



City of St. Augustine

Historic Architectural Review Board



A G E N D A

Thursday, June 20, 2019 1:00 p.m.

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.

- c) 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.

7. Certificate of Appropriateness

- a) F2019-0062

Jerry Dixon – Applicant
TIIFT/Department of State – Owner
[42 St. George Street](#)

To replace kitchen hood and install a new wood fence around existing mechanical equipment.

- b) F2019-0064 Vista Hotel III, Inc. – Owner and Applicant
[16 Avenida Menendez](#)
To make alterations to an existing hotel to include constructing new elevators and a second story walkway.
- c) F2019-0065 Nathan Goldberger – Applicant
Sisters of St. Joseph – Owner
[241 St. George Street](#)
To construct a new addition and to install a new door.
8. Certificate of Appropriateness – City Project
- a) F2019-0063 City of St. Augustine Public Works – Applicant
City of St. Augustine – Owner
St. George Street [Parcel ID: 196150 0001] and [10 South Castillo Drive](#)
To install solar compacting trash cans.
9. Planning and Building Staff Approved Permit Report
10. Other Business
11. Adjournment

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting May 23, 2019

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, May 23, 2019, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Barbara Wingo, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Gaere MacDonald

City Staff:

Jenny Wolfe, Historic Preservation Officer
Kelli Mitchell, Historic Preservation Planner
Reuben Franklin, Mobility Program Manager
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

hearing even though they had requested a continuance prior to the meeting

- Applicant for item 6(e) had requested a continuance

3. Approval of Minutes

MOTION

Mr. Benoit **MOVED** to **APPROVE** the April 18, 2019 minutes as presented. The motion **SECONDED** by Mr. MacDonald and **APPROVED BY UNANIMOUS VOICE VOTE**.

MOTION

Mr. Weaver **MOVED** to **CONTINUE** application F2019-0008 to the June 20, 2019 meeting. The motion was **SECONDED** by Mr. MacDonald and **APPROVED BY UNANIMOUS VOICE VOTE**.

4. Modification and approval of Agenda

Ms. Wolfe requested that an announcement regarding the Florida Trust award and the review and approval of grant letters to the state be added to Other Business.

MOTION

Mr. Weaver **MOVED** to **CONTINUE** application F2019-0022 to the June 20, 2019 meeting. The motion **SECONDED** by Ms. Wingo and **APPROVED BY UNANIMOUS VOICE VOTE**.

Ms. Duncan announced the following:

MOTION

- The applicant for item 6(c) had withdrawn the application
- The applicant for item 6(a) had requested a continuance to the June 20, 2019 meeting
- The applicant for item 6(b) was present and wished to proceed with a

Mr. Weaver **MOVED** to **APPROVE** the modifications to the Agenda. Motion **SECONDED** by Ms. Wingo and **APPROVED BY UNANIMOUS VOICE VOTE**.

Mr. Weaver announced that he would be excusing himself for a short time to participate in a National Register Review Board meeting.

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness F2019-0008 – Garden 54 LLC – Applicant TITF/Department of State – Owner 54 St. George Street

To make alterations to an existing outdoor space to include planting new vegetation and installing pavers and granite for walkways, a wood deck, two small walls, and decorative elements.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **54 St. George Street** to address concerns raised in the staff report.

Applicant requested a continuance prior to the meeting. See Modifications to the Agenda for motion to continue.

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

To replace the existing wood windows with vinyl impact windows.

Ms. Mitchell noted that the applicant had originally requested a continuance and therefore there was no staff report, and the applicant had not submitted any additional information; however, she believed the

applicant to have additional information to present during the hearing. She said based on the lack of current information staff finds that the Board could **CONTINUE** the application.

There was Board consensus to allow the applicant to proceed with their presentation.

Ronald Henson and Derek Crosby reviewed the application with additional information, including the change to wood clad windows.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi appreciated the thorough review of the application and continuation so that any others that wished to discuss the application, but believed it would be continued, could speak.

Public hearing was closed.

The Board discussed:

- Applicant to match existing trim
- Six-over-six light windows
- Window was available without aluminum cladding
- Types of wood available and comparison in durability
- Types of paints utilized to protect all-wood windows
- Appropriateness of aluminum clad windows
- Property owner may not be willing to utilize unclad windows with protective paint
- Need for further information and discussion
- Wood window would come with lifetime guarantee
- Desire to see detailed drawing of proposed replacement windows

- Alternate materials would continue to be inappropriate until changes in the AGHP had been made

MOTION

Mr. Weaver MOVED to CONTINUE application F2019-0023 to the June 20, 2019 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

6. (c) Preliminary Design Approval for the Design Standards for Entry Corridors F2019-0025 – Wright Firm – Applicant
A. Wright Property, LLC. – Owner
317 Anastasia Boulevard

For Design approval of an architectural style undefined in the Anastasia Boulevard Design Standards with associated modifications for a pre-manufactured residential structure to be placed on a vacant lot.

Applicant withdrew the application prior to the meeting.

6. (d) Certificate of Appropriateness F2019-0035 – Marquis Latimer + Halback, Inc. – Applicant
Diocese of St. Augustine – Owner
60 Cathedral Place

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

Ms. Mitchell read the staff report and said 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 projects components related to repair work and lighting because they meet the

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

1. The 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 verifies if the new curbing will be painted

Carter Gresham reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Milling of the asphalt may trigger archeological requirements and a condition could be placed to monitor construction
- Consideration of a pervious replacement surface
- Repair and restoration of coquina pillars
- “P” parking sign location not architecturally compatible
- Differentiating private parking lots from City-operated lots
- Applicant amenable to removing dollar amount from parking sign on pillar

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Appropriateness application F2019-0035 with the following conditions:

- **That the singular “P” sign on top of the pillar be removed from the application**

¹ Mr. Weaver excused himself from the meeting.

- And the Dollar amount and “All Day” reference be removed from the secondary sign
- All other portions of the scope-of work are approved as presented

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

VOTE ON MOTION:

AYES: Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**6. (e) Certificate of Appropriateness
F2019-0022 – City of St. Augustine
General Services – Applicant
City of St. Augustine – Owner
Toques Pl and Hypolita Street Parking Lot**

To alter an existing stucco wall on Hypolita Street.

Applicant requested a continuance prior to the meeting. See Modification to the Agenda for motion to continue.

7. Certificates of Appropriateness

**7. (a) F2019-0051 – Polaxeni Hillier – Applicant
Greek Orthodox Archdiocese of America – Owner
41 St. George Street**

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

Ms. Mitchell read the staff report and said 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.²

Polaxeni Hillier and Gina Bingman reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Material of the proposed paver was concrete
- Unclad wood window preferred with a six-over-six light window in the front with less-lights on the rear and sides
- Recommendation for a large, loose aggregate rather than an incompatible paver material
- Applicant's preference for a solid material in the space and staff recommendation for poured coquina concrete
- Clay brick pavers have been used in past approved projects
- Recommendation for a combination of coquina concrete and a heavier aggregate such as river rock or oyster shells
- Applicant's decision to maintain existing grass
- Existing documentary evidence of pre-existing six-over-six light windows

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Appropriateness application F2019-0051 to add windows to the building with the conditions that the windows are wood, inside and out, with at least a simulated divided-light mullion measured at one inch or less; to APPROVE the changes to the landscape and plant material; and, to DENY the additional paving in the courtyard as proposed. The motion was SECONDED by Mr. Weaver.

² Mr. Weaver returned to the meeting at 2:02p.m.

There was further discussion regarding whether further information was needed for staff to administratively permit the window design with preference for the OG muntin profile and a request that the applicant's architects review the design.

VOTE ON MOTION:

**AYES: Benoit, Weaver, MacDonald,
Wingo, Duncan**

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) F2019-0056 – L Mariotti
Construction – Applicant
Jeff and Judy Fliesser – Owner
290 St. George Street

**To install a new doorway, a rear porch,
and pavers.**

Ms. Mitchell read the staff report and said 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.

Lance Mariotti reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Inconsistency in the side-plane of the pier foundation
- Ms. Duncan had worked 10-15 years ago in the front porch of the subject property
- Covering the whole pier foundation with lattice was not compatible
- One pier stuck out further than the band-board and it was the applicant's

intent to paint it the same color as the lattice and put the lattice on either side of it

- Recommendation for pier-lattice-pier pattern, covering concrete block infill, around all but the wood posts supporting the porch

Jeffery Mark Fliesser asked for black lattice unifying the foundation of the house all the way around and the Board further discussed the existing home's pier foundation.

There was discussion regarding approving the application for the porch, doorway, and pavers and returning with drawings for approval of the lattice around the foundation of the house. Staff noted that if the applicant decided to replace the lattice in-kind, the application for the lattice could be administratively approved.

There was further discussion between the Board and the applicant regarding the wood lattice around the foundation.

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Appropriateness application F2019-0056 with the following conditions/caveats:

- **Approval of the screened porch addition design that has been revised to meet zoning requirements and is inclusive of the lattice running past the 6x6 post included in the proposal**
- **Clarification of the requirement that any lattice replacement around the existing house be to the pier and not past any existing piers**
- **The homeowner can paint piers and lattice all the same color which can be discussed with staff**

The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald,
Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**7. (c) F2019-0057 – TEP, Inc. – Applicant
and Owner
21 and 25 King Street**

To remove and replace sections of two existing storefronts to include installing new windows, doors, and door surrounds.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without evidence to the contrary, staff finds that the Board can take the following actions:

- **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

Charles Shenks reviewed the application and agreed with the staff recommendation to continue 25 King Street so that the he could reconsider the design and the replacement doors and windows.

Ex Parte Communication:

(None)

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

The Board discussed a recommendation to eliminate the cross-bar between the upper and lower fixed glass for 21 King Street to which the applicant was amenable.

MOTION

Mr. Weaver **MOVED** to **APPROVE** application F2019-0057 for 21 King Street with the removal of the cross bar as discussed and to **CONTINUE** application F2019-0057 for 25 King Street to the July 18, 2019 meeting to allow the applicant time to consider alternative designs . The motion was **SECONDED** by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald,
Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY³

8. Certificates of Demolition and Partial Demolition

**8. (a) F2019-0055 – Ben C. and Bonnie Pineau – Applicant and Owner
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.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **131 Marine Street** with the following condition:

- 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 a courtesy copy provided to staff

Ben and Bonnie Pineau reviewed the application.

Ex Parte Communication:

³ Brief recess from 3:14p.m. to 3:21p.m.

(None)

26 certified notices were sent, 5 were returned in favor, and 3 had comments.

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

The Board discussed:

- Replacement structure not within Board's purview to approve
- Did not meet criteria for denial
- Floor elevations for the structure measured nine feet and lower
- Concern for removal of 1950s period structures
- Salvage of materials including wood flooring and barrel tile roof
- Applicant's intent to preserve the existing trees

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Demolition application F2019-0055 at 131 Marine Street with the conditions to record the existing structure per staff recommendation for the Master Site File and salvage useable materials as feasible. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) F2019-0053 – Les Thomas – Applicant
Kenneth Le Donne – Owner
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.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **208 Alerto Street** with the following condition:

- 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 a courtesy copy provided to staff

Ex Parte Communication:

(None)

21 certified notices were sent, 5 were returned in favor, 1 was returned opposed and 2 had comments.

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

The Board discussed the poor condition of the house and concerns from neighboring property owners that the lot may be divided and two houses built.

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Demolition application F2019-0053 at 208 Alerto Street with the condition that the applicant provide drawings of the existing building for archival purposes per staff recommendation. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (c) F2019-0052 – T-Mack Builders LLC
– Applicant and Owner
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.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **11 Nesmith Avenue** with the following condition:

- 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 a courtesy copy provided to staff

Ted Macklemore reviewed the application.

Ex Parte Communication:

(None)

24 certified notices were sent, 4 were returned in favor, and 2 had comments.

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

The Board discussed the dilapidated state of the structure and recording of the structure via photographs for the Florida Master Site File.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2019-0052 for 11 Nesmith Avenue with the condition that the structure be recorded for the Florida Master Site File as recommended by staff, because the

structure does not meet the criteria for a historic structure under City Code. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (d) F2019-0054 — TBL Construction Inc. – Applicant
Te-B-CO Of St Augustine – Owner
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.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **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

Tyler Lee and Kimberly Kiff reviewed the application.

Ex Parte Communication:

(None)

3 certified notices were sent; however, there were none returned.

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

The Board discussed:

- Building appeared outwardly structurally sound
- Structure was one of the few remaining structures that would have lined San Marco Avenue
- Possibility that the building could be moved
- Structure was connected to garage for tour train repairs and was a safety hazard due to asbestos shingles and loose architectural features
- Salvage of materials
- Loss of historical and architectural integrity

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Demolition application F2019-0054 for 7 Missouri Avenue with the conditions that the applicant make a good faith effort to salvage materials and to document the structure for archival purposes including photographs and measured drawings as detailed in the staff report. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Opinion of Appropriateness – City Project

9. (a) F2019-0058 – City of St. Augustine, Mobility – Applicant
City of St. Augustine – Owner
Various Addresses (Parcel ID:
1961500001, 1961900000, 1113200000,
2134101000, 2035600001, and
1593100000)

To install bicycle racks and wayfinding signs for a bike share program.

Reuben Franklin, Mobility Program Manager, and Megan McNamara, Ashley Ayers, and Johnsey Wilkinson of the Gotcha Group, reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Charles Pappis recommended spreading out the hub racks and recommended a hub in the northern end of the City for residents to utilize.

B.J. Kalaidi asked for the locations of the parcel numbers and asked for clarification of the sponsor. She was concerned with the location on Malaga Street and felt that the program would be a danger to pedestrians on the sidewalks.

Public hearing was closed.

The Board discussed:

- How the bike program operated
- Criteria for choosing bike rack locations
- Bike racks would be 75% full with staff present to rebalance rack locations
- Color choices for bicycles and signage were standard for the company and the teal was similar to Burma Jade, an AGHP approved color
- Wayfinding signs would be considered government wayfinding signs and could be designed to match existing signs
- Recommendation for landmarks noted on bike rack map signs
- GPS enabled bikes and hub locations
- Bicycle speed which could be controlled

- Clarifying signage to make more user friendly
- Locations were flexible and would change over time based on usage data

MOTION

Mr. Weaver MOVED to APPROVE Opinion of Appropriateness application F2019-0058 with consideration of Board discussion. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. Incomplete Items

10. (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.

Ms. Wolfe read the staff report and said there was no staff recommendation and the Corridor Review Committee 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. She noted 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, of the applicant proposes to mitigate the negative impact to be created by the modification

Matt Strickland reviewed the application.

Ex Parte Communication:

(None)

28 certified notices were sent and 3 were returned in favor.

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

The Board discussed:

- Lack of authenticity when utilizing fake turf
- Alternative low-maintenance plants
- Grassy area was high-traffic and a congregating area for the restaurant, making it difficult to maintain
- Concern for setting a precedent
- Lack of justification for the variance
- Recommendation and possibility for hardscape and hardier plantings⁴

MOTION

Mr. Weaver MOVED to DENY application F2019-0059 based on Board discussion. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

11. Planning and Building Staff Approved Permit Report

(No Presentation. Provided for informational purposes.)

12. Other Business

⁴ Mr. Benoit excused himself at 5:12p.m.

**12. (a) Discussion and Public Comment
Related to the Draft Historic Preservation
Element of the Comprehensive Plan
Including Draft Goals, Objectives, and
Policies**

Heard after item 12(c)

Amy Skinner, Deputy Director, Planning and Building, reviewed the subject and facilitated discussion regarding the following:

- Structure of the document which was clearer than previously
- Importance of expanding historic preservation to the whole City rather than just the historic district
- Adjusting language within the element to eliminate creating unintentional policy requirements

**12. (b) Historic Preservation Master Plan
Recognition from Florida Trust**

Ms. Wolfe announced that the City of St. Augustine received recognition from the Florida Trust for Historic Preservation regarding the Historic Preservation Master Plan and noted that the Board had been invited to a Commission Meeting to receive a proclamation acknowledging their work in helping to create the document.

**12. (c) Letters of Support for grants from
the Division of Historical Resources**

Ms. Wolfe presented letters for two grants to create a digital media heritage program and to reevaluate archeology zones as well as an additional request from the Historical Society regarding a grant for a historic structures report. She asked for the Board's review and support of each letter of support.

There was Board consensus by voice vote to approve the letters and allow Ms. Duncan to sign them on behalf of the Board.

13. Adjournment

There being no further business, the meeting was adjourned at 5:36 P.M.⁵

Catherine Duncan, Chairperson

⁵ Transcribed by Candice Seymour



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 20, 2019 Meeting



Application: 2019-0008

Address: 54 St. George Street

Garden 54 LLC, Applicant
TIITF/Department of State, Owner

Project description: To make alterations to an existing outdoor space to include planting new vegetation and installing pavers and granite for walkways, a wood deck, two small walls, and decorative elements.

Architectural Style:	Spanish Colonial	Florida Master Site File:	8SJ1891
National Register:	Contributing to the St. Augustine Town Plan Historic District	Construction date:	1813
Archaeology Zone:	1A	Zoning District:	HP-3
Parcel number:	197440 0000		
Agenda Item:	6(a)	Previous Action(s):	N/A

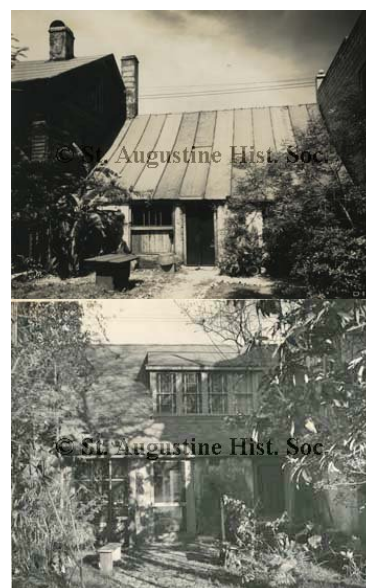
STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to make alterations to an existing outdoor space to include planting new vegetation and installing pavers and granite for walkways, a wood deck, two small walls, and decorative elements.

- The applicant should clarify if the blackline on the design is the existing layout of the bricks or a new proposed layout.
- An example of a brick was provided with a previous design. The applicant will need to clarify if the same bricks will be used in the new design.
- The Wedelia is not found on the Historic Plant Materials List and is an exotic invasive species. If the applicant intends to add additional plants, staff can approve them if they are listed on the pre-approved list.
- Reusing the existing coquina will be appropriate. According to a letter provided with the new material, it will be used around plant beds, and the design shows it around the central bed. Additional information should be provided if the coquina will be placed elsewhere.
- Proposed lighting was submitted with a previous design, which showed them being placed within plant bedding. If the applicant intends to place the lighting in a new location or intends to use a new type of lighting, this information will need to be provided.
- The applicant mentioned using clay terracotta planters for new plants. A photograph or drawing of the proposed planters should be provided to determine if they are appropriate.
- An archaeological investigation will be required if the project triggers a state or local ordinance.



The current rear courtyard



Historic photographs

F2019-0008
54 St. George Street
June 20, 2019

STAFF RECOMMENDATION:

Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can **Approve a Certificate of Appropriateness** for **54 St. George Street** with the following conditions.

- 1) The applicant confirm the lighting details to include the light output.
- 2) The applicant provides the brick pattern to staff.
- 3) The applicant removes the exotic, non-native plant and replace it with a native beach flower (*Helianthus debilis*) or another pre-approved plant.
- 4) The applicant provides a plant list for the proposed potted plants, which should be listed in the AGHP or native to the Spanish Colonial period.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0008
54 St. George Street
June 20, 2019
STAFF PHOTOGRAPHS:



F2019-0008
54 St. George Street
June 20, 2019



Photograph taken in 1937



Date Unknown

F2019-0008
54 St. George Street
June 20, 2019

SUMMARY SCOPE OF WORK:

- Level out the rear garden area
- Create walkways using existing and new brick pavers
- Add new landscaping and utilize existing coquina around the flower beds.
- Install new lighting and deck

CITY CODES/DESIGN GUIDELINES:

The Secretary of the Interior's Standard's for Rehabilitation 2, 8 and 9 apply.

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

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. [Protection and Preservation of Significant Archaeological Resources]

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

Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.

Pre-1821

Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. Trees and shrubs should be native or documented as having been introduced prior to 1821, and must reflect the small scale of pre-1821 buildings. Design concepts from the 18th Century should be used for flower, vegetable and herb gardens.

Foundation plantings are not appropriate.

Fountains are not appropriate in spaces open to the public. Wells may have splashing water that is not visible above the lip of the well to provide interest, but should not contain visible water jets or fountains.

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

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

Garages are addressed in the Accessory Buildings section of these Guidelines.

F2019-0008
54 St. George Street
June 20, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File
2. Historic Photographs

RECEIVED

1 / 1

MAY 26 2011



Planning / Building Dept.

Business Affairs
UF Historic St. Augustine

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

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

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

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

May 26, 2011

SUBJECT: Authorization to Represent University of Florida

Dear Mr. Birchim:

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

Sincerely,

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

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

CC: Billy Triay

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

Hi Shanna,

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

— they do own but UF manages

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

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

Thanks,
Jenny

Jenny Wolfe
Historic Preservation Officer

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

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

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

(IA)

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

Board Members

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

Meeting Information

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

Archived Meetings

Governance

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

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

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

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

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

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

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

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

Select Year: 2018 ▼ Go

The 2018 Florida Statutes

Title XVIII

PUBLIC LANDS AND PROPERTY

Chapter 267

HISTORICAL RESOURCES

[View Entire Chapter](#)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8551891 1009==
Site Name: Paredes-Dodge House 830== Survey Date: 7902 820==
Address: 54 St. George Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
813== County: St. Johns 808==
Location: City of St. Augustine 12 868==
(subdivision) (block) (lot)
868==
Owner of Site: Name: St. Augustine Historical Society ;
Address: 271 Charlotte Street
St. Augustine, FL 32084 902==
Occupant or Manager: The Old Curiosity Shop 904==
Type of Ownership: Private 848== Zoning: HP-3
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469715 3307115 890== Location: T07S R30E N18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5. MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Scardaville, Michael (Historian) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:		Threats to Site:	
() <u>Excellent</u>	863==	() <u>Zoning</u>	878==
(x) <u>Good</u>	863==	() <u>Development</u>	878==
() <u>Fair</u>	863==	() <u>Deterioration</u>	878==
() <u>Deteriorated</u>	863==	() <u>Borrowing</u>	878==
		() <u>Transportation</u>	878==
Integrity of Site:		() <u>Fill</u>	878==
(x) <u>Altered</u>	858==	() <u>Dredge</u>	878==
() <u>Unaltered</u>	858==	() <u>Other</u>	878==
(x) <u>Original Site</u>	858==		
() <u>Restored - Date:</u>	858==		
() <u>Moved - Date:</u>	858==		

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Commercial 850==
Date: +1813 844== Period: 19th cent. 845== Culture: Spanish 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Spanish Colonial 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Stucco; stone (coquina) _____ 854==
Structural Systems: Masonry, stone (coquina) 856==
Features of Structure: (942)
Window Type: DHS 6/6; fixed multipane 942==
Foundation: Stone (coquina) wall 942==
Roof Type: Gable 942==
Secondary Roof Structures: Dormer, shed wall 942==
Porches & Balconies: _____ 942==
Chimney Location: End, interior, ridge 942==
Materials: (882)
Chimney: Stone (coquina) 882==
Roof Surfacing: Coposition shingles 882==
Ornament Exterior: Decorative front door; red band (Zocalo) at base of
east elevation; iron grilles 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: 4 954== Stories: 1½ 950==
Other: Exposed beaded beams in interior 956==
Surroundings: Restoration Area. 864==
Relationship to Surroundings: On street line in Restoration area; part of a
cluster of colonial buildings on the northern end of St. George Street. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Maritime, Commerce.

920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Spanish Colonial style structure, at 54 St. George Street, known as the Paredes-Dodge House, was built between 1803 and 1813 and is one of the ___ surviving colonial structures in St. Augustine. As is typical in colonial architecture, the coquina house abuts the street line, and the property is enclosed by a coquina wall constructed in the 1940's. Architectural research indicates that the street facade was formed by raising on existing street wall to its current height. The house shares a common chimney and coquina first floor wall with the adjacent Rodriguez-Avero Sanchez House to the north. The original 11 inch width of the south wall of the latter house was increased to 24 inches when the north wall of the Paredes-Dodge House was reinforced against it. Three dormers punctuate the gable roof on the street side of the building. Two major window openings are on the first floor of the street facade and the casement windows and the double hung 6/6 windows are enclosed by carved iron grilles, an inaccurate portrayal of typical St. Augustine Colonial Rejas. The house has undergone several major changes since colonial times. Map (1833 Anonymous and 1860 Dorr) and architectural evidence indicate that the original structure consisted of only two rooms, the easternmost or street rooms, and that two rooms were built behind them in the late territorial or early statehood periods (1833-1860). Moreover, the original gable roof was retained and a shed roof was extended over the coquina addition. On site inspection of the building reveals two evidences of a mid-19th century alteration: The roof slope over the two west rooms is not a highly pitched as the slope of the original gable roof and the half-story is found only over the two east or original rooms. Thus, the Paredes-Dodge House resembled the adjacent Rodriguez-Avero Sanchez House in size, configuration, number of rooms, and building materials until the mid-19th century. The possibility also exists that both structures had rear porches where the west rooms are today. Another change occurred during the commercialization of St. George Street after the Civil War. By the 1890's, a second street door was opened in the southernmost section of the building, perhaps to maximize commercial usage of the structure. The spacing on the front has not changed since the late 19th century, although an effort has been made to make the building appear more in the colonial tradition by adding double hung 6/6 windows and grilles over the windows, and by painting a

(over)

V. BIBLIOGRAPHY

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

red band (zocalo) at the base of the facade, a common practice in Spanish and Spanish Colonial Architecture. In mid-1948, the owner of the buildings, the St. Augustine Historical Society, undertook stabilization of the structure. The openings on the St. George St. Elevation were reinforced with "I" beams and a 32 foot 3/8" by 12" steel plate was fastened in the east wall and anchored to the ceiling joists to reinforce the coquina wall. The southeast and southwest rooms were replastered on the first floor. On the second floor, new flooring was laid over the original in order to level it, and a bathroom and kitchen were installed in the south end. Dormer windows were placed in the west roof slope for ventilation. The stairway from the first to second floor was rebuilt, and the entire roof was reshungled with Johns-Manville asbestos shingles.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 siege of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century.

New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest School-house, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

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

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

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

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

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

"Miss Anna Arnau lives in a cottage on Spanish Street that is on part of the property the Arnau's owned for long years, starting in the second Spanish occupation. Miss Arnau's family owned and lived in the coquina house on St. George Street known now as the Old Curiosity Shop.

"The garden was at the south of the house and until quite recently one of the old grapevines was still living in Miss Arnau's present garden, that was at the west of the old coquina home.

"Miss Arnau states, as did the late Mrs. George Gibbs, that the portion of the house north of the big chimney in the main room of the Old Curiosity Shop used to be but one story in height. When the house was divided into two holdings Miss Arnau does not know.

"Many things grew in the Arnau gardens. Among others, lufas hung from vines. When her brother had dried and prepared them, Miss Arnau says she made them into hats, made trimming from the lufas for the hats and they were sold in Mrs. Segui's shop. Miss Arnau does not recall any one else making lufa hats for which there was a great craze at one time as their light open-work fibre made them particularly adapted to a warm climate.

"Miss Arnau is one of the limited number of descendants of second regime families who are still holding a portion of their old lands and living upon them. The Arnau's were early listed and in 1788 Francisco Arnau had the last house on the west side of St. George Street with no building between his house and the fortified line and city gates.

"Arnau's were prominent in city affairs and a Paul Arnau resigned as mayor rather than officiate in handing St. Augustine over to the Federal Army."(11)

In the 1890's the Arnau heirs mortgaged the property to Colonel George L. Eastman, a prominent Flagler era resident of St. Augustine. The mortgage was foreclosed, and in 1895 the property was deeded to Eastman. He held it until 1900, when it was sold to James P. Dodge.(12)

Dodge was a jeweler who established a business in St. Augustine in 1885. An 1886 directory listed him as "Watchmaker and jeweler and sewing machine repairer" with a shop on Charlotte Street near Hypolita. 54 St. George Street came to be known as the Dodge House during his tenure, and he billed it as "The Oldest House in America, 1565." After his death in the late 1920's, the building went through a period of vacancy until his widow, Emma Dodge, sold it to the St. Augustine Historical Society and Institute of Science in 1934.(13)

The building has been used as a gift and curio shop since that time, first as Pearl Lyman Curios, then as the Barlow Gift Shop, and finally (since the late 1940's) as the Old Curiosity Shop, under a variety of proprietors.(14)

Major stabilization and preservation work was done on the building in 1948 by the Historical Society, and in 1959 a bronze marker was placed on the building proclaiming:

"A Spanish Home"

"When Spanish rule returned to St. Augustine in 1783, this property, like many others left by the English, reverted to the Spanish Crown, and was sold at public auction. It was purchased by Juan Sanchez and inherited by his widow, Maria Castandea. Later owners include the Arnau Family. The present coquina house was built about 1803 by Juan Paredes. An original building preserved by the St. Augustine Historical Society since 1934."(15)

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

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

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

4. Puente, "Plano . . . de San Agustín," No. 69. see 46½ Cuna Street file, HSAPB.

5. East Florida Papers, accounts of Josse Fish, Bundle 319, no. 99; James Moncrief, "(Plan of St. Augustine)", March 1, 1765; Eugenia B. Arana and Doris C. Wiles, "The Don Juan Paredes House," El Escribano, No. 47 (April 1963), p. 5.

6. Charles W. Arnade, "The Avero Story: An early Saint Augustine Family with many Daughters and many houses," Florida Historical Quarterly, vol. 40:1 (July, 1961), p. 24; Rocque, "Plano Particular . . . de San Agustín," no. 42.

7. Arana and Wiles, p. 6; Eugenia B. Arana, "History of the property at 52 St. George Street, St. Augustine, Florida," El Escribano, 46 (January, 1963), pp. 11-12; Earle W. Newton and Robert H. Steinbach, Archaeological

and Architectural Investigations at 52 St. George Street, St. Augustine, Florida," El Escribano, no. 46 (January, 1963), pp. 16-19.

8. Arnau and Wiles, pp. 6-8; Newton and Steinbach, pp. 16-19.
9. Arnau and Wiles, pp. 7-8; Arana, pp. 13-14.
10. Ibid., Benjamin and I.B. Clements, "Plan of the City of St. Augustine," 1834-35, Block 12 lots 12 and 15.
11. "Miss Anna Arnau is still living on land granted to her family," St. Augustine Record, Sunday, July 4, 1937.
12. El Escribano, April 1963, p. 8. Deed Book YY, pp. 111-3.
13. Webb's St. Augustine Directory, 1886; City Directory 1911-12, 1927, 1930, 1934. Deed Book 106, p. 711.
14. City Directories, 1937, 1940, 1947, 1949, 1962, 1977.
15. El Escribano, April 1963, p. 9.

Note:

Historic American Building survey photo-data book Information, the Dodge House (Paredes House), St. Augustine, Florida in St. Augustine Historical Society files on Block and Lot file, HSAPB.

Dodge House - 54 St George Street
City Directory Listings

J. P. Dodge died in 1920's

1927 CD lists him at 54 St George St

1930 lists his widow Emma on Mulberry

1930+34 - 54 St George St listed as vacant

1937 Pearl Hyman, Curios 54 St George, res. 63 Orange

1940 The Barlow Gift Shop 54 St George

1947 Barlow Gift Shop.

1949 Old Curiosity Shop - gifts - Mrs. Margaret Wallace

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

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

have not been located. Neither has the original will of Juan Parédes come to light; although there is a codicil filed on February 13, 1811, making new dispositions of his property because of his second marriage, no real estate is mentioned. The documents pertaining to the suit by Aguada Segui against Juana Parédez have not been examined, not being considered pertinent to the chain of title to the property under consideration.

On March 26, 1813, Sanchez' widow, Maria Castaneda, sold to the same Pedro Fucha the north half of the property (Quesada 104). (See El Escribano, January, 1963, No. 46, pp. 13-14)

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

Meanwhile, on June 8, 1819, Pedro Fucha had given Estéban Annau a comprehensive Power of Attorney authorizing him to act as his agent in all matters pertaining to his properties. (East Florida Papers - Escrituras: Photostat in library St. Augustine Historical Society).

In 1851, Margaret D. Annau, widow of Estéban, elected to take a child's portion of the estate of her deceased husband, and was given the house under consideration here as well as the north portion of the property. In an agreement made on March 26, 1851, between Margaret D. Annau and Paul Annau, the administrator of the estate of Estéban Annau and other heirs, statement is made that Estéban died seized and possessed of the following real estate:

. . . the dwelling house and lot in which said Estéban Annau died, of the value of \$700.00 . . .

. . . also another house and lot situated on the north of the dwelling house and premises of the said Estéban Annau, above mentioned, of the value of \$425.00 . . .

and further, that the property under consideration here was

. . . the southern lot of the two lots purchased by Estéban Annau of Peter Fouche (sic) and being the dwelling house and premises in which said Annau died . . .

This agreement is recorded as "Exhibit A" in a Bill in Chancery filed July 5, 1890 in the Circuit Court of St. Johns County for a partition of property among the Annau heirs. "Exhibit A" is described as their only proof of ownership because the original of the 1851 agreement had been destroyed by fire.

This property was subsequently mortgaged by the Annau heirs to George L. Eastman which mortgage was foreclosed and a deed given on September 4, 1895 by W W. Dewhurst, Special Master in Chancery to George L. Eastman. (Deed Book 44, pp. 111-113, St. Johns County Records.)

Subsequent Owners:

April 11, 1900

George L. Eastman, et. ux. to James P. Dodge

December 8, 1934

(Deed Book 2, p. 177, St. Johns County Records.)
Emma J. Dodge to St. Augustine Historical Society
and Institute of Science. (Deed Book 106, p. 711
St. Johns County Records.)

Note: All of the above changes of title and documentary research on this property have been made by Mrs. Eugenia B. Arana and Mrs. Doris C. Wiles, from the files of the Saint Augustine Historical Society, the St. Johns County Records and Spanish documents cited.

Date of erection of building: Second Spanish Period, between 1803 and 1813.

Builder: Don Juan Paredes.

Notes on Preservation and Stabilization.

In May, 1948, the Saint Augustine Historical Society undertook stabilization and preservation of the building. The openings on the east or St. George Street elevation were reinforced with "J" beams and a 32 foot $3/8$ " x 12" steel plate was fastened in the east wall and anchored to the ceiling joists to reinforce the coquina wall.

On the first floor, the southeast and southwest rooms were replastered.

On the second floor, new flooring was laid over the original in order to level it, and a bathroom and kitchen installed in the south end of the building. Dormer windows were placed in the west roof slope on the second floor level, for ventilation. The stairway from the first to second floor was rebuilt. The entire roof was re-shingled with Johns-Manville asbestos shingles. This work was done at an approximate cost of \$2,500.00.

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

A Spanish Home

When Spanish rule returned to St. Augustine in 1783, this property, like many others left by the English, reverted to the Spanish Crown, and was sold at public auction. It was purchased by Juan Sanchez and inherited by his widow, Maria Castaneda. Later owners included the Annau family. The present coquina house was built about 1803 by Juan Paredes. An original building preserved by the St. Augustine Historical Society since 1934.

=====

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 54 St. Germe St. Block & Lot B 12

CARTOGRAPHIC

Sketch structure

{ +1897 (prior 1897 b'gging +1888; "prev. no.") 1 1/2 story (prev. 2 story) "Vac. 5."
+1904 "Univ."
+1924 1 story frame "prev. no." towards rear of study building ~~the~~ ~~is~~ demolished
post 30.

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

MEMO

FEB. 22, 1989

TO: BOARD OF DIRECTORS/TRUSTEES

FROM: DAVID SCOTT

SUBJECT: PROPOSED FACADE TREATMENT OF THE PAREDES/DODGE HOUSE

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

1. Re-patch pitted coquina with a soft historic lime based white stucco. (re-stucco entire facade?)
2. Remove inappropriate later addition flower boxes.
3. Remove inappropriate iron grillwork from first story windows.
4. Repair rotted sills, jambs and other deteriorated woodwork.
5. Repaint entire front facade San Augustin White*.
6. Repaint all exterior front facade trim Paredes House Grey*.

This color was discovered on the trim on this building and dated to colonial times.

7. Repaint Zocalo either Fatio House Red or King's Bakery Black. We might want to eliminate the Zocalo altogether for we don't have historic evidence that the house had a Zocalo. I think that if we decide to have a Zocalo on the house that it should be King's Bakery Black because that is the only documented Zocalo color yet found in St. Augustine and I think it would match well with the grey trim.

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

PAREDES/DODGE RESTORATION, PRELIMINARY COST ESTIMATE

SAN AGUSTIN ANTIQUO FOUNDATION

FEB. 28, 1989

1. PRELIMINARY RESEARCH ALLOWANCES

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

2. SITE WORK

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

3. & 4. CONCRETE AND MASONRY

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

5. METALS

- | | |
|--|---------|
| 1. Remove later iron grates on windows | \$150 |
| 2. Stabilize structural steel implants | \$1,800 |

6. ROUGH AND FINISH CARPENTRY

- | | |
|---|---------|
| 1. Rebuild roof rafters, replace inappropriate later material with accurate reproductions | \$8,800 |
| 2. Remove shingles and replace with hand split shakes. | \$8,500 |
| 3. Labor/materials to re-configure roof and correct later overhang & front facade work. | \$4,100 |
| 4. Re-build rear room and stairs | \$9,400 |
| 5. Re-deck 5/4 X 8 roof | \$6,200 |

7. DOORS AND WINDOWS

- | | |
|---|---------|
| 1. Replace front windows, first story | \$3,600 |
| 2. Repair, restore second story windows | \$2,000 |
| 3. Construct historic shutters | \$1,500 |

8. FINISHES

- | | |
|-------------------------------------|---------|
| 1. Repair or replaster interior | \$4,600 |
| 2. Repair plaster on front exterior | \$1,000 |
| 3. Paint exterior (historic) | \$3,800 |
| 4. Paint interior (historic) | \$4,900 |

8. FINISHES, CONT.

5. Repair, restore, or replace interior details.

Remove later inappropriate additions. \$9,000

6. Historic hardware (hand forged) \$2,200

9. MECHANICAL

1. Remove existing plumbing \$1,500

2. Rebuild historic well in rear yard \$3,200

10. ELECTRICAL

1. Remove and reconfigure electrical service \$2,500

2. Rewire electrical \$1,800

3. Fixture allowance \$1,000

4. HVAC (5 ton) \$6,000

11. CONTINGENCY COSTS (10%) \$11,405

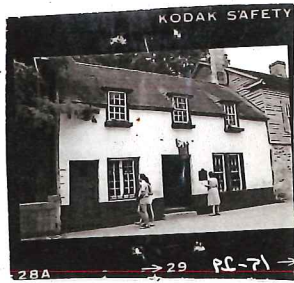
TOTAL CONSTRUCTION COSTS \$125,455

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

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



1903



DODGE HOUSE

NEED CHAIN OF TITLE

- Bet 1813 + 1834 Fucha sold house to Esteban Arnan + it stayed in Arnan family til 1890's.
- clipping about Anna Arnan describes
- Mortgaged by Arnan heirs to Col. George L. Eastman, prominent Florida resident w/ large house at 45 Orange Street
- Mortgage foreclosed + property decided to Eastman 1875
- 1900 Sold to J.P. Dodge - billed it as "oldest house" 1565
- 1934 Mrs. Dodge sold to SAHS.

The Nation's Oldest City

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

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

St. Augustine's Spanish Past Revealed Through Paint Research

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

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

St. Augustine City Commission

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

Michael A. Rourke, City Manager

**Coordinated by the
Planning and Building Department**

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

Historic Colors of Spanish St. Augustine

St. Augustine, Florida

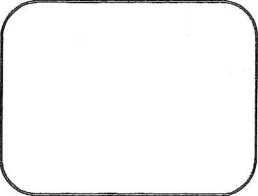
Recreating the Colors
of Spanish St. Augustine

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

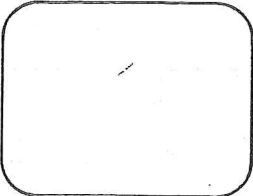
Many colonial buildings and walls were masonry, either quarried shell-stone (coquina) or poured shell aggregate concrete (ripio, piedra de ostion or tabby). Both coquina and tabby are porous and function best when sealed. Stucco, made by calcining seashells, also required a sealing coat of limewash or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

Whitewashes were applied with coarse brushes that left brush marks evident in the surface. This effect can be obtained by using specially formulated (thicker) paints. Paint should not be applied too evenly but workmanship should not appear crude. Due to

Historic Colors
of Spanish St. Augustine



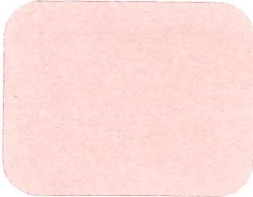
San Augustin
White



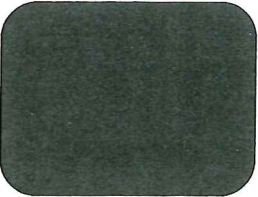
Canova House
White



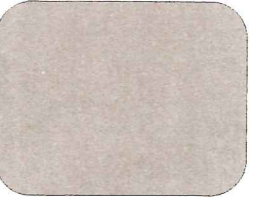
King's Bakery
Black



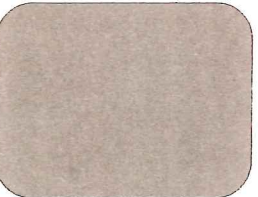
DeMesa House
Pink



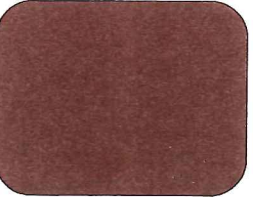
Peck House
Green



Gonzalez-Alvarez
House Grey



Paredes House
Grey



Solana House
Brown

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

Historic Colors of Spanish St. Augustine				
Color Name	Body	Zocalo	Benjamin Moore	Sherwin Williams
San Augustin White	•		Pure White	Pure White
DeMesa House Pink	•		038	BM-71-10
Fatio House Pink	•		054	---
King's Bakery Coral	•		040	---
King's Bakery Black		•	1652	---
Canova House White		•	935	94408
O'Reilly House White		•	942	---
Gonzalez-Alvarez House Grey		•	1474	BM-80-21
Fatio House Grey		•	1475	BM-80-22
Paredes House Grey		•	HC-105*	BM-80-30
Fatio House Red		•	Morris Town Red*	94325
Solana House Brown		•	1259	---
Peck House Green		•	693	BM-78-8
Light Ochre**	•	•	144	BM-74-28
Ochre Tan**	•	•	222	94077
Dark Mustard**		•	182	94184
Terra Cotta**		•	105	94358
Medium Mauve**		•	1257	---
Deep Mauve**		•	1258	---
Clay Red**		•	1204	BM-71-16
Maroon Red**		•	1260	---
Grey Blue**		•	744	---
Shutter Blue**		•	748	---
Note: Use flat finish for body and zocalo. Use semi-gloss and gloss finish for trim.				
*Custom Color				
**Documented through archaeological research by the St. Augustine Archaeological Society and the Historic St. Augustine Preservation Board.				

the effects of rain on whitewash, a streaked look developed with the undersurface showing through in places.

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

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

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





CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



RECEIVED

JAN 17 2019

Planning/Building Dept.

☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

Receipt No. 1536292

Advertising Costs \$

Postage \$

Paid on

BDAC Project No. 2019-0008

Meeting Date: 2-21-19

Receipt No.

1. NAME OF APPLICANT Gerald Dallaire - Garden 54 LLC.
Business (if applicable) Garden 54 LLC.
Address 54 St. George Street
City St. Augustine State FL Zip Code 32084
Daytime telephone 904-501-9276 Other phone/email gerald.d4316@gmail.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER TIITF / Dept of State (Manager William Triay)
Business (if applicable) U of Florida Historic St. Aug. Inc.
Address PO Box 115050 (Attn Planning Dept)
City Gainesville State FL Zip Code 32611-5050
Daytime telephone (required) NA Other phone NA
3. PROJECT STREET ADDRESS 54 St. George Street
4. LEGAL DESCRIPTION: Lot 19 Block 12 Subdivision City of St. Aug Parcel 1974400000
5. EXISTING USE Garden & Patio PROPOSED USE To improve Patio & Garden
6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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

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

D. PAINT COLORS (check one)

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

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

To improve garden & patio area. Removing & then leveling whole area due to neglect & reusing current pavers, as well as, incorporating new pavers. Not to exceed 500 square-feet total.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Gerald Dallaire
SIGNATURE OF APPLICANT [Signature] DATE 1-10-19
PRINT OWNER'S NAME _____
SIGNATURE OF OWNER [Signature] DATE _____

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

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



General Contractors

CGC 011558

P.O. BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32085
PHONE 904-824-1626
FAX 904-829-1806
E-MAIL: lweeks@aug.com

June 10, 2019

City of St. Augustine Planning and Building Department

Re: HARB Application for the June 20, 2019 Meeting for the existing building at 54 St. George St.

HARB Board,

Our plans are to enhance the existing courtyard by removing the existing broken brick pavers (they are all broken parts of bricks that were culled and discarded from other projects) and other 12" x 12" concrete pavers in white and red. We plan to replace all of the broken brick, which is about 900 Sq. Ft., and add less than 400 Sq. Ft. of new pavers to the courtyard areas for seating, benches, etc. The current courtyard is a collection of mis-matched paving materials. Our plan is to add the appropriate clay pavers and enhance the existing established landscaping and plantings by adding some herbs, Wedelia, and other approved plants to fill in where needed. We cannot dig down further than 3" according to the Property Owner. Therefore, any additional plants will have to be planted in Clay Terra Cotta pots.

The existing coquina that surrounds the courtyard will be used to hold back some of the existing raised plant beds, so that the soil does not wash out onto the walkways. There will be no granite.

We plan to add up lighting as in our application.

In short, we are trying to take a beautiful courtyard and enhance it with appropriate materials and at the same time, make it safer for the people who walk around on it, as the current bricks are uneven and unsafe.

I have submitted a new sketch that shows the general idea of what we plan to do.

The business owner is Mr. Gerald Dallaire, who also owns the two Kilwins Ice Cream Shops and the Popcorn Shop, all located on St. George St. He has done a very nice job in renovating the interior of this building, while paying special attention to preserve the historic fabric of this valuable structure. Now he would like to enhance the courtyard.

Please feel free to give me a call with any questions you may have.

Thank-you,

Len Weeks, Owner
General Contractor CGC-011558

RECEIVED

JUN 10 2019

Planning/Building Dept.



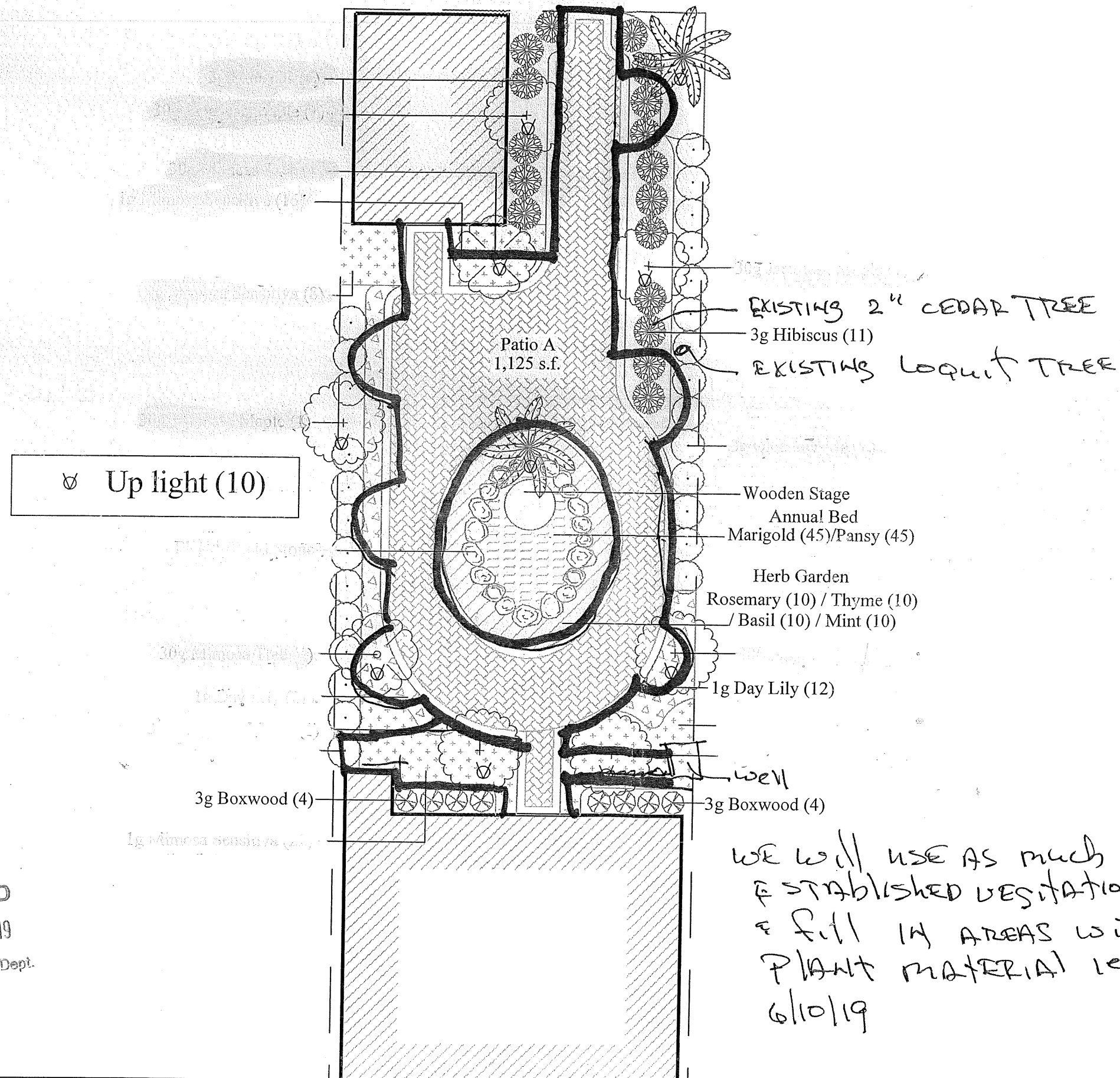
Date: March 27, 2019
Drawing Scale: 1" = 10' (KSR)
Designed By: Earthworks, Inc
Revisions:

[illegible]

SHEET TITLE

L-1

SHEET



WE WILL USE AS MUCH OF THE
ESTABLISHED VEGETATION AS POSSIBLE
& FILL IN AREAS WITH APPROVED
PLANT MATERIAL I.E. KUDZUA
6/10/19

Planning/Building Dept.



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

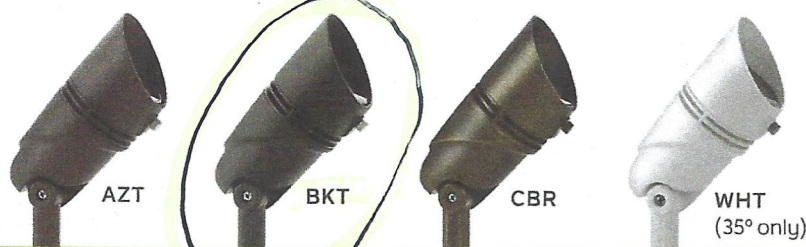
“grandfathered in”. We are only allowed to add an additional 500 square feet; we have 499 additional square feet bid for the job.

Example:

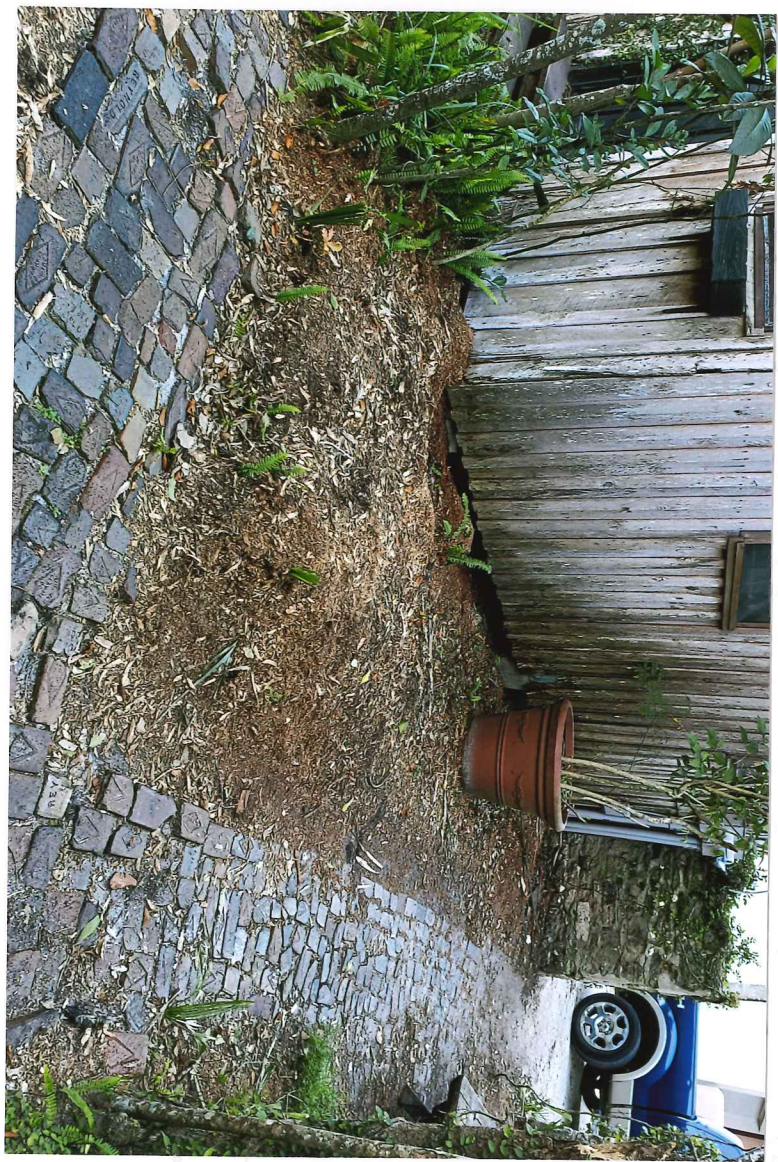
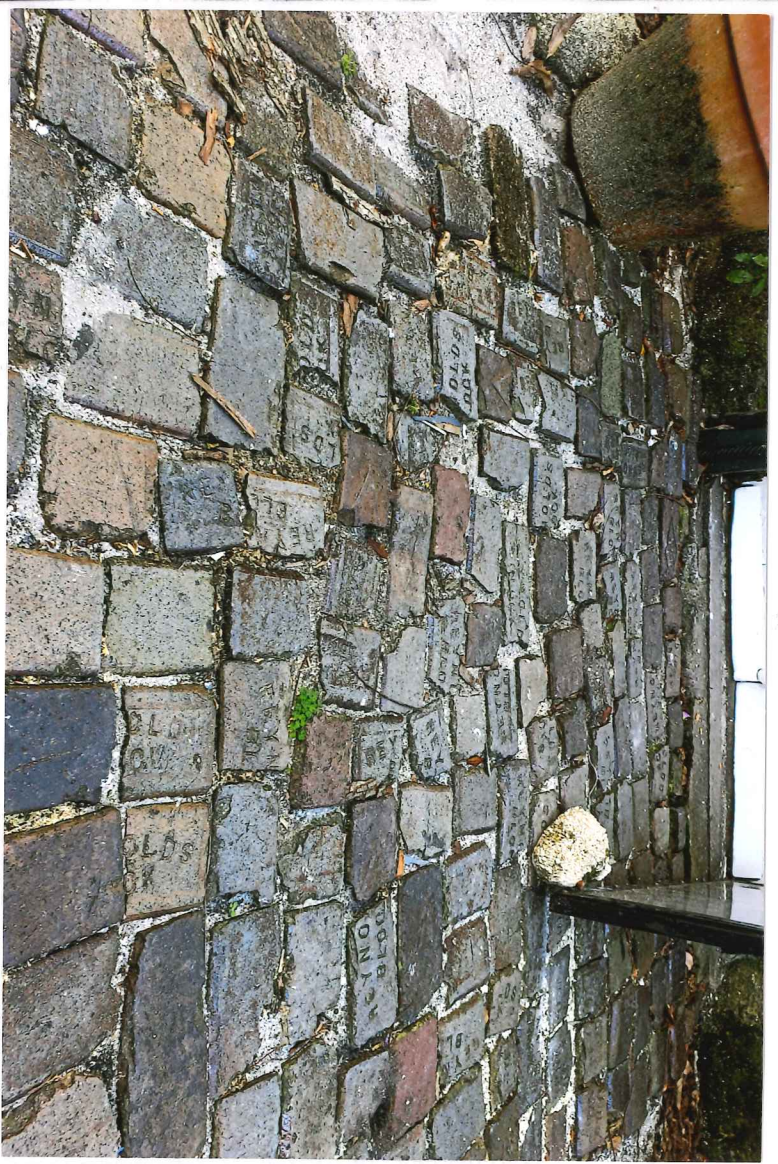


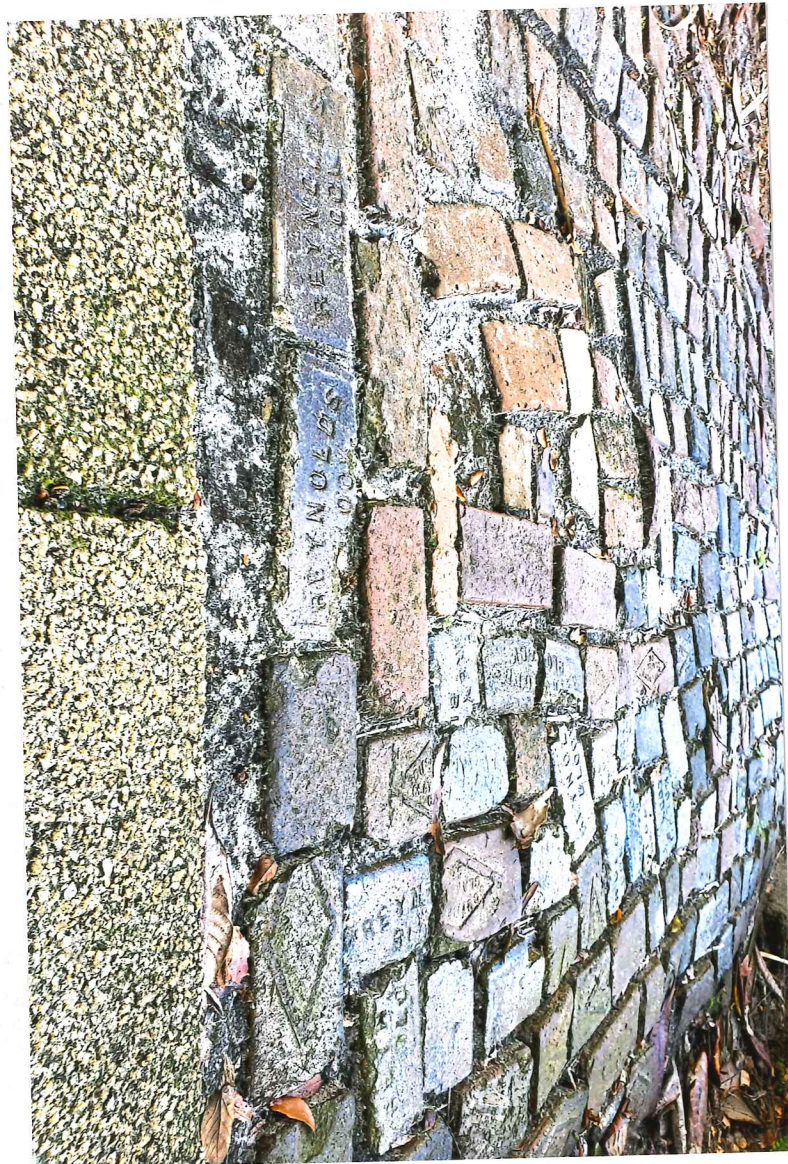
Product Specifications & Ordering Guide

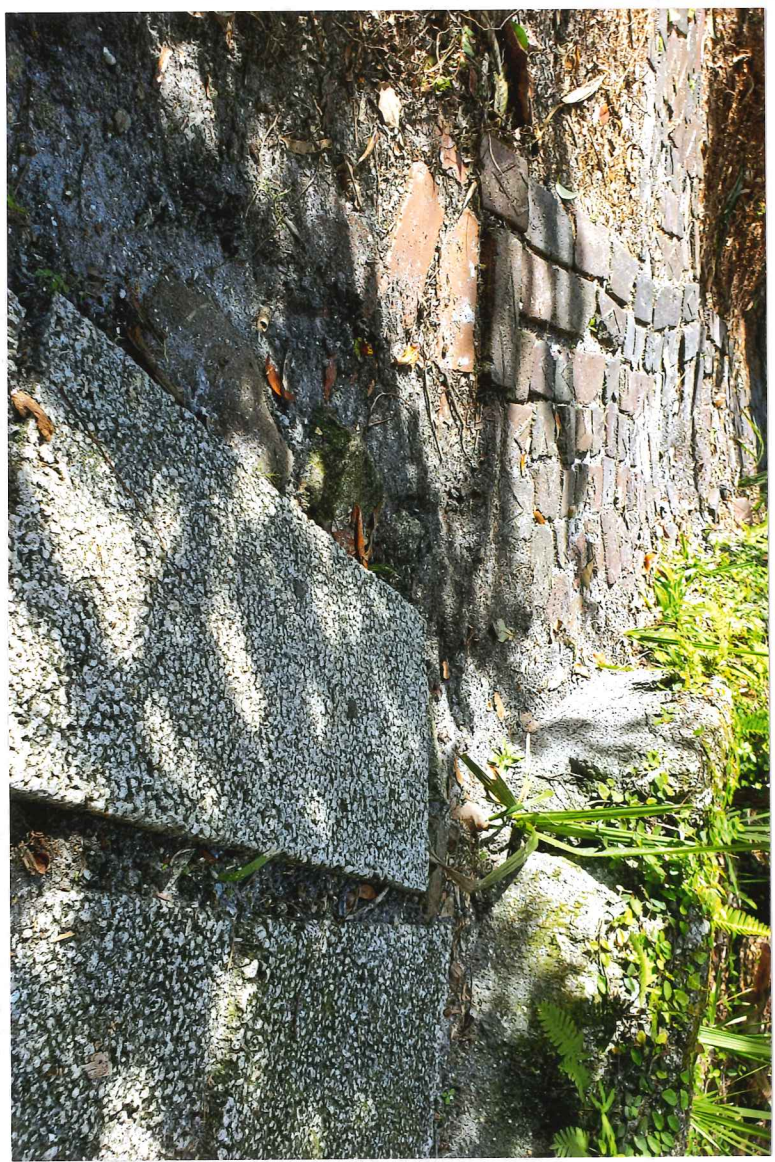
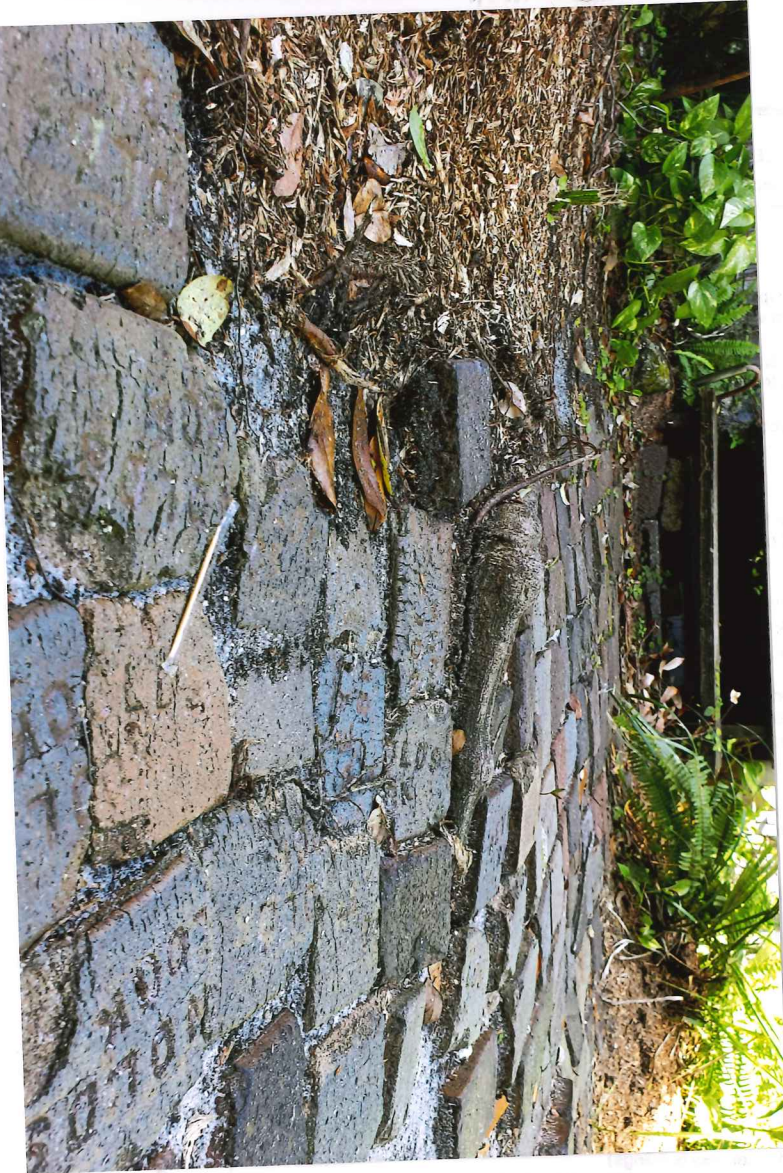
	12V LED Small Accent with VLO	12V LED Large Accent with VLO	
Ordering Guide (product number breakdown)	1 Item Number for Fixture Size & Beam Angle: 16015 = Small 15° Spot <u>16016 = Small 35° Flood</u> 16017 = Small 60° Wide Flood 16018 = Large 15° Spot 16019 = Large 35° Flood 16020 = Large 60° Wide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



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COMPLETENESS REVIEW CHECKLIST

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INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

OK	Need	N/A	
ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)			
☐	☐	☐	Photographs of existing roof and affected features
☐	☐	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)
EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)			
☐	☐	☐	Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture
PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)			
☐	☐	☐	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
AWNING/CANOPY			
☐	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)			
☐	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Photos/speccs of new surface materials & of the wall.

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

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

- | OK | Need | N/A | |
|-------------------------------------|--------------------------|--------------------------|---|
| ☒ | ☐ | ☐ | Photographs of existing site area within view of proposed feature and detail photo of any existing affected features |
| ☒ | ☐ | ☐ | Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area) |
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- | OK | Need | N/A | |
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❖ Other details necessary for review:

Photos / Specs of new surface materials & of the wall.

Project number: _____ Project Address: 54 St. George
 Reviewed by: Wm 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

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O.R. 871 PG 0061

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QUIT-CLAIM DEED

This instrument prepared
by Ken Rouse, General
Counsel, Florida
Department of State, Room
LL10, The Capitol,
Tallahassee, Fl 32399-0250

WHEREAS, the Grantor is a body corporate created and existing pursuant to Section 266.01, Florida Statutes, and

WHEREAS, pursuant to Chapters 82-46 and 83-265, Laws of Florida, the Grantor will cease to exist on October 1, 1990, and

WHEREAS, as a body corporate of the State of Florida, all properties of the Grantor are properties of the State of Florida, and

WHEREAS, the Grantor delivers this Quit-Claim Deed on the terms and conditions specified herein,

NOW, THEREFORE, this Indenture, made this 28th day of September, 1990, between the Historic St. Augustine Preservation Board, as Grantor, and BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, whose address is 3900 Commonwealth Boulevard, Tallahassee, Florida, as Grantee:

Witnesseth, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim to the grantee, its successors or assigns, all the right, title and interest of the grantor in and to the following described property, situate, lying and being in St. Johns County, Florida, to wit:

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

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

Documentary Tax Pd. \$.55
\$ 40 Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns
County By: DM D.C.

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And

PARCEL 2 (Parking Lot) Charlotte Street. Property Appraiser Parcel No. 1-0196740-0000

In the City of St. Augustine being Lot Fourteen (14) of Block Eight (8) according to the official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida. Subject to an easement heretofore granted to Mary O. Bravo along the south five (5) feet of said Lot 14, as recorded in Deed Book 104, Page 111 of the Public Records of St. Johns County, Florida. And also all of the right, title and interest of the party of the first part (i.e. Ann M. McGraw) in and to an easement for driveway purposes to the north five (5) feet of Lot 13 of Block 8, according to the Official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

PARCEL 3 and PARCEL 4 (Watson House and Spanish Military Hospital). Property Appraiser Parcel No. 1-0198920-0000

That portion of Block 28 of the City of St. Augustine, Florida: Commencing at the northeast corner of Lot 4 of said Block 28, run thence westerly a distance of 84 feet 1 inch to the east line of Aviles Street, thence southerly along the east line of Aviles Street, a distance of 71 feet 9 inches to the north side of a two story brick building, thence easterly along the north side of said brick building, a distance of 42 feet, more or less, to a point on the east line of Lot 2 of said Block 28, which point is 4 feet, more or less, north of the northwest corner of property described in Deed Book 137, Page 52, Public Records of St. Johns County, Florida; thence southerly along the east line of said Lot 2, Block 28 a distance of 4 feet, more or less, to the northwest corner of said property described in Deed Book 137, Page 52; thence easterly along the north line of said property described in Deed Book 137, Page 52, a distance of 48 feet, more or less, to the west line of Charlotte Street; thence northerly along the west line of Charlotte Street, a distance of 71 feet 3 inches to the point of beginning. Together with all right, title and interest of party of the first part in and to any streets, alleys or sidewalks adjacent to the above described property. Being the same land conveyed to party of the first part by deed from E.R. Carr, unmarried, and Theodor F. Weber, unmarried, recorded in Official Records Book 60, Page 681, Public Records of St. Johns County, Florida; AND That alley in Block 28 of the City of St. Augustine, Florida, vacated by City Ordinance No. 301-A adopted by the City Commission on February 9, 1970;

And

PARCEL 5 (Benet House). Property Appraiser Parcel No. 1-0196600-0000

Begin at the northwest corner of a brick building at the northwest corner of Lot 1 of Block 8, City of St. Augustine, and run thence south 8 degrees east with St. George Street, 50.4 feet, thence north 82 degrees east 62.2 feet; thence north 8 degrees west 50.4 feet, thence south 82 degrees west 62.2 feet to the place of beginning. Said property being also known as Lot 1, Block 8, according to the Official Map of the City of St. Augustine, Florida;

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And

PARCEL 6 (Sanchez de Ortigosa House) Property Appraiser Parcel No. 1-0197430-0000

Lot 18 of Block 12 of the City of St. Augustine, Florida, bounded north by premises of Dodge, formerly Estate of Arnau, south by Cuna Street, east by St. George Street and west by premises of Estate of Sabate, with 60 feet on St. George Street, more or less, known as Columbia House; as described in deed recorded in Official Records Book 84, Page 439, Public Records of St. Johns County, Florida, and more fully described as follows:

Beginning at the northwest corner of St. George and Cuna Streets at the southeast corner of a masonry building (as existing on June 16, 1967); thence south 79 degrees 37 minutes west, on the north line of Cuna Street, 70.71 feet; thence continuing on the north line of Cuna Street south 82 degrees 06 minutes west 41.48 feet; thence north 5 degrees 35 minutes west, on the east line of that parcel of land described in Deed Book 176, Page 262, said Public Records 88.29 feet; thence north 82 degrees 14 minutes east, on the south line of that parcel of land described in Deed Book 106, Page 71, said Public Records, 46.90 feet; thence south 10 degrees 26 minutes east, on the west line of that parcel of land described in Deed Book 221, page 41, said Public Records, 27.72 feet; thence north 81 degrees 02 minutes east, on the south line of that parcel of land described in Deed Book 221, Page 41, said Public Records, 58.30 feet to the west line of St. George Street; thence south 10 degrees 00 minutes east 58.50 feet to the point of beginning;

And

PARCEL 7 (Salcedo House/Kitchen and Public Restrooms). Property Appraiser Parcel No. 1-0197460-0000

All of Lot Twenty-Two (22), Block Twelve (12), according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the southeast corner of said Lot 22 for the point of beginning, said point of beginning being the northeast corner of Lot 21 of said Block 12 as described in Deed Book 163, Page 5 of the Public Records of St. Johns County, Florida; thence south 80 degrees 46 minutes west, 101.87 feet to the southwest corner of said Lot 22; thence north 10 degrees 06 minutes west 39.5 feet to the northwest corner of said Lot 22; thence north 80 degrees 49 minutes east 101.2 feet to the northeast corner of said Lot 22 and on the west edge of St. George Street; thence south 11 degrees 06 minutes east 39.5 feet along the west edge of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Everett B. Meade and wife, recorded in Deed Book 259, page 312, Public Records of St. Johns County, Florida

And

In the City of St. Augustine, being 41-1/2 feet on each of the east and west lines, 101.5 feet on the north line and 101.2 feet on the south line; and bounded on the north by property now or formerly of Rolleston; on the south by property now or formerly of May Rainey, formerly May Andreu, on the east by St. George Street on which it fronts, and on the west by property now or formerly of Mrs. Ada D. Cooper. Being also known as Lot 23 of Block 12, Official Map of the City of St. Augustine, Florida. Being the same land conveyed to party of the first part by deed from Albert W. Spiller, Jr., and wife, recorded in Official

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Records Book 23, Page 152, Public Records of St. Johns County, Florida;

And

PARCEL 8. Property Appraiser Parcel No. 1-0198632-0000

In the City of St. Augustine, on the East side of Charlotte Street, to-wit: So much of Lot 2 of Block 25, according to official plat of said City dated January 1, 1905, as included in following measurements: Begin at the Northeast corner of Charlotte Street and Bravo Lane, run thence Easterly along Bravo Lane, 40 feet more or less to Lot 3 of said Block 25, thence Northerly along West line of said Lot 3, 85 feet to land formerly of Wagstaff, thence Westerly along land formerly of Wagstaff 40 feet more or less to Charlotte Street, thence Southerly along Charlotte Street 85 feet to place of beginning.

EXCEPTING THEREFROM the following described lands conveyed to Eduardo V. Acebal in deed recorded in Official Records Book 540, page 581, public records of St. Johns County, Florida, as more particularly described as follows:

The North part of Lot 2, Block 25, CITY OF ST. AUGUSTINE, FLORIDA, more fully described as follows:

BEGINNING at the Northwest corner of said Lot 2, at a point 92.10 feet Southerly from the Northwest corner of said Block 25; thence South 88 degrees 18 minutes 55 seconds East, on the North line of said Lot 2 and the South line of that land described in Deed recorded in Deed Book 154, page 454, public records of St. Johns County, Florida 40 feet; thence South 1 degree 48 minutes 32 seconds West, on the West line of Lot 4 of said Block 25, a distance of 37.70 feet; thence North 88 degrees 00 minutes West, on the Westerly extension of the South line of said Lot 4, a distance of 40 feet; thence North 1 degree 48 minutes 32 seconds East, on the West line of said Lot 2 and the East line of Charlotte Street, 37.48 feet to the Point of Beginning.

And

PARCEL 9. Property Appraiser Parcel No. 1-0199010-0000

Bounded on the East by Charlotte Street, having a frontage thereon of 36 feet, West by Aviles Street (formerly Hospital Street), South by Bravo Lane, and North by the North line of the brick building in which R.J. Oliver, now deceased, conducted a grocery business and by said line extended through from Charlotte Street to Aviles Street, said land being a portion of the same lot conveyed to William C. Middleton and Robert J. Oliver by John G. Long, by deed dated November 9, 1889, and recorded in Deed Book "PP" at page 99, public records of St. Johns County, Florida; said lot is also known as Lot 3 of Block 30 of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923.

SUBJECT to Mortgage executed by Charles A. Knowles and Mary Ellen Knowles, his wife to Mildred L. Hack dated July 14, 1983 filed July 15, 1983 and recorded in OR Book 594, Page 325 of the public records of St. Johns County, Florida in the original amount of \$52,600 which the Grantee neither assumes nor agrees to pay.

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And

PARCEL 10. Property Appraiser Parcel No. _____

Commence at the Southeast corner of Cordova and Hypolita Streets, in the City of St. Augustine, Florida and run North 82 degrees 45 minutes East along the South line of Hypolita Street 73.13 feet to an iron pipe in the South line of Hypolita Street and the Point of Beginning; from said Point of Beginning, run thence South 9 degrees 11 minutes East 60.88 feet to an iron pipe in the North line of that certain tract described in deed from Joy Carter Clark to Glen M. Millard and Patricia A. Millard recorded in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; run thence North 83 degrees 38 minutes East 25.4 feet, more or less, to the Northeast corner of said tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; thence South 6 degrees 49 minutes East along the Eastline of the tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida, a distance of 27 feet, more or less, to a point that is North 81 degrees 46 minutes East, 90.8 feet from the Northwest corner of the Dragoon Barracks Lot, as conveyed to J.D. Thompson and Harold E. Ryman of March 2, 1935, said Northwest corner being marked by an iron marker 181.4 feet North along the East line of Cordova Street from a U.S. monument marking the Southwest corner of said Dragoon Barracks Lot; thence run South 6 degrees 44 minutes East 10 feet to a 3/4 inch iron pipe; thence North 81 degrees 46 minutes East 69.25 feet; thence North 6 degrees 34 minutes West 10 feet to a point 30 feet West of the Southeast corner of Lot 10, Block 18, according to the Official Map of the City of St. Augustine, Florida; thence run Northerly along the West line of Parcel 1 as described in that certain deed from Helen F. Newhard to Charles O. Barrett, recorded in O.R. Book 353 at page 698, Public Records of St. Johns County, Florida, to a point on the South line of Hypolita Street that is 31 feet West of the East boundary of said Lot 10, Block 18; thence run South 82 degrees 45 minutes West along the South line of Hypolita Street a distance of 96.92 feet, more or less, and the Point of Beginning.

SUBJECT, HOWEVER, to the rights of the City of St. Augustine, Florida and the public, if any, in and to any portion of Calla Sita Alley that may overlap or encroach upon the above described property.

SUBJECT to a mortgage executed by San Agustin Antiguo Foundation, Inc., dated August 17, 1990, and recorded in Official Records Book 866, Page 849, of the public records of St. Johns County, Florida, in the original amount of \$200,000.00, which the Grantee neither assumes nor agrees to pay.

And

PARCEL 11A. Property Appraiser Parcel No. 1-0197400-0000

Being in the City of St. Augustine, County of St. Johns, State of Florida, more particularly described as follows:

Beginning on the North line of Cuna Street 112 feet 5 inches westerly from the corner of Cuna and St. George Streets, thence north 5 degrees 47' west along the line of what was Columbia Hotel Lot and lot conveyed to Eastman 124.5 feet more or less, to old iron pipe and Watkins lot; thence South 83 deg. 30' West along south line of Watkins lot 29.32 feet; thence South 6 deg. 30' east, 48.80 feet; thence South 87 deg. 01' West 24.9 feet

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

And

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

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

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

And

PARCEL 12. Property Appraiser Parcel No. 1-0197360-0000

Land situate, lying and being in the County of St. Johns and State of Florida, to-wit:

In the City of St. Augustine, Lots Eight (8) and Nine (9) in Block Twelve (12), according to Official Map of said City made by Robert Ranson and dated January 1, 1905, and being same property conveyed by Ada Cooper and M.R. Cooper, her husband, to Mrs. Matie C. Mickler by deed dated April 1, 1906. Said property being on the East side of Spanish Street upon which it fronts eighty-four (84) feet and extending East ninety-four and one half (94-1/2) feet;

And

PARCEL 13. Property Appraiser Parcel No. 1-0197320-0000

All of Lots 5 and 26 and Part of Lots 4 and 27, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June, 1923; said parcel of land being more fully described as follows: COMMENCE at the Southeast corner of said Lot 26, Block 12, for the point of beginning; thence North 15 degrees 15 minutes West 81.7 feet along the East line of said Lots 26 and 27; thence South 77 degrees 45 minutes West 178.3 feet across Lots 27 and 4 to a point on the West line of Lot 4; thence South 11 degrees 24 minutes East 81.7 feet along the West

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line of Lots 4 and 5 to the Southwest corner of Lot 5; thence North 79 degrees 02 minutes East 64.3 feet along the South line of Lot 5 to the Southeast corner of said Lot 5, said point being also on the West line of Lot 26; thence South 15 degrees 02 minutes East 0.78 feet along the West line of Lot 26 to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 120.0 feet along the South line of said Lot 26 to the Point of Beginning.

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

COMMENCE at the Northwest corner of said Lot 25; thence North 76 degrees 41 minutes East 9.70 feet along the North line of said Lot 25 to the Point of Beginning; thence continue North 76 degrees 41 minutes East 110.3 feet to the Northeast corner of said Lot 25; thence South 22 degrees 31 minutes East 2.82 feet to a point on the North side of an existing masonry wall; thence South 76 degrees 35 minutes West 110.66 feet; thence North 15 degrees 02 minutes West 2.98 feet to the Point of Beginning;

AND EXCEPTING THEREFROM:

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

COMMENCE at the Southwest corner of said Lot 5 for the Point of Beginning; thence North 79 degrees 02 minutes East 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence South 15 degrees 02 minutes East 0.78 feet to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 9.70 feet along the South line of said Lot 26; thence North 15 degrees 02 minutes West 13.41 feet; thence South 79 degrees 02 minutes West 73.20 feet to a point on the West line of said Lot 5; thence South 11 degrees 24 minutes East 13.00 feet to the Point of Beginning;

And

PARCEL 14. Property Appraiser Parcel No. 0196510-0000

Beginning at the Southeast corner of Lot 9, Block 7, City of St. Augustine, Florida; thence in a Northerly direction along the East boundary line of said Lot 9, 126 feet more or less to the Northeast corner; thence Westerly along the North line of said Lot 9, 30 feet to the Northwest corner; thence Southerly along the West line of Lot 9, 71 feet to a point; thence Westerly along the West line of Lot 8, Block 7, 28 feet to a point; thence Southerly 54.5 feet more or less to the North property line of Cuna Street; thence Easterly along the North property line of Cuna Street 56 feet to the Point of Beginning.

The above description of property being all of Lot 9 and the East portion of Lot 8, Block 7, City of St. Augustine, Florida, according to the Official Map of said City of St. Augustine, Florida, dated January 1, 1905, made by Robert Ranson and on file in the Office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

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Commencing in the East side of St. George Street, 118 feet North of Cuna Street, thence Southerly 60 feet to the North line of property formerly of Manucy, thence Easterly 123 feet to land formerly of Fatio Dunham, thence Northerly 60 feet, thence Westerly 121 feet to the Point of Beginning and being known as Lot 7, Block 7, of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923, filed October 4, 1923, in the office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

PARCEL 16. Property Appraiser Parcel No. 0197730-0000

Lot 7, Block 15, City of St. Augustine, County of St. Johns, Florida, according to the official map thereof filed January 3, 1905, in the Office of the Clerk of the Circuit Court.

SUBJECT to conditions, reservations and restrictions as contained in deed from Elizabeth M. Towers to the Historic St. Augustine Preservation Board recorded in Official Records Book 269 at pages 688-689, Public Records of St. Johns County, Florida;

And

PARCEL 17. Property Appraiser Parcel No. 0196460-0000

A parcel of land in Block 7 of the City of St. Augustine, Florida, being more fully described as follows:

Commencing at the Northeast corner of Cuna Street and St. George Street in said City of St. Augustine; thence in a Northerly direction to the East line of said St. George Street 165 feet 1 inch to a point; thence continuing on said East line of St. George Street 43.3 feet to the Point of Beginning at the Southwest corner of the herein described parcel of land; thence continuing in the Northerly direction on said East line of St. George Street 67.52 feet to the Northwest corner of the base of a shell concrete fence post; thence Easterly on a line having an angle with the last described course at 89 degrees 24 minutes in the Southeast quadrant a distance of 150 feet; thence in a Southerly direction on a line having an angle with the last described course of 90 degrees 36 minutes in the Southwest quadrant a distance of 62.75 feet; thence in a Westerly direction on a line having an angle with the last described course of 91 degrees 16 minutes in the Northwest quadrant a distance of 150 feet to the Point of Beginning; being the same parcel of land described in deed recorded in Deed Book 191, page 88, Public Records of St. Johns County, Florida;

And

PARCEL 18. Property Appraiser Parcel No. 1-0196480-0000

Lot 6, Block 7, City of St. Augustine, Florida, according to the Official Map of said City on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

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PARCEL 19. Property Appraiser Parcel No. 1-0196540-0000

A parcel of land known as Lot 12, Block 7, City of St. Augustine, Florida, being more fully described as follows:

Beginning at the Southeast corner of the herein described property, at the intersection of the North line of Cuna Street with the West line of Charlotte Street; thence South 82 degrees 00 minutes West, on the North line of Cuna Street, 90.06 feet to the South end of a fence; thence, on the line of said fence, North 8 degrees 06 minutes West 75.85 feet to the North line of a masonry wall; thence, on said North line of masonry wall, North 83 degrees 32 minutes East 93.15 feet to the West line of Charlotte Street, being the West edge of a sidewalk and the East edge of a low masonry wall; thence on said West line of Charlotte Street, South 5 degrees 42 minutes East 73.42 feet to the Point of Beginning; being that same parcel of land described in Official Record Book 27, page 285, Public Records of St. Johns County, Florida; being the same land as described in deed recorded in O.R. 78, page 419, Public Records of St. Johns County, Florida.

And

PARCEL 20. Property Appraiser Parcel No. 1--0196410-0000

Property A: Lots Two (2) and Twenty-two (22) of Block Seven (7) as per official map of the City of St. Augustine, made by Robert Ransom January 1st, A. D. 1905, which map is on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from Charles R. Bennett, individually and as executor of the estate of Cora B. Ryan, deceased, recorded in Official Records Book 60, page 423, public records of St. Johns County, Florida, and by deed from Buel W. Bailey and wife, recorded in Official Records Book 60, page 426, public records of St. Johns County, Florida;

Property B: The west portion of Lot 3 (3) of Block Seven (7), according to official map of the City of St. Augustine, dated June 12, 1923. Commencing at the northwest corner of said Lot Three (3), thence easterly 151.54 feet to an iron post, thence southerly at an interior angle of 90 degrees 36 minutes 31.9 feet to an iron post, thence westerly at an interior angle of 89 degrees 56 minutes 150.65 feet to spike on the easterly line of St. George Street, being the southwest corner of said Lot Three (3), thence northerly along easterly line of St. George Street, 33.5 feet to point of beginning. Being the same land acquired in condemnation as shown by Final Judgment recorded in Circuit Court Minute Book 13, page 203, public records of St. Johns County, Florida;

And

PARCEL 21. Property Appraiser Parcel No. 1-0197450-0210

Property A: All of Lot 21, Block 12, excepting the south 21 feet thereof, according to the official map of the City of St. Augustine, Florida, and more fully described as follows:

Commence at the northeast corner of said Lot 21 for the point of beginning; thence south 80 degrees 46' west 101.87 feet along the north line of said Lot 21 to the southwest corner of Lot 22, Block 12; thence continue along the north line of Lot 21, south 83 degrees 36' west 19.92 feet to the northwest corner of said

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Lot 21; thence south 7 degrees 48' east 58.0 feet along the west line of said Lot 21 to the northwest corner of the property described in Deed Book 217, page 32 of the public records of St. Johns County, Florida; thence north 80 degrees 49' east 124.72 feet along the north line of the property described in Deed Book 217, page 32 to a point on the east line of said Lot 21; thence north 11 degrees 06' west 57.05 feet along the west line of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Chester W. Siegmund and wife, recorded in Deed book 259, page 313, public records of St. Johns County, Florida and by deed from University of Florida Endowment Corporation and recorded in Deed Book 259, page 316, public records of St. Johns County, Florida;

And

Property B: A parcel of land in Block 12 according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the intersection of the north line of Cuna Street and the east line of Spanish Street; thence N 8 degrees 42' W 159.0 feet along the east line of Spanish Street; thence N 83 degrees 10' E 75.1 feet to an iron pipe and the point of beginning; thence S 2 degrees 33' E 1.8 feet; thence N 82 degrees 43' E 40.9 feet to the corner of a masonry building; thence continue N 82 degrees 43' E 25.9 feet along the south wall of said masonry building to an inset in said masonry building; thence N 7 degrees 17' W 0.6 feet along the inset of said building; thence N 79 degrees 27' E 24.7 feet along the wall of said building to another inset in said building; thence N 12 degrees 15' W 2.55 feet along the inset of said building; thence N 81 degrees 09' E 30.0 feet to the southeast corner of said building; thence continue N 81 degrees 09' E 4.7 feet to an iron pipe at the curb of St. George Street, said point being the West line of St. George Street; thence N 11 degrees 06' W 17.2 feet along the west line of St. George Street and to the southeast corner of the property described in Deed Book 163, page 5 of the public records of St. Johns County, Florida; thence S 80 degrees 49' W 124.72 feet along the south line of the property described in said Deed Book 163, page 5; thence S 7 degrees 48' E 16.7 feet to the point of beginning. Being the same land conveyed to party of the first part by deed from MacDonald Johnstone and wife, recorded in Deed Book 259, page 323, public records of St. Johns County, Florida.

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

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

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And

PARCEL 22. Property Appraiser Parcel No. 1-0196520-0000

Lot 10, Block 7, City of St. Augustine, Florida, being more fully described as follows: Commence at the northeast corner of St. George St. and Cuna St. at the southwest corner of said Block 7; thence easterly on the North line of Cuna St. 149 feet more or less to the point of beginning at the southwest corner of the herein described Lot 10; thence north 7 degrees 03 minutes west 71.13 feet; thence north 6 degrees 20 minutes west 57.33 feet; thence north 9 degrees 57 minutes west 42.42 feet; thence north 79 degrees 05 minutes east 95.47 feet; thence south 11 degrees 30 minutes east 38.73 feet; thence south 78 degrees 57 minutes west 38.64 feet; thence south 6 degrees 18 minutes east 54.52 feet; thence south 8 degrees 24 minutes east 78.50 feet to the north line of Cuna Street; thence south 77 degrees 37 minutes west, on said north line of Cuna St., 20.70 feet; thence, continuing on said north line of Cuna St. south 81 degrees 38 minutes west 38.80 feet to the point of beginning; and being that property described in deed recorded in Deed Book 162, page 594, public records of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from St. Augustine Restoration, Incorporated, recorded in Official Records Book 96, page 685, public records of St. Johns County, Florida;

And

PARCEL 23. Property Appraiser Parcel No. 1-0196390-0000

Lot One (1) of Block Seven (7) of the City of St. Augustine, Florida, according to the official map thereof dated June 12, 1923, EXCEPTING THEREFROM the following described land: Beginning at the northeast corner of Lot 2, Block 7, City of St. Augustine, run thence easterly along the north line of Lot 22 to a point where the said line intersects the west line of Lot 19 of said Block 7; thence in a northerly direction along the west line of said Lot 19 to a point where the west line of Lot 19 intersects the south line of Lot 20 of said Block 7; thence in a westerly direction along the south line of Lots 20 and 21 to the southwest corner of Lot 21; thence in a southerly direction to the point of beginning, being a part of Lot 1, Block 7, City of St. Augustine, Florida, AND ALSO EXCEPTING from the above, described land portion deeded to F. Victor Rahner and wife February 28, 1964, described as follows: All of that land within an area beginning at the northeast corner of Lot 1, Block 7, City of St. Augustine, run thence westerly along the north line of Lot 1 a distance of twenty feet; thence 90 degrees southeasterly to a point where such 90 degree line intersects the south line of Lot 1; thence easterly along the south line of Lot 1 a distance of twenty feet; thence 90 degrees northerly along the Lot line to the point of beginning; containing 2,000 square feet, more or less.

Being part of the same land conveyed to party of the first part by deed from Rosalie Parks, a widow, and Richard Lee Parks, Jr., and wife, recorded in Official Records Book 45, page 541, public records of St. Johns County, Florida.

TO HAVE AND TO HOLD the same with all the right, title, and interest of the grantor, to the use and benefit of the grantee, its successors or assigns, forever; PROVIDED, HOWEVER, that if the Florida Legislature on or before October 1, 1991, by law, creates a body corporate the same as Grantor or with substantially the same purpose and function as was vested in

O.R. 871 PG 0072

Grantor prior to October 1, 1990 under Section 266.01, Florida Statutes, and

FURTHER PROVIDED, that if the body corporate so created has the statutory authority to own, possess and convey real property, then in that event, all property conveyed herein shall vest in such body corporate at the time such body corporate is created, and the Grantee, by acceptance of this Quit-Claim Deed, agrees to execute and deliver any and all documents necessary to memorialize such transfer.

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

Signed, sealed, and
delivered in our presence:

HISTORIC ST. AUGUSTINE PRESERVATION
BOARD

Rita H. O'Brien

By: John Sundeman
Its Chairman:

Tim O'Brien

Attest: Earle W. Newton
Its Executive Director

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

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

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

My Commission Expires: Nov. 4, 1990

(SEAL)



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

90 OCT -1 AM 11:02

Paul "Bud" Munkel
CLERK OF CIRCUIT COURT



St. Johns County, FL

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2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 1974400000
Location Address 54 ST GEORGE ST
 SAINT AUGUSTINE 32084-0000
Neighborhood St George St (COM) (610.07)
Tax Description* CITY OF ST AUG LOT 19 BLK 12 (EX S28.3FT) OR871/61(Q/C)
**The Description above is not to be used on legal documents.*
Property Use Code State Owned - TIITF (8710)
Subdivision City of St Augustine
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.100
Homestead N

View Map

Owner

Owner Name Tiitf/Dept Of State 100%
Mailing Address C/O UNIVERSITY OF FLORIDA
 PO BOX 115050
 ATTN PLANNING DEPT
 GAINESVILLE, FL 32611-5050

Valuation

	2019
Building Value	\$46,502
Extra Features Value	\$14,400
Total Land Value	\$357,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$418,102
Total Deferred	\$114,795
Assessed Value	\$303,307
Total Exemptions	\$303,307
Taxable Value	\$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$48,105	\$0	\$357,200	\$0	\$0	\$405,305	\$275,734	\$405,305	\$0
2017	\$32,070	\$0	\$357,200	\$0	\$0	\$389,270	\$250,667	\$389,270	\$0
2016	\$29,187	\$0	\$198,692	\$0	\$0	\$227,879	\$227,879	\$227,879	\$0
2015	\$30,647	\$0	\$198,692	\$0	\$0	\$229,339	\$229,339	\$229,339	\$0
2014	\$19,313	\$0	\$198,692	\$0	\$0	\$218,005	\$218,005	\$218,005	\$0
2013	\$20,386	\$0	\$198,692	\$0	\$0	\$219,078	\$219,078	\$219,078	\$0
2012	\$21,458	\$0	\$198,692	\$0	\$0	\$220,150	\$220,150	\$220,150	\$0
2011	\$22,531	\$0	\$221,018	\$0	\$0	\$243,549	\$243,549	\$243,549	\$0
2010	\$23,604	\$0	\$245,575	\$0	\$0	\$269,179	\$269,179	\$269,179	\$0

Exemptions

Exemption Type	Amount
State	\$303,307

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	858	Roof Cover	Wood Shingle
Conditioned Area	1287	Interior Flooring	Concrete Finish
Actual Year Built	1800	Interior Wall	
Use	Stores (Retail)	Heating Type	None
Style	04	Heating Fuel	
Class	N	Air Conditioning	Window
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Concrete Finish	100%
Heating Type	None	100%
Air Conditioning	Window	100%
Frame	Masonry	100%
Plumbing	3 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
1.5 STORY	1287	858
Total SqFt	1287	858

Extra Features

Code Description	BLD	Length	Width	Height	Units
Shed (Commercial)	0	18	12	0	216
Brick Pavers (0-500)	0	0	0	0	180
Garage (Commercial)	0	28	25	0	700

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
State Owned	34	110	4465	SF	\$357,200

Sales

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

Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

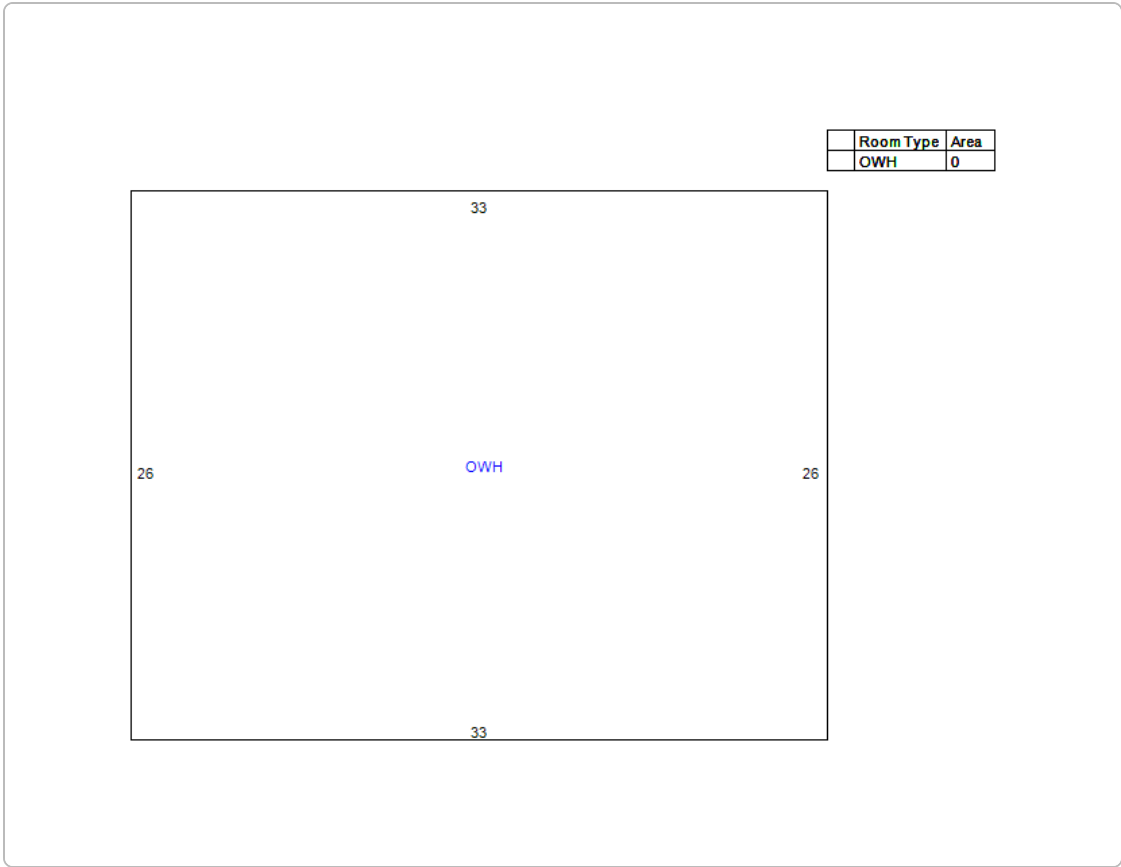
Tax Estimator

[Tax Estimator](#)

Map



Sketches



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

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

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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 20, 2019 Meeting



Application: 2019-0023

Address: 74 Marine Street

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

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

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

STAFF SUMMARY AND ANALYSIS:

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

- The applicant provided a warranty for a wood window and will provide a sample at the meeting.
- The building currently has wood windows on at least three of the four elevations. Wood is the most appropriate material for windows in this style.
- Based on photographs provided by the applicant, sections of the windows are facing either rot or termite damage. No window assessment was provided, however, that describes the current condition of the windows
- The new windows should have the same window configuration as the existing windows.

STAFF RECOMMENDATION:

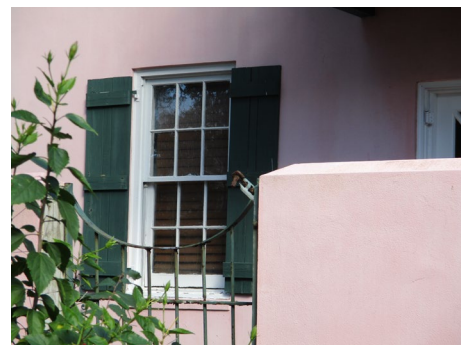
Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can **Continue a Certificate of Appropriateness** for **74 Marine Street** to give the applicant time to provide additional information on the proposed windows.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner



Main Façade



Existing Wood Window



Historic Photograph

F2019-0023
74 Marine Street
June 20, 2019

STAFF PHOTOGRAPHS:



F2019-0023
74 Marine Street
June 20, 2019



F2019-0023
74 Marine Street
June 20, 2019

SUMMARY SCOPE OF WORK:

- Replace all of the existing wood windows

CITY CODES/DESIGN GUIDELINES:

Colonial (1565-1821)

First Spanish Period (1565-1763)

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

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

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

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

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

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

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

Second Spanish Period (1784-1821)

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

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

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

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

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

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

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

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

Windows and Window Treatments

Do...

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

Don't...

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

Pre-1821

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

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

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]

F2019-0023
74 Marine Street
June 20, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File
2. Historic Photograph



© St. Augustine Hist. Soc.

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1277 1009==
Site Name: De la Rosa House 830== Survey Date: 7903 820==
Address: 74 Marine Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 27 pt. 18 pt. 19, pt. 20 868==
(subdivision) (block) (lot)

Owner of Site: Name: St. Augustine Historical Society ;
Address: 271 Charlotte Street.
St. Augustine, FL 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: _____ 848== Zoning: HP-1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 470055 3306240 890== Location: T07S R30E S17 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:		Threats to Site:	
() <u>Excellent</u>	863==	() <u>Zoning</u>	878==
(X) <u>Good</u>	863==	() <u>Development</u>	878==
() <u>Fair</u>	863==	() <u>Deterioration</u>	878==
() <u>Deteriorated</u>	863==	() <u>Borrowing</u>	878==
		() <u>Transportation</u>	878==
Integrity of Site:		() <u>Fill</u>	878==
() <u>Altered</u>	858==	() <u>Dredge</u>	878==
(X) <u>Unaltered</u>	858==	() <u>Other</u>	878==
(X) <u>Original Site</u>	858==		
() <u>Restored - Date:</u>	858==		
() <u>Moved - Date:</u>	858==		

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==
Date: +1963 844== Period: 20th cent. 845== Culture: Spanish 840==
Architect: _____ 872==
Builder: _____ 874==
Style: _____ Spanish Colonial 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Stucco _____ 854==
Structural Systems: Masonry, concrete block 856==
Features of Structure: (942)
Window Type: DHS 6/6, 4/4 blinds, attic louver 942==
Foundation: Concrete block wall 942==
Roof Type: Gable 942==
Secondary Roof Structures: Porch, hip; hood, shed; porch, shed 942==
Porches & Balconies: Second story balcony on south side _____ 942==
Chimney Location: Offset, lateral slope 942==
Materials: (882)
Chimney: Stuccoed 882==
Roof Surfacing: Wood shakes 882==
Ornament Exterior: Chamfered posts; jigsawn brackets _____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Residential 864==
Relationship to Surroundings: Near St. Francis Barracks and Oldest House
complex. In one of the oldest sections of town. _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

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

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

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1888-1958.

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

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

ARCHAEOLOGY

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

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

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

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

Site Name(s) (address if none) DE LA ROSA HOUSE Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 74 Direction _____ Street Name Marine Street Type Street Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 17 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1988300000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1963 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Spanish Colonial Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. Flat 3. shed
 Roof Material(s) 1. Wood shingles 2. _____ 3. wood shakes
 Roof secondary strucs. (dormers etc.) 1. _____ 2. Porch hip; hood shed; porch shed
 Windows (types, materials, etc.) DHS 6/6, 4/4 blinds, attic louver
 Distinguishing Architectural Features (exterior or interior ornaments) Chamfered posts, 1/2sawn brackets
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) walled yard and courtyard; private drive and rear parking

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)

HISTORICAL STRUCTURE FORM

Site #8 SJ001277

DESCRIPTION (continued)

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

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

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

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

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) contributes to SJ10

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

1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

RECORDER INFORMATION

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

Required Attachments

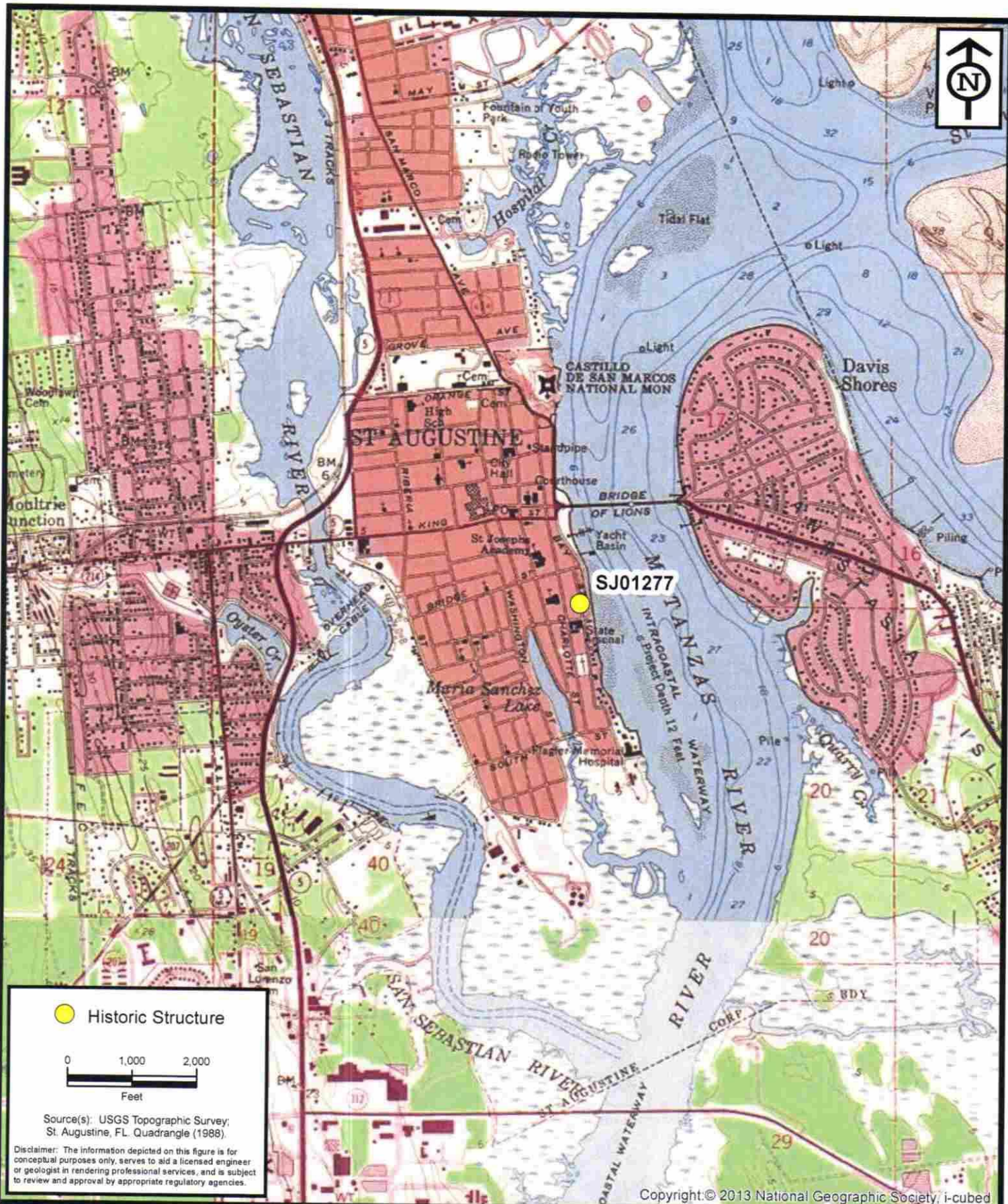
① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

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

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).

Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



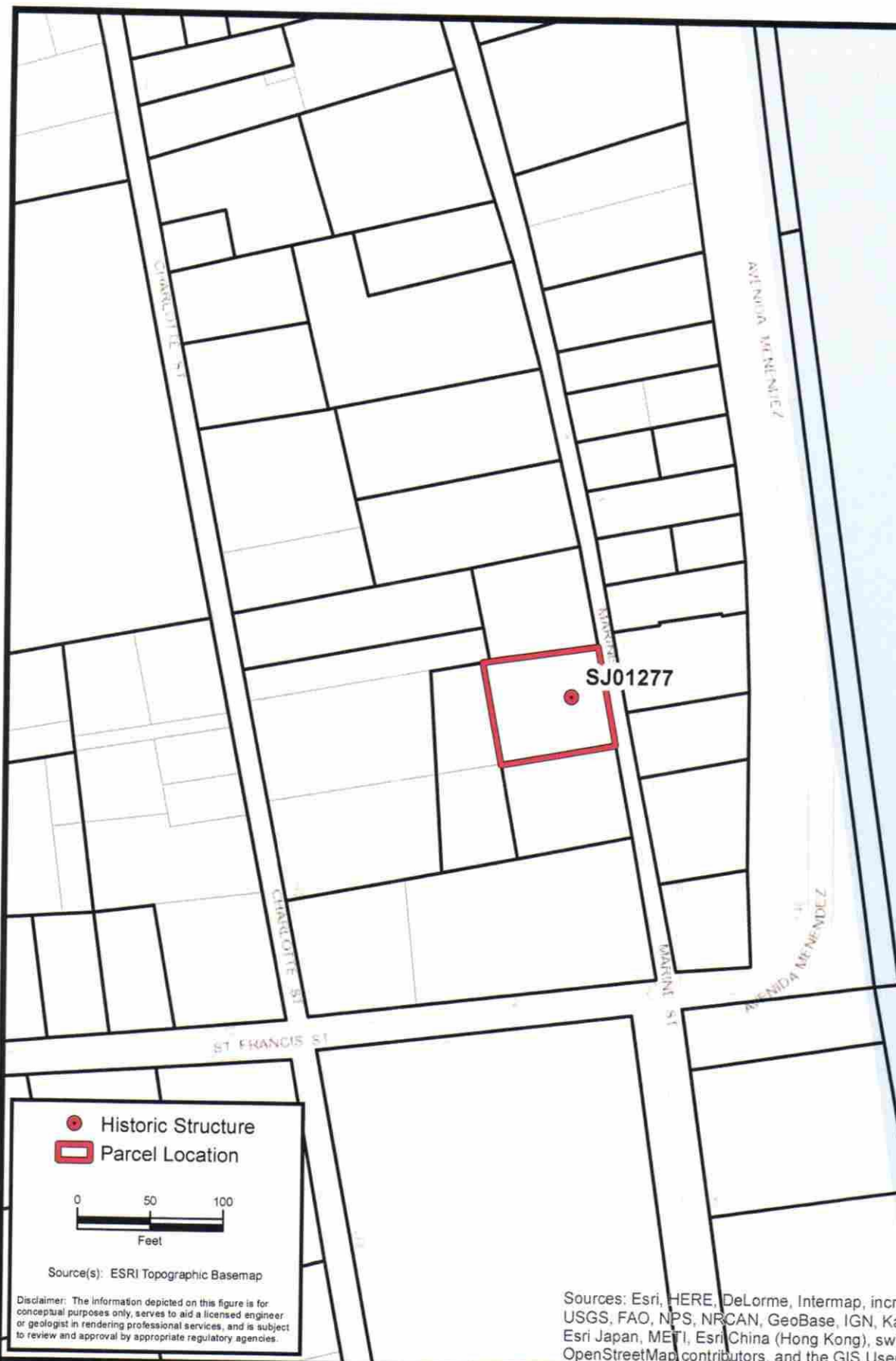
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ01277
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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



● Historic Structure
▭ Parcel Location



Source(s): ESRI Topographic Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

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



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Figure:	2



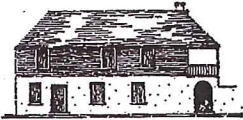


RECEIVED

CITY OF ST. AUGUSTINE

FEB 20 2019

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. 2019-0023

Receipt No. 1555819

Meeting Date: march 21, 2019

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

1. NAME OF APPLICANT DEREK CROSBY

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

Address 1963 A1A S.

City ST. AUGUSTINE State FL Zip Code 32080

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

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

2. NAME OF PROPERTY OWNER WILMA DELORENZO

Business (if applicable) _____

Address 20 OCEAN WAY

City ST. AUGUSTINE State FL Zip Code 32080

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

3. PROJECT STREET ADDRESS 74 MARINE ST.

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

5. EXISTING USE SINGLE FAMILY PROPOSED USE SINGLE FAMILY

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

FEB 20 2019

Planning/Building Dept.

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

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

D. PAINT COLORS (check one)

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

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

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME DEREK CROSBY

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

PRINT OWNER'S NAME WILMA DELORENZO

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

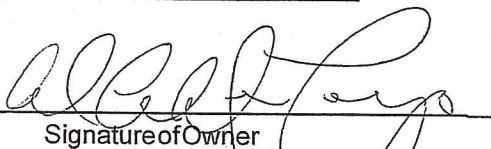
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.



Owner's Authorization For Agent

Wilma R. DeLorenzo is/are hereby authorized TO ACT ON BEHALF
OF Delorenzo Trust Uad:01-07-2002, the owner(s) of those lands described within ☐

the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Historic Architectural Review Board, for an application
related to a Certificate of Demolition for the structure located at:
74 Marine Street, St. Augustine, FL 32084

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

State of CALIFORNIA

County of LOS ANGELES

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

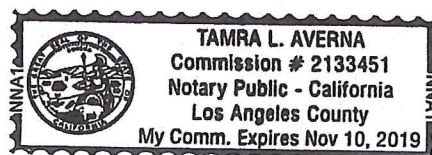
By DAVID A. DE LORENZO

Identification verified:

Oath sworn: X Yes _____ No _____

Notary Signature: 

My Commission expires: NOV. 10, 2019



RECEIVED
FEB 22 2019
Planning/Building Dept.



Photograph provided after due date



Photograph provided after due date



PELLA WOOD WINDOW & WOOD PATIO DOOR LIMITED WARRANTY

IMPORTANT NOTICE: Read this entire Pella Limited Warranty and Limitation of Liability ("Limited Warranty"), including Coverage Limitations and Disclaimers, before purchasing, installing or using Your Pella Wood Window or Pella Wood Patio Door ("Pella Wood Product"). Before installing or using Your Pella® Wood Product, please read the Pella Wood Window and Patio Door Owner's Manual for the required care and maintenance of Your Pella Wood Product (Owner's Manuals available on pella.com). Pella Corporation is not responsible for any loss or damage resulting from the use of Your Pella Wood Product inconsistent with the instructions or information set forth in the Owner's Manual or Limited Warranty. By purchasing, installing or using Your Pella Wood Product, You are acknowledging that this Limited Warranty is part of the terms of sale. Para obtener esta Garantía Limitada en español, visite pella.com/warranty.

A. Limitation of Liability and Disclaimer of Implied Warranties

This Limited Warranty sets forth the maximum liability for our products. **IN NO EVENT (INCLUDING WHERE NO ACTION IS REQUIRED OF PELLA UNDER THIS LIMITED WARRANTY) SHALL PELLA, ITS SUBSIDIARIES OR SELLER BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES RESULTING FROM THE SALE, INSTALLATION OR USE OF ANY PELLA WOOD PRODUCT.** "Seller" is defined to include the party Your Pella Wood Product was purchased from and the distributor of Your Pella Wood Product. Some states do not allow the exclusion or limitation of incidental or consequential damages for consumers, so the above limitation or exclusion may not apply to You.

This Limited Warranty is the exclusive warranty for Your Pella Wood Product and is the only warranty, written or oral, for Your Pella Wood Product. **NEITHER PELLA, ITS SUBSIDIARIES NOR SELLER MAKE ANY OTHER WARRANTIES, REGARDING YOUR PELLA WOOD PRODUCT, AND PELLA, ITS SUBSIDIARIES AND SELLER DISCLAIM OR EXCLUDE ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR OTHERWISE.** This disclaimer of implied warranties may be limited or ineffective if You are a consumer, as that term is defined by the Magnuson Moss Act, 15 U.S.C. § 2301, in which case the duration of any implied warranties is limited to the earlier of either the applicable statute of limitation or repose, and in no case will any implied warranty extend beyond the term of the express Limited Warranty for the products in question.

B. Arbitration and Class Action Waiver ("Arbitration Agreement")

YOU and Pella and its subsidiaries AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. In addition, if Your Pella Products were purchased directly or indirectly from a Pella Branded Distributor, You and the Pella Branded Distributor agree to Arbitrate Disputes arising out of or relating to Your Pella Products and waive the right to have a court or jury decide Disputes. **YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by email to pellawebsupport@pella.com, with the subject line "Arbitration Opt Out" or by calling 877-473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit pella.com/arbitration or email to pellawebsupport@pella.com with the subject line: "Arbitration Details" or call 877-473-5527. **DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION.**

C. Covered Parties and Products

This Limited Warranty applies to the original purchaser and all subsequent owners (original purchaser and subsequent owners referred to as "You" or "Your"). This Limited Warranty applies with equal force to multiple purchasers, including spouses, and the term "You" and "Your" is both singular and plural as the case may be. This Limited Warranty applies to Pella Wood Products purchased on or after January 7, 2018, and installed within the United States and Canada. This Limited Warranty supersedes all prior Limited Warranties for Pella Wood Products sold on or after January 7, 2018.

D. Limited Warranties, Warranty Coverage Limitations, Transferability, Shipping Charges and Notice

Limited Warranties

If You provide Pella notice of a defect in materials or workmanship that significantly impairs the operation and function in Your Pella Wood Product within the timeframe specified in the tables below that starts from the date of sale by a Pella authorized dealer to the original purchaser, Pella shall, at its sole option: 1) repair or replace the defective part(s) or product(s) (with cost of labor included only within the timeframe defined for the "Labor Coverage") or 2) refund the original purchase price. Repairs or replacements will be the closest equivalent current product or component and may not exactly match the original. Normal wear and fading are not covered, with additional clarification provided in the Warranty Coverage Limitations.

Owner-Occupied Single-Family Residence	Warranty for Original Purchaser	Transferability
Pella Wood Product – Basic Coverage (includes coverage for wood deterioration and exterior aluminum cladding paint crack or peel in nonseacoast ¹ environments)	Limited Lifetime ² Warranty	Nontransferable
Pella Wood Product – Nonlaminated Glass (IG) Coverage	Limited Lifetime ² Warranty	Nontransferable
Pella Wood Product – Warranty Coverage Limitations	See Warranty Coverage Limitations	
Labor Coverage (for repair or replacement)	Two-Year (2-Year) Limited Warranty	Transferable

Commercial ³	Warranty for Original Purchaser	Transferability
Pella Wood Product – Basic Coverage (includes coverage for wood deterioration and exterior aluminum cladding paint crack or peel in nonseacoast ¹ environments)	Ten-Year (10-Year) Limited Warranty	Transferable
Pella Wood Product – Nonlaminated Glass (IG) Coverage	Twenty-Year (20-Year) year Limited Warranty	Nontransferable
Pella Wood Product – Warranty Coverage Limitations	See Warranty Coverage Limitations	
Labor Coverage (for repair or replacement)	Two-Year (2-Year) Limited Warranty	Transferable

Warranty Coverage Limitations (Applies to Both Owner-Occupied Single-Family Residence and Commercial³)

Pella Wood Product – General Warranty Coverage Limitations			
Features	Description	Warranty for Original Purchaser	Notes
Hardware	Defect	Ten-Year (10-Year) Limited Warranty, Transferable	Defect that significantly impairs the operation and function of the Pella Wood Product.
Laminated Glass (includes Impact)	Defect	Ten-Year (10-Year) Limited Warranty, Transferable	Defect that significantly impairs the operation and function of the Pella Wood Product.
Screen or Blind or Shade	Defect	Ten-Year (10-Year) Limited Warranty, Transferable	Defect that significantly impairs the operation and function of the Pella Wood Product.
Interior Factory Finish	Crack or Peel or Chalk or Fade	Two-Year (2-Year) Limited Warranty, Transferable	Coverage for chalk is for excessive chalk ⁴ and fade is for excessive fade. ⁵
Pella Insynctive® Products	Pella Insynctive products are not covered by this Limited Warranty and are covered by the Pella Insynctive products Limited Warranty in effect at the time of purchase.		

¹ Seacoast is defined as within two (2) miles from a coastal seashore.

² Limited Lifetime is for as long as the original purchaser of the Pella Wood Product owns and occupies the home into which the Pella Wood Product is installed.

³ Commercial is defined as other than Owner-Occupied Single-Family Residence. For example, Commercial includes a Nonowner-Occupied Single-Family Residence such as a rental property.

⁴ Excessive chalk is considered to be chalk in excess of a numerical rating of six (6) when measured in accordance with the standard procedures specified in ASTM D4214-07 Method A.

⁵ Excessive fade is considered to be fade or change in color in excess of five (5) "delta E" units (Hunter) calculated in accordance with ASTM D2244-16. Color change will be measured on the exposed painted surface, which has been cleaned of surface soils, and the corresponding values will be measured on the original or unexposed painted surface. It should be understood that fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements, and Pella makes no warranty with respect to the uniformity of fading under such circumstances.

Pella® Wood Product – Aluminum Cladding Finish Warranty Coverage Limitations				
Location of Pella Wood Product	Exterior Cladding Finish	Description	Warranty for Original Purchaser	Notes
Nonseacoast ¹ and Seacoast ¹	EnduraClad® Paint	Chalk or Fade	Two-Year (2-Year) Limited Warranty, Transferable	Coverage is for excessive chalk ⁴ or excessive fade ⁵ .
	Seacoast EnduraClad Paint	Chalk or Fade		
	EnduraClad Plus Paint	Chalk or Fade	Twenty-Year (20-Year) Limited Warranty, Nontransferable	
	Anodized	Chalk or Fade	None	No coverage for Anodized.
Seacoast ¹	EnduraClad Paint	Corrosion or Crack or Peel	None	No coverage for EnduraClad paint.
	Seacoast EnduraClad Paint	Corrosion or Crack or Peel	Ten-Year (10-Year) Limited Warranty, Transferable	Corrosion coverage is for excessive corrosion. ⁶
	EnduraClad Plus Paint	Corrosion or Crack or Peel		
	Anodized	Corrosion or Crack or Peel	None	No coverage for Anodized.
Nonseacoast ¹	Anodized	Corrosion or Crack or Peel	Ten-Year (10-Year) Limited Warranty, Transferable	Corrosion coverage is for excessive corrosion. ⁶

Transferability to Subsequent Owners⁷ (Applies to Both Owner-Occupied Single-Family Residence and Commercial³)

For subsequent owners⁷ (or at which time an original purchaser ceases to occupy a home into which Your Pella Wood Product is installed):

- the Nontransferable Limited Lifetime Warranty and the Nontransferable Twenty-Year (20-Year) Limited Warranty are automatically replaced with a Transferable Ten-Year (10-Year) Limited Warranty. The Ten-Year (10-Year) Limited Warranty period starts from the date of sale of Your Pella Wood Product by a Pella authorized dealer to the original purchaser.
- all Transferable Limited Warranty coverages are transferred to subsequent owners, and the timeframe of the respective warranty coverage (either two [2] years or ten [10] years) starts from the date of sale of Your Pella Wood Product by a Pella authorized dealer to the original purchaser.

For example, if a subsequent owner⁷ has ownership of Your Pella Wood Product beyond ten (10) years from the date of sale of the Pella Wood Product to the original purchaser, there is no remaining warranty coverage for the subsequent owner⁷.

¹ Seacoast is defined as within two (2) miles from a coastal seashore.

³ Commercial is defined as other than Owner-Occupied Single-Family Residence. For example, Commercial includes a Nonowner-Occupied Single-Family Residence such as a rental property.

⁴ Excessive chalk is considered to be chalk in excess of a numerical rating of six (6) when measured in accordance with the standard procedures specified in ASTM D4214-07 Method A.

⁵ Excessive fade is considered to be fade or change in color in excess of five (5) "delta E" units (Hunter) calculated in accordance with ASTM D2244-16. Color change will be measured on the exposed painted surface, which has been cleaned of surface soils, and the corresponding values will be measured on the original or unexposed painted surface. It should be understood that fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements, and Pella makes no warranty with respect to the uniformity of fading under such circumstances.

⁶ Excessive corrosion is considered to be corrosion that is greater than 0.25" from a cut edge and greater than 0.25" in diameter.

⁷ Subsequent owner is defined as an owner of Pella Wood Product after the original purchaser.

Shipping Charges

For two (2) years from the date of sale of Your Pella Wood Product by a Pella authorized dealer to the original purchaser, no shipping charges will be incurred by the consumer for a replacement product or component. After two (2) years from the date of sale of Your Pella Wood Product by a Pella authorized dealer to the original purchaser:

- a replacement product or component will be delivered to the closest Pella service location for pick up by the consumer at no charge for the consumer or
- if shipment direct to the consumer is requested, the consumer will pay for the shipping and handling charges.

Notice of Defect

You must notify Pella within the Limited Warranty period for Your Pella Wood Product. Your notice must also be within one (1) year after any defect covered by this Limited Warranty is discovered by You. Any claims received outside the Limited Warranty period for the Pella Wood Product or the one (1) year from defect discovery shall be barred.

E. Conditions Applicable to All Sales of Pella Wood Product

Limitation of Warranty

FAILURE TO COMPLY WITH PELLA INSTALLATION AND MAINTENANCE INSTRUCTIONS VOIDS ALL WARRANTIES UNLESS IT IS CLEARLY ESTABLISHED BY THE PURCHASER OR USER OF THE PRODUCT THAT THE DEFECT OR FAILURE IS UNRELATED TO SUCH NONCOMPLIANCE. This Limited Warranty does not extend to the use of Pella Wood Product under abnormal conditions, conditions that exceed the stated performance parameters of the product as provided on the product labeling or in the *Pella Architectural Design Manual* or under conditions not reasonably foreseeable to, or beyond the control of, Pella. Purchaser and User assume all risk of any such use.

Allocation of Risks of Pella Product Performance

Because all construction must anticipate some water infiltration, it is important that the wall system be designed and constructed to properly manage moisture. Pella Corporation is not responsible for claims or damages caused by anticipated or unanticipated

water infiltration; deficiencies in building design, construction and maintenance; failure to install Pella Wood Product in accordance with Pella Installation Instructions; or the use of Pella Wood Product in barrier wall systems, which do not allow for proper management of moisture within the wall system (see the following). The determination of the suitability of all building components, including the use of Pella Wood Product, as well as the design and installation of flashing and sealing systems, is the responsibility of Purchaser or User, the architect, contractor, installer or other construction professional and is not the responsibility of Pella. All risks related to building design and construction, or the maintenance, installation and use of Pella Wood Product shall be assumed by Purchaser and/or User.

IMPORTANT NOTICE: Pella Wood Product **should not** be used in barrier wall systems which do not allow for proper management of moisture within the wall systems, such as Exterior Insulation Finish Systems (EIFS) (also known as synthetic stucco) or similar systems. Except in the states of California, New Mexico, Arizona, Nevada, Utah and Colorado, Pella makes **no warranty of any kind on, and assumes no responsibility for, Pella® windows and doors installed in barrier wall systems. In the states listed above, the installation of Pella Wood Product in EIFS or similar barrier systems must be in accordance with Pella's instructions for that type of construction.**

Limitation of Remedy

THE EXCLUSIVE REMEDY OF THE PURCHASER OR USER, AND THE SOLE LIABILITY OF PELLA, ITS SUBSIDIARIES AND SELLER FOR ANY AND ALL CLAIMS, LOSSES, INJURIES OR DAMAGES (INCLUDING CLAIMS BASED ON BREACH OF WARRANTY, CONTRACT, NEGLIGENCE, TORT, STRICT LIABILITY OR OTHERWISE) RESULTING FROM THE SALE, INSTALLATION OR USE OF THESE PRODUCTS, SHALL BE, AT THE OPTION OF PELLA, THE REPAIR OR REPLACEMENT OF THE PRODUCT OR COMPONENT OR THE RETURN OF THE ORIGINAL PURCHASE PRICE OF THE PRODUCT, AS PROVIDED HEREIN. IN NO EVENT SHALL THE LIABILITY OF PELLA OR SELLER EXCEED THE PRICE PAID FOR THE PRODUCT.

Replacement products or components shall be a reasonably similar current product and may not exactly match the original. Even where Pella chooses to repair or replace product or component within two (2) years of the date of sale, the costs covered by this warranty do not include any labor or material costs associated with finishing space surrounding or adjacent to the repaired or replaced product, including furnishing any trim or other carpentry work. Replacement product provided pursuant to this Limited Warranty shall be subject to the applicable Pella product Limited Warranty only for the remainder of the original warranty period on the product being replaced. If Pella or Seller provides any of the remedies identified in the Limited Warranties above (i.e., repair, replacement of product or component, or refund of the purchase price), then Purchaser and/or User agree that this limitation of remedy shall not have failed of its essential purpose.

F. DISCLAIMERS – WHAT THIS LIMITED WARRANTY DOES NOT COVER

The following are not considered defects in materials or workmanship under this Limited Warranty, and Pella is not responsible for or makes no warranty as to:

1) Product failure, loss or damage due to:

- Normal wear and fading.
- Damage caused by inappropriate finishes, solvents, brickwash or cleaning chemicals.
- Structural settlement, movement or vibration.
- Improper storage, handling, installation, finishing, use, modification or maintenance.
- Acts of God.
- Accidents, including glass breakage not the fault of Pella, misuse, abuse, alterations, improper handling, operation or cleaning.
- Repairs or modifications performed by anyone other than Pella (or one of its subcontractors).
- Application of after-market window films to glass surfaces.
- Mechanical abrasion to finishes.
- Nonfactory-applied finishes, applied sealants or caulking. Finishes applied by the local dealer/contractor and finishes of non-Pella products are not covered by this warranty.
- Damage caused by failing to finish the products in a timely manner to protect them from UV rays and the elements.
- Wood windows and doors with unfinished Mahogany exteriors: not being properly finished upon receipt, not refinished annually and/or finished prior to installation.
- The purchaser's choice of finish, or whether the chosen finish is a match to other or existing finishes.
- Product or finishes exposed to excessive localized heat, high moisture environments (including pools, hot tubs and greenhouses) or water leakage.
- Interior prime finish.
- Finish failure or any other losses arising from defects in the existing structure.
- Salt spray (except to the extent modified by the Seacoast Exterior Paint Limited Warranty).
- Salt and other abrasive materials that have been allowed to build up on the Seacoast Exterior Paint finish or EnduraClad® Plus finish as well as any other damage which is a result of the failure to maintain the windows according to the maintenance instructions in the Pella Wood Window and Door Owner's Manual and/or failing to rinse the windows on a quarterly basis.
- Any breaches, such as scratches, chips or abrasions in the Seacoast Exterior Paint finish and EnduraClad Plus finish that have not been repaired immediately.
- Acid rain or other corrosive elements.
- Damage and/or discoloration to fabric shades and Slimshade® blinds from product usage, sun exposure, abuse or age, including variations in color or texture or loss of pleating if fabric shade is not being cycled (held in the raised position a portion of the time). Pella considers these things as normal wear and tear, and they are not covered under the warranty.
- Damage caused by high in-home humidity (condensation, frost and mold).

- Products subjected to conditions outside product design limitations.
- Improperly installed security systems.
- Products with modifications that are not approved by Pella Corporation.
- Hardware finishes.
- Ripping, tearing or other damage not the fault of Pella to window screens associated with wear and tear through product use.
- Insects, including grasshoppers (with the exception of coverage for termites).
- Finishing or modifying the structure containing the repaired or replaced product.
- The purchase, damage, repair or replacement of non-Pella products.
- Products that have not been paid for in full.

2) Minor imperfections in the product:

- Minor imperfections in glass that do not affect the product's structural integrity or significantly obscure vision.
- Minor variations in glass color.
- Variations in wood grain, color, texture or natural characteristics.
- Variations in anodized finish color and microcracking also known as crazing.

3) Installation inconsistent with Pella installation instructions:

- Damage resulting in whole or in part from installation inconsistent with Pella's installation instructions.
- Altered or reinstalled products.
- Products used in nonvertical glazing applications.
- Combinations not built by Pella or not built in accordance with Pella's recommendations for mulling and combining Pella® products.

G. Additional Information and Miscellaneous Terms

WDMA Hallmark Certification

Window & Door Manufacturers Association (WDMA) Hallmark Certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the product's life. For details, go to wdma.com.

NFRC Standards

Pella® products labeled with the National Fenestration Rating Council (NFRC) Energy Performance label are rated in accordance with NFRC standards. NFRC ratings are based on a combination of computer simulations and/or physical testing of product samples. Actual results will vary and change over the product's life. The rating applies to the product and does not apply to mulled and/or product combinations unless noted. For details, go to NFRC.org.

Argon

For Pella products labeled as having Low-E insulating glass with argon, Pella injects argon at the time of manufacture. No warranty is made as to the amount or percentage of argon present in the insulating glass. It is known that argon within insulating glass dissipates over time. Pella makes no warranty regarding the rate of dissipation of argon or the amount of argon remaining in the window at any time after manufacture.

Claim Procedure

Claims may be made by writing to **Pella Corporation, Customer Service Department, 102 Main Street, Pella, Iowa 50219**, by calling Customer Service Department at 877-473-5527, or by going to pella.com. Please refer to pella.com for information You should provide as part of Your claim.

No Statement of Useful Life

This Limited Warranty is not a statement of the useful life of any Pella products, but a warranty to repair, replace or refund as described by this Limited Warranty.

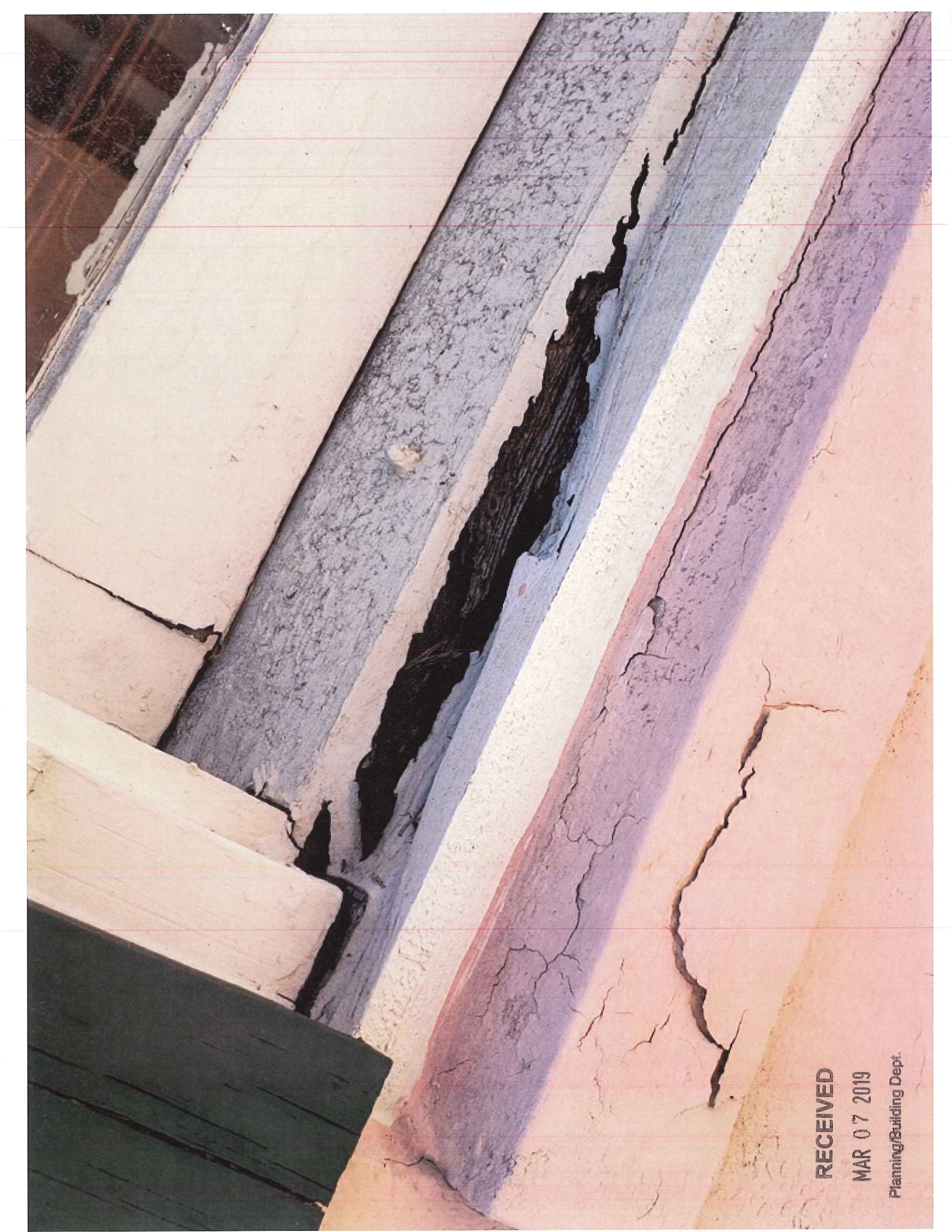
No Waiver

Pella may, in its discretion, extend benefits beyond what is covered under this Limited Warranty. Any such extension shall apply only to the specific instance in which it is granted, and it shall not constitute a waiver of Pella's right to strictly enforce this Limited Warranty in any or all other circumstances.

No Modifications

By purchasing, installing or using the product covered by this Limited Warranty, You agree that You are not relying on any statements made by anyone, written or oral, that are contrary or in addition to this Limited Warranty. This Limited Warranty may only be modified by written agreement signed by a duly authorized representative of Pella.

For the most up-to-date warranty information, see the complete warranties for Pella products on pella.com. Read the *Pella Wood Window and Patio Door Owner's Manual* for the required care and maintenance of Your Pella Wood Product. Pella Owner's Manuals are available on pella.com.

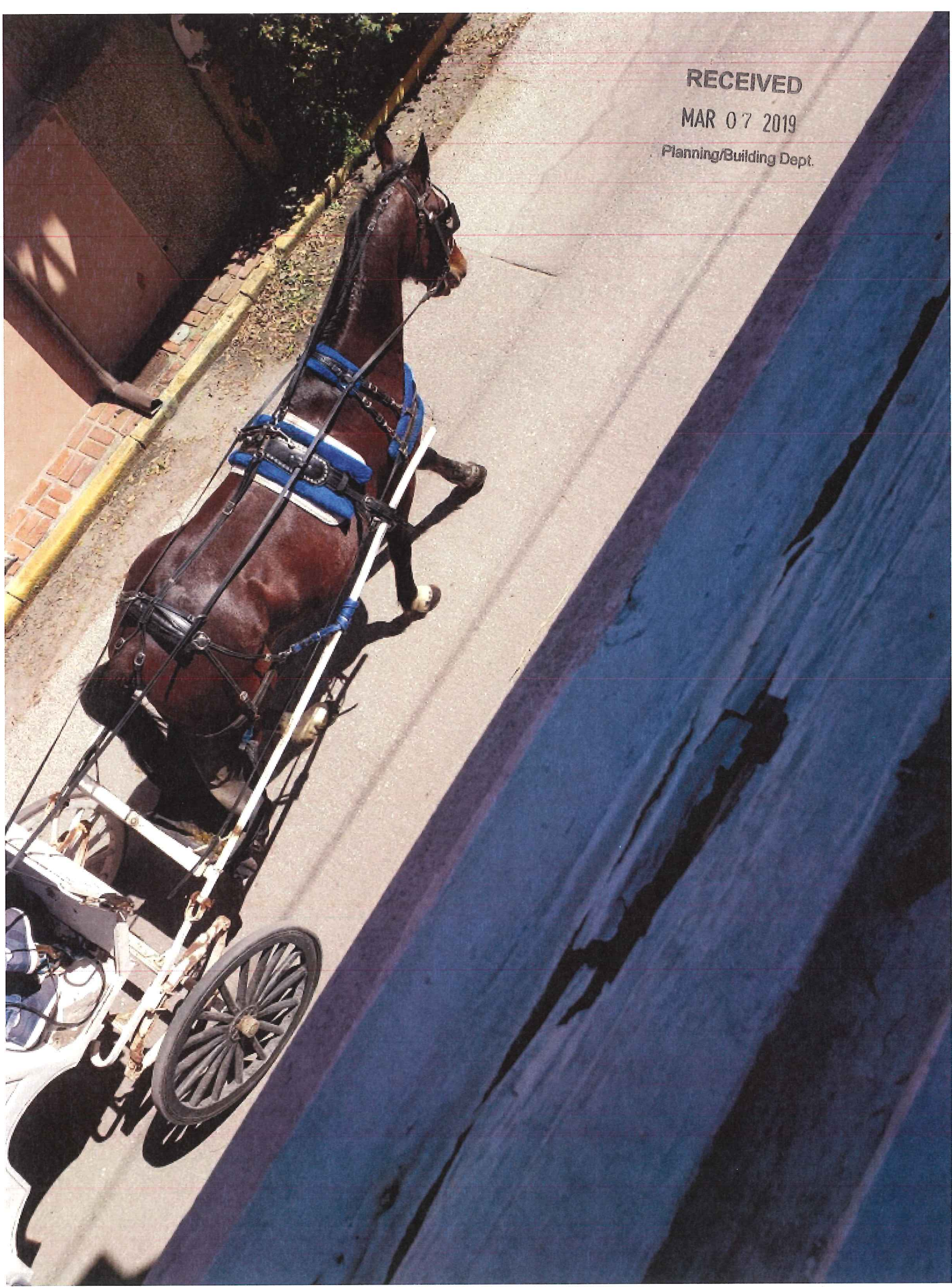


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Planning/Building Dept.

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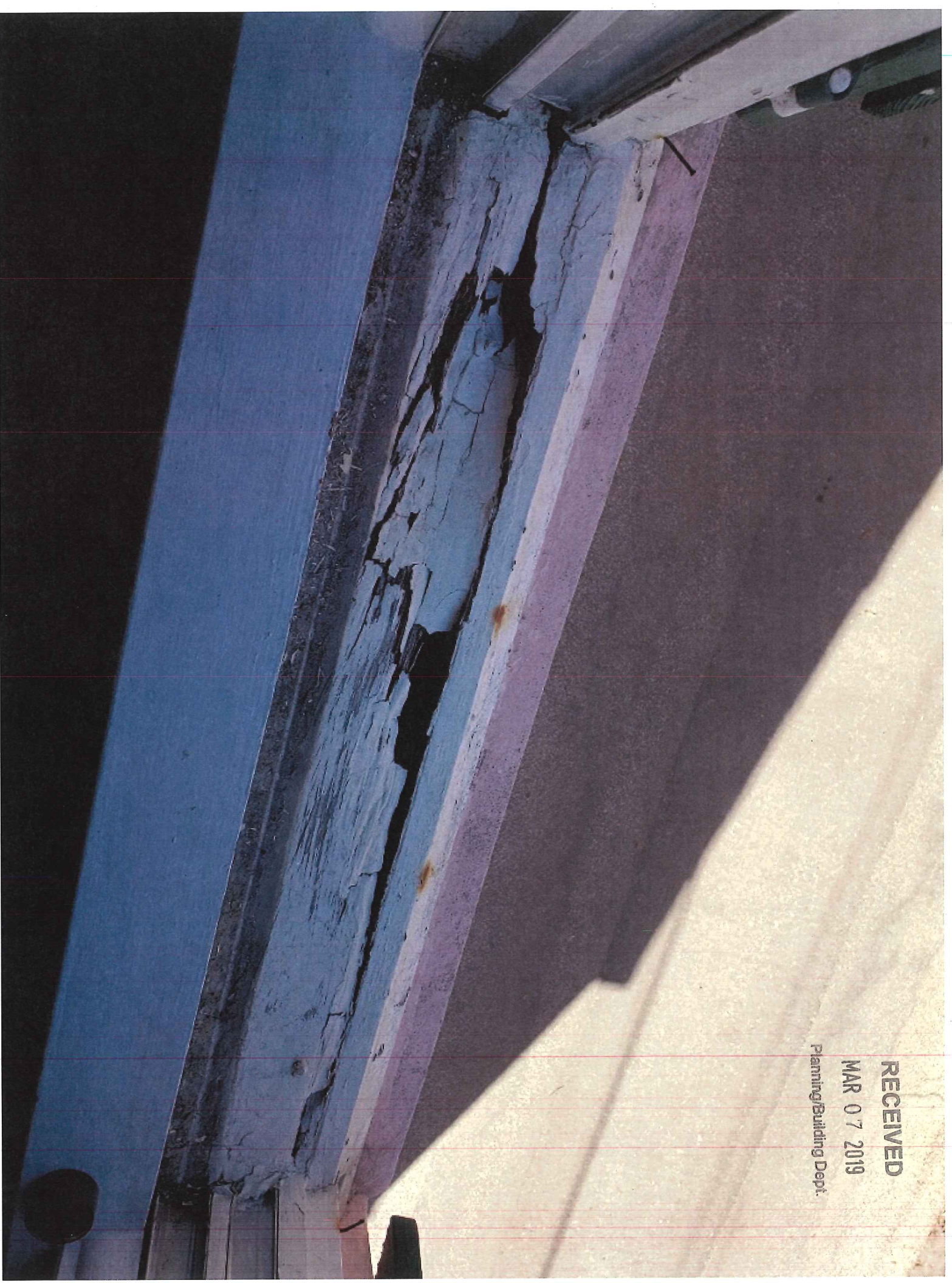




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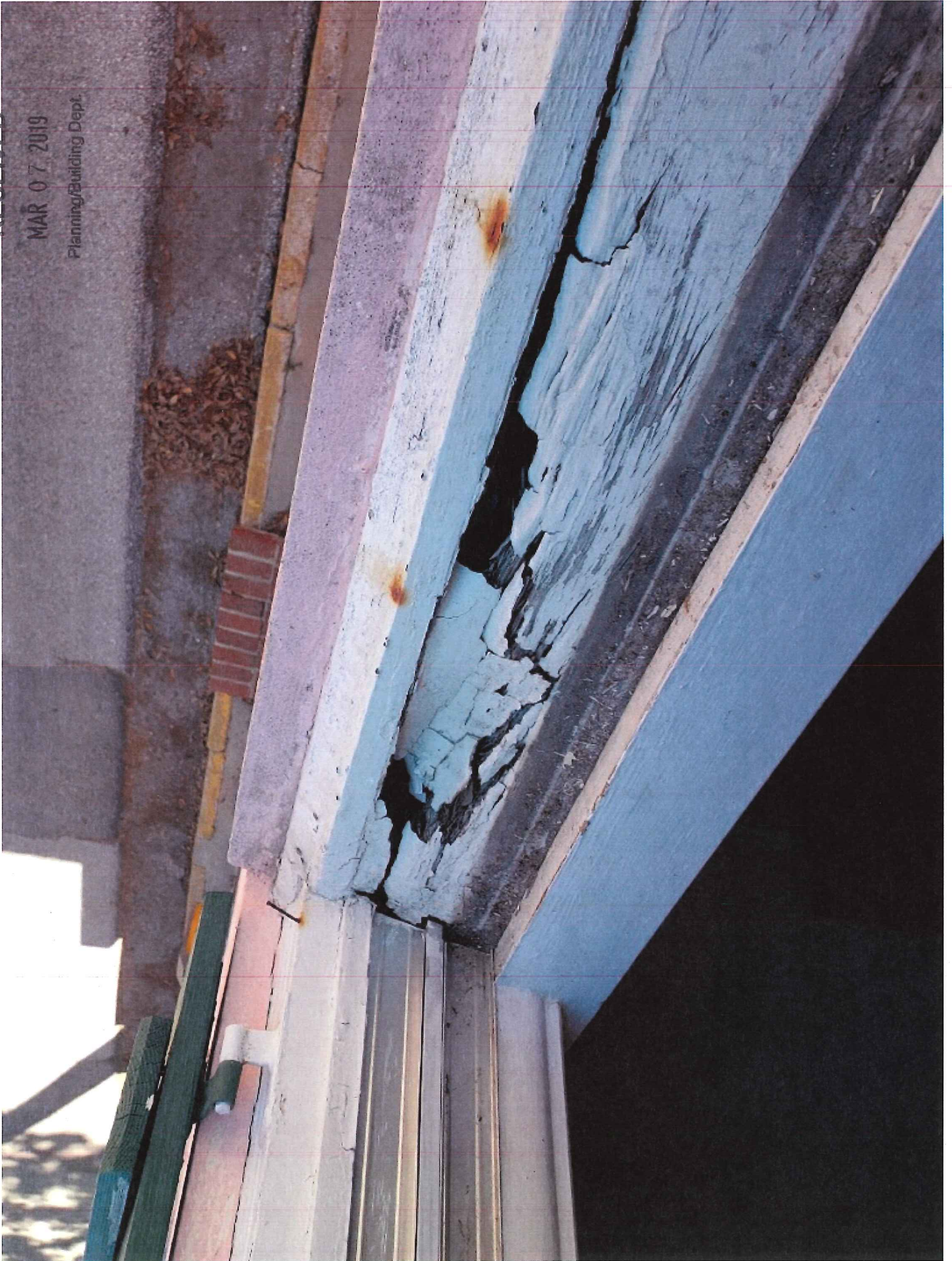
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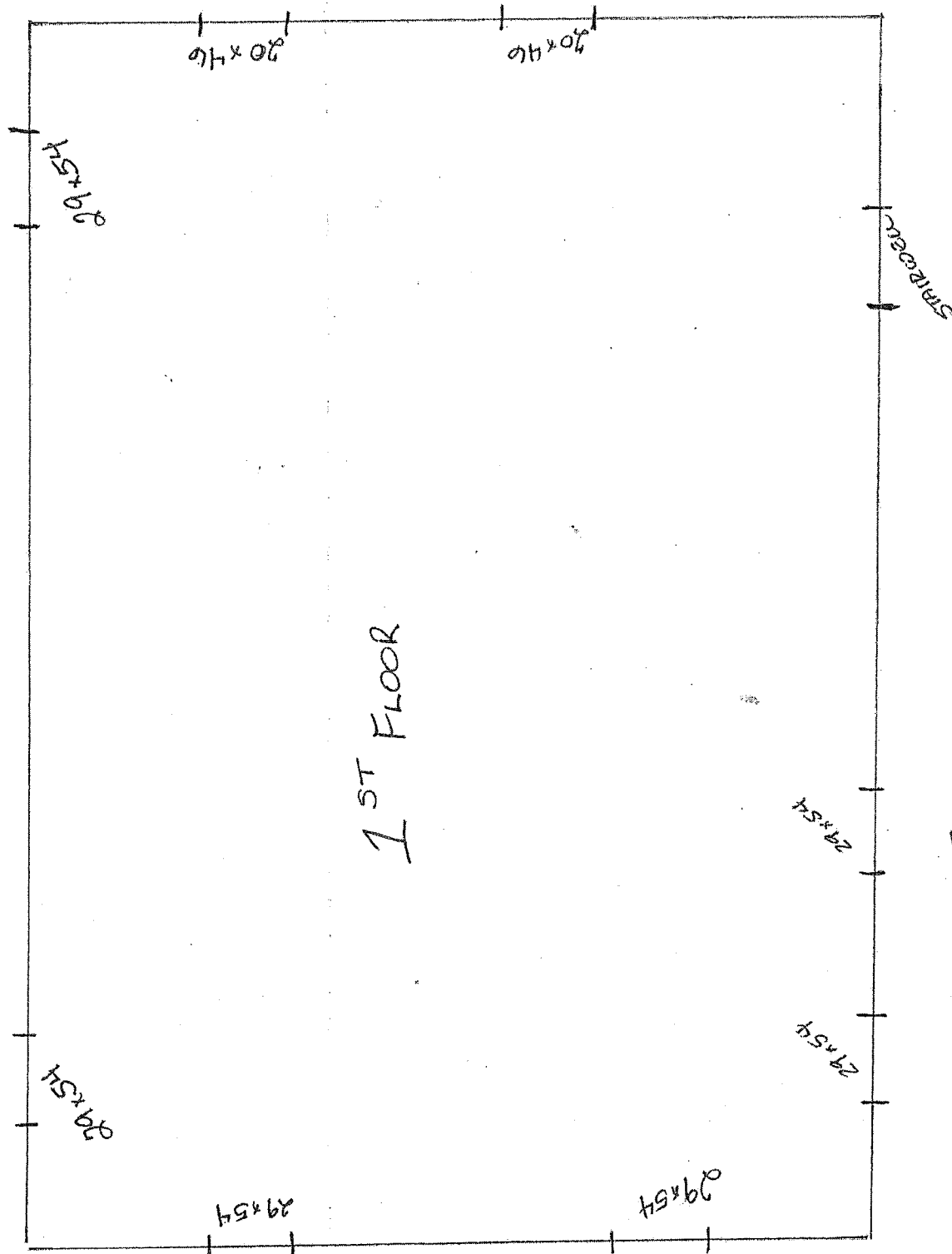


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Planning/Building Dept.

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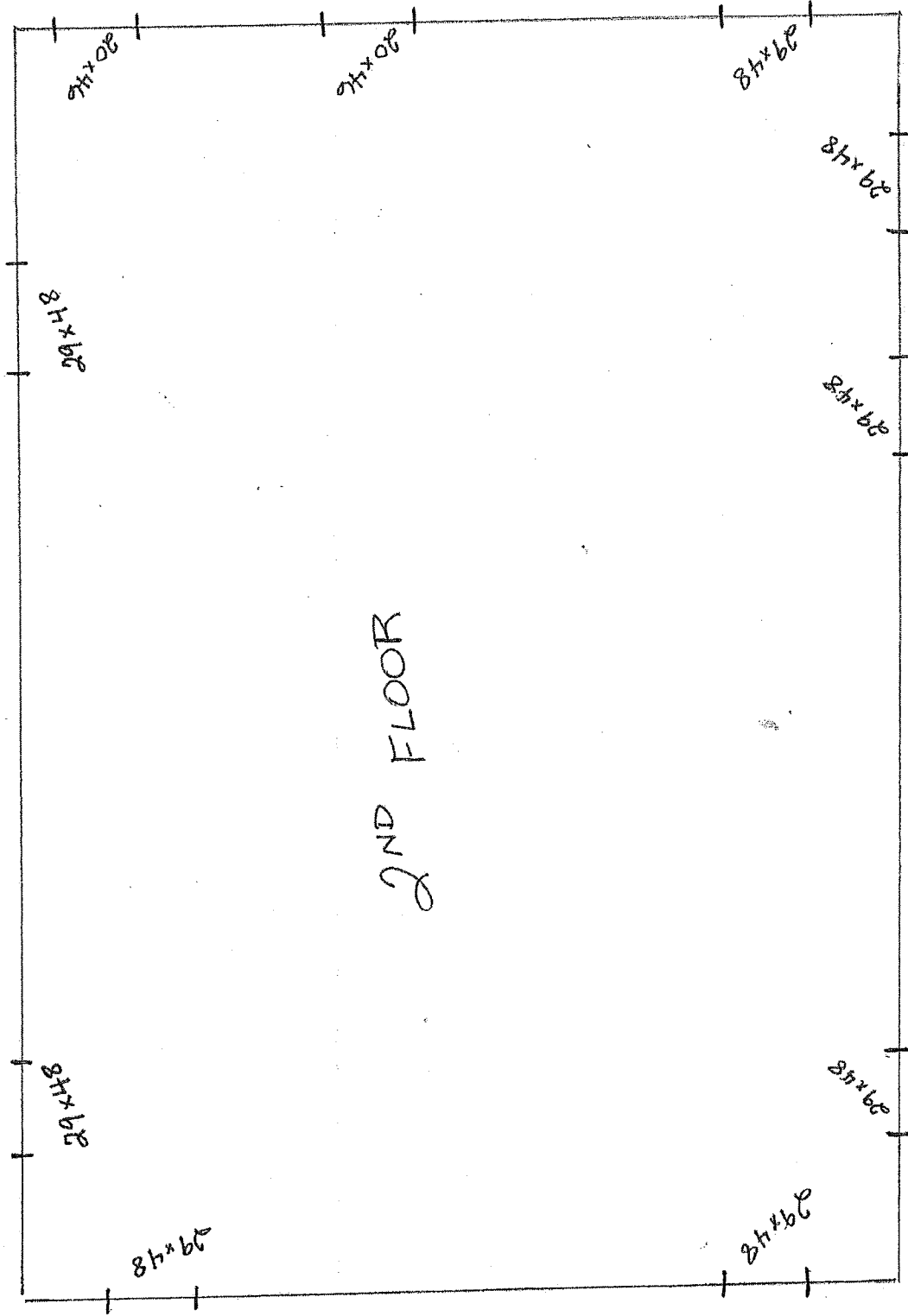
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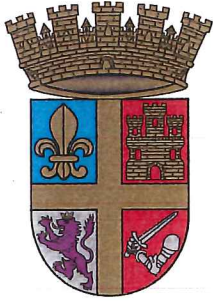
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FEB 14 2019

Planning/Building Dept.

WEST





City of St. Augustine



St. Augustine, Florida
Nation's Oldest City

Planning/Building

1565 - 2015

450 years
March 1, 2019

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

RE: Project Street Address 74 Marine Street

Mr. Crosby:

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

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

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

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

Sincerely,

Kelli Mitchell

Historic Preservation Planner

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

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

OK	Need	N/A	
☐	☐	☐	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area.

Permanent removal of major historic architectural features requires partial demolition application.

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

See checklist above.

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

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

CERTIFICATE OF TRUST
FLORIDA STATUTE 736.1017

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

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

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

"The Subject Property"

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

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

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

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

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

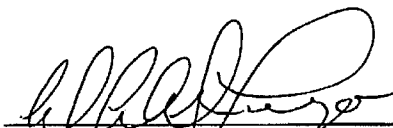
7. In the event there are co-trustees, Exhibit B, attached hereto contains pertinent excerpts from the Trust outlining the authority of co-trustees to sign or otherwise authenticate and whether all or less than all of the co-trustees are required in order to exercise the power of the trustee.

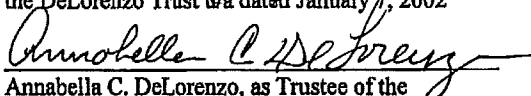
8. The manner of taking title to Trust property is: David A. DeLorenzo and Annabella C. DeLorenzo as Trustees of the DeLorenzo Trust u/a dated January 7, 2002.

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

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

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


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


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

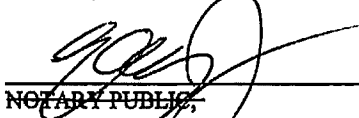
REPUBLIC OF SINGAPORE }
CITY OF SINGAPORE } S.S.
EMBASSY OF THE
UNITED STATES OF AMERICA)

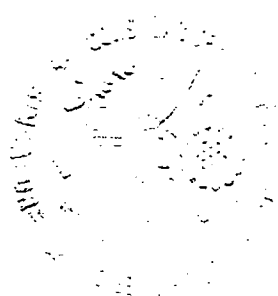
STATE OF _____

COUNTY OF _____

17 APR 2018

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


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



COPY

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

WARRANTY DEED

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

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

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

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, the following described real property (the "Property") lying and being in ST. JOHNS COUNTY, Florida, to-wit:

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

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

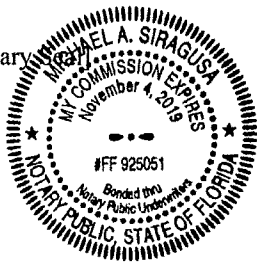
DAVID A. DELORENZO (sign)
DAVID A. DELORENZO (print)

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

[Notary



Michael A. Siragusa
Notary Public

Exhibit "A"

Parcel 1: 92 Charlotte Street

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

Parcel Identification #: 197010-0000

Parcel 2: 400 A1A Beach Boulevard

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

Parcel Identification #: 167660-0000

Parcel 3: 16th Street

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

Parcel Identification #: 167650-0000

Parcel 4: 74 Marine Street

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

Parcel Identification #: 198830-0200



St. Johns County, FL

Quick Links

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

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 1988300200
Location Address 74 MARINE ST
 SAINT AUGUSTINE 32084-0000
Neighborhood City of St. Augustine (610)
Tax Description* CITY OF ST AUGUSTINE E80FT OF N PART OF LOT 18 & ALL LOT 20 BLK 27 OR 672/1322 & 676/349 & 4389/1452 & 4513/484
**The Description above is not to be used on legal documents.*
Property Use Code Multi-Family (Less than 10 Units) (0800)
Subdivision City of St Augustine
Sec/Twp/Rng 17-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.130
Homestead N

View Map

Owner

Owner Name Delorenzo Wilma R Revocable Trust Of 1995 50%
 Delorenzo Trust Uad:01-07-2002 50%
 Delorenzo Wilma R Trustee 0%
 Delorenzo David A Trustee 0%
 Delorenzo Annabella C Trustee 0%
Mailing Address 20 OCEAN WAY
 SAINT AUGUSTINE, FL 32080-0000

Valuation

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

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$122,313	\$5,336	\$220,990	\$0	\$0	\$348,639	\$343,323	\$5,316	\$343,323
2017	\$125,859	\$5,336	\$220,990	\$0	\$0	\$352,185	\$312,112	\$40,073	\$312,112
2016	\$127,632	\$5,336	\$200,900	\$0	\$0	\$333,868	\$283,738	\$50,130	\$283,738
2015	\$118,060	\$5,336	\$154,980	\$0	\$0	\$278,376	\$257,944	\$20,432	\$257,944
2014	\$89,677	\$5,336	\$139,482	\$0	\$0	\$234,495	\$234,495	\$0	\$234,495
2013	\$86,090	\$5,336	\$139,482	\$0	\$0	\$230,908	\$230,908	\$0	\$230,908
2012	\$88,481	\$5,336	\$139,482	\$0	\$0	\$233,299	\$233,299	\$0	\$233,299
2011	\$89,677	\$5,336	\$154,980	\$0	\$0	\$249,993	\$249,993	\$0	\$249,993
2010	\$90,872	\$5,336	\$172,200	\$0	\$0	\$268,408	\$268,408	\$0	\$268,408

Building Information

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

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

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

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

Extra Features

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

Land Line

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

Sales

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

Area Sales Report

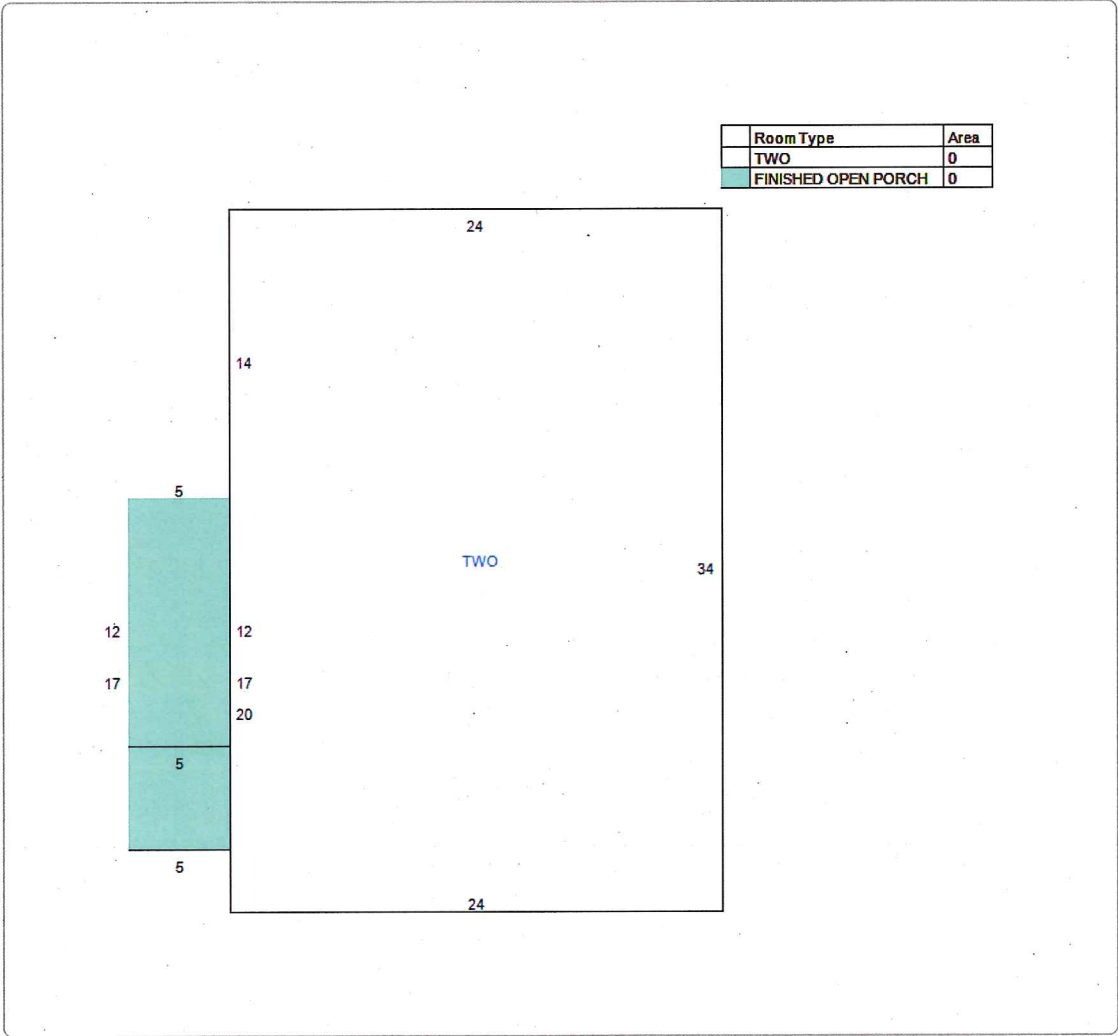
Recent Sales in Area

Clerk of Court
[Clerk of Court](#)
Tax Collector
[My Tax Bill](#)
Tax Estimator
[Tax Estimator](#)

Map



Sketches



No data available for the following modules: Exemptions.

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

Last Data Upload: 2/20/2019, 12:33:28 PM

Version 2.2.2



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

WARRANTY DEED

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

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

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

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, *the Grantor's entire interest in and to* the following described real property (the "Property") lying and being in ST. JOHNS COUNTY, Florida, to-wit:

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

WARRANTY DEED

(with retained life estate)

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

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

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

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, the following described real property lying and being in ST. JOHNS COUNTY, Florida, to-wit (the "Property"):

SEE EXHIBIT "A" ATTACHED AND BY THIS REFERENCE

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

WARRANTY DEED

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

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

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

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, *the Grantor's entire interest in and to* the following described real property (the "Property") lying and being in ST. JOHNS COUNTY, Florida, to-wit:

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

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

WARRANTY DEED

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

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

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

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, the following described real property (the "Property") lying and being in ST. JOHNS COUNTY, Florida, to-wit:

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

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

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

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

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

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

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

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

Wilma R. DeLorenzo (sign)
WILMA R. DELORENZO

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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



Notary Public

BK: 4389 PG: 1454

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

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

STRAP #: 198830-0200

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

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

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

BK: 4389 PG: 1455

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

PARCEL 2:

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

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

STRAP #: 142590-0000 & 142580-0000

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

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

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

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

WARRANTY DEED

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

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

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

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00),
and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof
is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's successors and
assigns forever, the following described real property (the "Property") lying and being in ST. JOHNS
COUNTY, Florida, to-wit:

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

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

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

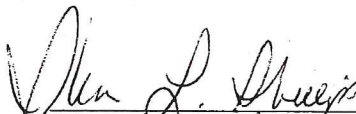
and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful
claims of all persons whomsoever.

BK: 4513 PG: 485

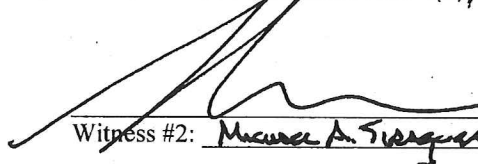
The Trustee named herein is hereby fully vested with the power and authority to protect, conserve, sell, lease, encumber, and otherwise manage and dispose of the real property described herein pursuant to Section 689.071 of the Florida Statutes.

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

Signed, sealed and delivered in our presence:

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

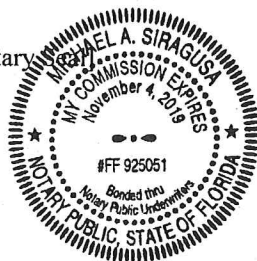
 (sign)
DAVID A. DELORENZO (print)

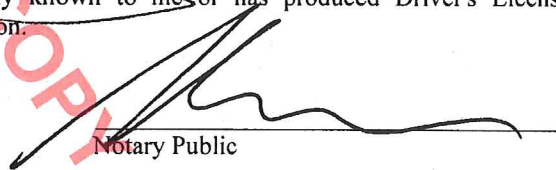
 (sign)
Witness #2: Michael A. Siragusa (print)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

[Notary



 Notary Public

BK: 4513 PG: 486

Exhibit "A"

Parcel 1: 92 Charlotte Street

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

Parcel Identification #: 197010-0000

Parcel 2: 400 A1A Beach Boulevard

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

Parcel Identification #: 167660-0000

Parcel 3: 16th Street

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

Parcel Identification #: 167650-0000

Parcel 4: 74 Marine Street

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

Parcel Identification #: 198830-0200



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

Detail by Entity Name

Florida Profit Corporation

EXTREME WINDOW AND DOOR SOLUTIONS INC.

Filing Information

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

Principal Address

7337 A1A SOUTH
ST. AUGUSTINE, FL 32080

Mailing Address

7337 A1A SOUTH
ST. AUGUSTINE, FL 32080

Registered Agent Name & Address

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

Officer/Director Detail

Name & Address

Title P

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

Title VP

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

Annual Reports

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

2018 01/16/2018

Document Images

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

Florida Department of State, Division of Corporations



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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 20, 2019 Meeting



Application: 2019-0022

Address: Toques Place, Hypolita Street

City of St. Augustine General Services, Applicant
City of St. Augustine, Owner

Project description: To alter an existing stucco wall on Hypolita Street.

NO NEW INFORMATION PROVIDED, NO CHANGE TO STAFF REPORT

Architectural Style: N/A	Florida Master Site File: N/A
National Register: N/A	Construction date: N/A
Archaeology Zone: 1A	Zoning District: HP-3
Parcel number: 196620 0000	
Agenda Item: 6(c)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to alter an existing stucco wall on Hypolita Street to address safety concerns of the existing parking lot.

- The repairs will be carried out using the same or similar materials as what is currently on the wall. Basic repairs can be approved administratively.
- The main alteration will be removing sections of the existing wall. The amount of wall that is removed will vary in length but will reduce the wall from six feet in height to three feet and four inches (40") in those sections. This is lower than what is common for a pre-1821 style wall.
- Having a wall with varying wall heights is not shown in the Architectural Guidelines for Historic Preservation or in Manucy's *The Houses of St. Augustine* for Spanish Colonial wall features.



Street Facing Side of Wall



Parking Lot Side of Wall

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

Kelli Mitchell, Historic Preservation Planner

F2019-0022
Toques Place and Hypolita Street Parking Lot
June 20, 2019
STAFF PHOTOGRAPHS:







Fences, Walls and Gates

Do...

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

Don't...

- Remove historic fences and walls.

Pre-1821

The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

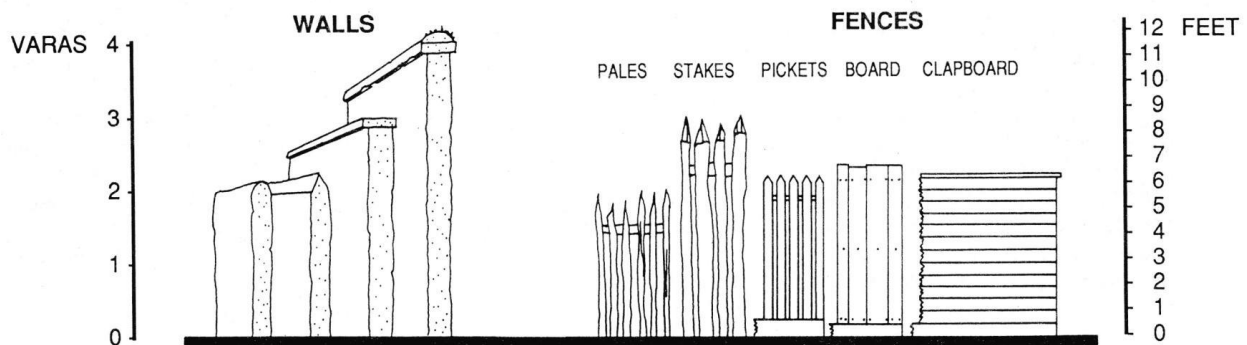
British Period and Second Spanish Period fences may be poles, stakes, pickets, board or clapboard. Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

Pre-1821 Walls and Fences

Figure 16



Secretary of the Interior Standards for Rehabilitation

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

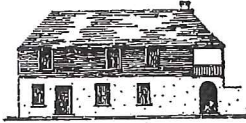
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]

F2019-0022
Toques Place and Hypolita Street Parking Lot
June 20, 2019

LIST OF ATTACHMENTS:

1. N/A

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

RECEIVED

FEB 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. 2019-6022

Receipt No. N/A

Meeting Date: 3-21-19

Advertising Costs \$ _____

Paid on _____

Receipt No. _____

1. NAME OF APPLICANT Tim Shields
 Business (if applicable) General Services, City of St. Augustine
 Address P.O. Box 210,
 City St. Augustine State FL Zip Code 32085
 Daytime telephone 904-825-1010 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 75 King Street
 City St. Augustine State FL Zip Code 32084
 Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 26 Hypolita St.

4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision Downtown E. of St. George Parcel 1966200000

5. EXISTING USE Parking Lot PROPOSED USE Parking Lot

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)

Repair & modify the design on the property wall
at the south edge of the parking lot

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 TIM SHIELDS
SIGNATURE OF APPLICANT [Signature] DATE 2/22/19
PRINT OWNER'S NAME CITY OF ST. AUGUSTINE
SIGNATURE OF OWNER [Signature] DATE 2/22/19

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

Proposed
Masonry Wall
Hypolita Street
2/22/19

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FEB 22 2019

Planning/Building Dept.





RECEIVED

FEB 22 2019

Planning/Building Dept.

RECEIVED
FEB 22 2019
Planning/Building Dept.



Planning/Building Dept.



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FEB 22 2019

Planning/Building Dept.



Existing
MASONRY WALL
HYPOLITA STREET
2/22/19

RECEIVED

FEB 22 2019

Planning/Building Dept.



RECEIVED

FEB 22 2019

Planning/Building Dept.



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FEB 22 2019

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RECEIVED

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Planning/Building Dept.



RECEIVED

FEB 22 2019

Planning/Building Dept.





City of St. Augustine

CITY OF
ST. AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 20th, 2019 Meeting



Application: 2019-0062

Address: 42 (42 ½) St. George

Dixon Design Group, Applicant TIIFT/Department of State, Owner

Project description: To replace kitchen hood and install a new wood fence around existing mechanical equipment.

Architectural Style:	Spanish Colonial	Florida Master Site File:	8SJ1889
National Register:	Noncontributing to the St. Augustine Town Plan National Register District	Construction date:	1962
Archaeology Zone:	1A	Zoning District:	HP3
Parcel number:	197460 0000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to replace kitchen hood and install a new wood fence around existing mechanical equipment.

- Building a fence around mechanical equipment is an appropriate way to screen such equipment. Fences in the First and Second Spanish periods, however, have to be at least 5 ½ feet tall. Having a fence of that height may have a negative visual impact in the area.
- The proposed kitchen hood will be located on the roof of a rear addition on the main structure. It is not visible from the street but can be seen from the courtyard area. The proposed equipment is relatively large when compared to the structure it is being attached to and cannot be easily screened given its location.



Impacted Area

STAFF RECOMMENDATION:

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

1. **Approve a Certificate of Appropriateness** for the fence with the condition that it is raised to 5 ½ feet. and
2. **Continue a Certificate of Appropriateness** for the kitchen hood to give the applicant time to consider another location of the equipment so that it can be better screened.



Location of Proposed Fence

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0052
42 (42 ½) St. George Street
June 20th, 2019
STAFF PHOTOGRAPHS:



F2019-0052
42 (42 ½) St. George Street
June 20th, 2019

SUMMARY SCOPE OF WORK:

- Remove existing kitchen hood and install a new one on the roof
- Construct a fence around existing mechanical equipment

CITY CODES/DESIGN GUIDELINES:

Fences, Walls and Gates

Don't...

- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Pre-1821

The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

First Spanish Period fences may be poles, stakes or random width boards. Masonry walls are covered with smooth finish stucco or plaster with a rounded or steeply angled cap.

British Period and Second Spanish Period fences may be poles, stakes, pickets, board or clapboard. Masonry walls are covered with smooth finish or ashlar joint stucco, or plaster. Caps may be round, steeply angled or flat with a slight overhang.

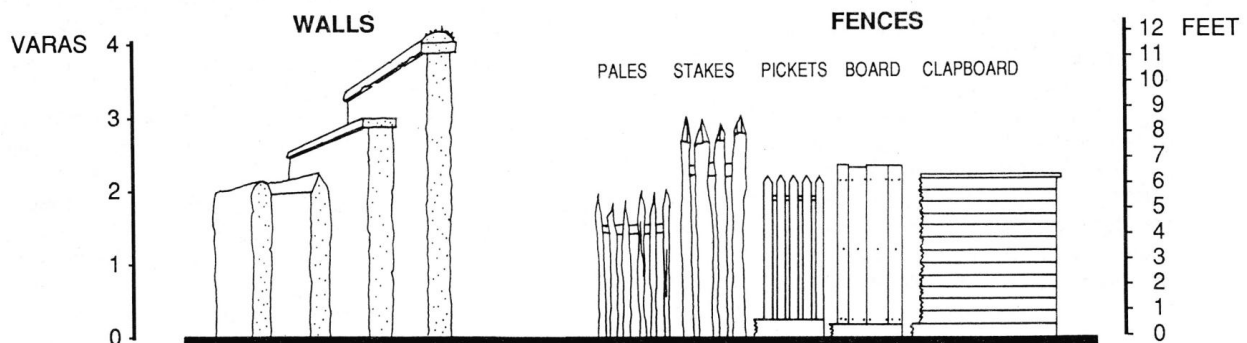
Fences must be nailed or pegged, not stapled. Exposed nail heads must appear as hand wrought colonial nails. Boards should be substantial, not flimsy. Board fences are generally flat topped, while poles, pickets and stakes have sharply angled tops. Wood fences may be painted white or left unpainted.

First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

Hardware should be made of wood, leather or iron. Iron must be painted black. Brass generally is not appropriate for St. Augustine. Modern locks must be installed flush with the gate face and painted black. Hinges are black iron and should not appear machine stamped or flimsy. Exposed nail heads must reflect the design of 18th Century hand made nails. Modern nail heads should not be visible.

Pre-1821 Walls and Fences

Figure 16



Electrical and Mechanical Equipment

Do...

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

Don't...

- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Replace a mechanical system or its functional parts when it could be upgraded and retained.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Cut through features such as masonry walls in order to install air conditioning units.

Pre-1821

Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice. Meters and connection boxes located on a street facade must be placed in a wall niche with an opaque wood door or cover. Pipes and wiring mounted on the exterior of the building should be painted to match the color of the building.

Vents should be as unobtrusive as possible. Whenever possible, vents should be located on the side of the building opposite the street. Vents and flashing should be painted to match the color of the building or the roof. Vents should not interrupt roof lines or project into the silhouette of the building.

Secretary of the Interior's Standards for Rehabilitation

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

F2019-0052
42 (42 ½) St. George Street
June 20th, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File

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

Hi Shanna,

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

— they do own but UF manages

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

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

Thanks,
Jenny

Jenny Wolfe
Historic Preservation Officer

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

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

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

(Ia)

Home Visit Event Rentals Lease Properties Education Governance

Board Members

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

Meeting Information

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

Archived Meetings

Governance

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

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

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

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

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

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

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

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

Select Year: 2018 ▼ Go

The 2018 Florida Statutes

Title XVIII

PUBLIC LANDS AND PROPERTY

Chapter 267

HISTORICAL RESOURCES

[View Entire Chapter](#)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RECEIVED

MAY 26 2011



Planning / Building Dept.

Business Affairs
UF Historic St. Augustine

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

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

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

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

May 26, 2011

SUBJECT: Authorization to Represent University of Florida

Dear Mr. Birchim:

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

Sincerely,

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

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

CC: Billy Triay

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1889 1009==
Site Name: Jose Salcedo House 830== Survey Date: 7809 820==
Address: 42 St. George Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
813== County: St. Johns 808==
Location: City of St. Augustine 12 Lot pt 22 868==
(subdivision) (block) (lot)
868==
Owner of Site: Name: Trustees of Internal Improvement Fund, Inc. ;
Address: Tallahassee, FL
902==
Occupant or Manager: _____ 904==
Type of Ownership: State 848== Zoning: HP-3
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469720 3307140 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 C. (Historian) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:		Threats to Site:	
() <u>Excellent</u>	863==	() <u>Zoning</u>	878==
(X) <u>Good</u>	863==	() <u>Development</u>	878==
() <u>Fair</u>	863==	() <u>Deterioration</u>	878==
() <u>Deteriorated</u>	863==	() <u>Borrowing</u>	878==
		() <u>Transportation</u>	878==
Integrity of Site:		() <u>Fill</u>	878==
() <u>Altered</u>	858==	() <u>Dredge</u>	878==
(X) <u>Unaltered</u>	858==	() <u>Other</u>	878==
(X) <u>Original Site</u>	858==		
() <u>Restored - Date:</u>	858==		
() <u>Moved - Date:</u>	858==		

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Commercial 850==
Date: +1962 844== Period: 20th 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 12/12, blinds 942==
Foundation: Stone wall 942==
Roof Type: Gable, shed 942==
Secondary Roof Structures: Balcony, hip 942==
Porches & Balconies: Second-floor wood balcony south & east sides. _____ 942==
Chimney Location: Offset, ridge 942==
Materials: (882)
Chimney: Brick, stuccoed 882==
Roof Surfacing: Wood, shakes 882==
Ornament Exterior: Chamfered wood posts _____ 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Restored area. 864==
Relationship to Surroundings: On street line in restored area. Part of
a cluster of original colonial and reconstructed colonial buildings. _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Military, Tourism, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Spanish Colonial building at 42 St. George Street known as the Jose Salcedo House, was reconstructed in 1962 by the Historic St. Augustine Preservation Board. Typical of colonial structures, the house is set on the street line with a gate opening into the yard. The entrance to the house is from the southern patio. The placement of the patio and the lack of windows on the north wall were designed for climate control, utilizing summer breezes and eliminating the chill of north winds. This form of construction, known as the St. Augustine Plan, also took full advantage of the warmth of the last rays of winter sun which is oriented toward the south horizon while creating shade from the hot noonday summer sun. A wooden wrap-around balcony with chamfered posts extends above the street on the east side and over an open patio on the south. The coquina wall is covered by stucco (except on the east side) which is typical of the plaster exterior used by the colonists to protect masonry walls. The yard, once used for planting, raising livestock, and outdoor cooking, is encircled by a masonry wall and wooden fence. A detached masonry kitchen and frame smokehouse are situated behind the main structure. A well is contained on the original site. (See separate file for additional information).

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 develop-

(over)

V. BIBLIOGRAPHY

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

ment in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 siege of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This historic reconstruction at 42 St. George Street was built on the foundations of a coquina house listed on the 1784 Puente map as belonging to Joaquin Blanco. After the British Period (1763-1784) it passed through the hands of Captain Andres Rainsford to Don Pedro Jose de Salcedo, a Captain of Artillery. The historic reproduction is based on the appearance of the house during Salcedo's ownership. For a brief time in the 1790's, the house served as the residence of General Jorge Biassou, a Black Haitian revolutionary leader who retired to St. Augustine after fighting with the Spanish in Santo Domingo.(4) The 1888 Sanborn map shows a two-story frame structure on the site designated as a dry goods store. This later became a "Gasoline Stove Store" "Plumber", and "Private Res".(5) After reconstruction the building was used to house a "Candy Kitchen" with the second floor functioning as a private residence. Although it is not on the Preservation Board's walking tour, it is an example of commercial usage of an historic reconstruction. This house, as well as the Arrivas House and Gallegos House were dedicated in 1963.(6)

ARCHAEOLOGY

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

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

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

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

4. Block 12, Lot pt. 22, Block and Lot File, Historic St. Augustine Preservation Board.

5. Sanborn, 1888, 1893, 1899, 1904, 1910, 1917, 1924, 1930, 1958.

6. St. Augustine Record, March 11, 1963.



Avery Womble
2842 Robert Oliver Avenue

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 42 St. George Street. The Master Site File would be more complete if it included the following information:

This site should be noted as historic because Jorge Biassou lived there. Jorge Biassou was a famous Spanish General who commanded an army of 40,000 people against the French revolution. Daniel Fils-Aime made a memorial of Jorge Biassou in another location and it was noted as a historic site, then why can't 42 St. George Street be historic as well.

I am enclosing some documentary materials about 42 St. George Street:

- 1) Article about the house on HMdb.org
- 2) It has a sign outside of the property acknowledging that this was Jorge Biassou's house
- 3) The number of years that this building has been here is over 150 years

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

Sincerely,

Avery Womble
Flagler College Student

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

Enclosures

Your search returned just one marker . . .

[Add Photo](#) — [Add Link](#) — [Add Commentary](#) — [Correct this page](#) — [Print](#)
St. Augustine in Saint Johns County, Florida — *The American South (South Atlantic)*

General Biassou House

Inscription. Here on this site, 42 St. George Street, stood the home of the nation's first Black general, Jorge Biassou, who came to St. Augustine from his native Haiti in 1796 as a member of the Spanish military.

Biassou was one of the original leaders of the 1791 slave uprising in Haiti, and for his service to the Spanish against the French he became a Spanish general and was sent to St. Augustine as the colony's second highest-paid official. In addition to his home here in the center of the city, Biassou had a plantation north of town.

In St. Augustine, Biassou was placed in command of the free Black militia that guarded the southern approach to the city at Fort Matanzas, and at the pioneer free Black settlement that formed the northern defense at St. Augustine at Fort Mose. Today Fort Matanzas is part of the National Park Service and Fort Mose is a Florida State Historic State Park.

General Biassou died in 1801 and was buried in the Tolomato Cemetery on Cordova Street following his funeral held in St. Augustine's Catholic Cathedral Basilica.

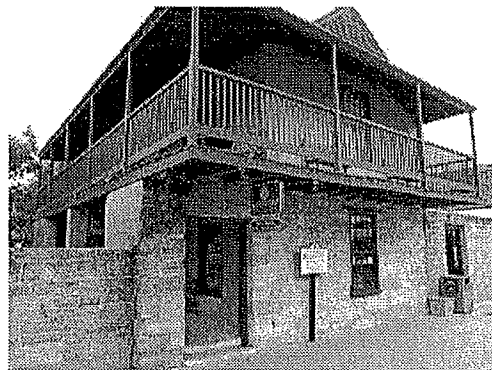
The building on this site is a reconstruction of General Biassou's home built in 1962 as part of the commemoration of the 400th anniversary of the founding of St. Augustine.

Many delegations, including members of Haiti's international diplomatic corps and members of the Haitian

American Historical Society, have made pilgrimages to St. Augustine to visit sites associated with our first Black general, Jorge Biassou.

Erected by City of St. Augustine.

Location. 29° 53.84' N, 81° 18.808' W. Marker is in St. Augustine, Florida, in Saint Johns County. Marker is on St. George Street, on the right when traveling north. [Click for map.](#) St. George Street is closed to vehicle traffic. Marker is at or near this postal address: 42 St. George Street, Saint Augustine FL 32084, United States of America.



By Craig Swain, August 1, 2011
2. General Biassou House and Marker

Other nearby markers. At least 8 other markers are within walking distance of this marker. [The Minorcan Heritage](#) (about 300 feet away, in a direct line); [Huguenot Cemetery](#) (about 300 feet away); [Public Burying Ground](#) (about 400 feet away); [Casa Ayero](#) (about 400 feet away); [Los Floridanos](#) (about 400 feet away); [Tolomato Cemetery](#) (about 500 feet away); [The Rosario Defense Line](#) (about 500 feet away); [Santo Domingo Redoubt](#) (about 500 feet away). [Click for a list](#) of all markers in St. Augustine.

Also see . . . [General Jorge Biassou](#). (Submitted on August 31, 2011, by Craig Swain of Leesburg, Virginia.)

Credits. This page originally submitted on August 31, 2011, by Craig Swain of Leesburg, Virginia. This page has been viewed 178 times since then. **Photos:** 1, 2, submitted on August 31, 2011, by Craig Swain of Leesburg, Virginia.

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I

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Gen. Jorge Biassou, a key local figure

Posted: September 23, 2009 - 12:08pm

By SUSAN R. PARKER

Special to The Record

He marched around the streets of St. Augustine in fine clothes trimmed in gold, wearing a silver-trimmed saber, a fancy ivory and silver dagger, and a medal from the king of Spain. Gen. Jorge Biassou lived for five years in Spanish St. Augustine, from 1796 to 1801, displaying the image of an important chieftain and a person of power.

Born as a slave on the island of Hispaniola, he rose to command a fighting force of 40,000 during the revolution there against French rule that created the country of Haiti. Angered by turn of events during the revolution, Biassou relocated himself and his followers to Santo Domingo (the future Dominican Republic) and offered his services to the king of Spain. Then it was on to St. Augustine for him and his extended family.

His life and personality are merely waiting for dramatization in a docu-drama or the like. Prof. Jane Landers of Vanderbilt University has researched and written about Gen. Biassou for more than 20 years. Her forthcoming book, "Atlantic Creoles in the Age of Revolutions," carries a portrait of Jorge Biassou on its front cover. In 1988, she wrote about Biassou in *El Escribano*, the journal of the St. Augustine Historical Society.

Gen. Biassou was one of many free blacks living in St. Augustine at the end of the 18th century, and he probably was the most colorful and the most haughty. He lived at 42 St. George Street. Locals were fascinated by his demeanor and appearance and would gather at his residence to gawk--or perhaps wait for some action. Biassou even petitioned Florida's colonial governor to forbid the Spanish soldiers from gathering at Biassou's home to ogle him.

The Spanish government had sent Biassou and his "family" to Florida to serve as militia to offset a shortage of regular soldiers. And in the summer of 1800, Biassou was called to active duty during tensions with the Seminoles. He headed troops that were posted to the plantation of Josiah DuPont, south of Matanzas Inlet in the area of today's Bing's Landing and Washington Oaks State Garden. Biassou's troops were charged with reconnoitering the area, detaining any Indians wanting to come to St. Augustine and to allow to pass only who were friendly. But there was little or no fighting--and not much glamour or notoriety for this larger-than-life person.

Hoping, no doubt, for more attention and better pay, Biassou offered to go to Spain to assist the king there. But he never left St. Augustine, where he remains today. In July 1801, Gen. Jorge Biassou was buried with all the ceremony that St. Augustine could provide. A black honor guard discharged a volley in Biassou's honor at graveside.

Earlier this month, officials from Haiti and Florida visited Tolomato Cemetery on Cordova Street to honor Biassou. The location of his grave is unknown. Almost all the burials in that cemetery no longer have markers. The wooden markers long ago deteriorated--those that denoted the graves of the wealthy and well known as well as the poor and obscure. Far from obscure during his time in St. Augustine, Biassou offers us another piece of the fascinating history of our city.

ery House Of Spanish Treats

rent, go to North St. George Street, take a
nose to the **Spanish Bakery** behind the
week from 9 a.m. to 4 p.m., serving some
he Ancient City.

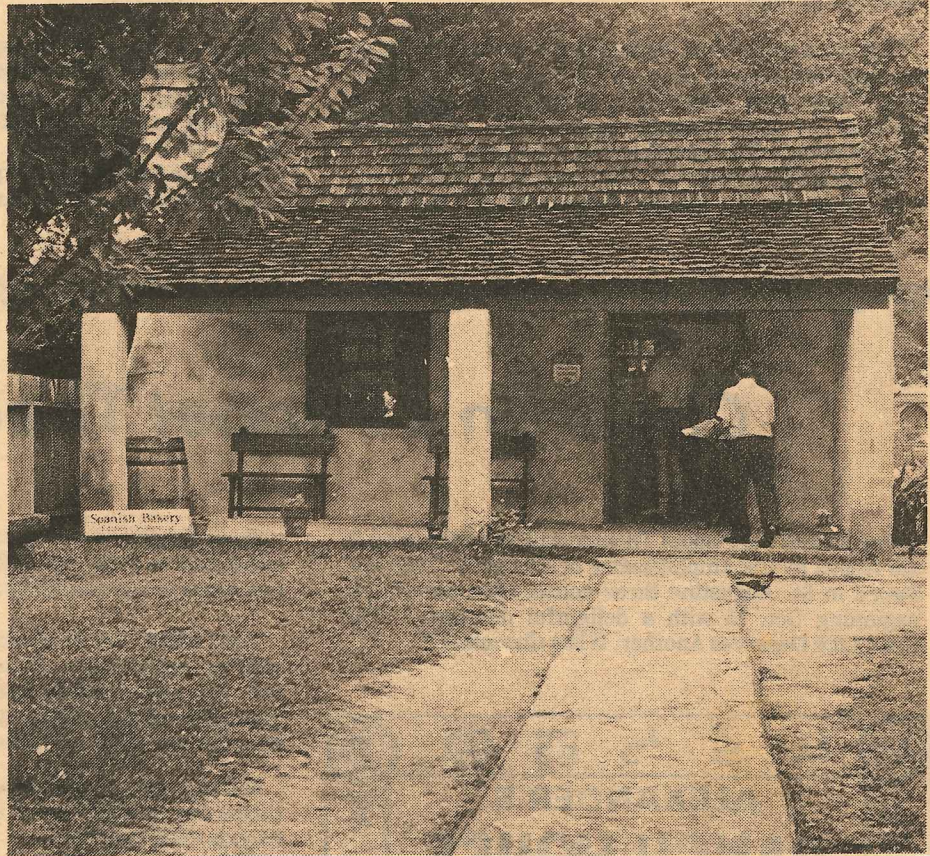
e to visit the bakery is between 10:30 a.m.
baked offerings come out of the bakery
y Adelsperger for nearly three years, the
riety of mouthwatering sweets and tasty
smoked sausage rolls.
Dewey's idea, says his wife. It's a very

ECIPE was modified slightly by the
ood basic one in a cooking contest story.
nds plenty of ground beef, onions, green
all in a delicious turnover coating.
ally does it," says Adelsperger, since the
e same as is used for the tempting sweet
ked fresh at the bakery daily.
ith olives, and is a meal in itself. In Spain,
uded inside the turnovers, but there they
and that could be dangerous to an un-

ers with stuffed olives.
if you want to spice them up, add a little
kery.

E BAKERY by sniffing the trail from St.
pecially when cinnamon cookies or bread

y in the museum building, two cooks are
by modern kitchen, thus producing the



Aug 3-9, 1979

42½ St George St.

SA-12-pt22

Spanish Bakery Just A Sniff Away

Something different, go to North St. George Street, take a follow your nose to the **Spanish Bakery** behind the

five days a week from 10 a.m. to 4 p.m., serving some to be found in the Ancient City. The bakery is closed

BEST time to visit the bakery is between 10:30 a.m. first freshly baked offerings come out of the bakery to be enjoyed.

Mrs. Dewey Adelsperger for nearly three years, the go for a variety of mouthwatering sweets and tasty *empanadas* and smoked sausage rolls.

The rolls were Dewey's idea, says his wife. It's a very good \$1.

TURNOVER RECIPE was modified slightly by the family found a good basic one in a cooking contest story. Turnover blends plenty of ground beef, onions, green plus spices, all in a delicious turnover coating.

That's what really does it," says Adelsperger, since the turnover is the same as is used for the tempting sweet turnovers, also baked fresh at the bakery daily.

It is topped with olives, and is a meal in itself. In Spain, olives are included inside the turnovers, but there they are without pits, and that could be dangerous to an un-

to the turnovers with stuffed olives.

Mild, too, but if you want to spice them up, add a little more at the bakery.

FINDS THE BAKERY by sniffing the trail from St. George's, especially when cinnamon cookies or bread

When the museum building, two cooks are working in a nearby modern kitchen, thus producing the good bread.

In addition to the turnovers — meat, sweet potato and apple — as well as the sausage rolls, the **Spanish Bakery** has a variety of cookie treats, including cinnamon, lemon, rum tea, almond tea and vanilla tea.



Empanadas Fresh From the Oven

subd-89
block-12
lot-pt22

¿Que' Pasa?

(What's Happening?)

42 St. George Street

Early Spanish maps indicate this was a stone house belonging to a Joaquin Blanco originally. Blanco

was a socially distinguished resident of Calle Real (St. George Street); he held a high position at the Castillo,

managing all the military supplies.

WITH THE CHANGE of rule in Florida from Spanish to British in 1763, residents left their properties in the hands of a British agent to be sold. This property was purchased by a Captain Andres Rainsford who was in His Majesty's service.

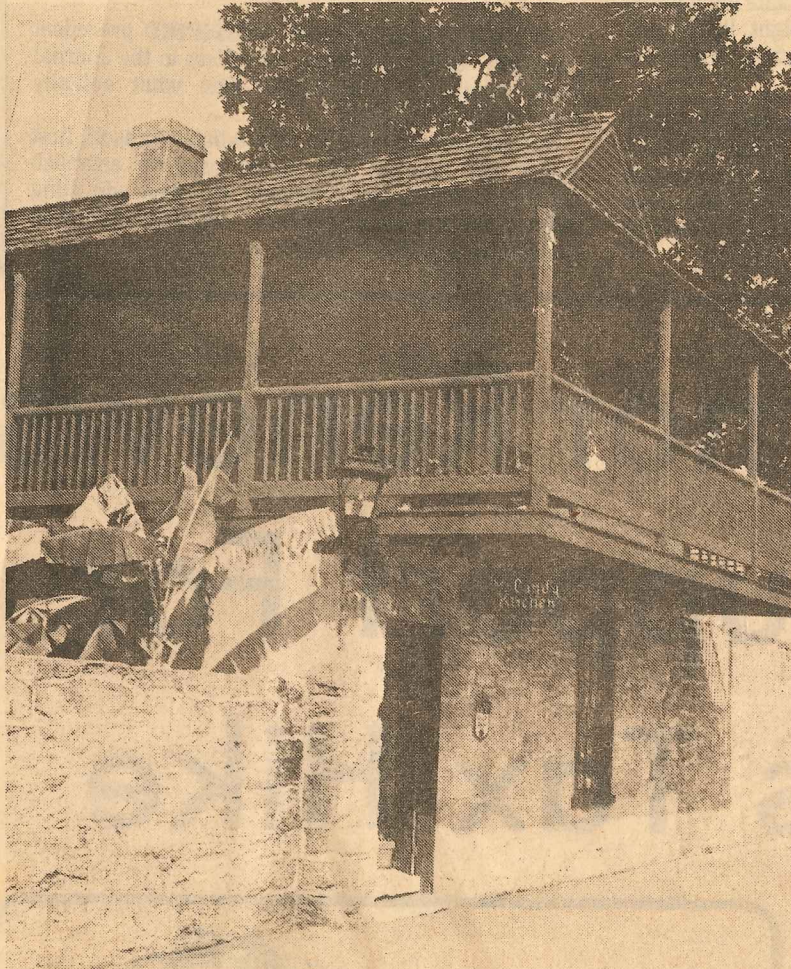
Florida reverted to Spain in 1783, and on a 1788 Spanish map this property is described as a masonry house in good condition belonging to Don Pedro Josef de Salcedo. According to military records Salcedo was a Captain of Artillery in the Castillo de San Marcos garrison.

THE HOUSE, REPRODUCED as it appeared in Salcedo's time, has been placed on its original foundations which were uncovered by archaeological investigation. The walls are of coquina covered with plaster, with the exception of the one on the east side which has been left unplastered so the visitor may see the underlying coquina structure. The roof is covered with cedar shake shingles.

The wooden shed-type kitchen was added by British owners who were not partial to outdoor kitchens. The well adjacent to the house is an original well as shown on the maps.

Today this structure, with its typical entrance through the patio, is utilized as a candy shop where candy making is demonstrated and products sold. The second floor, with its stairway on the outside and the balcony on the east and south sides, is a private apartment.

—RITA H. O'BRIEN



The Salcedo House on St. George Street

Salcedo House

Early Spanish Officer's Home

On the west side of St. George Street, midway between Cuna and Orange streets, stands the reconstructed Josef Salcedo house.

Early Spanish maps indicate this was a stone house belonging to a Joaquin Blanco originally. Blanco was a socially distinguished resident of Calle Real (St. George Street); he held a high position at the Castillo, managing all the military supplies.

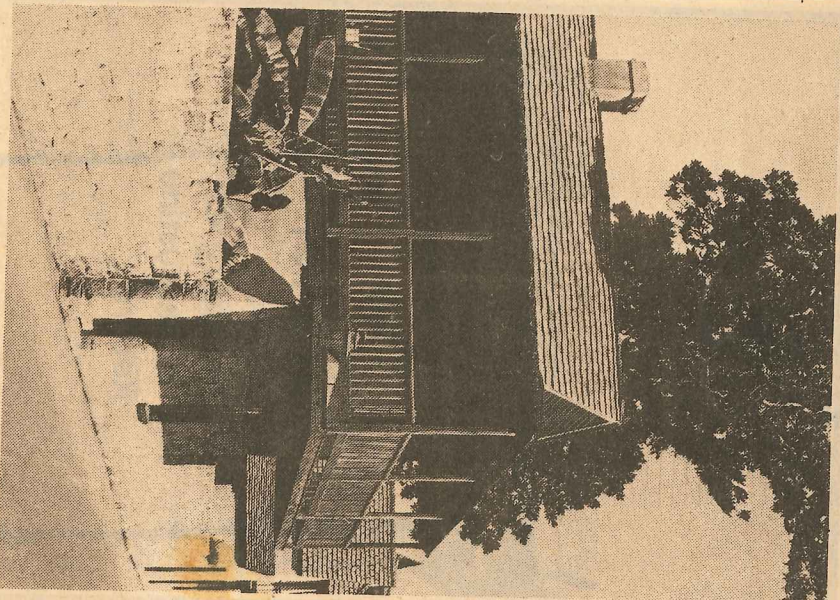
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Salcedo House

Salcedo House.

Salcedo House was completed
around July 15, 1962

Fla Times-Union 6/6/62

Salcedo House

Everett B and Agnes M. Meads to St. Aug
Historical Restoration and Preservation Commission
all of lot 22 Block 12 according to map
of City of St. Aug

St Aug Record
8-14-60

Salcedo House.

new tobacco shop will be in
full operation and Michels Basque.

1966.

Avero Salcedo House.

National attention was focused on the
historic city of St. Aug. today with the formal
dedication of three buildings which were restored
on St. George Street by the St. Aug. Historical
Restoration and Preservation Commission.

The three houses were the Arivas House,
the Avero Salcedo House and the Sallegos House on
Avero Triangle on St. George Street.

St. Aug. record March 11, 1963

Salcedo House

City Directory
1966

42 St. George St. - Salcedo House The
museum
Spanish Bakery
Roberta Camina Sobacco's

1976

42 St. George St. - Salcedo House The museum
Candy Kitchen Edward Marilyn

1977

42 St. George St. - Salcedo House The museum
Cand Kitchen
Vacant

APR 22 2019

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION Planning / Building Dept.



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**



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

BDAC Project No. 2019-0062

Receipt No. _____
 Advertising Costs \$ _____

Paid on _____

Meeting Date: MAY 23, 2019
 Receipt No. _____

1. NAME OF APPLICANT Jerry Dixon
 Business (if applicable) Dixon Design Group
 Address 64c Hypolita Street
 City SAINT AUGUSTINE State FL Zip Code 32084
 Daytime telephone 904 829-9277 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Tiitf/Dept Of State - Virginia Whestone
 Business (if applicable) UNIVERSITY OF FLORIDA
 Address PO BOX 115050 (ATTN PLANNING DEPT)
 City GAINESVILLE State FL Zip Code 32611-5050
 Daytime telephone (required) 904 347-3170 Other phone _____

3. PROJECT STREET ADDRESS 42 ST GEORGE ST (42 1/2 St. George St)

4. LEGAL DESCRIPTION: Lot ^{22 & 23} Block 12 Subdivision City of St Augustine Parcel 1974600000

5. EXISTING USE Snack bars PROPOSED USE Snack bars

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 <u>Replace Kitchen Hood</u> |

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

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

D. PAINT COLORS (check one)

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

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

Replacement of Kitchen Hood

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 Jerry Dixon

SIGNATURE OF APPLICANT [Signature]

DATE 3/24/19

PRINT OWNER'S NAME Tilff/Dept Of State - Virginia Whestone

SIGNATURE OF OWNER [Signature]

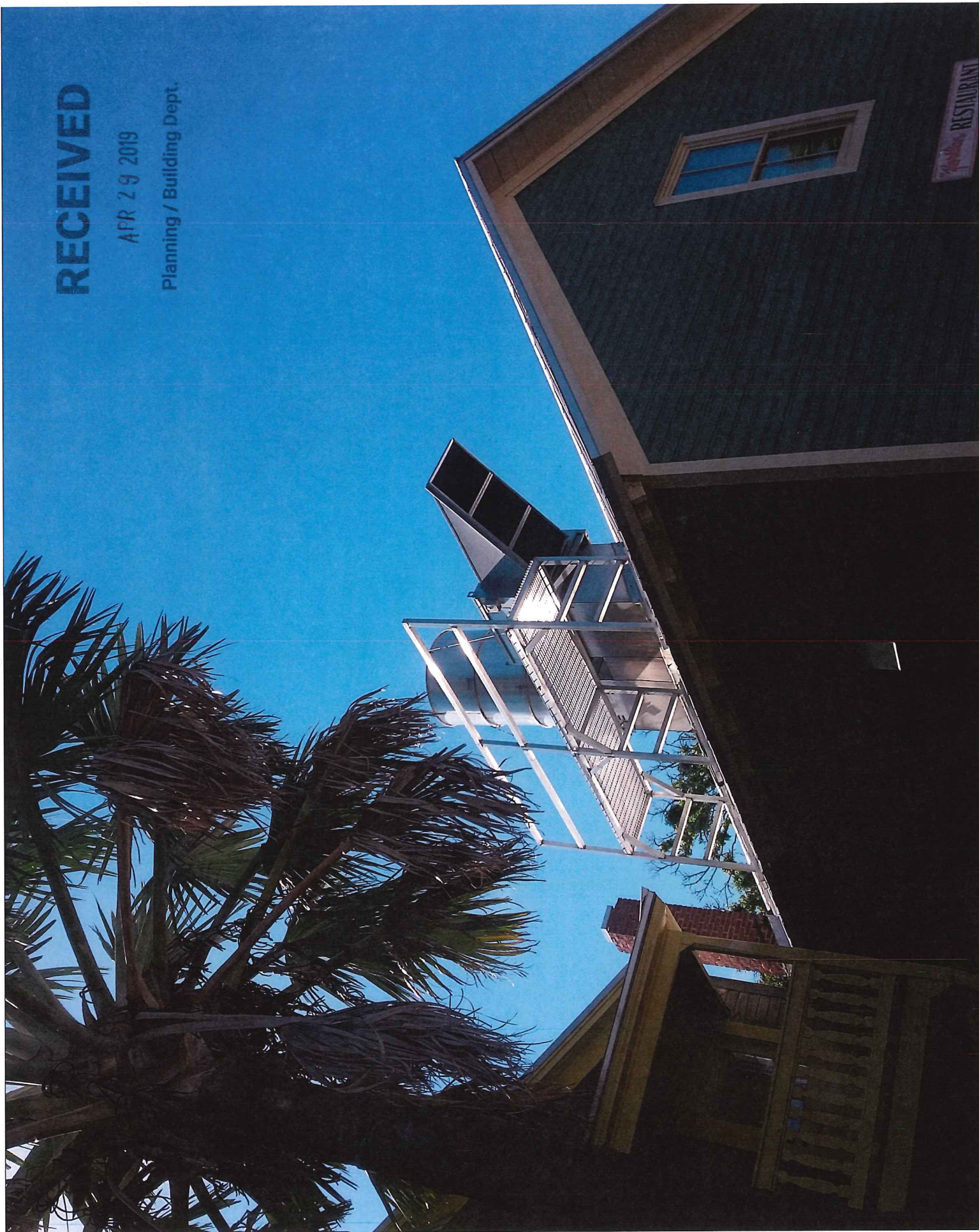
DATE 3/29/19

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 29 2019

Planning / Building Dept.





RECEIVED

APR 29 2019

Planning / Building Dept.

NAME: GERALD D. DIXON
LIMITATION OF WARRANTY
THE ARCHITECT AND HIS CONSULTANTS
do not warrant or guarantee the
accuracy and completeness of the
work product herein, beyond a
reasonable degree of care. In the event
of any errors, omissions or
discrepancies, the Contractor shall
promptly notify the Architect in
writing of such errors, omissions
or discrepancies and the cost of
rectifying the same. The
Contractor shall have all items or
details clarified with the Architect
prior to submitting a bid. Otherwise
the Architect's interpretation shall
be final. Failure to promptly notify
the Architect of such conditions
shall absolve the Architect/owner
from any responsibility for the
consequences of such failure.
Actions taken without the
knowledge and consent of the
Architect, or in contradiction to
the Architect's work, product or
recommendations shall become the
responsibility, not of the Architect
but of the parties responsible for
taking such action.
Written dimensions shall have
precedence over scale dimensions.
Dixon Design Group hereby
reserves its common law copyright
and other property rights in these
plans, ideas, and designs. These
plans, ideas, and designs are not
to be reproduced, changed or
copied in any form or manner
whatsoever, nor are they to be
assigned to any third party,
without first obtaining the
express written permission from
Dixon Design Group, LLC.

**The Spanish Bakery
Renovation
Kitchen Hood**
42 1/2 St. George Street,
St. Augustine, FL 32084

DRAWING		
NO.	DRAWING TYPE	DATE
1	REVIEW SET	4/21/18
2		
3		
4		
5		
6		
7		
8		

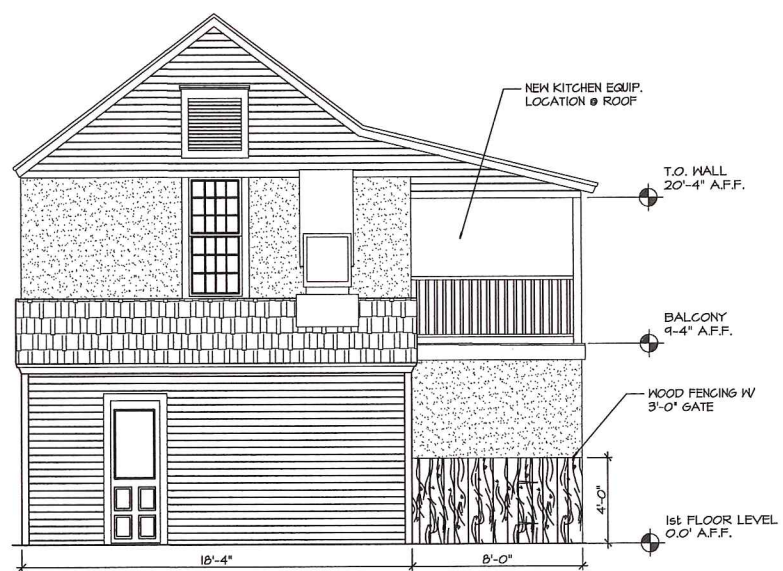
REVISION	
NO.	DATE OF REVISION
1	--/--
2	--/--
3	--/--
4	--/--
5	--/--

PROJECT: 18-147

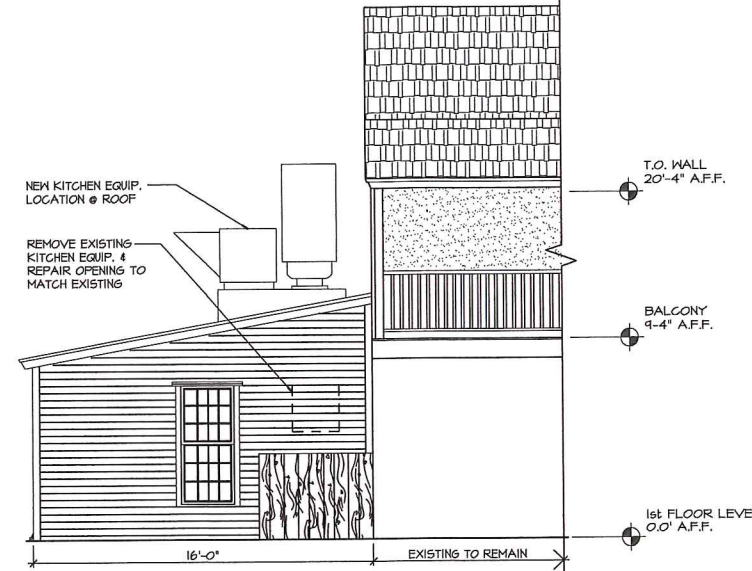
A1

APR 22 2019

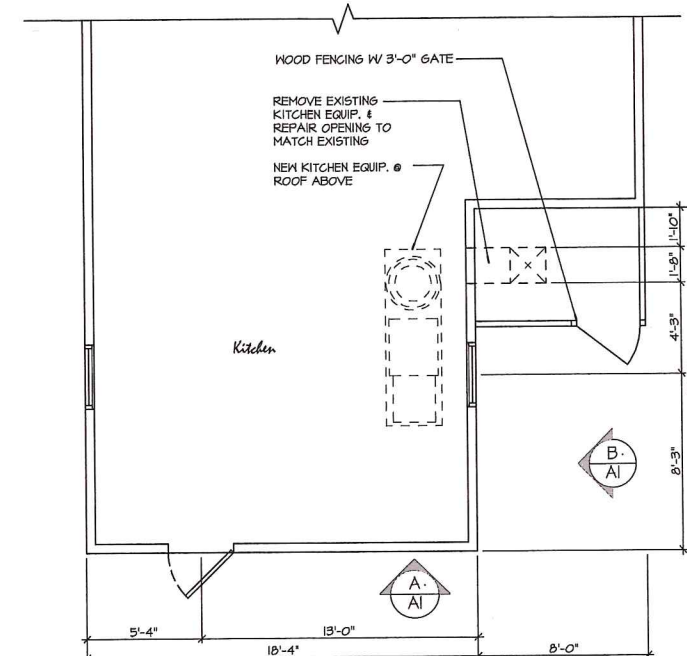
Planning / Building Dept.



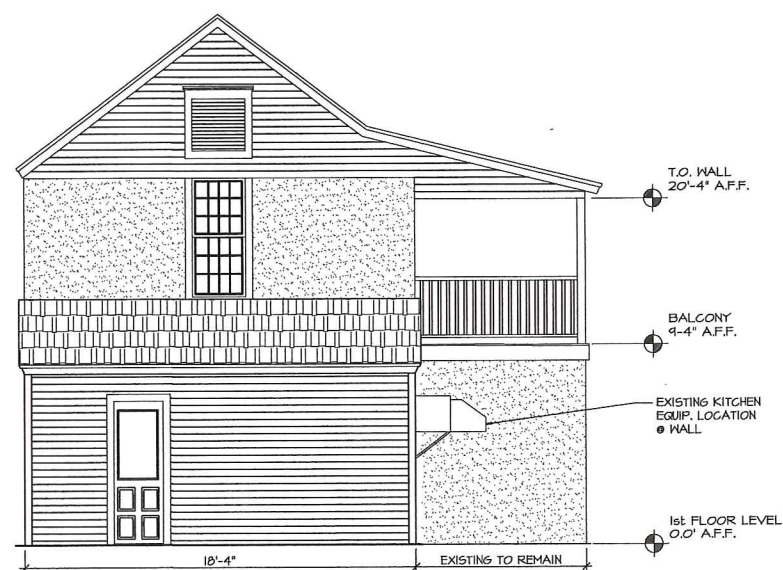
A2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



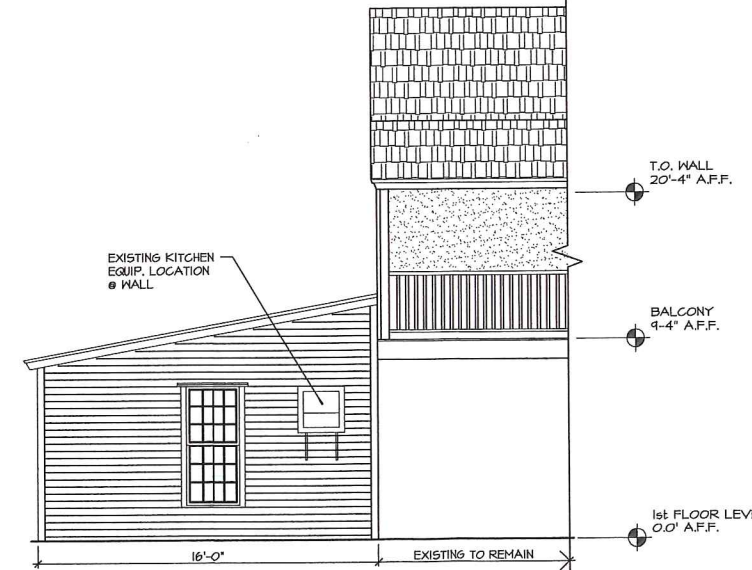
B2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



C PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



A1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



B1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING CONDITIONS



PROPOSED PERSPECTIVE

DIXON
DESIGN GROUP Inc
ARCHITECTS
45 CORDOVA STREET
ST. AUGUSTINE, FL 32084
(904) 829-9277

SEAL

04/27/19

NAME: GERALD D. DIXON

LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT
The Architect and his Consultants do not warrant or guarantee the accuracy and completeness of the work product herein beyond a reasonable diligence. If any errors, omissions or discrepancies are found to exist within the work product, the Contractor shall promptly notify the Architect in writing of such errors, omissions or discrepancies prior to proceeding with any work which appears in question. In the event of the Contractor's failure to give such notice, he shall be held responsible for the results of any such errors, omissions or discrepancies and the cost of rectifying the same. The Contractor shall have all items or details clarified with the Architect prior to submitting a bid otherwise the Architect's interpretation shall be final. Failure to promptly notify the Architect of such conditions shall absolve the Architect/owner from any responsibility for the consequences of such failure.

Actions taken without the knowledge and consent of the Architect, or in contradiction to the Architect's work product or recommendations shall become the responsibility, not of the Architect but of the parties responsible for taking such action.

Written dimensions shall have precedence over scale dimensions.

Dixon Design Group hereby reserves its common law copyright and other property rights in these plans, ideas, and designs. These ideas, designs, and plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission from Dixon Design Group, LLC.

**The Spanish Bakery
Renovation
Kitchen Hood**
42 1/2 St. George Street,
St. Augustine, FL 32084

DRAWING		
NO.	DRAWING TYPE	DATE
1	REVIEW SET	4/23/19
2		
3		
4		
5		
6		
7		
8		
REVISION		
NO.	DATE OF REVISION	
△	--/--	
△	--/--	
△	--/--	
△	--/--	
△	--/--	
PROJECT: 18-147		

A2

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.

JD

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

OK	Need	N/A	
☐	☐	☐	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area.

Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Brochure showing what the equipment looks like

Project number: _____ Project Address: 42 1/2 St George

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

O.R. 871 PG 0061

90 24807

QUIT-CLAIM DEED

This instrument prepared
by Ken Rouse, General
Counsel, Florida
Department of State, Room
LL10, The Capitol,
Tallahassee, Fl 32399-0250

WHEREAS, the Grantor is a body corporate created and
existing pursuant to Section 266.01, Florida Statutes, and

WHEREAS, pursuant to Chapters 82-46 and 83-265, Laws of
Florida, the Grantor will cease to exist on October 1, 1990, and

WHEREAS, as a body corporate of the State of Florida, all
properties of the Grantor are properties of the State of Florida,
and

WHEREAS, the Grantor delivers this Quit-Claim Deed on the
terms and conditions specified herein,

NOW, THEREFORE, this Indenture, made this 28th day
of September, 1990, between the Historic St. Augustine
Preservation Board, as Grantor, and BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND, whose address is 3900
Commonwealth Boulevard, Tallahassee, Florida, as Grantee: 

Witnesseth, that Grantor, for and in consideration of the
sum of Ten Dollars (\$10.00) in hand paid and other good and
valuable consideration, the receipt and sufficiency of which are
hereby acknowledged, does hereby remise, release and quit-claim
to the grantee, its successors or assigns, all the right, title
and interest of the grantor in and to the following described
property, situate, lying and being in St. Johns County, Florida,
to wit:

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

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

Documentary Tax Pd. \$.55
\$ 40 Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns
County By: DM D.C.

O.R. 371 PG 0062

And

PARCEL 2 (Parking Lot) Charlotte Street. Property Appraiser Parcel No. 1-0196740-0000

In the City of St. Augustine being Lot Fourteen (14) of Block Eight (8) according to the official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida. Subject to an easement heretofore granted to Mary O. Bravo along the south five (5) feet of said Lot 14, as recorded in Deed Book 104, Page 111 of the Public Records of St. Johns County, Florida. And also all of the right, title and interest of the party of the first part (i.e. Ann M. McGraw) in and to an easement for driveway purposes to the north five (5) feet of Lot 13 of Block 8, according to the Official Map of the City of St. Augustine, dated June 12, 1923 on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

PARCEL 3 and PARCEL 4 (Watson House and Spanish Military Hospital). Property Appraiser Parcel No. 1-0198920-0000

That portion of Block 28 of the City of St. Augustine, Florida: Commencing at the northeast corner of Lot 4 of said Block 28, run thence westerly a distance of 84 feet 1 inch to the east line of Aviles Street, thence southerly along the east line of Aviles Street, a distance of 71 feet 9 inches to the north side of a two story brick building, thence easterly along the north side of said brick building, a distance of 42 feet, more or less, to a point on the east line of Lot 2 of said Block 28, which point is 4 feet, more or less, north of the northwest corner of property described in Deed Book 137, Page 52, Public Records of St. Johns County, Florida; thence southerly along the east line of said Lot 2, Block 28 a distance of 4 feet, more or less, to the northwest corner of said property described in Deed Book 137, Page 52; thence easterly along the north line of said property described in Deed Book 137, Page 52, a distance of 48 feet, more or less, to the west line of Charlotte Street; thence northerly along the west line of Charlotte Street, a distance of 71 feet 3 inches to the point of beginning. Together with all right, title and interest of party of the first part in and to any streets, alleys or sidewalks adjacent to the above described property. Being the same land conveyed to party of the first part by deed from E.R. Carr, unmarried, and Theodor F. Weber, unmarried, recorded in Official Records Book 60, Page 681, Public Records of St. Johns County, Florida; AND That alley in Block 28 of the City of St. Augustine, Florida, vacated by City Ordinance No. 301-A adopted by the City Commission on February 9, 1970;

And

PARCEL 5 (Benet House). Property Appraiser Parcel No. 1-0196600-0000

Begin at the northwest corner of a brick building at the northwest corner of Lot 1 of Block 8, City of St. Augustine, and run thence south 8 degrees east with St. George Street, 50.4 feet, thence north 82 degrees east 62.2 feet; thence north 8 degrees west 50.4 feet, thence south 82 degrees west 62.2 feet to the place of beginning. Said property being also known as Lot 1, Block 8, according to the Official Map of the City of St. Augustine, Florida;

O.R. 871 PG 0063

And

PARCEL 6 (Sanchez de Ortigosa House) Property Appraiser Parcel No. 1-0197430-0000

Lot 18 of Block 12 of the City of St. Augustine, Florida, bounded north by premises of Dodge, formerly Estate of Arnau, south by Cuna Street, east by St. George Street and west by premises of Estate of Sabate, with 60 feet on St. George Street, more or less, known as Columbia House; as described in deed recorded in Official Records Book 84, Page 439, Public Records of St. Johns County, Florida, and more fully described as follows:

Beginning at the northwest corner of St. George and Cuna Streets at the southeast corner of a masonry building (as existing on June 16, 1967); thence south 79 degrees 37 minutes west, on the north line of Cuna Street, 70.71 feet; thence continuing on the north line of Cuna Street south 82 degrees 06 minutes west 41.48 feet; thence north 5 degrees 35 minutes west, on the east line of that parcel of land described in Deed Book 176, Page 262, said Public Records 88.29 feet; thence north 82 degrees 14 minutes east, on the south line of that parcel of land described in Deed Book 106, Page 71, said Public Records, 46.90 feet; thence south 10 degrees 26 minutes east, on the west line of that parcel of land described in Deed Book 221, page 41, said Public Records, 27.72 feet; thence north 81 degrees 02 minutes east, on the south line of that parcel of land described in Deed Book 221, Page 41, said Public Records, 58.30 feet to the west line of St. George Street; thence south 10 degrees 00 minutes east 58.50 feet to the point of beginning;

And

PARCEL 7 (Salcedo House/Kitchen and Public Restrooms). Property Appraiser Parcel No. 1-0197460-0000

All of Lot Twenty-Two (22), Block Twelve (12), according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the southeast corner of said Lot 22 for the point of beginning, said point of beginning being the northeast corner of Lot 21 of said Block 12 as described in Deed Book 163, Page 5 of the Public Records of St. Johns County, Florida; thence south 80 degrees 46 minutes west, 101.87 feet to the southwest corner of said Lot 22; thence north 10 degrees 06 minutes west 39.5 feet to the northwest corner of said Lot 22; thence north 80 degrees 49 minutes east 101.2 feet to the northeast corner of said Lot 22 and on the west edge of St. George Street; thence south 11 degrees 06 minutes east 39.5 feet along the west edge of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Everett B. Meade and wife, recorded in Deed Book 259, page 312, Public Records of St. Johns County, Florida

And

In the City of St. Augustine, being 41-1/2 feet on each of the east and west lines, 101.5 feet on the north line and 101.2 feet on the south line; and bounded on the north by property now or formerly of Rolleston; on the south by property now or formerly of May Rainey, formerly May Andreu, on the east by St. George Street on which it fronts, and on the west by property now or formerly of Mrs. Ada D. Cooper. Being also known as Lot 23 of Block 12, Official Map of the City of St. Augustine, Florida. Being the same land conveyed to party of the first part by deed from Albert W. Spiller, Jr., and wife, recorded in Official

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Records Book 23, Page 152, Public Records of St. Johns County, Florida;

And

PARCEL 8. Property Appraiser Parcel No. 1-0198632-0000

In the City of St. Augustine, on the East side of Charlotte Street, to-wit: So much of Lot 2 of Block 25, according to official plat of said City dated January 1, 1905, as included in following measurements: Begin at the Northeast corner of Charlotte Street and Bravo Lane, run thence Easterly along Bravo Lane, 40 feet more or less to Lot 3 of said Block 25, thence Northerly along West line of said Lot 3, 85 feet to land formerly of Wagstaff, thence Westerly along land formerly of Wagstaff 40 feet more or less to Charlotte Street, thence Southerly along Charlotte Street 85 feet to place of beginning.

EXCEPTING THEREFROM the following described lands conveyed to Eduardo V. Acebal in deed recorded in Official Records Book 540, page 581, public records of St. Johns County, Florida, as more particularly described as follows:

The North part of Lot 2, Block 25, CITY OF ST. AUGUSTINE, FLORIDA, more fully described as follows:

BEGINNING at the Northwest corner of said Lot 2, at a point 92.10 feet Southerly from the Northwest corner of said Block 25; thence South 88 degrees 18 minutes 55 seconds East, on the North line of said Lot 2 and the South line of that land described in Deed recorded in Deed Book 154, page 454, public records of St. Johns County, Florida 40 feet; thence South 1 degree 48 minutes 32 seconds West, on the West line of Lot 4 of said Block 25, a distance of 37.70 feet; thence North 88 degrees 00 minutes West, on the Westerly extension of the South line of said Lot 4, a distance of 40 feet; thence North 1 degree 48 minutes 32 seconds East, on the West line of said Lot 2 and the East line of Charlotte Street, 37.48 feet to the Point of Beginning.

And

PARCEL 9. Property Appraiser Parcel No. 1-0199010-0000

Bounded on the East by Charlotte Street, having a frontage thereon of 36 feet, West by Aviles Street (formerly Hospital Street), South by Bravo Lane, and North by the North line of the brick building in which R.J. Oliver, now deceased, conducted a grocery business and by said line extended through from Charlotte Street to Aviles Street, said land being a portion of the same lot conveyed to William C. Middleton and Robert J. Oliver by John G. Long, by deed dated November 9, 1889, and recorded in Deed Book "PP" at page 99, public records of St. Johns County, Florida; said lot is also known as Lot 3 of Block 30 of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923.

SUBJECT to Mortgage executed by Charles A. Knowles and Mary Ellen Knowles, his wife to Mildred L. Hack dated July 14, 1983 filed July 15, 1983 and recorded in OR Book 594, Page 325 of the public records of St. Johns County, Florida in the original amount of \$52,600 which the Grantee neither assumes nor agrees to pay.

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And

PARCEL 10. Property Appraiser Parcel No. _____

Commence at the Southeast corner of Cordova and Hypolita Streets, in the City of St. Augustine, Florida and run North 82 degrees 45 minutes East along the South line of Hypolita Street 73.13 feet to an iron pipe in the South line of Hypolita Street and the Point of Beginning; from said Point of Beginning, run thence South 9 degrees 11 minutes East 60.88 feet to an iron pipe in the North line of that certain tract described in deed from Joy Carter Clark to Glen M. Millard and Patricia A. Millard recorded in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; run thence North 83 degrees 38 minutes East 25.4 feet, more or less, to the Northeast corner of said tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; thence South 6 degrees 49 minutes East along the Eastline of the tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida, a distance of 27 feet, more or less, to a point that is North 81 degrees 46 minutes East, 90.8 feet from the Northwest corner of the Dragoon Barracks Lot, as conveyed to J.D. Thompson and Harold E. Ryman of March 2, 1935, said Northwest corner being marked by an iron marker 181.4 feet North along the East line of Cordova Street from a U.S. monument marking the Southwest corner of said Dragoon Barracks Lot; thence run South 6 degrees 44 minutes East 10 feet to a 3/4 inch iron pipe; thence North 81 degrees 46 minutes East 69.25 feet; thence North 6 degrees 34 minutes West 10 feet to a point 30 feet West of the Southeast corner of Lot 10, Block 18, according to the Official Map of the City of St. Augustine, Florida; thence run Northerly along the West line of Parcel 1 as described in that certain deed from Helen F. Newhard to Charles O. Barrett, recorded in O.R. Book 353 at page 698, Public Records of St. Johns County, Florida, to a point on the South line of Hypolita Street that is 31 feet West of the East boundary of said Lot 10, Block 18; thence run South 82 degrees 45 minutes West along the South line of Hypolita Street a distance of 96.92 feet, more or less, and the Point of Beginning.

SUBJECT, HOWEVER, to the rights of the City of St. Augustine, Florida and the public, if any, in and to any portion of Calla Sita Alley that may overlap or encroach upon the above described property.

SUBJECT to a mortgage executed by San Agustin Antiguo Foundation, Inc., dated August 17, 1990, and recorded in Official Records Book 866, Page 849, of the public records of St. Johns County, Florida, in the original amount of \$200,000.00, which the Grantee neither assumes nor agrees to pay.

And

PARCEL 11A. Property Appraiser Parcel No. 1-0197400-0000

Being in the City of St. Augustine, County of St. Johns, State of Florida, more particularly described as follows:

Beginning on the North line of Cuna Street 112 feet 5 inches westerly from the corner of Cuna and St. George Streets, thence north 5 degrees 47' west along the line of what was Columbia Hotel Lot and lot conveyed to Eastman 124.5 feet more or less, to old iron pipe and Watkins lot; thence South 83 deg. 30' West along south line of Watkins lot 29.32 feet; thence South 6 deg. 30' east, 48.80 feet; thence South 87 deg. 01' West 24.9 feet

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

And

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

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

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

And

PARCEL 12. Property Appraiser Parcel No. 1-0197360-0000

Land situate, lying and being in the County of St. Johns and State of Florida, to-wit:

In the City of St. Augustine, Lots Eight (8) and Nine (9) in Block Twelve (12), according to Official Map of said City made by Robert Ranson and dated January 1, 1905, and being same property conveyed by Ada Cooper and M.R. Cooper, her husband, to Mrs. Matie C. Mickler by deed dated April 1, 1906. Said property being on the East side of Spanish Street upon which it fronts eighty-four (84) feet and extending East ninety-four and one half (94-1/2) feet;

And

PARCEL 13. Property Appraiser Parcel No. 1-0197320-0000

All of Lots 5 and 26 and Part of Lots 4 and 27, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June, 1923; said parcel of land being more fully described as follows: COMMENCE at the Southeast corner of said Lot 26, Block 12, for the point of beginning; thence North 15 degrees 15 minutes West 81.7 feet along the East line of said Lots 26 and 27; thence South 77 degrees 45 minutes West 178.3 feet across Lots 27 and 4 to a point on the West line of Lot 4; thence South 11 degrees 24 minutes East 81.7 feet along the West

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line of Lots 4 and 5 to the Southwest corner of Lot 5; thence North 79 degrees 02 minutes East 64.3 feet along the South line of Lot 5 to the Southeast corner of said Lot 5, said point being also on the West line of Lot 26; thence South 15 degrees 02 minutes East 0.78 feet along the West line of Lot 26 to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 120.0 feet along the South line of said Lot 26 to the Point of Beginning.

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

COMMENCE at the Northwest corner of said Lot 25; thence North 76 degrees 41 minutes East 9.70 feet along the North line of said Lot 25 to the Point of Beginning; thence continue North 76 degrees 41 minutes East 110.3 feet to the Northeast corner of said Lot 25; thence South 22 degrees 31 minutes East 2.82 feet to a point on the North side of an existing masonry wall; thence South 76 degrees 35 minutes West 110.66 feet; thence North 15 degrees 02 minutes West 2.98 feet to the Point of Beginning;

AND EXCEPTING THEREFROM:

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

COMMENCE at the Southwest corner of said Lot 5 for the Point of Beginning; thence North 79 degrees 02 minutes East 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence South 15 degrees 02 minutes East 0.78 feet to the Southwest corner of said Lot 26; thence North 76 degrees 41 minutes East 9.70 feet along the South line of said Lot 26; thence North 15 degrees 02 minutes West 13.41 feet; thence South 79 degrees 02 minutes West 73.20 feet to a point on the West line of said Lot 5; thence South 11 degrees 24 minutes East 13.00 feet to the Point of Beginning;

And

PARCEL 14. Property Appraiser Parcel No. 0196510-0000

Beginning at the Southeast corner of Lot 9, Block 7, City of St. Augustine, Florida; thence in a Northerly direction along the East boundary line of said Lot 9, 126 feet more or less to the Northeast corner; thence Westerly along the North line of said Lot 9, 30 feet to the Northwest corner; thence Southerly along the West line of Lot 9, 71 feet to a point; thence Westerly along the West line of Lot 8, Block 7, 28 feet to a point; thence Southerly 54.5 feet more or less to the North property line of Cuna Street; thence Easterly along the North property line of Cuna Street 56 feet to the Point of Beginning.

The above description of property being all of Lot 9 and the East portion of Lot 8, Block 7, City of St. Augustine, Florida, according to the Official Map of said City of St. Augustine, Florida, dated January 1, 1905, made by Robert Ranson and on file in the Office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

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Commencing in the East side of St. George Street, 118 feet North of Cuna Street, thence Southerly 60 feet to the North line of property formerly of Manucy, thence Easterly 123 feet to land formerly of Fatio Dunham, thence Northerly 60 feet, thence Westerly 121 feet to the Point of Beginning and being known as Lot 7, Block 7, of the City of St. Augustine, Florida, according to the Official Map of said City dated June 12, 1923, filed October 4, 1923, in the office of the Clerk of the Circuit Court for St. Johns County, Florida;

And

PARCEL 16. Property Appraiser Parcel No. 0197730-0000

Lot 7, Block 15, City of St. Augustine, County of St. Johns, Florida, according to the official map thereof filed January 3, 1905, in the Office of the Clerk of the Circuit Court.

SUBJECT to conditions, reservations and restrictions as contained in deed from Elizabeth M. Towers to the Historic St. Augustine Preservation Board recorded in Official Records Book 269 at pages 688-689, Public Records of St. Johns County, Florida;

And

PARCEL 17. Property Appraiser Parcel No. 0196460-0000

A parcel of land in Block 7 of the City of St. Augustine, Florida, being more fully described as follows:

Commencing at the Northeast corner of Cuna Street and St. George Street in said City of St. Augustine; thence in a Northerly direction to the East line of said St. George Street 165 feet 1 inch to a point; thence continuing on said East line of St. George Street 43.3 feet to the Point of Beginning at the Southwest corner of the herein described parcel of land; thence continuing in the Northerly direction on said East line of St. George Street 67.52 feet to the Northwest corner of the base of a shell concrete fence post; thence Easterly on a line having an angle with the last described course at 89 degrees 24 minutes in the Southeast quadrant a distance of 150 feet; thence in a Southerly direction on a line having an angle with the last described course of 90 degrees 36 minutes in the Southwest quadrant a distance of 62.75 feet; thence in a Westerly direction on a line having an angle with the last described course of 91 degrees 16 minutes in the Northwest quadrant a distance of 150 feet to the Point of Beginning; being the same parcel of land described in deed recorded in Deed Book 191, page 88, Public Records of St. Johns County, Florida;

And

PARCEL 18. Property Appraiser Parcel No. 1-0196480-0000

Lot 6, Block 7, City of St. Augustine, Florida, according to the Official Map of said City on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida;

And

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PARCEL 19. Property Appraiser Parcel No. 1-0196540-0000

A parcel of land known as Lot 12, Block 7, City of St. Augustine, Florida, being more fully described as follows:

Beginning at the Southeast corner of the herein described property, at the intersection of the North line of Cuna Street with the West line of Charlotte Street; thence South 82 degrees 00 minutes West, on the North line of Cuna Street, 90.06 feet to the South end of a fence; thence, on the line of said fence, North 8 degrees 06 minutes West 75.85 feet to the North line of a masonry wall; thence, on said North line of masonry wall, North 83 degrees 32 minutes East 93.15 feet to the West line of Charlotte Street, being the West edge of a sidewalk and the East edge of a low masonry wall; thence on said West line of Charlotte Street, South 5 degrees 42 minutes East 73.42 feet to the Point of Beginning; being that same parcel of land described in Official Record Book 27, page 285, Public Records of St. Johns County, Florida; being the same land as described in deed recorded in O.R. 78, page 419, Public Records of St. Johns County, Florida.

And

PARCEL 20. Property Appraiser Parcel No. 1--0196410-0000

Property A: Lots Two (2) and Twenty-two (22) of Block Seven (7) as per official map of the City of St. Augustine, made by Robert Ransom January 1st, A. D. 1905, which map is on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from Charles R. Bennett, individually and as executor of the estate of Cora B. Ryan, deceased, recorded in Official Records Book 60, page 423, public records of St. Johns County, Florida, and by deed from Buel W. Bailey and wife, recorded in Official Records Book 60, page 426, public records of St. Johns County, Florida;

Property B: The west portion of Lot 3 (3) of Block Seven (7), according to official map of the City of St. Augustine, dated June 12, 1923. Commencing at the northwest corner of said Lot Three (3), thence easterly 151.54 feet to an iron post, thence southerly at an interior angle of 90 degrees 36 minutes 31.9 feet to an iron post, thence westerly at an interior angle of 89 degrees 56 minutes 150.65 feet to spike on the easterly line of St. George Street, being the southwest corner of said Lot Three (3), thence northerly along easterly line of St. George Street, 33.5 feet to point of beginning. Being the same land acquired in condemnation as shown by Final Judgment recorded in Circuit Court Minute Book 13, page 203, public records of St. Johns County, Florida;

And

PARCEL 21. Property Appraiser Parcel No. 1-0197450-0210

Property A: All of Lot 21, Block 12, excepting the south 21 feet thereof, according to the official map of the City of St. Augustine, Florida, and more fully described as follows:

Commence at the northeast corner of said Lot 21 for the point of beginning; thence south 80 degrees 46' west 101.87 feet along the north line of said Lot 21 to the southwest corner of Lot 22, Block 12; thence continue along the north line of Lot 21, south 83 degrees 36' west 19.92 feet to the northwest corner of said

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Lot 21; thence south 7 degrees 48' east 58.0 feet along the west line of said Lot 21 to the northwest corner of the property described in Deed Book 217, page 32 of the public records of St. Johns County, Florida; thence north 80 degrees 49' east 124.72 feet along the north line of the property described in Deed Book 217, page 32 to a point on the east line of said Lot 21; thence north 11 degrees 06' west 57.05 feet along the west line of St. George Street to the point of beginning. Being the same land conveyed to party of the first part by deed from Chester W. Siegmund and wife, recorded in Deed book 259, page 313, public records of St. Johns County, Florida and by deed from University of Florida Endowment Corporation and recorded in Deed Book 259, page 316, public records of St. Johns County, Florida;

And

Property B: A parcel of land in Block 12 according to the Official Map of the City of St. Augustine, Florida, and more fully described as follows: Commence at the intersection of the north line of Cuna Street and the east line of Spanish Street; thence N 8 degrees 42' W 159.0 feet along the east line of Spanish Street; thence N 83 degrees 10' E 75.1 feet to an iron pipe and the point of beginning; thence S 2 degrees 33' E 1.8 feet; thence N 82 degrees 43' E 40.9 feet to the corner of a masonry building; thence continue N 82 degrees 43' E 25.9 feet along the south wall of said masonry building to an inset in said masonry building; thence N 7 degrees 17' W 0.6 feet along the inset of said building; thence N 79 degrees 27' E 24.7 feet along the wall of said building to another inset in said building; thence N 12 degrees 15' W 2.55 feet along the inset of said building; thence N 81 degrees 09' E 30.0 feet to the southeast corner of said building; thence continue N 81 degrees 09' E 4.7 feet to an iron pipe at the curb of St. George Street, said point being the West line of St. George Street; thence N 11 degrees 06' W 17.2 feet along the west line of St. George Street and to the southeast corner of the property described in Deed Book 163, page 5 of the public records of St. Johns County, Florida; thence S 80 degrees 49' W 124.72 feet along the south line of the property described in said Deed Book 163, page 5; thence S 7 degrees 48' E 16.7 feet to the point of beginning. Being the same land conveyed to party of the first part by deed from MacDonald Johnstone and wife, recorded in Deed Book 259, page 323, public records of St. Johns County, Florida.

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

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

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And

PARCEL 22. Property Appraiser Parcel No. 1-0196520-0000

Lot 10, Block 7, City of St. Augustine, Florida, being more fully described as follows: Commence at the northeast corner of St. George St. and Cuna St. at the southwest corner of said Block 7; thence easterly on the North line of Cuna St. 149 feet more or less to the point of beginning at the southwest corner of the herein described Lot 10; thence north 7 degrees 03 minutes west 71.13 feet; thence north 6 degrees 20 minutes west 57.33 feet; thence north 9 degrees 57 minutes west 42.42 feet; thence north 79 degrees 05 minutes east 95.47 feet; thence south 11 degrees 30 minutes east 38.73 feet; thence south 78 degrees 57 minutes west 38.64 feet; thence south 6 degrees 18 minutes east 54.52 feet; thence south 8 degrees 24 minutes east 78.50 feet to the north line of Cuna Street; thence south 77 degrees 37 minutes west, on said north line of Cuna St., 20.70 feet; thence, continuing on said north line of Cuna St. south 81 degrees 38 minutes west 38.80 feet to the point of beginning; and being that property described in deed recorded in Deed Book 162, page 594, public records of St. Johns County, Florida. Being the same land conveyed to party of the first part by deed from St. Augustine Restoration, Incorporated, recorded in Official Records Book 96, page 685, public records of St. Johns County, Florida;

And

PARCEL 23. Property Appraiser Parcel No. 1-0196390-0000

Lot One (1) of Block Seven (7) of the City of St. Augustine, Florida, according to the official map thereof dated June 12, 1923, EXCEPTING THEREFROM the following described land: Beginning at the northeast corner of Lot 2, Block 7, City of St. Augustine, run thence easterly along the north line of Lot 22 to a point where the said line intersects the west line of Lot 19 of said Block 7; thence in a northerly direction along the west line of said Lot 19 to a point where the west line of Lot 19 intersects the south line of Lot 20 of said Block 7; thence in a westerly direction along the south line of Lots 20 and 21 to the southwest corner of Lot 21; thence in a southerly direction to the point of beginning, being a part of Lot 1, Block 7, City of St. Augustine, Florida, AND ALSO EXCEPTING from the above, described land portion deeded to F. Victor Rahner and wife February 28, 1964, described as follows: All of that land within an area beginning at the northeast corner of Lot 1, Block 7, City of St. Augustine, run thence westerly along the north line of Lot 1 a distance of twenty feet; thence 90 degrees southeasterly to a point where such 90 degree line intersects the south line of Lot 1; thence easterly along the south line of Lot 1 a distance of twenty feet; thence 90 degrees northerly along the Lot line to the point of beginning; containing 2,000 square feet, more or less.

Being part of the same land conveyed to party of the first part by deed from Rosalie Parks, a widow, and Richard Lee Parks, Jr., and wife, recorded in Official Records Book 45, page 541, public records of St. Johns County, Florida.

TO HAVE AND TO HOLD the same with all the right, title, and interest of the grantor, to the use and benefit of the grantee, its successors or assigns, forever; PROVIDED, HOWEVER, that if the Florida Legislature on or before October 1, 1991, by law, creates a body corporate the same as Grantor or with substantially the same purpose and function as was vested in

O.R. 871 PG 0072

Grantor prior to October 1, 1990 under Section 266.01, Florida Statutes, and

FURTHER PROVIDED, that if the body corporate so created has the statutory authority to own, possess and convey real property, then in that event, all property conveyed herein shall vest in such body corporate at the time such body corporate is created, and the Grantee, by acceptance of this Quit-Claim Deed, agrees to execute and deliver any and all documents necessary to memorialize such transfer.

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

Signed, sealed, and
delivered in our presence:

HISTORIC ST. AUGUSTINE PRESERVATION
BOARD

Rita H. O'Brien

By: John Sundeman
Its Chairman:

Tim O'Brien

Attest: Earle W. Newton
Its Executive Director

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

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

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

My Commission Expires: Nov. 4, 1990

(SEAL)



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

90 OCT -1 AM 11:02

Paul "Bud" Munkel
CLERK OF CIRCUIT COURT



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	1974600000
Location Address	42 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG LOTS 22 & 23 BLK 12 OR871/61(Q/C) <i>*The Description above is not to be used on legal documents.</i>
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	0.180
Homestead	N

Owner Information

Owner Name	Tiitf/Dept Of State 100%
Mailing Address	C/O UNIVERSITY OF FLORIDA PO BOX 115050 ATTN PLANNING DEPT GAINESVILLE, FL 32611-5050

Map



Valuation Information

	2019
Building Value	\$72,992
Extra Features Value	\$722
Total Land Value	\$720,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$793,714
Total Deferred	\$313,157
Assessed Value	\$480,557
Total Exemptions	\$480,557
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	\$69,177	\$722	\$640,000	\$0	\$0	\$709,899	\$436,870	\$709,899	\$0
2017	\$49,051	\$722	\$640,000	\$0	\$0	\$689,773	\$397,155	\$689,773	\$0
2016	\$48,328	\$722	\$312,000	\$0	\$0	\$361,050	\$361,050	\$361,050	\$0
2015	\$48,328	\$722	\$312,000	\$0	\$0	\$361,050	\$361,050	\$361,050	\$0
2014	\$28,424	\$722	\$312,000	\$0	\$0	\$341,146	\$341,146	\$341,146	\$0
2013	\$28,424	\$722	\$312,000	\$0	\$0	\$341,146	\$341,146	\$341,146	\$0
2012	\$28,424	\$722	\$312,000	\$0	\$0	\$341,146	\$341,146	\$341,146	\$0
2011	\$28,424	\$722	\$346,000	\$0	\$0	\$375,146	\$375,146	\$375,146	\$0
2010	\$28,424	\$722	\$384,000	\$0	\$0	\$413,146	\$413,146	\$413,146	\$0

Exemption Information

Exemption Type	Amount
State	\$480,557

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	1600	Roof Cover	Wood Shingle
Conditioned Area	1512	Interior Flooring	Pine Wood, Concrete Finish
Actual Year Built	1963	Interior Wall	
Use	Stores (Retail)	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Stone, Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Stone	50%
Exterior Wall	Concrete Stucco	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Pine Wood	50%
Interior Flooring	Concrete Finish	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	428
CANOPY (COMMERCIAL)	0	272
POINTER	0	0
BASE AREA	288	288
2 STORY	1224	612
Total SqFt	1512	1600

Building	2	Roof Structure	Wood Truss
Actual Area	506	Roof Cover	Wood Shingle
Conditioned Area	391	Interior Flooring	Concrete Finish
Actual Year Built	1963	Interior Wall	
Use	Snack Bars	Heating Type	None
Style	04	Heating Fuel	
Class	N	Air Conditioning	None
Exterior Wall	Stone	Baths	

Category	Type	Pct
Exterior Wall	Stone	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Concrete Finish	100%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Masonry	100%
Plumbing	0 Fixtures	100%

Category	Type	Pct
Electrical	Average	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	391	391
CANOPY (COMMERCIAL)	0	115
Total SqFt	391	506

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Shed	0	0	0	0	64
Wood Fence	0	0	0	0	80

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
State Owned	80	100	8000	SF	\$720,000

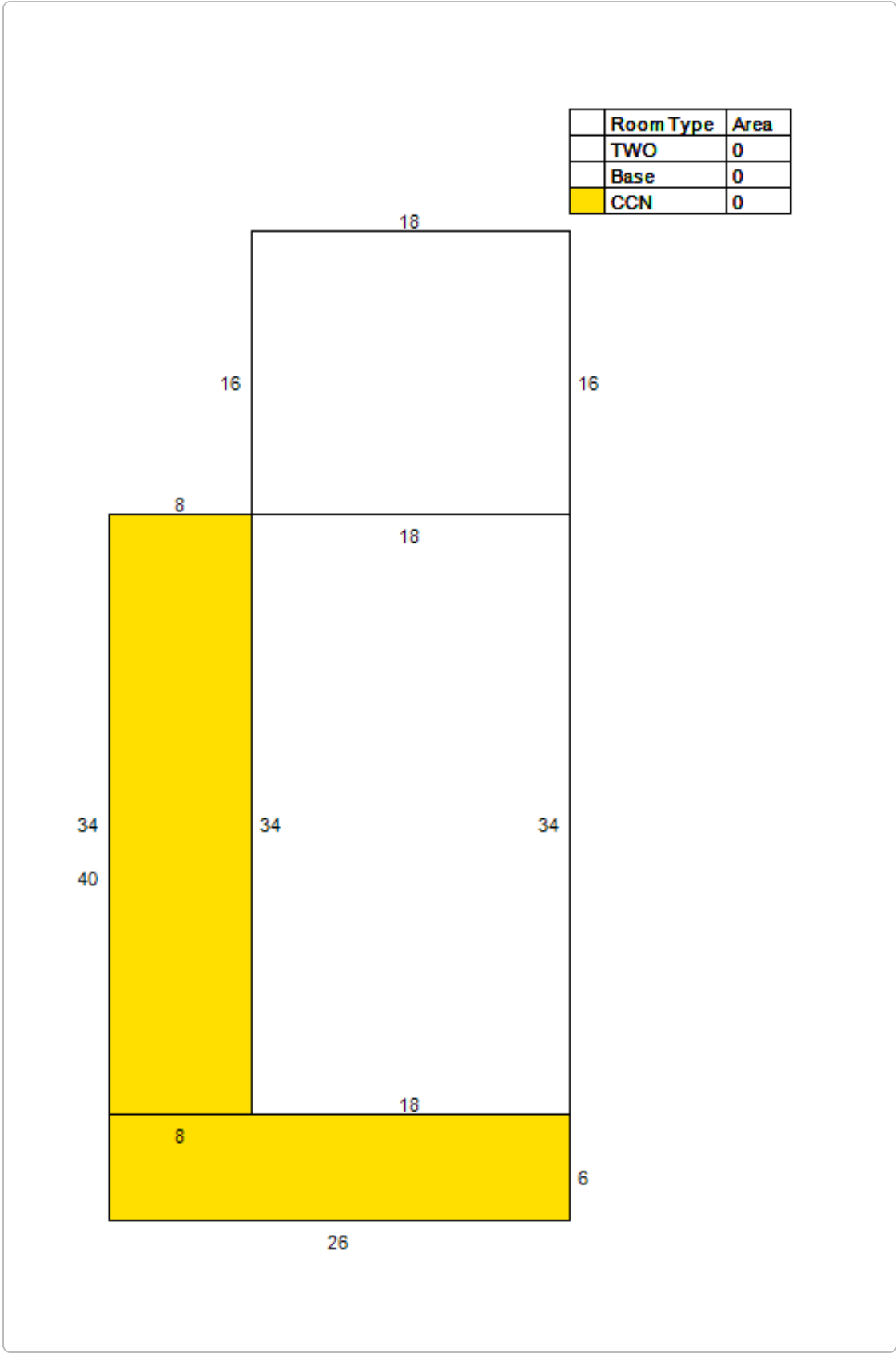
Sale Information

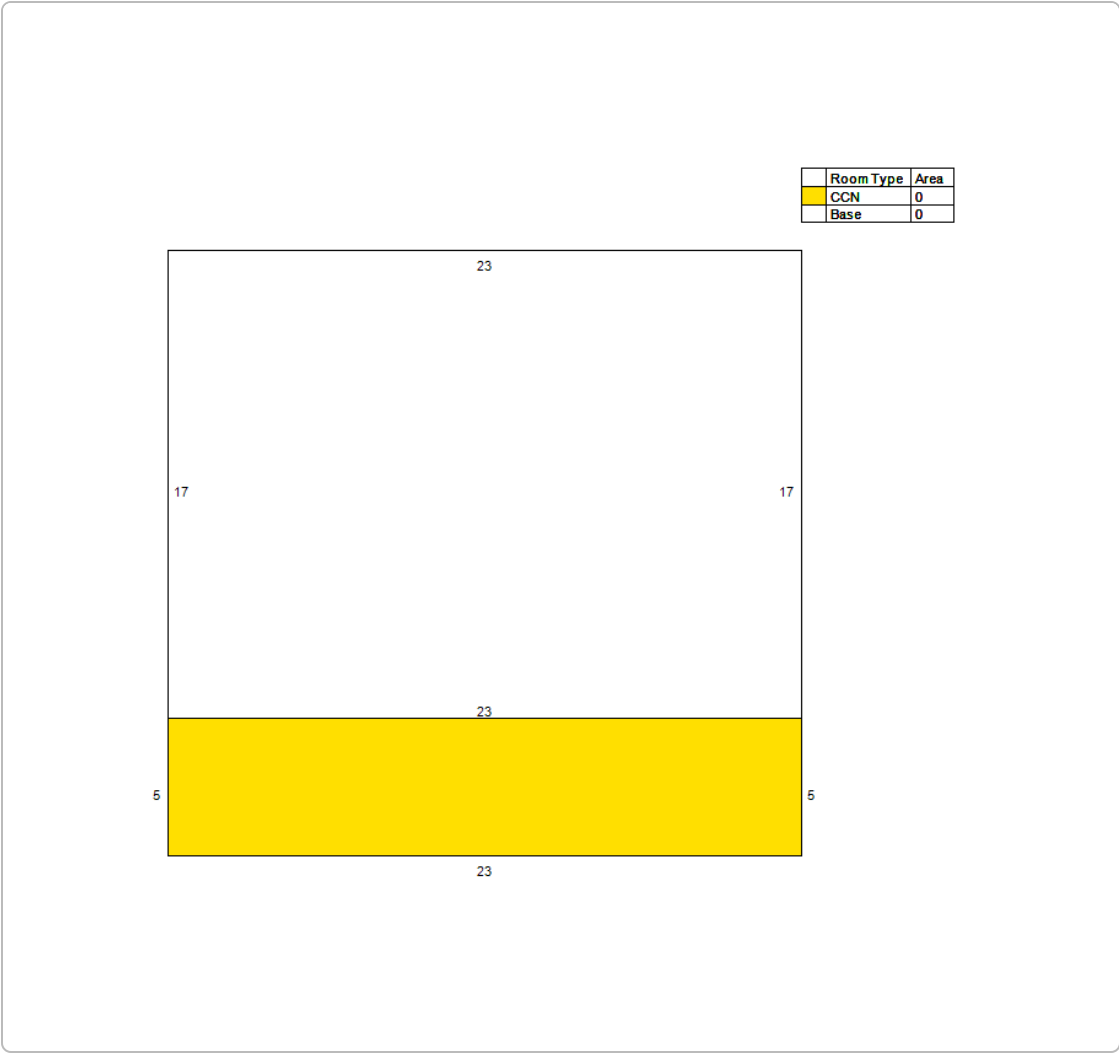
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/1/1990	\$0.00	QC	871	61	U	I		TIITF/STATE OF FLORIDA
	9/1/1990	\$0.00		871	55	U	I		
	3/1/1989	\$0.00		814	405	U	I		
	7/1/1987	\$0.00		752	614	U	I		
	2/1/1987	\$0.00		736	789	U	I		

Area Sales Report

Recent Sales in Area

Sketch 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.

Last Data Upload: 5/20/2019, 11:16:35 PM

Version 2.2.18

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 **Schneider**
GEOSPATIAL



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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 20, 2019 Meeting



Application: 2019-0064

Address: 16 Avenida Menendez

Vista Hotel III, Inc., Owner and Applicant

Project description: To make alterations to an existing hotel to include constructing new elevators and a second story walkway.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ05588
National Register:	Noncontributing to the St. Augustine Town Plan National Register District	Construction date:	1954
Archaeology Zone:	IA	Zoning District:	HP2
Parcel number:	196250 0000		
Agenda Item:	7(b)	Previous Action(s):	COA 2011

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to make alterations to an existing hotel to include constructing new elevators and a second story walkway.

- Additional information will be necessary for the metal screen art to include a material sample. Having the art instillation backlit is not be considered appropriate.
- The applicant proposes adding a metal roof to a one-story section by the walkway. Another material should be considered that is more compatible with the other material on the structure.
- The proposed canopies should be have a white or natural canvas or sailcloth covering with wooden supports instead of a white membrane covering.
- The applicant will need to provide additional information on the type of plants that will be used in the “trough” planters and in the bed beside the elevator, on the type of material that will be used to cover the cricket element, and the appearance of the proposed brick to verify that it matches the current bricks.
- The light fixtures are appropriate as long as they remain inconspicuous as possible. The applicant will need to provide additional information on the color temperature of the lights.
- 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. This will require an archaeology review.
- The project will be going in front of the Planning and Zoning Board in July to address setback and lot coverage concerns.



The Hotel



Location of Proposed Walkway



Location of a Proposed Elevator

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 the walkway and elevators at **16 Avenida Menendez** with the following conditions:

- a. The metal screen art and internal illumination is removed.
- b. The applicant provides information on the proposed plants and bricks, the material that will cover the cricket element, and the light features.
- c. The applicant uses a compatible material for the canopies.
- d. The applicant reduces the lot coverage or changes the building's zoning category.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0064
16 Avenida Menendez
June 20th, 2019
STAFF PHOTOGRAPHS:



F2019-0064
16 Avenida Menendez
June 20th, 2019

SUMMARY SCOPE OF WORK:

- Remove two existing stairwells
- Alter an existing one-story sitting area and install a second-story walkway above it
- Install two exterior elevators and add murals on the exterior of the elevator shafts
- Construct new stairways around the elevators
- Add new railings where needed
- Expand the pool platform to allow for the elevator
- Add a new set of doors to access mechanical equipment

CITY CODES/DESIGN GUIDELINES:

Commercial (1850-1940)

Design of commercial buildings in Florida mirrored national trends. Most commercial buildings are concentrated in districts with high land values. To exploit land values to the full, commercial buildings are constructed in close proximity to one another, and are designed to cover most of the lot. The side walls of one commercial building often form party walls with adjacent buildings. Identifying features of the Commercial style include a rectangular building plan, and one narrow elevation facing the street which is the focus of the design and provides the building's identifying features. Facades are organized into distinct zones or sections, commonly containing one or two parts.

The one-part facade generally is a one story building. The structural framework consists of columns, bulkheads or kick-panels, and a cornice topped by a parapet. Large show windows are generally placed within this framework, both to display merchandise and to light the interior. The wall area between windows and cornice provides a place for signs and makes the facade appear taller. This framework forms a basic compositional arrangement. Materials, doors and windows, and decorative and stylistic details constitute secondary characteristics that can be organized in a variety of ways.

The two-part facade is a multi-story building organized into upper and lower zones, containing distinct uses in each zone. The lower zone is essentially the same as the one part facade, and houses public spaces such as retail stores, banks, offices and hotel lobbies. The upper zone provides space for more private uses such as apartments, offices, hotel rooms and meeting halls. Buildings are often constructed directly on the street, are in close proximity to one another and usually cover most of the lot. Yards, if provided, are small.

Buildings are usually rectangular, and range from one to three stories.

Foundations are continuous concrete or brick, or concrete slab. Construction prior to the Civil War was wood frame. Brick was used following the Civil War. Hollow terra cotta tile or concrete block was used beginning in the 1920s. Exterior finish is usually common or running bond brick, concrete block, or rough texture stucco. Cast iron storefronts, although common to the style, are not used in St. Augustine.

Roof types are flat with a parapet. Roof surfaces are built-up.

Windows are fixed sheet (plate glass) on the ground floor. Transoms are common. Windows on upper floors are double hung sash two-over-two, one-over-one, or less commonly jalousie.

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

Accessibility

Do...

- Review the historical significance of a property and identify character-defining features.
- Assess the property's existing and required level of accessibility.
- Evaluate accessibility options within a preservation context.
- Comply with barrier-free access requirements in such a manner that character-defining spaces, features and finishes are preserved.
- Provide barrier-free access that promotes independence for the disabled person to the highest degree practical, while preserving significant historic features.
- Design new or additional means of access that are compatible with the historic property and its setting.

Don't...

- Undertake code-required alterations before identifying those spaces, features or finishes which are character-defining and must therefore be preserved.
- Alter, damage or destroy character-defining spaces, features and finishes while making modifications to a building or site to comply with barrier free access.
- Make changes to buildings without first seeking expert advice from access specialists and historic preservationists to determine solutions.
- Provide access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.
- Design new or additional means of access without considering the impact on the historic property and its setting.

Additions

Do...

- Place functions and services required for a new use in non-character defining interior spaces rather than constructing a new addition.
- Keep new additions to historic buildings and adjacent new construction to a minimum.
- Protect architectural details and features that contribute to the character of the building during construction.
- Construct the new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- Locate an attached exterior addition at the rear or on an inconspicuous side of an historic building, and limit its size and scale in relationship to the historic building.
- Design additional stories, when required for a new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
- Design for new work should always be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color.

Don't...

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

Post-1821

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

Electrical and Mechanical Equipment

Do...

- Protect and maintain mechanical, plumbing and electrical systems and their features through cyclical cleaning and other appropriate measures.
- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.

Don't...

- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

Post-1821

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

Roofs and Roofing

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Design and construct a new feature when the historic feature is completely missing, such as a chimney or a cupola. It may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the size, scale, material and color of the historic 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.
- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- 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.
- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.

Post-1821

Commercial roofs are flat with a parapet. Roof surfaces are built-up.

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]

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]

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]

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

F2019-0064

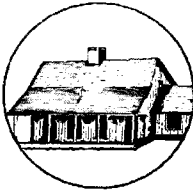
16 Avenida Menendez

June 20th, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 **SJ05588**
 Field Date **3-5-2013**
 Form Date **4-24-2013**
 Recorder # _____

Site Name(s) (address if none) **16 Avenida Menendez - Building 1** Multiple Listing (DHR only) _____
 Survey Project Name **Paul S. Sarbanes Transit in Parks Property CRAS** Survey # (DHR only) **9976**
 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 **16** Direction _____ Street Name **Avenida Menendez** Street Type _____ Suffix Direction _____
 Address: **16**
 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 # **196250 0000** 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: **1954** ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use **Hotel** From (year): **1954** To (year): **UNK**
 Current Use **Hotel** From (year): **UNK** To (year): **2013**
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: **unknown** Nature **Bricks covered in stucco**
 Additions: ☒ yes ☐ no ☐ unknown Date: **unknown** Nature **Gable roof and open porch over carport**
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) **Current owners: Vista Hotel III**

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

DESCRIPTION

Style **Commercial** Exterior Plan **Rectangular** Number of Stories **2**
 Exterior Fabric(s) **1. Stucco** 2. _____ 3. _____
 Roof Type(s) **1. Hip** 2. **Gable** 3. _____
 Roof Material(s) **1. Spanish tile** 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) **Fenestration includes picture, fixed, and, 6/6 SHS windows.**

Distinguishing Architectural Features (exterior or interior ornaments) **Decorative iron work on second story porch above carport.**

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) **16 Avenida Menendez - Building 2 to the south and associated motel buildings to the west.**

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☒ no ☐ insufficient info	Date 7 JUN 2013	Init. DM
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no	Date _____	
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)		

HISTORICAL STRUCTURE FORM

Site #8 SJ05588

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) The motel office building has a wooden entry door on the east elevation accessed by three brick stairs.
 Porch Descriptions (types, locations, roof types, etc.) Open, S/second story area above carport/decorative iron work/S, gable.

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

Narrative Description of Resource Two-story, rectangular plan Commercial building w stucco exterior. There is a carport to south side of the building and above it a second story open porch with decorative iron work under a gable roof.

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) Lacks architectural distinction & significant historical associations.

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 All materials at one location Maintaining organization Southeastern Archaeological Research
 Document description Photos, field notes, and maps File or accession #'s 2951-13035V
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Meg Frisbie Affiliation Southeastern Archaeological Research

Recorder Contact Information 315 NW 138th Terrace, Newberry, FL 32669/352.333.0069/meg.frisbie@searchinc.com
 (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.

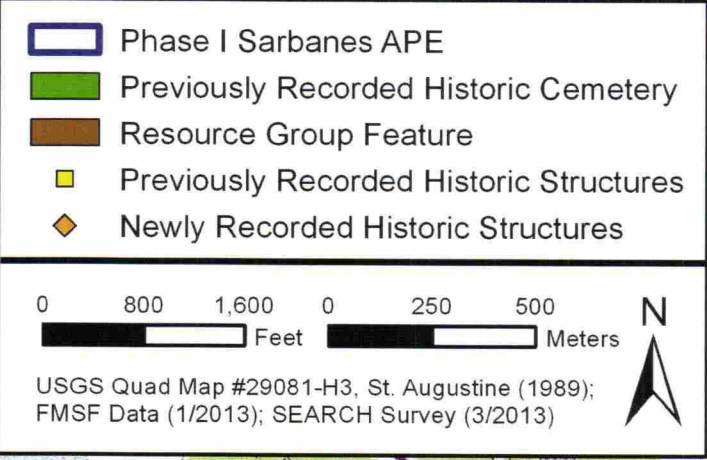


8SJ05588_a Facing West.JPG



8SJ05588_b Facing Northwest.JPG





☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site # **SJ05588**
 Field Date **4-26-2016**
 Form Date **4-26-2016**
 Recorder # _____

Site Name(s) (address if none) 16 Avenida Menendez- Building 1 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 16 Direction _____ Street Name Avenida Menendez Street Type _____ Suffix Direction _____
 Address: 16
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1962500000 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: 1954 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Hotel From (year): _____ To (year): _____
 Current Use Hotel From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 1-1-2013 Nature ext. fabric; roof; windows/doors; porch
 Additions: ☒ yes ☐ no ☐ unknown Date: 1-1-2013 Nature 2nd floor porch over drive-thru; open arch
 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 L-shaped Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Barrel tile 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) single large plate glass picture windows; paired 6/6 metal windows
 Distinguishing Architectural Features (exterior or interior ornaments) Low and linear U-shaped with interior parking courtyard; barrel tile roof; arcade along first floor exterior room corridor;
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) interior paver 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. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

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

HISTORICAL STRUCTURE FORM

Site #8 SJ05588

DESCRIPTION (continued)

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

Structural System(s): 1. Masonry - General 2. _____ 3. _____Foundation Type(s): 1. Continuous 2. slabFoundation Material(s): 1. Concrete, Generic 2. _____Main Entrance (stylistic details) paired metal and glass doors; single 6-panel hollow core metal doors to individual unitsPorch Descriptions (types, locations, roof types, etc.) 1st floor arcade walk way between rooms; 2nd floor open walkway with square pillar supports and square railing; 2nd floor open porch over office with outdoor seating and metal railingCondition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinousNarrative Description of Resource Two story rectangular building with stucco ext. Openings converted to arches in 2013Archaeological 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 informationExplanation of Evaluation (required, whether significant or not; use separate sheet if needed) Alterations and additions detract from original structure. does not appear to retain enough integrity to 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)

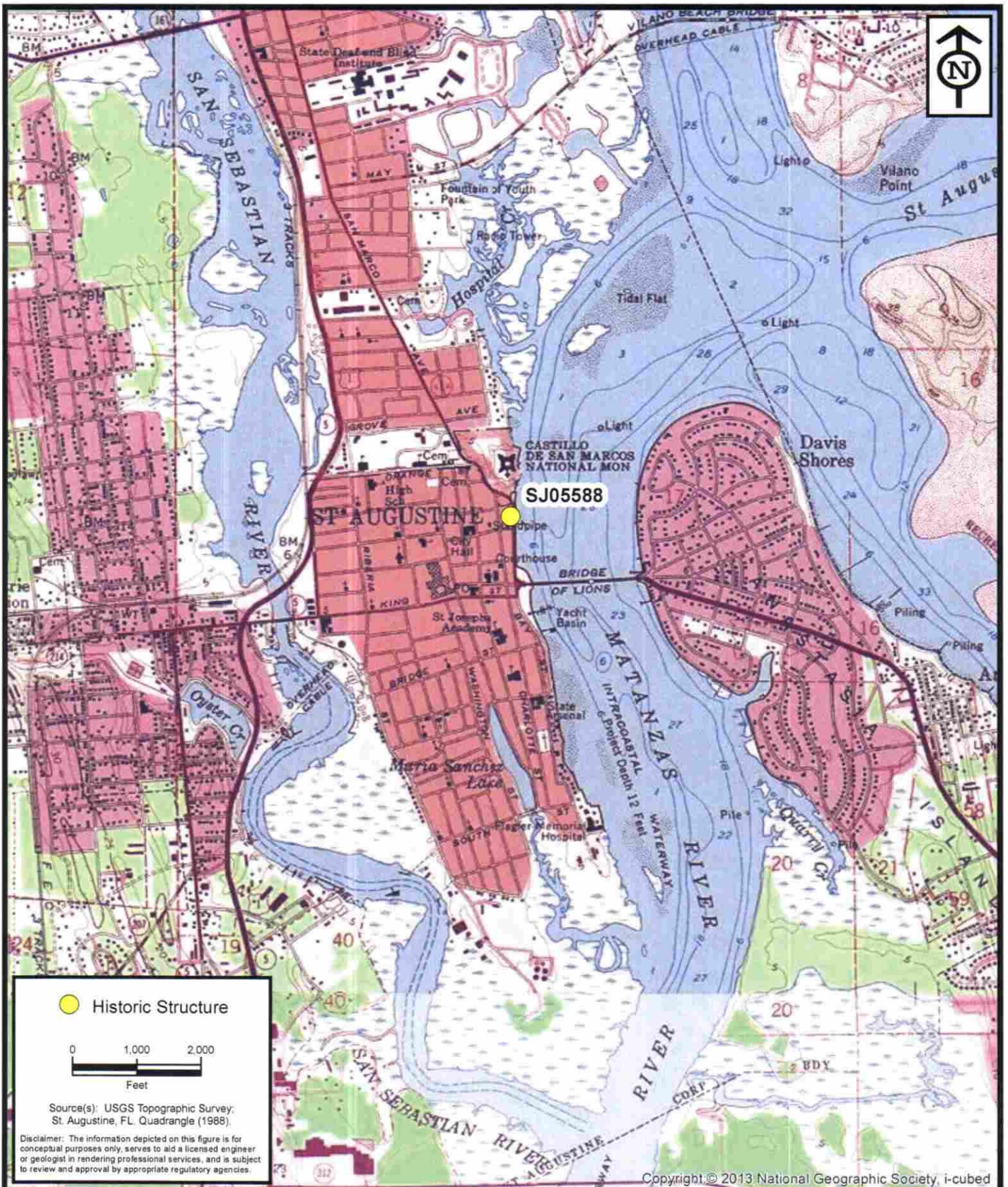
Required Attachments

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.**

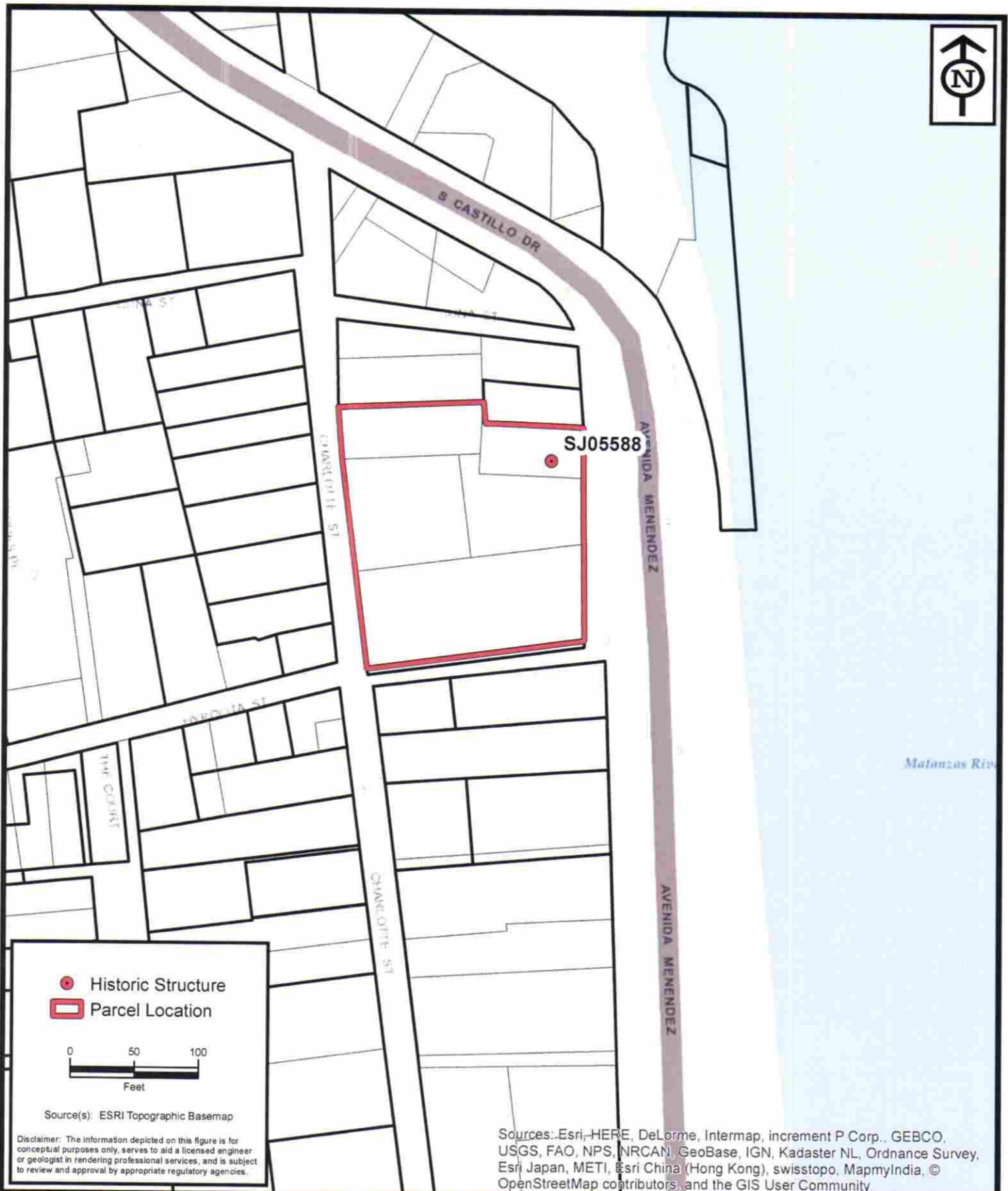
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ05588
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

SJ05588



**ENVIRONMENTAL
SERVICES, INC.**

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

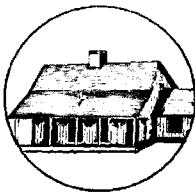
www.environmentalservicesinc.com

Parcel Location - SJ05588
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

SJ05588

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ05589**
 Field Date **3-5-2013**
 Form Date **4-24-2013**
 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) **16 Avenida Menendez - Building 2** Multiple Listing (DHR only) _____
 Survey Project Name **Paul S. Sarbanes Transit in Parks Property CRAS** Survey # (DHR only) **19976**
 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 **16** Direction _____ Street Name **Avenida Menendez** Street Type _____ Suffix Direction _____
 Address: **16**
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name **ST. AUGUSTINE** USGS Date **1956** Plat or Other Map _____
 City / Town (within 3 miles) **St. Augustine** In City Limits? ☒ yes ☐ no ☐ unknown County **St. Johns**
 Township **7S** Range **30E** Section **18** 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # **196250 0000** 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 **1954** ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use **Funeral home/Mortuary** From (year): **1954** To (year): **UNK**
 Current Use **Hotel** From (year): **UNK** To (year): **2013**
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: **unknown** Nature **Bricks covered in stucco**
 Additions: ☒ yes ☐ no ☐ unknown Date: **unknown** Nature **Arched arcade on N side**
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) **Current owners: Monterey Inn**

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

DESCRIPTION

Style **Commercial** Exterior Plan **Rectangular** Number of Stories **2**
 Exterior Fabric(s) **1. Stucco** 2. _____ 3. _____
 Roof Type(s) **1. Hip** 2. _____ 3. _____
 Roof Material(s) **1. Spanish tile** 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) **1. Hip extension** 2. _____
 Windows (types, materials, etc.) **Fenestration includes multi-pane metal picture and 2/2 DHS windows.**
 Distinguishing Architectural Features (exterior or interior ornaments) **Decorative iron work on 2nd floor walkway; arched arcade.**

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) **16 Avenida Menendez - Building 1 to the north and associated motel buildings to the west.**

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ SHPO - Appears to meet criteria for NR listing: ☐ yes ☒ no ☐ insufficient info Date **4 JUN 2013** Init. **DPm**
 Keeper - Determined eligible: ☐ yes ☐ no Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) 2 main entries on E elevation featuring matching glass doors separated by a large multi-pane picture window.
 Porch Descriptions (types, locations, roof types, etc.) Incised, N/access to 1st floor motel rooms/arched arcade/N, roof is second floor walkway; Incised, N/access to 2nd floor motel rooms/decorative ironwork and narrow supports/N, hip
 Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
 Narrative Description of Resource Two-story, rectangular plan Commercial building. The E side of the building serves as the motel office, and the W side houses individual rooms. The N side of the building features a partially enclosed arched arcade by which rooms are accessed.
 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) Lacks architectural distinction & significant historical associations.

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 All materials at one location Maintaining organization Southeastern Archaeological Research
 Document description Photos, field notes, and maps File or accession #'s 2951-13035V
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Meg Frisbie Affiliation Southeastern Archaeological Research
 Recorder Contact Information 315 NW 138th Terrace, Newberry, FL 32669/352.333.0069/meg.frisbie@searchinc.com
 (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.



8SJ05589_a Facing Southwest.JPG



8SJ05589_b Facing West.JPG

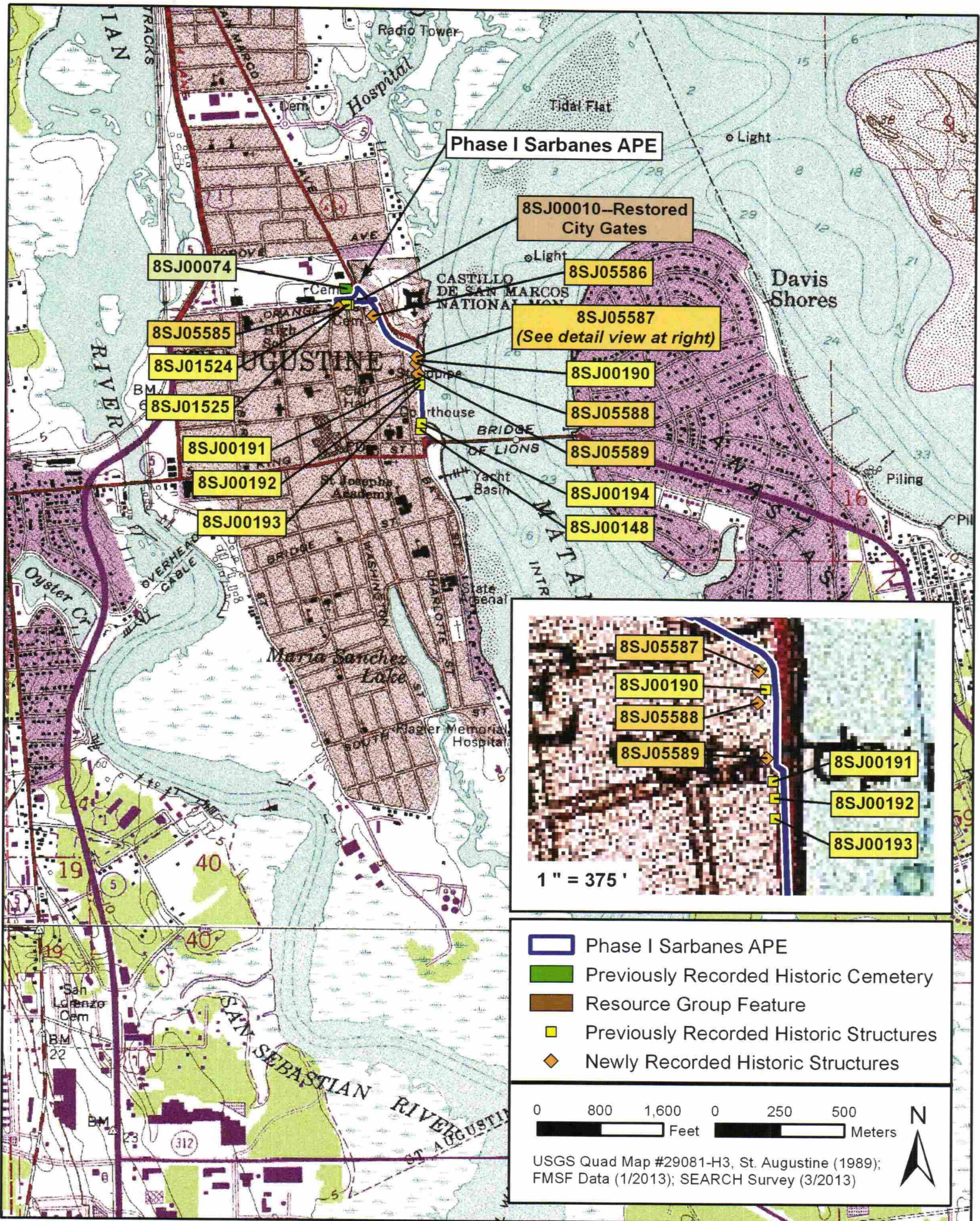


-  Phase I Sarbanes APE
-  Previously Recorded Historic Cemetery
-  Resource Group Feature
-  Previously Recorded Historic Structures
-  Newly Recorded Historic Structures

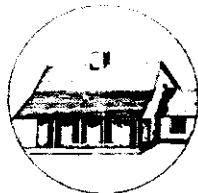
0 100 200 0 30 60
Feet Meters

USDA-FSA-APFO Orthophoto County Mosaic (2010);
FMSF Data (1/2013); SEARCH Survey (3/2013)





☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **SJ05589**
 Field Date 4-26-2016
 Form Date 4-26-2016
 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) 16 Avenida Menendez- Building 2 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 16 Direction _____ Street Name Avenida Menendez Street Type _____ Suffix Direction _____
 Address: 16 Avenida Menendez
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1962500000 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: 1954 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use Hotel From (year): _____ To (year): _____
 Other Use Funeral Home From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature ext. fabric
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature arched arcade on N Side
 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 Commercial Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Spanish tile 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) multi-light metal picture windows and 2/2 DHS
 Distinguishing Architectural Features (exterior or interior ornaments) decorative iron on 2nd floor and arcade

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

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

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

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

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Poured Concrete Footing 2. _____
 Main Entrance (stylistic details) single wood panel doors flank large picture window

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

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

Narrative Description of Resource Two-story, rectangular plan building. The E side of the building serves as the hotel office, and the W side houses individual rooms. The N side features a partially enclosed arched arcade by which rooms are accessed.

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) Alterations detract from overall integrity and does not appear to be a contributing structure

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)

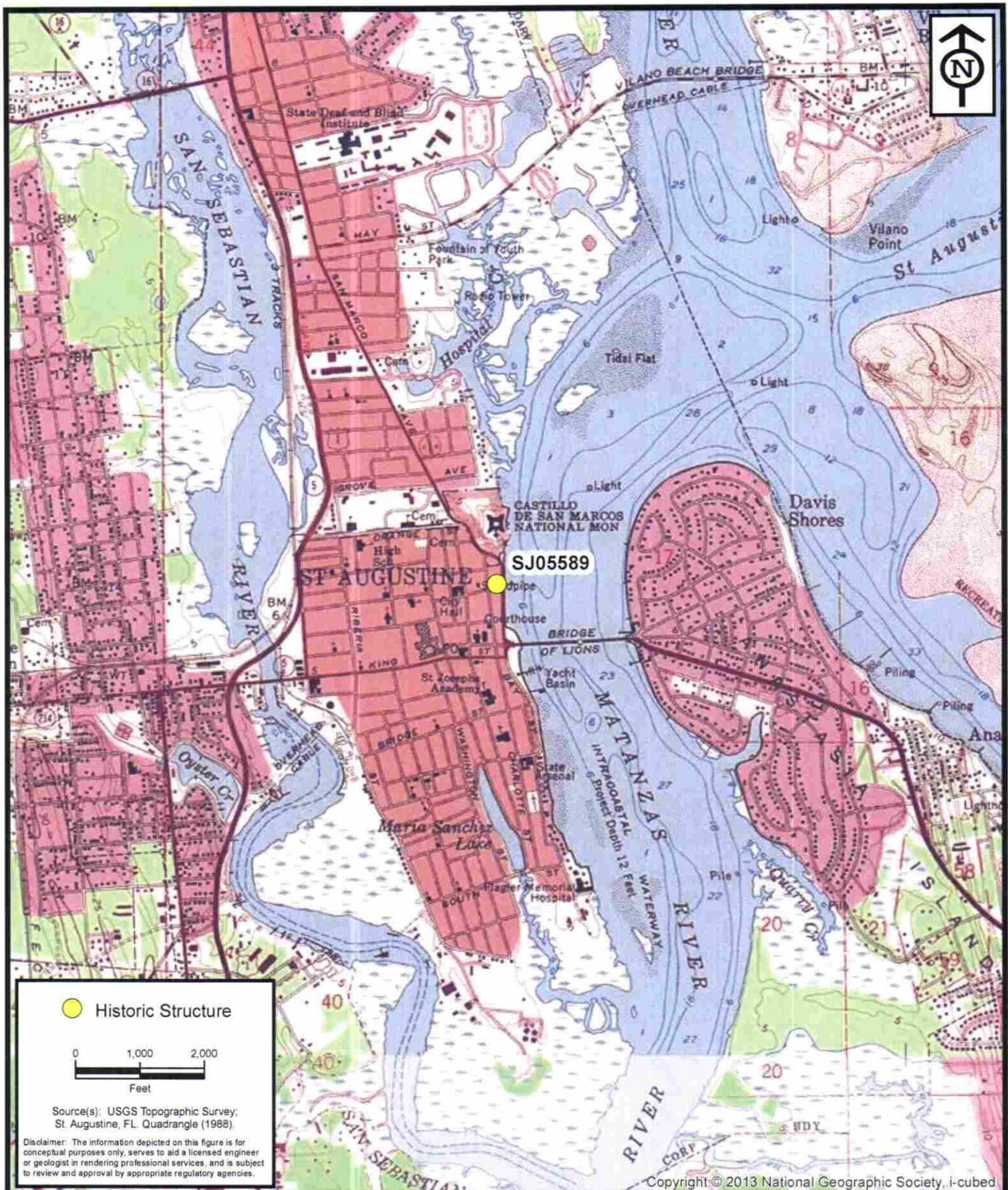
Required Attachments

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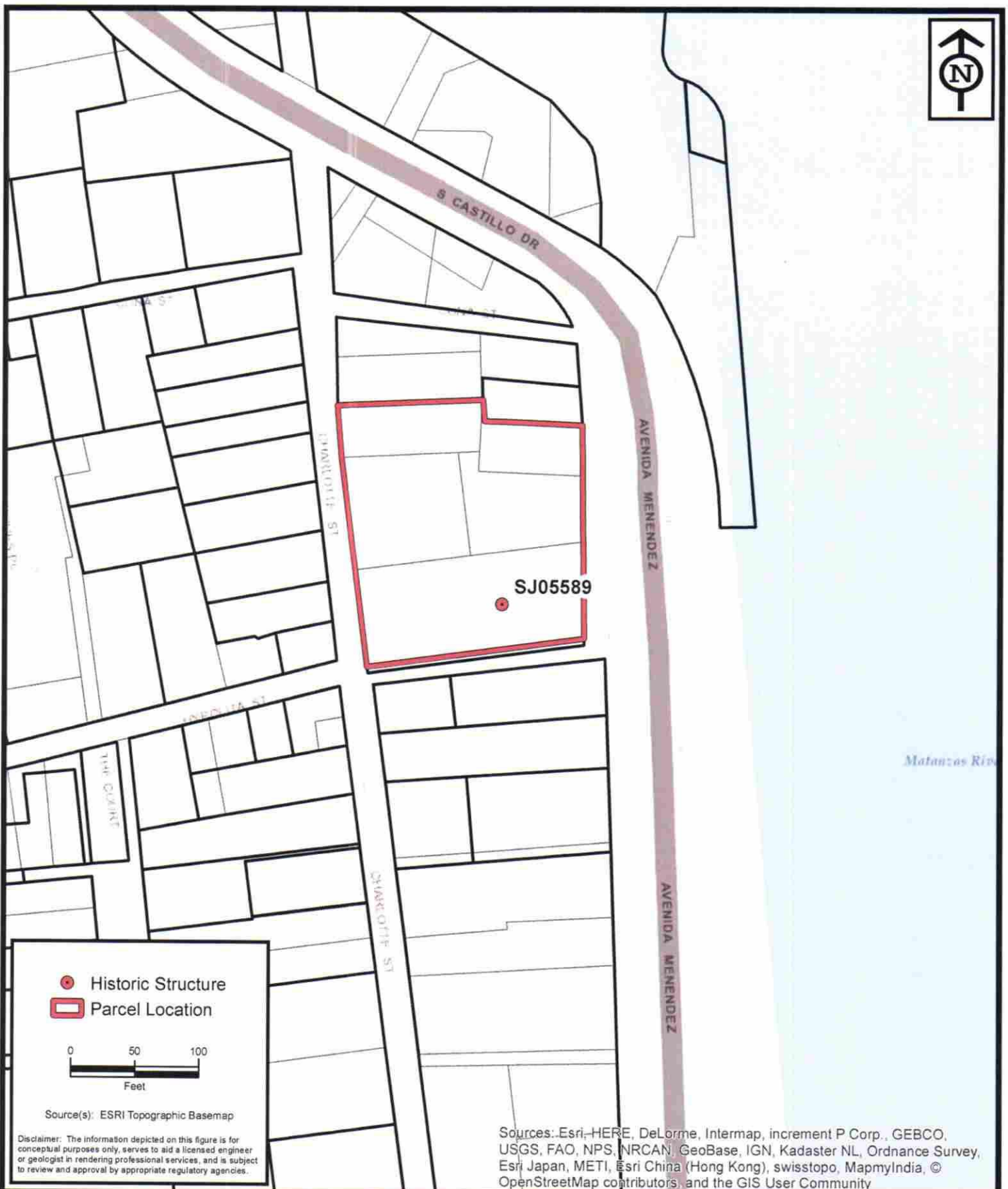
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ05589
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

SJ05589



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Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Parcel Location - SJ05589
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

SJ05589

RECEIVED

MAY 17 2019

Planning / Building Dept.



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

\$50.00	Alterations to single family home, site work, and site feature
☒ \$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
\$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. 2019-0064

Receipt No. 1614682

Meeting Date: 6/20/19

Advertising Costs \$

Paid on

Receipt No.

1. NAME OF APPLICANT KANTI PATEL

Business (if applicable) VISTA HOTEL III, INC

Address 1 RIBERIA STREET

City ST. AUGUSTINE State FL Zip Code 32084

Daytime telephone 888.525.2726 Other phone/email

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

2. NAME OF PROPERTY OWNER KANTI PATEL

Business (if applicable) VISTA HOTEL III, INC

Address 1 RIBERIA STREET

City ST. AUGUSTINE State FL Zip Code 32084

Daytime telephone (required) 888.525.2726 Other phone

3. PROJECT STREET ADDRESS 16 AVENIDA TENENPEZ

4. LEGAL DESCRIPTION: Lot 3-7 Block 2 Subdivision Parcel

5. EXISTING USE HOTEL PROPOSED USE HOTEL

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 SMALL SECTIONS @ NEW WORK

☐ ☐ Roof structures (dormers, chimneys, etc.)

☒ ☐ Exterior finishes (stucco, masonry, siding) SMALL AREAS @ NEW WORK

☐ ☐ Porch/Deck/Balcony

☐ ☐ Awning/Canopy

☐ ☐ Exterior Doors

☐ ☐ Windows

☐ ☐ Shutters

☐ ☐ Foundation (including infill)

☐ ☐ Exterior lighting & other appurtenances

☐ ☒ Existing fences, walls & gates POOL GATE, HC RAMP, STAIR RAILINGS

☐ ☒ Existing parking, walkways & other site features STAIRS, CORNER PARKING LAYOUT

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

- ☐ New building _____
- ☒ New addition ELEVATORS, STAIRWAY, WALKWAY
- ☒ New roof structures (dormers, chimneys, etc.) @ SHAFTS, STAIRS, WALKWAY
- ☒ New porch/deck/balcony 2ND FLOOR WALKWAY
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☐ New exterior lighting _____
- ☐ New fence/wall/gate _____
- ☒ New parking/walkways/other site features WALKWAY, STAIRS.
- ☐ 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)

(2) NEW ELEVATORS, (1) NEW STAIR TO REPLACE TWO NON-CODE COMPLIANT STAIRS, WALKWAY CONNECTING 2ND FLOORS, MISC. GATES & RAILING. ALL CONSTRUCTION REQUIRED FOR CODE AND ADA COMPLIANCE

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

Kari Padell (Vista Hotel III)

SIGNATURE OF APPLICANT

[Signature]

DATE 05.16.19

PRINT OWNER'S NAME

[Signature]

SIGNATURE OF OWNER

DATE 05.16.19

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

October 2017

MAY 17 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

OK	Need	N/A	
ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)			
☒	☐	☐	Photographs of existing roof and affected features
☐	☐	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☒	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☒	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)
EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)			
☒	☐	☐	Photographs of existing surface or feature including close-up and full building perspective
☒	☐	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☒	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☒	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture
PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)			
☒	☐	☐	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☒	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☒	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☒	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☒	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
AWNING/CANOPY			
☒	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☒	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☒	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade
☐	☒	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☒	Documentation of justification for changing the existing awning/canopy and the extent of the affected area
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)			
☒	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☒	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☒	☐	For new openings, a scaled wall section
☐	☐	☒	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☒	Documentation of justification for changing the existing door(s) and the extent of the affected area.

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Need scaled drawing showing railings (w/ height, post spacing, etc.),
+ location of lighting; What material is being used for
sidewalks / flooring of walkway; Need some form of screenscape drawing

Project number: 2019-0064 Project Address: 16 Avenida Menéndez
Reviewed by: Helli Mitchell Date: 5/17/19

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Owner's Authorization For Agent

(SARAH RYAN + MARK MCCONNEL)

SARAH RYAN ARCHITECT LLC is/are hereby authorized TO ACT ON BEHALF

OF KANTI PATEL, 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]
Signature of Owner

Kanti Patel
Print Name of Owner

904 826 5504
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 13th day of May, 2019

By Kanti Patel

Identification verified: Personally known to me.

Oath sworn: Yes ☒ No ☐

Notary Signature:

[Signature]

My Commission expires:

Aug 27, 2022



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16 AVENIDA MENENDEZ, ST AUGUSTINE FL

ZONING ANALYSIS

ADDRESS: 16 AVENIDA MENENDEZ, ST AUGUSTINE FL
PARCEL ID: 1962500000
ZONING: HP-2

EXISTING USE: 2-STORY MOTEL

PROPOSED USE: NO CHANGE

EXISTING LOT COVERAGE: 14,245 SF / 33,106 SF = 43%
Building / Property

PROPOSED LOT COVERAGE: 14,571 SF / 33,106 SF = 44%
Building / Property

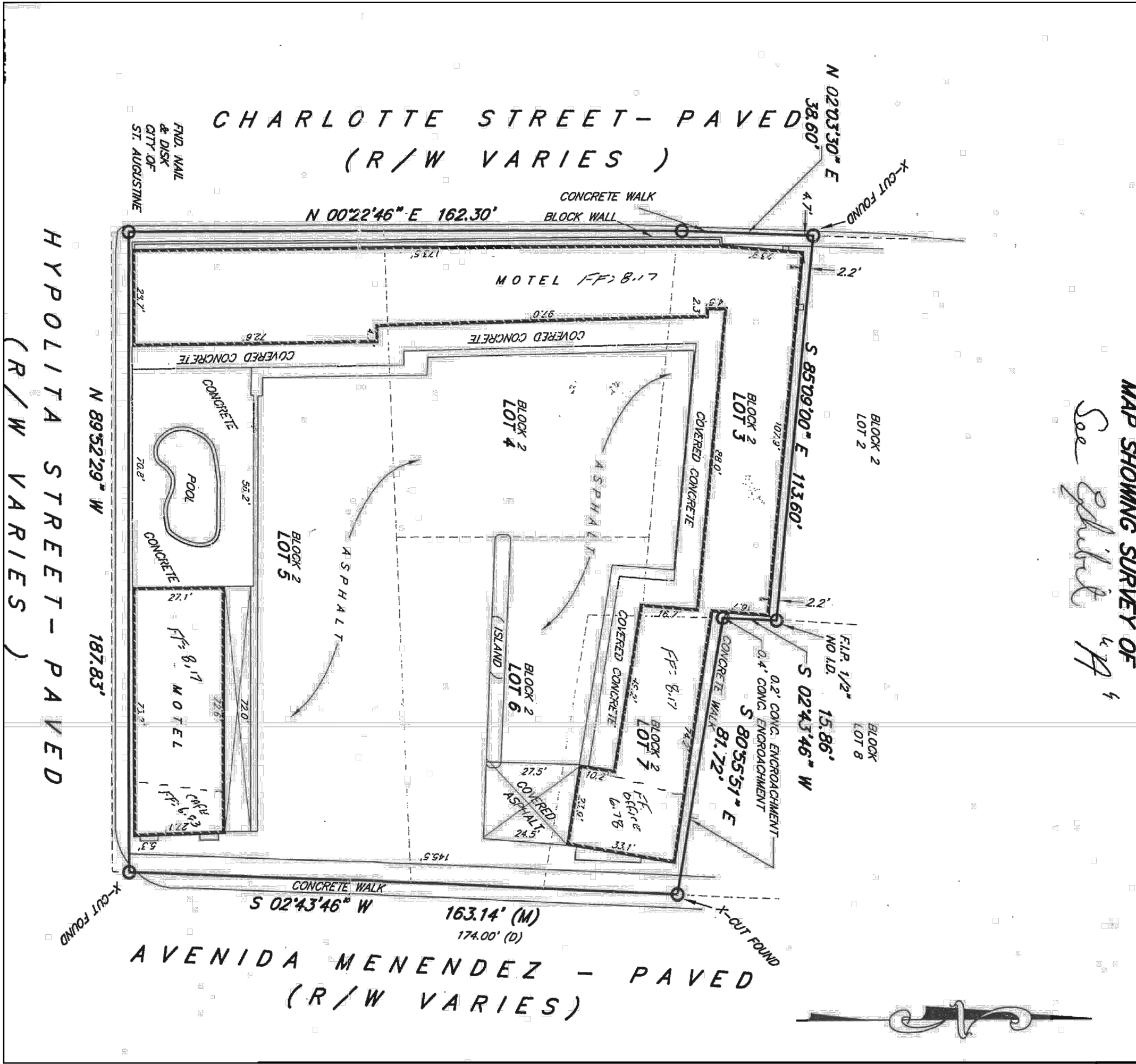
MINIMUM YARD SETBACK REQUIREMENTS: FRONT 0' / SIDE 3' / REAR 3'

EXISTING AND PROPOSED YARD SETBACKS: FRONT / EAST SIDE / WEST SIDE SETBACK
- NO CHANGE
- SOUTH SETBACK @ WALKWAY
- EXISTING - 1'-0"
- PROPOSED - 0' ** TO ROOF OVERHANG

HEIGHT OF STRUCTURE: WALKWAY : 23'-10" FROM HYPOLITA ST
WALKWAY : 19'-1" FROM POOL DECK
ELEVATOR SHAFT HEIGHTS : 23'-9"

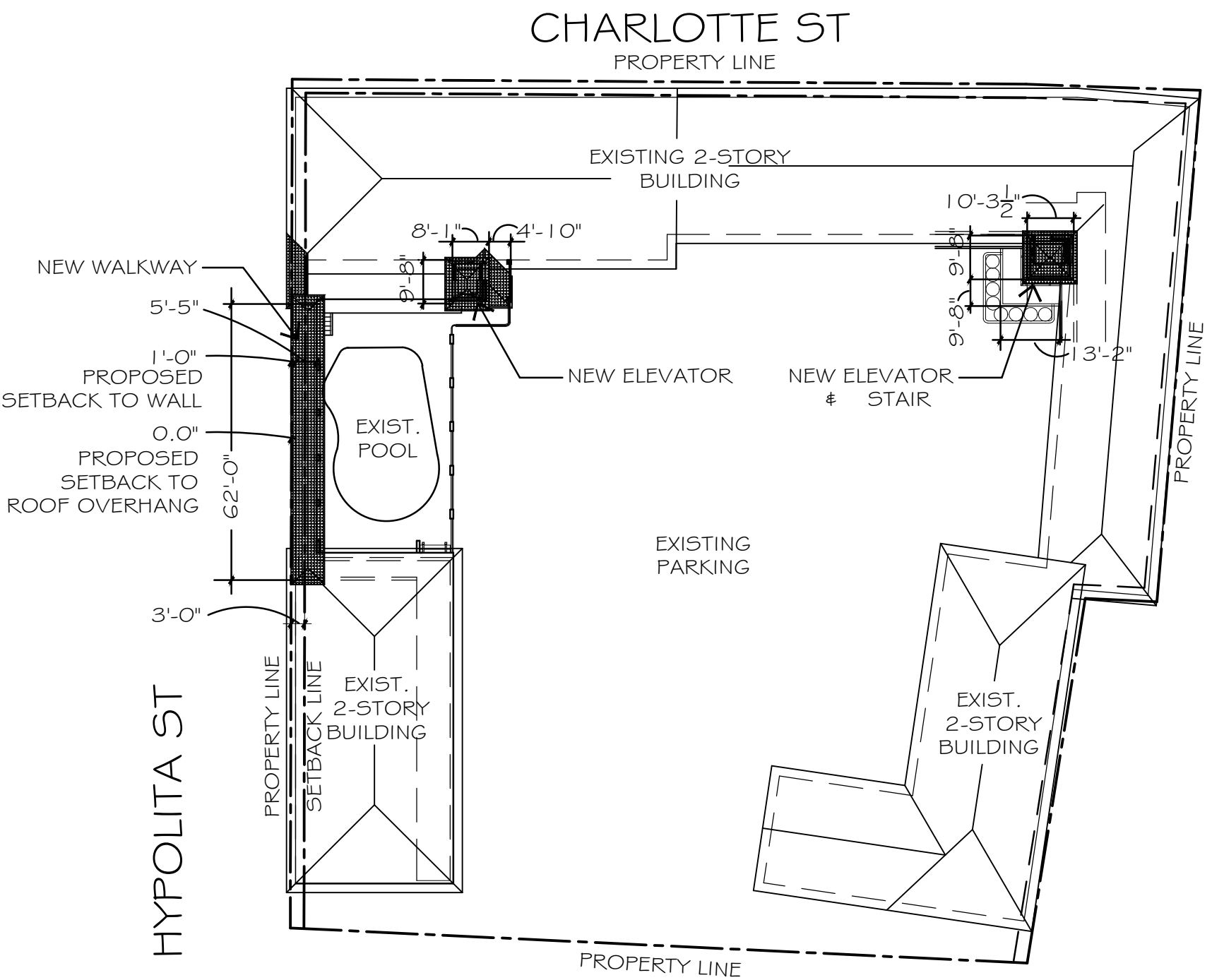
SHEETS

A001	COVER SHEET - SITE PLAN
A100	OVERALL EXISTING DEMO PLAN
A100A	OVERALL PROPOSED PLAN
A101	EXISTING FLOOR PLANS - POOL AREA
A102	FLOOR PLAN - POOL AREA
A103	ROOF PLAN - POOL AREA
A104	EXISTING AND PROPOSED FLOOR PLANS - CORNER AREA
A106	STAIR PLAN
A200	EXISTING AND PROPOSED ELEVATIONS POOL AREA
A200A	EXISTING AND PROPOSED ELEVATIONS HYPOLITA STREET
A301	SECTIONS
A302	SECTIONS
A303	SECTIONS
A304	SECTIONS



EXISTING SITE PLAN

SCALE 1:30 2



AVENIDA MENENDEZ

NOTE: THIS SITE PLAN DOES NOT CONSTITUTE A SURVEY,
FOR LOCATION PURPOSES ONLY.

NOTE: SITE SURVEY PROVIDED TO SARAH RYAN ARCHITECT LLC
BY THE OWNER. SARAH RYAN, ARCHITECT LLC ASSUMES
NO RESPONSIBILITY FOR ACCURACY OF SURVEY

PROPOSED SITE PLAN

SCALE 1:30 1

Best Western Bayfront

Owner Contact

Jalaram Hotels Inc.
Kanti and Vik Patel
1 Riberia Street
St Augustine FL 32084
888-525-2726

PROJECT LOCATION

16 Avenida Menendez
St. Augustine, FL 32084

CONTRACTOR:

Omega Construction Services
James Mouhourtis
1 Riberia Street
St. Augustine, FL 32084
904-338-3995

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

COVER SHEET

No.	Date:	Description:	Revisions:
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2	06.07.19	PZB SUBMISSION	

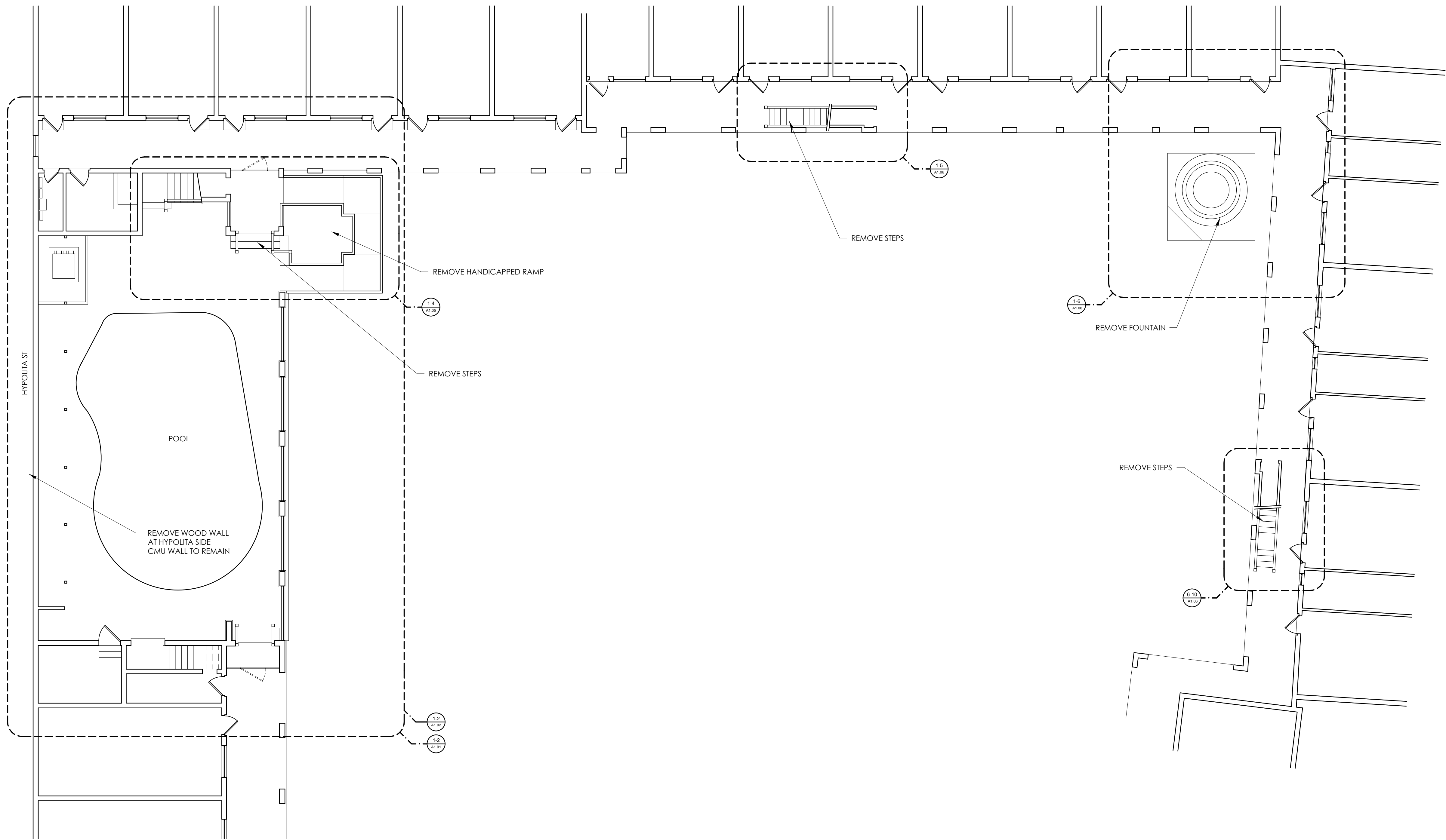
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SHEET NOTES:

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OVERALL EXISTING DEMO PLAN

No.	Date:	Description:	Revisions:
1	05.15.19	HARB SUBMISSION	
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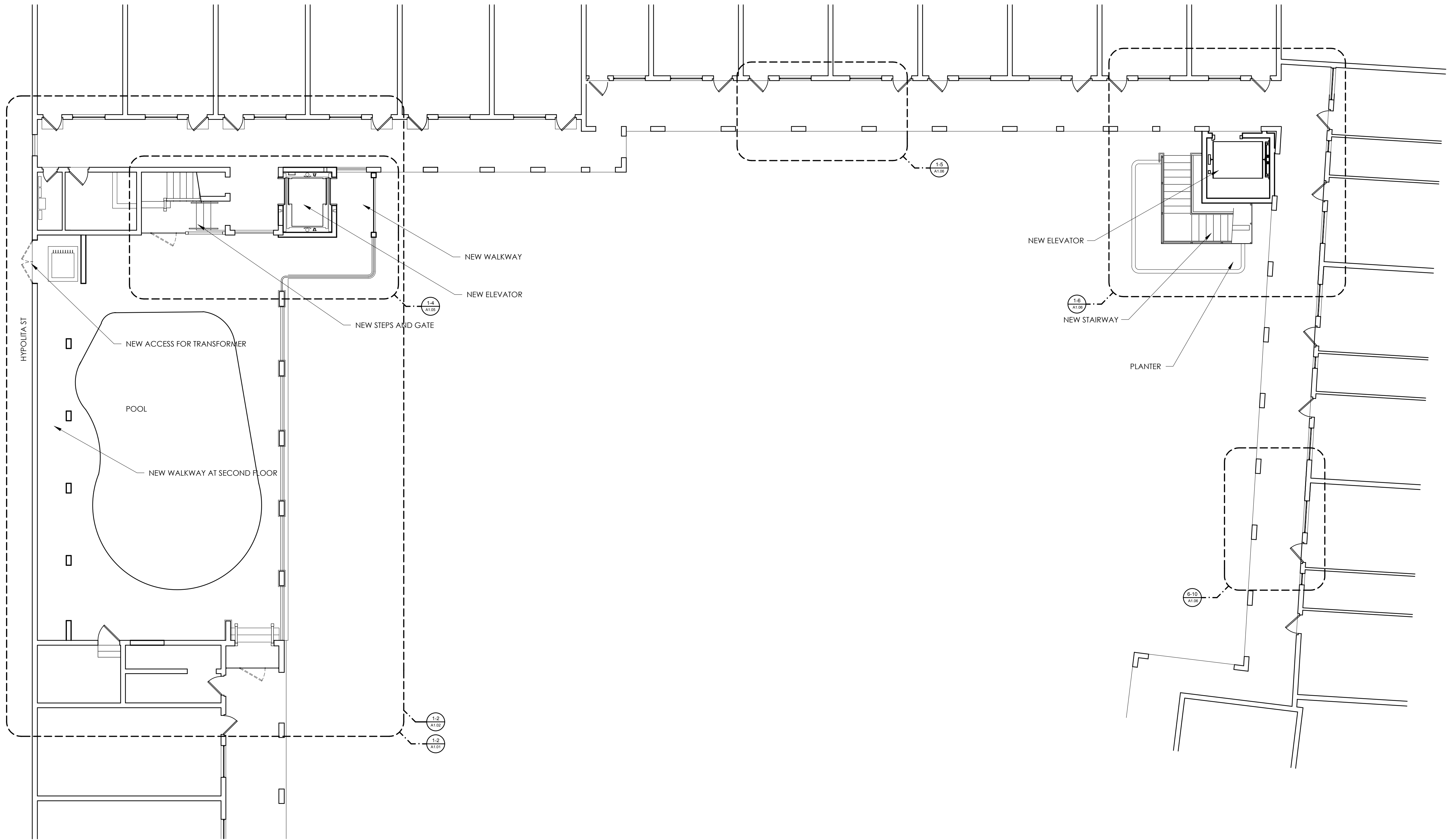
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PROPOSED OVERALL SITE PLAN

1/8"=1'-0"

1

SHEET NOTES:

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OVERALL PROPOSED PLAN

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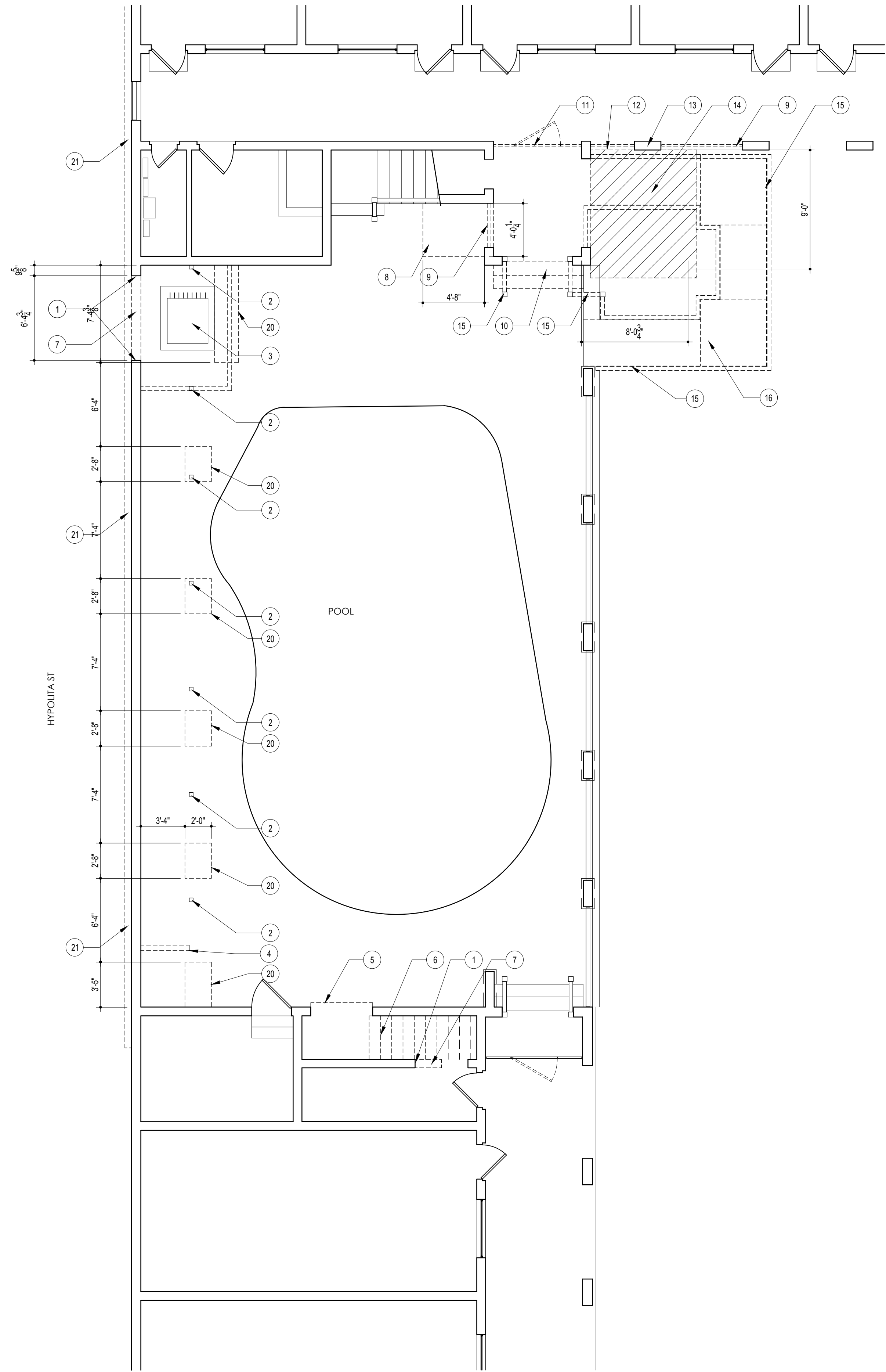
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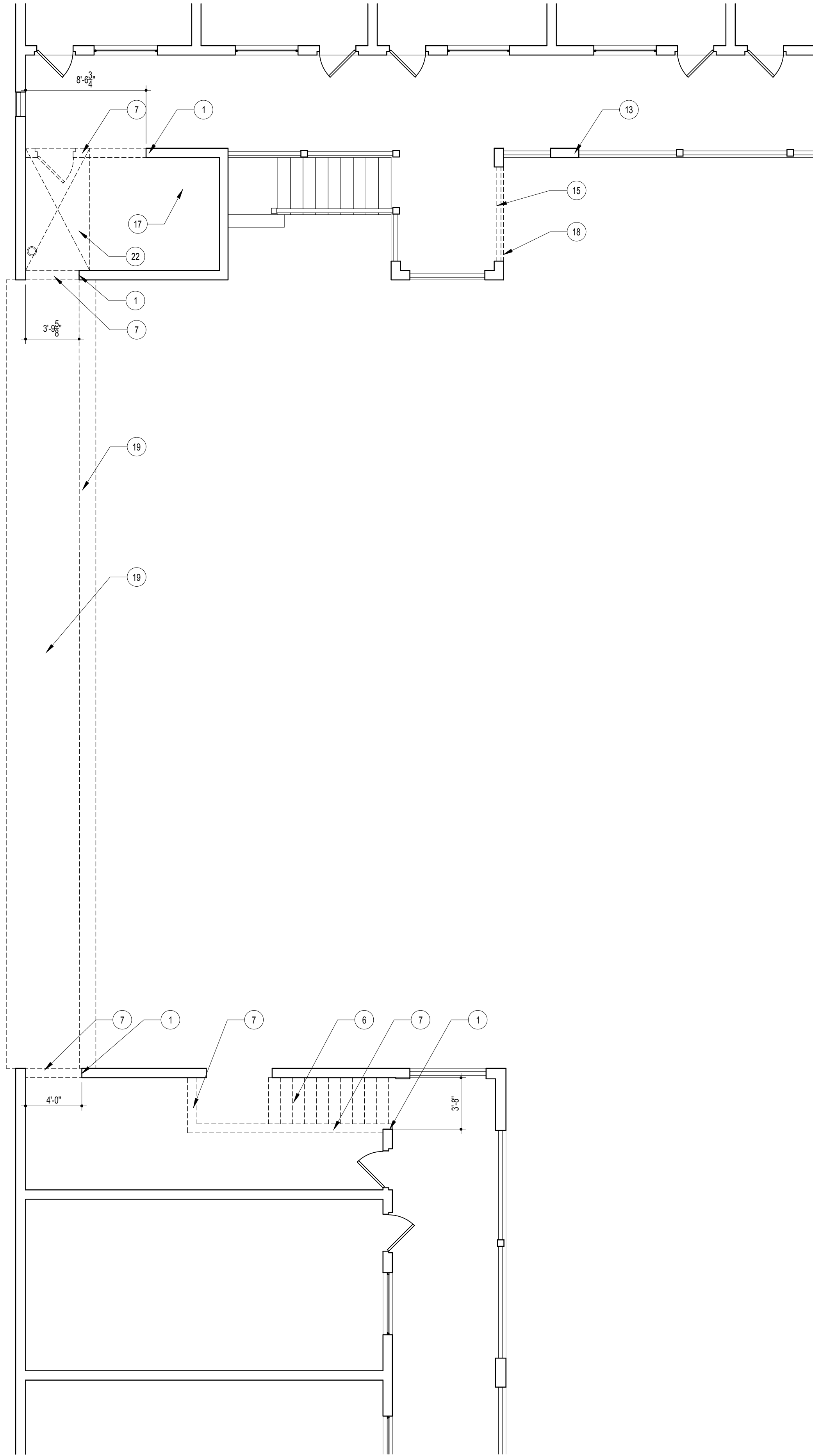
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EXISTING FIRST FLOOR PLAN

3/16"=1'-0"

1



EXISTING SECOND FLOOR PLAN

3/16"=1'-0"

2

- SHEET NOTES:**
1. REMOVE CMU TO THIS LINE OR BEYOND SO THAT THE LAST CMU BLOCKS CAN BE TOOTHED INTO THE EXISTING WALL. LEAVING THE FINISHED DIMENSION AS INDICATED.
 2. 6 x 6 WOOD POST AND ANCHOR TO BE REMOVED
 3. EXISTING ELECTRICAL TRANSFORMER TO REMAIN. PROTECT WITH RIGID ENCLOSURE DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
 4. WALL OF INDETERMINATE CONSTRUCTION TO BE REMOVED ENTIRELY
 5. REMOVE PROJECTING EDGE OF STEP TO 4" BEHIND FACE OF ADJACENT WALL. RAISED PORTION OF STEP MAY REMAIN IF IT IS POURED IN WITH SLAB BELOW. IF PLATFORM IS POURED ON TOP OF SLAB, REMOVE IT ALONG WITH THE STAIRS.
 6. REMOVE CONCRETE STAIRWAY IN ITS ENTIRETY
 7. REMOVE THIS SECTION OF WALL FROM 4" BELOW SLAB IF WALL CONTIGUES BELOW FLOOR) TO FLOOR OR BOND BEAM ABOVE AREA OF NEW EXCAVATION TO ACCOMMODATE NEW STAIRWAY. SAW-CUT SLAB TO DIMENSIONS INDICATED.
 8. REMOVE CONCRETE WALL TO THE FACE OF INTERSECTING WALLS. REMOVE BRICK CAP, AND RAILING ABOVE
 9. REMOVE BRICK TILE TREADS, CONTRASTING BRICK TILE BORDER, RAILINGS, AND CONCRETE STEPS TO FACE OF INTERSECTING WALLS
 10. SALVAGE RAILING AND GATE FOR RE-USE IN THIS PROJECT. STORE IN PROTECTED LOCATION ON SITE.
 11. REMOVE FINISHES AND PREP FOR NEW CMU WALL INSTALLATION
 12. THIS PIER TO REMAIN WITH MOLDINGS AND FINISHES. CUT MOLDING OFF EAST SIDE WHERE NEW SHAFT WALL WILL PASS
 13. EXTENT OF EXCAVATION FOR NEW ELEVATOR SHAFT WALLS (SHOWN HATCHED)
 14. REMOVE AND SALVAGE PARTS OF RAILING FOR DELIVERY TO OWNER FOR POTENTIAL RE-USE
 15. REMOVE RAISED HANDICAPPED RAMP IN ITS ENTIRETY TO 8" BELOW ADJACENT PARKING LOT GRADE
 16. REMOVE SHELVING IN THIS AREA - EMPTY ROOM DURING CONSTRUCTION PERIOD. PREP THIS FACE FOR ATTACHMENT OF NEW CONCRETE FLOOR THRESHOLD
 17. REMOVE ROOF STRUCTURE IN ITS ENTIRETY -
 - 19.1. CAREFULLY REMOVE CLAY TILES AND STACK WITH SOFT SPACERS ON PALATES WITH NO MORE THAN 60 TILES PER PALATE.
 - 19.2. REMOVE WOOD ROOF STRUCTURE DOWN TO PLATE ON TOP OF BOND BEAM
 - 19.3. REMOVE WOOD PLATE BUT DO NOT CUT OFF ANCHOR BOLTS
 18. LIMIT OF EXCAVATION FOR CONCRETE FOOTING. SAW CUT SLAB TO THESE DIMENSIONS. REMOVE REMAINING PARTIAL BRICK PAVING TILES.
 19. REMOVE WOOD WALL COVERING. ELECTRICAL CABLING. RELOCATE CABLING TO ATTIC OF ELEVATED WALKWAY ROOF
 20. THIS AREA OF THE EXISTING SLAB IS RAISED APPROXIMATELY 2" ABOVE ADJACENT SLAB AND MUST BE REMOVED. CHIP OFF SLAB TO (MIN) 1" BELOW ADJACENT FLOOR LEVEL AND POUR IN TOPPING SLAB TO LEVEL OF ADJACENT FLOOR.

Best Western Bayfront

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EXISTING FLOOR PLANS POOL AREA

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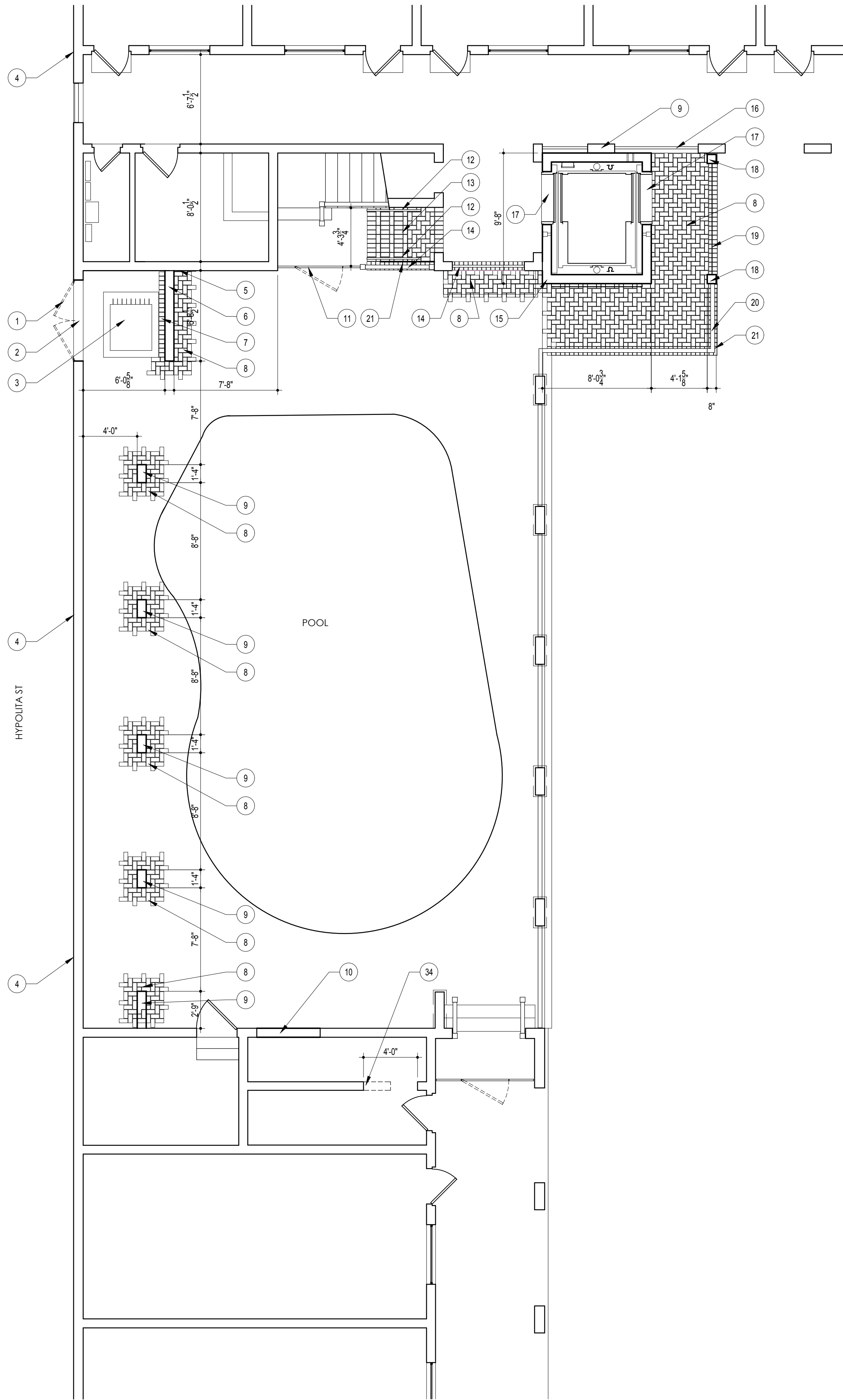
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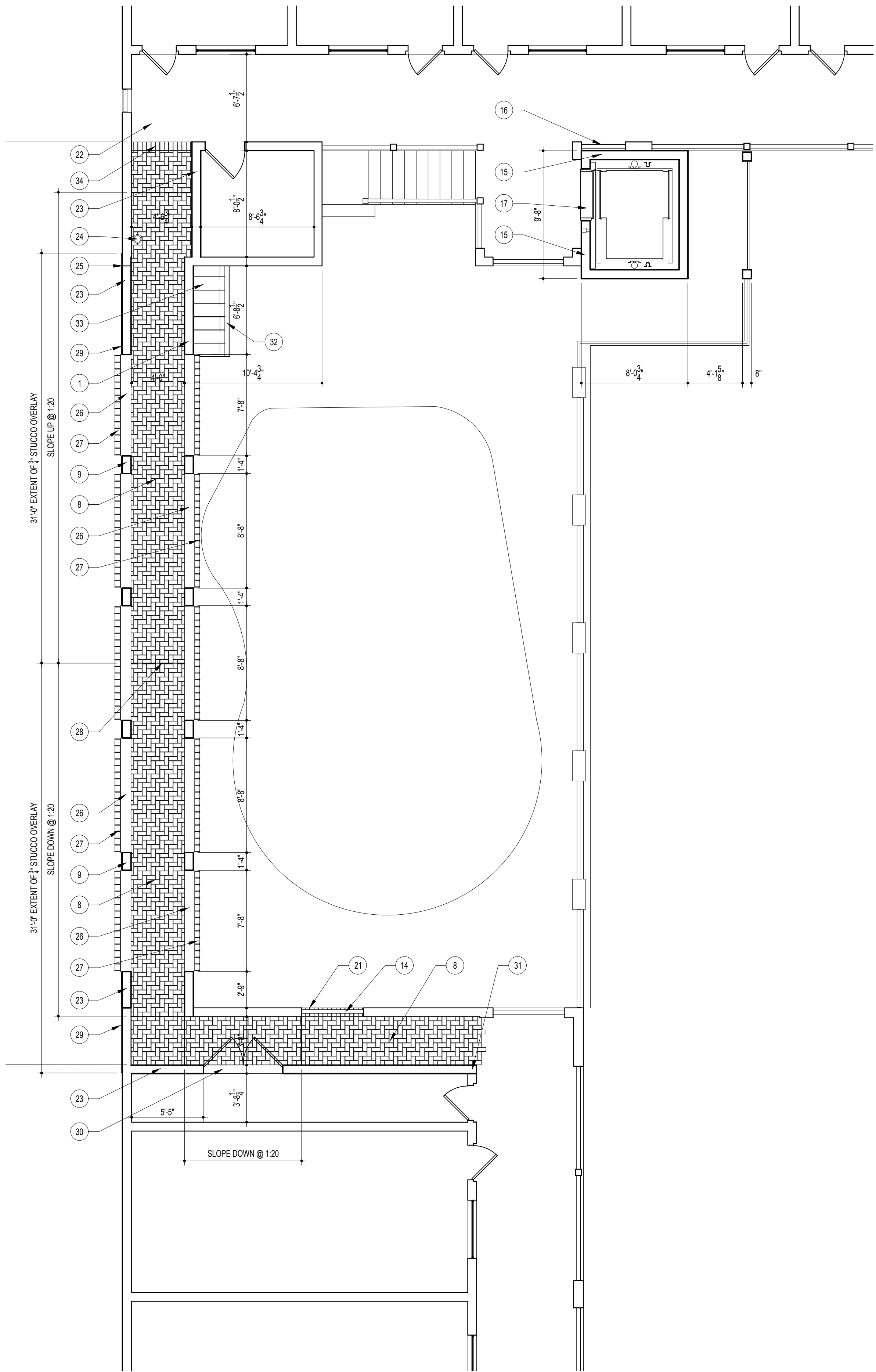
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FIRST FLOOR PLAN - POOL AREA

3/16"=1'-0"

1



SECOND FLOOR PLAN - POOL AREA

3/16"=1'-0"

2

SHEET NOTES:

1. NEW (PAIR) 3'-0" x 7'-0" GALVANIZED STEEL DOOR AND FRAME. MODIFY HEIGHT TO FIT UNDER BOND BEAM. PAINT TO MATCH EXISTING ADJACENT WALL. NO HARDWARE ON EXTERIOR OF DOOR.
2. NEW CAST-IN-PLACE SILL FROM NEAREST CMU BED JOINT LOWER THAN BRICK PAVED FLOOR. PROJECT 2" ABOVE INTERIOR FLOOR LEVEL.
3. EXISTING TRANSFORMER
4. REPAIR ATTACHMENT POINTS AND ANY SCARING OF CMU WALL CAUSED BY THE REMOVAL OF WOOD WALL AND CABLING. PAINT TO MATCH EXISTING WALL.
5. REPAIR ATTACHMENT POINTS OF EXISTING ROOF (REMOVED) INSOFAR AS THESE POINTS WOULD BE VISIBLE AFTER NEW CONSTRUCTION IS IN PLACE.
6. NEW 8" CMU WALL WITH STUCCO TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT.
7. PATCH BACK FLOOR SLAB AND BRICK PAVING TILES TO MATCH EXISTING.
8. 4" CONCRETE SLAB PATCH OVER COMPACTED FILL OVER FOOTING TO FILL EXCAVATION. INSTALL BRICK PAVING TILES TOOTH INTO EXISTING PATTERN - WITH TILES TO MATCH.
9. 8" x 16" CAST-IN-PLACE CONCRETE PIER WITH STUCCO AND PAINT FINISH TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
10. NEW CMU WALL INFILL IN PLANE WITH EXISTING ADJACENT CMU WALL SO THAT STUCCO FINISH ALIGNS AND IS INDISTINGUISHABLE FROM EXISTING. PAINT TO MATCH.
11. RE-INSTALL GATE AND FENCE SALVAGED DURING DEMOLITION.
12. GROUND-MOUNTED HANDRAIL. EXTEND 12" BEYOND TOP AND BOTTOM RISERS.
13. BRICK TILE PAVING OVER CAST-IN-PLACE CONCRETE STEPS. BRICK TILES TO MATCH EXISTING. SEE SECTION.
14. NEW WOOD RAILING TO MATCH EXISTING.
15. NEW CMU ELEVATOR SHAFT W/ STUCCO AND PAINT TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
16. EXISTING RAILING TO REMAIN AND BE RE-PAINTED.
17. ALUMINUM THRESHOLD BY ELEVATOR MANUFACTURER.
18. 8" SQUARE GALVANIZED STEEL COLUMN. SEE STRUCTURAL DRAWINGS.
19. SCREEN ART INSTALLATION SUSPENDED BETWEEN COLUMNS.
20. NEW RAILING SECTION AND POST TO MATCH EXISTING. WHITE.
21. SAILOR COURSE BRICK TILE BORDER. EDGE OF BRICK PROJECTS 1/2" BEYOND FACE OF STUCCO BELOW.
22. EXISTING BRICK PAVING TILE OVER CONCRETE SLAB.
23. NEW 8" (NOM) CMU WALL WITH LADDER TYPE REINFORCEMENT EVERY OTHER COURSE WITH STUCCO AND PAINT FINISH TO MATCH EXISTING.
24. EXISTING ELECTRICAL CONDUIT TO REMAIN AND BE PAINTED TO MATCH WALL.
25. JOINT BETWEEN NEW AND EXISTING CMU WALLS - PROVIDE EXPANSION JOINT WITH BACKER ROD AND SEALANT.
26. SILL AT OPENING - CONCRETE COVERED WITH STUCCO. PROJECT 1/2" ON EACH SIDE.
27. WROUGHT IRON "TROUGH" STYLE CUSTOM WINDOW BASKET.
28. HIGHPOINT IN SLOPED WALKWAY.
29. 1/2" THICK STUCCO OVERLAY.
30. CONCRETE CURB 4" ABOVE FLAT CONCRETE SLAB ON INTERIOR OF CLOSET. THIS IS THE SILL OF THE DOOR. CHAMFER CORNERS.
31. TOOTH NEW CMU WALL INTO EXISTING.
32. BOX GUTTER AND DOWNSPOUT TO MATCH OTHERS ON PROJECT.
33. METAL ROOF.
34. POUR FLOOR PATCH IF DEMOLITION OF EXISTING WALL HAS EXTENDED BELOW FLOOR SLAB.

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FLOOR PLANS
POOL AREA

No.	Date:	Description:	Revisions:
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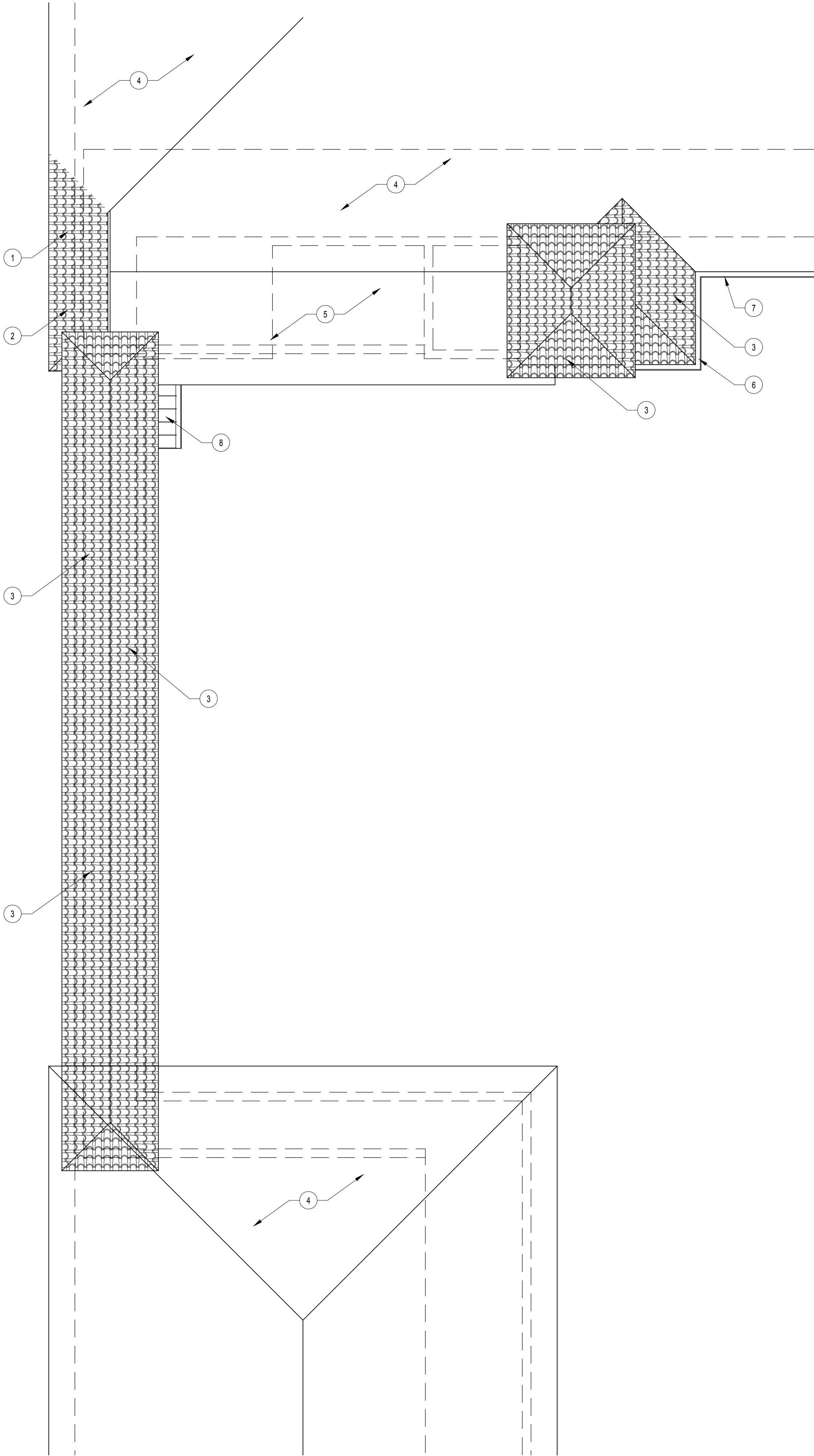
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- SHEET NOTES:**
1. NEW CLAY TILE ROOFING INSTALLED OVER EXISTING SHEATHING
 2. NEW CLAY TILE ROOFING INSTALLED OVER ICE AND WATER SHIELD OVER 3/4" SHTG OVER STICK FRAMING
 3. NEW CLAY TILE ROOFING INSTALLED OVER ICE AND WATER SHIELD OVER 3/4" SHTG OVER WOOD TRUSSES
 4. EXISTING CLAY TILE ROOFING
 5. EXISTING MEMBRANE ROOFING
 6. NEW BOX GUTTER TO MATCH EXISTING
 7. EXISTING GUTTER
 8. METAL ROOF

Best Western Bayfront

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PROPOSED FLOOR PLANS POOL AREA

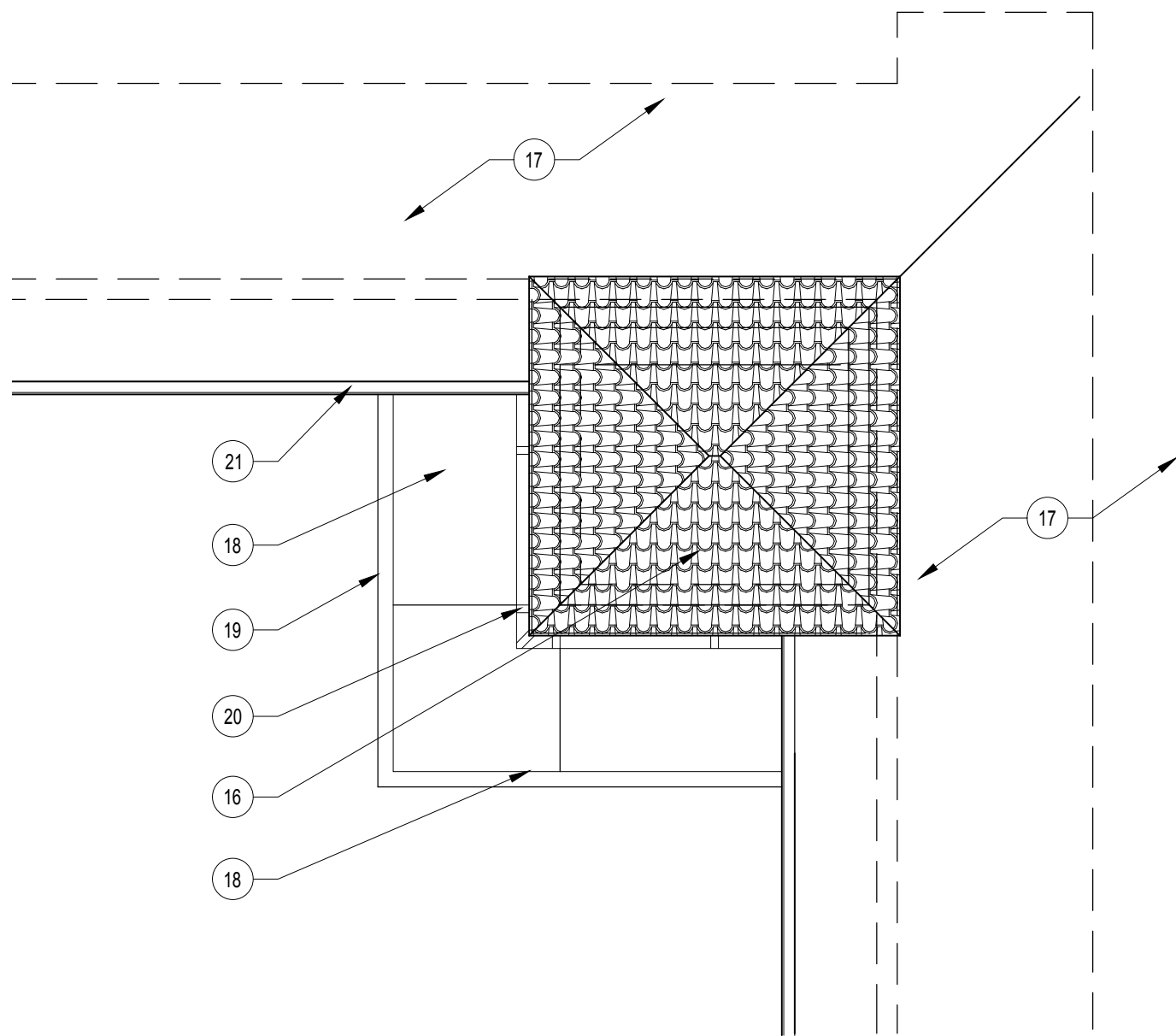
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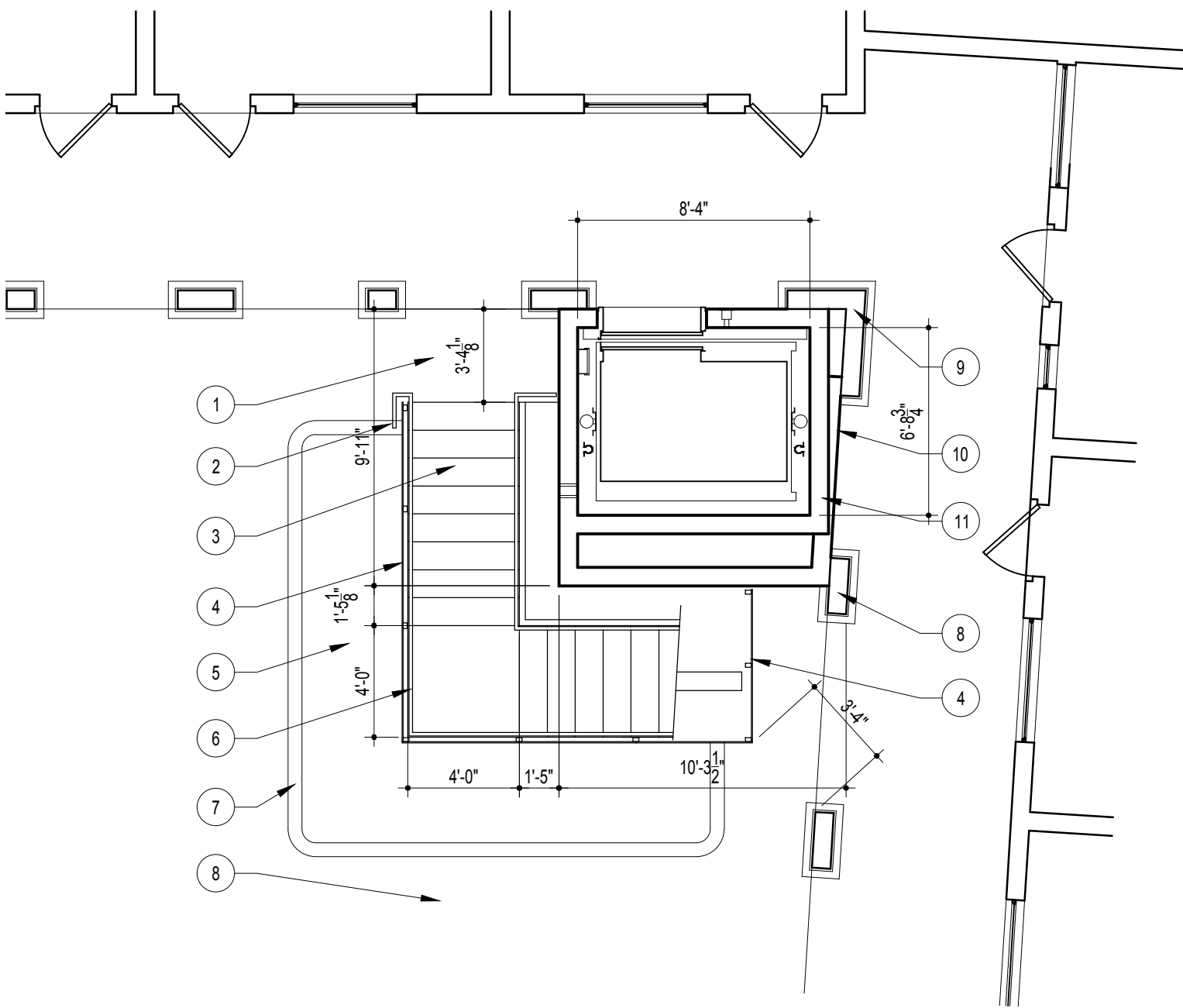
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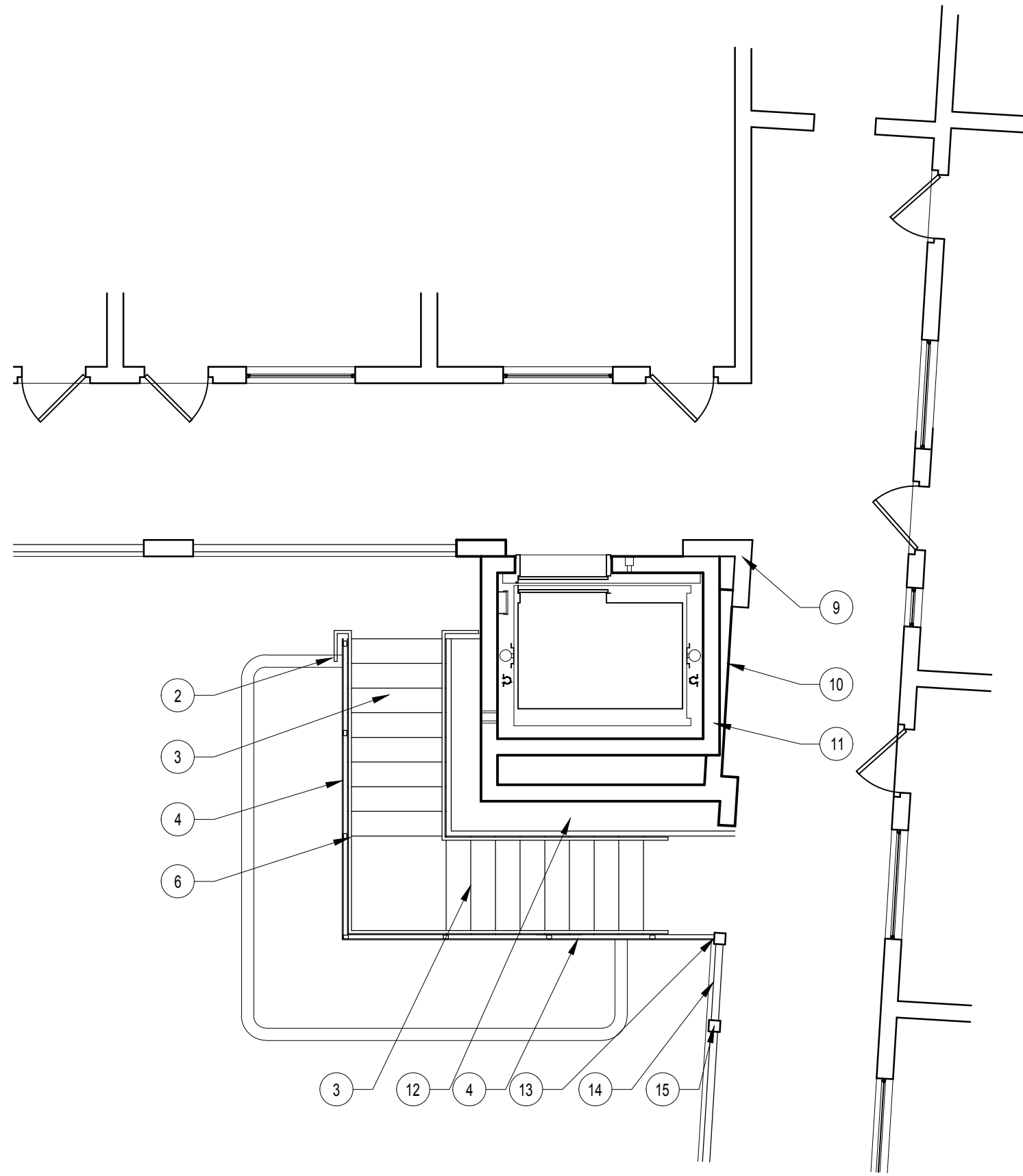
ROOF PLAN - CORNER AREA

3/16"=1'-0" 5



FIRST FLOOR PLAN - CORNER AREA

3/16"=1'-0" 6



SECOND FLOOR PLAN - CORNER AREA

3/16"=1'-0" 7

- SHEET NOTES:
1. EXISTING PAVING REMOVED FOR CONSTRUCTION PERIOD AND REINSTALLED
 2. RETURN 1 1/2" DIAMETER STAINLESS STEEL HANDRAIL
 3. POURED-IN-PLACE CONCRETE STEPS WITH BRICK TILE PAVERS ON TREADS AND PAINTED RISERS
 4. GUARD CONSISTING OF ART SCREEN PANEL - 2 LAYERS OF LASER CUT, POWDER COATED, STEEL PANELS WITH 1/2" THICK WHITE ACRYLIC SHEET BONDED TO BACK AND INTERNALLY LIT WITH LEDS. INTERNAL STRUCTURE OF 2" GALVANIZED STEEL TUBES ATTACHED TO CONCRETE STRUCTURE WITH 2" OFFSETS.
 5. PLANTER BED WITH MULCH GRASS PLANTED @ 36" O.C.
 6. 1 1/2" DIAMETER SS HANDRAIL
 7. 18" TALL x 12" WIDE SEAT WALL CAP AT PLANTER EDGE. STUCCO ALL SIDES PAINTED TO MATCH BUILDING.
 8. EXISTING PARKING PAVERS - REMOVE AS REQUIRED TO PROTECT DURING CONSTRUCTION AND REPLACE
 9. EXISTING MASONRY PIER TO REMAIN - CAREFULLY SAW CUT TRIM FROM SIDES FACING SHAFT
 10. INFILL OF CMU WITH STUCCO AND PAINT FINISH TO MATCH EXISTING. THIS IS REQUIRED TO INFILL GAP BECAUSE OF NON-90 DEGREE CORNER
 11. CMU ELEVATOR SHAFT. SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT
 12. POWDER COATED, STEEL PANEL ATTACHED TO CONCRETE STRUCTURE @ GUARD RAIL HEIGHT
 13. NEW POST TO MATCH EXISTING RAILING SYSTEM
 14. NEW RAILING SECTION TO MATCH ADJACENT
 15. EXISTING POST
 16. NEW CLAY TILE ROOFING INSTALLED OVER ICE AND WATER SHIELD OVER 3/4" SHTG OVER WOOD TRUSSES
 17. EXISTING CLAY TILE ROOFING
 18. NEW WHITE MEMBRANE ROOFING OVER CENTER SECTION OF STAIR CANOPY
 19. 1/2" THICK STEEL ROOFING EDGE. THIS IS WHAT WILL BE VISIBLE.
 20. 3" SQUARE TUBES CANTILEVERED FROM SHAFT TO SUPPORT ROOF OVER STAIR
 21. EXISTING BOX GUTTER
 22. REMOVE EXISTING FOUNTAIN, PARKING PAVERS, AND SUBSTRATE AS REQUIRED FOR INSTALLATION OF NEW CONSTRUCTION
 23. REMOVE GUARDRAILS
 24. CUT ARCH SQUARE TO ALLOW ADEQUATE HEIGHT FOR ELEVATOR DOOR.

Best Western
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St. Augustine, FL 32084

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EXISTING AND PROPOSED FLOOR PLANS
CORNER AREA

No.	Date:	Description:	Revisions:
1	05.15.19	HARB SUBMISSION	
2	06.07.19	P2B SUBMISSION	

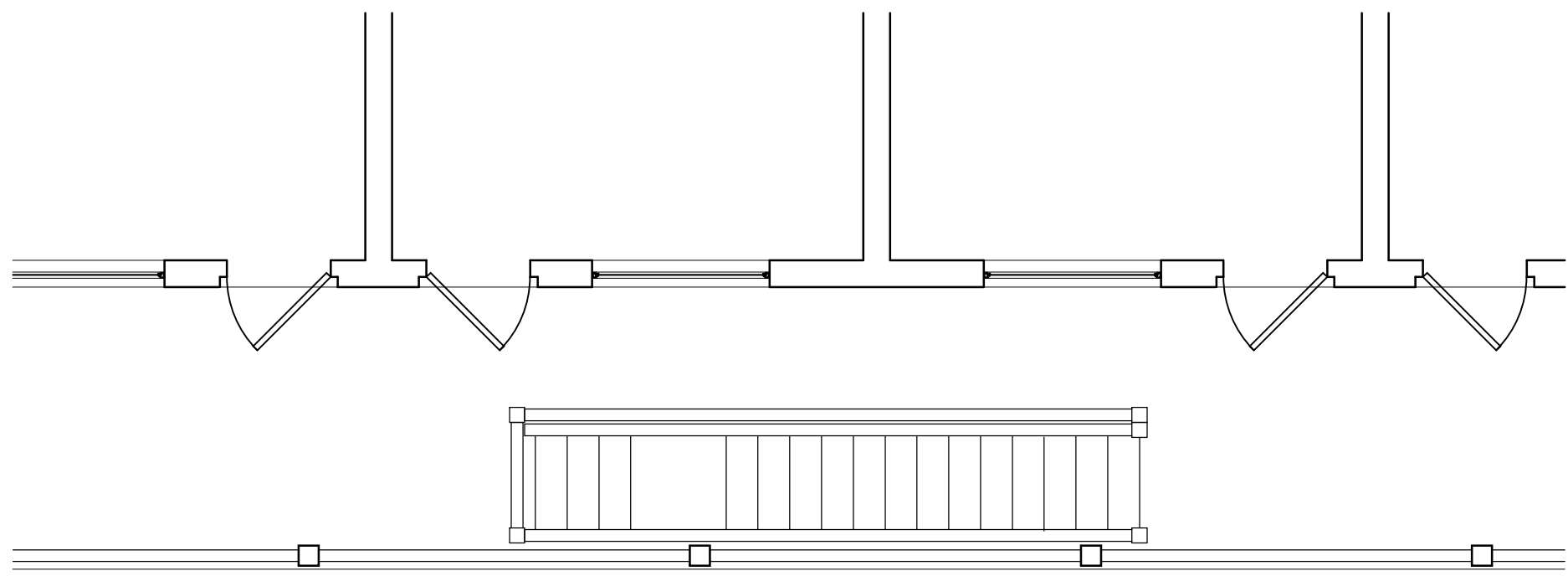
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Number

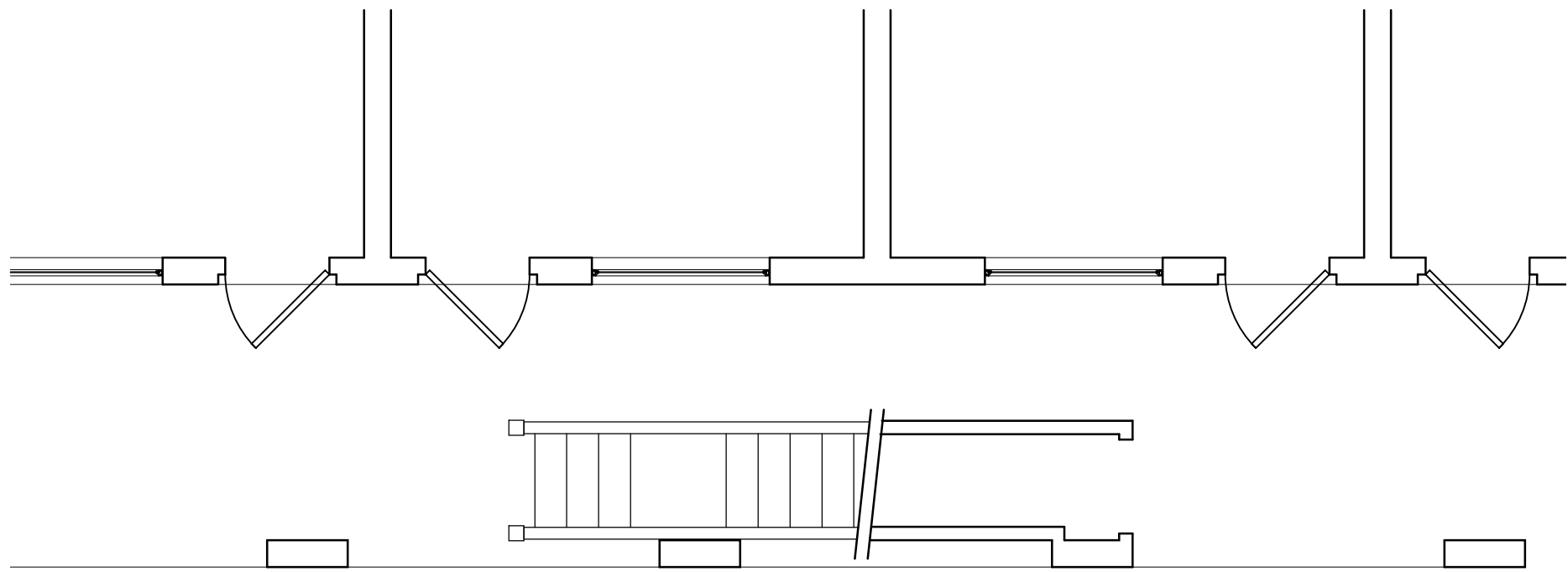
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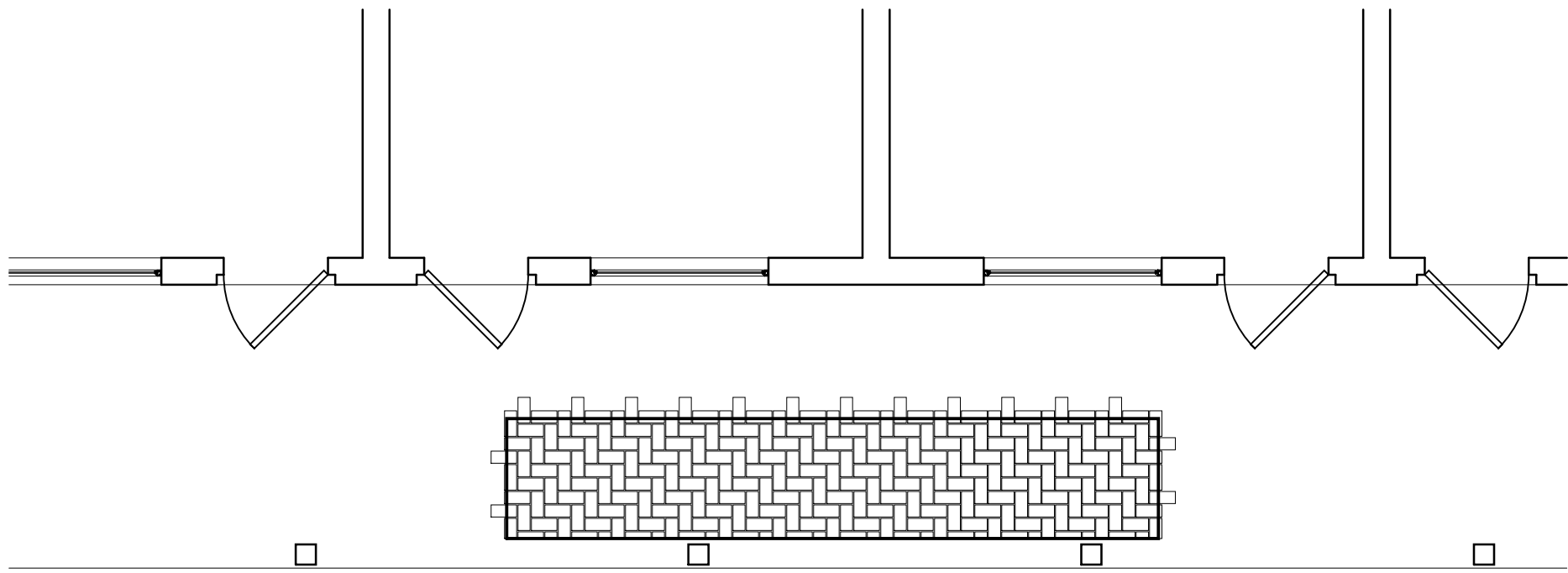
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1/4"=1'-0" 1



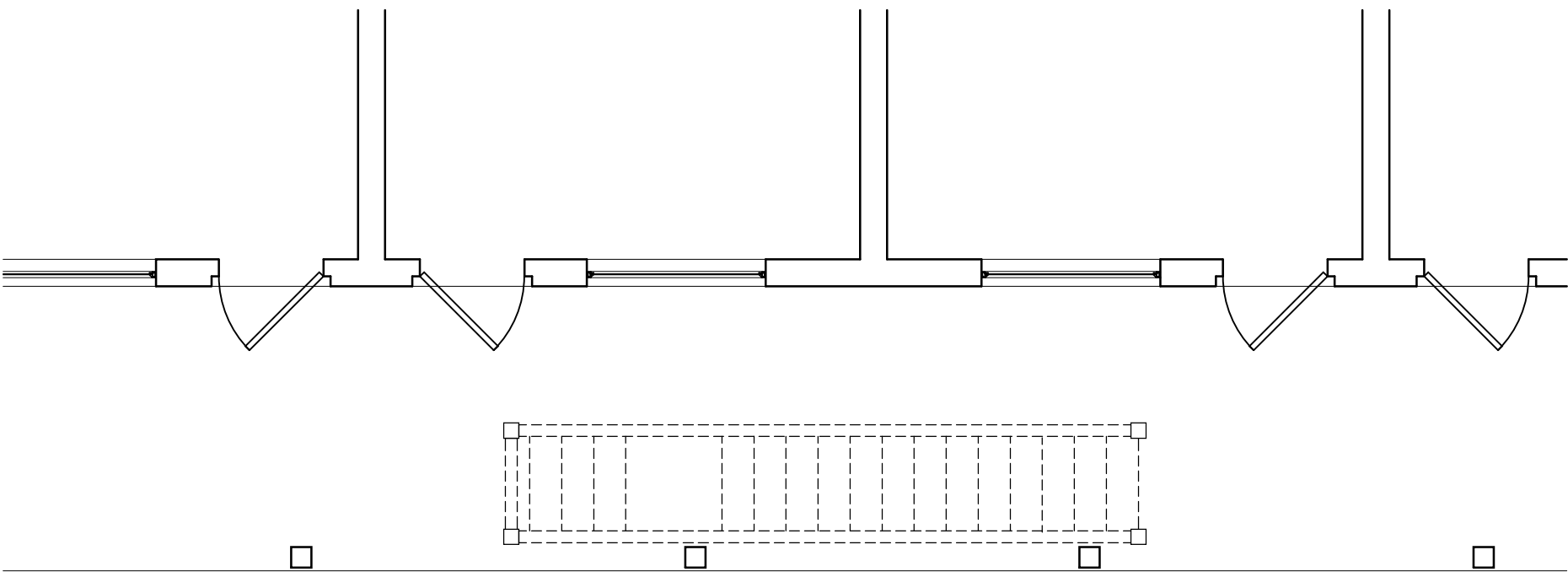
EXISTING FIRST FLOOR PLAN - STAIR 1

1/4"=1'-0" 2



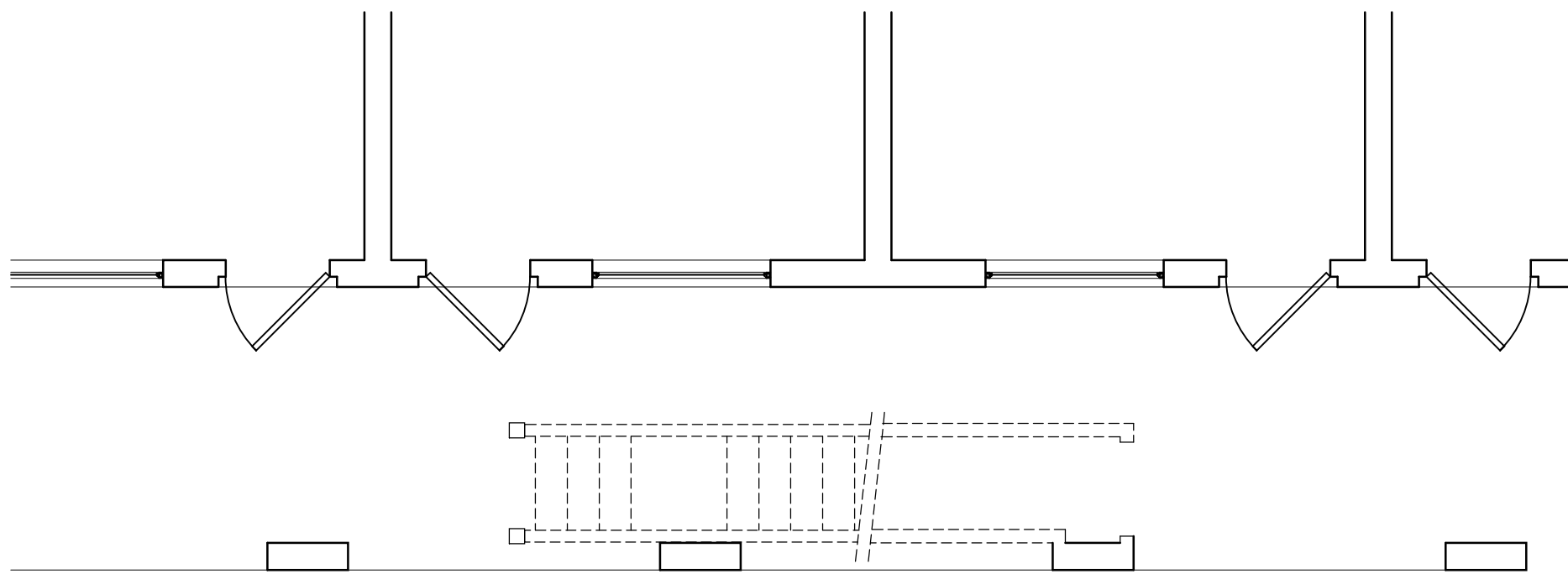
SECOND FLOOR PLAN - STAIR 1

1/4"=1'-0" 3



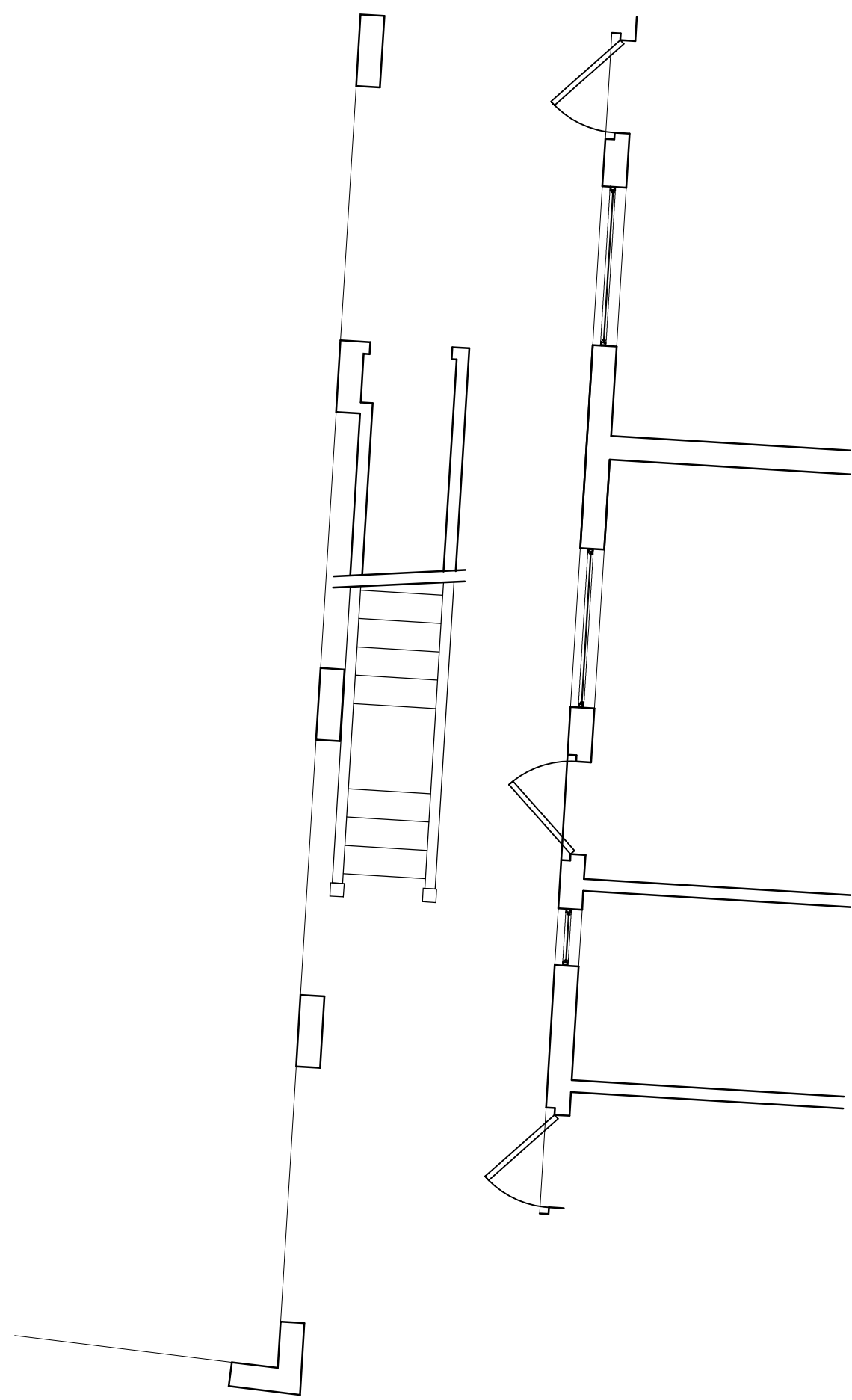
FIRST FLOOR DEMO PLAN - STAIR 1

1/4"=1'-0" 4



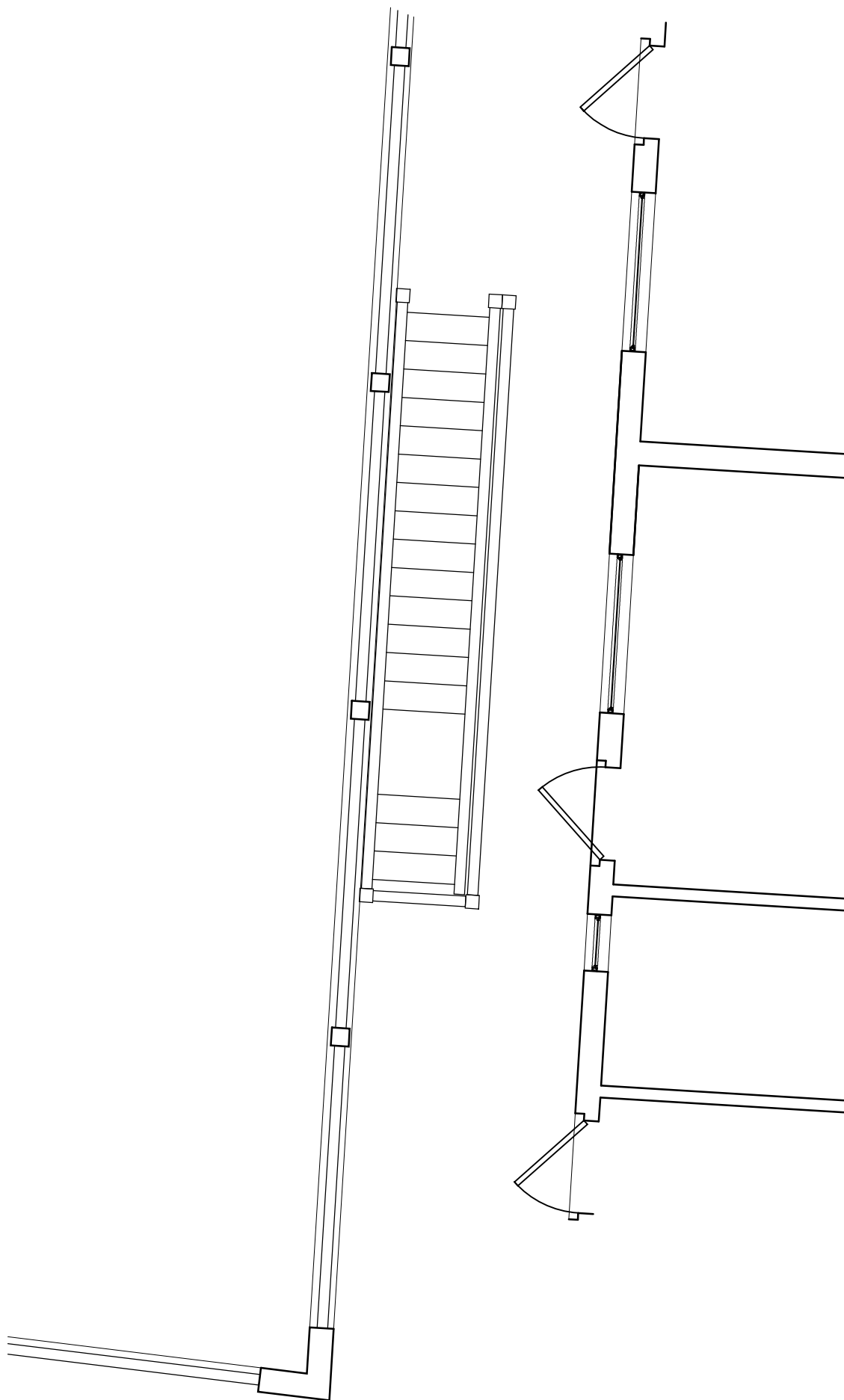
SECOND FLOOR DEMO PLAN

1/4"=1'-0" 5



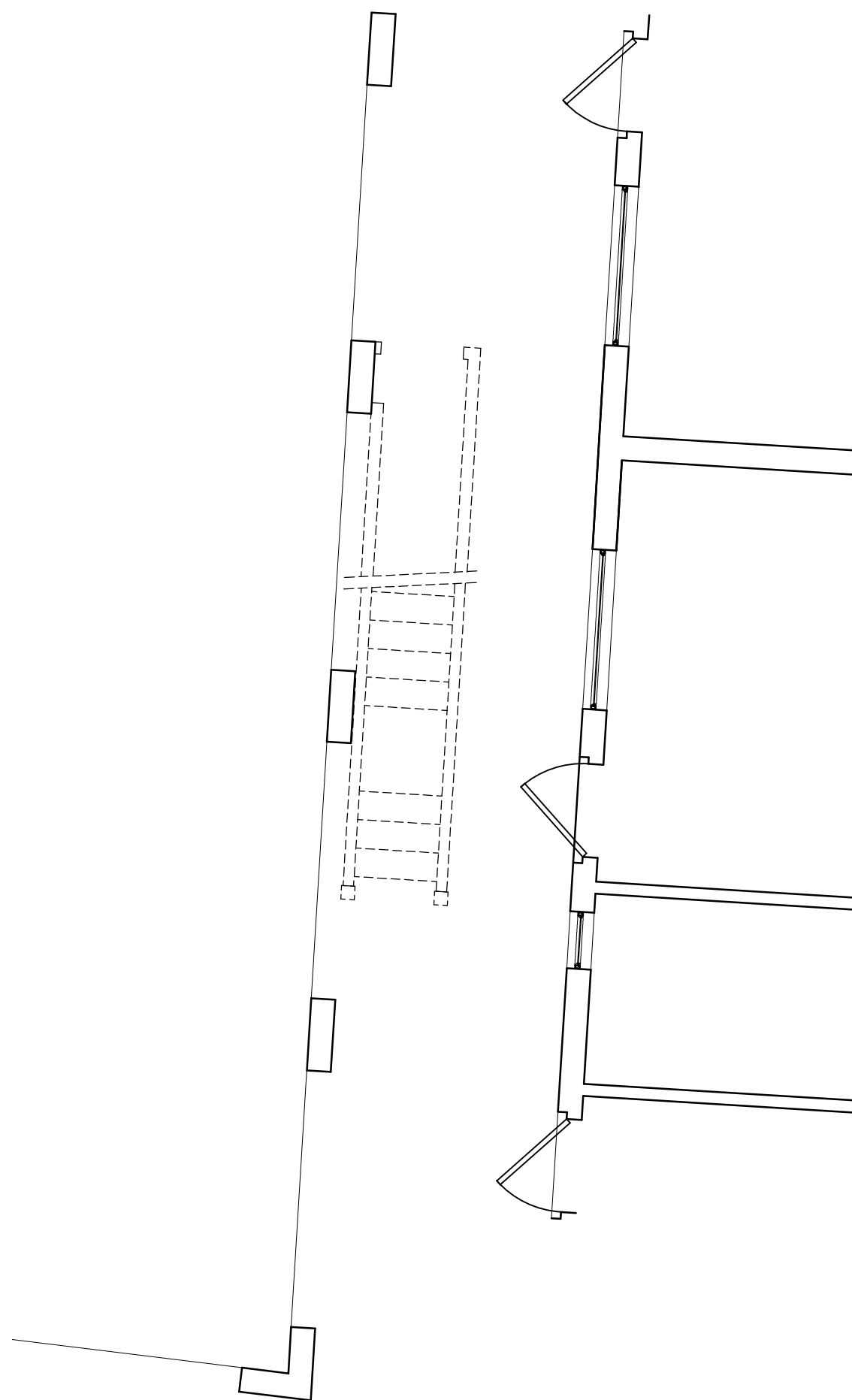
EXISTING FIRST FLOOR PLAN - STAIR 2

1/4"=1'-0" 6



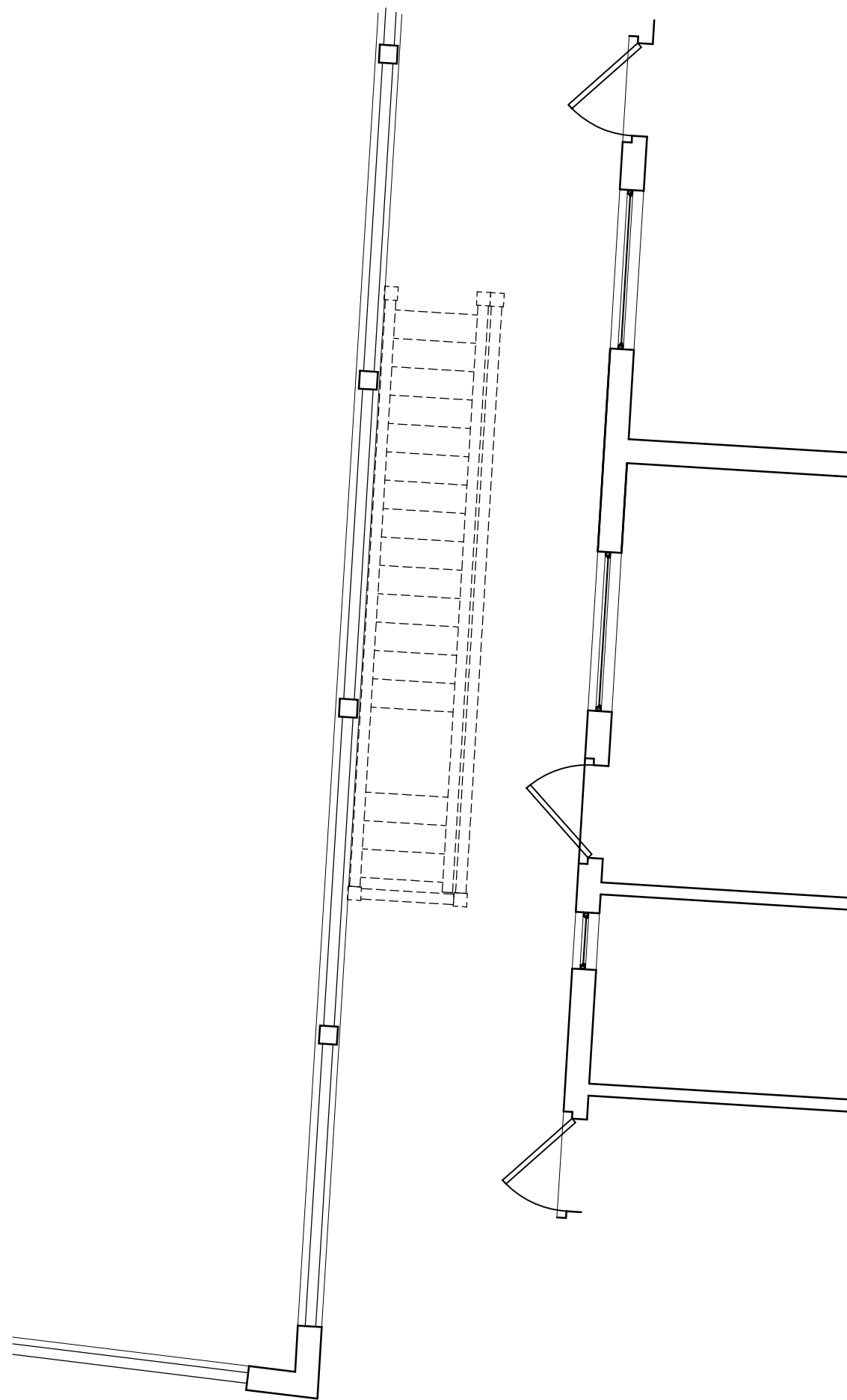
EXISTING SECOND FLOOR PLAN - STAIR 2

1/4"=1'-0" 7



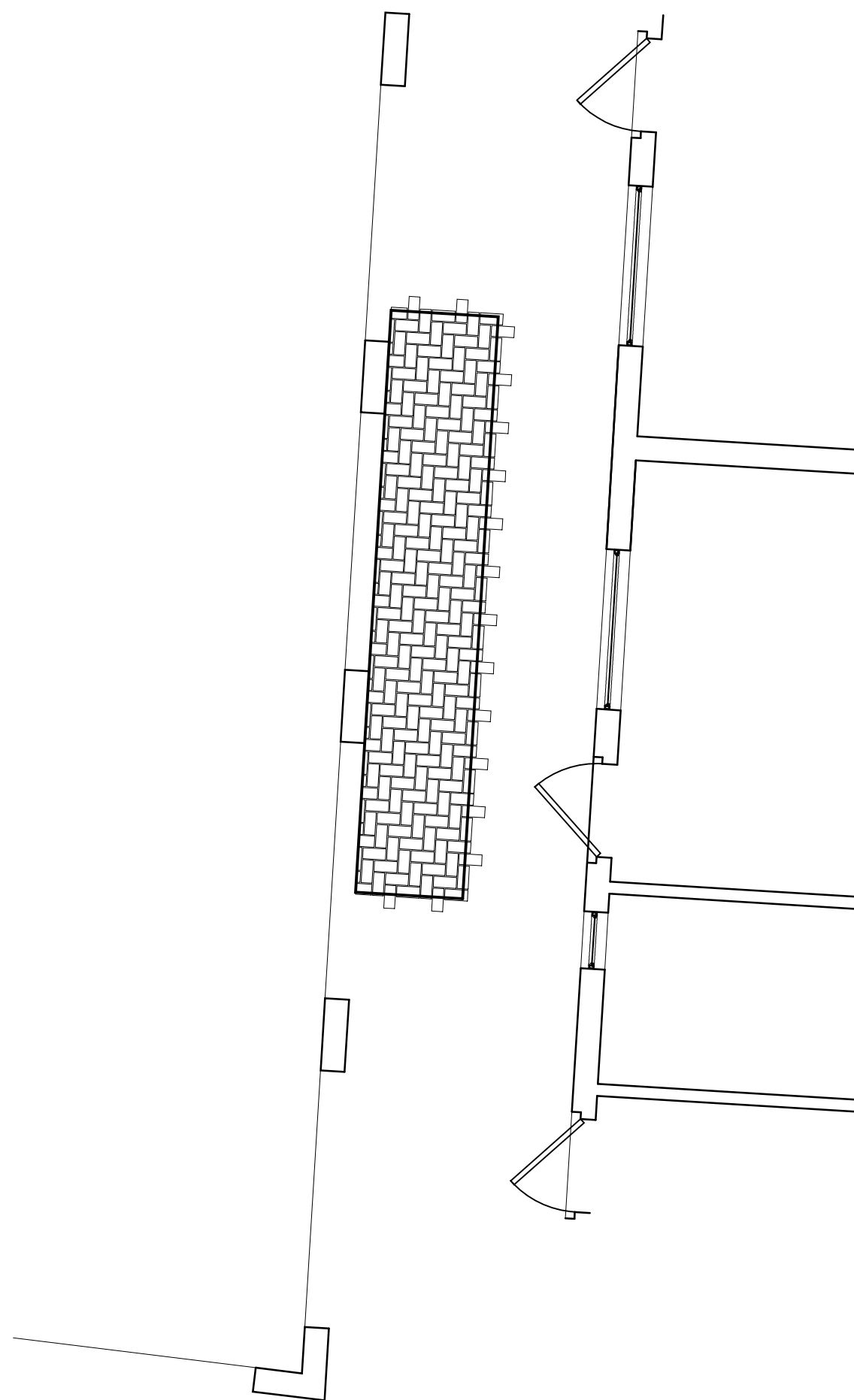
FIRST FLOOR DEMO PLAN - STAIR 2

1/4"=1'-0" 8



SECOND FLOOR DEMO PLAN - STAIR 2

1/4"=1'-0" 9



SECOND FLOOR PLAN - STAIR 2

1/4"=1'-0" 10

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STAIR PLANS

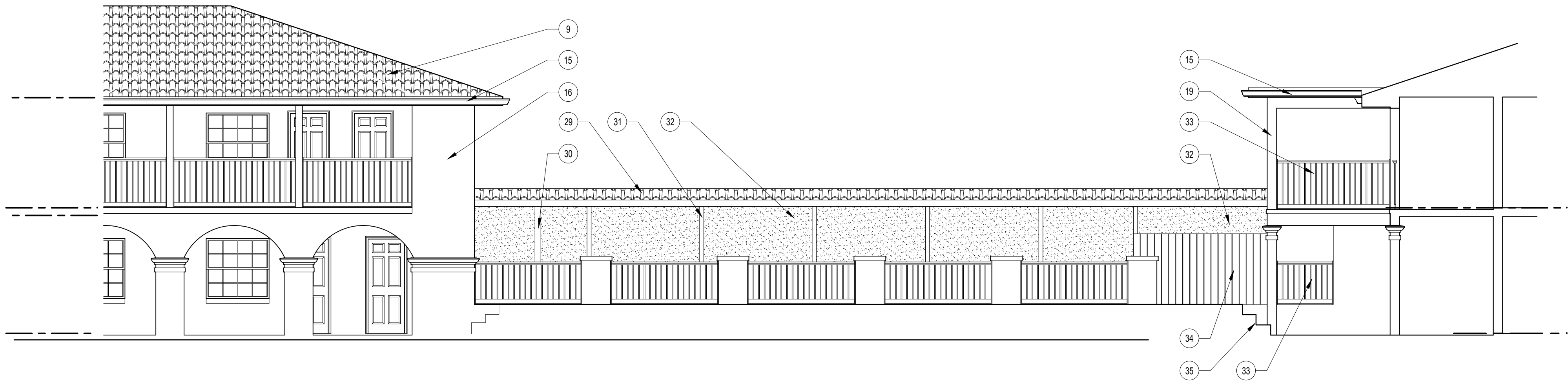
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2	06.07.19	P2B SUBMISSION	

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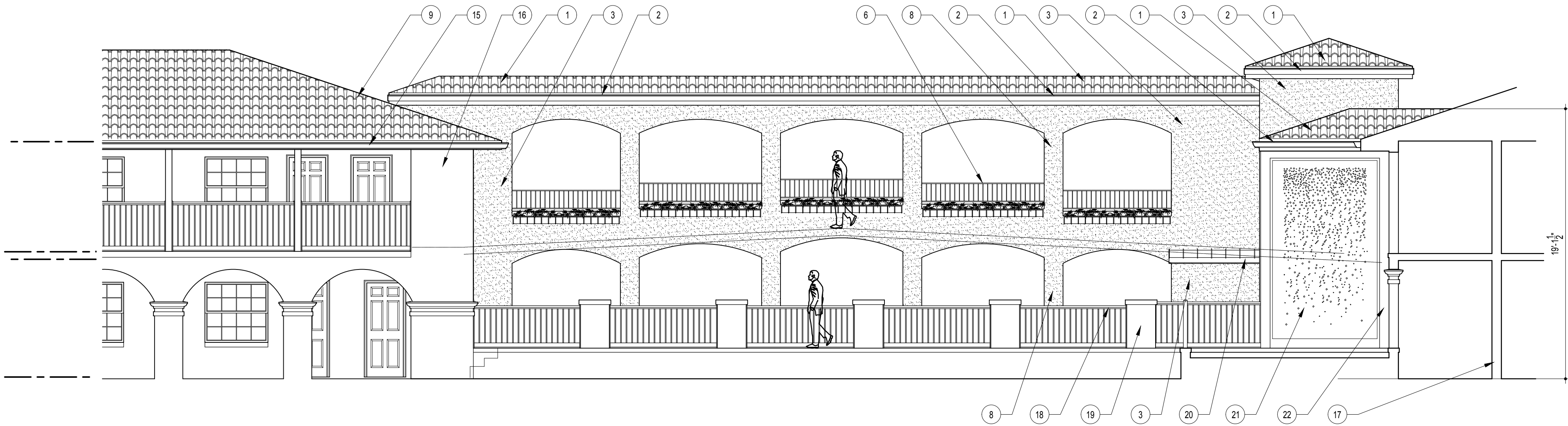
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CONSTRUCTION



SOUTH (POOL) ELEVATION - EXISTING

3/16"=1'-0"

1



SOUTH (POOL) ELEVATION - PROPOSED

3/16"=1'-0"

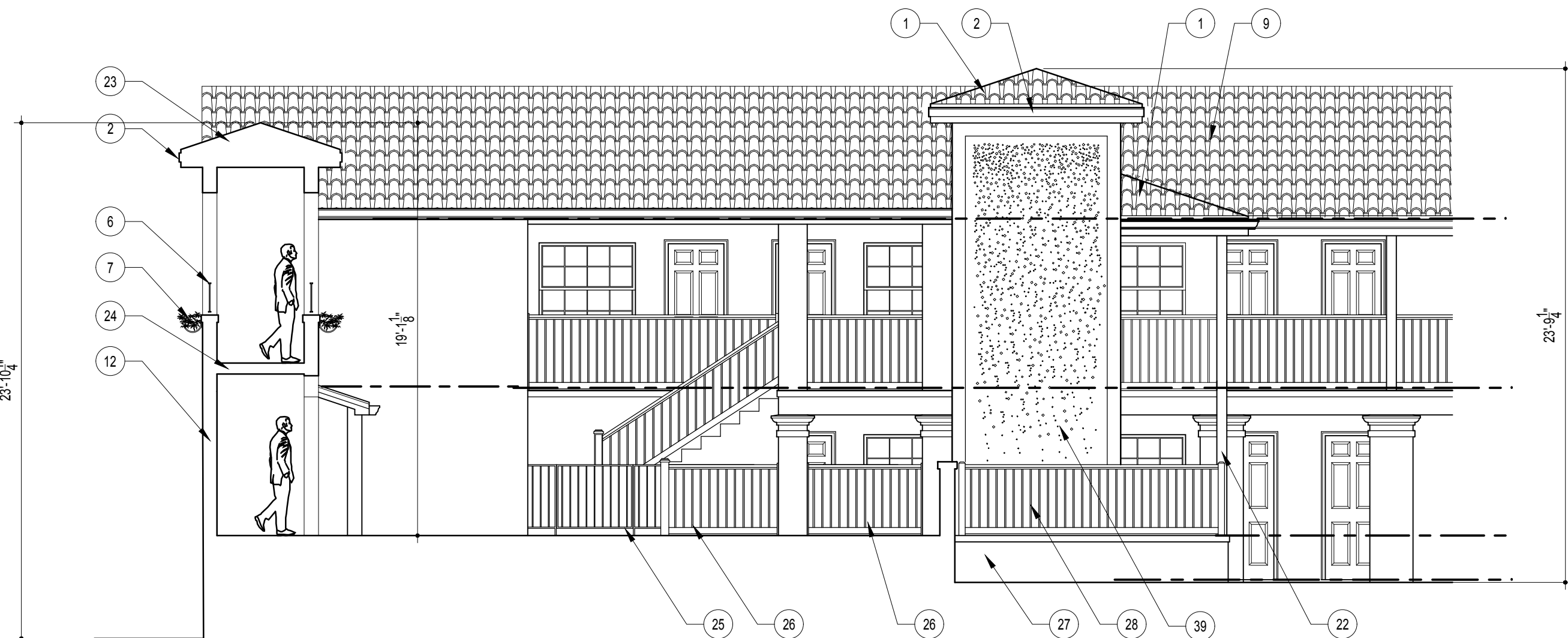
2



WEST (POOL) ELEVATION - EXISTING

3/16"=1'-0"

3



WEST (POOL) ELEVATION - PROPOSED

3/16"=1'-0"

4

SHEET NOTES:

1. NEW CLAY TILE ROOFING INSTALLED OVER ICE AND WATER SHIELD OVER 3/4" SHTG OVER WOOD TRUSSES.
2. NEW FASCIA WITH 4" TRIM BOARD AND ALUMINUM Drip
3. NEW PAINTED STUCCO ON CMU TO MATCH EXISTING
4. NEW CLAY TILE ROOFING ON ICE AND WATER SHIELD ON 3/4" SHTG OVER STICK FRAMING
5. RETURN ROOF TO MEET NEW WALL
6. NEW RAIL SIMILAR EXISTING BUT METAL. PAINTED TO MATCH.
7. WROUGHT IRON "TROUGH" STYLE CUSTOM WINDOW BASKET
8. PAINTED STUCCO ON CONCRETE OR CMU PIER TO MATCH EXISTING
9. EXISTING CLAY TILE ROOFING
10. EXISTING ELECTRICAL BOX
11. NEW (PAP) 3/4" x 7'-0" GALVANIZED STEEL DOOR AND FRAME. MODIFY HEIGHT TO FIT UNDER BOND BEAM. PAINT TO MATCH EXISTING ADJACENT WALL. NO HARDWARE ON STREET SIDE.
12. EXISTING PAINTED CMU WALL
13. PAINTED WOOD BRACKET W/ TOTAL 6" PROJECTION
14. 12" TALL x 2" DEEP PAINTED "BEAM" TRIM BOARD
15. EXISTING BOX GUTTER
16. EXISTING PAINTED STUCCO WALL
17. EXISTING WALLS OF HOTEL
18. EXISTING PAINTED RAILING
19. EXISTING PIER WITH PAINTED STUCCO FINISH
20. METAL ROOF
21. ART INSTALLATION - STEEL SCREEN BETWEEN STRUCTURAL MEMBERS. TO PROTECT ELEVATOR DOORS.
22. STRUCTURAL COLUMN
23. NEW ROOF STRUCTURE - CONTAINING LIGHTS AND ELECTRICAL SERVICE TO BUILDING AT HYPOLITA AND AVENIDA MENENDOSZA
24. NEW SLOPED CONCRETE SLAB - ELEVATED WALKWAY
25. RELOCATED POOL ACCESS CONTROL GATE
26. NEW RAILING SECTION AND POST TO MATCH EXISTING. WHITE
27. PAINTED STUCCO FINISH TO MATCH EXISTING OVER CONCRETE STRUCTURE
28. NEW RAILING SECTION AND POST TO MATCH EXISTING. WHITE
29. EXISTING CLAY TILE ROOFING TO BE CAREFULLY REMOVED AND STORED FOR RE-USE ON THIS PROJECT
30. WALL TO BE REMOVED
31. WOOD POST TO BE REMOVED (TYP)
32. EXISTING PAINTED STUCCO ON CMU WALL TO REMAIN
33. EXISTING WOOD RAILING TO BE REMOVED
34. EXISTING WOOD FENCE TO BE REMOVED
35. EXISTING STEPS TO BE REMOVED
36. EXISTING WOOD ROOF STRUCTURE TO BE REMOVED IN ITS ENTIRETY. REMOVE PLATE BUT LEAVE ANCHOR BOLTS IN PLACE
37. EXISTING CONCRETE RAMP STRUCTURE TO BE REMOVED IN ITS ENTIRETY TO 8" BELOW ADJACENT GRADE
38. EXISTING WOOD CABLE ENCLOSURE TO BE REMOVED IN ITS ENTIRETY. RELOCATE CABLES TO ATTIC OF WALKWAY. PATCH DAMAGE TO CMU AND PAINT TO MATCH.
39. ART INSTALLATION STEEL SCREEN BETWEEN STRUCTURAL MEMBERS. INTERNALLY ILLUMINATED

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EXISTING AND PROPOSED ELEVATIONS

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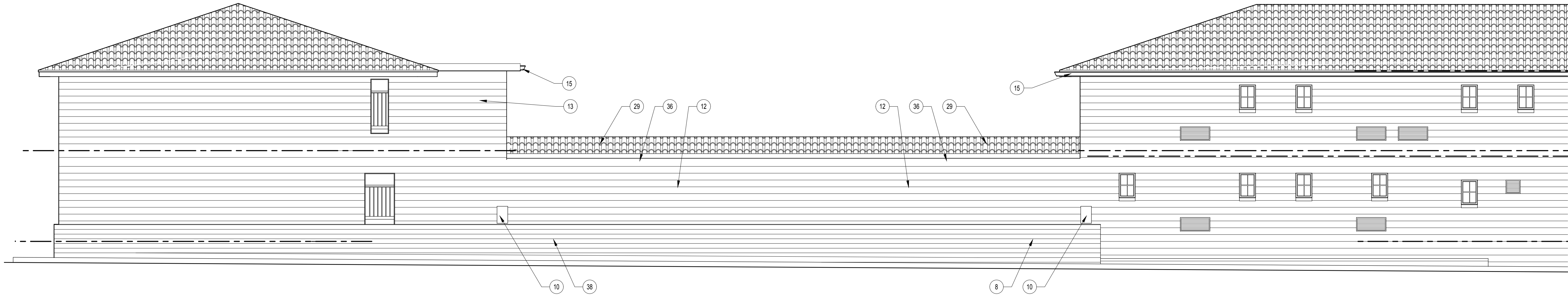
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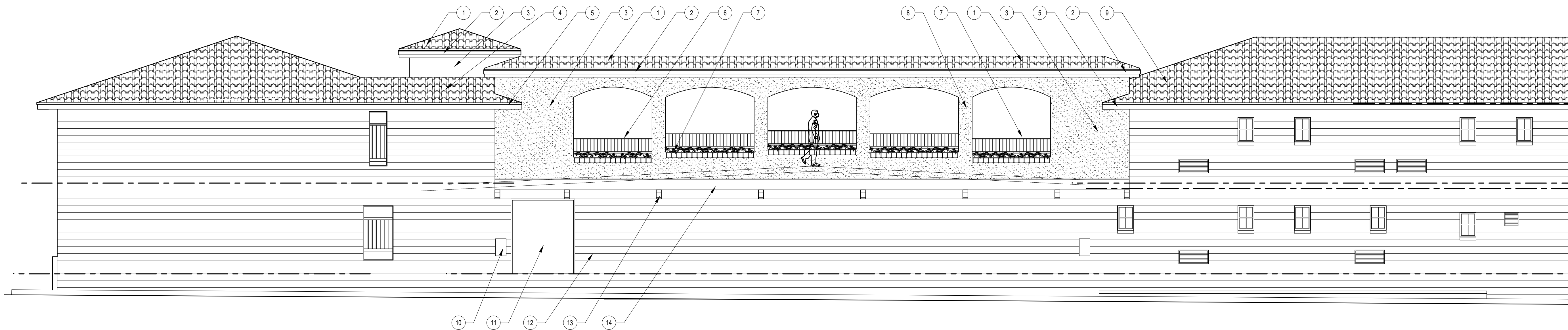
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NORTH (POOL) ELEVATION - EXISTING ON HYPOLITA

3/16"=1'-0"

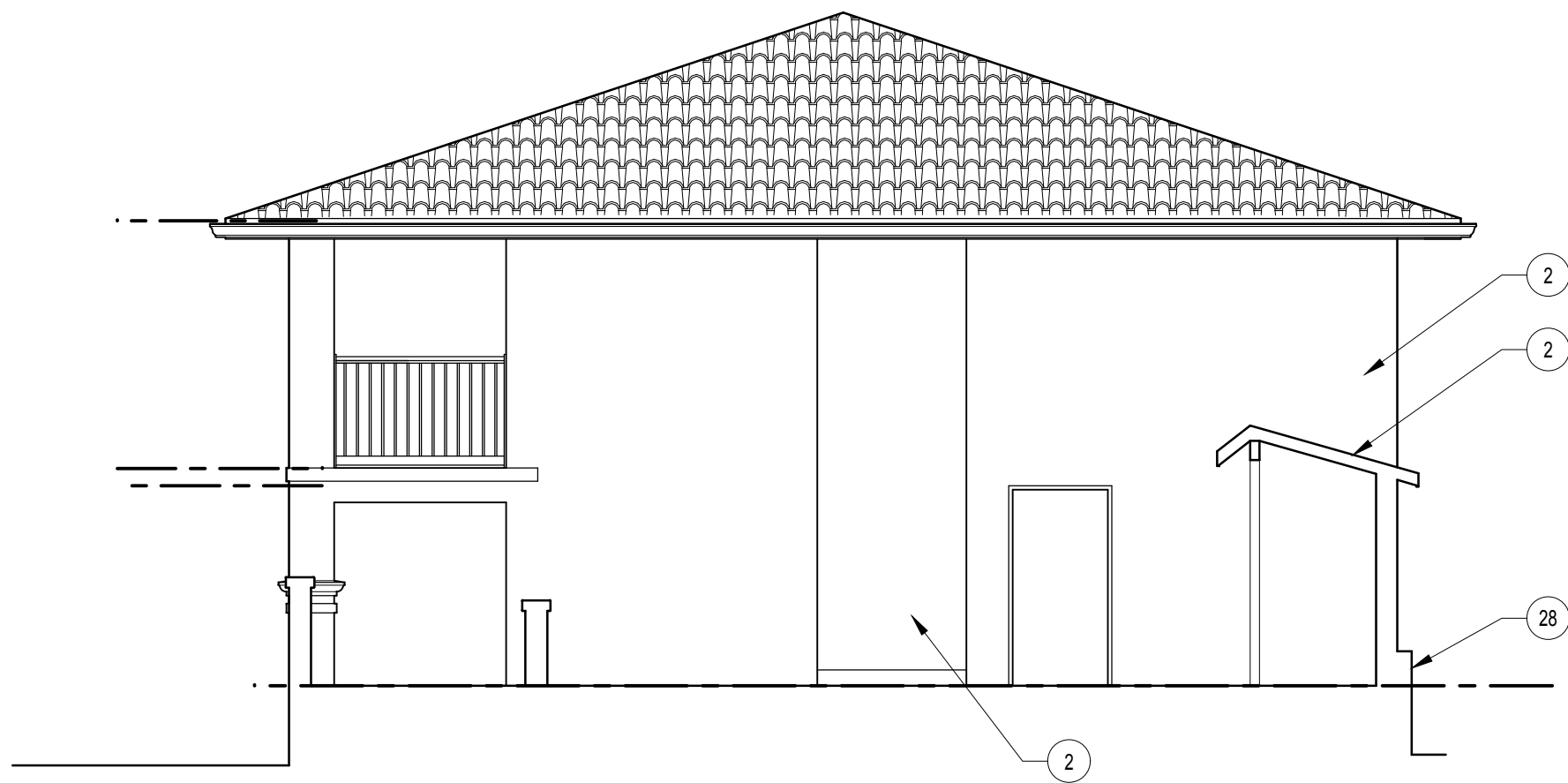
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NORTH (POOL) ELEVATION - PROPOSED ON HYPOLITA

3/16"=1'-0"

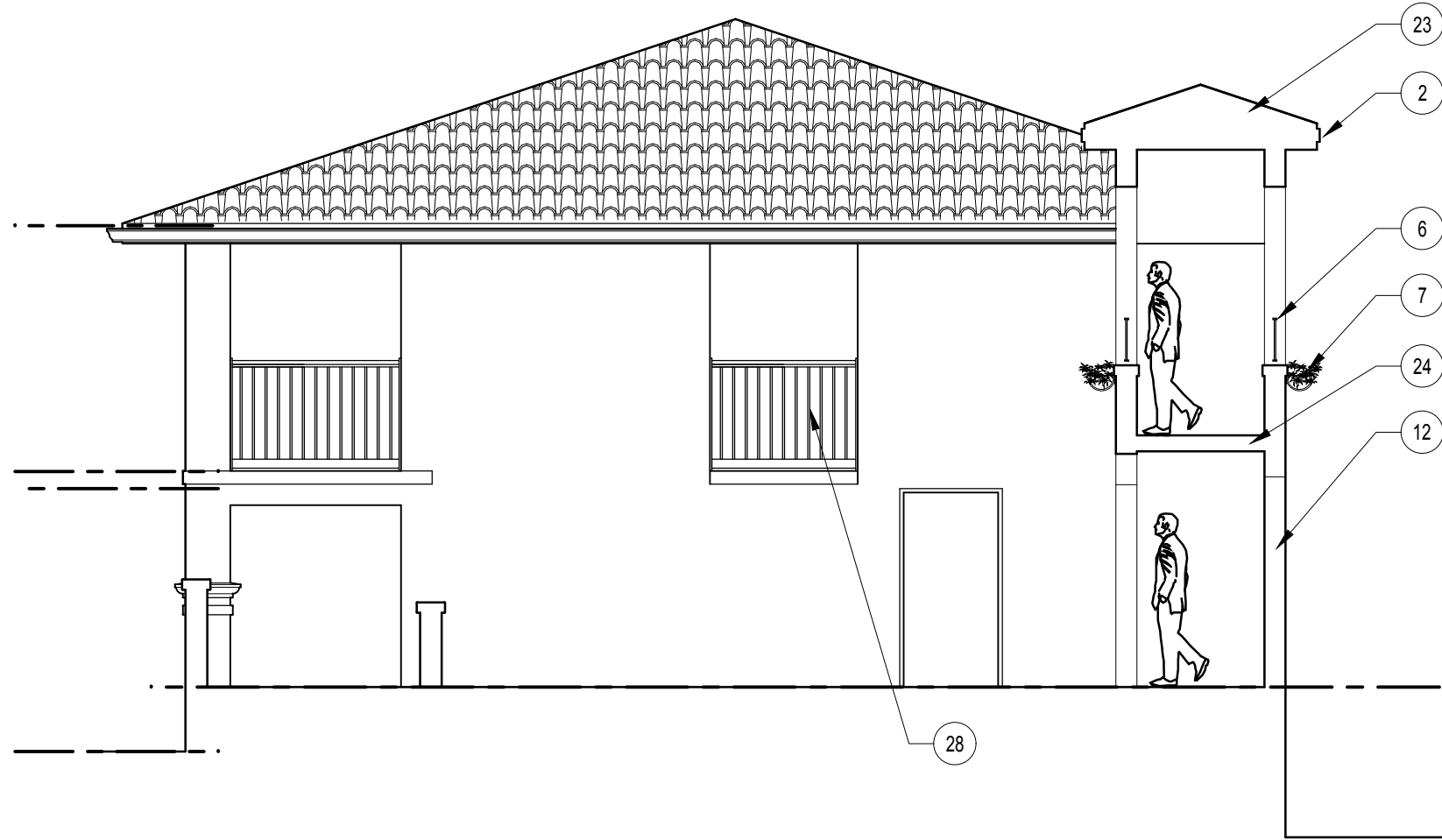
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EAST (POOL) ELEVATION - EXISTING

3/16"=1'-0"

3



EAST (POOL) ELEVATION - PROPOSED

3/16"=1'-0"

4

SHEET NOTES:

1. NEW CLAY TILE ROOFING INSTALLED OVER ICE AND WATER SHIELD OVER 3/4" SHTG OVER WOOD TRUSSES.
2. NEW FASCIA WITH 4" TRIM BOARD AND ALUMINUM DRIP
3. NEW PAINTED STUCCO ON CMU TO MATCH EXISTING
4. NEW CLAY TILE ROOFING ON ICE AND WATER SHIELD ON 3/4" SHTG OVER STICK FRAMING
5. RETURN ROOF TO MEET NEW WALL
6. NEW RAIL SIMILAR EXISTING BUT METAL PAINTED TO MATCH
7. WROUGHT IRON "TROUGH" STYLE CUSTOM WINDOW BASKET
8. PAINTED STUCCO ON CONCRETE OR CMU PIER TO MATCH EXISTING
9. EXISTING CLAY TILE ROOFING
10. EXISTING ELECTRICAL BOX
11. NEW (PAIR) 3'-0" x 7'-0" GALVANIZED STEEL DOOR AND FRAME. MODIFY HEIGHT TO FIT UNDER BOND BEAM. PAINT TO MATCH EXISTING ADJACENT WALL. NO HARDWARE ON STREET SIDE.
12. EXISTING PAINTED CMU WALL
13. PAINTED WOOD BRACKET W/ TOTAL 6" PROJECTION
14. 12" TALL x 2" DEEP PAINTED "BEAM" TRIM BOARD
15. EXISTING BOX GUTTER
16. EXISTING PAINTED STUCCO WALL
17. EXISTING WALLS OF HOTEL
18. EXISTING PAINTED RAILING
19. EXISTING PIER WITH PAINTED STUCCO FINISH
20. METAL ROOF
21. ART INSTALLATION - STEEL SCREEN BETWEEN STRUCTURAL MEMBERS, TO PROTECT ELEVATOR DOORS.
22. STRUCTURAL COLUMN
23. NEW ROOF STRUCTURE - CONTAINING LIGHTS AND ELECTRICAL SERVICE TO BUILDING AT HYPOLITA AND AVENIDA MENENDAZ
24. NEW SLOPED CONCRETE SLAB - ELEVATED WALKWAY
25. RELOCATED POOL ACCESS CONTROL GATE
26. NEW RAILING SECTION AND POST TO MATCH EXISTING. WHITE
27. PAINTED STUCCO FINISH TO MATCH EXISTING OVER CONCRETE STRUCTURE
28. NEW RAILING SECTION AND POST TO MATCH EXISTING. WHITE
29. EXISTING CLAY TILE ROOFING TO BE CAREFULLY REMOVED AND STORED FOR RE-USE ON THIS PROJECT
30. WALL TO BE REMOVED
31. WOOD POST TO BE REMOVED (TYP)
32. EXISTING PAINTED STUCCO ON CMU WALL TO REMAIN
33. EXISTING WOOD RAILING TO BE REMOVED
34. EXISTING WOOD FENCE TO BE REMOVED
35. EXISTING STEPS TO BE REMOVED
36. EXISTING WOOD ROOF STRUCTURE TO BE REMOVED IN ITS ENTIRETY. REMOVE PLATE BUT LEAVE ANCHOR BOLTS IN PLACE.
37. EXISTING CONCRETE RAMP STRUCTURE TO BE REMOVED IN ITS ENTIRETY TO 8" BELOW ADJACENT GRADE.
38. EXISTING WOOD CABLE ENCLOSURE TO BE REMOVED IN ITS ENTIRETY. RELOCATE CABLES TO ATTIC OF WALKWAY. PATCH DAMAGE TO CMU AND PAINT TO MATCH.
39. ART INSTALLATION STEEL SCREEN BETWEEN STRUCTURAL MEMBERS, INTERNALLY ILLUMINATED

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EXISTING AND PROPOSED ELEVATIONS

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EXISTING NORTH (CORNER) ELEVATION

3/16"=1'-0"

1



EXISTING WEST (CORNER) ELEVATION

3/16"=1'-0"

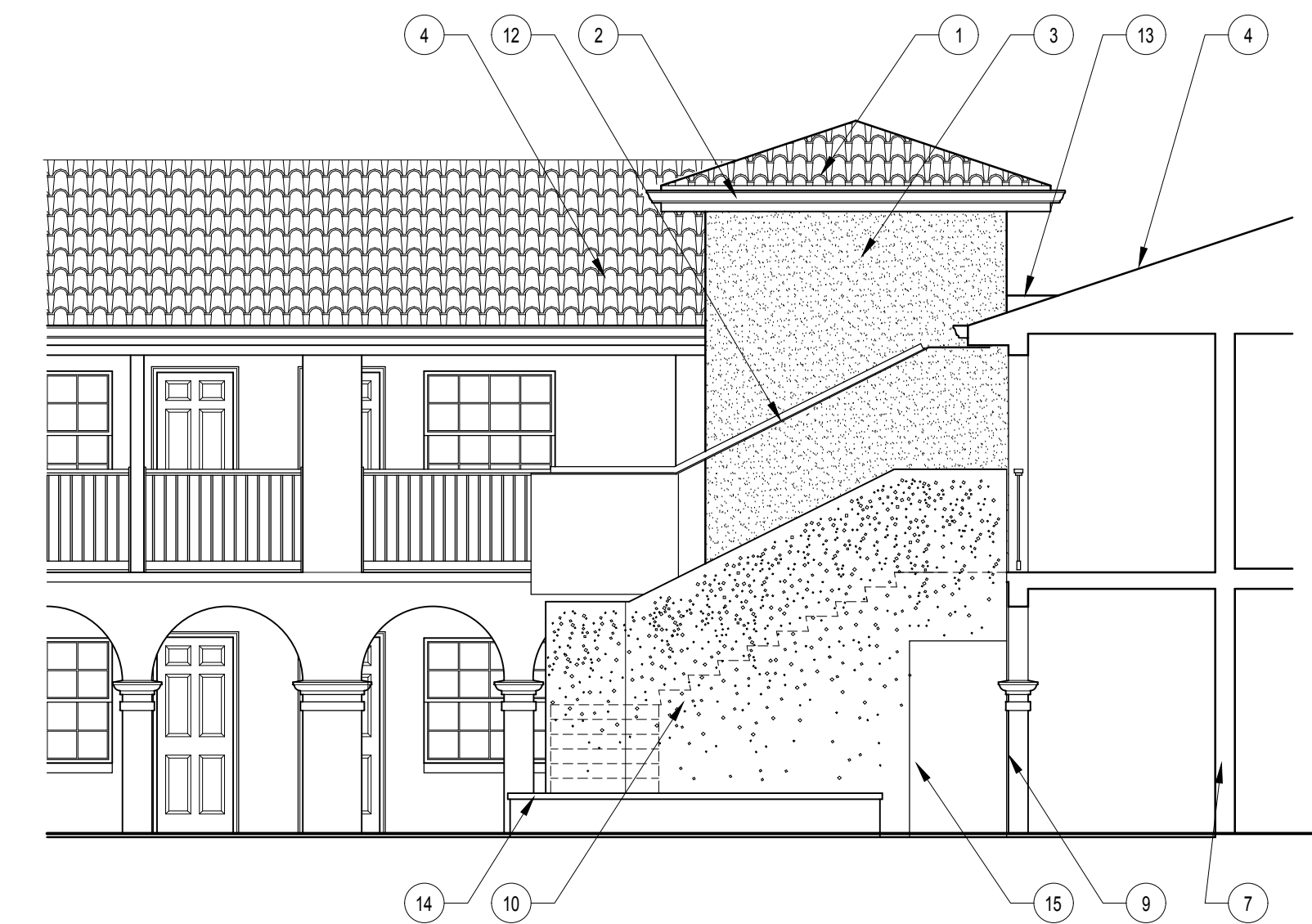
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NORTH (CORNER) ELEVATION

3/16"=1'-0"

3



WEST (CORNER) ELEVATION

3/16"=1'-0"

4

SHEET NOTES:

1. NEW CLAY TILE ROOFING INSTALLED OVER ICE AND WATER SHIELD OVER 3/4" SHTG OVER WOOD TRUSSES.
2. NEW BOX GUTTER TO MATCH EXISTING
3. NEW PAINTED STUCCO ON CMU TO MATCH EXISTING
4. EXISTING CLAY TILE ROOFING
5. EXISTING BOX GUTTER
6. EXISTING PAINTED STUCCO WALL
7. EXISTING WALLS OF HOTEL
8. EXISTING PAINTED RAILING - SECTIONS TO BE REMOVED
9. EXISTING PIER WITH PAINTED STUCCO FINISH
10. GUARD CONSISTING OF ART SCREEN PANEL - 2 LAYERS OF LASER CUT, POWDER COATED, STEEL PANELS WITH 1/4" THICK WHITE ACRYLIC SHEET BONDED TO BACK AND INTERNALLY LIT WITH LEDS. INTERNAL STRUCTURE OF 2" GALVANIZED STEEL TUBES ATTACHED TO CONCRETE STRUCTURE WITH 2" OFFSETS
11. EXISTING BOX GUTTER
12. 3/4" PLATE STEEL CANOPY ON STEEL TUBE FRAME CANTILEVERED FROM WALL OF ELEVATOR SHAFT. 12" OPEN BETWEEN CANOPY AND SHAFT.
13. CRICKET
14. PAINTED FINISH STUCCO OVER CONCRETE OR CMU PLANTER WALL. 18" TALL x 12" WIDE
15. OPENING IN SCREEN
16. 3" SQUARE TUBE SUPPORT FOR CANOPY VISIBLE BETWEEN CANOPY AND SHAFT WALL
17. WHITE MEMBRANE ROOFING ON TOP OF CANOPY

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PROPOSED ELEVATIONS
CORNER AREA

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1	05.15.19	HARB SUBMISSION	
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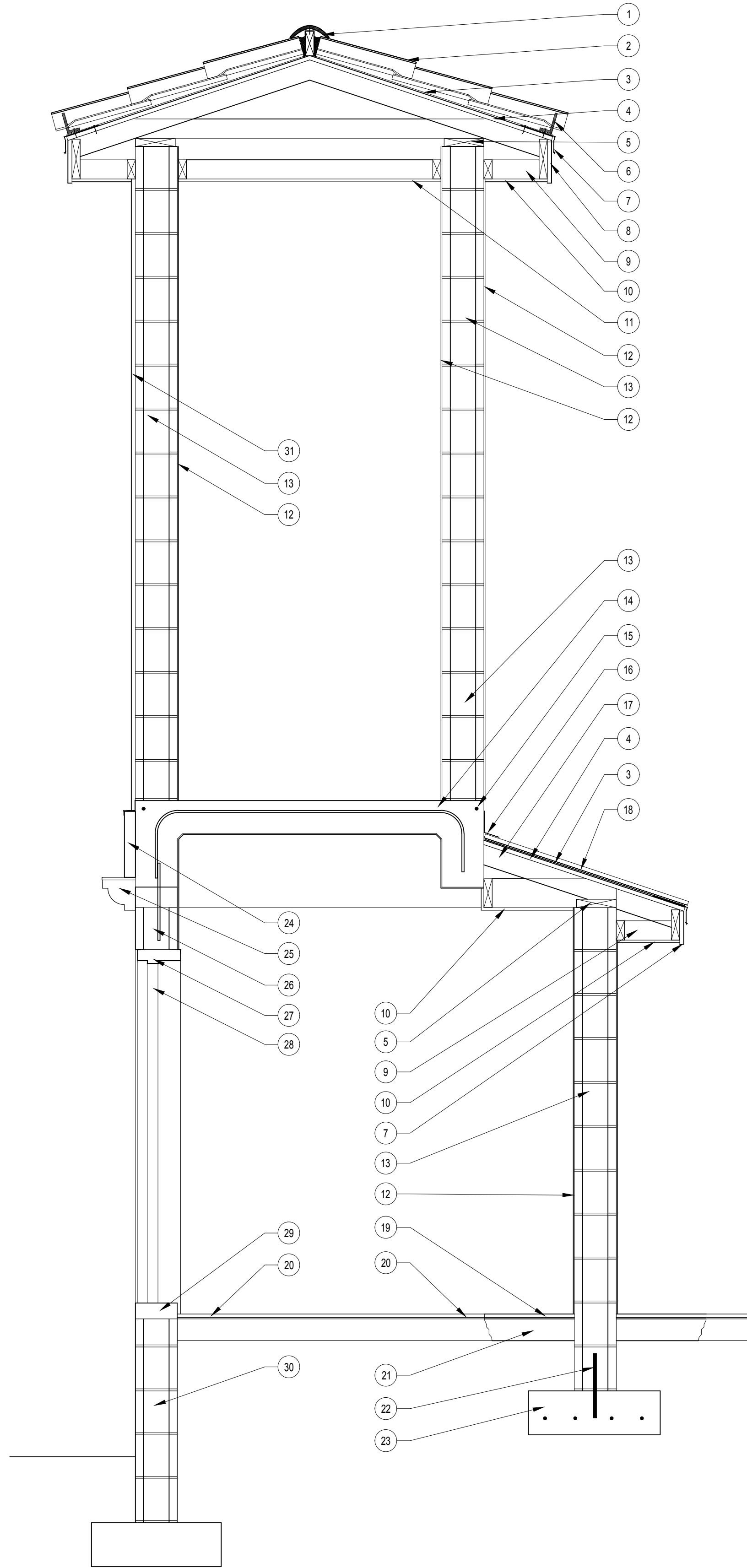
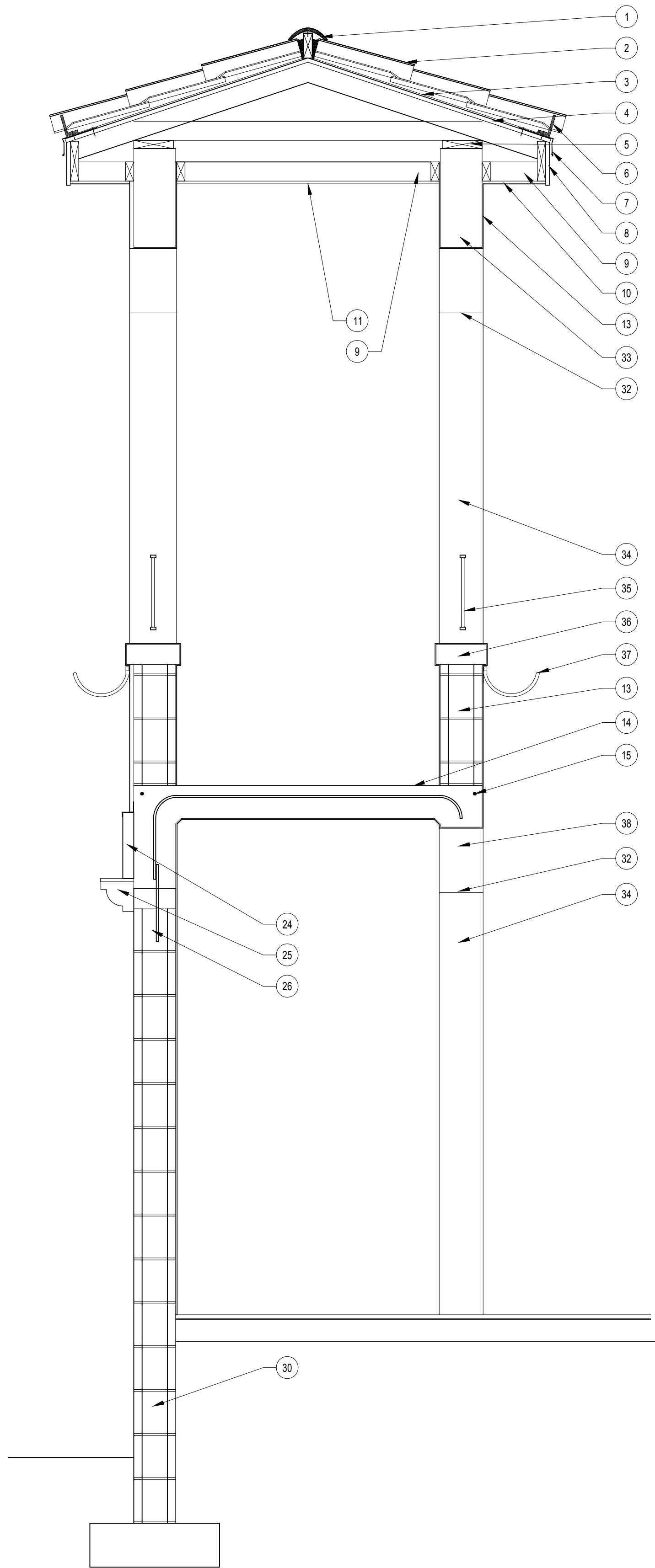
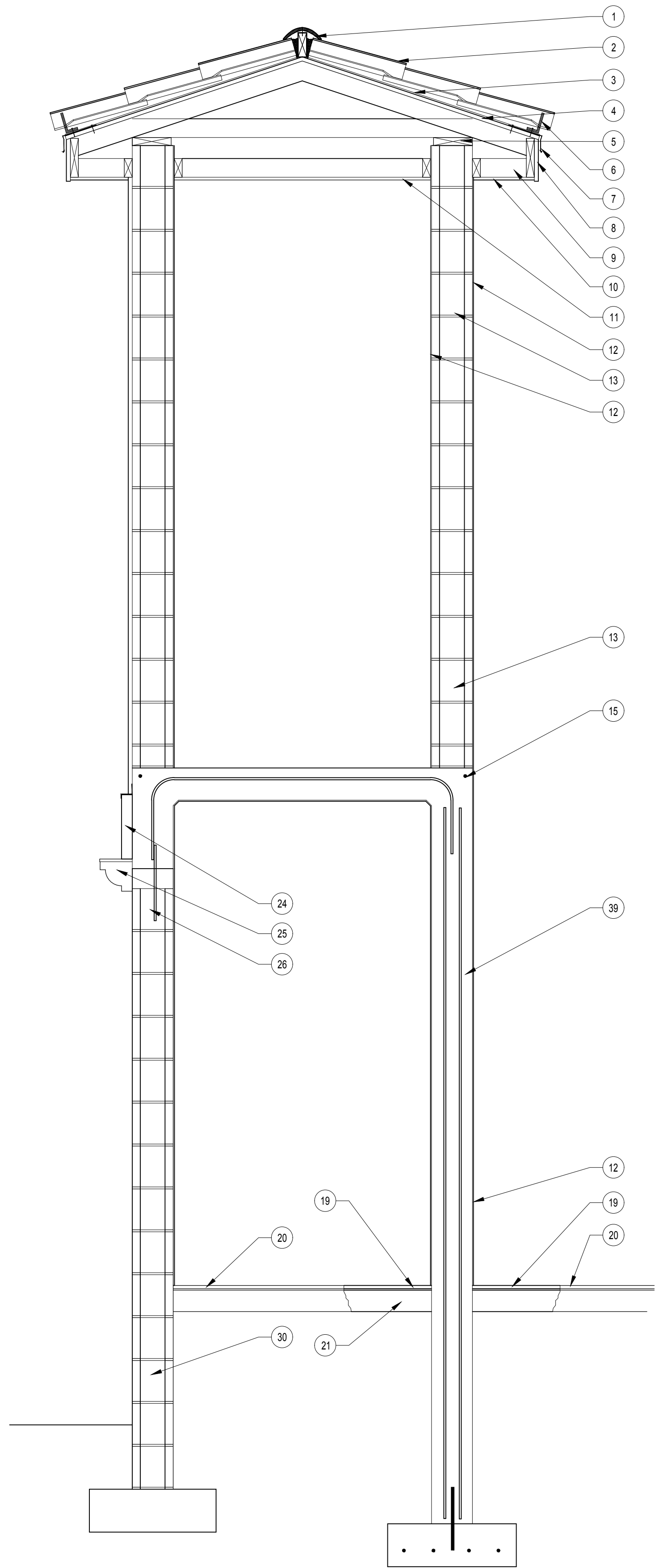
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Number

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CONSTRUCTION



- SHEET NOTES:
1. NEW CLAY TILE PEAK OVER WOOD SUPPORT WITH MORTAR FILLING TILE BUTT ENDS. RUN VAPOR BARRIER CONTINUOUSLY UP AND OVER WOOD SUPPORT.
 2. NEW SPANISH STYLE CLAY TILE ROOFING TO MATCH EXISTING ICE AND WATER SHIELD OVER ALL SURFACES.
 4. 7/8" PLYWOOD ROOF SHEATHING 2 x 8 CONTINUOUS PRESSURE TREATED WOOD PLATE BOLTED TO FILLED CMU WITH 7/8" DIA x 16" LONG A.B.s @ 24" O.C. AND (MAX) 8" FROM EACH END.
 6. "S" STYLE BIRD STOP IN EACH TILE CAVITY
 7. WHITE ALUMINUM DRIP EDGE
 8. 7/2" x 1/2" COMPOSITE FASCIA PAINTED WHITE
 9. 2 x 4 FRAMING TO SUPPORT SOFFIT AND FASCIA
 10. WHITE VINYL SOFFIT TO MATCH EXISTING SOFFITS
 11. WET LOCATION GWB ON 2 x 4 FRAMING @ 16" O.C.
 12. CEMENT PARGE APPROXIMATELY 1/2" THICK WITH TEXTURE AND PAINTING TO MATCH EXISTING
 13. 6" (NOM) CMU WALL REINFORCED PER STRUCTURAL DRAWINGS
 14. BRICK TILE FLOOR TO MATCH EXISTING ON THIN SET MORTAR BED ON REINFORCED CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
 15. CORNER REINFORCEMENT FLASHING
 16. 2 x 6 FRAMING @ 16" O.C. @ 4:12 PITCH
 17. STANDING SEAM METAL ROOF SYSTEM - COLOR TO MATCH CLAY TILE ROOFING AS CLOSELY AS POSSIBLE
 19. BRICK TILE FLOORING TO MATCH EXISTING TOOTHED INTO EXISTING PATTERN
 20. EXISTING FLOOR SYSTEM OF BRICK TILE PAVERS OVER THIN SET BED OVER SLAB
 21. NEW CONCRETE SLAB PATCH AS REQUIRED TO FILL EXCAVATION. ASSURE THIS SLAB RESTS ON COMPACTED POROUS FILL
 22. DOWEL FROM FOOTING INTO SOLIDLY GROUTED CMU PIER
 23. CONCRETE PAD FOOTING - SEE STRUCTURAL
 24. 2" x 12" COMPOSITE BEAM MEMBER PAINTED WHITE WITH 2" FLASHING OVER.
 25. 3" WIDE x 6" TALL COMPOSITE BEAM END BRACKETS WITH FLASHING OVER. EXTEND FLASHING NO MORE THAN 1/2" ON VERTICAL FACE OF BRACKET. WHITE
 26. EXISTING BOND BEAM WITH NEW DOWEL DRILLED AND EPOXIED INTO TOP FOR NEW TURNED DOWN SLAB CONNECTION.
 27. NEW GALVANIZED STEEL DOOR FRAME
 28. DOOR - FLUSH BOTH FACES. NO HARDWARE ON "EXTERIOR" STREET SIDE.
 29. NEW CONCRETE CURB (MIN) 2" ABOVE INTERIOR FLOOR LEVEL
 30. EXISTING CMU WALL - REPAIR AND PAINT EXPOSED WALL ON EXTERIOR
 31. 7/8" THICK CEMENT PARGING SYSTEM. ENDS AND EDGES MUST BE SCREED STRAIGHT. TEXTURE AND PAINTING TO MATCH EXISTING
 32. SPRING LINE OF PARGED CONCRETE ARCH
 33. CAST-IN-PLACE CONCRETE ARCH - SEE STRUCTURAL. PARGE ALL EXPOSED SURFACES TO HAVE TEXTURE AND PAINTING TO MATCH EXISTING.
 34. PARGED CMU PIER BEYOND
 35. ALUMINUM RAILING - TOP AT 42" ABOVE HIGH POINT OF SLOPING FLOOR. AND BOTTOM 3" ABOVE SILL AT EACH OPENING. RAILING - 7/8" x 1 1/2" TOP AND BOTTOM RAILS WITH 7/8" SQUARE PICKETS AT 4" O.C. POWER COATED WHITE.
 36. CAST IN PLACE CONCRETE SILL WITH 7/8" PROJECTION EACH SIDE. PARGE ALL EXPOSED SURFACES AND PAINT WHITE
 37. CUSTOM METAL FLOWER BASKET UNDER EACH OPENING
 38. PARGED ARCH BEYOND REINFORCED CONCRETE PIER BETWEEN ARCHES. ALL EXPOSED SURFACES PARGED - MATCH EXISTING TEXTURE AND WALL COLOR

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SECTIONS

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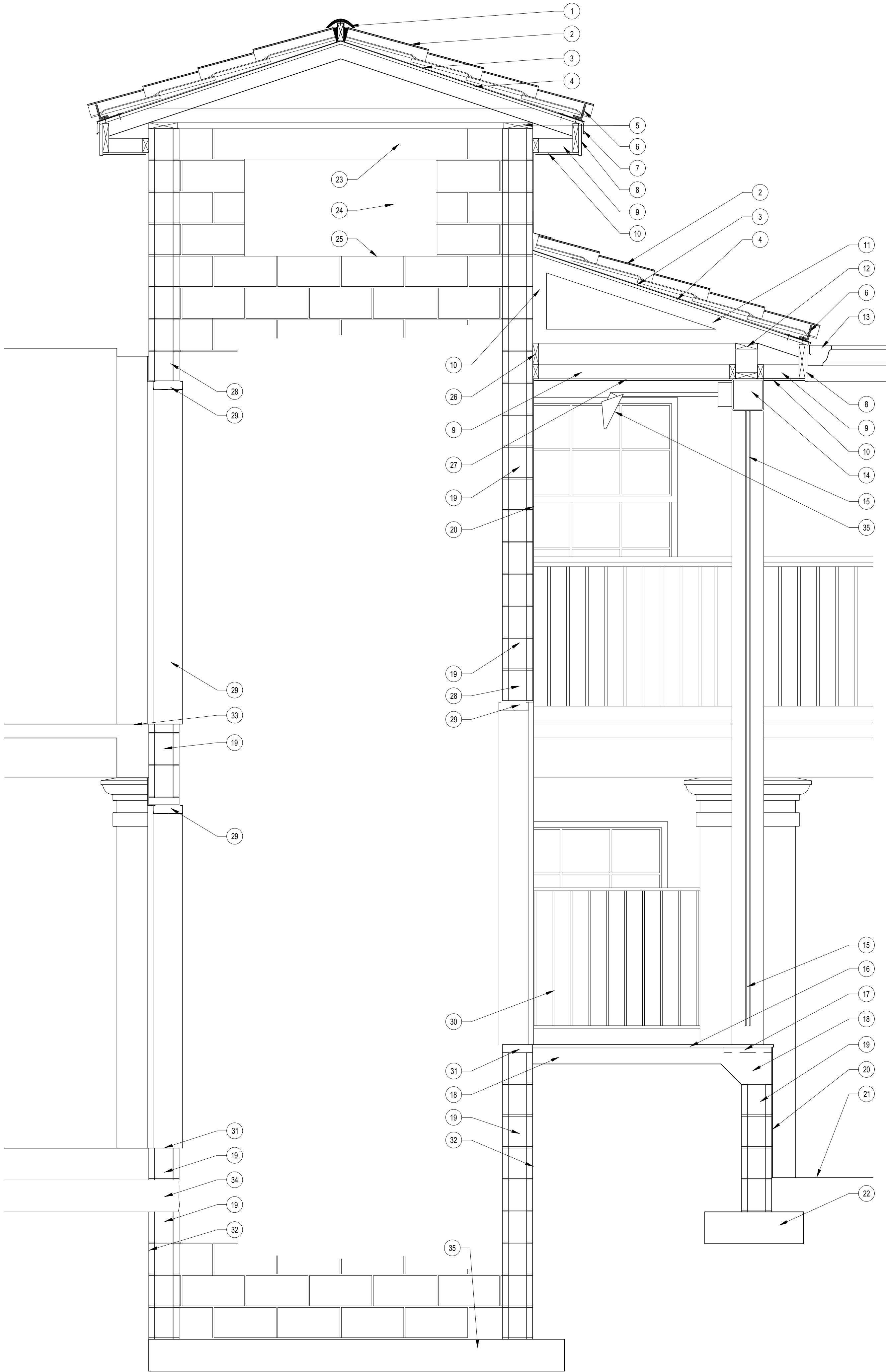
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A3.01

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- SHEET NOTES:
1.

NEW CLAY TILE PEAK OVER WOOD SUPPORT WITH MORTAR FILLING TILE BUTT ENDS. RUN VAPOR BARRIER CONTINUOUSLY UP AND OVER WOOD SUPPORT.
2.

NEW SPANISH STYLE CLAY TILE ROOFING TO MATCH EXISTING
3.

ICE AND WATER SHIELD OVER ALL SURFACES
4.

7/8" PLYWOOD ROOF SHEATHING
5.

2 x 8 CONTINUOUS PRESSURE TREATED WOOD PLATE BOLTED TO FILLED CMU WITH 7/8" DIA x 16" LONG A.B.s @ 24" O.C. AND (MAX) 6" FROM EACH END.
6.

"S" STYLE BIRD STOP IN EACH TILE CAVITY
7.

WHITE ALUMINUM DRIP EDGE
8.

7 1/2" x 1 1/2" COMPOSITE FASCIA PAINTED WHITE
9.

2 x 4 FRAMING TO SUPPORT SOFFIT AND FASCIA
10.

WHITE VINYL SOFFIT TO MATCH EXISTING SOFFITS
11.

WOOD TRUSSES @ 4:12 PITCH
12.

CHIPPLE WALL ON BEAM OF 2 x 6s @ 12" O.C.
13.

GUTTER TO MATCH EXISTING
14.

6 x 8 GALVANIZED STEEL BEAM PAINTED TO MATCH EXISTING - SEE STRUCTURAL DRAWINGS
15.

ART SCREEN PANEL - LASER CUT, POWDER COATED, STEEL PANELS, LIT WITH LED's
16.

BRICK TILE FLOOR TO MATCH EXISTING ON THIN SET MORTAR BED ON REINFORCED CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
17.

1" DEEP RECESS IN SLAB FOR COLUMN BASE PLATE - FILL SPACE WITH GROUT AND INSTALL BRICK PAVING SYSTEM OVER
18.

REINFORCED CONCRETE SLAB - SEE STRUCTURAL
19.

8" (NOM) CMU WALL REINFORCED PER STRUCTURAL DRAWINGS
20.

CEMENT PARGE APPROXIMATELY 3/4" THICK WITH TEXTURE AND PAINTED TO MATCH EXISTING
21.

EXISTING GRADE - REPAIR AND REINSTALL PAVING AND LANDSCAPE ELEMENTS
22.

CONTINUOUS CONCRETE FOOTING PER STRUCTURAL DRAWINGS
23.

BOND BEAM
24.

RECESS FOR HVAC UNIT
25.

7/8" PLYWOOD FLOOR ON 2 x 6 FRAMING BEHIND CMU
26.

P.T 2 x 6 LEDGER BOLTED TO CMU (GROUTED SOLID) W/ 7/8" DIA x 8" EXPANSION OR EPOXY ANCHORS @ 16" O.C. AND (MAX) 4" FROM EACH END
27.

WET LOCATION GWB
28.

GROUTED SOLID BOND BEAM OVER DOOR OPENING
29.

METAL DOOR FRAME (STAINLESS) BY ELEVATOR MANUFACTURER
30.

NEW WOOD RAILING TO MATCH EXISTING
31.

POURED BASE FOR ELEVATOR DOOR THRESHOLD
32.

WATERPROOFING - ALL WALLS AROUND ELEVATOR PIT - EXTEND ONTO FOOTING AND EXISTING ADJACENT CONSTRUCTION WHERE PRACTICAL TO ASSURE A WATER-TIGHT BARRIER
33.

EXISTING CONCRETE FLOOR SLAB AND PAVING SYSTEM - CUT OFF OVERHANG TO PREP FOR ELEVATOR SHAFT WALL CONSTRUCTION
34.

APPROXIMATE LOCATION OF EXISTING FOOTING - CUT OR CHIP OFF EDGE OF FOOTING TO BE FLUSH WITH FACE OF ELEVATOR SHAFT WALL
35.

SURFACE MOUNTED LIGHT - BEGA 84 100 SURFACE WASHER

Best Western

Bayfront

Owner Contact

Jalaram Hotels Inc.
Kanti and Vik Patel
1 Riberia Street
St Augustine FL 32084
888-525-2726

PROJECT LOCATION

16 Avenida Menendez
St. Augustine, FL 32084

CONTRACTOR:

Omega Construction Services
James Mouhourtis
1 Riberia Street
St. Augustine, FL 32084
904-338-3995

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

SECTIONS

No.	Date:	Description:	Revisions:
1	05.15.19	HARB SUBMISSION	
2	06.07.19	P2B SUBMISSION	

ScaleAS NOTED

Sheet title

Sheet NumberA3.02

NOT FOR
CONSTRUCTION

Owner Contact

Jalaram Hotels Inc.
Kanti and Vik Patel
1 Riberia Street
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888-525-2726

PROJECT LOCATION

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SECTIONS

No.	Date:	Description:	Revisions:
1	05.15.19	HARB SUBMISSION	
2	06.07.19	P2B SUBMISSION	

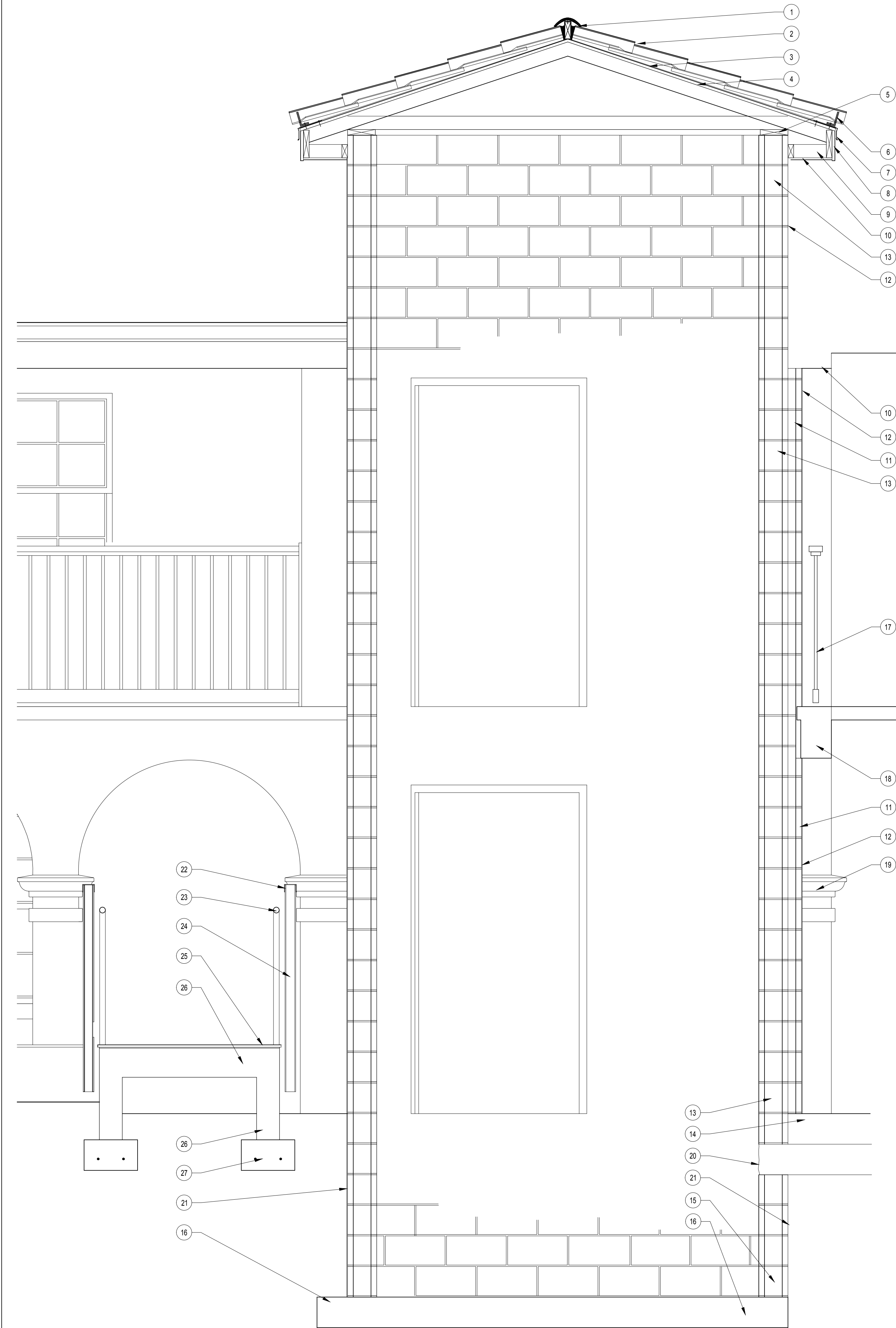
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Number

A3.03

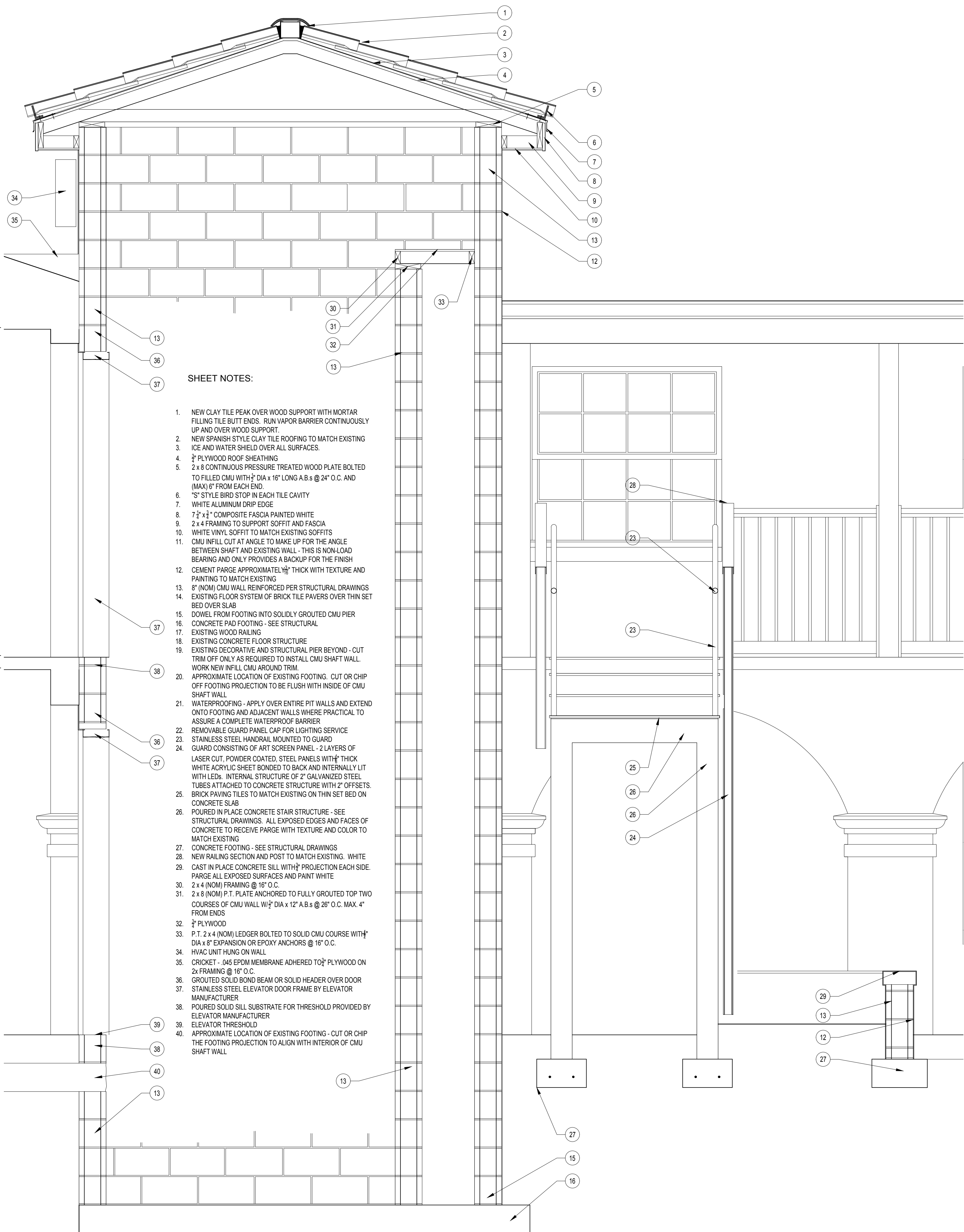
NOT FOR
CONSTRUCTION



SECTION AT NEW STAIR & ELEVATOR

3/4"=1'-0"

1



SECTION AT NEW STAIR & ELEVATOR

3/4"=1'-0"

2

SECTIONS

Jalaram Hotels Inc.
Kanti and Vik Patel
1 Riberia Street
St Augustine FL 32084
888-525-2726

16 Avenida Menendez
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Omega Construction Services
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- | No. | Date: | Description: | Revisions: |
|-----|----------|-----------------|------------|
| 1 | 05.15.19 | HARB SUBMISSION | |
| 2 | 06.07.19 | PZB SUBMISSION | |

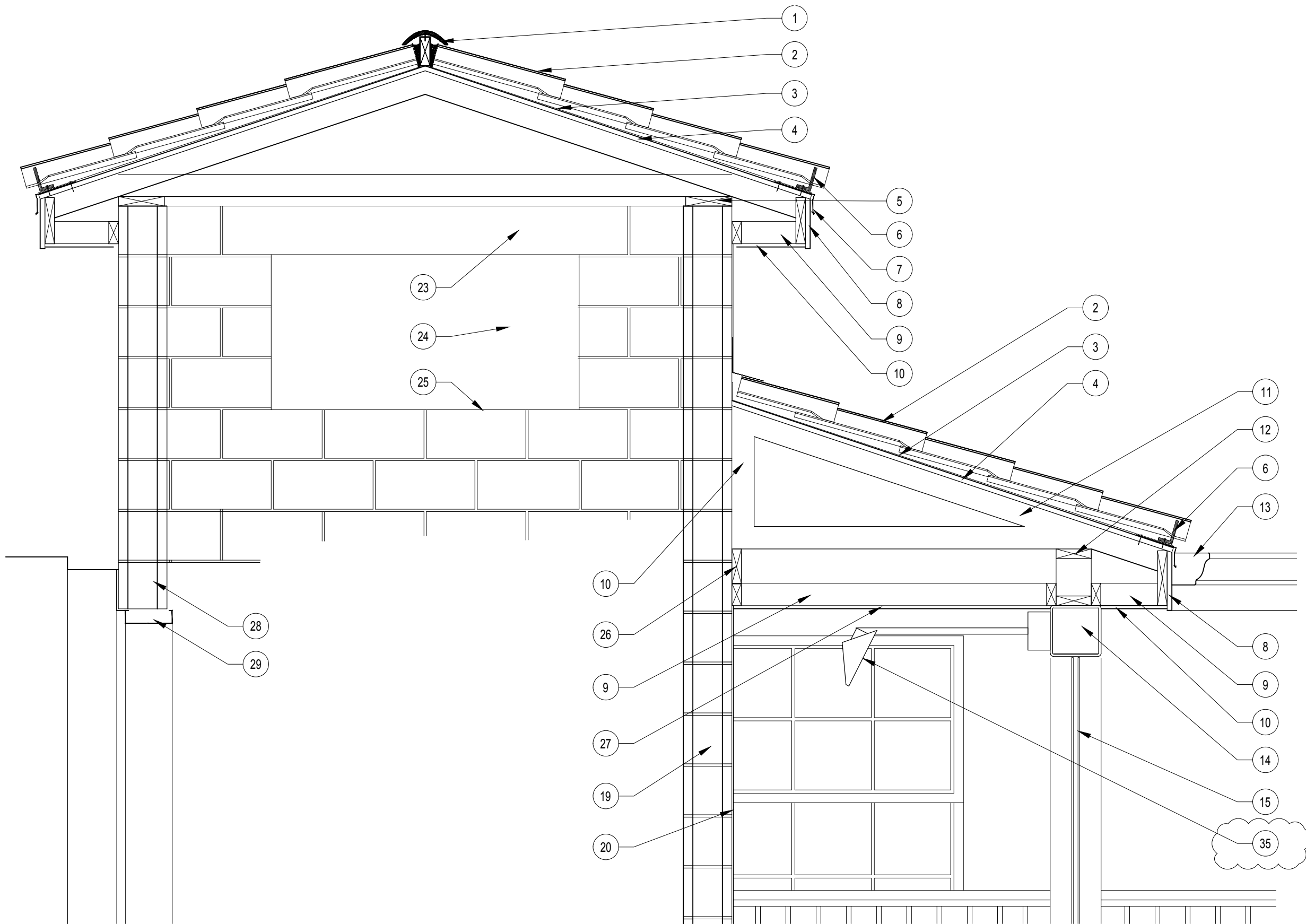
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NOT FOR
CONSTRUCTION

 $34^{\circ}=1^{\circ}40'$ 
$$3/4'' = 1'$$

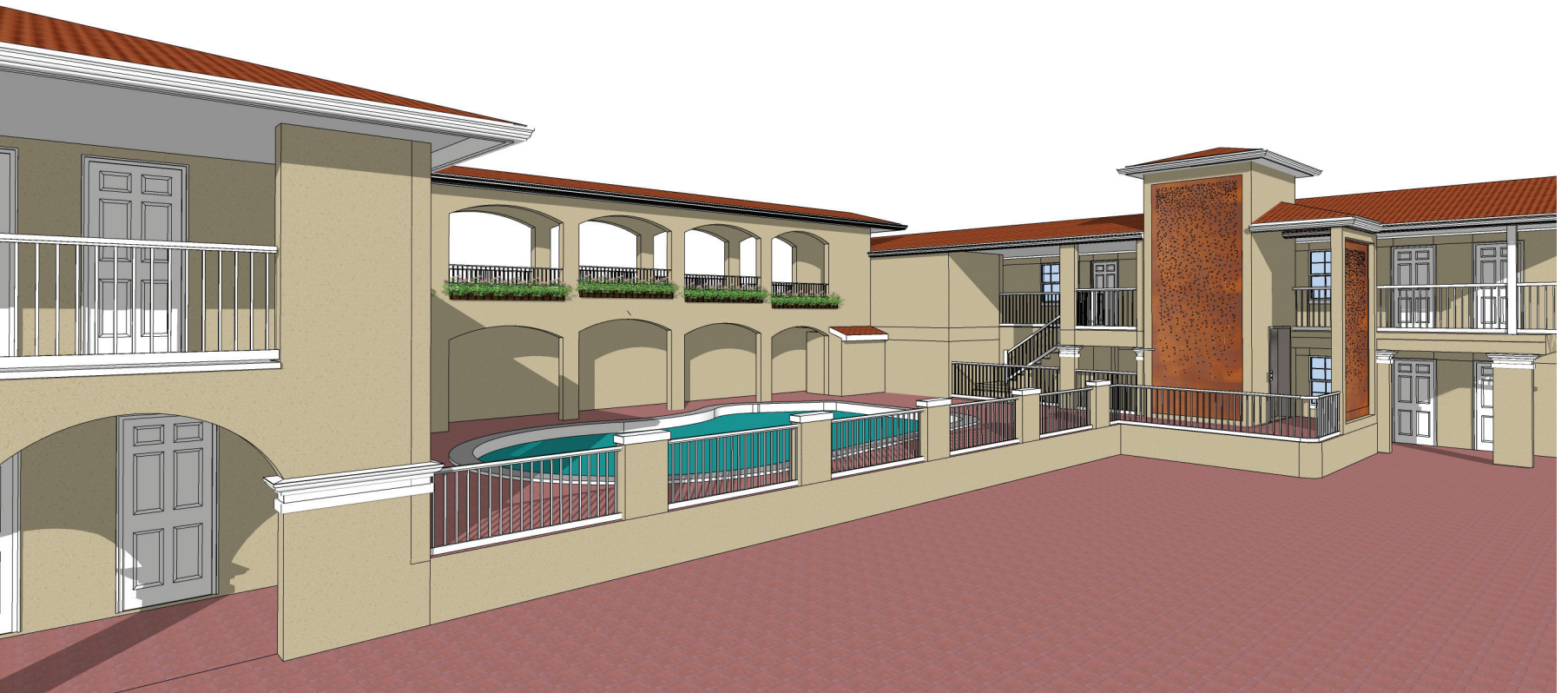


SHEET NOTES:

- ON THIN SET MORTAR BED ON REINFORCED CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
17. 1" DEEP RECESS IN SLAB FOR COLUMN BASE PLATE. FILL SPACE WITH GROUT AND INSTALL BRICK PAVING SYSTEM OVER
18. REINFORCED CONCRETE SLAB - SEE STRUCTURAL
19. 8" (NOM) CMU WALL REINFORCED PER STRUCTURAL DRAWINGS
20. CEMENT PARGE APPROXIMATELY $\frac{3}{16}$ " THICK WITH TEXTURE AND PAINTED TO MATCH EXISTING
21. EXISTING GRADE - REPAIR AND REINSTALL PAVING AND LANDSCAPE ELEMENTS
22. CONTINUOUS CONCRETE FOOTING PER STRUCTURAL DRAWINGS
23. BOND BEAM
24. RECESS FOR HVAC UNIT
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35. SURFACE MOUNTED LIGHT - BEGA 84 100 SURFACE WASHER



16 Avenida Menendez - Proposed Corner Elevator and Stair View



16 Avenida Menendez - Proposed Pool Side Elevator and Walkway View



16 Avenida Menendez - Proposed Pool Side Elevator and Walkway View



16 Avenida Menendez - Hypolita Street Proposed View



16 Avenida Menendez - Hypolita Street Existing View



16 Avenida Menendez - Proposed View



16 Avenida Menendez - Existing View

BEGA**84 100**

Surface washer

IP 65

Project · Reference number

Date

Product data sheet

Application

Surface washer with mounting box and outrigger arm for installation on ceilings and walls. With asymmetrical light distribution for illuminating wall-, ceiling-, ground surfaces or advertising boards.

Product description

Luminaire made of aluminium alloy, aluminium and stainless steel
 Safety glass
 Reflector surface made of pure aluminium
 Swivel ranges:
 Joint mounting box 0°-180° in steps of 15°
 Joint surface washer: +120°/-60° infinitely
 Mounting box with 2 fixing holes
 Ø 6.3 mm · 48 x 160 mm spacing
 2 cable entries for through-wiring of mains supply cable Ø 7-10.5 mm, max. 5 G 1.5[□]
 Connection terminal 2.5[□]
 Earth conductor connection with plug connection
 LED power supply unit
 220-240 V ~ 0/50-60 Hz
 DC 176-276 V
 DALI controllable
 A basic isolation exists between power cable and control line
 Safety class I
 Protection class IP 65
 Dust-tight and protection against water jets
CE – Conformity mark
 Weight: 4.6 kg

Lamp

Module connected wattage	19.7 W
Luminaire connected wattage	22.5 W
Rated temperature	$t_a = 25\text{ °C}$
Ambient temperature	$t_{a\text{ max}} = 50\text{ °C}$

84 100 K4

Module designation	LED-0872/940
Colour temperature	4000 K
Colour rendering index	CRI > 90
Module luminous flux	3145 lm
Luminaire luminous flux*	2200 lm
Luminaire luminous efficiency*	97,8 lm/W

84 100 K3

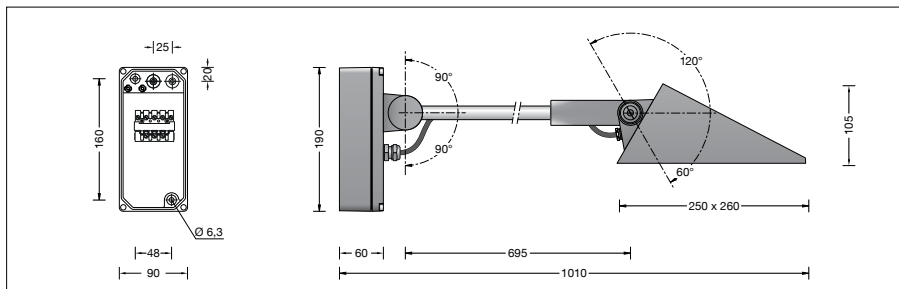
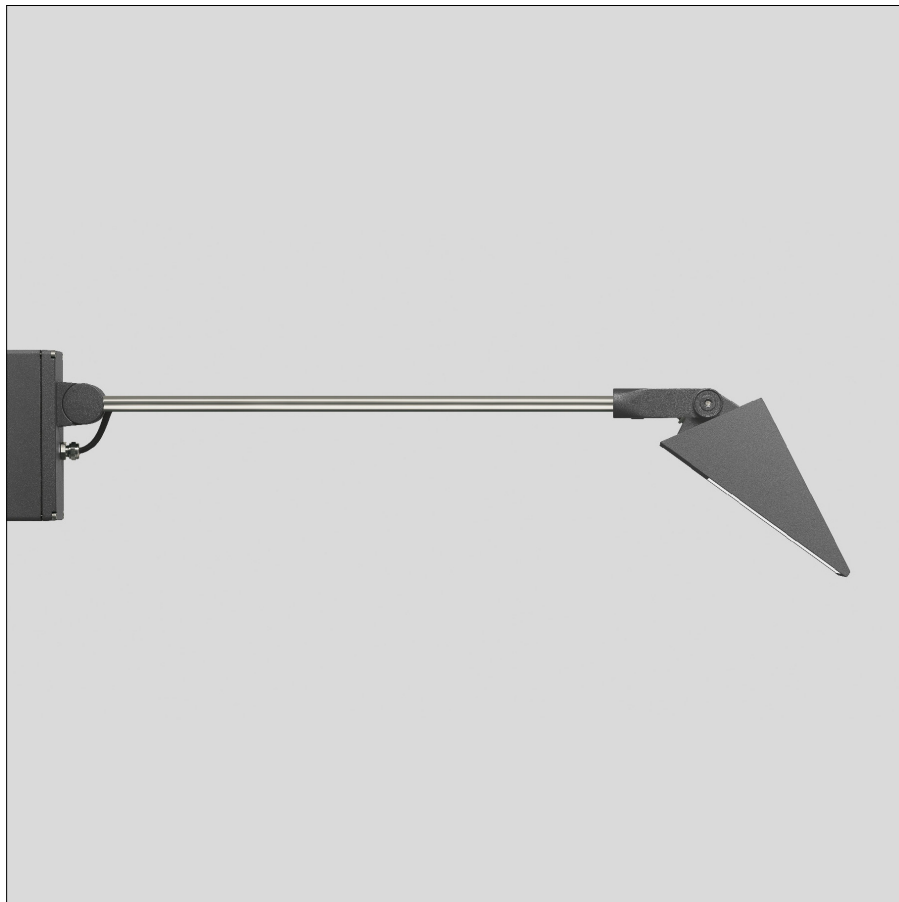
Module designation	LED-0872/930
Colour temperature	3000 K
Colour rendering index	CRI > 90
Module luminous flux	3050 lm
Luminaire luminous flux*	2130 lm
Luminaire luminous efficiency*	94,7 lm/W

* preliminary data

Service life of the LED

Ambient temperature $t_a = 25\text{ °C}$
 – at > 500,000h: L70B50

max. ambient temperature $t_a = 50\text{ °C}$
 – at 135,000h: L70B50

**Light technique**

Luminaire data for the light planning program DIALux for outdoor lighting, street lighting and indoor lighting as well as luminaire data in EULUMDAT- and IES-format you will find on the BEGA web page www.bega.com.

Inrush current

Inrush current: 12 A / 24.2 µs
 Maximum number of luminaires of this type per miniature circuit breaker:

B 10A:	50 luminaires
B 16A:	50 luminaires
C 10A:	50 luminaires
C 16A:	50 luminaires

Article No. 84 100

LED colour temperature optionally 4000 K or 3000 K
 4000 K – Article number + **K4**
 3000 K – Article number + **K3**

Colour graphite or silver
 graphite – article number
 silver – article number + **A**

Sarah Ryan Architect LLC

May 16, 2019

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD

Application for Certificate of Appropriateness for:

Best Western Bayfront
16 Avenida Menendez

Additional information



Roofs and Roofing – Photo 1.1 View of existing roofing



Roofs and Roofing – Photo 1.2 View of existing roofing



Roofs and Roofing – Photo 1.3 Close up view of existing roofing

Roofs and Roofing

Elevator shafts and second floor walkway will have clay tile to match existing. Roof over corner stair will be a very thin steel plate held off the wall to allow light to enter next to elevator shaft. Flat roof (overhang) facing Hypolita will be reconstructed to match property style.



Exterior Finishes – Photo 2.1 View on Hypolita. Exposed painted CMU and wood “fence”



Exterior Finishes – Photos 2.2 Typical finished façade of painted stucco



Exterior Finishes – Photos 2.3 Detail of typical finished façade of painted stucco

Exterior Finishes

All new work will be painted stucco to match existing. Wooden fence will be removed from Hypolita façade and damage repaired.



Porches, Decks, Balconies – Photo 3.1 Existing porch vocabulary.



Porches, Decks, Balconies – Photo 3.2 Existing porch vocabulary.



Porches, Decks, Balconies – Photo 3.3 Existing porch vocabulary.

Porches, Decks, Balconies

No alterations to the existing porches except for the construction of elevator shafts in the corners of the complex. New railings will match the existing.

The two very narrow stairways (29") will be removed and the floor filled in with concrete and brick tile pavers to match the adjacent floor. This is not a change to the porch per-se but is work *on* the porch.

Awning/Canopy – Not applicable / no change



Exterior Doors – Photo 5.1 Typical exterior 6-panel door under stair



Exterior Doors – Photo 5.2 Typical exterior 6-panel door

Exterior Doors

Doors under stairs (pictured above) will be removed with stairs. Two new doors will be added as part of this project – one pair of typical doors to access a closet on the second floor and one pair of steel doors required to access the transformer from Hypolita. The flat steel doors are required so that, in the event of a failure, the power company can access and remove the transformer from the Street. These doors will have no hardware facing Hypolita and will be flush with, and painted to match, the face of the adjacent wall.

Windows – Not applicable / none changed or installed.

Foundation – Not applicable / none exposed



Exterior Electrical/Mechanical – Photo 8.1 Existing lighting fixture



Exterior Electrical/Mechanical – Photo 8.2 Existing lighting fixture



Exterior Electrical/Mechanical – Photo 8.3 Proposed (type) in-ground lighting fixture on columns by pool.



Exterior Electrical/Mechanical – Photo 8.4 Pool column lighting concept

Exterior Electrical/Mechanical

Concealed downlights in ceiling of second floor covered walkway

Ground-mounted uplights on pool columns

Concealed step lights at stairway

Note: art piece screen at elevator shafts and stair guard is intended to be subtly lit from within with invisible light source.



Fences/Walls/ Gates – Photo 9.1 All existing fences and gates are shown here.

Fences/Walls/ Gates

The thinner metal gate (to the left in the photo above) is the pool access control and will be re-located per the plans.



Parking, Landscape, or other site feature – Photo 10.1 Fountain to be removed

Parking, Landscape, or other site feature

The fountain will be removed. Other site feature includes the planter around the corner elevator shaft.



New Construction – Photo 11.1 Pool area where walkway connecting the second floors will be constructed – viewed from parking.



New Construction – Photo 11.2 Pool area where walkway connecting the second floors will be constructed viewed from Hypolita Street.



New Construction – Photo 11.3 Pool area where handicapped ramp will be removed and elevator shaft will be constructed.



New Construction – Photo 11.4 Pool area where handicapped ramp will be removed and elevator shaft will be constructed – close up.



New Construction – Photo 11.5 Corner area where fountain will be removed and elevator shaft and stair will be constructed.



New Construction – Photo 11.6 Flower box (type) beneath walkway openings at second floor walkway behind pool.

TECHNICAL DATA

Visit us at santafetile.com for information on Notices of Approval

Profile	Size Length x Width x Height (in)	Coverage Pieces per Sq. (units)*	Weight		Pieces/Pallet
			Unit (lbs)	Per Square (lb)	
 Spanish "S"	18 x 11.3 x 3.5	96	6.9 662		600
 Báltica Tile	14 x 11 x 0.6	131	6.8 825		640
 Imperial	18 x 11.3 x 2	96	6.6 634		600
 Mission Barrel	18 x 7.6 - 8.5 x 2.5 - 3.1	160	5.5 880		630
 Artisan Tile	18 x 7 - 9 x 3	180	6.8 1224		560

*depends on overlap

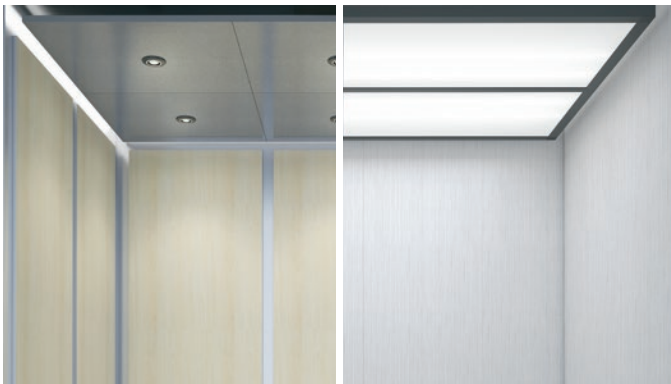




➞ When we say machine room-less, we mean it. Everything fits in the hoistway.

Simply more space.

Because the endura MRL doesn't have a machine room, you have more leasable building space. Here are some of its key components.



Hydraulic elevators

Hydraulic elevators are an efficient way to move heavier loads. Plus, you aren't limited to lightweight finish options that restrict your interior cab design.



Start planning now.

The numbers at a glance



Technology
Hydraulic



Type
Holeless



Capacity
2100 – 5000 lbs



Travel*
1-stage: 12'-8"
2-stage: 23'-2½"
3-stage: 33'-6½"

* with standard pit and overhead



Fit
Machine room-less



Speed
80 – 150 fpm



You'll save money with the endura MRL

We've done the homework so you can make an educated decision about purchasing the right low-rise elevator. Our Life Cycle Analysis and Costing research makes the long-term cost and environmental impacts of low-rise elevators transparent.

When it comes to energy, we understand the importance of using less. Based on national averages and industry operating use standards, the annual energy consumption of a traction unit is approximately \$350 versus \$500 for a like hydraulic unit.

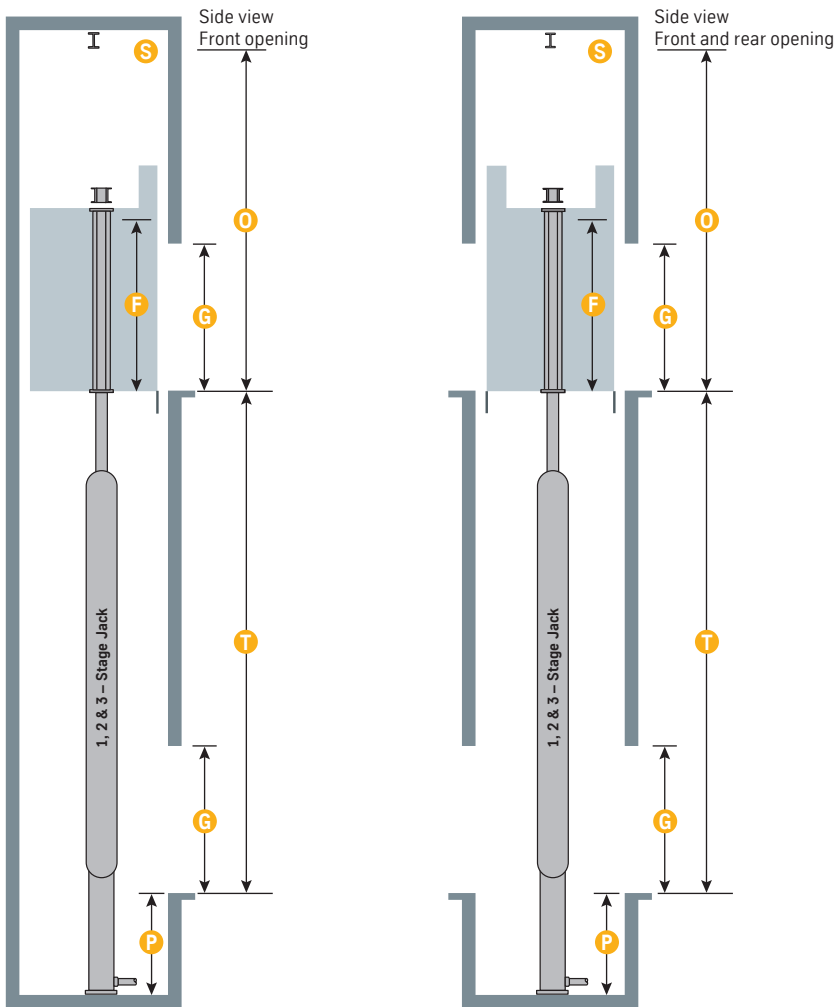
Costs			
	Machine room hydraulic	Traction MRL	endura MRL
Initial cost	\$76,000	\$99,000	\$81,000
Building costs	\$6,700 ¹	\$2,500 ²	\$0
Maintenance	\$101,000	\$195,000	\$110,000
Total	\$183,700	\$296,500	\$191,000

Each elevator type listed above is a three-stop, 2,500 lbs capacity unit with the same interiors and settings. Total cost reflects 25 years of elevator life. Information is based on national averages and may not be reflective of your geographic location.

See endnotes on page 13.

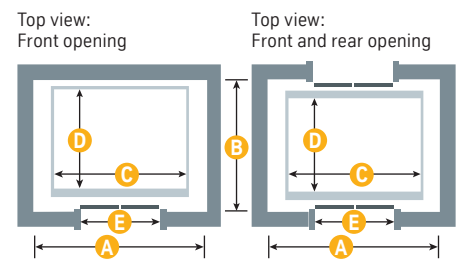
➞ You've got options and simplicity. Planning is easy.

Passenger elevators

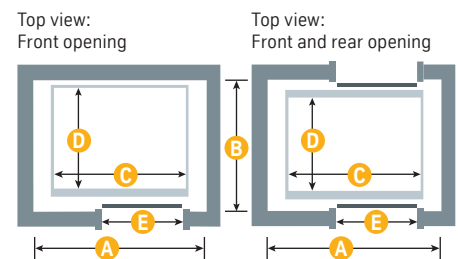


- A** Hoistway width
- B** Hoistway depth
- C** Inside clear width
- D** Inside clear depth
- E** Door clear width
- F** Inside clear height
- G** Door clear height
- O** Minimum overhead
- P** Minimum pit depth
- S** Safety beam
- T** Travel

One-speed center opening doors



One-speed side opening doors



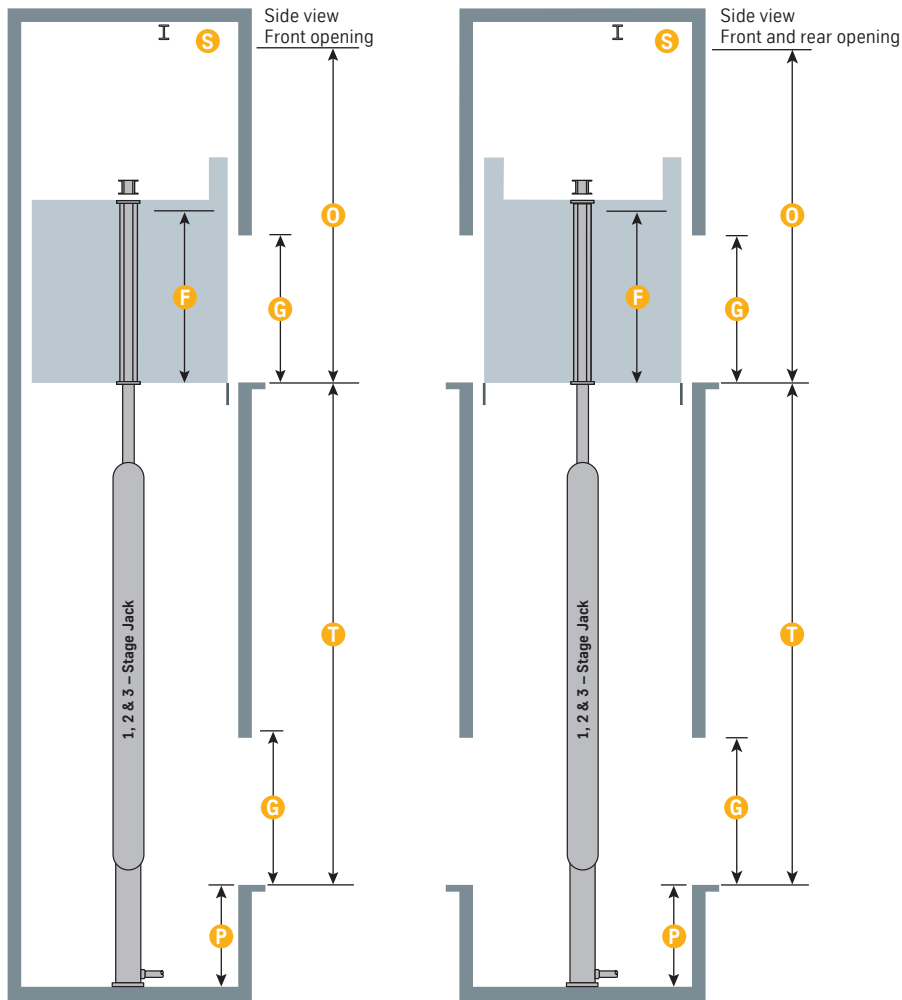
- F** Inside clear height: 7'-4" ⁷
- G** Door clear height: 7'-0"
- O** Minimum overhead:
 - Up to 100 fpm: 1-Stage – 12'-2"
 - Over 100 fpm: 1-Stage – 12'-5"
 - 2-Stage – 12'-8"
 - 2-Stage – 12'-8"
 - 3-Stage – 12'-11"
 - 3-Stage – 12'-11"
- P** Minimum pit depth: 4'-0"
- T** Max travel possible ³:
 - 1-Stage: Up to 100 fpm – 18'-11"
 - Over 100 fpm – 18'-8"
 - 2-Stage: 28'-6"
 - 3-Stage: 48'-3½"
- S** Safety beam required per OSHA 1926.502 ⁸

Passenger	1- and 2-Stage	3-Stage				
Capacity (lbs)	Hoistway ^{4,10} A x B	Hoistway ¹⁰ A x B	Front/rear	Inside clear C x D	Door type	Door width E
2100 ⁵	7'-4" x 5'-9"	7'-8" x 5'-9"	F	5'-8" x 4'-3"	One-speed	3'-0"
2100 ⁵	7'-4" x 6'-8¾"	7'-8" x 6'-8¾"	F/R	5'-8" x 4'-3½"	One-speed	3'-0"
2500	8'-4" x 5'-9"	8'-8" x 5'-9"	F	6'-8" x 4'-3"	One-speed	3'-6"
2500	8'-4" x 6'-8¾"	8'-8" x 6'-8¾"	F/R	6'-8" x 4'-3½"	One-speed	3'-6"
3000	8'-4" x 6'-3"	8'-8" x 6'-3"	F	6'-8" x 4'-9"	One-speed	3'-6"
3000	8'-4" x 7'-2¾"	8'-8" x 7'-2¾"	F/R	6'-8" x 4'-9½"	One-speed	3'-6"
3500 ⁶	8'-4" x 6'-11"	8'-8" x 6'-11"	F	6'-8" x 5'-5"	One-speed	3'-6"
3500 ⁶	8'-4" x 7'-10¾"	8'-8" x 7'-10¾"	F/R	6'-8" x 5'-5½"	One-speed	3'-6"
4000 ⁶	9'-4" x 6'-11"	9'-8" x 6'-11"	F	7'-8" x 5'-5"	One-speed	3'-6"/4'-0"
4000 ⁶	9'-4" x 7'-10¾"	9'-8" x 7'-10¾"	F/R	7'-8" x 5'-5½"	One-speed	3'-6"/4'-0"

Contact your local representative for various code or jurisdictional exceptions or alterations required.

See endnotes on page 13.

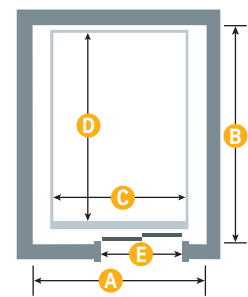
Service elevators



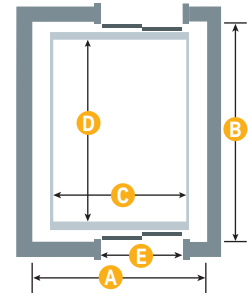
- A** Hoistway width
- B** Hoistway depth
- C** Inside clear width
- D** Inside clear depth
- E** Door clear width
- F** Inside clear height
- G** Door clear height
- O** Minimum overhead
- P** Minimum pit depth
- S** Safety beam
- T** Travel

Two-speed side opening doors

Top view:
Front opening



Top view:
Front and rear opening



- F** Inside clear height: 7'-4" ⁷
- G** Door clear height: 7'-0"
- O** Minimum overhead:
 - Up to 100 fpm: 1-Stage – 12'-2" 2-Stage – 12'-8" 3-Stage – 12'-11"
 - Over 100 fpm: 1-Stage – 12'-5" 2-Stage – 12'-8" 3-Stage – 12'-11"
- P** Minimum pit depth: 4'-0"
- T** Max travel possible ³:
 - 1-Stage: Up to 100 fpm – 18'-11"
 - Over 100 fpm – 18'-8"
 - 2-Stage: 28'-6"
 - 3-Stage: 48'-3½"
- S** Safety beam required per OSHA 1926.502 ⁸

Service	1- and 2-Stage	3-Stage				
Capacity (lbs)	Hoistway ^{4,10} A x B	Hoistway ¹⁰ A x B	Front/rear	Inside clear C x D	Door type	Door width ⁹ E
4500	7'-4" x 9'-6½"	7'-8" x 9'-6½"	F	5'-8" x 7'-9½"	Two-speed	4'-0"/4'-6"
4500	7'-4" x 10'-9¼"	7'-8" x 10'-9¼"	F/R	5'-8" x 7'-10"	Two-speed	4'-0"/4'-6"
5000	7'-4" x 10'-2"	7'-8" x 10'-2"	F	5'-8" x 8'-5"	Two-speed	4'-0"/4'-6"
5000	7'-4" x 11'-4¼"	7'-8" x 11'-4¼"	F/R	5'-8" x 8'-5½"	Two-speed	4'-0"/4'-6"
5000H	7'-4" x 10'-9"	7'-8" x 10'-9"	F	5'-8" x 9'-0"	Two-speed	4'-0"/4'-6"
5000H	7'-4" x 11'-11¾"	7'-8" x 11'-11¾"	F/R	5'-8" x 9'-0½"	Two-speed	4'-0"/4'-6"

Contact your local representative for various code or jurisdictional exceptions or alterations required.

See endnotes on page 13.

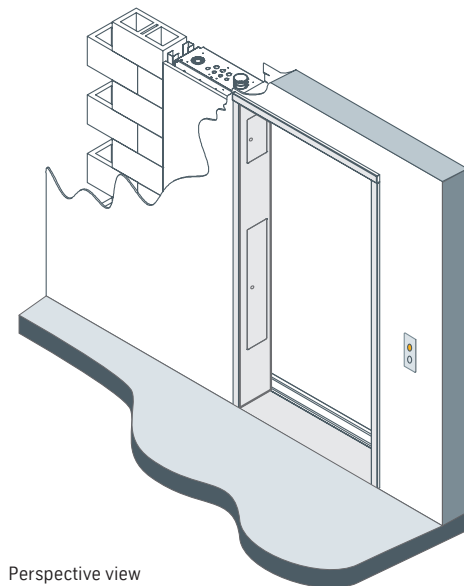
Technical specifications

Capacities (lbs)	2100, 2500, 3000, 3500, 4000, 4500, 5000, 5000H
Speeds (fpm)	80, 100, 110, 125, 150 feet per minute
Maximum travel	48'-3½"; serves up to six floors with additional pit and overhead
Jack types	Single, Two-stage, Three-stage (telescoping)
Power characteristics	200–480 VAC, 3 phase, 60 hertz; (single-phase application is available as an option)
Controller	TAC32 (in the second landing wall jamb)
Door operator	Universal Door Operator (LD16)
Manual lowering	Standard
Battery-lowering operation	Standard Rescue

endura MRL controller

Our endura MRL is designed to maximize space because the controller is in the elevator entrance jamb. As a result, we require a minimum 8½-inch actual wall thickness at the floor where the controller will be located. The wall construction can be done with drywall or masonry block. For installation purposes, however, the entire wall at the controller level must be left out until the elevator frame and controller are in place.

The controller must be located at the landing directly above the lowest landing served by the elevator. If that is not possible, the location must be coordinated with your thyssenkrupp Elevator representative.



Perspective view

Endnotes

Dimensional data shown above is for both seismic and nonseismic conditions and complies with current ASME A17.1 and CSA B44 Safety Code for Elevators. Local codes may vary from the national codes. Consult your thyssenkrupp Elevator representative for details.

¹ Cost includes machine room construction and electrical disconnect.

² Cost includes controller closet construction and electrical disconnect.

³ A 5'-0" min. pit is required for additional travel. Travel above 13'-8" (1-Stage) or 25'-2½" (2-Stage) or 36'-6½" (3-Stage) requires additional pit and/or overhead by adding 1" for every 1" (1-Stage) or 2" (2-Stage) or 3" (3-Stage) of additional travel. Max increase 2'-0" allowed in overhead.

⁴ In areas where a 7" deep pit ladder is required, additional hoistway width or wall pocket will be required.

⁵ This capacity is not available with center opening doors.

⁶ To meet the requirements of IBC code for 84" stretchers, a 4'-0" center opening (for 4000 lbs capacity only) or 3'-6" side opening (for 3500 lbs or 4000 lbs capacity)

door is required. For a 3500 lbs capacity car with front and rear doors, the doors must be in adjacent corners.

⁷ Dimension shown is based on suspended ceiling design. An increase in cab height will result in an increase in overhead requirements.

⁸ Provided and installed by others, as directed by your thyssenkrupp Elevator representative. Clear overhead is shown to the bottom of the safety beam.

⁹ With optional 4'-6" two-speed side opening door, hoistway width becomes 8'-2".

¹⁰ For multiple elevators: Add 4" for a divider beam between hoistways.

Illustrations and images in this brochure may differ from the installed product. Consult your local representative for more information.

Ceilings



Basic flat

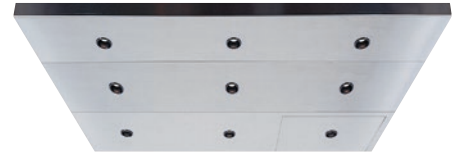
Exposed cab top with optional recessed lighting is available in a powder coated steel finish. Ideal for service cars.



Suspended¹

White translucent diffusers for LED lighting are available with ceiling frames in a powder coated, aluminum or stainless steel finish.

¹ Comes standard. Finishes may vary based on your project selections.



Downlight²

Metal pan downlight ceiling features LED lighting. Lights are mounted in your choice of powder coated or stainless steel ceiling panels.

² Lighting options may vary depending on cab size.

Wall finishes

Elevator cab interiors are a blank slate. Create an impressive design with our wide variety of standard options. We can help you customize to tastefully complement your building's décor.



Applied panels and plastic laminates

Options include wood, solids and pattern finishes. All are urea-formaldehyde-free. Free is good, right?



Powder coats

You can color your interior with powder coats. These are free of volatile organic compounds and have a lifetime of more than 10 years.



Metals

Simply want a polished interior? Choose one of our four metals.

Handrails



Cylindrical

1½" cylindrical handrail is a continuous metal form with ends turned toward the wall. We also offer straight endcaps in lieu of the returned ends. Comes in brushed stainless steel.



Flat bar

Metal bar handrail is available in ¼" thickness and 2", 4" or 6" widths. Comes in brushed stainless steel.

Sills



Our cab sill finishes allow you to match your sills to other design components inside the cab. The standard sill design is aluminum. You can upgrade to nickel silver for maximum durability.

You've got options galore.

Passengers need to quickly understand how to use your elevator. Our fixtures and cab accessories make it simple.

Whether it's choosing LED buttons or sturdy handrails, you can easily accessorize endura MRL into a passenger-friendly ride.



Signa4 fixtures

Product details

- Satin stainless steel finish with charcoal trim
- Allows for renovation of metal finish without requiring removal of box or frame



Combo hall lantern and position indicator with directional arrows



Intermediate hall lantern and car riding lantern with domes



Intermediate hall station



Intermediate hall station with fire services devices



Car operating panel

Traditional fixtures

Product details

- Faceplates in brushed or polished stainless steel
- Position indicator displays car location with matrix of red LED-illuminated dots



Combo hall lantern and position indicator with directional arrows



Intermediate hall lantern and car riding lantern with arrows



Intermediate hall station



Intermediate hall station with fire services devices



Car operating panel

Vandal-resistant fixtures

Product details

- Faceplates in brushed or polished stainless steel
- Extra level of protection in challenging environments
- Pry-resistant hall jamb symbols and buttons are mounted flush with the door frame. We hate vandalism.



Combo hall lantern and position indicator with directional arrows



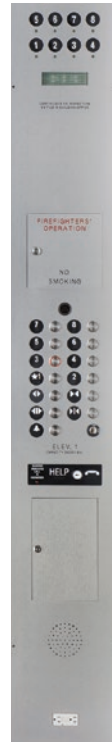
Intermediate hall lantern with arrows



Terminal hall station



Intermediate hall station with fire services devices

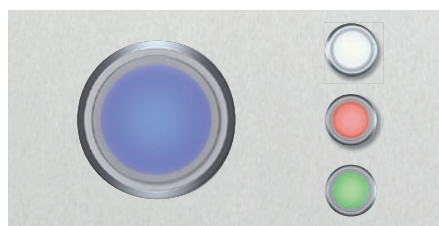


Car operating panel

Push button available in blue and white LED lighting



Push button available in blue, white, red and green LED lighting



Push button available in red, blue, white and green LED lighting



Fixtures shown above are for representation only. Your project-specific application may vary.

COMPLETENESS REVIEW CHECKLIST

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

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



INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

OK	Need	N/A	
ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)			
☒	☐	☐	☐ Photographs of existing roof and affected features
☒	☐	☐	☐ Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☒	☒ Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☒	☐	☐	☐ Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)
EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)			
☒	☐	☐	☐ Photographs of existing surface or feature including close-up and full building perspective
☒	☐	☐	☐ Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☒	☐	☐	☐ Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☒	☐	☐	☐ Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture
PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)			
☒	☐	☐	☐ Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☒	☐	☐	☐ Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☒	☐	☐	☐ Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☒	☐	☐ Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☒	☒ Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
AWNING/CANOPY			
☒	☐	☐	☐ Photographs of existing awning/canopy or location of proposed awning/canopy
☒	☐	☐	☐ Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☒	☐	☐	☐ Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade
☐	☒	☐	☐ Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☒	☒ Documentation of justification for changing the existing awning/canopy and the extent of the affected area
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)			
☒	☐	☐	☐ Photographs of existing door(s) or location of proposed new door opening(s)
☒	☐	☐	☐ Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☒	☐	☐ For new openings, a scaled wall section
☐	☐	☒	☒ Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☒	☒ Documentation of justification for changing the existing door(s) and the extent of the affected area.

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Need scaled drawings showing railings (w/ height, post spacing, etc.), location of lighting; what material is being used for sidewalks / flooring of walkway; Need some form of screenscape drawing

Project number: 2019-0064 Project Address: 16 Avenida Menéndez

Reviewed by: Kelli Mitchell Date: 5/17/19

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

Detail by Entity Name

Florida Profit Corporation
VISTA HOTEL III, INC.

Filing Information

Document Number P03000068065
FEI/EIN Number 57-1178502
Date Filed 06/17/2003
State FL
Status ACTIVE

Principal Address

16 AVENIDA MENEDEZ
SAINT AUGUSTINE, FL 32084

Changed: 04/07/2008

Mailing Address

32 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Changed: 04/07/2008

Registered Agent Name & Address

Patel, Anish
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 01/03/2019

Address Changed: 01/03/2019

Officer/Director Detail

Name & Address

Title PD

PATEL, KANTIBHAI M
32 AVENIDA MENENDEZ
ST AUGUSTINE, FL 32084

Title STD

PATEL. KALAVATI M

32 AVENIDA MENENDEZ
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2017	01/17/2017
2018	03/16/2018
2019	01/03/2019

Document Images

01/03/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
02/27/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
03/31/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
04/07/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/10/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
05/05/2004 -- ANNUAL REPORT	View image in PDF format
06/17/2003 -- Domestic Profit	View image in PDF format

Public Records of St. Johns County, FL Clerk # 2006054129, O.R. 2747 PG 806,
07/19/2006 at 04:09 PM REC. \$9.00 SUR. \$9.50 Doc. D \$61950.00

in: Estate (52567) Doc: \$61,950.00 Rec: \$18.50

Return to:

Name: Vista Hotel III, Inc.

Address: ~~2050 N. Ponce de Leon Blvd~~ 32 Avenida Menendez
St. Augustine, FL 32084

This Instrument 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 Appraiser Parcel Identification (Folio) Number(s):

196250-0000

Grantee(s) I.D.#(s):

File No: 52567

SPECIAL WARRANTY DEED

This Special Warranty Deed Made this 18th day of July, 2006, by **MONTEREY MOTEL, INC., A FLORIDA CORPORATION**, a corporation existing under the laws of Florida, and having its principal place of business at 16 Avenida Menendez, St. Augustine, FL 32084 hereinafter called the grantor, to **VISTA HOTEL III, INC.,** a Florida Corporation whose post office address is: 32 Avenida Menendez St Augustine FL 32084 hereinafter called the grantee,

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

PARCEL ONE: BEING IN THE CITY OF ST. AUGUSTINE, KNOWN AS LOT FIVE (5) OF BLOCK TWO (2), ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, DATED JANUARY 1ST A.D., 1905, SAID LOT BEING BOUNDED EAST BY BAY STREET, NORTH BY LOTS FOUR (4) AND SIX (6) OF SAID BLOCK TWO WEST BY CHARLOTTE STREET AND SOUTH BY HYPOLITA STREET. SAID LOT MEASURES ON CHARLOTTE AND BAY STREETS, EIGHTY (80) FEET, MORE OR LESS, AND ON HYPOLITA STREET ONE HUNDRED AND SEVENTY (170) FEET, MORE OR LESS. EXCEPTING THEREFROM LAND DEEDED TO THE STATE OF FLORIDA FOR ROAD PURPOSES RECORDED IN DEED BOOK 250, PAGE 400, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LAND DEEDED TO ST. AUGUSTINE RESTORATION, INC., MARCH 6, 1970, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 166, PAGE 118, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL TWO: BEGIN AT THE NORTHEAST CORNER OF HYPOLITA AND CHARLOTTE STREETS IN THE CITY OF ST. AUGUSTINE, FLORIDA, AND RUN THENCE NORTHERLY ALONG AND WITH THE EAST LINE OF CHARLOTTE STREET ONE HUNDRED SIXTY-SEVEN AND THREE-TENTHS (167.3) FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS SURVEY, FROM SAID POINT OF BEGINNING, THENCE RUN SOUTH EIGHTY-FIVE (85) DEGREES THIRTY (30) MINUTES EAST ONE HUNDRED EIGHT AND FORTY-TWO HUNDREDTHS (108.42) FEET TO THE SOUTHEAST CORNER OF THIS SURVEY, THENCE RUN NORTH TEN (10) DEGREES TEN (10) MINUTES EAST FORTY AND EIGHT-TENTHS (40.8) FEET TO THE NORTHEAST CORNER OF THIS SURVEY, THENCE RUN NORTH EIGHTY-FIVE (85) DEGREES NINE (9) MINUTES WEST ONE HUNDRED THIRTEEN AND SIX-TENTHS (113.6) FEET TO THE NORTHWEST CORNER OF THIS SURVEY, THENCE RUN SOUTH ONE (1) DEGREE TWO (2) MINUTES WEST THIRTY-EIGHT AND SIX-TENTHS (38.6) FEET ALONG AND WITH THE EAST LINE OF CHARLOTTE STREET TO THE POINT OF BEGINNING. SAID LAND IS ALSO KNOWN AND DESCRIBED AS LOT THREE (3) OF BLOCK TWO (2) OF THE CITY OF ST. AUGUSTINE, FLORIDA, AND IS BOUNDED ON NORTH BY PROPERTY OF GRACE BENET AND HER DAUGHTER, MILDRED BENET CHAMBERS, HEIRS AT LAW OF CLARENCE J. BENET, DECEASED, ON THE WEST BY CHARLOTTE STREET, ON THE SOUTH BY THE PROPERTY OF FLORENCE ROSE CARBERRY AND BY THE PROPERTY OF JAMES T. FRYER, AND WIFE, AGNES L. FRYER, OR ROWAND, AND ON THE EAST BY THE PROPERTY OF ROWAND AND THE PROPERTY OF FRANCESIA W. ANDREWS;

ALSO: LOT NUMBER FOUR (4) OF BLOCK NUMBER TWO (2), ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, MADE BY ROBERT RANSON AND DATED JANUARY 1ST, 1905, AND OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. JOHNS COUNTY, FLORIDA;

ALSO: IN THE CITY OF ST. AUGUSTINE, FLORIDA, AND DESIGNATED AS LOT SIX (6), BLOCK TWO (2) AS PER OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, ADOPTED BY ORDINANCE NO. 164, DATED JUNE 12, 1923, AND NOW ON FILE IN THE COUNTY CLERK'S OFFICE, ST. JOHNS COUNTY, FLORIDA;

AND ALSO: LOT SEVEN (7) OF BLOCK TWO (2) IN THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE.

Verified by: MEP & JNR

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.

GRANTOR'S WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantees against the claims of all person, claiming by, through or under Grantor's, but not otherwise.

(Wherever used herein the terms "grantor" and grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

ABC

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature: Douglas E. Brinckman
Douglas E. Brinckman

Witness Signature: Linda L. Bryan
Linda L. Bryan

MONTEREY MOTEL, INC.

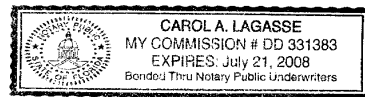
BY Robert B. Crouse 07.18.06
Robert B. Crouse, President

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 18th day of July, 2006 by Robert B. Crouse as President of MONTEREY MOTEL, INC., A FLORIDA CORPORATION on behalf of the corporation. He/She is personally known to me or has produced drivers license as identification.

My Commission Expires:

Carol A. Lagasse
Notary Public
Serial Number:



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	1962500000
Location Address	16 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	Motels (Midscale/Limited) Bayfront (COM) (610.79)
Tax Description*	CITY OF ST AUGUSTINE LOTS 3 4 6 7 & ALL LOT 5 (EX S5FT & R/W OF A1A) BLK 2 58 UTS OR2747/806 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Hotels & Motels (3900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.780
Homestead	N

Owner Information

Owner Name	Vista Hotel III Inc 100% Konti Patel 0%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-3601

Map



Valuation Information

	2019
Building Value	\$1,341,673
Extra Features Value	\$82,558
Total Land Value	\$2,050,080
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$3,474,311
Total Deferred	\$37,790
Assessed Value	\$3,436,521
Total Exemptions	\$0
Taxable Value	\$3,436,521

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	\$1,247,732	\$82,558	\$1,793,820	\$0	\$0	\$3,124,110	\$3,124,110	\$0	\$3,124,110
2017	\$1,282,879	\$80,557	\$1,793,820	\$0	\$0	\$3,157,256	\$2,967,063	\$190,193	\$2,967,063
2016	\$823,766	\$79,744	\$1,793,820	\$0	\$0	\$2,697,330	\$2,697,330	\$0	\$2,697,330
2015	\$831,997	\$88,274	\$1,793,820	\$0	\$0	\$2,714,091	\$2,714,091	\$0	\$2,714,091
2014	\$803,938	\$91,344	\$1,793,820	\$0	\$0	\$2,689,102	\$2,689,102	\$0	\$2,689,102
2013	\$824,819	\$94,414	\$1,793,820	\$0	\$0	\$2,713,053	\$2,713,053	\$0	\$2,713,053
2012	\$662,848	\$37,197	\$1,793,820	\$0	\$0	\$2,493,865	\$2,493,865	\$0	\$2,493,865
2011	\$681,009	\$37,197	\$1,998,828	\$0	\$0	\$2,717,034	\$2,717,034	\$0	\$2,717,034
2010	\$1,007,711	\$37,197	\$2,436,590	\$0	\$0	\$3,481,498	\$3,481,498	\$0	\$3,481,498

Building Information

Building 1
Actual Area 22000
Conditioned Area 16912
Actual Year Built 1954
Use Motel
Style 07
Class N
Exterior Wall Concrete Stucco, Concrete Block

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

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Concrete Block	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	168 FIXTURES	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	16912	16912
CANOPY (COMMERCIAL)	0	1823
CANOPY (COMMERCIAL)	0	460
FINISHED OPEN PORCH	0	180
FINISHED OPEN PORCH	0	72
MASONRY UTILITY	0	135
MASONRY UTILITY	0	135
FINISHED OPEN PORCH	0	1823
FINISHED DECK	0	460
Total SqFt	16912	22000

Building 2
Actual Area 4990

Roof Structure Wood Truss
Roof Cover Clay Tile

Conditioned Area 3820
Actual Year Built 1954
Use Motel
Style 07
Class N
Exterior Wall Stucco, Concrete Block

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

Category	Type	Pct
Exterior Wall	Stucco	50%
Exterior Wall	Concrete Block	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	31 FIXTURES	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
UNFINISHED STORAGE	0	84
RESTAURANT (AVERAGE)	688	688
CANOPY (COMMERCIAL)	0	88
CANOPY (COMMERCIAL)	0	413
BASE AREA	1176	1176
UNFINISHED STORAGE	0	52
CANOPY (COMMERCIAL)	0	51
CANOPY (COMMERCIAL)	0	446
OUTSIDE STAIRS	0	36
FINISHED UPPER STORY	1956	1956
Total SqFt	3820	4990

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Pool (Concrete)	0	0	0	0	720
Kool Deck	0	0	0	0	1128
Masonry Wall	0	0	0	0	336
Commercial Aluminum/Vinyl Fence (Commercial)	0	0	0	0	56
Brick Pavers (3001-9999)	0	0	0	0	13903

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hotels	166	192	34168	SF	\$2,050,080

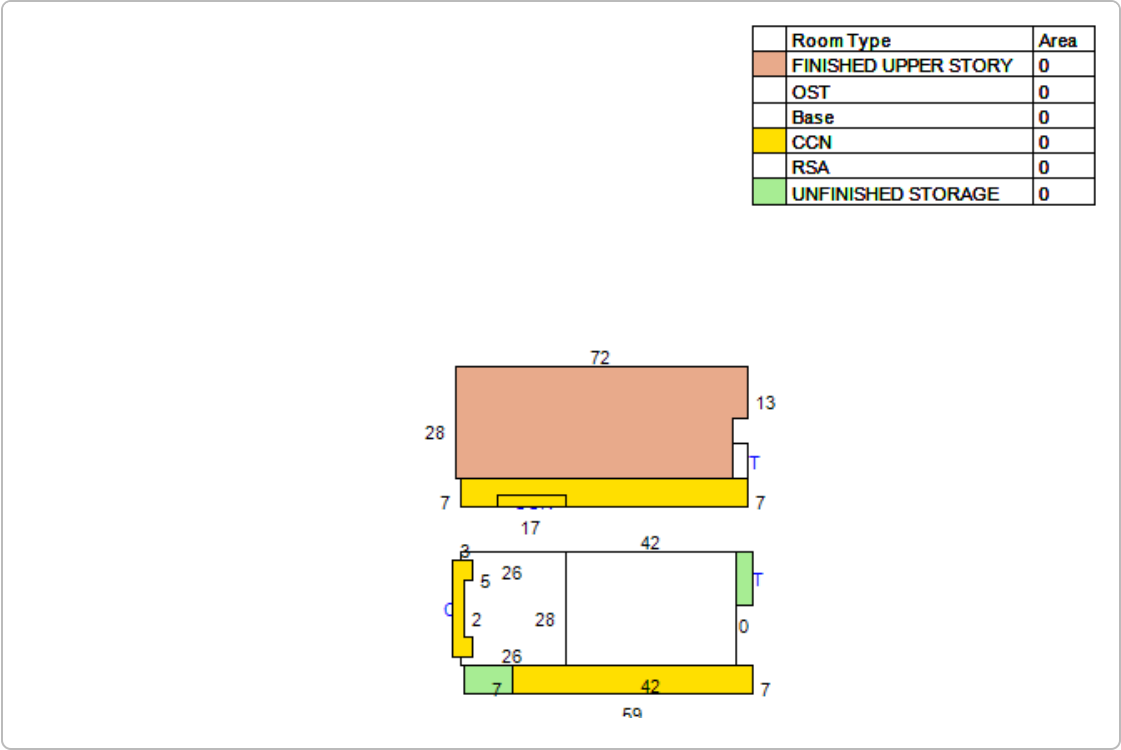
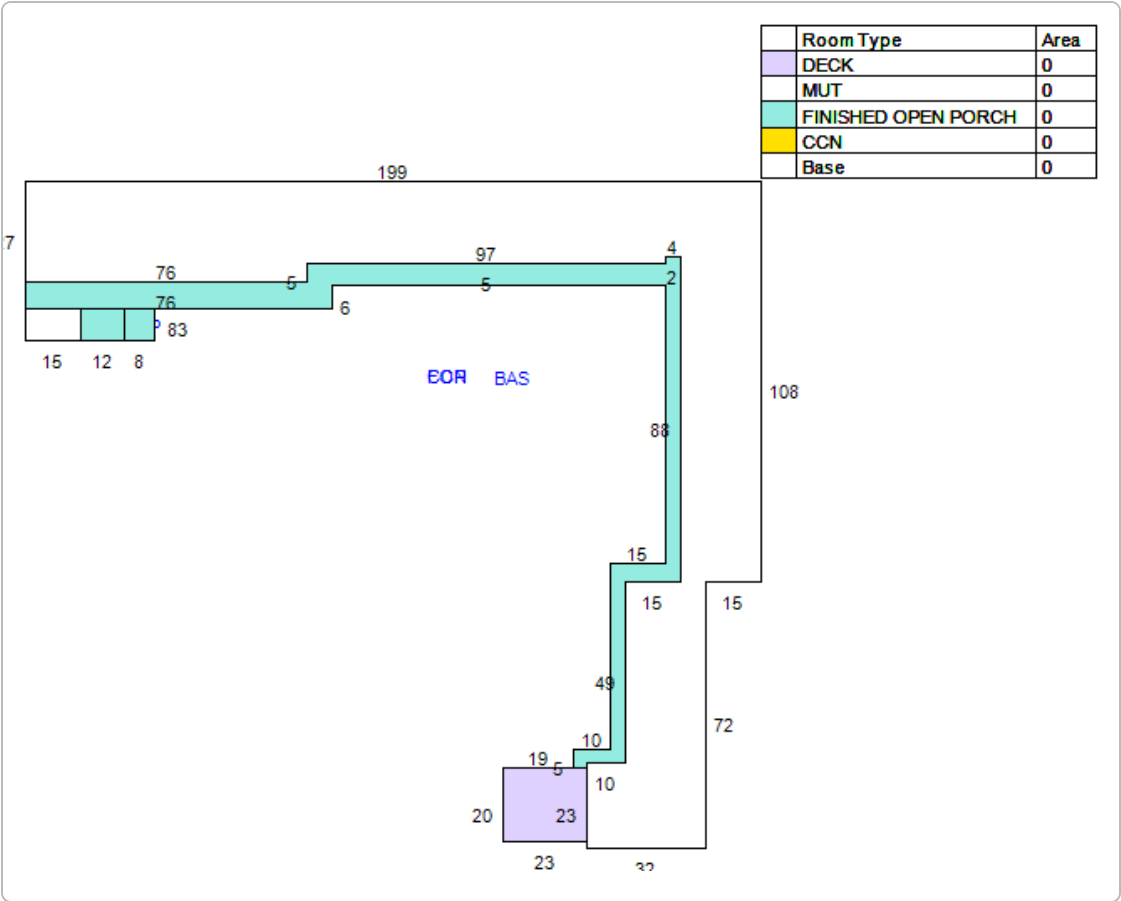
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	7/18/2006	\$8,746,078.00	WD	2747	806	Q	I	MONTEREY MOTEL INC	VISTA HOTEL III INC
	1/1/1978	\$0.00		415	188	U	I		MONTEREY MOTEL INC

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.

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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 20, 2019 Meeting



Application: 2019-0065

Address: 241 St. George Street

Nathan Goldberger, Applicant

Sisters of St. Joseph, Owner

Project description: To construct a new addition and to install a new door.

Architectural Style:	Gothic Revival	Florida Master Site File:	8SJ1916
National Register:	Contributing to the St. Augustine Town Plan National Register District	Construction date:	1910
Archaeology Zone:	1B	Zoning District:	HP-1
Parcel number:	199290 0000		
Agenda Item:	7(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to construct a new addition and to install a new door.

- The addition will be located within the courtyard of the one-story building, which was likely constructed by 1910. The addition will not be visible from the street and will be covered in stucco to match the rest of the building.
- Casement windows are appropriate for the building and the style.
- HVAC systems will be installed on the roof of the addition. These will not be visible from the street and are partially screened by a parapet. They may be partially visible from one elevation.
- The proposed door matches one that is on the building's western elevation and is compatible with the structure.
- Enclosing the western most window on the southern elevation will not have a negative impact on the structure's integrity.
- A zoning analysis is required for the property since the addition is contributing to the lot coverage.
- This project will require an A14 Archaeological Review Application. Coordination with the City Archaeologist should begin as soon as possible to avoid any interruptions in the construction schedule.



Exterior of Building



Existing Courtyard Area



Existing Courtyard Area

F2019-0065
241 St. George Street
June 20, 2019

STAFF RECOMMENDATION:

Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can
Approve a Certificate of Appropriateness for **241 St. George Street** with the following condition:

1. The applicant brings in a siteplan to verify that the addition meets the lot coverage requirements.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0065
241 St. George Street
June 20, 2019
STAFF PHOTOGRAPHS:



F2019-0065
241 St. George Street
June 20, 2019



F2019-0065
241 St. George Street
June 20, 2019



F2019-0065
241 St. George Street
June 20, 2019

SUMMARY SCOPE OF WORK:

- Construct a new addition in the interior courtyard area
- Install a door on the southern elevation
- Fill in a window on the southern elevation

CITY CODES/DESIGN GUIDELINES:

Gothic Revival (1850-1920)

This style reached a height of popularity in the United States from 1840 to 1870. It remained a favored style for religious and educational buildings well into the twentieth century. There are several variations on this style including Carpenter Gothic and Collegiate Gothic. Architects Andrew Jackson Downing, Alexander Jackson Davis and Richard Upjohn produced several pattern books adapting this style for modest domestic uses. These pattern books, published in the 1830s, 1840s and 1850s, led to the development of the Carpenter Gothic style.

Identifying features of the Gothic Revival style include steeply pitched gable roofs, often with one or more intersecting cross-gables; decorative bargeboard work in the gables; open eaves; wood siding, often board-and-batten; one story entrance or end porch; and varied window treatments including lancet, cantilevered oriels, and double hung sash windows, often with diamond pane glazing. Shutters are common.

Identifying features of the Carpenter Gothic style include extensive use of sawn wood ornamentation on the bargeboards, eaves, and porch and balcony railings; steeply pitched gables and diagonal paned windows of Gothic architecture combined with the intricate decorative woodwork of the early Victorian Era; and multi-hued paint schemes. The steeply pitched gables lend pronounced vertical emphasis to these buildings. The term "carpenter" refers both to the extensive use of sawn wood ornamentation and the fact that these buildings were usually designed by craftsmen, not architects.

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

The most common building plans are rectangular, L-shaped and U-shaped. Buildings range from one and one-half to two and one-half stories. Buildings feature tall, narrow windows and doors, often with pointed arches. The style emphasizes vertical elements in the facade.

Foundations are coquina, brick or continuous masonry which may be finished with stucco. Construction is masonry or wood frame. Exterior finishes are plain or ashlar joint stucco, brick, marble, stone, drop siding, weatherboards or board-and-batten siding with corner boards. A local church tower is finished with wood shingles.

Roof type is steeply pitched gable. Roof surfaces are covered with wood shingles, composition shingles, diamond composition shingles, metal standing seam, or corrugated metal. Chimneys are brick, and may be finished with stucco.

Windows may be lancet or oriel, fixed or casement diamond multi-pane, or double hung sash two-over-two. Attic louvers, transoms and sidelights are also used. Leaded stained glass may be used. Exterior shutters are common.

Detailing is extensive and includes prominent gables, oriel windows, massive chimneys, pointed elliptical arches, towers and battlements, crenelation, jigsaw trim on eaves and gable ends, and leaded stained glass.

Additions

Do...

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

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.

Don't... [Cont.]

- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.
- Design new additions such as multi-story greenhouse additions that obscure, damage or destroy character-defining features of the historic building.

Post-1821

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

Doors and Entrances

Do...

- Protect and maintain the masonry, wood and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
- Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
- Add aluminum or other inappropriate screen doors.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Post-1821

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

Windows and Window Treatments

Do...

- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- 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.

Post-1821

Gothic Revival windows may be lancet or cantilevered oriels. Windows may be fixed multi-pane, diamond multi-pane casement, or double hung sash two-over-two. Attic louvers, transoms and sidelights are also used. Exterior shutters and awnings are common.

Generally Post-1821 windows should be wood. Under certain circumstances, metal and aluminum sash windows may be used if they duplicate the design, size and overall appearance of wood and are painted to appear as wood. Windows with an unpainted metal sash and sliding glass doors are generally not appropriate. Storm or screen windows may be appropriate if they do not alter, damage or obscure window frames and features. On significant facades, wood shutters must be used; on other facades, non-wood shutters may be used.

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

F2019-0065
241 St. George Street
June 20, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 85J1916 1009==
Site Name: St. Joseph's Academy and Convent 830== Survey Date: 7809 820==
Address: 241 St. George Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 35 Shares block 35 with the 868==
(subdivision) (block) (lot)
following buildings: Cavedo House Ruins, O'Relly House, and Toledo House. 868==
Owner of Site: Name: Convent School ;
Address: 241 St. George Street
St. Augustine, FL 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Institutional 848== Zoning: HP-1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469860 3306480 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:		Threats to Site:	
() <u>Excellent</u>	863==	() <u>Zoning</u>	878==
(x) <u>Good</u>	863==	() <u>Development</u>	878==
() <u>Fair</u>	863==	() <u>Deterioration</u>	878==
() <u>Deteriorated</u>	863==	() <u>Borrowing</u>	878==
		() <u>Transportation</u>	878==
Integrity of Site:		() <u>Fill</u>	878==
(x) <u>Altered</u>	858==	() <u>Dredge</u>	878==
() <u>Unaltered</u>	858==	() <u>Other</u>	878==
(x) <u>Original Site</u>	858==		
() <u>Restored - Date:</u>	858==		
() <u>Moved - Date:</u>	858==		

II. SITE DESCRIPTION, continued.

Original Use: Religious 838== Present Use: Religious/Educational 850==
Date: +1876 844== Period: 19th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Gothic Revival 964==
Plan Type: U-shape 966==
Exterior Fabrics: Stucco (plain & ashlar scored), brick, BEC ceilingboard,
marble 854==
Structural Systems: Masonry, concrete block and stone (coquina) 856==
Features of Structure: (942)
Window Type: Metal awning, DHS 2/2, transom & sidelights 942==
Foundation: _____ 942==
Roof Type: Hip (old section), mansard (new section) 942==
Secondary Roof Structures: Dormers, hip; porches, shed; porches, gable 942==
Porches & Balconies: Two-story open porches on academy building.
_____ 942==
Chimney Location: End, interior, lateral slope 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles, metal (standing seam) 882==
Ornament Exterior: Round & gothic arches on porches, iron work
_____ 882==
Quantitative Data: (950-954)
Chimneys: _____ 952== Dormers: _____ 954== Stories: 3-3½ 950==
Other: _____ 956==
Surroundings: Residential 864==
Relationship to Surroundings: On narrow brick roads in one of the oldest
sections of the city.
_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion, Education, Women, Blacks.

920==

Statement of Significance: (911==)

ARCHITECTURE

This three-and-one-half story Gothic Revival Academy-complex at 241 St. George Street was constructed during 1874-76 (the Convent) and between 1904 and 1910 (the Academy Buildings). The oldest building, the convent, is one of the last large coquina buildings constructed in St. Augustine. The Gothic "U-shaped" three-story building consist of pointed arched windows and a three-story bay with a mission parapet. A one-story open front porch with pailed columns with capitals extends from the front. The Academy Buildings were originally built around 1910 with wooden porches. In 1947 the porches were replaced by two-story concrete additions with round and Gothic arches. Enclosure added at the same time unified the complex. The remodeling was one of the last uses of the poured concrete technique. Ornamental iron work also adorns the structures and a two-story portico accents the entrance to the school building. The complex is surrounded by narrow brick roads and is located in one of the oldest sections of the city.

The area of the colonial city south of the plaza and north of Bridge Street includes buildings ranging from colonial to modern times. It contains a significant number of St. Augustine's surviving colonial buildings as well as many fine Victorian buildings from the Flagler era like the development along Palm Row. Some remodeling and construction have taken place in the St. Augustine Colonial Revival style. The narrow colonial street plan is retained, and some of the streets are still surfaced in brick. Aviles Street retains some colonial ambiance with many buildings constructed on the street line, with overhanging balconies, and coquina walls. The visual effect of other streets tends to be mixed Colonial and Victorian, except along the bayfront, which is dominated by modern motels. Along this stretch of the bayfront are the last surviving buildings projecting out over the water. It is an area of combined usages--residential, commercial, educational and religious--all of which produce traffic and parking problems. As a result, many significant buildings, particularly Flagler era hotels and mansions, have been demolished over the years for parking lots or other facilities. The area is bounded on the west by the old Alcazar Hotel (now City Hall) and on the east by the seawall and bayfront. It is part of the National Landmark District, and listed on the

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Anon., "S. Augustini pars et terrae Florida," 1588.
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; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1721 (St. Augustine, 1962), pp. 22-25 and 41-47.

National Register of Historic Places.

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

St. Joseph's Academy and Convent at 241 St. George Street is a direct outgrowth of a call to the sisterhood by Bishop Augustin Verot. The Sisters were summoned from Verot's birthplace in Le Puy, France, solely for the purpose of educating and caring for the Negro population of the city.(4) Eight sisters arrived in St. Augustine in September of 1866. The Sisters were housed in a decrepid little building on St. George Street which had been the home of their predecessors, the Sisters of Mercy. (The building was demolished years later and is now the site of the Barnett Bank parking lot). Within a short time the Sisters were established in a house on Aviles Street, a bequest to the parish by Father Michael O'Reilly who died in 1812. The will stated "I bequeath and give the two stone houses, with their orange grove, which border on the South and West of Hospital Street and that of the Government, in order that their produce should go to the help of building a house for Nuns, for education according to the plan of St. Francis de Sales with its institution of the Visitation. . ."(6)

By January, 1867, the sisters opened a school for black children in a stone building on St. George Street behind the O'Reilly House.(7) The French education, under the leadership of Sister Sidonia, continued to work from these buildings for approximately ten years when the new convent was completed. With the laying of the cornerstone in 1874, construction commenced on the three-story coquina building. The conditions leading to the establishment of the convent-school included both the need for community education and the legal transfer of property in 1876 to the Sisters of St. Joseph as stipulated in Father O'Reilly's will. A free school for poor children was continued for borders and day pupils after the opening of the academy.(8) The schools remained part of the public school system until 1913.(9) An article in 1937 describes the original public school building. Notable is the use of the coquina from the walls of the first school house for colored children. The wall around the convent, fashioned from stone, still remains.

"Where St. Joseph's Academy now raises its imposing structure, formerly stood an old, dilapidated cottage which poor people often occupied, rent free; the old Penelton house in which the first, second and third grades of girls of the Sisters public school were taught, and a comparatively new building erected to house the boys of the public school. All the structures were demolished with the exception of the latter which was moved to Aviles Street, next to the Old Don Toledo House.

"The coquina in the present stone fence on St. George Street was originally in the building which served as the first school house for colored children in the State of Florida, and which was on the property given to the Sisters in 1867. This structure was also the music hall and was situated on St. George Street, northwest of the parlors (then the chapel) and separated from it by a concrete wall."(10)

Around 1839 the sisters of St. Joseph were compelled by court order to purchased some property north of the convent-academy. The land owner, John Pendleton, insisted that the sisters comply with the deed drawn up by Bishop Moore which promised future purchased of the land. Although somewhat untimely, the transaction was completed and the land made available for future expansion.(11) By 1910 two new buildings were erected on the property for school rooms and boarding. The former convent-academy became solely a residence for the sisters. A center gate opened into a courtyard with the new buildings on the north and east ends of the lot and the old "U-shaped convent forming the southern boundary.(12) In 1947 the buildings were remodeled to achieve architectural harmony throughout the complex. The center gate was moved to Academy entrance and another gate installed for the convent. The shcool has since outgrown the campus and plans to move to a new site outside the city.

3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.

4. "Living Waters; 1866-1966." Printed by the Sisters of St. Joseph, St. Augustine, Florida. No page numbers.

5. Michael V. Gannon, The Cross in the Sand. (Gainesville, 1965) p. 17.

6. "Living Waters."
7. Interview by Karen G. Harvey with Sister Mary Albert, October 13, 1978.
8. St. Augustine Record, Sunday July 4, 1937.
9. "Living Waters."
10. Record, July 4, 1937.
11. Record in Archives of Sisters of Saint Joseph, Sister Mary Albert, Archivist.
12. Sanborn Fire Insurance Maps, 1904, 1910, 1917, 1924, 1830, 1956.

This instrument prepared by:
City of St. Augustine
75 King Street
Post Office Drawer 210
St. Augustine, FL 32085

8sj 1914

BEFORE THE
HISTORIC ARCHITECTURAL
REVIEW BOARD
FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

**ORDER TO APPROVE
CERTIFICATE OF APPROPRIATENESS
CASE NO. 2004-0695**

IN THE MATTER OF:

APPLICANT: Sr. Barbara Cekosh, SSJ
241 St. George Street
St. Augustine, FL 32084

OWNER: Sisters of St. Joseph

RE: Certificate of Appropriateness pursuant to Section 28-29, City of St. Augustine Code, to add screened pool enclosure with wood lattice and landscaping.

DESCRIPTION OF SITE OF CERTIFICATE OF APPROPRIATENESS:
241 St. George Street.

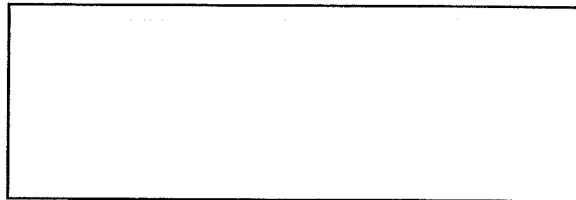
LEGAL DESCRIPTION: City of St. Augustine All Block 35

PARCEL NUMBER: 199290-0000

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON AUGUST 19, 2004, AND BASED ON THE TESTIMONY AND EVIDENCE, THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the August 19, 2004 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.



2. A public hearing was held, with notice given as required by law, and ☐ Members of the public testified under oath, or ☒ No members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation Zone One (HP-1).

ORDER

1. That based upon the evidence, testimony and exhibits presented at the hearing, the Applicant has presented the proper grounds for granting a Certificate of Appropriateness and, therefore, the Certificate is granted in accordance with the application as it pertains to architectural style.
2. That the following conditions are applied to the granting of the Certificate of Appropriateness, as follows:
 - Unpainted wood lattice to be on the outside of the brown screen structure with only the roof portion that faces the sky allowed to be exposed without lattice for sunlight to enter pool area.

DONE AND ORDERED, at a public hearing on the 19th day of August, A.D., 2004, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

CERTIFICATE OF APPROPRIATENESS REQUEST APPROVED.

DANA STE. CLAIRE, CHAIRMAN
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, Dana Ste. Claire personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, and Dana Ste. Claire, personally known to me and who is the person who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 30 day of August, A.D., 2004.

Notary Public, State of Florida

PAMELA HALTERMAN
Notary Public, State of Florida
My Comm. Exp. Aug. 15, 2005
No. DD050371

RECEIVED

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

MAY 17 2019

Planning/Building Dept.



RECEIVED

MAY 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. 2914-0065Meeting Date: 6-20-19Receipt No. 1615919

Advertising Costs \$ _____

Paid on _____

Receipt No. _____

1. NAME OF APPLICANT SISTERS OF ST JOSEPH / Nathan C. L. DORR

Business (if applicable) _____

Address 241 ST GEORGECity ST AUGUSTINE State FL Zip Code 32084Daytime telephone 904 652 9316 Other phone/email _____*The above contact information will be used for correspondence. Please ensure this information is accurate.*2. NAME OF PROPERTY OWNER SISTERS OF ST JOSEPH

Business (if applicable) _____

Address _____

City _____ State _____ Zip Code _____

Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 241 ST GEORGE

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

5. EXISTING USE RESIDENCE PROPOSED USE SAME

6. PROPOSED PROJECT WORK

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

REPAIR REPLACE

☐ ☐ Roof _____☐ ☐ Roof structures (dormers, chimneys, etc.) _____☐ ☐ Exterior finishes (stucco, masonry, siding) _____☐ ☐ 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 _____

RECEIVED

MAY 17 2019

Planning/Building Dept.

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

- ☐ New building _____
- ☒ New addition 3 ROOMS ADDED
- ☐ 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)
MATCH EXISTING
- ☐ No painting associated with proposed project

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

- 1. Expand Chapel (INTERIOR ONLY)
- 2. ADD 3 MORE ROOMS IN COURTYARD AREA.

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 Sr. Kathleen Carr / Nathan Goldberger
SIGNATURE OF APPLICANT K. Carr DATE 17 MAY 19
PRINT OWNER'S NAME Sr. Kathleen Carr, 550
SIGNATURE OF OWNER K. Carr, Adg. DATE 17 MAY 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.











SE A

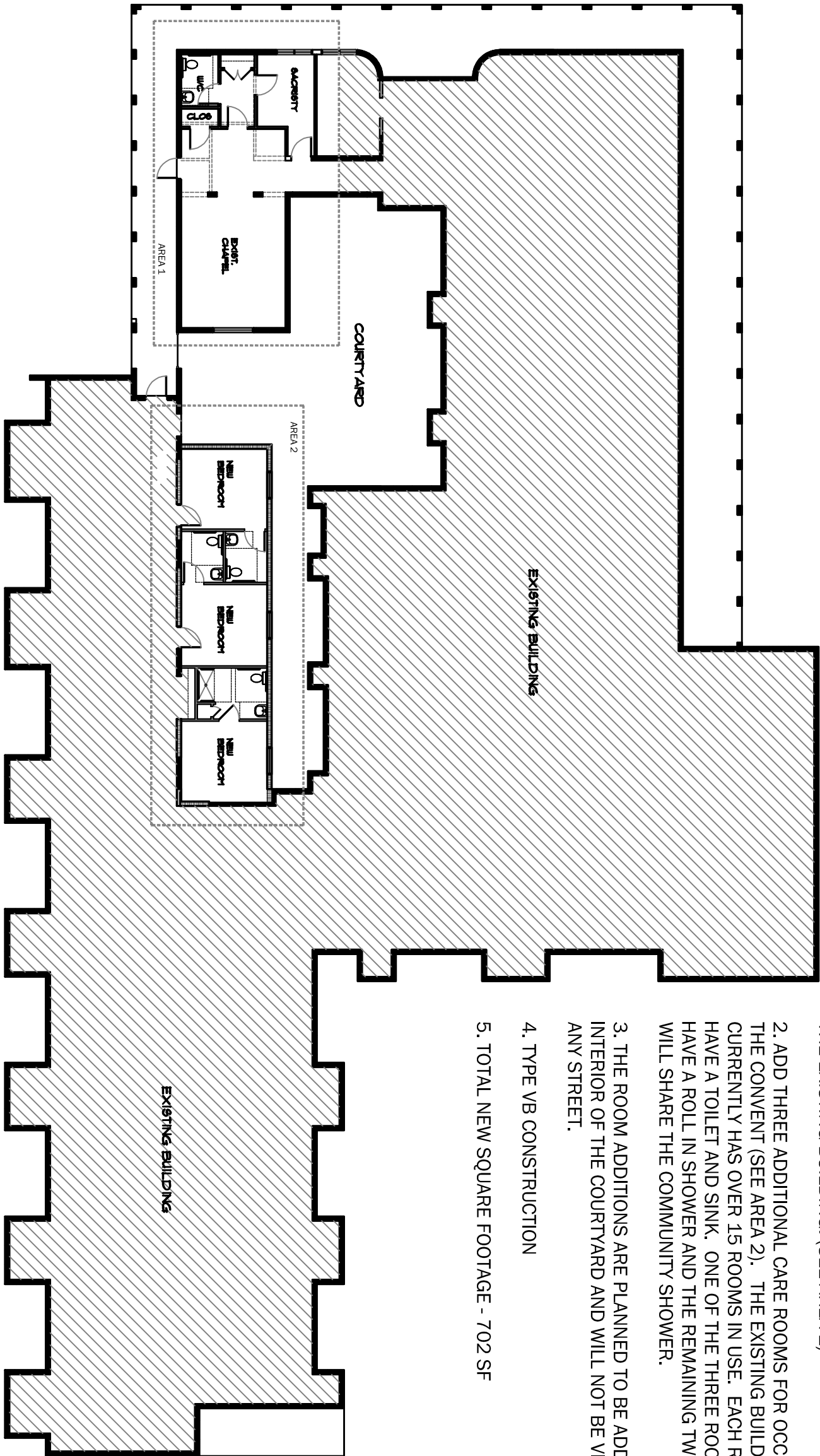
1. EXPAND EXISTING CHAPEL BY REMOVING EXISTING ADJACENT CLOSET, RESTROOM, OFFICE AND REDUCING SIZE OF PARLOR. THE CHAPEL WILL BE EXPANDED IN LENGTH AND A NEW ACCESS. RESTROOM AND SACRISTY WILL BE ADDED. THIS OBJECTIVE WILL BE DONE ENTIRELY WITHIN THE EXTERIOR OF THE EXISTING BUILDING. (SEE AREA 1)

2. ADD THREE ADDITIONAL CARE ROOMS FOR OCCUPANTS OF THE CONVENT (SEE AREA 2). THE EXISTING BUILDING CURRENTLY HAS OVER 15 ROOMS IN USE. EACH ROOM WILL HAVE A TOILET AND SINK. ONE OF THE THREE ROOMS WILL HAVE A ROLL IN SHOWER AND THE REMAINING TWO ROOMS WILL SHARE THE COMMUNITY SHOWER.

3. THE ROOM ADDITIONS ARE PLANNED TO BE ADDED IN THE INTERIOR OF THE COURTYARD AND WILL NOT BE VISIBLE FROM ANY STREET.

4. TYPE VB CONSTRUCTION

5. TOTAL NEW SQUARE FOOTAGE - 702 SF



ST.GEORGE STREET

BRIDGE STREET

Sisters of St. Joseph Renovation

241 St. George St.● St. Augustine, FL 32084

DRAWING			
NO.	DRAWING TYPE	DATE	
1	-	6/25/76	
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REVISION	
NO.	DATE OF REVISION
1	-

PROJECT	
TITLE	DRAWN BY
	INFC

A1a

DIXON
DESIGN GROUP Inc.
ARCHITECTS

EAL

- ## ARCHITECTS

- ## ARCHITECTS

- ## ARCHITECTS

- ## ARCHITECTS



BRIDGE STREET

241 St. George St.● St. Augustine, FL 32084

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NO.	DATE OF REVISION
1	-

A1b



SEAL

NAME: GERALD D. DIXON

WORK PRODUCT

[illegible]

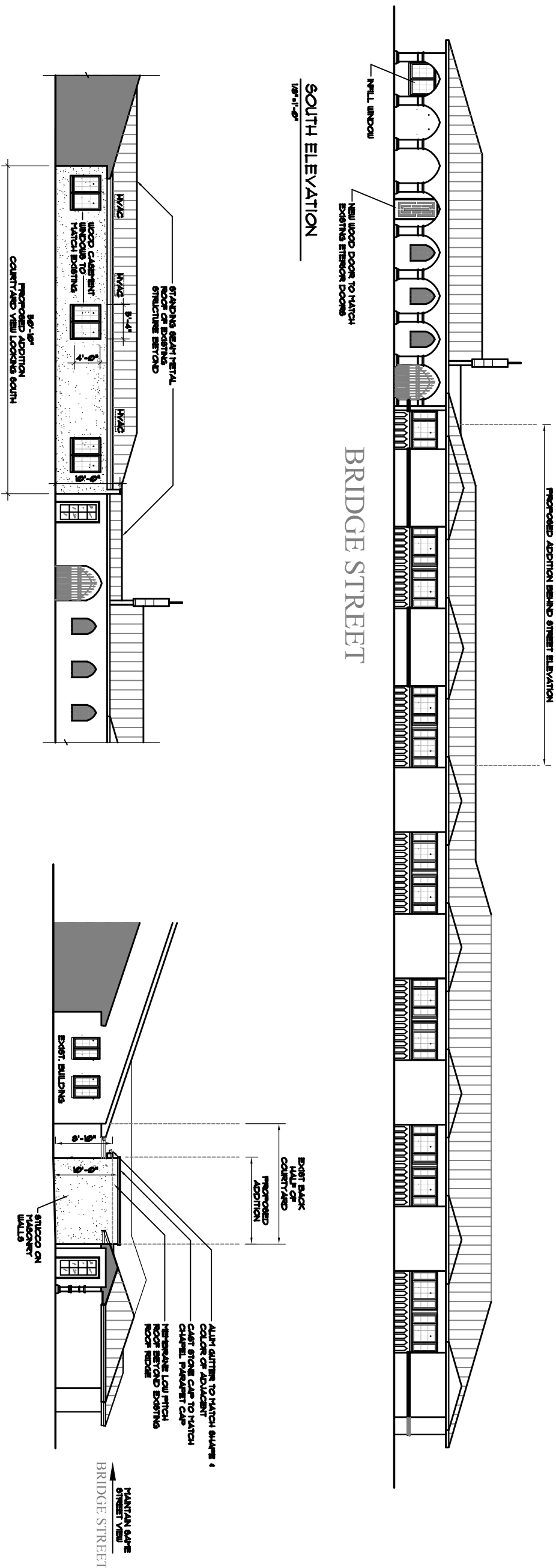
Actions taken without the knowledge and consent of the Architect, or in contravention to the Architect's work product or recommendations shall become the responsibility not of the Architect, but of the parties responsible for taking such action.

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Sisters of St. Joseph
Renovation
241 St. George St. • St. Augustine, FL 32084

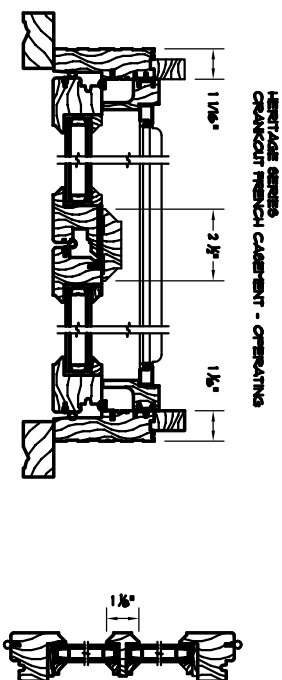
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A2



**INTERIOR COUNTRY
NORTH ELEVATION**

**NORTH ELEVATION
NEW WINDOW TYPE
KOLBE WINDOW, HERITAGE - SERIES
FRENCH CASEMENT
EXTERIOR COLOR TO MATCH
ADJACENT EXIST WINDOW**

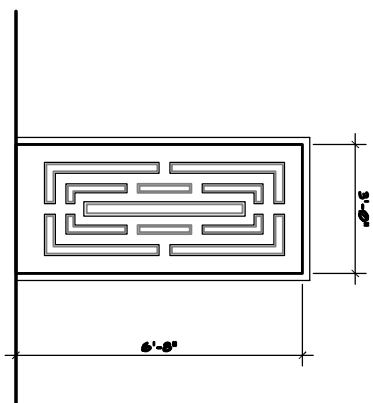


**INTERIOR COUNTRY AND
WEST ELEVATION**

**SOUTH ELEVATION
NEW DOOR TYPE**

**EXCLUSIVE WOOD DOORS - 6000-2000
6'00 OR CLOTH**

**EXTERIOR FINISH TO MATCH
ADJACENT EXIST DOORS**





SEAL

NAME: **GRAND D. DIXON**

WORK PRODUCT

LIMITATION OF WARRANTY OF ARCHITECTS
The Architect warrants that the design and construction documents prepared by the Architect are based on the information provided by the owner and are intended to be used for the purposes stated in the contract documents. The Architect does not warrant that the design and construction documents are free from errors or omissions, nor does the Architect warrant that the design and construction documents will be approved by the appropriate regulatory authorities. The Architect's liability is limited to the performance of the professional services rendered by the Architect and does not extend to the construction of the project or to the performance of the construction documents.

Architect's liability is limited to the performance of the professional services rendered by the Architect and does not extend to the construction of the project or to the performance of the construction documents. The Architect's liability is limited to the performance of the professional services rendered by the Architect and does not extend to the construction of the project or to the performance of the construction documents.

Within the limitations of the professional services rendered by the Architect, the Architect warrants that the design and construction documents are based on the information provided by the owner and are intended to be used for the purposes stated in the contract documents.

DESIGN & CONSTRUCTION ARCHITECTS, LLC
10000 N. W. 10th Ave., Suite 100
Miami, FL 33150
Tel: 305.555.1234
Fax: 305.555.1235
www.dixonarchitects.com

Sisters of St. Joseph Renovation

241 St. George St. • St. Augustine, FL 32084

DRAWING

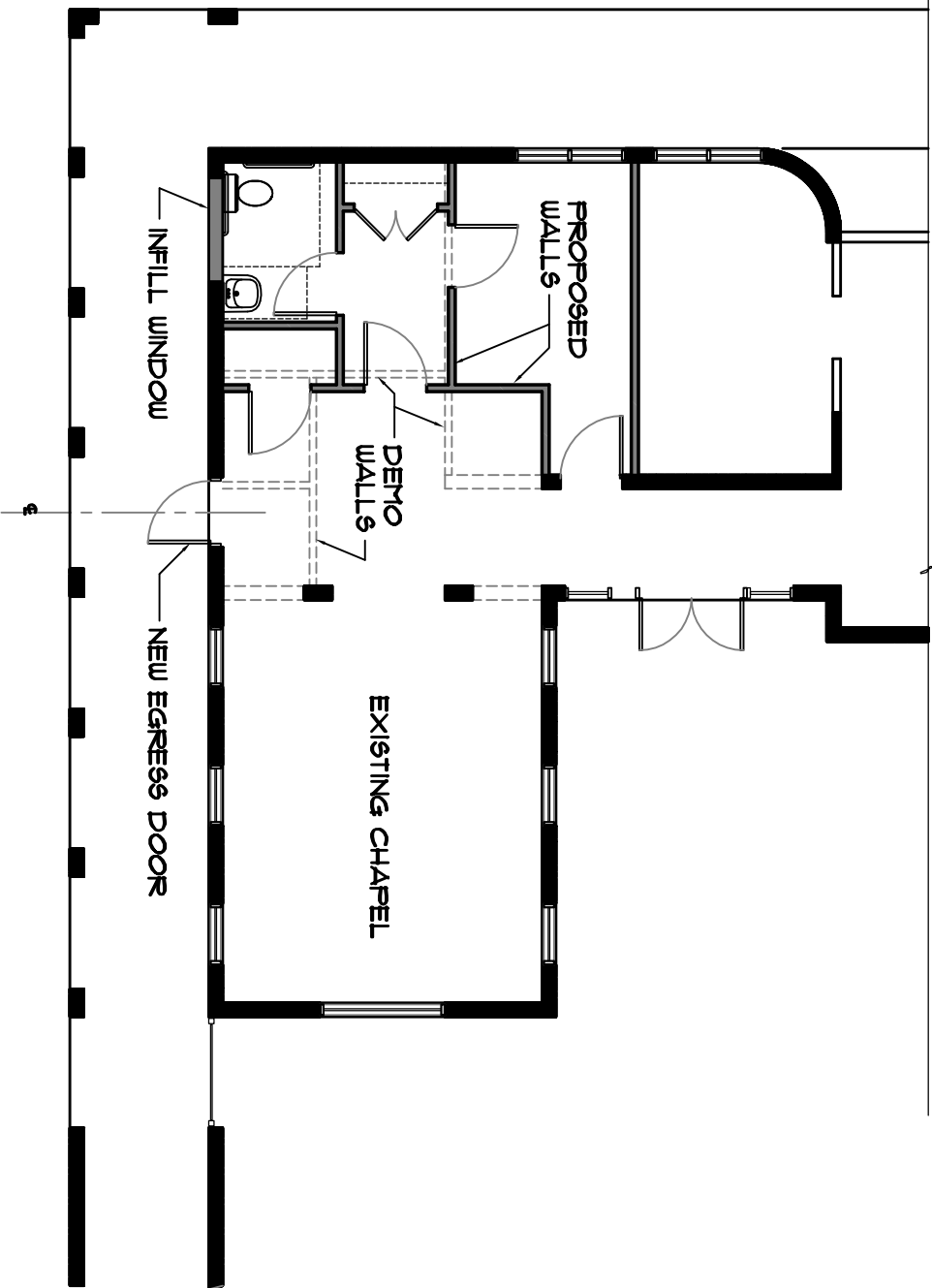
NO.	DRAWING TYPE	DATE
1	CONSTRUCTION SET	12/28/18
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REVISION

NO.	DATE OF REVISION
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PROJECT:	15-129
FILE:	
DRAWN BY:	RCF

A3



CHAPEL PLAN
1/8" = 1'-0"

NORTH



SEAL

NAME: GERALD D. DIXON

WORK PRODUCT

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Actions taken without the knowledge and consent of the Architect, or in contradiction to the Architects work product or recommendations shall become the responsibility not of the Architect but of the parties responsible for taking such action.

Dixon & Associates Architects, Ltd.

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Sisters of St. Joseph Renovation

241 St. George St.● St. Augustine, FL 32084

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1	CONSTRUCTION SET	12/28/19
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PROJECT:	15-129
FILE:	
DRAWN BY	RCF

4A



**LIMITATION OF WARRANTY OF ARCHITECTS
WORK PRODUCT**

WORK PRODUCT

do not absolve the architect/owner from any responsibility for the consequences of such failures.

Actions taken without the knowledge and consent of the Architect, or in contradiction to the Architect's work product or recommendations shall become the responsibility, not of the Architect, but of the parties responsible for the actions.

By using such action, written statements that have precedents over such demands.

241 St. George St.● St. Augustine, FL 32084

DRAWING

NO.	DRAWING TYPE	DATE
1	CONSTRUCTION SET	12/29/16
2		
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REVISION	
NO.	DATE OF REVISION
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PROJECT:	15-129
FILE:	
DRAWN BY	RCF

A5



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

Detail by Entity Name

Florida Not For Profit Corporation
SISTERS OF ST. JOSEPH, INC.

Filing Information

Document Number	711656
FEI/EIN Number	59-6016039
Date Filed	10/19/1966
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	03/05/1987
Event Effective Date	NONE

Principal Address

241 ST GEORGE STREET
ST AUGUSTINE, FL 32084

Changed: 02/12/2009

Mailing Address

P.O. BOX 3506
ST AUGUSTINE, FL 32085

Changed: 01/03/2012

Registered Agent Name & Address

TUCKER, CAROLYN
241 ST GEORGE ST
ST AUGUSTINE, FL 32084

Name Changed: 09/23/2010

Address Changed: 09/13/2018

Officer/Director Detail

Name & Address

Title PD

CARR, KATHLEEN
P.O. BOX 3506
ST. AUGUSTINE, FL 32085

Title VD

KUHN, ANN
241 ST GEORGE ST
ST AUGUSTINE, FL 32084

Title S

FOSTER, SUZAN
241 ST GEORGE ST
JACKSONVILLE, FL 32084

Title Director

FLYNN, STEPHANIE
P.O. BOX 3506
SAINT AUGUSTINE, FL 32085

Title Director

STOVALL, CAROL
241 ST GEORGE ST
ST AUGSUTINE, FL 32084

Title Treasurer

TUCKER, CAROLYN
241 ST GEORGE STREET
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2018	01/26/2018
2018	09/13/2018
2019	02/26/2019

Document Images

02/26/2019 -- ANNUAL REPORT	View image in PDF format
09/13/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/13/2015 -- ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
09/23/2010 -- ANNUAL REPORT	View image in PDF format
01/12/2010 -- ANNUAL REPORT	View image in PDF format
02/12/2009 -- ANNUAL REPORT	View image in PDF format

02/12/2009 -- ANNUAL REPORT	view image in PDF format
02/08/2008 -- ANNUAL REPORT	View image in PDF format
01/29/2007 -- ANNUAL REPORT	View image in PDF format
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01/23/2004 -- ANNUAL REPORT	View image in PDF format
01/14/2003 -- ANNUAL REPORT	View image in PDF format
01/14/2002 -- ANNUAL REPORT	View image in PDF format
01/09/2001 -- ANNUAL REPORT	View image in PDF format
01/19/2000 -- ANNUAL REPORT	View image in PDF format
02/22/1999 -- ANNUAL REPORT	View image in PDF format
02/11/1998 -- ANNUAL REPORT	View image in PDF format
01/30/1997 -- ANNUAL REPORT	View image in PDF format
02/14/1996 -- ANNUAL REPORT	View image in PDF format
01/30/1995 -- ANNUAL REPORT	View image in PDF format



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

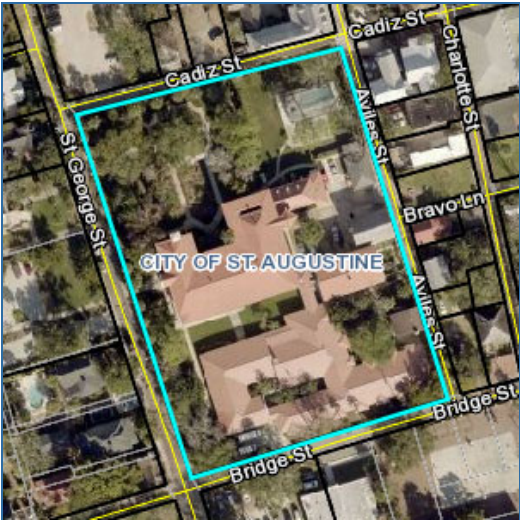
Summary

Parcel ID	1992900000
Location Address	32 AVILES ST 34 AVILES ST 36 AVILES ST 241 ST GEORGE ST 243 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug (Historical) (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE ALL BLK 35 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Non-Profit, Charitable & Orphanages (7500)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	2.410
Homestead	N

Owner Information

Owner Name	Sisters Of St Joseph 100%
Mailing Address	PO BOX 3506 SAINT AUGUSTINE, FL 32085-3506

Map



Valuation Information

	2019
Building Value	\$3,660,170
Extra Features Value	\$111,997
Total Land Value	\$1,155,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$4,927,167
Total Deferred	\$0
Assessed Value	\$4,927,167
Total Exemptions	\$4,927,167
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	\$2,898,736	\$111,997	\$2,100,000	\$0	\$0	\$5,110,733	\$4,917,763	\$5,110,733	\$0
2017	\$2,972,012	\$107,787	\$2,100,000	\$0	\$0	\$5,179,799	\$4,470,694	\$5,179,799	\$0
2016	\$3,024,921	\$107,524	\$1,375,500	\$0	\$0	\$4,507,945	\$4,064,267	\$4,507,945	\$0
2015	\$3,075,453	\$131,148	\$1,375,500	\$0	\$0	\$4,582,101	\$3,694,788	\$4,582,101	\$0
2014	\$1,849,421	\$133,977	\$1,375,500	\$0	\$0	\$3,358,898	\$3,358,898	\$3,358,898	\$0
2013	\$1,885,450	\$136,806	\$1,375,500	\$0	\$0	\$3,397,756	\$3,397,756	\$3,397,756	\$0
2012	\$1,921,477	\$139,634	\$1,375,500	\$0	\$0	\$3,436,611	\$3,436,611	\$3,436,611	\$0
2011	\$1,957,508	\$142,463	\$1,522,500	\$0	\$0	\$3,622,471	\$3,622,471	\$3,622,471	\$0
2010	\$1,993,537	\$145,292	\$1,680,000	\$0	\$0	\$3,818,829	\$3,818,829	\$3,818,829	\$0

Exemption Information

Exemption Type	Amount
Church/Religious	\$4,927,167

Building Information

Building 1
Actual Area 38338
Conditioned Area 20366
Actual Year Built 1866
Use Dormitories
Style 03
Class N
Exterior Wall Concrete Stucco

Roof Structure Wood Truss
Roof Cover Modular Metal
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	130 FIXTURES	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	3008	3008
OUTSIDE STAIRS	0	515
FINISHED UPPER STORY	5542	5542
BASE AREA	11816	11816
UNFINISHED BASEMENT - FORCED	0	7269
FINISHED OPEN PORCH	0	10188
Total SqFt	20366	38338

Building 2

Roof Structure Wood Truss

Actual Area 1391
Conditioned Area 3218
Actual Year Built 1691
Use Tourist Attraction
Style 04
Class N
Exterior Wall Stone

Roof Cover Modular Metal
Interior Flooring Pine Wood, Concrete Finish
Interior Wall Plaster
Heating Type None
Heating Fuel
Air Conditioning None
Baths 5

Category	Type	Pct
Exterior Wall	Stone	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Plaster	100%
Interior Flooring	Pine Wood	50%
Interior Flooring	Concrete Finish	50%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Minimum	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
2.5 STORY ATTIC	3218	1287
CANOPY (COMMERCIAL)	0	104
Total SqFt	3218	1391

Building 3
Actual Area 4080
Conditioned Area 4080
Actual Year Built 1940
Use Fitness Clubs
Style 04
Class N
Exterior Wall Concrete Stucco

Roof Structure Wood Truss
Roof Cover Modular Metal
Interior Flooring Concrete Finish, Hardwood
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths 8

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Concrete Finish	50%
Interior Flooring	Hardwood	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	4080	4080
Total SqFt	4080	4080

Building 4
Actual Area 2824
Conditioned Area 2796
Actual Year Built 1750
Use Dormitories
Style 03
Class N
Exterior Wall Stucco

Roof Structure Wood Truss
Roof Cover Composite Shingle
Interior Flooring Pine Wood, Sheet Vinyl
Interior Wall Plaster
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Stucco	100%

Category	Type	Pct
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Plaster	100%
Interior Flooring	Pine Wood	50%
Interior Flooring	Sheet Vinyl	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	10 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1398	1398
FINISHED UPPER STORY	1398	1398
CANOPY	0	28
Total SqFt	2796	2824

Building	5	Roof Structure	Wood Truss
Actual Area	14141	Roof Cover	Modular Metal
Conditioned Area	12366	Interior Flooring	Carpet, Vinyl Tile
Actual Year Built	1961	Interior Wall	Drywall
Use	Dormitories	Heating Type	Air Duct
Style	03	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	70%
Interior Flooring	Vinyl Tile	30%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	57 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	7739	7739
BASE AREA	4627	4627
FINISHED OPEN PORCH	0	1775
Total SqFt	12366	14141

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	540
Masonry Wall	0	0	0	0	4500
Pool (Concrete)	0	0	0	0	544
Kool Deck	0	0	0	0	380
Handicap Ramp	0	0	0	0	132
Concrete Paving	0	0	0	0	3121
Brick Pavers (0-500)	0	0	0	0	216
Concrete Paving	0	0	0	0	1863
Masonry Wall	0	0	0	0	170
Handicap Ramp	0	0	0	0	96
Handicap Ramp	0	0	0	0	175
Masonry Wall	0	0	0	0	110
Concrete Paving	0	0	0	0	1496

Code Description	BLD	Length	Width	Height	Units
Brick Pavers (0-500)	0	0	0	0	156
Concrete Paving	0	0	0	0	641
Concrete Paving	0	0	0	0	1323
Curb	0	0	0	0	271
Pool Enclosure	0	0	0	0	1450

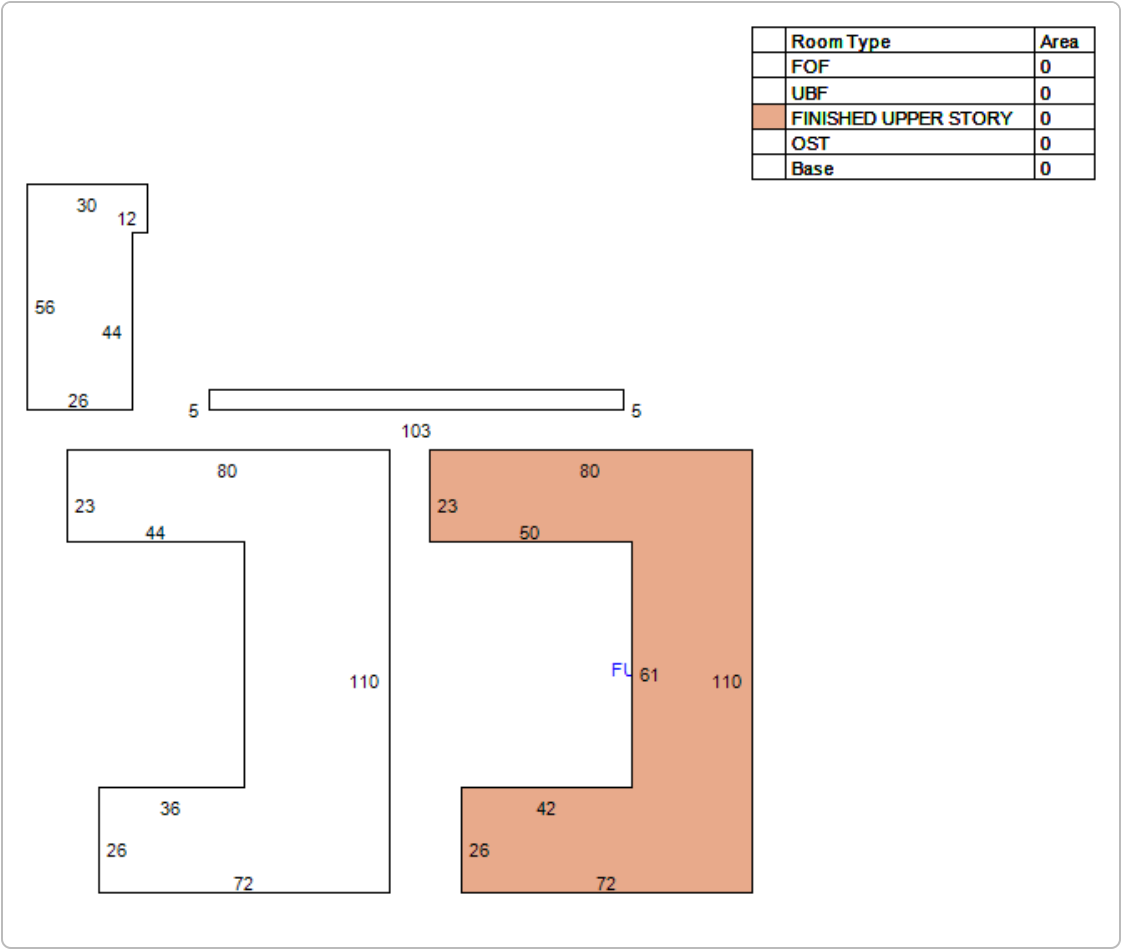
Land Information

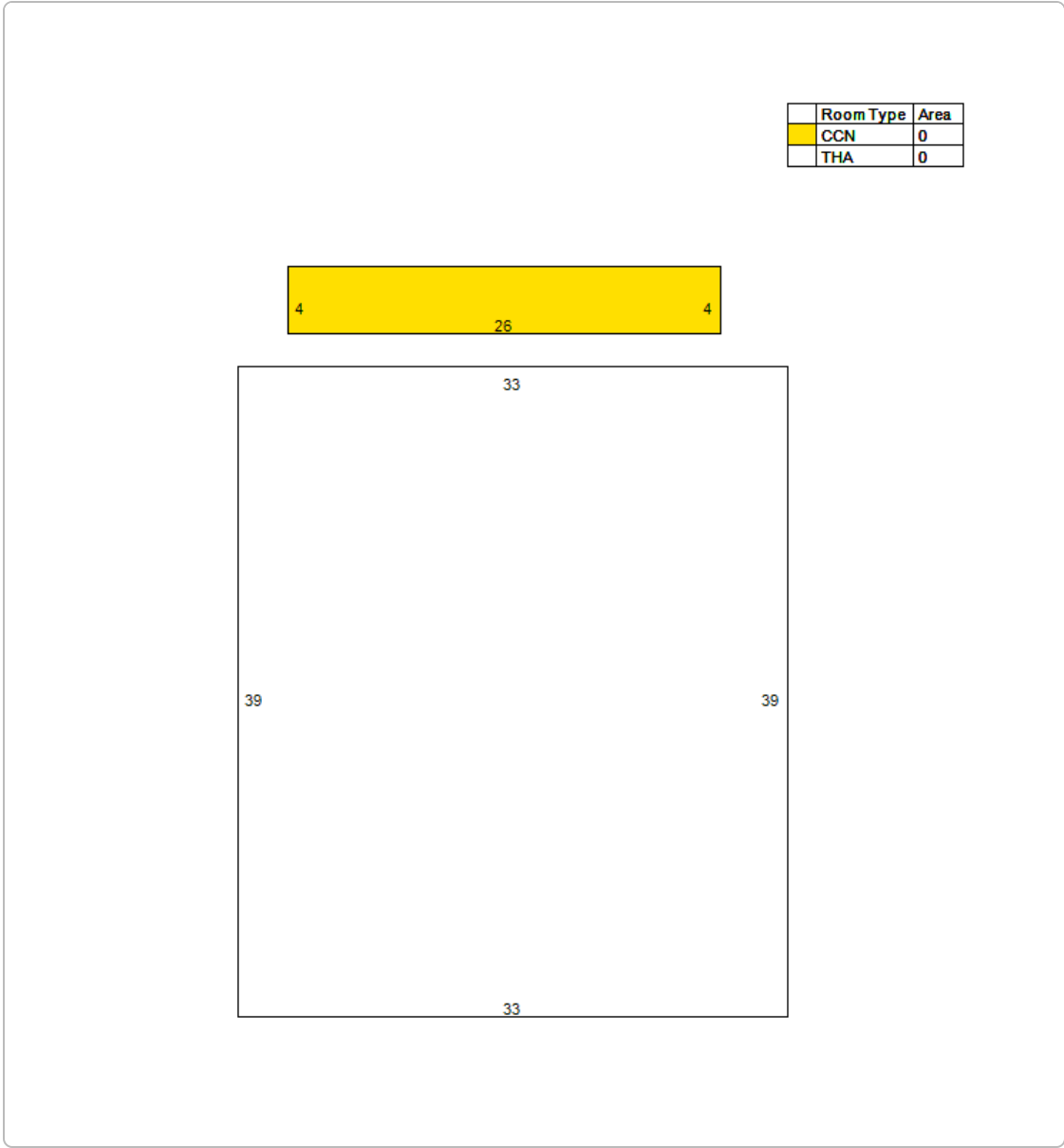
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Profit, Charitable & Orphanages	750	140	105000	SF	\$1,155,000

Area Sales Report

Recent Sales in Area

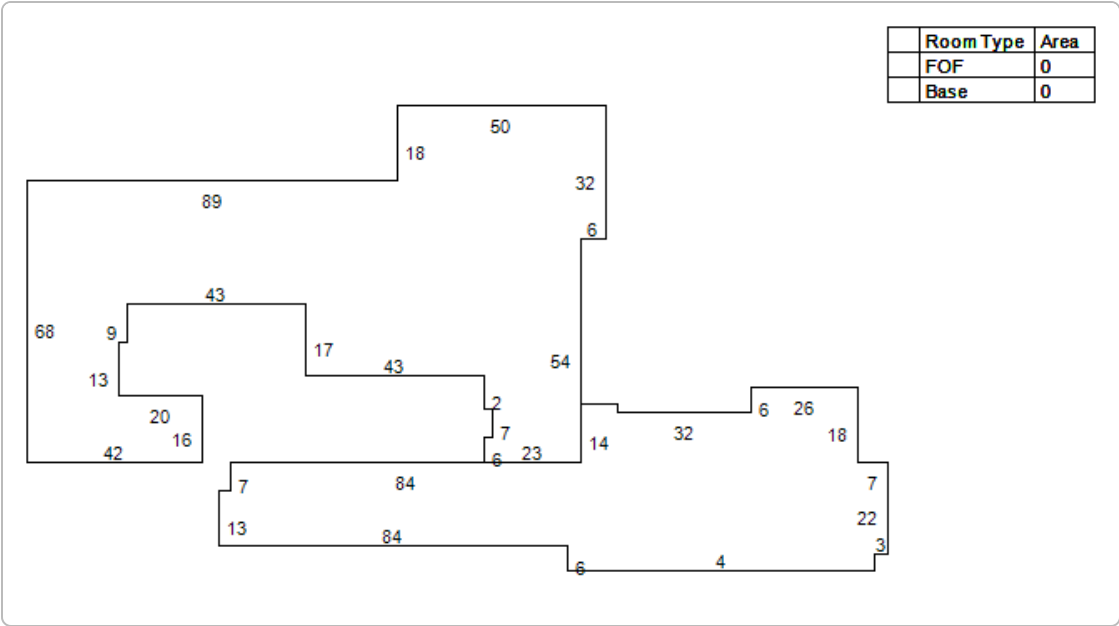
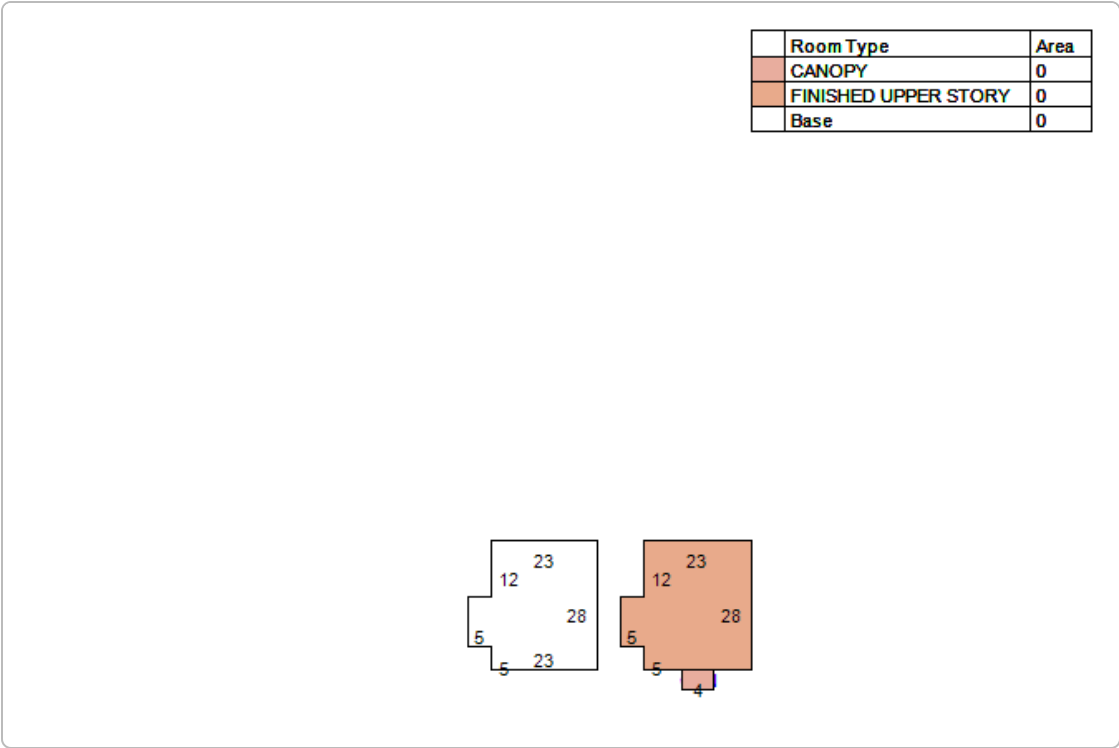
Sketch Information





	Room Type	Area
	CCN	0
	THA	0

	Room Type	Area



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.

Last Data Upload: 5/20/2019, 11:16:35 PM

Version 2.2.18



May 22, 2019

Sisters of St. Joseph
241 St. George Street
St. Augustine, Florida 32084

RE: Project Street Address 241 St. George Street

To Whom It May Concern:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for June 20, 2019. The meeting is scheduled to begin at 1:00 in the Alcazar Room at 75 King Street.

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

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

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

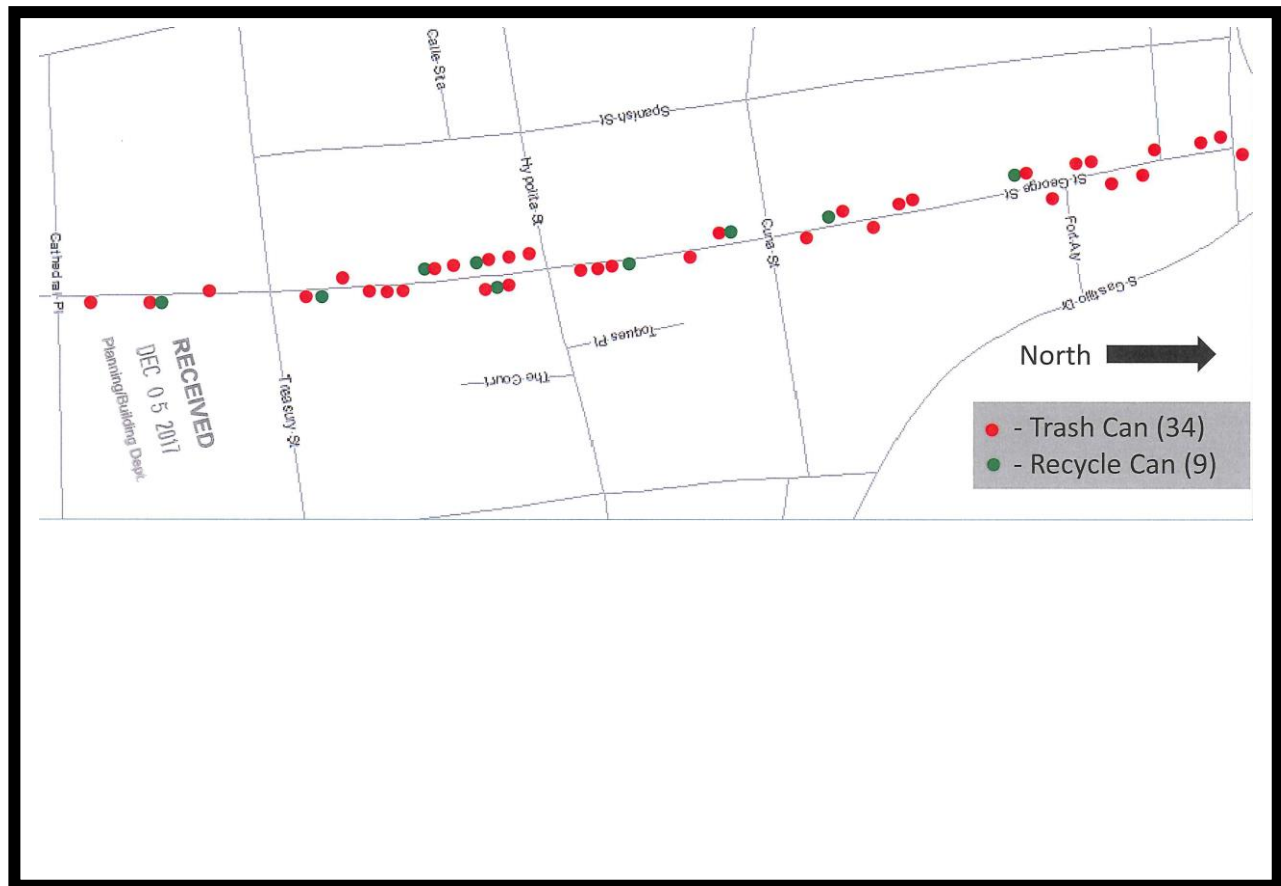
Sincerely,

Kelli Mitchell
Historic Preservation Planner

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



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for June 20, 2019 Meeting



Application: 2019-0063

Address: Visitors Information Center, St. George Street

City of St. Augustine, Public Works, Applicant

City of St. Augustine, Owner

Project description: To install solar compacting trash cans.

Architectural Style: N/A	Florida Master Site File: N/A
National Register: N/A	Construction date: N/A
Archaeology Zone: N/A	Zoning District: HP2/HP3
Parcel number: 196050 0000 196150 0001	
Agenda Item: 8(a)	Previous Action(s): 2017 COA

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to install solar compacting trash cans.

- The concept and number of units were previously approved in a Certificate of Appropriateness. At that time, the board requested that the applicant come back with a proposed design for the wrap. The board only needs to approve the design for this COA.
- The applicant provided five examples of possible designs. Each design shows a scene from St. Augustine and does not serve as an advertisement for the city or a business, which was a concern at the previous meeting.
- Given that they utilize photographs instead of standard colors, they do not fall within one of the pre-approved colors. The board will need to determine if such a design is appropriate for the downtown district.
- The existing units are made of a composite plastic type material. They also routinely overflow and have a negative appearance of the streetscape.
- Similar units to those being proposed exist in other nationally significant areas to what is being proposed (ex. Philadelphia and New Orleans).

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

Kelli Mitchell, Historic Preservation Planner



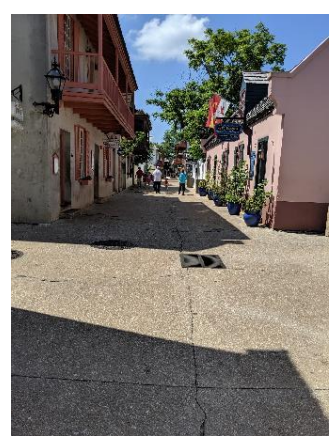
Existing Trashcans



Two of the proposed designs

F2019-63
VIC and St. George Street
June 20, 2019
STAFF PHOTOGRAPHS:





F2019-63

VIC and St. George Street

June 20, 2019

SUMMARY SCOPE OF WORK:

- To install trash compactors on St. George Street and Visitors Information Center

CITY CODES/DESIGN GUIDELINES:

Electrical and Mechanical Equipment

Do...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.

Don't...

- Remove or radically change features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.

Pre-1821

Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios.

Post-1821

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

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.
- 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.
- 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.
- 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.
- 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

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

Post-1821

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

F2019-63

VIC and St. George Street

June 20, 2019

Secretary of the Interior's Standards for Rehabilitation

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

F2019-63
VIC and St. George Street
June 20, 2019
LIST OF ATTACHMENTS:

1. N/A

RECEIVED

MAY 10 2019

Planning/Building Dept.



CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION


☒ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

\$50.00	Alterations to single family home, site work, and site feature
\$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
\$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. 2019-0063

Receipt No. _____

Meeting Date: _____

1. NAME OF APPLICANT Todd GrantBusiness (if applicable) City of St. AugustineAddress 75 King StreetCity St. Augustine State Florida Zip Code 32084Daytime telephone 904-315-8499 Other phone/email tgrant@citystaug.com*The above contact information will be used for correspondence. Please ensure this information is accurate.*2. NAME OF PROPERTY OWNER City of St. AugustineBusiness (if applicable) Same

Address _____

City _____ State _____ Zip Code _____

Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS St. George Street – Orange St to Cathedral / VIC

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

5. EXISTING USE N/A PROPOSED USE N/A

6. PROPOSED PROJECT WORK

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

REPAIR REPLACE

- | | | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | Roof _____ |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) _____ |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding) _____ |
| ☐ | ☐ | 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)

In December 2017, the Board approved a certificate of appropriateness to install solar trash receptacles at the VIC and along St. George Street. During that meeting, HARB requested that the trash bins be wrapped with a design that would be approved by the Board. Attached are five (5) examples to be considered. The City is requesting that the Board select a design that they feel is appropriate for placement of the trash cans on St. George Street and the VIC only. If additional trash cans are to be placed in other HP districts, the City would come before the Board again to seek approval for a design.

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.*

PRINT APPLICANT'S NAME TODD GRANT

SIGNATURE OF APPLICANT Todd Grant DATE 5.10.19

PRINT OWNER'S NAME CITY OF ST. AUGUSTINE

SIGNATURE OF OWNER _____ DATE _____

COMPLETENESS REVIEW CHECKLIST

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

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

TG

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

OK	Need	N/A	
ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)			
☐	☐	☒	Photographs of existing roof and affected features
☐	☐	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)
EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)			
☐	☐	☒	Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture
PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)			
☐	☐	☒	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
AWNING/CANOPY			
☐	☐	☒	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)			
☐	☐	☒	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

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.

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

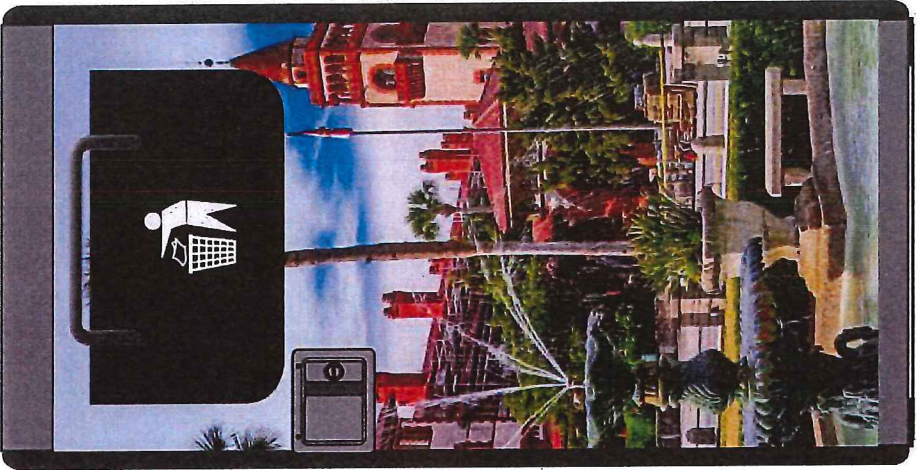
NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

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

❖ Other details necessary for review:

Project number: _____ Project Address: _____

Reviewed by: _____ Date: _____



Bigbelly Wrap
Sample Designs

Single Station

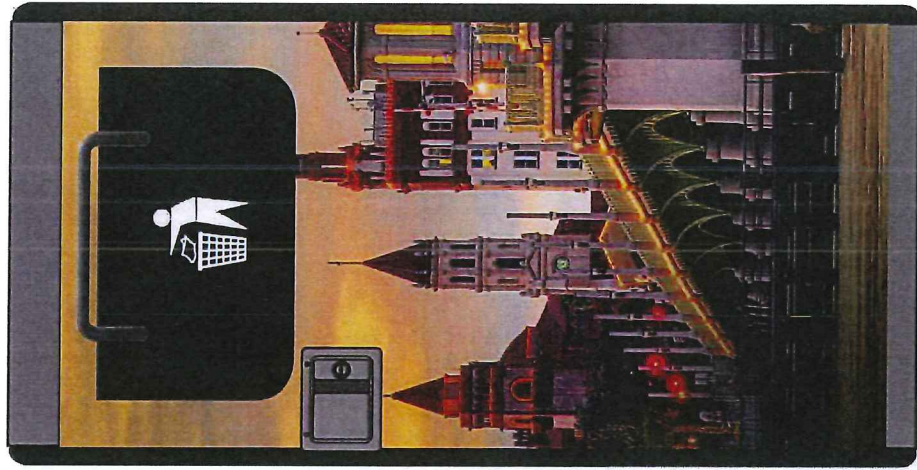
RECEIVED

MAY 10 2019

Planning/Building Dept.

**Bigbelly Wrap
Sample Designs**

Single Station



RECEIVED

MAY 10 2019

Planning/Building Dept.

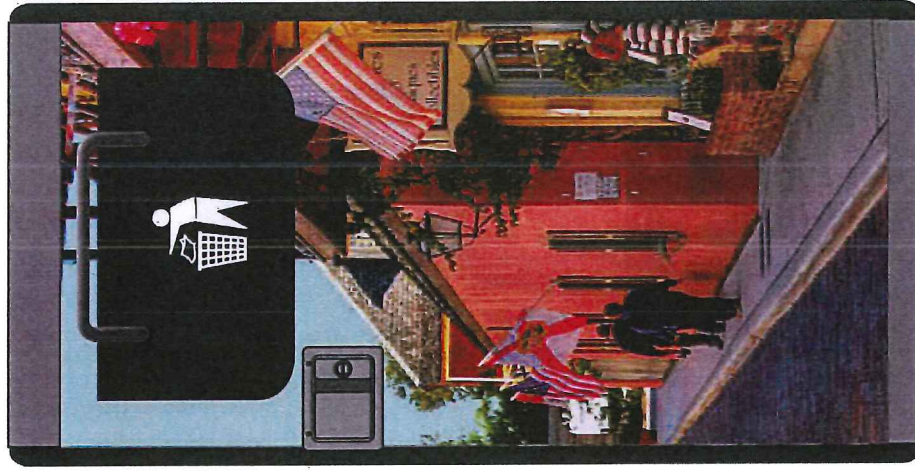
**Bigbelly Wrap
Sample Designs**

Single Station



Bigbelly Wrap
Sample Designs

Single Station



**Bigbelly Wrap
Sample Designs**

Single Station



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

Date: June 20, 2019

Re: Planning and Building Permits – Historic Preservation Districts and Entry Corridors

During the month of May 2019, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans:

SIGN PERMIT

2 St. George Street (Replace Existing Free Standing Directory Signs)

20 Hypolita Street (Two New Signs for "Smoker's Depot")

25 Cuna Street (New Signs for "Michael's Steak, Seafood, & Wine")

REPAIR, MAINTENANCE, AND NEW CONSTRUCTION

18 Cathedral Place (Install Back Flow Preventer on the Exterior of the Building and Cover Back Flow)

790 North Ponce de Leon Boulevard (Foundation Repair)

24 Cathedral Place (Upgrade LTE Equipment on Existing Cell Tower)

119 St. George Street (Repair Wood Rot with Same Type Materials)

105 St. George Street (Install Rheem 3 Ton 14 Seer HP System)

HARB APPROVED DEMOLITION

34 North St. Augustine Boulevard (Full Demolition)

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

CITY OF ST. AUGUSTINE

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34 North St. Augustine Boulevard (Full Demolition)

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner