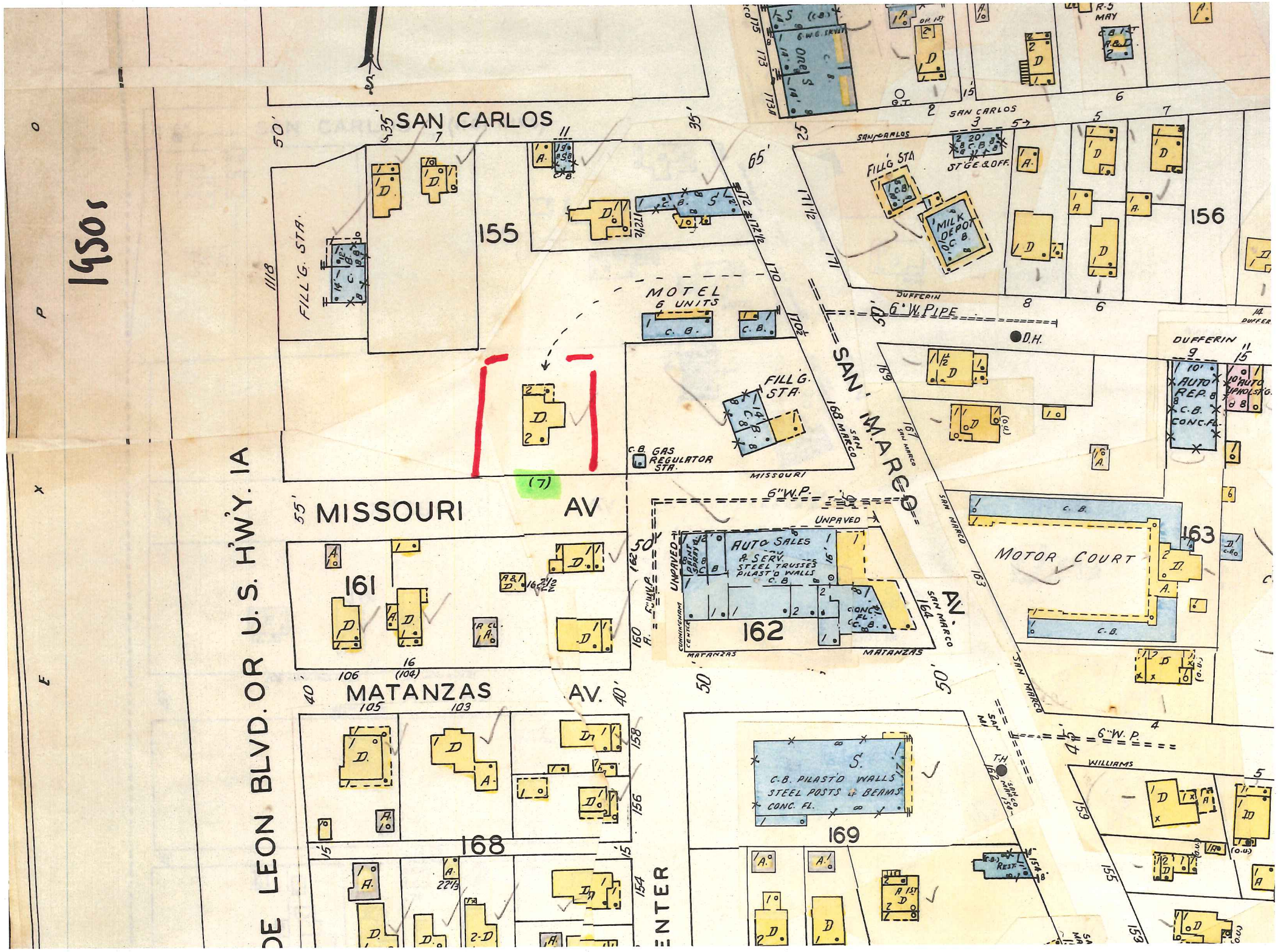

EXPOSURE
155
170½
MISSOURI AV.
50'
1917


HOPKINS
DON CARLOS ST.
18
1924
6" W PIPE
DUFFER
155
DAMAGED BY FIRE
FILLING STH.
MISSOURI AV.
163
161
162
MATANZAS
AV.
6" W. PIPE


SAN CARLOS (HOPKINS)
MISSOURI AV.
MATANZAS AV.
SAN MARCO AV.
6" W. PIPE
USED CAR SALES
AUTO REPAIR
AUTO ELEC SERVICE
155
156
161
162
163
1930
1930


LOS (HOPKINS)
55
1947
SAN MARCO
6" W. PIPE
D.H.
AUTO RADIATOR REP.
MISSOURI AV.
MISSOURI
UNPAVED
AUTO SALES
1947

1950s


SAN CARLOS
MISSOURI AV
MATANZAS AV.
SAN MARCO AV.
DE LEON BLVD. OR U.S. H'W'Y. IA
155
156
161
162
163
164
168
169
MOTEL
6 UNITS
FILL'G. STA.
MILK DEPOT
MOTOR COURT
AUTO SALES & SERV.
STEEL TRUSSES
PILAST'D WALLS
C.B.
C.B. PILAST'D WALLS
STEEL POSTS & BEAMS
CONC. FL.
AUTO REP.
AUTO UPHOLST'G.
GAS REGULATOR STA.
6" W. PIPE
D.H.
T.H.
DUFFERIN
WILLIAMS
UNPAVED
CUNNINGHAM CENTER

SAHS POLK CITY DIRECTORY RESEARCH

**7 Missouri (170 San Marco)**

| DATE(S) | NAME | PROFESSION |
|---|---|---|
| 1907 | Joseph A. and Minnie Usina | |
| 1911 | Joseph A. and Minnie Usina | |
| 1914/1915 | Joseph A. and Minnie Usina | |
| 1920/1921 | Joseph A. and Minnie Usina | |
| 1924/1925 | Mrs. Mary Usina | Widow |
| 1930 | Mrs. Mary Usina<br>Clifford J. Noda (and Agnes G. Noda) | Widow<br>Manager, St. Augustine Gas and Electric Light Company |
| 1934 | Not Listed | |
| 1940 | Jefferson D. Williams<br><br>Katheryn Williams | Bookkeeper, St. Augustine Soft Water Laundry |
| 1945 | Herbert B. Hasenbalg (Wife: Cathy)<br>Harold Pfannenbecker (Wife: Cathy W.) | Employee, Selective Service<br>Employee, Superior Dairy |
| 1949 | Herbert B. Hasenbalg<br>Harold Pfannenbecker | |
| 1950 | Herbert B. Hasenbalg<br>Oasis Tourist Court<br>Harold Pfannenbecker<br>Cathy Pfannenbecker | Engin.<br><br>Vice President, St. Johns Frozen Foods<br>Treasure, St. Johns Frozen Foods |
| 1955 | Herbert B. Hasenbalg<br>Oasis Tourist Court | |
| 1957 | Herbert B. Hasenbalg<br>Harold Pfannenbecker | |
| 1960 | Oasis Tourist Court | |

**Based on the Sanborn Maps, the building was moved to its current location by the late 1950s, but the address never appears in City Directions. Since 170 San Marco likely referenced another structure once the building was moved, no additional research into the address was necessary after 1960.**

Provided by
St. Augustine
Historical Society

HOME OF MR. A. W. CORBETT,

HOME OF ALDERMAN USINA, SAN MARCO AVENUE

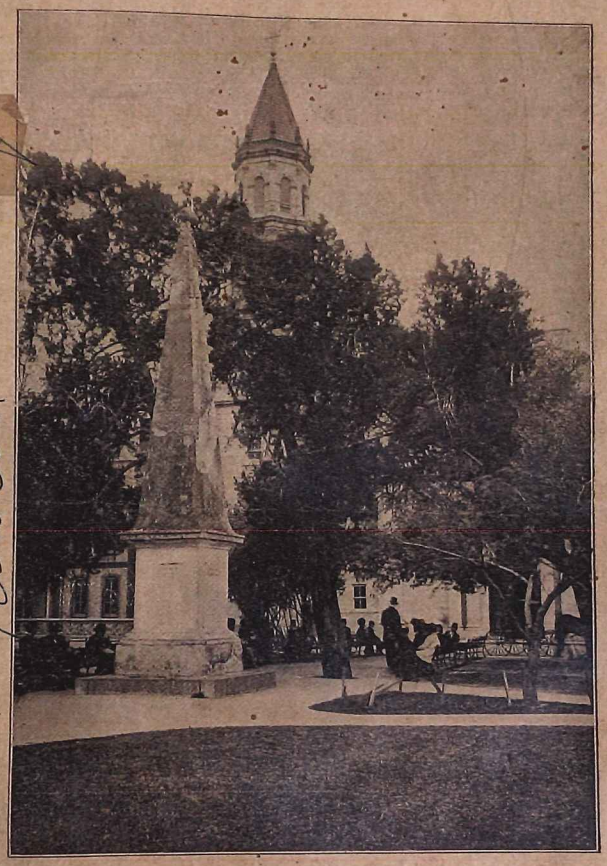
Provided by St. Augustine Historical Society

Pictures of these cuts in Record Jubilee 1889

# SAINT AUGUSTINE

## SAINT JOHNS COUNTY, FLORIDA, ILLUSTRATED

Pictorial Edition of S. H.



OLD SPANISH MONUMENT IN PLAZA

975.918
9086
ST. AUGUSTINE HISTORICAL SOCIETY LIBRARY

PICTORIAL EDITION *of the* ST. AUGUSTINE EVENING RECORD

HISTORY AND GUIDE — PRICE, FIFTEEN CENTS

The St. Augustine Historical Society Library

PUBLISHED BY
Sanborn Map Company

Provided by St. Augustine Historical Society

Probably 1911

See p 79

St. John's Park

Provided By St. Aug. Hist. Society

March 1, 1924 Page 1 St. Augustine Evening Record

## Brother Talks With Reporter; Says People Must Await Developments

# Cabinet Member Continues Silent

### Rests At Hotel Magnolia And Denies Himself To Newspaper Folks; Leaves for Miami

Arriving here shortly before 11 o'clock this morning, and leaving at 12:40 p. m., Attorney General Henry M. Daugherty was a visitor in St. Augustine for a few hours, while en route to Miami.

That no statement is forthcoming at present concerning his proposed retirement from the presidential cabinet, or concerning his part in various matters that have stirred the country for weeks past, was the announcement made by M. S. Daugnerty, brother of the attorney general, who accompanied him to this city. The cabinet member denied himself here to newspaper reporters, as he has all along the route of travel southward, and as soon as he reached St. Augustine, this morning, accompanied by his secretary, E. G. Staiger, and M. S. Daugherty, went directly to Hotel Magnolia, where the latter joined his wife, who is spending the winter in this city, a guest at that hotel. Attorney General Daugherty went immediately to rest, saying that he was not to be disturbed.

When asked by a representative of the Evening Record if the statement which Attorney General Daugherty has been promising to make could not be given here and sent out from St. Augustine, M. S. Daugherty said very emphatically, "my brother has no statement to give out at present. The people must await developments."

The attorney general came southward from Chicago, where he was called from Washington on official business, account of which have already been given over the Associated Press wires.

M. S. Daugherty, whose home is in Washington Court House, Ohio, went to Washington to join his brother recently. He accompanied him to Chicago, and then they left on the trip to Florida.

After accompanying the attorney general to Miami, where he will join his wife, who has been ill there, M. S. Daugherty expects to return to St. Augustine to spend a little time with Mrs. Daugherty at Hotel Ma-

The house by a vote of 108 to 8 approved the bill yesterday after sending it through a last minute cross-fire in which the democratic income tax schedule was knocked out and a compromise offered by Representative Longworth, republican leader, and supported by every member of the party present, was sustained.

# J. A. Usina Dies After Illness of Less Than Week

J. A. Usina, well known and prominent resident of St. Augustine, died at 8:30 o'clock last night at a local hospital, following an illness of less than a week. He was taken ill on Sunday last, and on Monday underwent an operation for intestinal trouble, which proved to be exceedingly serious. For several days his recovery seemed doubtful, and death came at an early hour last evening.

The late Mr. Usina, who was 68 years of age, was born in St. Augustine and lived practically his whole life here. Many years ago he kept saddle horses, and maintained a riding academy. Later he was in the dairy business, but had been retired some little time ago from active business. The deceased had served St. Augustine in various capacities, holding different city offices. For some six or eight years he was city clerk, and, under the old aldermanic regime, he served as alderman from his ward for ten or twelve years. He also was assistant postmaster at one time. Mr. Usina was a progressive citizen, and showed this very plainly during the city extension election last fall, when he came forward with the statement that he considered city extension a fine thing and much to be desired for the city of St. Augustine.

The funeral service will be held Monday morning at 9 o'clock from the Cathedral, with a mass.

There survive the widow, five children, Mrs. H. T. Pomar of Jacksonville, Miss Elsie Usina, Mrs. C. J. Noda of St. Augustine, V. J. Usina of Jacksonville, J. O. Usina of New Smyrna. All are here and those from out of town will remain until after the funeral. In addition there are six grandchildren and a number of nieces and nephews.

# WORLD'S HAPPENINGS AT A GLANCE

(By Associated Press Leased Wire)

Charles R. Forbes and John W. Thompson, contractor, are named in four indictments returned at Chicago by federal grand jury which has in-

## Former Director of Veter Bureau Declares His Con science Is Clear

# Says Investigators Denied Him Heari

### Suppression of Evidence In S ate Probe Of Case Charged

(By Associated Press Leased W

WASHINGTON, D. C., March Charles R. Forbes, former directo the veterans' bureau, declared n statement he welcomed the ind ments returned against him yester in Chicago.

The statement says:

"I welcome these indictments w a clear conscience because they permit me to present my case bef a fair court of justice and a jury my peers.

"Throughout the senate investi tion, I was not permitted to pres the facts of the case, and as I t the committee my destruction w sought by perjury, subordination perjury and the suppression of do mentarry and other evidence wh would have fully exonerated me.

"The federal grand jury at Chi go has seen fit in its wisdom to clude from indictment, Elias H. M timer, who is the principal witn against me.

"I am firm in the faith that th indictments will give me an opp tunity to reveal before an impart court, a fair jury, and a just press hell-engendered conspiracy agai my honor and dignity. I shall int pose no technical objections to a tr there under these conditions, but the contrary, shall go to Chicago v untarily as the first step toward complete vindication.

"I am not going to Florida. I a not going to stand on my constit tional rights and refuse to testif While other men now charged publ ly with crimes against the gover ment have been reported hiding b hind the screen of ill health it is ma ter of official record that I left sick bed on the Pacific coast to cro the country in order to attend t senate investigation.

"I unqualifiedly deny the stateme that certain employes of the veteran bureau, during my incumbency, we

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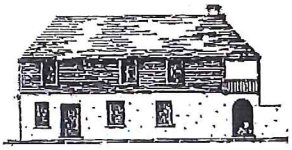

**CITY OF ST AUGUSTINE**
**HISTORIC ARCHITECTURAL REVIEW BOARD**
**APPLICATION**

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. 2019-0054

Receipt No. 1594443 Meeting Date May 23, 2019

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Tyler B. Lee
   Business (if applicable) TBL Construction Inc.
   Address 168 State Road 312
   City St. Augustine State FL. Zip 32086
   Daytime telephone 904-814-7991 Other phone/email tblservicesinc@Aol.com

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

2. NAME OF PROPERTY OWNER _____
   Business (if applicable) Ripley's
   Address 19 San Marco
   City St. Augustine State FL. Zip 32084
   Daytime telephone (required) 904-377 2607 Other phone _____

3. PROJECT STREET ADDRESS 7 Missouri

4. LEGAL DESCRIPTION OF PROPERTY
   Lot____ Block____ Subdivision_____ Parcel Number 1897400000

5. DATE OF CONSTRUCTION 1920 Source: _____

6. HISTORIC STATUS (check all that apply)
   - ☐ Designated Local Landmark
   - ☐ Property individually listed on the National Register of Historic Places
   - ☐ Contributing building in National Register Historic District
   - ☐ Listed on Florida Master Site File
   - ☒ 50 years of age or older

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

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.
- x ☐ Drawings of proposed replacement buildings and or features if applicable.

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

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

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME Tyler B. Lee DATE 04/15/19

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Kimberly Koff DATE 4/15/19

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

## APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

## BOARD REVIEW

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

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

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

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APR 18 2019

Planning / Building Dept.

CITY OF ST. AUGUSTINE EST. 1565

**Owner's Authorization For Agent**

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

BY: Barbara Jo Tebault
Signature of Owner

BARBARA Jo Tebault
Print Name of Owner

904 501-3796
Telephone Number

State of NC

County of Macon

Signed and sworn before me on this 16 day of April, 2019

By Barbara Jo Tebault

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: [signature]

My Commission expires: 12/9/21

CYNTHIA S. DENDY NOTARY PUBLIC MACON COUNTY, N.C.

Rev:022117

# Detail by Officer/Registered Agent Name

Florida Profit Corporation
TE-B-CO. OF ST. AUGUSTINE

**Filing Information**

| | |
|---|---|
| **Document Number** | G95377 |
| **FEI/EIN Number** | 59-2503101 |
| **Date Filed** | 04/10/1984 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | AMENDMENT AND NAME CHANGE |
| **Event Date Filed** | 05/17/2004 |
| **Event Effective Date** | NONE |

**Principal Address**

418 Camelia Trail
ST. AUGUSTINE, FL 32086

Changed: 02/10/2017

**Mailing Address**

418 Camelia Trail
ST. AUGUSTINE, FL 32086

Changed: 02/10/2017

**Registered Agent Name & Address**

TEBAULT, BARBARA J
418 Camelia Trail
ST. AUGUSTINE, FL 32086

Name Changed: 04/19/2004

Address Changed: 02/10/2017

**Officer/Director Detail**

**Name & Address**

Title D/P

TEBAULT, BARBARA J
418 Camelia Trail

ST. AUGUSTINE, FL 32086

Title D/ST

CAPP, A. M
418 Camelia Trail
ST. AUGUSTINE, FL 32086

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2016 | 02/06/2016 |
| 2017 | 02/10/2017 |
| 2018 | 01/23/2018 |

**Document Images**

| | |
|---|---|
| 01/23/2018 -- ANNUAL REPORT | View image in PDF format |
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| 02/06/2016 -- ANNUAL REPORT | View image in PDF format |
| 01/07/2015 -- ANNUAL REPORT | View image in PDF format |
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| 01/25/2013 -- ANNUAL REPORT | View image in PDF format |
| 02/15/2012 -- ANNUAL REPORT | View image in PDF format |
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| 02/09/2007 -- ANNUAL REPORT | View image in PDF format |
| 01/26/2006 -- ANNUAL REPORT | View image in PDF format |
| 01/25/2005 -- ANNUAL REPORT | View image in PDF format |
| 05/17/2004 -- Amendment and Name Change | View image in PDF format |
| 04/19/2004 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2003 -- ANNUAL REPORT | View image in PDF format |
| 05/08/2002 -- ANNUAL REPORT | View image in PDF format |
| 07/10/2001 -- ANNUAL REPORT | View image in PDF format |
| 02/29/2000 -- ANNUAL REPORT | View image in PDF format |
| 03/04/1999 -- ANNUAL REPORT | View image in PDF format |
| 02/11/1998 -- ANNUAL REPORT | View image in PDF format |
| 02/20/1997 -- ANNUAL REPORT | View image in PDF format |
| 03/15/1996 -- ANNUAL REPORT | View image in PDF format |

G95377

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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04 MAY 17 AM 9:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

# TRANSMITTAL LETTER

**TO:** Amendment Section
Division of Corporations

**SUBJECT:** COMPANY NAME CHANGE - ST. AUGUSTINE TRAINS, INC.

**DOCUMENT NUMBER:** G95377

The enclosed ***Articles of Amendment*** and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

B. J. TEBAULT
(Name of Person)

TE-B-CO. OF ST. AUGUSTINE
(Name of Firm/ Company)

166 SAN MARCO AVENUE
(Address)

ST. AUGUSTINE, FLORIDA 32084
(City/ State/ and Zip Code)

For further information concerning this matter, please call:

A. M. CAPP — at ( 904 ) 825-1275 (9AM-12AM)
(Name of Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

☑ $35 Filing Fee

☐ $43.75 Filing Fee & Certificate of Status

☐ $43.75 Filing Fee & Certified Copy (Additional copy is enclosed)

☑ $52.50 Filing Fee Certificate of Status Certified Copy (Additional Copy is enclosed)

**Mailing Address**
Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

**Street Address**
Amendment Section
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

**ARTICLES OF AMENDMENT**
**TO**
**ARTICLES OF INCORPORATION**
**OF**

ST. AUGUSTINE TRAINS, INC.
(Legal Name)

ST. AUGUSTINE TRAINS, INC.
(Trade Name)

G95377
(Document Number of Corporation)

FILED
04 MAY 17 AM 9:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

*Pursuant to the provisions of section 607.1006, Florida Statutes, this Florida profit corporation adopts the following Articles of Amendment to its Articles of Incorporation:*

**FIRST:**

Article I: From here forth the company will be known as TE-B-CO. OF ST. AUGUSTINE

Article II: The principal place of business and mailing address will be

Mailing Address: 166 SAN MARCO AVENUE
ST. AUGUSTINE, FL 32084

Business Location: 166 SAN MARCO AVENUE
ST. AUGUSTINE, FL 32084

**SECOND:** If an amendment provides for an exchange, reclassification or cancellation of issued shares, provisions for implementing the amendment if not contained in the amendment itself, are as follows: N/A

**THIRD:** The date of each amendment's adoption: May 6, 2004

**FOURTH:** Adoption of Amendment(s) **(CHECK ONE)**

☒ The amendment(s) was/were approved by the shareholders. The number of votes cast for the amendment(s) was/were sufficient for approval.

☐ The amendment(s) was/were approved by the shareholders through voting groups. *The following statement must be separately provided for each voting group entitled to vote separately on the amendment(s):*

"The number of votes cast for the amendment(s) was/were sufficient for approval by _____."
(Voting group)

☐ The amendment(s) was/were adopted by the board of directors without shareholder action and shareholder action was not required.

☐ The amendment(s) was/were adopted by the incorporators without shareholder action and shareholder action was not required.

Signed this 6th day of, May 2004

Signature: B. J. Tebault

(By a director, president or other officer- if directors or officers have not been selected, by an incorporator – if in the hands of a receiver, trustee or other court appointed fiduciary, by that fiduciary.)

B. J. TEBAULT
(Typed or printed name of person signing)

PRESIDENT/DIRECTOR
(Title of person signing)

**FILING FEE: $35**

Public Records of
St. Johns County, FL
Clerk# 02-076657
O.R. 1871 PG 726
03:33PM 12/30/2002
REC $9.00 SUR $1.50
Doc Stamps $0.70

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN. 6-95-533

**CORRECTIVE**
**WARRANTY DEED**

**THIS INDENTURE,** made effective this 2nd day of January, 1987, between A.H. TEBAULT, as sole surviving Director and sole surviving Trustee of ST AUGUSTINE TRAINS INC., a dissolved Florida corporation, Grantor, to ST. AUGUSTINE TRAINS, INC., formerly known as TEBAULT, INC., a Florida corporation, whose post office address is 170 San Marco Avenue, St. Augustine, Florida 32084and whose federal taxpayer identification number is: 59-2503101, 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 St. Johns County, Florida, to-wit:

Copy

**LOT 3, BLOCK 1, GARNETT'S ADDITION TO THE CITY OF ST. AUGUSTINE, FLORIDA (THE "PROPERTY").**

**PARCEL IDENTIFICATION NUMBER:** 189740 0000

**SUBJECT TO:** Taxes for the year 2002 and subsequent years.

**SUBJECT TO:** Applicable zoning and other governmental regulations.

**SUBJECT TO:** Covenants, restrictions and easements of record, if any.

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

**NO DOCUMENTARY STAMP TAX IS DUE ON THIS WARRANTY DEED BECAUSE IT IS CORRECTIVE IN NATURE AND NO CONSIDERATION WAS PAID TO THE GRANTOR AS PER RULE 12-4.014(2), FLORIDA**

OR1871PG 727

**ADMINISTRATIVE CODE.**

**IN WITNESS WHEREOF,** Grantor has caused these presents to be signed and sealed all on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Donna Watkins
Witness Donna Watkins
(type or print name)

Kathrine Jones
Witness KATHERINE JONES
(type or print name)

A. H. Tebault
A. H. Tebault, as sole surviving Director and
sole surviving Trustee of St Augustine Trains Inc,
a dissolved Florida corporation,
170 San Marco Avenue
St. Augustine, Florida 32084

STATE OF FLORIDA
COUNTY OF ST. JOHNS

COPY

**THE FOREGOING** instrument was acknowledged before me this 23 day of December, 2002, by A.H. Tebault, as sole surviving Director and sole surviving Trustee of St Augustine Trains Inc., a dissolved Florida corporation, on behalf of the corporation, who ( _ ) is personally known to me or ( ✓ ) has produced Florida driver's license no. T-143-008-35-264-0 as identification.

DONNA L. WATKINS
MY COMMISSION # DD 144108
EXPIRES: August 21, 2006
Bonded Thru Notary Public Underwriters

Donna L. Watkins
Signature of Notary

_____
(Name of notary, typed/printed)
Commission number:_____
Commission expires:_____

# St. Johns County, FL

## Tax Bill

My Tax Bill

## Estimate Taxes

Tax Estimator

## 2018 TRIM Notice

2018 TRIM Notice

## 2017 TRIM Notice

2017 TRIM Notice

## Summary

| | |
|---|---|
| **Parcel ID** | 1897400000 |
| **Location Address** | 7 MISSOURI AVE<br>SAINT AUGUSTINE 32084-0000 |
| **Neighborhood** | San Marco North Area Interior Lots (COM) (602.51) |
| **Tax Description*** | CITY OF ST AUG GARNETT ADDN LOT 3 BLK 1 OR143/480 &1871/726<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Mixed Use (Store/Office/Residential Combo) (1200) |
| **Subdivision** | Garnett Division, Plan Of |
| **Sec/Twp/Rng** | 47-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 20.2171 |
| **Acreage** | 0.250 |
| **Homestead** | N |

## Owner Information

| | |
|---|---|
| **Owner Name** | Te-B-CO Of St Augustine 100% |
| **Mailing Address** | 418 CAMELIA TRL<br>SAINT AUGUSTINE, FL 32086-5513 |

## Map

## Valuation Information

| | 2019 |
|---|---|
| Building Value | $123,857 |
| Extra Features Value | $7,151 |
| Total Land Value | $88,000 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| **Just (Market) Value** | **$219,008** |
| Total Deferred | $15,368 |
| **Assessed Value** | **$203,640** |
| Total Exemptions | $0 |
| **Taxable Value** | **$203,640** |

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

## Historical Assessment Information

| 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 | $75,720 | $5,363 | $110,000 | $0 | $0 | $191,083 | $185,127 | $5,956 | $185,127 |
| 2017 | $54,921 | $3,376 | $110,000 | $0 | $0 | $168,297 | $168,297 | $0 | $168,297 |
| 2016 | $54,921 | $3,376 | $110,000 | $0 | $0 | $168,297 | $168,297 | $0 | $168,297 |
| 2015 | $54,921 | $3,376 | $110,000 | $0 | $0 | $168,297 | $168,297 | $0 | $168,297 |
| 2014 | $40,650 | $3,376 | $111,100 | $0 | $0 | $155,126 | $155,126 | $0 | $155,126 |
| 2013 | $40,650 | $3,376 | $111,100 | $0 | $0 | $155,126 | $155,126 | $0 | $155,126 |
| 2012 | $40,650 | $3,376 | $111,100 | $0 | $0 | $155,126 | $155,126 | $0 | $155,126 |
| 2011 | $40,650 | $3,376 | $123,750 | $0 | $0 | $167,776 | $167,776 | $0 | $167,776 |
| 2010 | $40,650 | $3,376 | $137,500 | $0 | $0 | $181,526 | $181,526 | $0 | $181,526 |

## Building Information

| | | | |
|---|---|---|---|
| **Building** | 1 | **Roof Structure** | Gable Hip |
| **Actual Area** | 2612 | **Roof Cover** | Asbestos |
| **Conditioned Area** | 2268 | **Interior Flooring** | Pine Wood |
| **Actual Year Built** | 1920 | **Interior Wall** | Minimum |
| **Use** | Single Family Residence | **Heating Type** | None |
| **Style** | 01 | **Heating Fuel** | |
| **Class** | N | **Air Conditioning** | None |
| **Exterior Wall** | Asbestos | **Baths** | |

| Category | Type | Pct |
|---|---|---|
| Exterior Wall | Asbestos | 100% |
| Roofing Structure | Gable Hip | 100% |
| Roofing Cover | Asbestos | 100% |
| Interior Walls | Minimum | 100% |
| Interior Flooring | Pine Wood | 100% |
| Heating Type | None | 100% |
| Air Conditioning | None | 100% |
| Frame | Wood Frame | 100% |
| Plumbing | 5 Fixtures | 100% |
| Electrical | Minimum | 100% |
| Foundation | Concrete Perimeter Footing | 100% |
| Floor System | Wood Frame | 100% |
| Condition | Poor | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| FINISHED UPPER STORY | 1134 | 1134 |
| BASE AREA | 1134 | 1134 |
| PATIO | 0 | 324 |
| FINISHED OPEN PORCH | 0 | 20 |
| Total SqFt | 2268 | 2612 |

| | | | |
|---|---|---|---|
| **Building** | 2 | **Roof Structure** | Wood Truss |
| **Actual Area** | 4894 | **Roof Cover** | Modular Metal |
| **Conditioned Area** | 4390 | **Interior Flooring** | Concrete Finish |
| **Actual Year Built** | 1920 | **Interior Wall** | |
| **Use** | Equipment Sheds | **Heating Type** | None |
| **Style** | 04 | **Heating Fuel** | |
| **Class** | N | **Air Conditioning** | None |
| **Exterior Wall** | Modular Metal | **Baths** | |

| Category | Type | Pct |
|---|---|---|
| Exterior Wall | Modular Metal | 100% |
| Roofing Structure | Wood Truss | 100% |
| Roofing Cover | Modular Metal | 100% |
| Interior Flooring | Concrete Finish | 100% |
| Heating Type | None | 100% |
| Air Conditioning | None | 100% |
| Frame | Wood Frame | 100% |
| Plumbing | 0 Fixtures | 100% |
| Electrical | Minimum | 100% |
| Floor System | Concrete Slab | 100% |
| Condition | Average | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| BASE AREA | 4390 | 4390 |
| UNFINISHED STORAGE | 0 | 504 |
| Total SqFt | 4390 | 4894 |

## Extra Feature Information

| Code Description | BLD | Length | Width | Height | Units |
|---|---|---|---|---|---|
| Metal Fence 6' | 0 | 0 | 0 | 0 | 250 |
| Asphault Paving | 0 | 0 | 0 | 0 | 3640 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Mixed Use (Store/Office/Residential Combo) | 100 | 110 | 11000 | SF | $88,000 |

## Sale Information

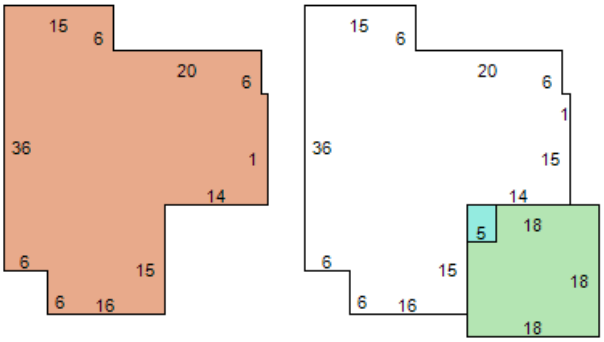
| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| | 1/2/1987 | $140.00 | CD | 1871 | 726 | U | I | TEBAULT A H TRUSTEE | ST AUGUSTINE TRAINS INC |

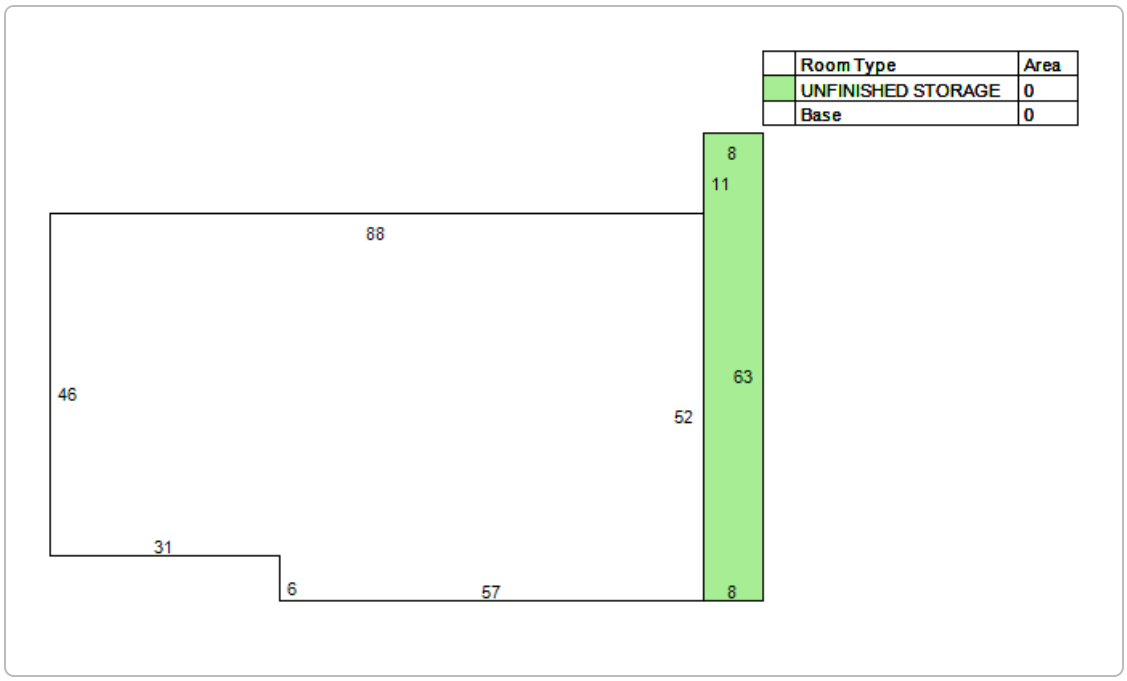
## Area Sales Report

Recent Sales in Area

## Sketch Information

| | Room Type | Area |
|---|---|---|
| | FINISHED OPEN PORCH | 0 |
| | PATIO | 0 |
| | Base | 0 |
| | FINISHED UPPER STORY | 0 |






| | Room Type | Area |
|---|---|---|
| | UNFINISHED STORAGE | 0 |
| | Base | 0 |

**No data available for the following modules:** Exemption Information.

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.

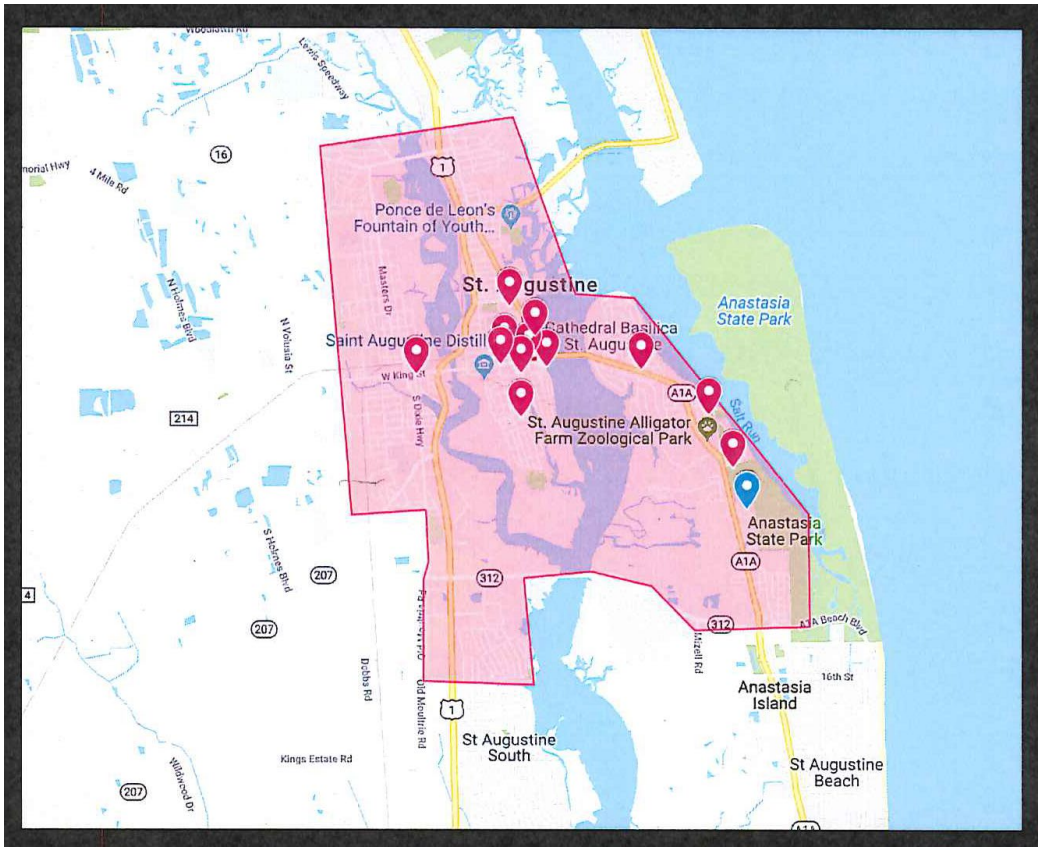
Developed by Schneider GEOSPATIAL

Last Data Upload: 5/13/2019, 11:48:13 PM

Version 2.2.18

City of St. Augustine

**HISTORIC ARCHITECTURAL REVIEW BOARD**
STAFF REPORT AND RECOMMENDATION
Prepared for May 23, 2019 Meeting




Application: 2019-0058 Address: Multiple Addresses

City of St. Augustine, Owner City of St. Augustine, Mobility, Applicant

Project description: To install bicycle racks and wayfinding signs for a bike share program.

| | | | |
|---|---|---|---|
| Architectural Style: | N/A | Florida Master Site File: | N/A |
| National Register: | N/A | Construction date: | N/A |
| Archaeology Zone: | 1A | Zoning District: | Multiple |
| Parcel number: | Multiple | | |
| Agenda Item: | 9(a) | Previous Action(s): | N/A |

**STAFF SUMMARY AND ANALYSIS:**
The applicant is presenting an Opinion of Appropriateness to install bicycle racks and wayfinding signs for a bike share program.

Proposed Bike Rack and Sign

- Under the Sign Code, governmental signs are allowed within the right-of-way.
- Freestanding signs are allowed under the Other Post-1821 section within the AGHP and are allowed within the multiple zoning districts.
- The turquoise and the blue are similar to city branded colors. White is found in the preapproved color list for multiple styles.
- Similar font styles to those provided are found within the pre-approved font list.
- Rectangular signs are generally appropriate according to the AGHP.
- The applicant will need to verify the size and materials of the signs to verify that they meet the sign code and are compatible with the districts.
- The bike racks appear to have a similar color and material to existing bike racks. The style is different, and the applicant should consider a design that is more compatible with the existing bike racks.
- Based on the information provided, the bike racks and signs are relatively unobtrusive. The applicant should consider providing a rendering to show what the final product will look like at each location.
- Subsurface construction, especially excavation on city property, may require an A14 Archaeological Review Application.

**STAFF RECOMMENDATION:**
*Staff does not provide recommendations for city projects and looks to HARB for review and comment on this proposed city project.*

*Kelli Mitchell*

STAFF PHOTOGRAPHS:

PAY
TO
PARK

PAY
TO
PARK

STOP
compact cars only

SCOPE OF WORK:

- Install wayfinding signs and bike racks in the HP districts and in Entry Cooridors

**CITY CODES/DESIGN GUIDELINES:**

**Signs**

The sizes, types, numbers and locations of signs everywhere in the city are regulated by the Sign Code. Permits are required to install, repaint, move or change the copy of any sign. Signs must be on the same property as the business or use they are advertising.

Installing or altering signs without a sign permit, or violating the terms and conditions of a sign permit will result in a Stop Work Order, a citation or an appearance before the Municipal Code Enforcement Board. All of these actions may result in fines.

Specific regulations and restrictions such as sign zones, sign types, dimensions and locations are addressed in Chapter 3 of the City Code.

Additionally, in historic preservation zoning districts, the colors, lettering styles, graphics and materials for signs are also regulated. All signs in historic preservation zoning districts must be approved by the Historic Architectural Review Board (HARB) prior to issuance of a permit or must meet pre-approved guidelines. Signs meeting pre-approved guidelines for colors, lettering style, graphics, materials, and lighting may be approved by the Planning and Building Division.

Pre-approved color charts and examples of pre-approved lettering styles are available in the Planning and Building Division.

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***

- 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.

***Pre-1821***

All signs must be wood. Letters should be painted on or applied directly to the sign board.

Appropriate sign types are bracket, facia and wall.

Brackets which are attached to buildings to support signs should be made of wood, and should be very simple in design.

Appropriate sign shapes are square or rectangular.

Paint colors should be those documented as used in St. Augustine during the Spanish and British Colonial period or similar colors. 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.

Lettering should be very simple and reflect 16th, 17th or 18th century styles.

Graphics are generally not appropriate.

***St. Augustine Colonial Revival (Post-1850)***

Signs may be wood or metal, and the letters and graphics should be painted on or applied directly to the sign board. Signs made of polished, anodized or chromed metal are not appropriate.

Individual sign letters made of wrought iron or other similar metal are also appropriate, and may be fastened directly to the facade of the building. Sign letters made of polished, anodized or chromed metal are not appropriate.

Appropriate sign types are bracket, pole, facia, wall and window.

Brackets 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.

Metal poles which are anchored in the ground to support signs are appropriate.

For window signs, the sign copy should be etched into the glass or painted directly on the glass.
Appropriate sign shapes are square, rectangular, circular, semi-circular, oval, shield, or a combination of these shapes.

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.

Although graphics are generally not appropriate, pointing hands and decorative borders may be used.

***Flagler Era (1885-1905)***
Signs may be wood, and the letters and graphics may be painted on or applied directly to the sign board; or separate carved letters may be fastened to the sign board.

Individual sign letters made of wrought iron or other similar metal are also appropriate, and may be fastened directly to the facade of the building. Sign letters made of painted, polished, anodized or chromed metal are inappropriate.

Signs made of pounded metal (copper or brass) are also appropriate.

Appropriate sign types are bracket, facia, wall and window.

Brackets 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 prohibited. The bracket itself may be more complex or ornate.

Wood posts or metal poles which are anchored in the ground to support signs are generally not appropriate.

For window signs, the sign copy should be etched into the glass or painted directly on the glass.
Appropriate sign shapes are square, rectangular, circular, semi-circular, shield, oval or a combination of these shapes.

Victorian or Flagler lettering styles are appropriate for Mediterranean Influence (Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance Revival) buildings. 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.

Although graphics are generally not appropriate, pointing hands and decorative borders may be used.

O***ther 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, facia 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 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]

Chapter 3 - ADVERTISING AND SIGNS
ARTICLE II. - SIGNS
DIVISION 1. - GENERALLY
Sec. 3-22. - Definitions.
The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Double-faced sign* means a sign with two (2) faces which are usually, but not necessarily, parallel.

*Freestanding/ground sign* means a sign supported by a sign structure secured in the ground and which is wholly independent of any building, fence, vehicle or object other than the sign structure for support.

Sec. 3-23. - Sign regulations generally.
(a) *Permits.* No sign of any kind shall be installed, erected, painted, altered or relocated by any person, business or institution, except as described in subsection (b) below, until a permit has been issued by the planning and building department. Applications for sign permits shall be accompanied by a survey of existing signs to remain, linear dimensions of primary and secondary street frontages, a complete list of proposed signs (including sign types, heights, widths, individual and cumulative square feet, letter styles, colors and materials used), a site plan indicating all sign locations, a sketch of all proposed signs and elevations showing all sign locations, as well as any additional specific information required by the planning and building department. Failure to submit all required information will delay review of the application. Continued failure to submit all required information within fifteen (15) working days following notification by the planning and building department shall result in the nullification of the application. A new, complete application must then be filed.
    (1) Failure to obtain a permit prior to installation or other work on a sign shall result in the permit fee being tripled. Any property owner and/or his agent who has failed to obtain a permit prior to such work shall be guilty of an offense and subject to enforcement procedures as outlined in this article.
    (2) Failure to obtain a permit prior to installation or other work on a sign on more than three (3) occasions within a one-year period shall result in the property owner, agent and/or sign contractor being cited and brought before the code enforcement board and shall be subject to a fine of not less than fifty dollars ($50.00) and not more than two hundred fifty dollars ($250.00) per violation. Such property owner, agent and/or sign contractor who has failed to obtain a permit on more than three (3) occasions within a one-year period shall be brought before the city commission, who may revoke such person's occupational license and/or suspend such person from obtaining sign permits for a period of up to one (1) year.
(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).

(f) *Maintenance.* All visible portions of a sign and its supporting structure shall be maintained in safe condition and neat appearance. Illuminated signs will be maintained in working order and functioning in a safe manner. Painted signs shall be kept in good condition and repainted as necessary. All signs shall be kept in such manner as to constitute a complete sign at all times. The area within five (5) feet of ground-mounted signs shall be kept clear of all debris as well as weeds and grass to a height of twelve (12) inches.

(l) *Prohibited signs.* All signs not expressly permitted under this ordinance, or signs not expressly exempt from permit requirements under this ordinance, are prohibited. Such signs include but are not limited to the following:

(7) Signs, other than signs erected by or on behalf of a governmental body, that are located in or on a public right-of-way;

DIVISION 2. - HISTORIC ZONES

Sec. 3-46. - Historic zone signs.

(2) *Historic Zone 2.*

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

5. Freestanding.

d. *Specific requirements:*

| | Maximum Width or Length | Total Size (sq. ft.) | Height to Bottom | Height to Top |
|---|---|---|---|---|
| Freestanding | 4;ft;/8;ft; | 32 | N/A | 10;ft; |

(3) *Historic Zone 3.*

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

5. Freestanding.

.

d. *Specific requirements:*

| | Maximum Width or Length | Total Size (sq. ft.) | Height to Bottom | Height to Top |
|---|---|---|---|---|
| Freestanding | 4;ft;/8;ft; | 32 | N/A | 10;ft; |

DIVISION 3. - COMMERCIAL ZONES

Sec. 3-66. - Commercial zone signs.

(a) *Commercial Zone 1.*

(1) *Permitted signs.* The following signs are permitted signs:

b. Freestanding.

(4) *Maximum size and height.* The maximum size of any sign shall be no more than eighty (80) square feet, provided, however, that any time and temperature sign shall not exceed forty (40) square feet and shall be included within the calculation of the number of and maximum square footage for signs as set forth in subparagraph (3) above and shall not be in addition thereto. The maximum height to the top of a ground/pole sign shall not exceed twenty (20) feet.

(b) *Commercial Zone 2.*

(1) *Permitted signs.* The following signs are permitted signs:

b. Freestanding.

(4) *Maximum size and height.* The maximum size of any sign shall be no more than one hundred twenty (120) square feet, provided, however, that any time and temperature sign shall not exceed forty (40) square feet and shall be included within the calculation of the number of and maximum square footage for signs as set forth in subparagraph

(3) above and shall not be in addition thereto. The maximum height to the top of a ground/pole sign shall not exceed twenty-five (25) feet.

(c) *Commercial Zone 3.*

(1) *Permitted signs.* The following signs are permitted signs:

b. Freestanding.

(4) *Maximum size and height.* The maximum size of any sign shall be no more than one hundred forty (140) square feet, provided, however, that any time and temperature sign shall not exceed forty (40) square feet and shall be included within the calculation of the number of and maximum square footage for signs as set forth in subparagraph (3) above and shall not be in addition thereto. The maximum height to the top of a ground/pole sign shall not exceed thirty (30) feet.

(d) *Commercial Zone 4.*

(1) *Permitted signs.* The following signs are permitted signs:

b. Freestanding.

(4) *Maximum size and height.* The maximum size of any sign shall be no more than one hundred ten (110) square feet, provided, however, that any time and temperature sign shall not exceed forty (40) square feet and shall be included within the calculation of the number of and maximum square footage for signs as set forth in subparagraph (3) above and shall not be in addition thereto. The maximum height to the top of a ground/pole sign shall not exceed twenty (20) feet.

LIST OF ATTACHMENTS:

1. City Branding Colors and Text

# ST. AUGUSTINE BRAND COLOR PALETTE

## PRIMARY BRAND PALETTE

**Brand Orange**

PMS 7578 C
C:12 M:80 Y:95 K:2
R:210 G:85 B:44

**Brand Red**

PMS 7620 C
C:18 M:100 Y:100 K:10
R:186 G:32 B:38

**Brand Blue**

PMS 2159 C
C:77 M:46 Y:25 K:3
R:70 G:121 B:154

## SECONDARY BRAND PALETTE

**Contrast Blue**

PMS 2188 C
C:89 M:63 Y:43 K:26
R:38 G:78 B:99

**Palm Green**

PMS 7620 C
C:41 M:13 Y:53 K:0
R:158 G:188 B:143

**Sea Green**

PMS 646
C:30 M:0 Y:23 K:0
R:179 G:221 B:206

**Sky Blue**

PMS 646
C:26 M:4 Y:6 K:0
R:179 G:221 B:206

**Sand White**

PMS 7499
C:3 M:0 Y:19 K:4
R:236 G:237 B:206

**Coquina Gray**

PMS 424 C
K:70
R:109 G:110 B:113

**Flagler Gold**

PMS 7499
C:8 M:9 Y:61 K:0
R:238 G:219 B:127

**Colonial Brown**

PMS 7499
C:36 M:81 Y:56 K:25
R:136 G:64 B:77

# HEADLINES IN UNIVERS LT STD ULTRA CONDENSED

## *Accents in Minion Pro Semibold Italic*

### Body Copy in Minion Pro Medium

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## 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. 2019.0058

Receipt No._____ Meeting Date: 5-23-19

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

1. NAME OF APPLICANT Reuben Franklin
   Business (if applicable) City of St. Augustine
   Address PO Box 210
   City St. Augustine State FL Zip Code 32080
   Daytime telephone 904-209-4279 Other phone/email _____
   *The above contact information will be used for correspondence. Please ensure this information is accurate.*
2. NAME OF PROPERTY OWNER City of St.Augustine
   Business (if applicable) _____
   Address PO Box 210
   City St. Augustine State FL Zip Code 32080
   Daytime telephone (required) 904-209-4279 Other phone _____
3. PROJECT STREET ADDRESS Locations are proposed within public right-of-way
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_____ |
| ☐ | ☐ | 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 Bike share hubs to be installed
- ☐ 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)

The City of St. Augustine plans to utilize public right-of-way to setup hubs (bike racks) with way finding information for a bike share program. The first phase of the program intends to have 12 permanent hub locations some of which are located in historic districts. Wayfinding signs that are part of the hubs identify the location of the hub in relation to surrounding hubs. The signs also include information on how to download the mobile application, the hub location name, partners and sponsored ad area. The intention of the program is to provide a sustainable transportation option helping to foster a "park once environment" to create a bikeable and walkable community.

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 Reuben Franklin

SIGNATURE OF APPLICANT _____ DATE 4/17/19

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.

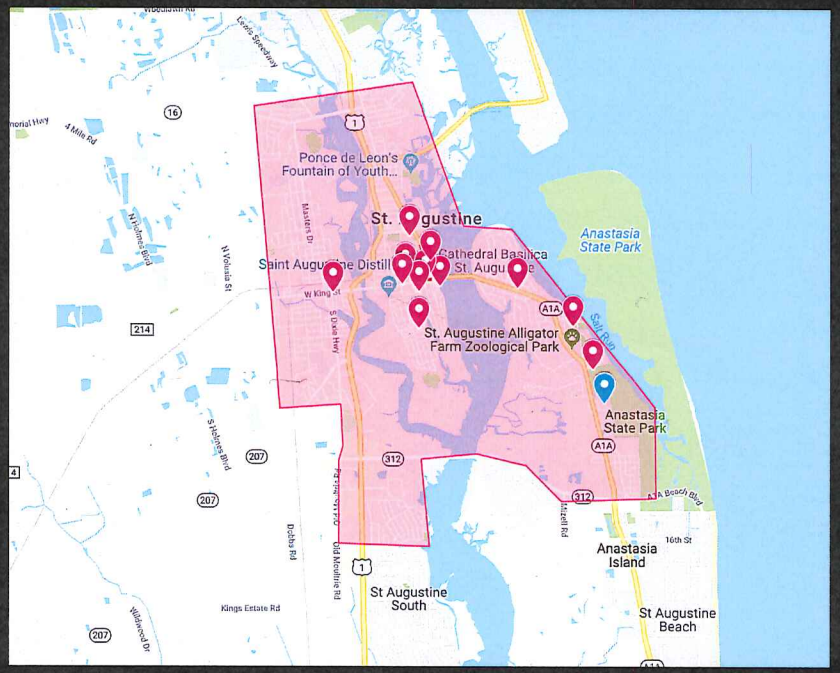
gotcha
MOBILITY + MEDIA

# St. Augustine, FL Bike Share

Hub locations

# System

- System Area size: 10.7 sq mi
- Quantity of bikes: 100
- Quantity of hubs: 12 (+1 special area)
- Quantity of racks: 150



# Hub #1: City Marina

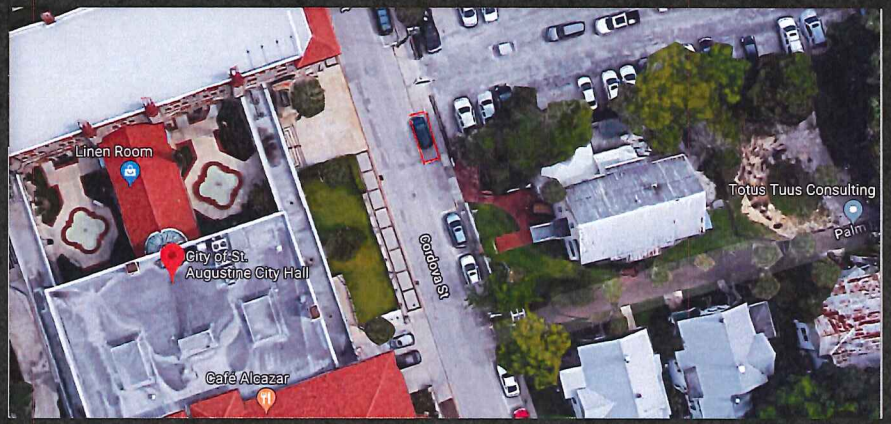
- Description: first parking lot spot
- Available space:
  - Depth: 11.5’
  - Length: 24.5’
- ADA clearance: 5’+
- Rack type: Gotcha
- Suggested racks: 8
- Signage type: freestanding
- Notes: Would require loss of parking spot

# Hub #2: Lincolnville Museum

- Description: on existing darker concrete pad, flush with curb in frontal zone
- Available space:
  - Depth: 7’
  - Length: 22’
- ADA clearance: 5’+
- Rack type: Gotcha
- Suggested racks: 8
- Signage type: freestanding
- Notes: serves Lincolnville neighborhood

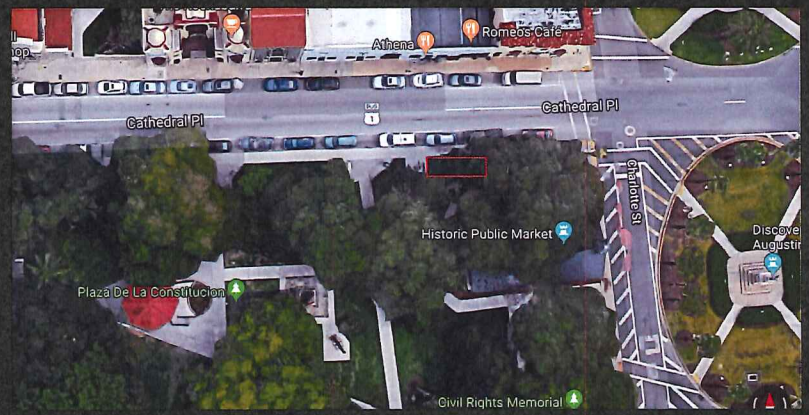
# Hub #3: City Hall

- Description: in parking stall, overlap 3 ft into yellow curb
- Available space:
  - Depth: 7.5’
  - Length: 24’
- ADA clearance: 5’+
- Rack type: Gotcha
- Suggested racks: 8
- Signage type: freestanding
- Notes: Would require loss of one parking stall



# Hub #4: Plaza

- Description: to left of existing concrete pad
- Available space:
  - Depth: 7’
  - Length: 24’
- ADA clearance: 5’+
- Rack type: Gotcha
- Suggested racks: 8
- Signage type: freestanding
- Notes: Would require extension of concrete pad

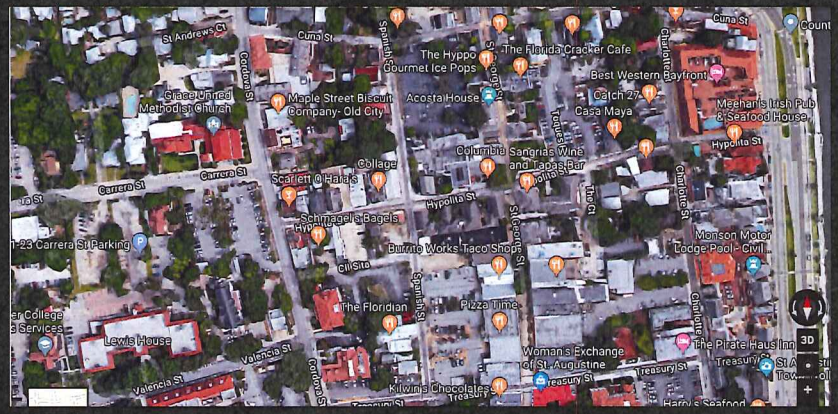


# Intersection at Sevilla/Valencia St.

- Description: on no park zone and taking up one stall
- Available space:
  - Depth: 7'
  - Length: 36'
- ADA clearance: 5'+
- Rack type: Gotcha
- Suggested racks: 12
- Signage type: freestanding
- Notes: Would require loss of parking stall

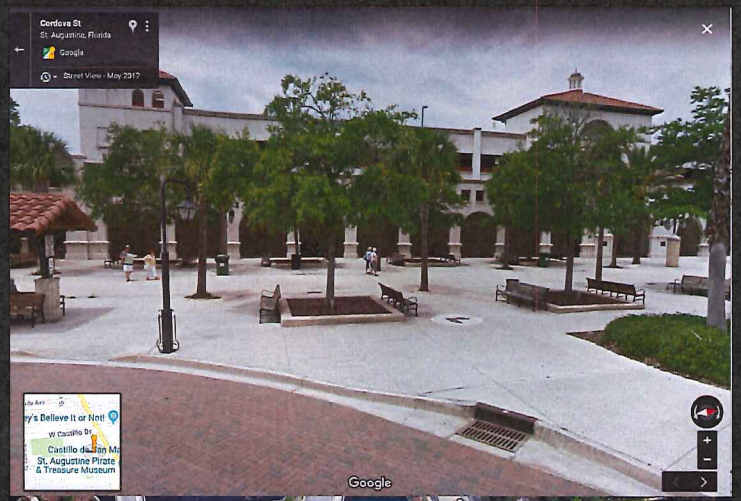
# Intersection of Cordova St. and Hypolita St.

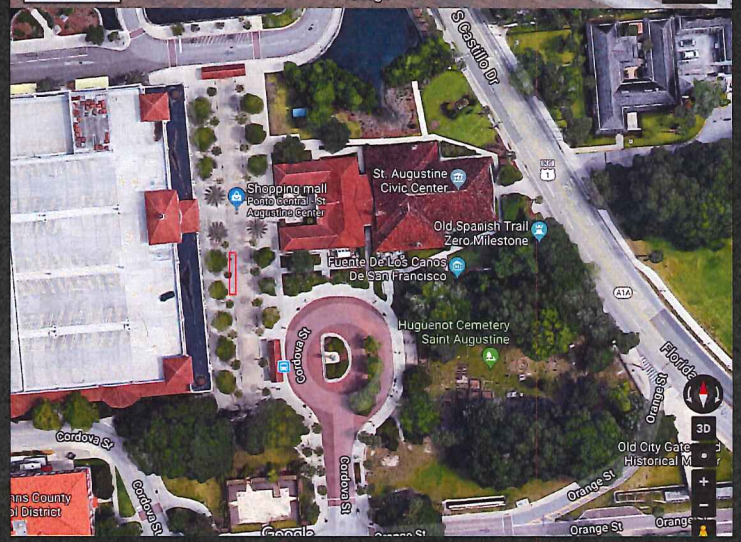
- Description: split location between trees
- Available space (each):
  - Depth: 7’
  - Length: 17’
- ADA clearance: 5’+
- Rack type: Gotcha
- Suggested racks: 8
- Signage type: freestanding
- Notes: Would require concrete pours



# Visitor's Center

- Description: flush with central tree planters (further row in reference photo)
- Available space:
  - Depth: 7'
  - Length: 30'+
- ADA clearance: 10'+
- Rack type: Gotcha
- Suggested racks: 8
- Signage type: freestanding
- Notes: Would require blocking one pathway in square



# Flagler College Student Center

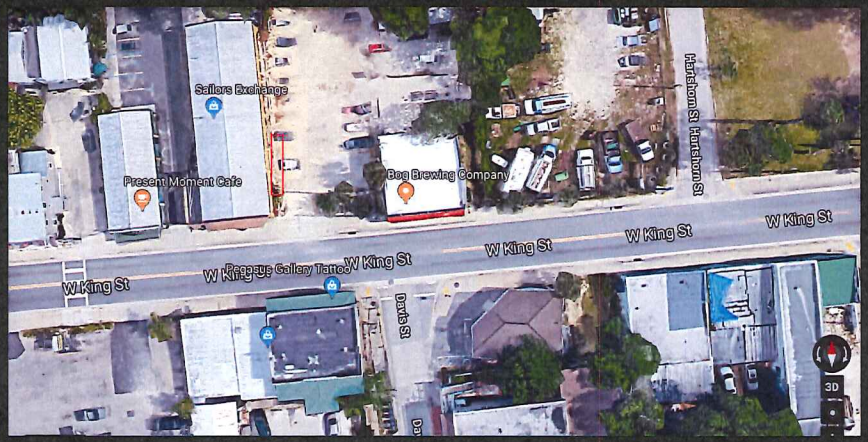
- Description: on existing concrete pad, flush with rear of pad
- Available space:
  - Depth: 11’
  - Length: 18.10’
- ADA clearance: 5’+
- Rack type: Gotcha
- Suggested racks: 8
- Signage type: freestanding
- Notes: Would require extending the pad out to the right by 6'

# Flagler Dorms

- Description: in place of existing compact car space
- Available space:
  - Depth: 7’
  - Length: 24’
- ADA clearance: 5’+
- Rack type: Gotcha
- Suggested racks: 8
- Signage type: freestanding
- Notes: Would require loss of parking stall

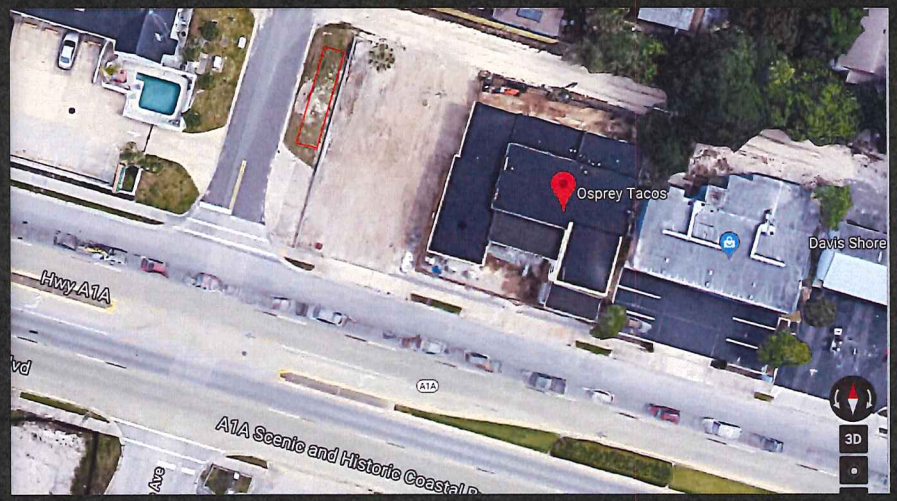
# West King Business District

- Description: In Bog Brewing Co. parking lot along yellow wall in no parking zone
- Available space:
  - Depth: 7'+
  - Length: 24'+
- ADA clearance: 5'+
- Rack type: Gotcha
- Suggested racks: 8
- Signage type: freestanding



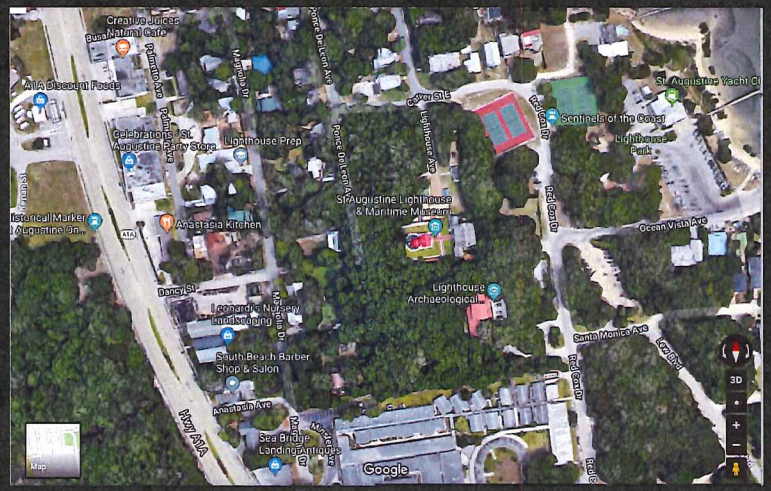
# Anastasia Blvd. at Osprey Tacos

- Description: 2ft back from road, 1ft from tree line
- Available space:
  - Depth: 10'
  - Length: 29'
- ADA clearance: 5'+
- Rack type: Gotcha
- Suggested racks: 8
- Signage type: freestanding
- Notes: Would require leveling and concrete pad pour



# Lighthouse

- Description: behind wooden bollards in park greenspace
- Available space:
  - Depth: 7’
  - Length: 34’
- ADA clearance: 5’+
- Rack type: Gotcha
- Suggested racks: 12
- Signage type: freestanding
- Notes: Would require concrete pad pour



# Ampitheatre- Special Area

- Description: geofence existing racks as special area for events (Farmer's Market and concerts)
- Available space: 25 bikes
- ADA clearance: 5'+
- Signage type: temporary

# Phase 2 Locations

- Distillery/ Ice Plant
- Fountain of Youth
- Old Fort
- Anastasia State Park
- Dos
- Gallimore Park
- Nelmar Terrace Park
- Juniper Market
- Uptown Business District
- Fullerwood
- Library

# HUB Location Data Sheet

| HUB ID | Location | Name | Parcel ID | Adjacent Parcel ID | Historic Preservation Zone |
|---|---|---|---|---|---|
| 1 | Avenida Menendez / King St | City Marina | 1961500001 | 1986000000 | HP-2 |
| 2 | ML King / Moore St | Lincolnville Museum | 2089900000 | 2090000000 | NA |
| 3 | Cordova St | City Hall | 1961500001 | 1995700000 | HP-2/HP-4 |
| 4 | Cathedral Pl / Plaza | Plaza | 1961900000 | 1961500001 | HP-2 |
| 5 | Cordova St / Hypolita St | Hypolita | 1961500001 | 2052200000 | HP-2/HP-3 |
| 6 | HDPF / Visitor's Center | Visitor's Center | 1960500000 | 1960500001 | HP-3 |
| 7 | W. King St / Davis St | W. King Business District | 1113200000 | 1110100003 | NA |
| 8 | Anastasia Blvd / Arredondo Ave | The Blvd | 2134101000 | 2181300000 | NA |
| 9 | Lighthouse Park | Lighthouse | 1585900000 | 1643850010 | NA |
| 10a | Sevilla St / Valencia St | Flagler College | 2035600001 | 2016500000 | HP-4 |
| 10b | Sevilla St / Valencia St | Flagler College | 2035600001 | 2016500000 | HP-4 |
| 11 | Malaga St / Valencia St | Malaga | 2035600001 | 2044700000 | NA |
| 12 | Amphitheatre (geo fenced) | The Amp | 1593100000 | NA | NA |

**Future Potential Locations**

Distillery/Ice Plant
Fountain of Youth
Anastasia State Park
Dos Coffee
Gallimore Park
Nelmar Terrace Park
Uptown Business District
Fullerwood
Library

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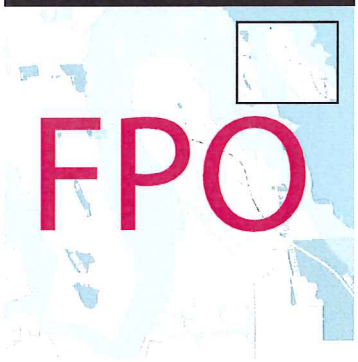
CITY OF ST AUGUSTINE. EST. 1565

HUB NAME GOES HERE

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05 READ ALL OUR SAFETY TIPS BELOW.

06 WATCH THE APP FOR NOTIFICATIONS TO PICK UP VIRTUAL FUEL AND AVOID FUEL.

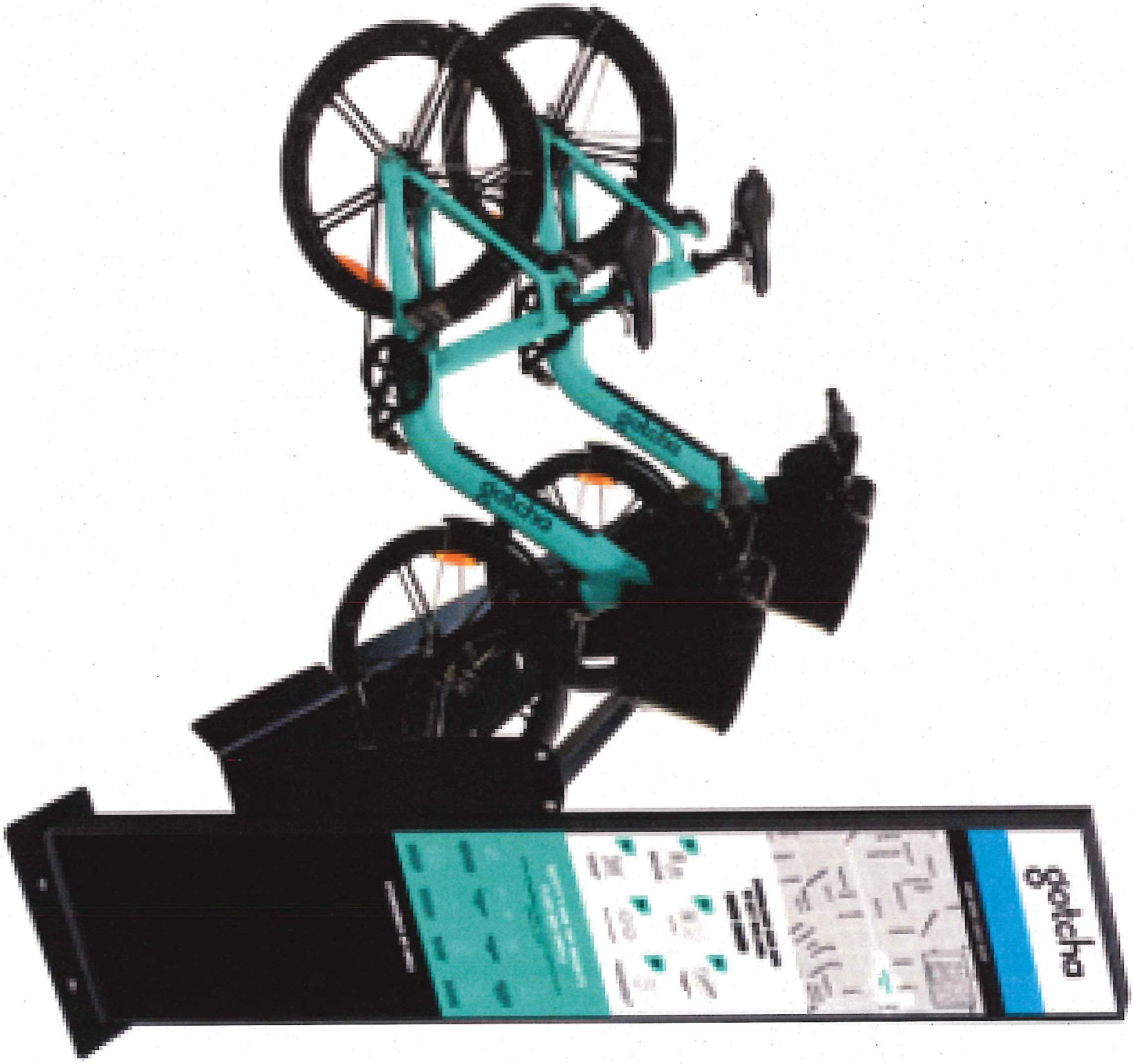
## SAFETY'S OUR TOP PRIORITY, PLAIN AND SIMPLE.

Follow the guidelines below to have a good time and avoid boo boos.

## PARTNERS

PCITY DOTD CPRT BRAF

## SPONSORED AD AREA

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Health+
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Planning/Building Dept.

# NATIONAL 2 CONDENSED, EXTRA BOLD.

National 2 Condensed Extra Bold is always used in uppercase. It is our font for headlines, headers, and short pieces of copy for things like coasters, stickers etc.

# NATIONAL 2 CONDENSED, MEDIUM.

National 2 Condensed Medium is always used in uppercase. It is our font for subheaders and secondary information that needs to stand out but not compete with the header.

# Founders Grotesk

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City of St. Augustine

CITY OF ST AUGUSTINE EST. 1565

**HISTORIC ARCHITECTURAL REVIEW BOARD**
STAFF REPORT AND RECOMMENDATION
Prepared for May 23, 2019 Meeting

Application F2019-0059 Address: 410 Anastasia Boulevard

Mellow Mushroom – Applicant Panic Pizza Inc. – Owner

Project description: Design approval for a landscape material that is not listed in the Anastasia Design Standards for Entry Corridors.

| | | | |
|---|---|---|---|
| Architectural Style: | Contemporary Moderne | Florida Master Site File: | N/A |
| National Register: | N/A | Construction date: | 2013 |
| Archaeology Zone: | N/A | Zoning District: | CL-2 |
| Parcel number: | 218270-0000 | Typology: | N/A |
| Agenda Item: | 10(a) | Previous Action(s): | N/A |

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting an application for a Variance to the Anastasia Boulevard Design Standards for Entry Corridors (DSEC) which is called a Modification in the current/revised Standards. The application includes a landscaping material which is not listed in the Standards.

- The applicant provided a site plan showing that the front yard area and area between the sidewalk and roadway are proposed to be filled with an artificial turf grass product
- The applicant substantiates the request by indicating that the project will enhance the building and the entry corridor (application items 7c and 7f) but notes no unique architectural or historic condition of the property (application items 7a and 7b)
- The applicant indicated he will bring a sample of the material to the board meeting
- This is treated as a "modification" in the new version of the Design Standards and the applicant must provide the justification.

(NO STAFF RECOMMENDATION)

The CRC may issue a modification of standards if strict application of the standards is not warranted and that granting a modification will fulfill the intent of the standards. The following criteria will be applied to determine if the applicant has justified a request for a modification:

- The proposed modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.
- Compliance with the requirement is technically impractical or undesirable based on site conditions, or approval of the modification will result in superior design.

_____
Jenny Wolfe
Historic Preservation Officer

Staff Photographs

SUMMARY SCOPE OF WORK:

- replace grassed area with artificial turf landscaping material as depicted in the shaded areas of the applicant's site plan

# 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)

*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.

**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.

**Section 9. Appendix C: Landscape Plant List (excerpted)**

Turfgrass
Bahia Grass Bermuda Grass Centipede Grass
St. Augustine Grass
Zoysia Grass

*Plants Not Listed*

All native plantings as defined by UF/IFAS or USDA to northeast Florida may be used in addition to this list.
All plantings defined as “Florida Friendly” and suited to northeast Florida’s climate by UF/IFAS may also be used.
Refer to the Florida-Friendly Landscape website for more assistance: http://fyn.ifas.ufl.edu/

ATTACHMENTS:

1. Application materials

3/22/19 SPA
4/18/19

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

# VARIANCE TO THE DESIGN STANDARDS OR GUIDELINES

Application Fee: $350.00 (plus advertising costs) BDAC Project No. 2019-0059

Receipt No. 1600400 Meeting Date: 4/18/19 – MAY

Advertising Costs $_____ Paid on _____ Receipt No. _____ MEETING DATE

PLEASE PRINT OR TYPE (ATTACH ADDITIONAL SHEETS AS NEEDED)

1. NAME OF APPLICANT MATT STRICKLAND
   Business (if applicable) MELLOW MUSHROOM
   Address 410 ANASTASIA BLVD.
   City ST. AUGUSTINE State FL Zip Code 32080
   Daytime telephone 904 826 4040 Other phone/email _____
2. NAME OF PROPERTY OWNER ~~[illegible]~~ PATRIC PIZZA INC.
   Business (if applicable) 3501 B N. PONCE DE LEON BLVD.
   Address ~ ~
   City ST. AUGUSTINE State FL Zip Code 32084
   Daytime telephone (required)_____ Other phone _____
3. PROJECT STREET ADDRESS 410 ANASTASIA BLVD.
4. LEGAL DESCRIPTION: Lot X Block____ Subdivision_____ Parcel_____
5. EXISTING USE_____ PROPOSED USE ADD TURF LANDSCAPE
6. DESCRIPTION OF REQUEST THAT REQUIRES A VARIANCE:
   LANDSCAPE
7. Complete the following for a VARIANCE:

   The variance provides flexibility based upon a qualified architectural or historic condition associated with the existing building and lot configuration, the architectural character of the existing building, or the historic architectural character of the specific corridor, all to be determined appropriate by the Historic Architectural Review Board. The proposal may not conflict with other ordinances and will maintain the architectural heritage and enhancement of the overall visual character of the corridor. The Board shall find that granting the variance will not be contrary to the public interest; will not adversely affect other property and structures in the corridor; and will be in harmony with the spirit, intent, and purpose of this provision.

   ☒ *I have read and understand the above statement*

   a) Does the existing building and lot configuration have a unique character based upon an architectural or historic condition not common to other properties on the same corridor? (Example: the building is setback on the lot unlike neighboring buildings) Please explain fully: NO

   b) Does the existing building have a unique style based upon an architectural or historic condition not common to other properties on the same corridor? Please explain fully: NO

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c) Does the proposed project take into consideration the unique historic architectural character of the corridor on which the property is located? Please explain fully: Yes and it enhances the structure itself

d) Is the proposed project allowed on property not located on an Entry Corridor? ☐ Yes ☒ No.

e) If granted, will the variance adversely affect other property in the corridor? : NO

f) If granted, can you establish that the variance will be in harmony with the intent and purpose of the Design Standards for Entry Corridors? : Yes - and it greatly encourages the intent of making this a truly beautiful entrance to the city -

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 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 be assessed to the applicant.*

PRINT APPLICANT'S/APPELLANT'S NAME MATT STRICKLAND

SIGNATURE OF APPLICANT/APPELLANT _____ DATE 4/9/19

PRINT OWNER'S NAME Matt Strickland

SIGNATURE OF OWNER _____ DATE 4/9/19

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.

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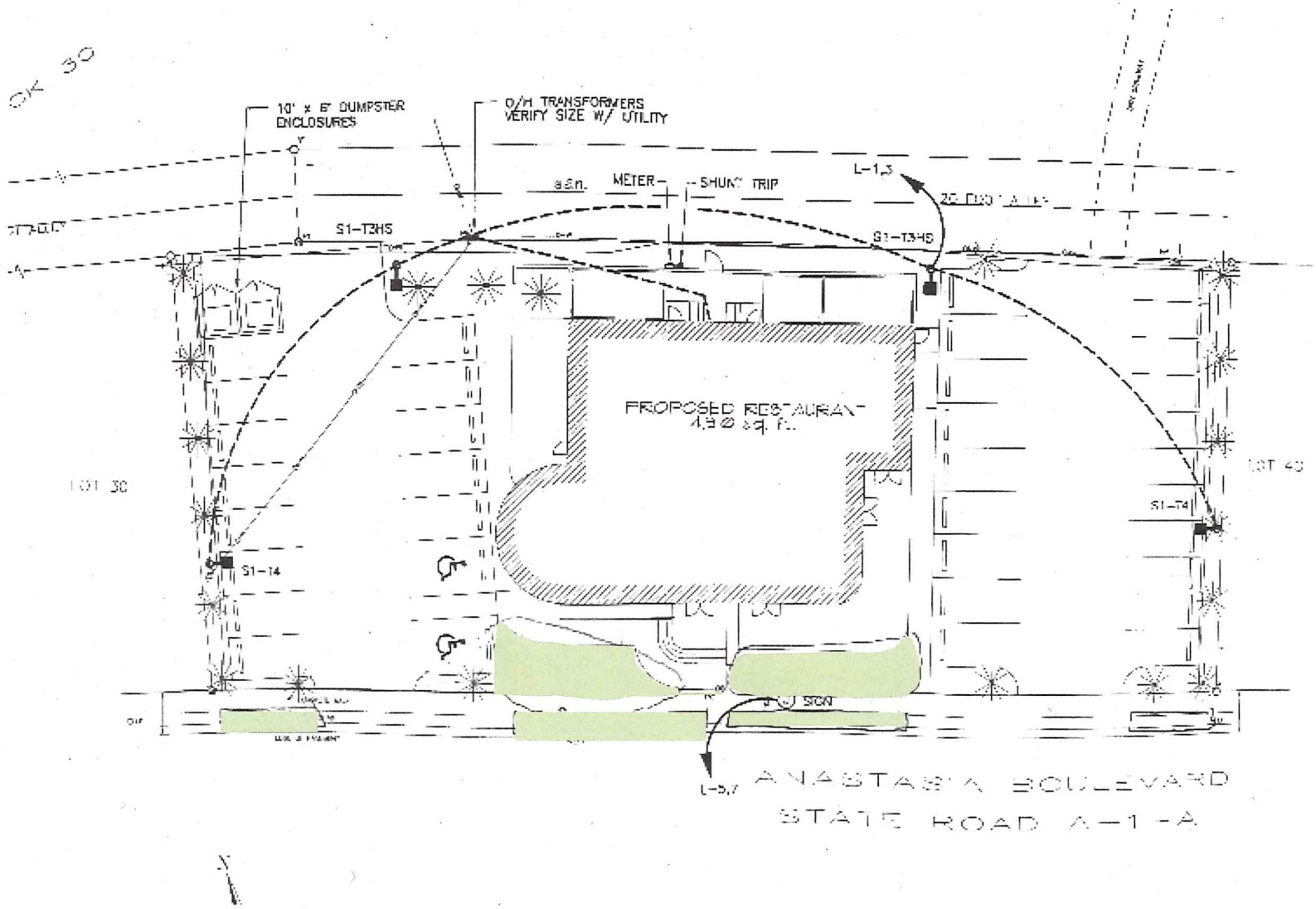
APR 29 2019
Planning/Building Dept.




SITE PLAN

RECEIVED
APR 29 2019
Planning/Building Dept.

# Detail by Entity Name

Florida Limited Liability Company
PANIC PIZZA PROPERTIES, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L12000009242 |
| **FEI/EIN Number** | 45-4315840 |
| **Date Filed** | 01/19/2012 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

3501-B NORTH PONCE DE LEON BLVD., PMB #396
ST. AUGUSTINE, FL 32084

**Mailing Address**

3501-B NORTH PONCE DE LEON BLVD., PMB #396
ST. AUGUSTINE, FL 32084

**Registered Agent Name & Address**

GLAZIER & GLAZIER, P.A.
8825 PERIMETER PARK BOULEVARD, SUITE 504
JACKSONVILLE, FL 32216

**Authorized Person(s) Detail**

**Name & Address**

Title MGRM

Strickland, David M.
3501-B N. Ponce De Leon Blvd., PMB# 396
St. Augustine, FL 32084

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2017 | 01/11/2017 |
| 2018 | 01/15/2018 |
| 2019 | 02/06/2019 |

**Document Images**

| | |
|---|---|
| 02/06/2019 -- ANNUAL REPORT | View image in PDF format |
| 01/15/2018 -- ANNUAL REPORT | View image in PDF format |
| 01/11/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/21/2016 -- ANNUAL REPORT | View image in PDF format |
| 03/02/2015 -- ANNUAL REPORT | View image in PDF format |
| 03/31/2014 -- ANNUAL REPORT | View image in PDF format |
| 02/05/2013 -- ANNUAL REPORT | View image in PDF format |
| 01/19/2012 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

Public Records of St. Johns County, FL Clerk # 2012055381, O.R. 3618 PG 67,
09/21/2012 at 11:36 AM REC. $5.00 SUR. $5.00 Doc. D $3640.00

**Prepared by and return to:**
**Craig M. Herzog**
**Action Title Services of St. Johns County, Inc.**
**3670 US 1 South, Suite 110**
**St. Augustine, Florida 32086**
**File Number: 12-7925**

**Space Above this Line for Recording Data**

# THIS SPECIAL WARRANTY DEED

**Made this day of, Thursday, September 20, 2012** by **Bank of St. Augustine, a federal savings bank** (hereinafter referred to as grantor) to **Panic Pizza Properties, LLC, a Florida Limited Liability Company** whose post office address is: **3501-B North Ponce De Leon Blvd. PMB #396, St. Augustine, FL 32084** (Hereinafter referred to as grantee).

(Wherever used herein the terms " grantor" and "grantee" include all parties to this instrument and the heirs, legal representation, and assigns of individuals, and the successors and assigns of corporation.)

***WITNESSETH,*** That the grantor, for and in consideration of the sum of **$520,000.00 (Five Hundred Twenty Thousand dollars & no cents)** 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 **[illegible] County for Property]**, State of Florida, viz:
St. Johns County

Lot 31, 32, 33, 34, 35, 36, 37, 38 and 39, Block 30, Davis Shores Ocean View Section, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 97, 98, 99, 100, 101 and 102, of the Public Records of St. Johns County, Florida, less and except any portion of subject property lying within the right of way of A-1-A as set forth in Official Records Book 53, Page 161.

**Parcel ID Number: 218270-0000**

**Property is not the homestead of the grantor.**

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

**To Have and to Hold, the same in fee simple forever.**

**Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.**

COPY

***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; and that the said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2011** and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

***IN WITNESS WHEREOF,*** the said grantor has hereto set his/her hand(s) and seal(s) the day and year first above written.
*Signed, sealed and delivered in our presence:*

Witness
Printed Name : Craig M. Herzog

Witness
Printed Name Daniel S. Lang

(Seal)
**Bank of St. Augustine**
**By Harry J. Bell, Its President**
**Address:120 State Road 312 West, St. Augustine, FL 32086**

**State of Florida**
**County ofSt. Johns**
The foregoing instrument was acknowledged before me this **September 20, 2012**, by **Harry J. Bell, President of Bank of St. Augustine, a federal savings bank**, who is/are personally known to me or who has produced a valid driver's license as identification and who has taken an oath.

Notary Public
Print Name: Craig M. Herzog
My Commission Expires: 01/27/2014

CRAIG M. HERZOG
MY COMMISSION # DD 947765
EXPIRES: January 27, 2014
Bonded Thru Notary Public Underwriters

**[NOTARY SEAL]**

Special Warranty DeedThursday, September 20, 2012 10:24 AM

# St. Johns County, FL

## Tax Bill

My Tax Bill

## Estimate Taxes

Tax Estimator

## 2018 TRIM Notice

2018 TRIM Notice

## 2017 TRIM Notice

2017 TRIM Notice

## Summary

| | |
|---|---|
| **Parcel ID** | 2182700000 |
| **Location Address** | 410 ANASTASIA BLVD<br>SAINT AUGUSTINE 32080-0000 |
| **Neighborhood** | Anastasia Blvd Restaurants (COM) (590.04) |
| **Tax Description*** | 3-100 DAVIS SHORES LOTS 31 THRU 39 BLK 30 (EX R/W OF A1A IN OR53/161) OR3618/67<br>*The Description above is not to be used on legal documents. |
| **Property Use Code** | Restaurants & Cafeterias (Owner Occupied) (2105) |
| **Subdivision** | Davis Shores Ocean View Section |
| **Sec/Twp/Rng** | 17-7-30 |
| **District** | City of St Augustine (District 452) |
| **Millage Rate** | 20.2171 |
| **Acreage** | 0.510 |
| **Homestead** | N |

## Owner Information

| | |
|---|---|
| **Owner Name** | Panic Pizza Properties LLC 100% |
| **Mailing Address** | 3501 N PONCE DE LEON BLVD STE B<br>SAINT AUGUSTINE, FL 32084-1400 |

## Map

## Valuation Information

| | 2019 |
|---|---|
| Building Value | $621,992 |
| Extra Features Value | $38,381 |
| Total Land Value | $441,080 |
| Agricultural (Assessed) Value | $0 |
| Agricultural (Market) Value | $0 |
| **Just (Market) Value** | **$916,400** |
| Total Deferred | $0 |
| **Assessed Value** | **$916,400** |
| Total Exemptions | $0 |
| **Taxable Value** | **$916,400** |

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

## Historical Assessment Information

| 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 | $565,429 | $38,381 | $352,864 | $0 | $0 | $847,100 | $847,100 | $0 | $847,100 |
| 2017 | $585,475 | $32,993 | $330,810 | $0 | $0 | $874,400 | $874,400 | $0 | $874,400 |
| 2016 | $591,511 | $35,305 | $330,810 | $0 | $0 | $874,400 | $874,400 | $0 | $874,400 |
| 2015 | $597,547 | $37,523 | $330,810 | $0 | $0 | $874,400 | $874,400 | $0 | $874,400 |
| 2014 | $566,943 | $39,425 | $234,875 | $0 | $0 | $841,243 | $839,921 | $1,322 | $839,921 |
| 2013 | $0 | $6,636 | $211,718 | $0 | $0 | $218,354 | $218,354 | $0 | $218,354 |
| 2012 | $157,586 | $15,232 | $207,360 | $0 | $0 | $380,178 | $380,178 | $0 | $380,178 |
| 2011 | $190,251 | $18,866 | $232,200 | $0 | $0 | $441,317 | $441,317 | $0 | $441,317 |
| 2010 | $195,325 | $18,866 | $345,600 | $0 | $0 | $559,791 | $559,791 | $0 | $559,791 |

## Building Information

| | | | |
|---|---|---|---|
| **Building** | 1 | **Roof Structure** | Rigid Frame |
| **Actual Area** | 6867 | **Roof Cover** | Built Up |
| **Conditioned Area** | 5244 | **Interior Flooring** | Ceramic Tile, Hardwood |
| **Actual Year Built** | 2013 | **Interior Wall** | Drywall |
| **Use** | Restaurants & Cafeterias (Chain) | **Heating Type** | Air Duct |
| **Style** | 04 | **Heating Fuel** | |
| **Class** | N | **Air Conditioning** | Central |
| **Exterior Wall** | Concrete Stucco | **Baths** | |

| Category | Type | Pct |
|---|---|---|
| Foundation | Perimeter Foundation with Pads | 100% |
| Floor System | Concrete Slab | 100% |
| Frame | Masonry | 100% |
| Exterior Wall | Concrete Stucco | 100% |
| Roofing Structure | Rigid Frame | 100% |
| Roofing Cover | Built Up | 100% |
| Interior Flooring | Hardwood | 50% |
| Interior Flooring | Ceramic Tile | 50% |
| Interior Walls | Drywall | 100% |
| Insulation | 1" Fiberglass | 100% |
| Electrical | Good | 100% |
| Plumbing | 17 Fixtures | 100% |
| Heating Type | Air Duct | 100% |
| Air Conditioning | Central | 100% |
| Condition | Good | 100% |

| Description | Conditioned Area | Actual Area |
|---|---|---|
| CANOPY (COMMERCIAL) | 0 | 703 |
| BASE AREA | 5244 | 5244 |
| CANOPY (COMMERCIAL) | 0 | 540 |
| CANOPY (COMMERCIAL) | 0 | 166 |
| CANOPY (COMMERCIAL) | 0 | 214 |
| Total SqFt | 5244 | 6867 |

## Extra Feature Information

| Code Description | BLD | Length | Width | Height | Units |
|---|---|---|---|---|---|
| Asphault Paving | 0 | 0 | 0 | 0 | 10924 |
| Concrete Paving | 0 | 0 | 0 | 0 | 570 |
| Masonry Wall | 0 | 0 | 0 | 0 | 400 |
| Wood Fence | 0 | 0 | 0 | 0 | 128 |
| Bulkhead (Average) | 0 | 0 | 0 | 0 | 348 |
| Pole Light | 0 | 0 | 0 | 0 | 100 |
| Sprinkler Wet | 0 | 0 | 0 | 0 | 5507 |

## Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|---|---|---|---|---|---|
| Owner Occupied Restaurants & Cafeterias | 225 | 96 | 22054 | SF | $441,080 |

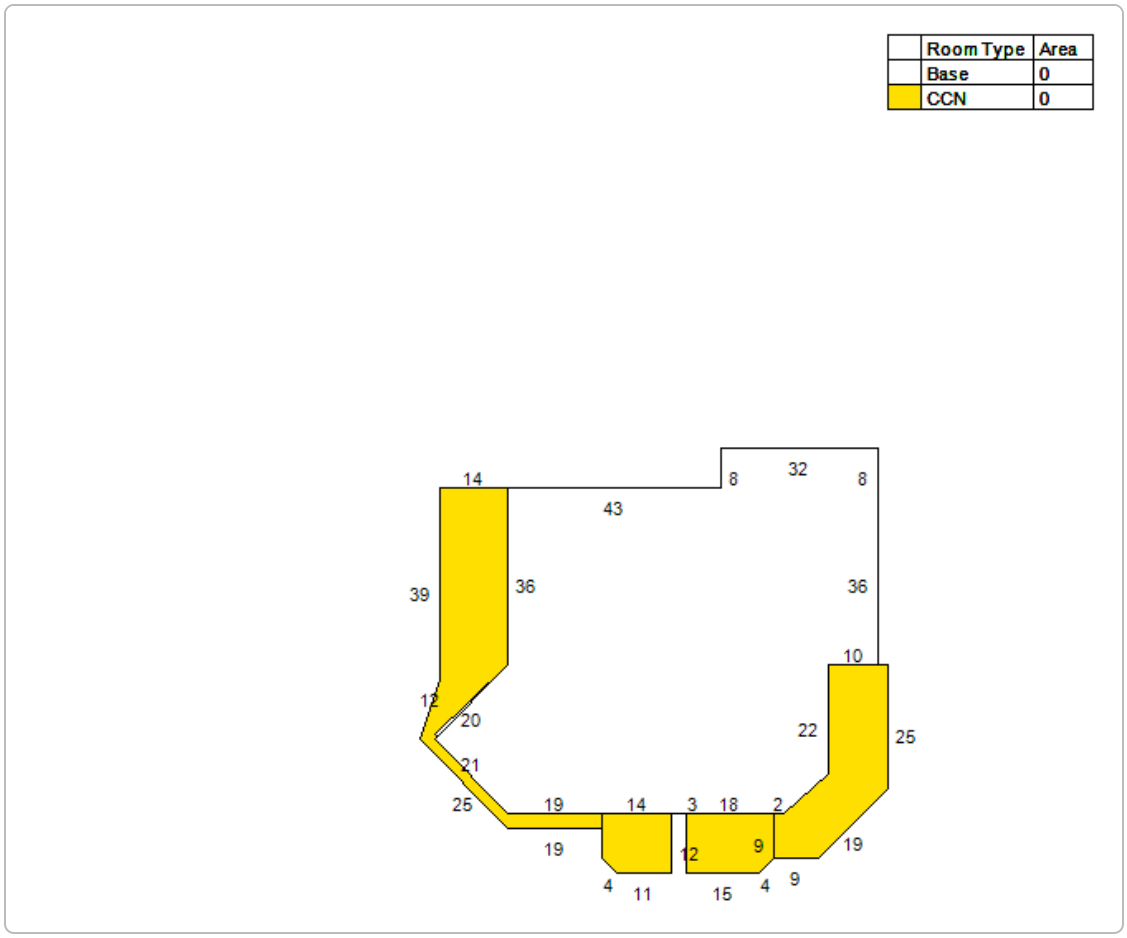
## Sale Information

| Recording Date | Sale Date | Sale Price | Instrument Type | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 9/21/2012 | 9/20/2012 | $520,000.00 | WD | 3618 | 67 | U | I | BANK OF ST AUGUSTINE | PANIC PIZZA PROPERTIES LLC |
| 8/16/2011 | 8/15/2011 | $425,100.00 | CT | 3464 | 1942 | U | I | 410 ANASTASIA BLVD LLC | BANK OF ST AUGUSTINE |
| 2/23/2011 | 2/23/2011 | $0.00 | LP | 3411 | 756 | U | I | BANK OF ST AUGUSTINE VS: | 410 ANASTASIA BLVD LLC |
| | 3/17/2008 | $823,161.00 | WD | 3060 | 1007 | Q | I | BERSU THEO J,CHRIS C | 410 ANASTASIA BLVD LLC |
| | 2/1/1990 | $0.00 | | 845 | 1423 | U | I | | BERSU THEO J,CHRIS C |
| | 2/1/1990 | $0.00 | | 845 | 1419 | U | I | | |

## Area Sales Report

Recent Sales in Area

## Sketch Information




**No data available for the following modules:** Exemption Information.

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.

Developed by Schneider GEOSPATIAL

Last Data Upload: 5/13/2019, 11:48:13 PM

Version 2.2.18

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

Date: May 23, 2019

Re: Planning and Building Permits – Historic Preservation Districts and Entry Corridors

During the month of April 2019, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans:

SIGN PERMIT
**303 Anastasia Boulevard** (Three New Signs for "Fit Mama Tribe")
**15 St. George Street** (Three New Signs for "City Perks")

REPAIR, MAINTENANCE, AND NEW CONSTRUCTION
**168 Avenida Menendez** (Interior Remodel and New Windows)
**802 Anastasia Boulevard** (Board on Board Wood Fence with One Gate)
**195 San Marco** (Stockade and Chain Link Fence)
**6 Cordova Street** (New Roof)
**210 St. George Street** (Repair as needed faux wood framed patios at east elevation, caulk and paint)

HARB APPROVED NEW CONSTRUCTION

HARB APPROVED DEMOLITION
**24 South Street** (Full Demolition)
**6 Ocean Way** (Full Demolition)
**9 Aviles** (Remove Slab; Prepare for New Construction)

210 St. George Street
9 Aviles – Remove Slab

*Kelli Mitchell*

Kelli Mitchell, Historic Preservation Planner

**CITY OF ST. AUGUSTINE**

**MEMORANDUM**

TO: Planning and Zoning Board

DATE: May 23, 2019

RE: **Item 12(a)**
**Discussion and Public Comment Related to the Draft Historic Preservation Element Goals, Objectives and Policies for the Comprehensive Plan**

The Historic Preservation Element of the Comprehensive Plan is an optional element. The City included a complete Historic Preservation Element, as well as, summaries in the Future Land Use, Conservation and Coastal Management, Recreation and Open Space, and Transportation and Mobility Elements because preservation is the center of St. Augustine's identity. The element is the chapter of the Comprehensive Plan that establishes the overall plan and framework for the preservation program of the City, including archaeology, a vital component of the City's interesting, unique and legitimate place in history.

Attached is a set of Draft Goals, Objectives and Policies for the Historic Preservation Element of the Comprehensive Plan. These are presented for your review and comment, and to follow up with any discussion. The goals, objective and policies include an overall goal, and separate goals, objectives and policies that have been divided by subject matter:

- Cultural Resources Inventory
- Preserving Historic Structures
- Preserving Archaeological Resources
- Preserving Community Character
- Economic Incentives
- Community Awareness and Promotion
- Hazard Mitigation
- Administration of Programs and Policies

The Evaluation and Appraisal process in 2018 identified several issues outlined below related to the Historic Preservation Element. The update is an attempt to address these issues, as well as, update the element through 2040.

- Historic preservation is a core priority of the City
- Need to consider protecting specific historic items or characteristics of properties
- Need to consider archaeological record, and update the archaeology inventory

Staff would like direction form the HARB before taking this material to the Planning and Zoning Board (PZB) for their review.

If you have any questions or require additional information please contact myself or our Preservation staff at our office by calling (904) 825-1065 or by email at either askinner@citystaug.com or jwolfe@citystaug.com and/or awhite@citystaug.com.

_____

Amy McClure Skinner
Deputy Director
Planning and Building Department

# Historic Preservation Element

## Introduction to the Historic Preservation Element

The Historic Preservation Element is an optional comprehensive plan element under Florida's Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). The City is recognized as the oldest continuously occupied European settlement in the United States. Its colonial roots to Spain, and England are unique. The desire to protect, preserve, understand, and promote the unique cultural crossroads that St. Augustine represents prompted the City to include a Historic Preservation Element as part of the City's Comprehensive Plan. To this end, the Historic Preservation Element contains a historical outline, analysis of resources both built and archaeological, and a set of Goals, Objectives and Policies to establish preservation needs.

The Historic Preservation Element helps to serve as a guide for the development and use of land within the City of St. Augustine. This includes recognizing all the aspects of preservation of the city, and the very real threats to the remaining historic built environment, archaeological record, and its unique characteristics. The historic colonial Town Plan, and the surrounding historic residential neighborhoods, and commercial corridors need to be considered from a preservation perspective as time moves forward.

## Key Issues and Assumptions

Expanding the perspective on preservation as a citywide issue is important.

Economic diversity, tourism growth, and growth impacts from St. Johns County may be the biggest issues to address for the future, along with the need to protect archaeological resources, and the surrounding historic neighborhoods.

These issues are also related to mobility and transportation issues, community resiliency and sustainability.

# Historic Preservation Element

## Overall HP Goal

The overall goal of the City's historic preservation program is to protect and preserve the historic resources of the city's built and archaeological environment, understand and enhance the City's historic integrity, and promote an authentic, livable community amid changing economic and environmental circumstances.

**Cultural Resource Inventory**

**HP Goal 1**

Update and maintain a cultural resource inventory of the city to evaluate the status of known cultural resources, identify undocumented cultural resources, identify threatened resources, and to prioritize documentation needs and designation recommendations.

**HP Objective 1.1**

Conduct a phased inventory of the city's cultural resources to include a historic structure survey, archaeology survey, and windshield survey to evaluate the status of existing resources and identify the potential significance of unrecorded cultural resources within the next five (5) years.

**HP Policy 1.1.1**

New historic structure surveys will include West Augustine, Oyster Creek, and neighborhoods in the Fort Mose area where there is little existing documentation while previous surveys in the National Register Historic Districts will be updated.

**HP Policy 1.1.2**

Identify locations of potential archaeological remains including submerged resources as an update to the existing archaeological resource survey in the city.

**HP Policy 1.1.3**

Complete a comprehensive windshield survey of the city to identify unrecorded cultural resources such as potential historic districts and landmarks, objects and scenic vistas and view sheds.

**HP Policy 1.1.4**

Resources formally surveyed will be documented in professional survey programs and geospatial databases.

## HP Objective 1.2

Evaluate and prioritize resource designation, documentation, and preservation planning efforts in accordance with significance, threat, and institutional capacity.

### HP Policy 1.2.1

Establish a method to identify historic resources as significant, contributing and non-contributing which can be applied to current local historic districts and future designations.

### HP Policy 1.2.2

Develop and maintain an endangered properties list to include properties facing deterioration, properties within areas subject to greater development pressures, flooding and erosion hazards, properties transferred from a tax sale, and unique buildings which may have a historic use that is not viable in its current zoning designation. The list can be compiled from resource surveys, building inventories, demolition permits, and other inspections or citations.

### HP Policy 1.2.3

Plan a strategy for prioritized documentation of the most significant and/or threatened resources which may include partnerships with the St. Augustine Historical Society, Florida Division of Historical Resources, the University of Florida Preservation Institute: St. Augustine, Florida Public Archaeology Network, and St. Augustine Neighborhood Associations. The types of resources may include the original Spanish Colonial structures, unique structures threatened from flooding such as the D.P. Davis buildings and architecturally significant mid-century modern buildings, and archaeological resources.

### HP Policy 1.2.4

Prioritize national and local designation of historic districts and landmarks based upon physical or environmental threats and/or cultural significance which may include concentrations of post-WWII neighborhoods, structures associated with the Civil Rights Movement, and Native American and Spanish Colonial archaeological sites.

## HP Goal 2

Promote the city's diverse history in a manner that is inclusive and accessible using information from the cultural resource inventory to increase local pride and community support of historic preservation activities.

### HP Objective 2.1

Encourage community participation and broaden the documentation methods in user-friendly platforms to provide community members with information and tools to support preservation of the city's diverse cultural resources.

#### HP Policy 2.1.1

Provide survey inventories and related information to city staff and the public in an interactive geospatial web application which can be used in public and private planning projects, excluding specific locations of archaeological resources.

#### HP Policy 2.1.2

Efforts should be made to collect oral histories representing the wide range of St. Augustine's citizens and their impact on its development in partnership with the oral history program of the St. Augustine Historical Society.

#### HP Policy 2.1.3

Develop character studies for older and historic neighborhoods to build on the neighborhood workbooks that identify some of the important physical and historical development patterns of an area which can be presented to the public in a digital platform for user-friendly access.

#### HP Policy 2.1.4

Identify and document thematic surveys which can provide a means of documenting a part of the city's cultural history that is tied to more than one geographic location. Thematic surveys may include African-American cultural and development patterns, mid-century modern architecture, and the city's first major historic preservation movement.

## Preserving Historic Structures

### HP Goal 3

Preserve and protect the historic and authentic character of St. Augustine to minimize the demolition of older and historic buildings and structures.

#### HP Objective 3.1

Increase threshold requirements for certificate of demolition applications for buildings that meet the criteria for exceptional significance and supplement the review process for undue economic hardship.

##### HP Policy 3.1.1

Applications for demolition may require documentation that reasonable efforts were made to explore whether an alternate use exists that could support preservation of the structure that would not require substantial modification to the historic character of the property.

##### HP Policy 3.1.2

Applications for demolition may require documentation that the sale of the property or relocation of the structure is not technically or financially feasible to support preservation of the structure.

##### HP Policy 3.1.3

Applications for demolition may require documentation that an undue economic hardship exists with evidence supplied by the applicant and evaluated on its own merit.

##### HP Policy 3.1.4

For more complex projects, the city may conduct an independent assessment of a property proposed for demolition and seek reimbursement from the applicant(s). This assessment could evaluate overall condition and structural soundness, the potential costs associated with rehabilitation or adaptive reuse, and the evidence provided for the undue economic hardship.

##### HP Policy 3.1.5

To encourage preservation through rehabilitation and compatible additions, replacement new construction can be limited to a 10-15% increase in footprint or gross floor area of the existing structure.

**HP Objective 3.2**

Encourage compliance with the demolition review requirements with community awareness and limitations on after-the-fact demolition applications for all properties meeting the demolition review requirements.

**HP Policy 3.2.1**

Implement a process to provide notice to new business tenants and new property owners of the demolition review requirements and historic preservation incentives if they occupy buildings subject to the certificate of demolition requirement which can be informed with data collected when new utility accounts are opened.

**HP Policy 3.2.2**

An owner may be required to reconstruct the building envelope including its footprint, height (with possible adjustment for floodplain elevation), form, materials and details when demolition is undertaken prior to receiving approval for demolition that is subject to the certificate of demolition requirement. To be effective, this requirement would need to be tied to a property's deed and future additions will be limited to maintain compliance.

**HP Policy 3.2.3**

Create the authority to require a waiting period between the date of the demolition and the date that a building permit and/or a Certificate of Occupancy can be issued on the property when a demolition is undertaken prior to receiving approval for demolition that is subject to the certificate of demolition requirement. The delay period could be waived if the Building Department is satisfied that the demolished building posed a threat to public safety.

**HP Objective 3.3**

Reduce demolition by neglect which is typically associated with a building or structure that is determined to be in a hazardous condition which may be identified as the potential of a building or feature to fall and cause injury, structural elements that can no longer able to carry loads safely, or conditions which makes a building susceptible to water damage.

**HP Policy 3.3.1**

Apply provisions in the building code which require correction of unsafe conditions for older and historic structures and provide notice to property owners or business tenants as in Policy 3.2.1 of the demolition review requirements and historic preservation incentives.

**HP Objective 3.4**

Provide assistance for properties identified on the endangered properties list that are in distress due to deterioration.

**HP Policy 3.4.1**

Identify most severely deteriorated structures and attempt to contact the property owner to determine the obstacles that prevent maintenance and rehabilitation. Assistance may be provided and can include design and technical preservation recommendations, providing information regarding economic incentives and preservation funding programs, and zoning opportunities that can support the long-term preservation of the structure.

**HP Objective 3.5**

Evaluate financial mechanisms that could support the preservation and rehabilitation of privately owned older and historic properties which are culturally significant or are fifty-years old or older.

**HP Policy 3.5.1**

A mechanism, such as mitigation bank or historic preservation trust fund, should be created. Potential funding sources may include contributions from property owners seeking new construction on a parcel that adversely impacts historic buildings or archaeological features to offset the community loss by providing funds for the preservation of properties with equal value elsewhere in the city. Adverse impacts can include cases of demolition-by-neglect or an after-the-fact demolition application and will need to be officially recorded in the deed until satisfied.

**HP Objective 3.6**

Provide zoning opportunities to encourage adaptive reuse of a property that meets the criteria of exceptional significance to allow an alternate use than what is prescribed in the zoning designation. In these cases, there must be a balance between preservation of the building's historic integrity and the character of the surrounding context.

**HP Policy 3.6.1**

A process to request a historic preservation re-zoning application or variances can be created which requires the property owner to document that the building faces unique threats to its continued preservation within the current zoning requirements. There must be documentation that the new use provides a greater financial benefit and does not require substantial modification to the historic character of the property.

**HP Policy 3.6.2**

Properties which are not designated as historic within the criteria of exceptional significance may be required to seek designation as a local landmark or

contributing to a local district which will designate the building as eligible for financial incentives and apply regulatory review of building alterations.

## Preserving Archaeological Resources

### HP Goal 4

Preserve and interpret archaeological resources which are St. Augustine's most unique and significant cultural resource by providing sufficient support to the Archaeology Program and enhancing mitigation opportunities to minimize or offset adverse impacts to archaeological resources.

#### HP Objective 4.1

Development activity requires a significant concentration of archaeology staff and volunteer time for field work while professional averages of field work is only about a quarter of time spent in the field for a single excavation project. To improve the staff's ability to meet the goals of the archaeology program, the city shall maintain the current staffing of two city archaeologists and seek future funding for curatorial management of the permanent and long-term collections in the city's archaeology laboratory while expanding human resources in other ways.

##### HP Policy 4.1.1

Sustain and grow the St. Augustine Archaeological Association volunteer program which is an essential volunteer organization that supports the city's responsibilities for fieldwork, processing of artifacts, and curation. Opportunities for training current volunteers on advanced skills and for acquiring new volunteers will be pursued.

##### HP Policy 4.1.2

Explore funding options and academic partnerships to supplement staff with internships, post-doctoral research candidates, and part-time staff that can be integrated within the existing field and laboratory work schedules.

##### HP Policy 4.1.3

Enhance artifact collections access, analysis, curation, and reporting procedures by including digital inventories, geospatial tools, and transferring previously excavated sites and materials into current professional documentation standards.

#### HP Objective 4.2

Implement opportunities to minimize the adverse impacts of development projects on archaeological resources which are best preserved in place.

##### HP Policy 4.2.1

Conduct archaeological assessments early in a project's planning phase to provide an opportunity for the City Archaeologist to comment on potential adverse impacts of the project that can be avoided with acceptable project alternatives.

**HP Policy 4.2.2**

Based upon information obtained from an updated archaeological survey (see HP Policy 1.1.2) an evaluation of the current archaeological zone map can be performed to determine whether the zone map needs to be updated to reflect current archaeological knowledge and historical information.

**HP Policy 4.2.3**

To minimize damage from new developments in Archaeological Zone 1 which is the city's oldest known area of below-ground resources, some types of below-grade construction should be prohibited. This includes underground garages, basements and overly destructive foundation systems. Consideration should also be provided to assess the impacts of underground stormwater retention on archaeological resources.

**HP Policy 4.2.4**

Provide notice to new business tenants and new property owners of the archaeology review requirements if they are located in archaeology zones so they are aware of requirements before planning a project that may be subject to the archaeology ordinance. Data collected from new utility accounts may be able to inform the need to send this notice.

**HP Objective 4.3**

Provide a financial mechanism to support the preservation and interpretation of archaeological resources.

**HP Policy 4.3.1**

A mechanism, such as mitigation bank or historic preservation trust fund, should be created. Potential funding sources may include contributions from property owners seeking new construction on a parcel that adversely impacts archaeological features to offset the community loss by providing funds for the preservation and interpretation of resources with equal value elsewhere in the city. Adverse impacts can include cases of an after-the-fact archaeology review applications.

## Preserving Community Character

### HP Goal 5

Preserve and enhance the authentic features of St. Augustine's heritage and scale of the built environment in the distinctive neighborhoods, districts, structures, buildings, and vistas to strengthen St. Augustine's ability to convey the heritage of the city's diversity and development patterns.

#### HP Objective 5.1

Encourage preservation of the overall character of historic areas by evaluating opportunities to designate each of the National Register of Historic Places neighborhoods as local historic preservation conservation districts and implement overlay or supplemental regulations designed to maintain the relationship of buildings along the streetscape and to each other. This approach can guide and encourage compatible new construction without requiring review by HARB to potentially address the form, mass and scale of buildings relative to adjacent properties and established patterns of the neighborhood.

##### HP Policy 5.1.1

The use of zoning tools is a community driven tool and requires neighborhood participation and input. If supported by each neighborhood through the public meeting process, the zoning requirements can be expanded to include basic design elements such as materials and fenestration patterns.

##### HP Policy 5.1.2

The boundaries of zoning overlay districts, and what is regulated, should be identified with support of the neighborhood and include support from property owners, HARB, the PZB and the City Commission.

##### HP Policy 5.1.3

Provide clearly illustrated design guidelines to assist property owners in understanding building terminology and the character-defining features of the neighborhoods to build on the neighborhood character study in HP Policy 2.1.3 when overlay or historic preservation conservation districts are established

#### HP Objective 5.2

Encourage the preservation and protection of the overall character of older and historic areas by maintaining visual continuity along streetscapes and scenic vistas.

##### HP Policy 5.2.1

Consideration should be given to incorporating vista and viewshed restrictions to mitigate the impact of new development on historic resources including districts, sites, and individually designated National Register historic properties.

**HP Objective 5.3**

Influence redevelopment patterns to be compatible with the scale of the surrounding built environment through zoning designations that promote consistency with the streetscape or district's existing character and use zoning to promote adaptive re-use of older and historic structures. See also HP Objective 3.6 regarding zoning incentives that preserves historic structures.

**HP Policy 5.3.1**

Use information gathered in the neighborhood character studies to identify buildings or areas with a distinct character and evaluate whether the current zoning designation promotes new construction that is consistent with that character in terms of building footprint, setbacks, and height to evaluate the potential for changes to the zoning designation.

**HP Policy 5.3.2**

Use information gathered in HP Policy 1.2.2 to identify properties that may have may have a historic use that is not viable in its current zoning designation based on the building character which contrasts with the surrounding character or building uses in the zoning district to provide a list of potential properties that may seek zoning incentives to support their long-term preservation.

**HP Objective 5.4**

Integrate preservation into the commercial thoroughfares and nodes which already includes King Street, San Marco Avenue and Anastasia Boulevard as important commercial and transportation thoroughfares through the city identified in the Design Standards for Entry Corridors.

**HP Policy 5.4.1**

Provide design and planning assistance to encourage revitalization of the major thoroughfares and other, smaller commercial connectors in a manner that recognizes the unique character of these areas to preserve broader aspects of the city's authentic heritage.

**HP Policy 5.4.2**

A variation on the Main Street program tailored to unique needs of the city could be developed to encourage façade improvements and supplement the Design Standards for Entry Corridors and Architectural Guidelines for Historic Preservation where they are already in place.

## Economic Incentives

### HP Goal 6

Provide financial tools and economic incentives to encourage more voluntary participation in preservation and rehabilitation of cultural resources.

#### HP Objective 6.1

Develop a strategy to establish a funding mechanism that promotes preservation and conservation of cultural resource activities that may include property acquisition or conservation, maintenance and rehabilitation of older or historic structures, and interpretation programs.

##### HP Policy 6.1.1

Pursue amendments to the Tourist Development Tax and Tourist Impact Tax programs that would allow municipal administration and authority within the collection area and to expand the allowable expenditures to include broader historic preservation and archaeological activities.

##### HP Policy 6.1.2

Develop the framework to allow implementation of a preservation mitigation bank where funds are contributed from required mitigation assessments and other allowable sources to enable financial support for rehabilitation of privately owned older and historic structures in HP Objective 3.5.

##### HP Policy 6.1.3

Determine whether a revolving fund or similar program that purchases endangered historic properties for resale to owners with preservation covenants can be developed and operated. This program could be supplemented with low-interest loans or grants to new owners for the costs of rehabilitation, as well as design assistance by volunteer architects and design professionals.

#### HP Objective 6.2

Property owners in St. Augustine have access to economic incentive programs including the Historic Preservation Property Tax Exemption (ad valorem) program, the Federal Rehabilitation Tax Credit program for commercial properties, and the 2013 Lincolnville Community Redevelopment Area (LCRA) for qualifying properties. The city will continue to support and promote these programs and will also continue to evaluate opportunities to provide additional incentives.

**HP Policy 6.2.1**

Reducing development and permit fees is an incentive that should be considered to encourage redevelopment of distressed historic properties or to simply reward compatible rehabilitation work. A fund may need to be established to offset building permit fees for projects that take advantage of the city's financial incentive programs.

**HP Policy 6.2.2**

The city should create preservation reinvestment opportunities and identify and promote other financial incentive programs that can benefit historic preservation, economic development, and neighborhood revitalization which can include strategically pairing funding available through the St. Johns County Housing and Community Development Division or other affordable housing programs with local funding incentives to encourage reinvestment.

**HP Policy 6.2.3**

Any new incentives should be focused to address specific areas so that they serve to generate private growth and investment in the surrounding area in a manner that fits the larger planning goals of the city.

**HP Policy 6.2.4**

Historic preservation incentive brochures should be made available that can be shared with new tenants and property owners, see also HP Policy 3.2.1.

**HP Policy 6.2.6**

An education session should be conducted annually or biannually on available incentive programs. HARB member participation should be encouraged and reported to the Florida Division of Historical Resources CLG division on the annual CLG report.

## Community Awareness and Promotion

### HP Goal 7

Increase community awareness of the city's historic preservation program and celebrate the value and diversity of the city's heritage with support from local institutions, organizations, groups and community members.

#### HP Objective 7.1

Improve the visible identity and documentary efforts of St. Augustine's cultural resources and increase access to the city's cultural resource inventory.

##### HP Policy 7.1.1

The installation of signage identifying each historic neighborhood or place should be expanded beyond the locally-designated Historic Districts and Lincolnville. This can include decorative street signs, directional signs, gateway signs, historical markers at significant sites, etc., and should be undertaken utilizing consistent graphics for clear visual identity. Descriptive information and labels will be based on documentary information to ensure its authentic representation of St. Augustine heritage.

##### HP Policy 7.1.2

Signage can be linked to digital media and supplemented by mobile access to the city's cultural resource inventory. Archaeological sites will be excluded to avoid unintended exposure that can pose risks to the site's preservation.

##### HP Policy 7.1.3

The City will use the cultural resource inventory as in HP Objective 1.1 and previous survey recommendations to support new nominations of significant archaeological sites, historic structures, objects and districts to be listed in the National Register of Historic Places which provides formal documentation of the city's cultural resources, enhances their appreciation and understanding as well as demolition review under local ordinance. The properties identified as eligible for potential National Register designation will be shared with the community to determine if property owners support moving forward with the formal designation process.

##### HP Policy 7.1.4

Given the enormity of the remaining archaeological resources in the city and particularly in the Town Plan Historic District, a prioritized list should be developed based upon clearly defined parameters including recognition of unique spatial and temporal boundaries. When appropriate, this task should include updating listed properties, specifically districts, to include contributing archaeological resources as well.

**HP Objective 7.2**

Improve existing print and multi-media materials and develop new materials and programming to share general historic preservation resources and information about the city's preservation program across multiple audiences.

**HP Policy 7.2.1**

Increase opportunities for public interpretation programs adjacent to current archaeological excavation sites which can include digital media accessible from remote mobile devices.

**HP Policy 7.2.2**

St. Augustine historic preservation division staff should work closely with organizations and educational institutions to expand resources for lecture topics such as neighborhood history and revitalization; available historic preservation incentive programs; flood and hazard preparedness; and what to do in the event of an archaeological find.

**HP Policy 7.2.3**

Provide training to educate realtors on the city's historic districts and neighborhoods, preservation procedures, preservation incentives and financial benefits. This can be implemented by the historic preservation staff as part of realtor board training.

**HP Policy 7.2.4**

Develop hands-on workshops focused on building preservation topics such as window restoration, masonry repointing, and architectural design. This can be completed in conjunction with professional consultants, contractors, and architects in coordination with local non-profits and filmed or streamed for web viewing.

**HP Policy 7.2.5**

Print materials should be made available to the general public and also provided directly to new tenants and property owners as in HP Policies 3.2.1, 3.3.1, and 4.2.4 that includes information about HARB, historic designation, preservation incentives, the Certificate of Appropriateness and Certificate of Demolition processes, hazard mitigation resources, as well as archaeological review requirements and the protocol for unexpected archaeological finds. A similar pamphlet can be developed for any adopted Historic Preservation Conservation Districts. These pamphlets could be distributed by realtors and the city to new property owners as part of a welcome package.

**HP Policy 7.2.6**

Walking tours and podcasts describing the Historic Districts and publicly accessible archaeological sites should be developed in cooperation with neighborhood associations. Location-based mapping could provide searchable links to the city's GIS-based, cultural resource inventory as indicated in HP Policy 7.1.2. This same information should be included in tour brochures made available at the Visitor's Center and City Hall.

**HP Policy 7.2.7**

Develop a social media presence with a Facebook page for historic preservation activities and provide Twitter posts of preservation accomplishments and archaeological findings and news. Solicit print and broadcast outlets for opportunities to share information on current events and activities in addition to their requests for comments on specific projects.

**HP Policy 7.2.8**

Improve the information and organization of the city's website and multi-media resources for the historic preservation division to include links for preservation-related activities and events, current excavations under the city's archaeology program, archaeological review procedures, preservation incentives, current development reviews under the HARB, helpful preservation resources such as the Florida Master Site File, National Park Service Preservation Briefs, and information on National Register listings, among others.

**HP Objective 7.3**

Increase awareness of how historic preservation positively affects the city and celebrate historic preservation achievements in the community.

**HP Policy 7.3.1**

Recognize the achievements of successful projects, individuals and groups that have had a positive impact on preserving the city's architectural, archaeological and cultural heritage through an annual or biennial awards ceremony.

**HP Policy 7.3.2**

Provide a recap of the city's historic preservation efforts. This can include a report on completed surveys, new Historic Districts, the number of applications processed, archaeological digs completed, artifacts conserved and other city-sponsored initiatives. This recap should be posted on the City website and shared in the opening remarks at a preservation themed event.

**HP Policy 7.3.3**

The city should continue applying for grant funds through the Florida Division of Historical Resources and awards from the Florida Trust for Historic Preservation while seeking to diversify and broaden these opportunities. There are also multiple national programs and designations beyond the National Register that could enhance the city's visibility and distinction which increases funding considerations. Wider promotion of the city's resources will help generate awareness of its significance and increase the opportunity to address potential threats facing the city with state and national leaders.

## Hazard Mitigation

### HP Goal 8

Prioritize the protection of cultural resources in the larger context of the city's disaster management and resiliency planning efforts to include hazard mitigation, preparedness, response, and recovery methods that support the long-term protection and preservation of the historic structures, objects, and sites in the city.

#### HP Objective 8.1

Continue to incorporate historic preservation as a priority into the city's disaster planning and resiliency strategies while accumulating data and analysis that can be used to develop a historic preservation hazard mitigation plan.

##### HP Policy 8.1.1

Expand the cultural resource inventory to identify cultural resources threatened by natural hazards including tropical cyclone events, flooding, erosion, and sea level rise based on previous studies, maps, and any new information that is developed. Prioritize documentation of the most severely threatened resources as indicated in HP Objective 1.2. Include identifying the key historical and physical attributes of a property or site and/or identification of area's sensitivity to potential hazards.

##### HP Policy 8.1.2

Evaluate the potential financial impacts of a disaster to the community's cultural resources including the potential impacts to the community's heritage tourism economy.

##### HP Policy 8.1.3

The historic preservation division staff should participate in the task force meetings of the St. Johns County Emergency Management Division and Local Mitigation Strategy development to identify the vulnerability of cultural resources to hazards and help prioritize mitigation projects that are eligible for funding.

##### HP Policy 8.1.4

Specific protection measures for cultural resources under stewardship of the City of St. Augustine will be developed to mitigate the impact of a potential hazard and provide leadership to encourage other property owners to follow suit. A specific plan should be undertaken for the archaeological laboratory which contains archival documentation and sensitive artifacts.

**HP Policy 8.1.5**

Update and maintain information that is readily available to communities and property owners to better understand their level of risk from the specific hazards that have a higher likelihood in St. Augustine, including flooding and storms to encourage community support and participation in disaster planning programs. Geospatial data can be an important tool to convey multiple layers of information.

**HP Objective 8.2**

Identify clear policies that address flood mitigation and historic preservation in the community to recognize the significant vulnerability of the city to flooding and sea level rise.

**HP Policy 8.2.1**

Prepare Design Guidelines for Flood Mitigation as a stand-alone document or a chapter in the AGHP. If incorporated into the existing AGHP, the AGHP should be reviewed and updated so its recommendations and requirements are consistent and do not conflict with flood and wind mitigation recommendations.

**HP Policy 8.2.2**

Define acceptable building elevation heights relative to the Base Flood Elevation (BFE) or Design Flood Elevation (DFE).

**HP Policy 8.2.3**

Identify appropriate materials and design considerations for higher foundations and extended stairs as well as acceptable water-resistant materials for flood prone areas.

**HP Objective 8.3**

Develop procedures to respond and recover from a disaster that preserves historic fabric and character.

**HP Policy 8.3.1**

Identify preservation partners from adjacent communities, volunteers and the county or state representatives who will be able to assist in the review of preservation issues and provide information regarding preservation assistance programs in the event of an impending disaster.

**HP Policy 8.3.2**

In the aftermath of a disaster, it is important to identify opportunities for historic preservation advocates and emergency management personnel responsible for recovery activities to protect historic resources. Sharing the cultural resource

inventory and disaster mitigation techniques for historic structures can help inform recovery personnel of the city's preservation goals.

**HP Policy 8.3.3**

To better protect historic resources, building inspection staff will be familiar with historic preservation requirements and be able to access preservation representatives in an emergency in an effort to process expedited permit reviews.

**HP Policy 8.3.4**

Planning and Building Department staff can be authorized to approve minor repairs and stabilization measures without formal HARB review to expedite stabilization and provision of a weather-tight building enclosure and reduce the administrative burden on property owners. The AGHP or hazard mitigation design guidelines can provide specific examples of appropriate stabilization measures and repairs.

**HP Policy 8.3.5**

Establish a plan that promotes repair and re-use of historic materials and components vulnerable to high winds and flooding such as porches, railings, windows, shutters, fences, and decorative plaster and wood interior features, etc. This can also be promoted as a sustainable option to disposal. To be effective, training collection personnel and providing educational materials or programs will be a key component.

**HP Policy 8.3.6**

The City will develop information to guide property owners during the recovery phase including what they should and can do to protect their properties and return to normal. Websites, brochures and/or pamphlets should be readily available for distribution during preparation of an impending hazard and in the immediate aftermath of an event.

**HP Policy 8.3.7**

Recommended strategies for mitigation and repairs of historic resources should be provided as well as information regarding the availability of historic preservation technical and financial assistance to encourage property owners to conduct sensitive repairs and reduce the unnecessary loss of historic materials.

## Administration of Programs and Policies

### HP Goal 9

Preserve and enhance St. Augustine's cultural resources with continued leadership and stewardship within the city administration when evaluating future development.

#### HP Objective 9.1

Integrate preservation into all aspects of city planning initiatives that may impact cultural resources in older neighborhoods, historic districts, archaeological sites and heritage tourism programs and resources under city stewardship.

##### HP Policy 9.1.1

Include historic preservation staff in planning initiatives to help determine the potential impact of the city's proposed development activity on resources identified in the cultural resource inventory. Following an assessment of the proposed project and potential level of impact, it can then be brought to HARB for review as appropriate and/or further research by the archaeology staff to determine if any alternatives or mitigation actions can be considered.

##### HP Policy 9.1.2

Inter-departmental cooperation will be facilitated when structures or sites will be impacted from development activities to include Public Works Department permits with ground penetrating activity that requires coordination with the City Archaeologist.

##### HP Policy 9.1.3

The City of St. Augustine is a steward of many cultural resources including the archaeology laboratory, submerged sites, historic buildings and structures, objects, and landscape features. Historic preservation will continue to be a goal when considering the planning and design of public properties, facilities, spaces, and infrastructure including condition assessments, documentation measures, and management plans.

##### HP Policy 9.1.4

A restrictive covenant should be required on property sold by the City of St. Augustine to protect historical architectural and archaeological resources. Based upon the nature of the property, the covenant could include limiting construction areas to protect archaeological resources, requiring HARB review of exterior alterations and/or prohibition of demolition of significant features or elements.

**HP Policy 9.1.5**

Continue support of the four staff positions of the Historic Preservation Division and professional development opportunities to manage the responsibilities outlined herein while advancing their ability to implement programs and policies that meet or exceed professional standards in the cultural resource preservation field.

**HP Policy 9.1.6**

Financial resources to supplement the city's budget and staff will continue to be pursued including state and national grant programs, partnerships with educational institutions, and related cultural organizations.

**HP Objective 9.2**

Maintain designation as a Certified Local Government with the Florida Division of Historical Resources and the National Park Service under the Department of the Interior.

**HP Policy 9.2.1**

Perform responsibilities of the Certified Local Government guidelines and agreement and maintain a positive standing by submitting monthly and reports and meeting grant reporting requirements when applicable.

## HP Goal 10

Facilitate a balance of economic growth and the preservation, continued use, and adaptive use of cultural resources with programs and policies that are user-friendly and responsive to the needs of the community.

### HP Objective 10.1

Conduct a regular evaluation of the city's historic preservation program to include tasks in the Historic Preservation Master Plan as a means of identifying priorities and measuring the program's progress.

#### HP Policy 10.1.1

An annual report and work plan for the upcoming year will be developed by HARB and/or PZB in a public workshop. Tasks from the work plan and other identified needs can be assessed for human resources and budget needs while providing a public forum each year to ensure the priorities of the preservation program are achieved.

### HP Objective 10.2

Promote preservation programs to encourage affordable housing in historic neighborhoods.

#### HP Policy 10.2.1

Partnerships should be developed with community housing organizations to encourage affordable and low-income housing in historic neighborhoods including possible incentive programs as may be identified in HP Policy 6.2.2.

#### HP Policy 10.2.2

Compliance with historic preservation standards can place an undue economic burden on low and moderate income households by requiring the installation of specific materials when there are less costly options available. Provide a means for HARB approval in instances where conformance would place a financial hardship to individuals meeting income standards when the basic form and rhythm can be preserved and the work will not irreversibly affect the building's historic character.

### HP Objective 10.3

Continue administration of the municipal tax exemption for historic properties and seek other opportunities to encourage private investment in historic preservation.

#### HP Policy 10.3.1

See also HP Goal 6 for specific policies related to other opportunities for historic preservation investment and community revitalization and HP Policies 3.2.1, 7.2.4, and 7.2.7 for methods to increase awareness about historic preservation incentives.

**HP Objective 10.4**

Revise the Historic Architectural Review Board ordinance and zoning chapter definitions, historic preservation applications, demolition review procedures, and associated meeting procedures to incorporate proposed revisions of the Historic Preservation Master Plan as they are approved or implemented. Other updates generated from changes to the Architectural Guidelines for Historic Preservation or other new policies may be required.

**HP Policy 10.4.1**

Historic resources should be easily identified in a city-wide, geo-spatial database indicating the need for HARB and/or archaeological review as part of a permit or HARB application process.

**HP Policy 10.4.2**

Clarify preservation standards and definitions that are not clearly defined in the ordinance such as definitions, process of designation of local and national historic districts, designation and administration of local landmarks, demolition review thresholds, corresponding implications from other ordinances, documentation of undue economic hardship, and procedures for identifying and pursuing a case of demolition by neglect.

**HP Policy 10.4.3**

Provide clear explanations of review requirements and processes associated with a demolition application to include a worksheet with a submission checklist and requirements for a building condition assessment and economic hardship when required.

**HP Policy 10.4.4**

Provide clear details on the variety of requirements that may be attached as a condition to approval of a demolition application including instructions for the Florida Master Site File, measured archival drawings, photography. The level of required documentation may be adjusted based upon the significance of the historic resource.

**HP Policy 10.4.5**

The demolition review procedures may be modified for buildings that are not designated which may include a preliminary determination as whether or not a property that is 50 years old or older is potentially eligible for local Landmark

listing prior to HARB review. If HARB concurs during the public meeting that the property is not eligible for local landmark or other designation, the building may be granted demolition approval with or without conditions. Alternatively, if the HARB determines the property may be eligible for designation the full demolition review will be required.

**HP Policy 10.4.6**

Design review by HARB may be required for designated local landmarks in order to balance the property's eligibility for zoning and financial incentives with historic preservation goals.

**HP Policy 10.4.7**

The administrative review authority of the historic preservation staff may be expanded for minor applications based on the type of alteration and its conformance with the AGHP, significance of the property, location of the property, and existing conditions with the provision that staff may determine that HARB review is required.

**HP Policy 10.4.8**

A requirement for applicants to provide both paper and digital photographs and application materials at the time of submission should be put in place to facilitate sharing of information with HARB members and the public, while minimizing staff time associated with scanning. For applicants who do not or are unable to comply, a scanning fee could be imposed or waived as appropriate.

**HP Policy 10.4.9**

HARB application materials should be posted online to allow neighbors to understand proposed property alterations and choose whether or not to attend and participate in the HARB meeting, voicing either support or opposition. This would increase the transparency associated with the HARB review process and, in cases in which HARB recommends design alterations, also serves to demonstrate the benefits of the process.

**HP Policy 10.4.10**

During HARB meetings, audience members do not typically have access to photographs and drawings of proposed work, making it difficult to follow discussions these items should be projected during meetings. In order for the audience to be more engaged in the process, it is recommended that the images from the application be projected on television screens during the meeting.

**HP Policy 10.4.11**

Consolidate ex-parte communications with HARB members and remove the appearance of a conflict by encouraging all communications related to ongoing

applications under review be directed to the board in written form to the unified email correspondence.

**HP Policy 10.4.12**

A critical component of any approval process is compliance with the granted applications. To ensure compliance with the granted HARB application trained personnel should be available to review whether projects are completed meeting the requirements of HARB approval orders throughout the building permit process.

**HP Policy 10.4.13**

If hazard mitigation or flood mitigation design guidelines for historic preservation are adopted as in HP Objective 8.2 they will be incorporated into the zoning code.

**HP Policy 10.4.14**

Architectural style requirements may be removed for Historic Preservation Zone 1, 4, and 5 and not implemented in any future design overlay districts to conform with the Secretary of the Interior's Standard 9 which indicates that massing, size, scale, and architectural features can be used to distinguish new construction from historic structures while also promoting authenticity and the distinction of the historic character of the city.

**HP Objective 10.5**

Revise the Architectural Guidelines for Historic Preservation (AGHP) to include changes in materials and technology and additional design guidelines and requirements to incorporate proposed revisions of the Historic Preservation Master Plan as they are approved or implemented. Other updates generated from changes to the city ordinances or other new policies may be required.

**HP Policy 10.5.1**

The AGHP should provide property owners an expectation of what will and will not be approved by HARB as part of the review process by addressing the issues relevant to today's property owners. This is often best accomplished via numerous illustrations of appropriate and inappropriate alternatives, supplemented by descriptions in layman's language. Historic district guidelines written specifically for a district can often best address local character and issues and can be chapters added to the city-wide AGHP or a stand-alone document.

**HP Policy 10.5.2**

New building materials and technologies have either been introduced or gained in popularity increasing the likelihood that they will be considered by owners, design professionals, and contractors as they make improvements to properties. These include alternative wood and window products as well as technology such as generators. Although perhaps not appropriate in all locations, instances in which they might be appropriate should be identified in the AGHP.

**HP Policy 10.5.3**

The AGHP can provide review criteria using design principles in a manner consistent with the building and/or context area when architectural style is not prescribed as the method of regulating new construction. Using architectural style can promote a specific ambience within a district, however it can create imitations of historic buildings and a false sense of history in conflict with the Secretary of the Interior's Standards for Rehabilitation.

**HP Policy 10.5.4**

Hazard mitigation or flood mitigation design guidelines for historic preservation that may be adopted as in HP Objective 8.2 can be incorporated into the AGHP or as a stand-alone document.

**HP Policy 10.5.5**

Sustainable practices and design methods should be incorporated in the AGHP wherever possible to assist property owners in making educated decisions to improve their property's energy performance and reduce environmental impact.

**HP Policy 10.5.6**

The implementation of recommendations that promote the preservation of historic properties should be evaluated in tandem with the city's overall environmental conservation goals and approach to sea level rise (perils of flood).

**HP Policy 10.5.7**

The administrative review authority of the historic preservation staff may be expanded for minor applications and will need to be added to the AGHP to provide staff the detailed review criteria.