



City of St. Augustine

Historic Architectural Review Board



A G E N D A

Thursday, July 18, 2019 1:00 p.m. *Amended

Alcazar Room - City Hall, 75 King Street, St Augustine, Florida

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. Continued Items from the previous HARB meetings
 - a) F2019-0057 TEP, Inc.- Owner and Applicant
[25 King Street](#)
To remove and replace sections of an existing storefront.
**Withdrawn*
 - b) Certificate of Appropriateness 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. *Requested continuance to the August 15, 2019 HARB meeting.*
7. Certificate of Appropriateness
 - a) F2019-0071 Nikki C. Gordon – Applicant
Scott J. and Nikki C. Gordon – Owners
[287 St. George Street](#)
To install Bahama-style shutters on multiple exterior windows.
 - b) F2019-0075 Les Thomas Architect – Applicant
Historic Fraser Properties – Owner
[5 St. George Street](#)
To construct a kiosk facing St. George Street
 - c) F2019-0076 Les Thomas Architect – Applicant
Dobosz Family Trust (Kenwood Inn) – Owner
[243 Charlotte Street](#)
To raise an existing building, construct a second story porch, enclose a single window, and extend the existing exterior staircases to accommodate raising the home.

d) F2019-0072

Donald A. Crichlow – Owner and Applicant

[302 St. George Street](#)

To construct a two story structure meeting the characteristics of a Garage Apartment.

8. Certificate of Demolition and Partial Demolition

a) F2019-0073

Donald A. Crichlow – Owner and Applicant

[302 St. George Street](#)

To demolish a garage constructed prior to 1942 that is not listed in the Florida Master Site File or on the National Register of Historic Places.

9. Certificate of Appropriateness – City Project

a) F2019-0074

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.

10. Planning and Building Staff Approved Permit Report

11. Other Business

12. Adjournment

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board and Historic Architectural Review Board Special Meeting March 14, 2019

The Planning and Zoning Board and Historic Architectural Review Board met in formal session Thursday, March 14, 2019, at 9:00 a.m. in the Alcazar Room at City Hall. The meeting was called to order by Catharine Duncan, Chairperson of the Historical Architectural Review Board and the following were present:

1. Roll Call: Planning and Zoning Board

Grant Misterly, Chairperson
Karen Zander, Vice Chairperson
Carl Blow
Jon DePreter
Christina Opsahl

Absent: Sarah Ryan, excused
Maurice Morrisette, excused

Historic Architectural Review Board

Catharine Duncan, Chairperson
Barbara Wingo, Vice Chairperson
Toni Wallace
Jon Benoit
Paul Weaver

City Staff: David Birchim, Director, Planning & Building Department
Amy Skinner, Senior Planner, Planning & Building Department
Jenny Wolfe, Historic Preservation Officer
Dr. Andrea White, City Archeologist
Kelli Mitchell, Historic Preservation Planner
Catharine Simms, Archeologist
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(None)

3. Discussion and Public Comment related to the Draft Historic Preservation Element of the Comprehensive Plan including Draft Goals, Objectives, and Policies

Amy Skinner presented the topic and facilitated discussion regarding the following:¹

- Desire to see an outline or table of contents that breaks down the policies and goals in the draft documents

¹ Presentation attached to original minutes

- Further streamlining for Comp Plan discussion format
- Impacts of new development and tourism on the historic Town Plan and surrounding neighborhoods
- Prioritizing resources to educate the public that may be in the process of affecting existing historic properties such as contractors, real estate agents, and potential buyers
- Importance of holistic consideration of historic resources in the City limits, particularly neighborhoods under pressure of infill and redevelopment
- Creating a plan that recognized the need for growth while allowing for protection of historic resources
- Creating codes that help maintain historic integrity such as streetscapes by providing guidelines for changes such as raising structures for hazard mitigation purposes
- Need for appropriate mapping of historic resources
- Education should be an integral part of all other listed goals
- Desire to see a condensed version or executive summary to preface the larger Comprehensive Plan element for ease of public access and understanding
- Existing historic resource survey was starting to become outdated
- Applying more clear headings and shortening policies
- How the goals of the Comprehensive Plan will act as a regulatory document by guiding the creation of future code regulations
- Recommendation of having a strike-through/underline and a clean version of the Comprehensive Plan for comparison

Public comment was opened and the Boards heard from the following members of the public:

- Mark Torkos
- Kalina Shirley
- Melinda Rakoncay
- Pamela Linder

Public Comment was closed.

The Board continued discussion regarding the following:

- Integrating the Historic Preservation Master Plan with the revised Comprehensive Plan and the creation of subsequent ordinances consistent with both documents
- Streamlining the review process and clarifying the language of the Comprehensive Plan²

There was Board consensus to continue with the ten goal items as outlined in the presentation while taking into account Board discussion and recommendations.

4. Discussion and Public Comment related to Evaluating and Ranking Historic Preservation Master Plan Work Plan Objectives for FY 2019/2020 and their Consistency with the Comprehensive Plan

Jenny Wolfe and Dr. Andrea White gave a presentation of the subject and facilitated discussion regarding the following:

- Use of GIS data for historical and archeological resources and importance of keeping the data up-to-date
- Desire to see a breakdown or outline to clarify the work-plan document
- Determine how work-plan items would be feasible and prioritized based on budget constraints
- Completed and in-progress projects

² Brief recess from 10:28a.m. to 10:37a.m.

- Determining endangered historically significant structures as a priority
- Building condition assessments for structures within the City based on the current Comprehensive Plan
- Determining threats and hazard mitigation for City-owned properties with possible prioritization of vacant structures
- Upgrading curation of archeological artifacts and the digital database³
- Educating the public on historic building and archeological resources
- Archeological and permitting fees still left the Building Department funds in a deficit
- Importance of determining how to make storm and flood endangered structures more resilient and creating a pre-storm plan to protect historic structures
- Prioritization of determining and attempting to save structures in danger of demolition

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

The Board discussed prioritization of work plan tasks as follows:

- Support to move hazard mitigation, identifying endangered properties and developing preservation strategies, and public education of archeological resources forward on the priority list
- Consideration of task items that may have an impact on the budget or require additional outside funding
- Character studies for historic neighborhoods may require a consultant
- Focusing on task items that will help HARB and City staff make determinations in the short-term

- Encouraging adaptive re-use to aid in structure preservation
- Considering steps that the Public Works Department was taking to protect infrastructure and determine if any of those tactics would work for the preservation of historic resources
- Maintaining and updating website information

MOTION

Mr. Weaver MOVED to APPROVE the Task List as discussed. The motion was APPROVED BY UNANIMOUS VOICE VOTE.

5. Adjournment

Having no further business, Ms. Duncan adjourned the meeting at 12:08 P.M.⁴

³ Ms. Opsahl departed at 11:34a.m.

⁴ Transcribed by Candice Seymour

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting June 20, 2019

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, June 20, 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
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the May 23, 2019 minutes as presented. Motion SECONDED by Ms. Wingo and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

(None)

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 **APPROVE** a Certificate of Appropriateness for **54 St. George Street** with the following conditions:

- The applicant confirm the lighting details to include light output
- The applicant provides brick pattern to staff
- The applicant removes the exotic, non-native plant and replace it with a native beach flower (heliathus debilis) or another pre-approved plant
- 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

Len Weeks reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi wanted to ensure that Mr. Weeks was authorized to speak on behalf of the applicant. She felt that there should be a clear site plan before the application was approved.

Charles Pappis agreed that there needed to be a complete site plan before the application was approved.

Public hearing was closed.

The Board discussed:

- Utilization of AGHP approved plants rather than those proposed
- Possibility of approving replacement brick where existing brick was on the property which may not require HARB review
- Need for documentation of the existing area and a site plan clearly illustrating the proposed replacements
- Proposed up-lighting fixture was appropriate with staff recommendation to reduce brightness to 2700K
- Importance of the historic building and the applicant's lack of preparation

MOTION

Mr. Benoit MOVED to APPROVE application F2019-0008 with the following conditions:

1. The applicant conform the lighting temperature to be 2700k as recommended by staff
2. The applicant keeps any plant materials to those approved in the AGHP
3. Applicant keeps any brick changes to the existing layout with

the Chicago clay-fire brick as a replacement in-kind

The motion was SECONDED by Mr. Weaver.

There was further Board discussion regarding:

- Type of lighting fixture which was acceptable
- Brick paver replacement included area paved with concrete blocks
- Running-bone pattern preferred by Board
- Include documentation of existing brick layout
- Possibility of continuing the application or having the application administratively approved should the applicant replace the brick in-kind

Mr. Benoit modified his motion to APPROVE the application with the following conditions:

1. That the applicant confirms the lighting temperature to be 2700k as recommended by staff with the fixtures as presented
2. The applicant keeps added plant materials to those approved in the AGHP
3. To approve a modified scope of work for the Chicago clay-fire brick installed in existing brick and/or concrete paved areas in a running-bone pattern similar to what exists on the site with a drawing illustrating the existing paved area

The motion was SECONDED by Paul Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

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 read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **74 Marine Street** to give the applicant time to provide additional information on the proposed windows.

Derek Crosby and Ronald Henson reviewed the application

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi wanted to ensure that the applicant used appropriate materials and wanted to ensure that the record reflected the real wood.

Public hearing was closed.

The Board discussed:

- Wood window sample was an appropriate material
- Desire to see muntin pattern matching the existing
- Desire to see a window condition report

MOTION

Mr. MacDonald MOVED to APPROVE application F2019-0023 utilizing the Pella all-wood window presented with type of wood chosen by the customer with the

provision that a window condition assessment report be provided to staff for the existing window and the mullion layout matches the existing six-over-six. The motion was SECONDED by Mr. Weaver.

There was discussion regarding the window color which could be approved administratively as long as the applicant utilized a pre-approved color.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Benoit
Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (c) 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 was not present and there was Board consensus to defer the application to the end of the meeting.

Ms. Wolfe announced that the applicant had withdrawn the application.

7. Certificates of Appropriateness

7. (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.

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

- **APPROVE** a Certificate of Appropriateness for the fence with the condition that it is raised to five and a half feet and;
- **CONTINUE** a Certificate of Appropriateness for the kitchen hood to give the applicant time to consider another location for the equipment so that it can be better screened.

Gerald Dixon reviewed the application with a presentation.¹

Ex Parte Communication:

(None)

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

The Board discussed:

- Options for screening the hood system
- Moving the make-up air on the opposite side of the roof where it would be less visible
- Possibility of adding landscaping to help screen portion of the system on the roof
- Traditional Colonial fencing could create a false sense of history and shorter fence height would differentiate the new addition

MOTION

Mr. Benoit **MOVED** to **APPROVE** application F2019-0062 with the fence height as proposed, with the stipulation that the applicant include landscaping along the south side of the shed addition and use best efforts to install landscaping along the west side to screen the equipment as feasible. The motion was **SECONDED** by Mr. Weaver.

Mr. Weaver recommended painting the mechanical equipment to help it blend into the area.

Mr. Benoit amended his motion to include painting the hood assembly a dark color to blend in with the shed addition a the back. The amended motion was SECONDED by Mr. Weaver.

The Board discussed:

- Height of the fence and AGHP requirements versus the Secretary of Interior Standards
- Clarification that the state will only allow trees in pots and the recommended landscaping may not be feasible or considered a requirement for approval since it was not a request of the application

Ms. Lopez advised that the landscaping could be included as a recommendation for appropriate screening should the applicant choose to utilize it.

Mr. Benoit restated his motion to APPROVE the application with the following conditions:

- Height of the fence could remain as proposed because it is screening a small section that is not visible from the street for mechanical equipment that requires ventilation
- Hood installation as proposed with the recommendation to screen with landscaping along the south and west sides
- The mechanical equipment be painted a dark color to blend in with the proposed addition.

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

¹ Attached to original minutes

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

**7. (b) F2019-0064 – Vista Hotel III, Inc. –
Applicant and Owner
16 Avenida Menendez**

To make alterations to an existing hotel to include constructing new elevators and a second story walkway.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness for the walkway and elevators at **16 Avenida Menendez** with the following conditions:

- The metal screen art and internal illumination is removed
- The applicant provides information on the proposed plants and bricks, the materials that will cover the cricket element, and the light features
- The applicant uses a compatible material for the canopies
- The applicant reduces the lot coverage or changes the building's zoning category

Sarah Ryan reviewed the application.

The Board provided their ex parte communications.

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

The Board discussed:

- Metal screen panels, their material and construction
- The building, while in a historic district, was not a historic structure nor a reconstruction of one and made utilizing the AGHP difficult
- Original Monterey style of the building which was later altered to reflect a Mediterranean Revival style
- Concern that the proposed metal panels were not compatible with the rest of the structure's design and recommendation to consider other more appropriate designs
- No internal illumination from the elevator shaft
- Cover over stairwell which was not compatible as proposed and recommendations to consider alternatives or provide examples of similar designs on historic buildings

Mark McConnell spoke regarding the canopy over the stairwell which was designed to disappear within the architecture. He noted the method was commonly used on National Register buildings when additions were necessary on industrial or commercial buildings. He added that the metal screening was proposed as a way to reduce the massive look of the elevator shafts.

There was a brief discussion regarding the continuance of the item and its subsequent hearing at an upcoming Planning and Zoning Board meeting during which time Troy Blevins confirmed that the continuance would not hinder the PZB hearing which may not be required.

MOTION

Mr. Weaver MOVED to CONTINUE application F2019-0064 to the July 18, 2019 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

² Brief recess from 2:50p.m. to 2:57p.m.

**AYES: Weaver, Benoit, MacDonald,
Wingo, Duncan**
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

**7. (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.**

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness for **241 St. George Street** with the following condition:

- The applicant brings in a site plan to verify that the addition meets the lot coverage requirements

Nathan Goldberger reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Addition blended with original structure and materials were compatible
- Casement window on the plan showed a 9-light window, but the proposed windows were intended to match the existing building
- Applicant would submit site-plan to verify lot coverage

MOTION

Mr. Weaver MOVED to APPROVE application F2019-0065 with the condition that the applicant provides an updated site plan to staff to ensure the addition meets the lot coverage requirements. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES:

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Appropriateness – City Project

8. (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.

Ms. Mitchell noted that staff does not provide recommendations for city projects.

Todd Grant, Deputy Director, Public Works, reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi felt that the wraps should represent the full character of the City.

Public hearing was closed.

The Board discussed:

- Pictures on the trash cans appeared as advertising and did not fit historic district character
- Recommendation for a wrap that mimicked coquina
- Various color options
- Including the City logo

MOTION

Mr. Benoit MOVED to APPROVE application F2019-0063 for the device in a black color with the City Seal on the front under the trash symbol because it reduces the number of trash cans on the street and provides better ability to manage the trash in the tourist district. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Benoit, Duncan, MacDonald,
Weaver, Wingo

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Approved Permit Report

(Provided for informational purposes)

10. Other Business

(None)

11. Adjournment

There being no further business, the meeting was adjourned at 4:18 P.M.³

Catherine Duncan, Chairperson

³ Transcribed by Candice Seymour

Kelli Mitchell

From: Charles W Shanks <cwshanks@rsresfl.com>
Sent: Friday, July 12, 2019 11:33 AM
To: Kelli Mitchell
Subject: Re: HARB Meeting

Ms. Mitchell,

Please withdraw the TEP, Inc. request for a certificate of appropriateness for the rental unit at 25 King Street.

Regards,

TEP, Inc. Property Manager

Charles W "Sonny" Shanks, CRB, GRI
(US Army Retired)
Broker Owner - Managing Director
Ruggeri & Shanks, LLC | Real Estate Services
904.808.0270
cwshanks@rsresfl.com



From: Kelli Mitchell <kmitchell@citystaug.com>
Sent: Friday, July 12, 2019 9:40:15 AM
To: Charles W Shanks
Subject: RE: HARB Meeting

Will you send me an email just saying you like to withdraw the application at 25 King Street. We want the word withdraw in it so the board will have no questions about the application.

Kelli Mitchell
Historic Preservation Planner

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

P: (904)209-4283
F: (904)209-4335

Kelli Mitchell

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Friday, June 28, 2019 3:07 PM
To: Kelli Mitchell
Cc: Vik Patel; Kanti; Troy Blevins
Subject: Continuance - 16 Avenida Menendez to August

Kelli,

We would like to request a continuance to the August 15th, 2019 HARB meeting for 16 Avenida Menendez (Best Western Bayfront).

We need additional time to produce new renderings.

Thank you,

Sarah Ryan, Architect
904-547-9430



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

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



Application: 2019-0071

Address: 287 St. George Street

Nikki C. Gordon, Applicant

Scott J. and Nikki C. Gordon, Owner

Project description: To install Bahama-style shutters on multiple exterior windows.

Architectural Style:	Bungalow	Florida Master Site File:	SJ01933
National Register:	Contributing, St. Augustine Town Plan National Register District	Construction date:	1917
Archaeology Zone:	IC	Zoning District:	HP1
Parcel number:	200330 0000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to install Bahama-style shutters on multiple exterior windows.

- No historical photographs could be found that show the home having shutters historically. Shutters are appropriate to use on Bungalow Style homes, however.
- Bahama shutters are rarely used in Florida.
- Based on the application, the shutters will only be placed on the southern elevation, which is a side and non-character defining elevation. Installing the shutters will not have a negative impact on the character of the structure.
- The proposed color for the shutters is on the pre-approved color list.
- The applicant should consider a more compatible material for the shutters such as wood.



Front Elevation



STAFF RECOMMENDATION:

Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can take one of the following actions for 287 St. George Street:

1. **Approve** the shutters if the applicant can prove that such shutters have been used in St. Augustine or on the home
- Or
2. **Approve** the use of shutters with the condition that the applicant uses a more traditional style.



Proposed Shutter Style

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0071
287 St. George Street
July 18, 2019
STAFF PHOTOGRAPHS:



F2019-0071
287 St. George Street
July 18, 2019

SUMMARY SCOPE OF WORK:

- Install Bahama shutters on multiple exterior windows

CITY CODES/DESIGN GUIDELINES:

Bungalow (1910-1940)

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

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

Windows are double hung sash ten-over-one, nine-over-nine, eight-over-one, six-over-six, six-over-one, four-over-one, three-over-one, two-over-two, two-over-one, one-over-two, one-over-one. Fixed sheet and single or multi-pane casement windows are also used. Jalousie windows are also common. Transoms and sidelights are used occasionally. Shutters may be used. Lattice vents or attic louvers in the gable ends are common.

Detailing is simple and includes exposed structural elements (ridge beams, truss work, rafters, purlins); knee braces; battered porch piers; and tapered chimneys.

Windows and Window Treatments

Do...

- Design and install new windows, shutters and balconies when the historic windows, shutters and balconies are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Don't...

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

Post-1821

Bungalow windows are double hung sash ten-over-one, nine-over-nine, eight-over-one, six-over-six, six-over-one, four-over-one, three-over-one, two-over-two, two-over-one, one-over-two or one-over-one. Fixed sheet and single or multi-pane casement windows are also used. Jalousie windows are also common. Transoms and sidelights are used occasionally. Shutters may be used. Lattice vents or attic louvers in the gable ends are common.

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]

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]

F2019-0071
287 St. George Street
July 18, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File

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. 8SJ1933 1009==
Site Name: George L. Estes House 830== Survey Date: 7808 820==
Address: 287 St. George Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 39A West 1/2 of 868==
(subdivision) (block) (lot)
Lot 5 868==
Owner of Site: Name: Wardell, Jack G. ;
Address: 287 St. George Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: HP1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469962 3306150 890== Location: T07S R30E N20 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1917 844== Period: 20th Cent 845== Culture: American 840==
Architect: Henderich, Fred A. 872==
Builder: 874==
Style: Bungalow 964==
Plan Type: L-shape 966==
Exterior Fabrics: Wood, shingles, butt 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS, 1/1, attic louver 942==
Foundation: Stuccoed piers, lattice infill 942==
Roof Type: Gable 942==
Secondary Roof Structures: Hip on L, porch 942==
Porches & Balconies: One story enclosed L-shaped porch on southwest
side 942==
Chimney Location: Center, ridge 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles 882==
Ornament Exterior: Paired palm tree posts 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: 954== Stories: 1½ 950==
Other: 956==
Surroundings: Residential/institutional 864==
Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Railroads

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Bungalow style residence at 287 St. George Street, now called the George L. Estes House, was constructed by Fred A. Henderich between 1910 and 1917 and is one of the later homes built in this neighborhood. The foundation is composed of stuccoed piers with lattice infill. The one-story enclosed L-shaped front porch has paired palm tree posts.

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

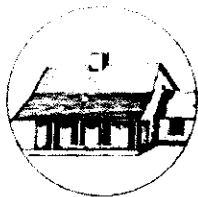
1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustín," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.
2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustín de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis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

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

The house at 287 St. George Street was built by architect Fred A. Henderich for his brother-in-law George L. Estes and wife Clara. Estes was the vice president of the St. Augustine National Bank in the 1920's and 1930's. In 1934 the house was occupied by Rudyard K. Parsons, assistant general freight agent for the Florida East Coast Railway Company.(4)

4. St. Augustine City Directory, 1920-21, 1924-25, 1927-28, 1930, 1934; Historic Properties Inventory Research File.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ01933**Field Date **5-4-2016**Form Date **5-4-2016**

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) GEORGE L. ESTES 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 287 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: 287
 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 20 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 2003300000 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: 1917 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): HENDERICH, Fred A. Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Bungalow Exterior Plan L-shaped Number of Stories 1.5
 Exterior Fabric(s) 1. Wood shingles 2. Wood/Plywood 3. _____
 Roof Type(s) 1. Gable 2. Hip 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. Hip on L, porch
 Windows (types, materials, etc.) DHS, 1/1, attic louver

Distinguishing Architectural Features (exterior or interior ornaments) Paired palm tree posts; exposed rafters under eaves

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) single car garage with 2nd story apartment -- detached from home

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Concrete Block 2. stuccoed, lattice infill
 Main Entrance (stylistic details) single wood 6-paneled door

Porch Descriptions (types, locations, roof types, etc.) one-story L-shaped porch on southwest side with palm posts and hip roof

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

Narrative Description of Resource See original form by David Nolan for additional History

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) could contribute to a district

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

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

DOCUMENTATION

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

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

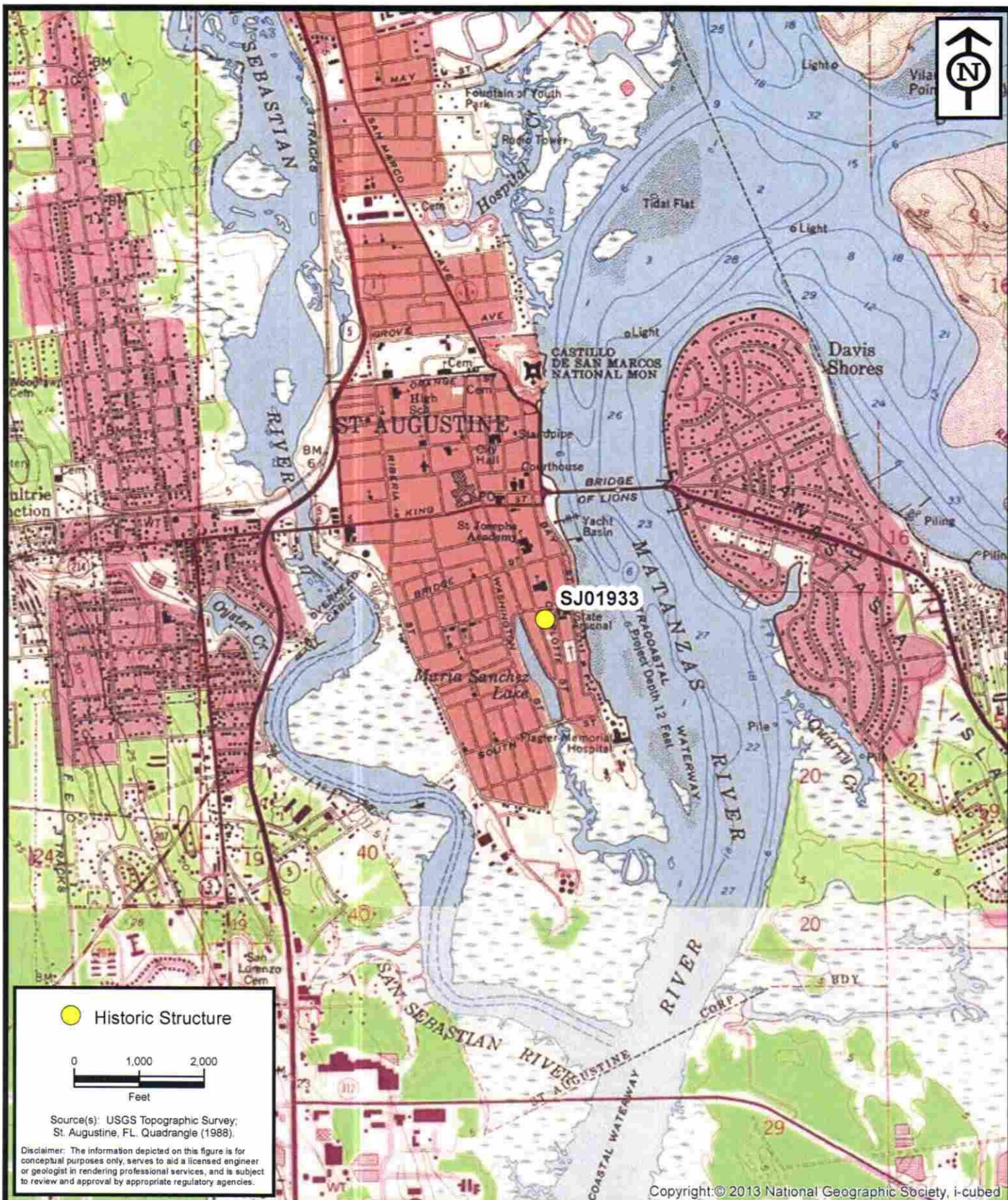
RECORDER INFORMATION

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

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

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



**ENVIRONMENTAL
SERVICES, INC.**

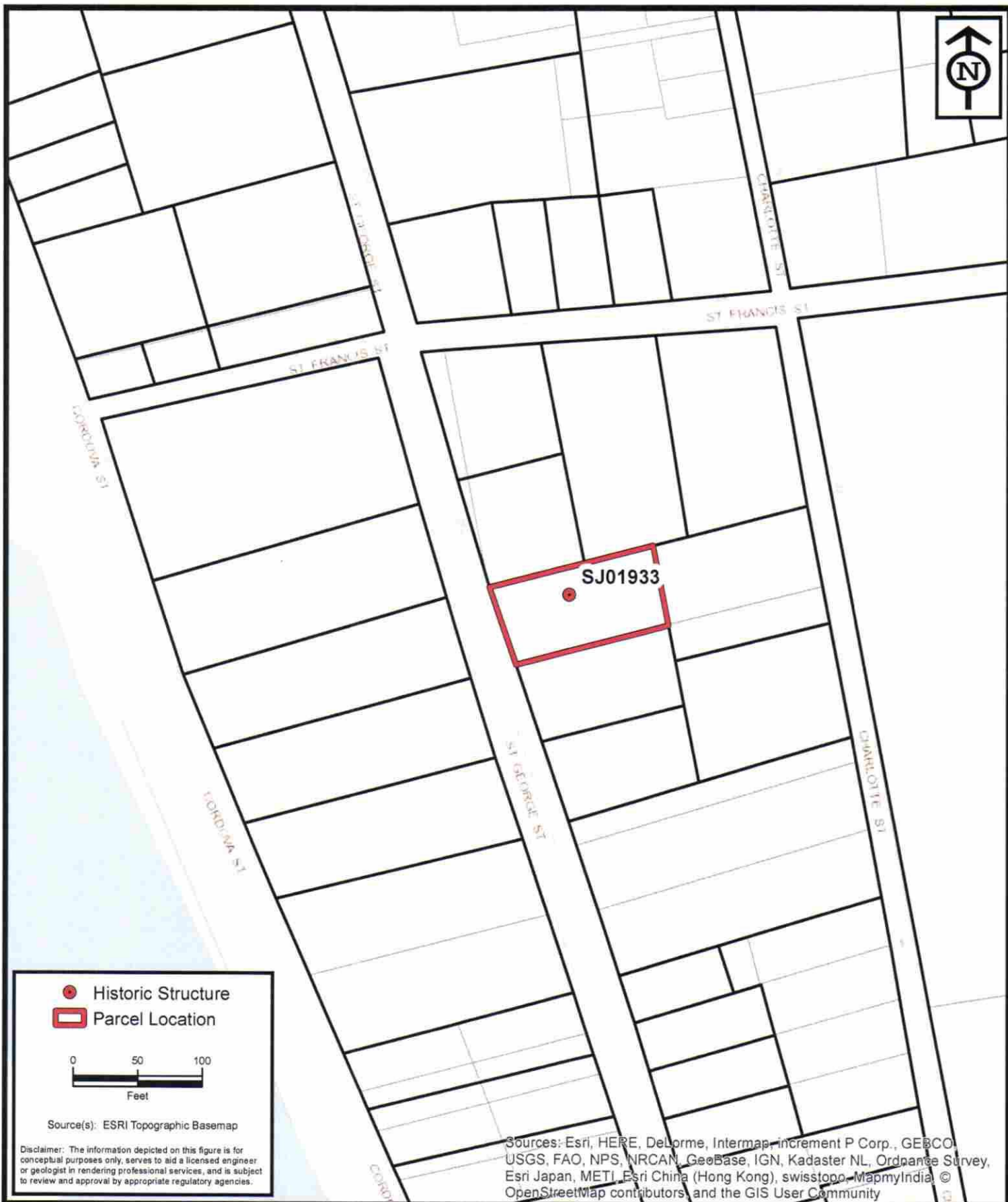
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ01933
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

SJ01933



**ENVIRONMENTAL
SERVICES, INC.**

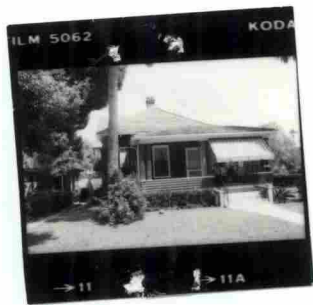
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Parcel Location - SJ01933
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

SJ01933



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. 2019-0071

Receipt No. 1627451

Meeting Date: July 18, 2019

Advertising Costs \$ _____ Postage \$ _____

Paid on June 6, 2019

Receipt No. _____

1. NAME OF APPLICANT Nikki C. Gordon

Business (if applicable) _____

Address 2809 Hitchcock Mill Run

City Marietta State GA Zip Code 30068

Daytime telephone 404-731-9758 Other phone/email ncrooms@bellsouth.net

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

2. NAME OF PROPERTY OWNER Scott J. Gordon and Nikki C. Gordon

Business (if applicable) _____

Address 2809 Hitchcock Mill Run

City Marietta State GA Zip Code 30068

Daytime telephone (required) 404-731-9758 Other phone 770-977-0357

3. PROJECT STREET ADDRESS 287 St. George Street

4. LEGAL DESCRIPTION: Lot 5 Block 39 Subdivision _____ Parcel _____

5. EXISTING USE Residence PROPOSED USE _____

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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

- ☐ New building _____
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☐ New porch/deck/balcony _____
- ☒ New awning/canopy Bahama Shutters
- ☐ 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

(Please see description in #7.)

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

We would like to install Bahama shutters on the windows pictured in photos #1, 2 and 3 (attached). Because the windows face south, adequately cooling these rooms in the summer is problematic. While owning the house since June 2018, we have attempted to cut down on the heat from the interior with different window treatments but have

(Please see next page.)

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Nikki C. Gordon

SIGNATURE OF APPLICANT Nikki C. Gordon

DATE 6/6/19

PRINT OWNER'S NAME Nikki C. Gordon

SIGNATURE OF OWNER Nikki C. Gordon

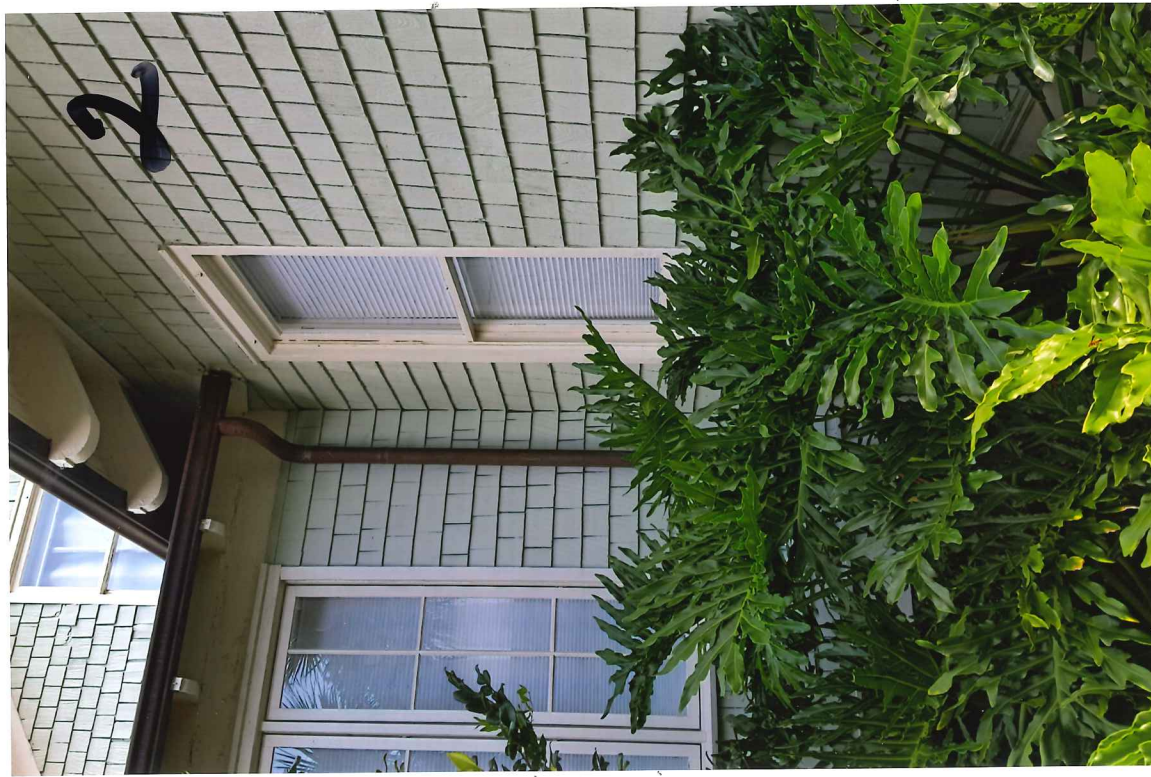
DATE 6/6/19

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.

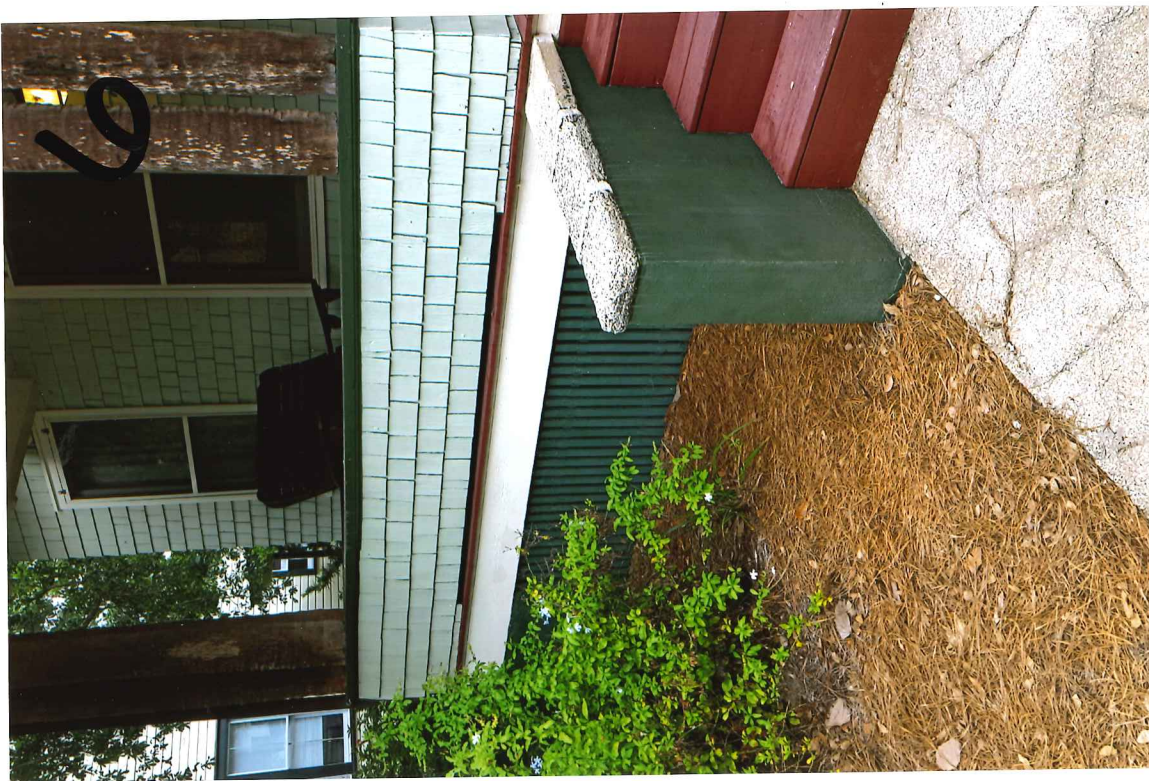
not been successful. Our previous experience with Bahama shutters has proven them to make the interior rooms much more energy efficient from an air-conditioning standpoint.

The shutters will be constructed of aluminum, and the color will be an exact match to the dark green trim already on the house, as pictured in photos #4, 5, and 6.

The two large windows in photo #1, will have divided shutters as shown in photo #7, and the smaller windows, one panel each, as pictured in photo #8.







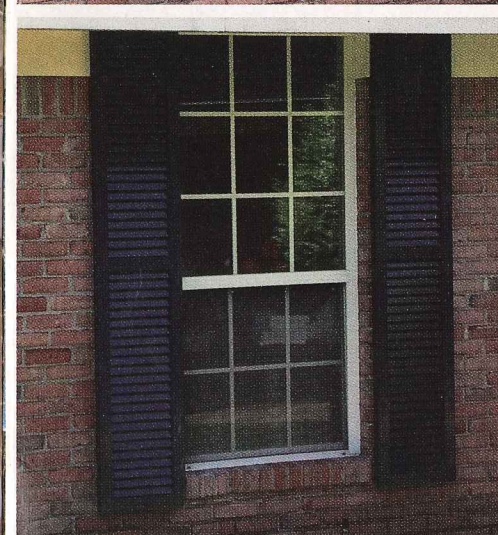
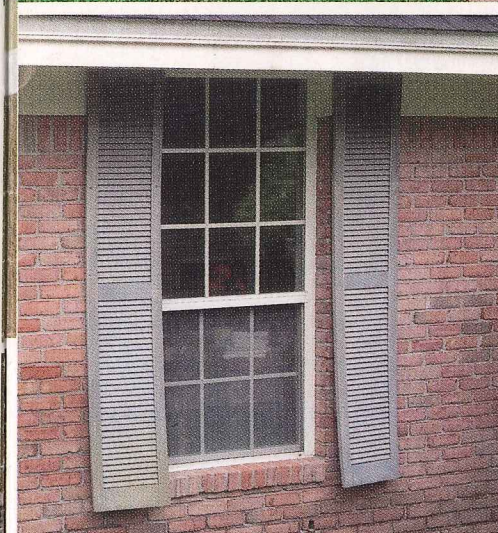


All About
BLINDS & SHUTTERS

Product Catalog



Made In America



Instr #2018041842 BK: 4563 PG: 1293, Filed & Recorded: 6/14/2018 1:58 PM #Pgs:2

Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$5,565.00

Prepared by and return to:

Vickie A. Rianda

Island Title of St. Augustine LLC

2085 A1A South Suite 206

St. Augustine, FL 32080

904-471-7272

File Number: 18-05305

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of June, 2018 between Louis J. Geanuleas and Deborah L. Geanuleas, husband and wife, whose post office address is 237 Hanover Street, Annapolis, Maryland 21401, grantor, and Scott J. Gordon and Nikki C. Gordon, husband and wife, whose post office address is 2809 Hitchcock Mill Run, Marietta, Georgia 30068, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns County, Florida to-wit:

Beginning at the Northwest corner of Lot 5, Block 39-A, City of St. Augustine, Florida, according to the Official Map of said city dated January 1, 1905; thence running Southerly 62 1/2 feet along St. George Street; thence Easterly, parallel to the North line of said Lot 5, for a distance of 119 feet more or less; thence Northerly 62 1/2 feet, more or less, to the North line of said Lot 5; thence Westerly 123 feet, more or less, to the point of beginning.

Parcel Identification Number: 200330-0000

Subject to covenants, restrictions, reservations and easements of record, if any, and taxes for the current and subsequent years.

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

To Have and to Hold, the same in fee simple forever.

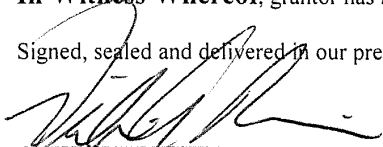
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

DoubleTime®

BK: 4563 PG: 1294

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Vickie A. Rianda


Witness Name: IRENE ARRICOLA

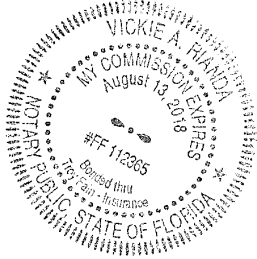

Louis J. Geanuleas (Seal)

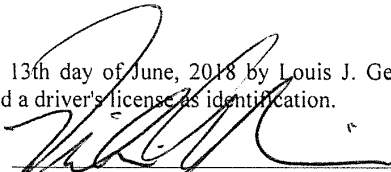

Deborah Geanuleas (Seal)

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 13th day of June, 2018 by Louis J. Geanuleas and Deborah Geanuleas, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Vickie A. Rianda

My Commission Expires: August 13, 2018

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	2003300000
Location Address	287 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE W1/2 LOT 5 BLK 39-A OR4563/1293 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.180
Homestead	N

Owner Information

Owner Name	Gordon Scott J,Nikki C 100% Gordon Nikki C 100%
Mailing Address	2809 HITCHCOCK MILL RUN MARIETTA, GA 30068-0000

Map



Valuation Information

	2019
Building Value	\$391,197
Extra Features Value	\$10,918
Total Land Value	\$231,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$633,115
Total Deferred	\$0
Assessed Value	\$633,115
Total Exemptions	\$0
Taxable Value	\$633,115

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	\$370,400	\$6,495	\$231,000	\$0	\$0	\$607,895	\$535,921	\$121,974	\$485,921
2017	\$370,400	\$6,822	\$231,000	\$0	\$0	\$608,222	\$524,898	\$133,324	\$474,898
2016	\$374,609	\$7,221	\$210,000	\$0	\$0	\$591,830	\$514,102	\$127,728	\$464,102
2015	\$340,934	\$7,594	\$162,000	\$0	\$0	\$510,528	\$510,528	\$50,000	\$460,528
2014	\$150,395	\$2,174	\$145,800	\$0	\$0	\$298,369	\$298,369	\$50,000	\$248,369
2013	\$155,170	\$2,343	\$145,800	\$0	\$0	\$303,313	\$303,313	\$50,000	\$253,313
2012	\$157,557	\$2,512	\$145,800	\$0	\$0	\$305,869	\$305,869	\$50,000	\$255,869
2011	\$162,331	\$2,681	\$162,000	\$0	\$0	\$327,012	\$327,012	\$50,000	\$277,012
2010	\$164,718	\$2,850	\$180,000	\$0	\$0	\$347,568	\$332,126	\$65,442	\$282,126

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	3440	Roof Cover	Composite Shingle
Conditioned Area	2389	Interior Flooring	Hardwood
Actual Year Built	1925	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood Shingle	Baths	4

Category	Type	Pct
Exterior Wall	Wood Shingle	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	14 Fixtures	100%
Electrical	Very Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
FINISHED GARAGE	0	300
FINISHED OPEN PORCH	0	147
FINISHED UPPER STORY	300	300
FRAME ADDITION	216	216
BASE AREA	1351	1351
FINISHED ENCLOSED PORCH	102	128
FINISHED DECK	0	189
OUTSIDE STAIRS	0	70
FINISHED OPEN PORCH	0	77
FINISHED UPPER STORY	420	420
FINISHED OPEN PORCH	0	242
Total SqFt	2389	3440

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	40
Pool (Concrete)	0	0	0	0	134
Kool Deck	0	0	0	0	266
Masonry Wall	0	0	0	0	545

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	121	60	EF	\$231,000

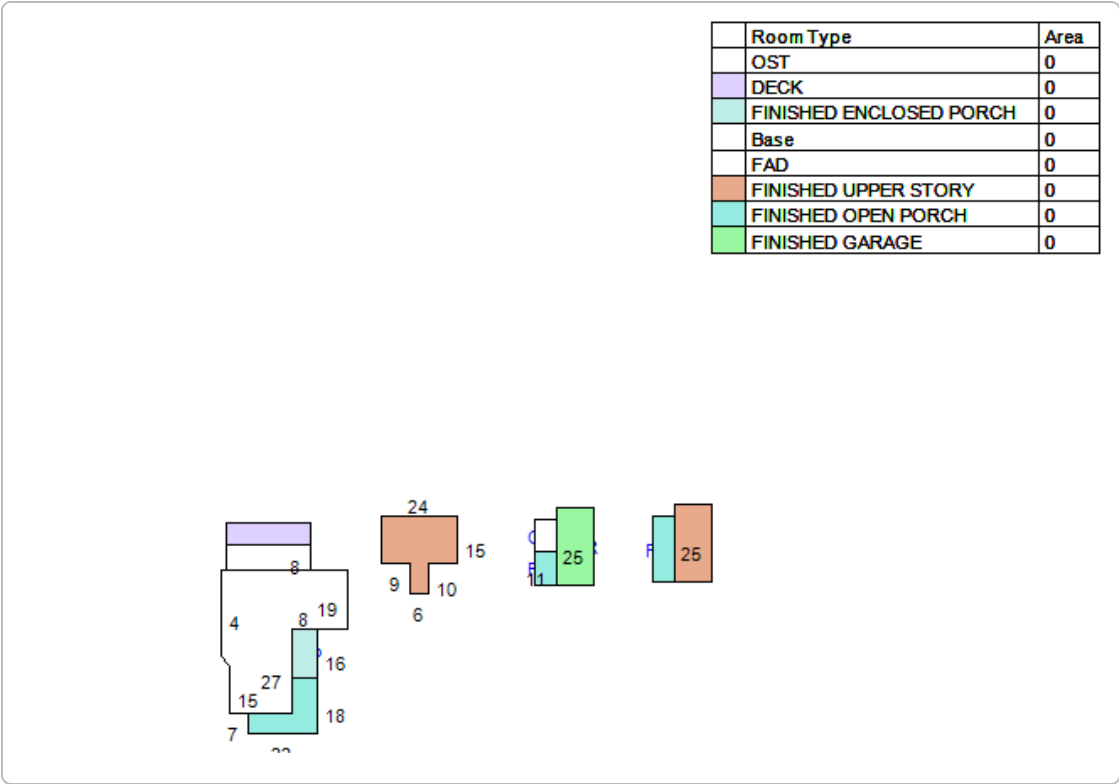
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/14/2018	6/14/2018	\$795,000.00	WD	4563	1293	Q	I	GEANULEAS LOUIS J,DEBORAH L	GORDON SCOTT J,NIKKI C
5/30/2014	5/30/2014	\$675,000.00	WD	3885	1040	Q	I	HALBACK FREDERICK E & ANNEMARIE	GEANULEAS LOUIS J,DEBORAH L
	1/11/1996	\$180,000.00	WD	1150	1020	Q	I	MC CLELLAND WILLIAM G & DOROTHY JANE	HALBACK FREDERICK E & ANNEMARIE
	11/1/1986	\$113,000.00		721	1968	Q	I		MC CLELLAND WILLIAM G
	7/1/1985	\$0.00		679	1311	U	I		

Area Sales Report

Recent Sales in Area

Sketch Information



No data available for the following modules: Exemption Information.

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

Last Data Upload: 7/9/2019, 11:40:09 PM

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Developed by
 Schneider
GEOSPATIAL

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Project number: Project Address: 287 St. George
 Reviewed by: Kelli Mitchell Date: June 6, 2019



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

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



Application: 2019-0075

Address: 5 St. George Street

Les Thomas Architect, Applicant
Historic Fraser Properties, Owner

Project description: To construct a kiosk facing St. George Street

Architectural Style:	Spanish Colonial	Florida Master Site File:	N/A
National Register:	Located in the St. Augustine Townplan National Register District	Construction date:	N/A
Archaeology Zone:	1A	Zoning District:	HP3
Parcel number:	196370 0020		
Agenda Item:	7(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to construct a kiosk facing St. George Street.

- The hardware, roof and roof material, shutters, and siding are compatible with the AGHP.
- According to the application, the building will be painted with pre-approved colors, which staff can approve administratively.
- The structure has a relatively small footprint and is to scale with the surrounding buildings. It will not be connected to the existing building and will not negatively impact the structure if it is removed in the future.
- Dutch doors (or Dutch type doors) are not listed within the AGHP or *The Houses of St. Augustine* and are not compatible for the style. The applicant should consider another design that is more compatible such as a wood paneled door.
- Based on a preliminary zoning review, the building meets setback and height requirements.



The Site of the Proposed Kiosk



Kiosk in Context

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 **5 St. George Street** with the following condition:

1. The door design is altered to a more compatible design.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0075
5 St. George Street
July 18, 2019
STAFF PHOTOGRAPHS:



F2019-0075
5 St. George Street
July 18, 2019

SUMMARY SCOPE OF WORK:

- Construct a 11' tall kiosk facing St. George Street

Colonial

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.

British Period (1764-1783)

St. Augustine was still a poor military outpost when the English arrived in 1764. The St. Augustine Style of architecture was not pleasing to the eighteenth century English, who felt that Spanish had consulted convenience more than taste. The English therefore set about altering the town to suit their tastes. Although they retained many features of Spanish Colonial architecture, the English also introduced design features based on the architecture in their northern colonies. These included street doors directly entering the building, glazed windows with exterior shutters, and chimneys. Many existing buildings were modified and expanded.

New buildings are constructed directly on the street. Street doors provide direct entry into the building. Loggias and porches, and the adjacent yards, are retained. Stairs are often moved to the inside or incorporated within the expanded building. Buildings are one to two and one-half stories.

British Period buildings are often larger than First Spanish Period buildings. The most common plan remains a simple rectangle. Width to length ratios average 1/1.5 with a range of 1/1.0 to 1/2.6. Dimensions vary from the First Spanish Period style because the British measure in feet instead of varas.

Foundations are usually tabby or coquina. Most buildings are of masonry, but wood frame construction greatly increased during this period. The most common examples are wood frame second stories and wood frame extensions of existing masonry buildings. To protect the masonry from the weather, all surfaces are covered with plaster or stucco.

Roof types are gable and hip. Roofs are usually pitched at about 45°. Dormers are used to provide light and air to the upper half story. Roof surfaces are covered with split wood shakes or shingles. Flat roofs are not used.

Door openings are reduced due to the introduction of the British six-panel door. 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 the upper floor.

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 buildings are generally retained.

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.

New Construction

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

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

Site Plans and Building Setbacks

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

Height, Width and Massing

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

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

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

Horizontal Rhythms

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

Figure 7 depicts appropriate and inappropriate residential horizontal rhythms.

Roof Forms

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

Proportion of Openings

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

Materials

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

Architectural Styles for New Construction

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

HP-2 and HP-3

Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and -Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in *The Houses of St. Augustine 1565-1821*, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority. * New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended. See sections below regarding pre-1821 designs for new construction.

Accessory Buildings including porches

Do...

- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.

Pre-1821

Accessory buildings must be smaller in mass and scale than the primary building. These buildings should have a foot print no greater than 40% of the foot print of the primary building, and whether attached or detached, may not be more than one story high. Accessory buildings may not intrude into the yard or open space associated with a primary building, and should be located near side and rear property lines to enclose open space.

Detached accessory buildings should be simplified versions of the primary building in design, materials, detail and ornamentation. For non-habitable buildings, windows should be kept to a minimum whenever possible.

Simple outbuildings should be painted white.

Primary and accessory buildings on the same lot may be connected. This connection is considered an accessory building. The connecting structure may be completely enclosed or may be an open sided gallery or loggia. The connecting structure may not be used for second story access or walkways, and should not cross lot lines.

Secretary of Interior Standards for Rehabilitation

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]

F2019-0075
5 St. George Street
July 18, 2019

LIST OF ATTACHMENTS:

1. N/A

RECEIVED

JUN 21 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
\$100.00	Alterations to all other buildings, site work, or features except single family home
\$200.00	New construction except single family home

Receipt No. 1637899
 Advertising Costs \$ _____

BDAC Project No. 2019-0075Meeting Date: 07-18-19

Receipt No. _____

Paid on _____

1. NAME OF APPLICANT LES THOMAS
 Business (if applicable) LES THOMAS ARCHITECT
 Address 32 CORDOVA ST
 City St. Aug State FL Zip Code 32084
 Daytime telephone 824-9508 Other phone/email _____

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

2. NAME OF PROPERTY OWNER HISTORIC FROSSER PROPERTIES
 Business (if applicable) CITY GATE DISTILLERY #11 ST. GEO
 Address LOCATION IS #5 ST. GEORGE ST
 City St. Aug State FL Zip Code 32084
 Daytime telephone (required) 377-9999 Other phone _____

3. PROJECT STREET ADDRESS #5 ST. GEO.

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

5. EXISTING USE COMMERCIAL PROPOSED USE Commercial

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 _____ |

RECEIVED

JUN 21 2019

Planning/Building Dept.

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

- ☒ New building Kiosk
- ☐ 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)

NEW Kiosk in front of #5 St. George
for CITY GATE Distillery

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 Yes Thomas Bechler

SIGNATURE OF APPLICANT [Signature]

DATE 6-19-19

PRINT OWNER'S NAME [Signature]

SIGNATURE OF OWNER [Signature]

DATE 6-20-19

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.



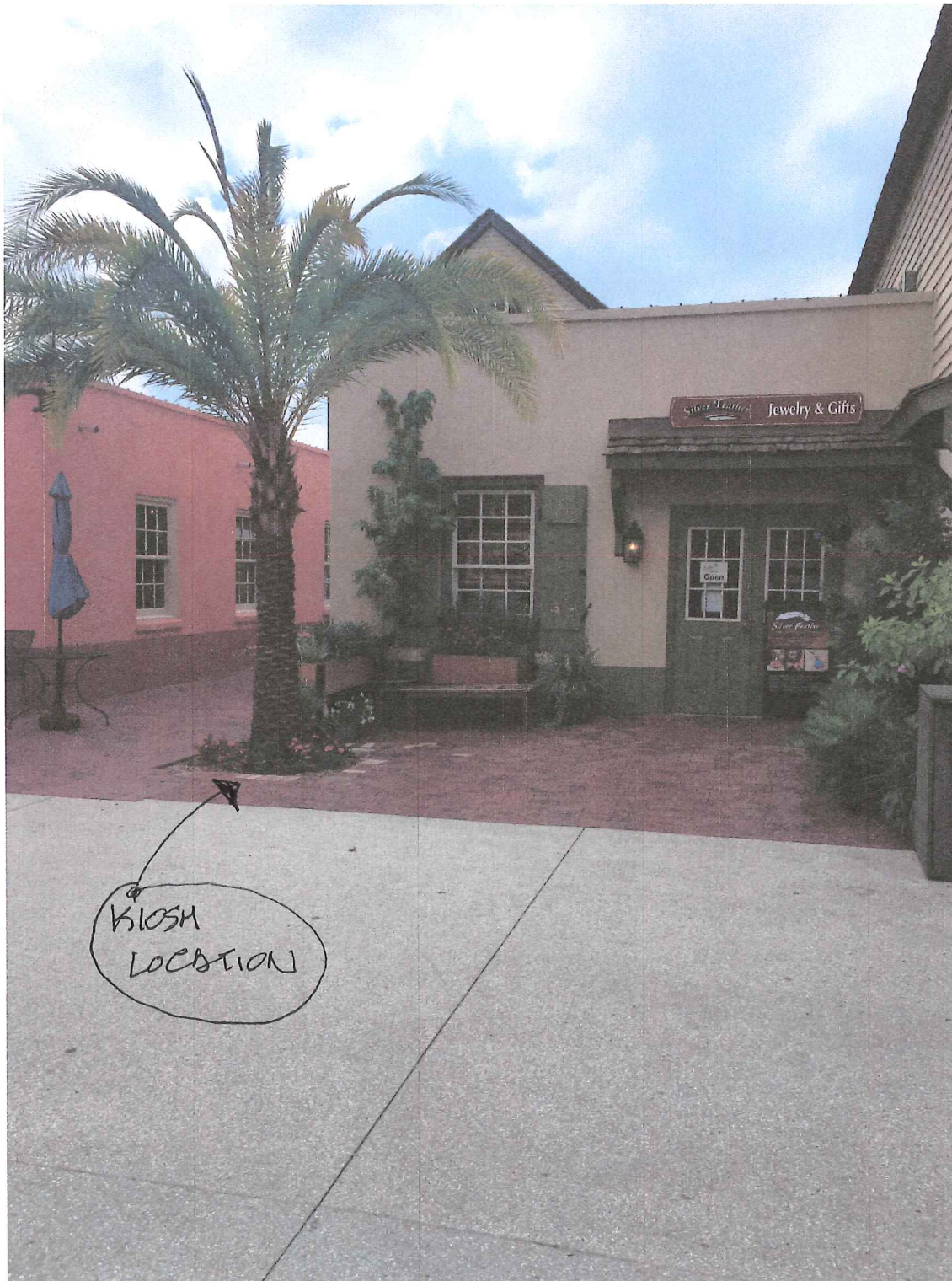
Les Thomas <lestthomasarchitect@gmail.com>

(no subject)

1 message

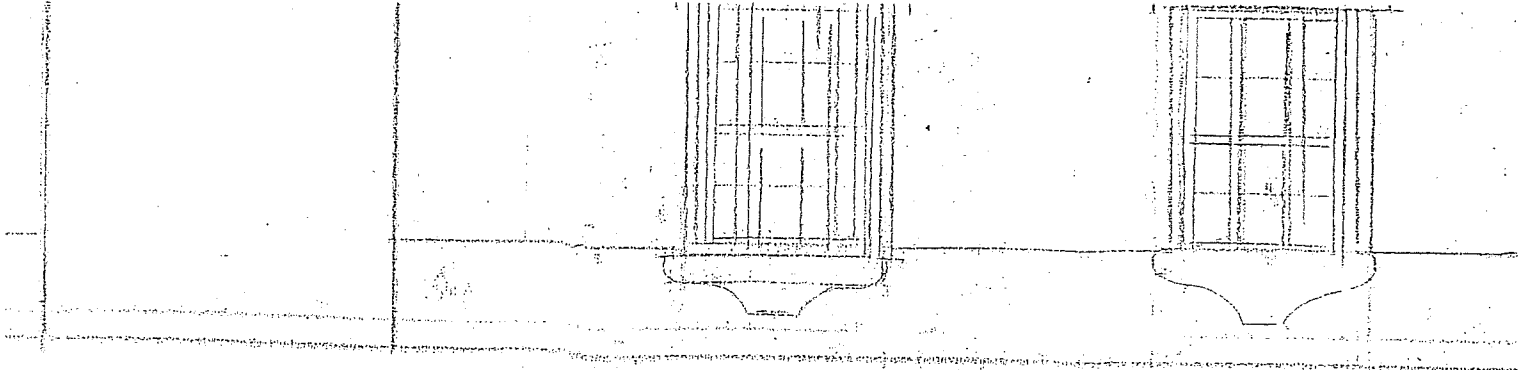
Les Thomas <lestthomasarchitect@gmail.com>
To: lestthomasarchitect@gmail.com

Wed, Jun 19, 2019 at 12:43 PM

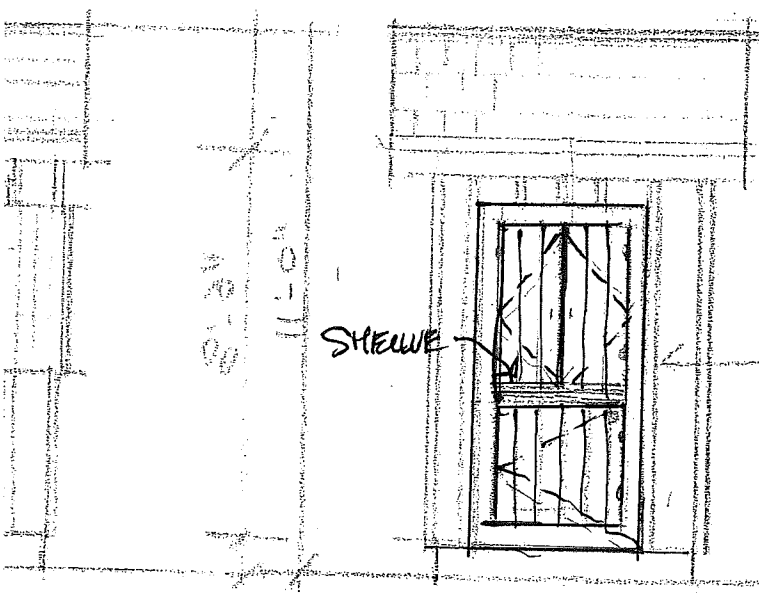
**RECEIVED**

JUN 21 2019

Planning & Building Dept.



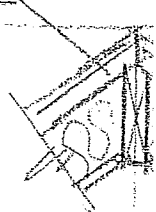
#3 ST. GEORGE



SHEWE

SHUTTER
TOP OF
DOOR
(DUTCH TYPE
DOOR)
(1x6 T&G W/ /
1x6 TRIM)

2x6
10x10



R22

PLYWOOD

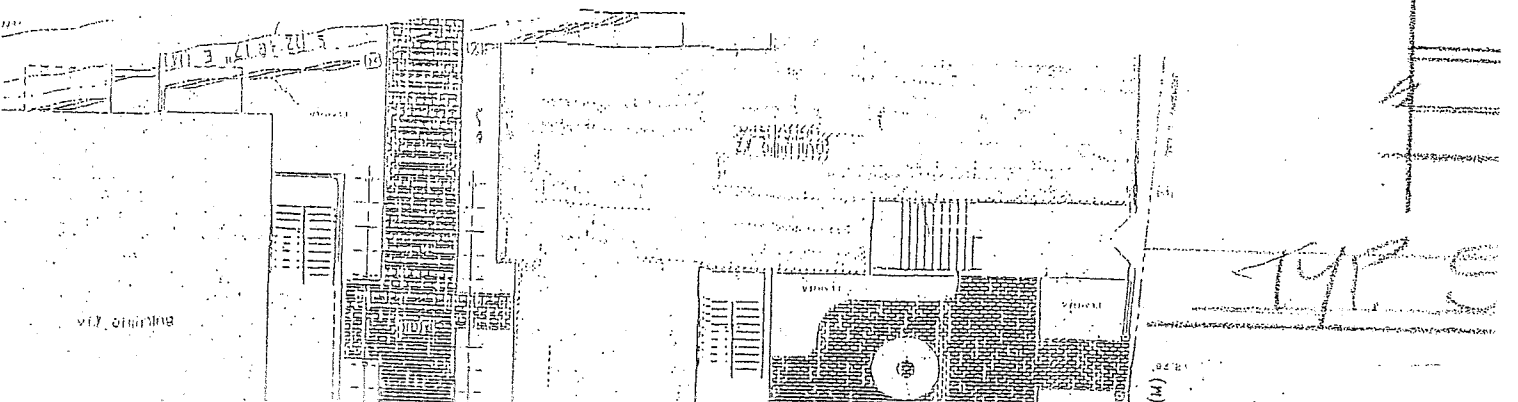
SOUTH

RECEIVED

JUL 09 2019

Planning/Building Dept.

3/4" x 6" x 10' -
2x 6 @ 16" o.c.





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	1963700020
Location Address	5 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	69/49-50 FRASER REPLAT LOT 2B <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	Fraser Replat
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.110
Homestead	N

Owner Information

Owner Name	Historic Fraser Properties LLC 100%
Mailing Address	11 MAGNOLIA AVE SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2019
Building Value	\$261,395
Extra Features Value	\$2,610
Total Land Value	\$475,900
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$739,905
Total Deferred	\$209,685
Assessed Value	\$530,220
Total Exemptions	\$0
Taxable Value	\$530,220

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	\$259,673	\$2,610	\$380,720	\$0	\$0	\$643,003	\$482,018	\$160,985	\$482,018
2017	\$270,812	\$2,298	\$380,720	\$0	\$0	\$653,830	\$438,198	\$215,632	\$438,198
2016	\$274,156	\$2,298	\$154,192	\$0	\$0	\$430,646	\$398,362	\$32,284	\$398,362
2015	\$220,648	\$2,298	\$139,201	\$0	\$0	\$362,147	\$362,147	\$0	\$362,147
2014	\$212,614	\$2,298	\$139,201	\$0	\$0	\$354,113	\$354,113	\$0	\$354,113

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	5016	Roof Cover	Wood Shingle

Conditioned Area	4050	Interior Flooring	Carpet, Hardwood
Actual Year Built	1999	Interior Wall	Drywall
Use	Mixed Use (Store/Office/Residential Combo)	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco, Wood	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	50%
Exterior Wall	Wood	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	60%
Interior Flooring	Hardwood	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	19 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1872	1872
CANOPY (COMMERCIAL)	0	846
CANOPY (COMMERCIAL)	0	846
1.5 STORY	2178	1452
Total SqFt	4050	5016

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Fountain (Average)	1	0	0	0	1
Asphalt Paving	0	0	0	0	685

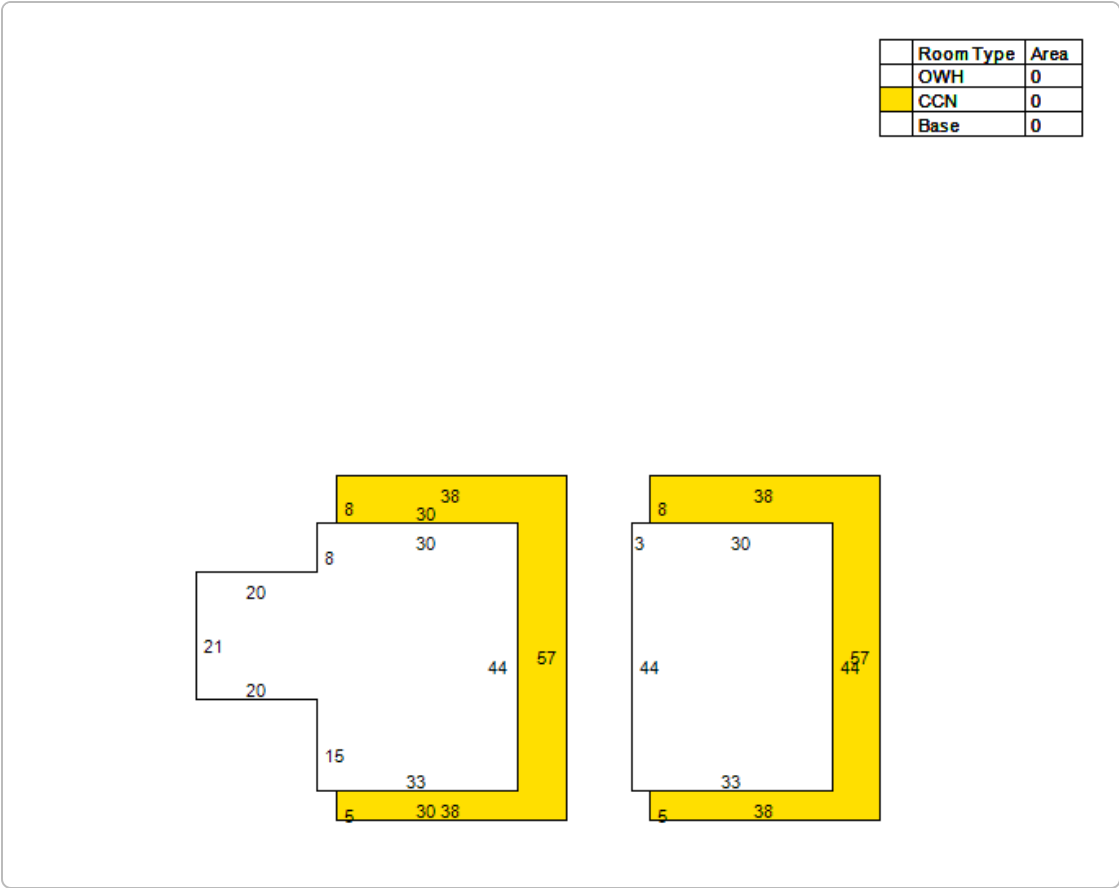
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	0	0	4759	SF	\$475,900

Area Sales Report

Recent Sales in Area

Sketch Information



No data available for the following modules: Exemption Information, 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: 7/9/2019, 11:40:09 PM

Version 2.2.29





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



Application: 2019-0076

Address: 243 Charlotte Street

Les Thomas Architect – Applicant

Kenwood Inn – Owner

Project description: To raise an existing building, construct a second story porch, enclose a single window, and extend the existing exterior staircases to accommodate raising the home.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00359
National Register:	Contributing, St. Augustine Town Plan National Register Historic District	Construction date:	1885
Archaeology Zone:	1B	Zoning District:	HP1
Parcel number:	198670 0000		
Agenda Item:	7(c)	Previous Action(s):	COA 2015

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to raise an existing building, construct a second story porch, enclose a single window, and extend the existing exterior staircases to accommodate raising the home.

- No buildings have been raised in this section of the HP District. There are no local guidelines for raising structures, and the board will need to determine the compatibility of such projects on a case-by-case basis. The board should reference SOIS 2, 9, and 10 when making its final determination.
- The surrounding buildings include one and two story structures. Raising the existing building will impact its relationship with the one story and some of the smaller two story historic buildings.
- Trellises are typically used as yard and patio features and not as part of a second story porch. The applicant should consider a porch design that is consistent with the design of the home. With the exception of the trellis, the proposed porch addition is compatible as it matches existing design elements.
- The window that will be closed off is not original to the home and may have been installed when the porch was enclosed between 1954 and the 1970s/1980s. While not original, enclosing the window negatively impact the symmetry on the southern elevation.
- The proposed single 1/1 windows on the second floor of the enclosed porch were approved in a previous COA. The proposed shutters appear on the previous COA but do not appear to be part of that application and are not visible on the photographs in the report. The shutters will be appropriate for the home.
- The existing foundation incorporates coquina, which should be salvaged if possible.
- Pier and lattice work foundations are common in the Frame Vernacular style, but it is not common to cover piers with stucco. The AGHP states that brick, coquina, and concrete block piers are considered appropriate for foundations in the style.
- The building is located within an archaeology zone. If the project meets the appropriate criteria, an archaeology review maybe required.



Bridge and Charlotte Streets Elevations



Charlotte Street Elevation

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 243 Charlotte Street** to consider the following:

1. Is 3 feet above BFE the minimum alteration necessary and/or did the applicant demonstrate the proposed elevation is necessary to avoid flooding impacts?
2. Is the trellis the an appropriate deck covering when it is more traditionally used as a landscape element?
3. Revising the stucco-finished piers to a material already used in the existing foundation.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0076
243 Charlotte Street
July 18, 2019

STAFF PHOTOGRAPHS:



Left Photograph: Northern and Western Elevations (Corner of Bridge Street and Charlotte Street)

Right Photograph: Northern and Eastern Elevations



Southern Elevation



Foundation

Surrounding Buildings



F2019-0076
243 Charlotte Street
July 18, 2019

SUMMARY SCOPE OF WORK:

- Raise the building to BFE + 3 feet be consistent and use x' above BFE
- Create a pier and lattice work foundation
- Add a second story porch on the southern elevation
- Infill a single second story window
- Extend existing exterior staircases

CITY CODES/DESIGN GUIDELINES:

Frame Vernacular

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

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

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

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

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

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

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

Accessory Buildings including porches

Do...

- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.

Don't...

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

Post-1821

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

Foundations and Infill

Do...

- Retain, repair as needed, or replace historic foundations and enclosures with matching or historically appropriate materials.
- Maintain open spaces between piers.
- Enclose foundation spaces with appropriate materials, such as lattice or pierced brick, if foundation enclosures are missing.

Don't...

- Remove historic foundation enclosures unless they are deteriorated and unrepairable.
- Use a replacement infill material which is inappropriate to the style of the building.
- Use historically inappropriate material such as concrete block, stucco or plywood as infill.
- Use modern materials, such as cement block or stone veneer, to repair, reface or replace existing foundations, unless such material can be documented to be part of the original construction.

Post-1821

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

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.
- Maintain balcony hand rail heights. If higher rails are required for the new use, install an unobtrusive and compatible upper rail above or behind the existing hand rails.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.

Post-1821

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

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
4. Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved. [Retention of Significant Later Alterations and Additions]
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]

F2019-0076
243 Charlotte Street
July 18, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File
2. SOIS pages 153-155

RESILIENCE TO NATURAL HAZARDS

RECOMMENDED

NOT RECOMMENDED

Resilience to natural hazards should be addressed as part of the treatment Rehabilitation. A historic building may have existing characteristics or features that help address or minimize the impacts of natural hazards. These should be used to best advantage and should be taken into consideration early in the planning stages of a rehabilitation project before proposing any new treatments. When new adaptive treatments are needed they should be carried out in a manner that will have the least impact on the historic character of the building, its site, and setting. .

Identifying the vulnerabilities of the historic property to the impacts of natural hazards (such as wildfires, hurricanes, or tornadoes) using the most current climate information and data available.	Failing to identify and periodically reevaluate the potential vulnerability of the building, its site, and setting to the impacts of natural hazards.
Assessing the potential impacts of known vulnerabilities on character-defining features of the building, its site, and setting; and reevaluating and reassessing potential impacts on a regular basis.	
Documenting the property and character-defining features as a record and guide for future repair work, should it be necessary, and storing the documentation in a weatherproof location.	Failing to document the historic property and its character-defining features with the result that such information is not available in the future to guide repair or reconstruction work, should it be necessary.
Ensuring that historic resources inventories and maps are accurate, up to date, and accessible in times of emergency.	
Maintaining the building, its site, and setting in good repair, and regularly monitoring character-defining features.	Failing to regularly monitor and maintain the property and the building systems in good repair.
Using and maintaining existing characteristics and features of the historic building, its site, setting, and larger environment (such as shutters for storm protection or a site wall that keeps out flood waters) that may help to avoid or minimize the impacts of natural hazards	Allowing loss, damage, or destruction to occur to the historic building, its site, or setting by failing to evaluate potential future impacts of natural hazards or to plan and implement adaptive measures, if necessary to address possible threats.
Undertaking work to prevent or minimize the loss, damage, or destruction of the historic property while retaining and preserving significant features and the overall historic character of the building, its site, and setting.	Carrying out adaptive measures intended to address the impacts of natural hazards that are unnecessarily invasive or will otherwise adversely impact the historic character of the building, its site, or setting.



[60] In some instances, it may be necessary to elevate a historic building located in a floodplain to protect it. But this treatment is appropriate only if elevating the building will retain its historic character, including its relationship to the site, and its new height will be compatible with surrounding buildings if in a historic district. The house on the right, which has been raised only slightly, has retained its historic character. The house on the left has been raised several feet higher, resulting in a greater impact on the historic character of the house and the district.

RESILIENCE TO NATURAL HAZARDS

RECOMMENDED	NOT RECOMMENDED
Ensuring that, when planning work to adapt for natural hazards, all feasible alternatives are considered, and that the options requiring the least alteration are considered first.	
Implementing local and regional traditions (such as elevating residential buildings at risk of flooding or reducing flammable vegetation around structures in fire-prone areas) for adapting buildings and sites in response to specific natural hazards, when appropriate. Such traditional methods may be appropriate if they are compatible with the historic character of the building, its site, and setting.	Implementing a treatment traditionally used in another region or one typically used for a different property type or architectural style which is not compatible with the historic character of the property.
Using special exemptions and variances when adaptive treatments to protect buildings from known hazards would otherwise negatively impact the historic character of the building, its site, and setting.	
Considering adaptive options, whenever possible, that would protect multiple historic resources, if the treatment can be implemented without negatively impacting the historic character of the district, or archeological resources, other cultural or religious features, or burial grounds.	

Sustainability

Sustainability is usually a very important and integral part of the treatment **Rehabilitation**. Existing energy-efficient features should be taken into consideration early in the planning stages of a rehabilitation project before proposing any energy improvements. There are numerous treatments that may be used to upgrade a historic building to help it operate more efficiently while retaining its character.

The topic of sustainability is addressed in detail in **The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings**.

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 855 359 1009==
 Site Name: 19 Bridge Street 830== Survey Date: 7808 820==
 Address: 19 Bridge Street, St. Augustine, FL 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 27 1 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Lee, Earl W. ;
 Address: P.O. Box 977
 St. Augustine, FL 32084 902==
 Occupant or Manager: Dunaway, Don (occupant) 904==
 Type of Ownership: Private 848== Zoning: HP-1
 NR Classification Category: Building 916== Recording Date: 8010 832==
 UTM: 17 469990 3306410 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==
() <u>Good</u> 863==	() <u>Development</u> 878==
(X) <u>Fair</u> 863==	() <u>Deterioration</u> 878==
() <u>Deteriorated</u> 863==	() <u>Borrowing</u> 878==
	() <u>Transportation</u> 878==
Integrity of Site:	() <u>Fill</u> 878==
(X) <u>Altered</u> 858==	() <u>Dredge</u> 878==
() <u>Unaltered</u> 858==	() <u>Other</u> 878==
(X) <u>Original Site</u> 858==	
() <u>Restored - Date:</u> 858==	
() <u>Moved - Date:</u> 858==	

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==
Date: +1885 844== Period: 19th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame Vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Wood, weatherboard, with cornerboards

854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS 1/1, 6/6 942==
Foundation: Stone piers (coquina) 942==
Roof Type: Gable 942==
Secondary Roof Structures: Porch, shed 942==
Porches & Balconies: One-story open portico.

942==
Chimney Location: Center, ridge 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles 882==
Ornament Exterior: _____

882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: _____ 864==
Relationship to Surroundings: _____

859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 19 Bridge Street was constructed between 1865 and 1885. The 1888 Sanborn Fire Insurance Map shows a two-story frame building with a porch on the street side and a one-story extension on the rear. A small one-story frame building marked "Meats" is located on the southern portion of the lot. The small building is designated "storage" in 1899 and "Grocery" in 1899 and 1904. By 1910 it is annexed to the main building and the one-story rear addition was raised to two-stories. An addition on the west side after 1930 extended the structure to Charlotte Street. The building is on a narrow street in one of the oldest sections of town. It is located on a corner lot near the grounds of the Cathedral Parish School and St. Joseph Academy Lyceum.

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 Carolin-

(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.

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

This house at 19 Bridge Street first appears on the 1885 Birds-Eye View. Although deed records show a house and lot on the property in 1839, circular saw marks are evidence of post-Civil War construction.(3)

ARCHAEOLOGY

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

3. H. Wellge, eng., "View of the City of St. Augustine, Florida, 1885" (Boston, Massachusetts); St. Johns County Courthouse Deed Records, Book 0, p. 81.

☐ 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 **SJ00359**
 Field Date 5-18-2016
 Form Date 5-18-2016
 Recorder # _____

Site Name(s) (address if none) 19 Bridge Street Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 243 Direction _____ Street Name Charlotte Street Type Street Suffix Direction _____
 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 # 1986700000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1885 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Hotel From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature main entry moved, porch enclosed, window
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature porches, rear entrance,
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Weatherboard 2. Wood siding 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: 3V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. Porch, shed
 Windows (types, materials, etc.) DHS 1/1 wood, 6/6 composite

Distinguishing Architectural Features (exterior or interior ornaments) gabled front with shed porch; asymmetrical

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 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 15</i> , p. 2)				

DESCRIPTION (continued)Chimney: No. 1 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Wood frame 2. _____ 3. _____Foundation Type(s): 1. Piers 2. _____Foundation Material(s): 1. Stone 2. (coquina)Main Entrance (stylistic details) single wood door with hatch pattern stained glass, wood trimPorch Descriptions (types, locations, roof types, etc.) One-story open porticoCondition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinousNarrative Description of Resource under renovation during surveyArchaeological 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 SIGNIFICANCEAppears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears 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) contributes to districtArea(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

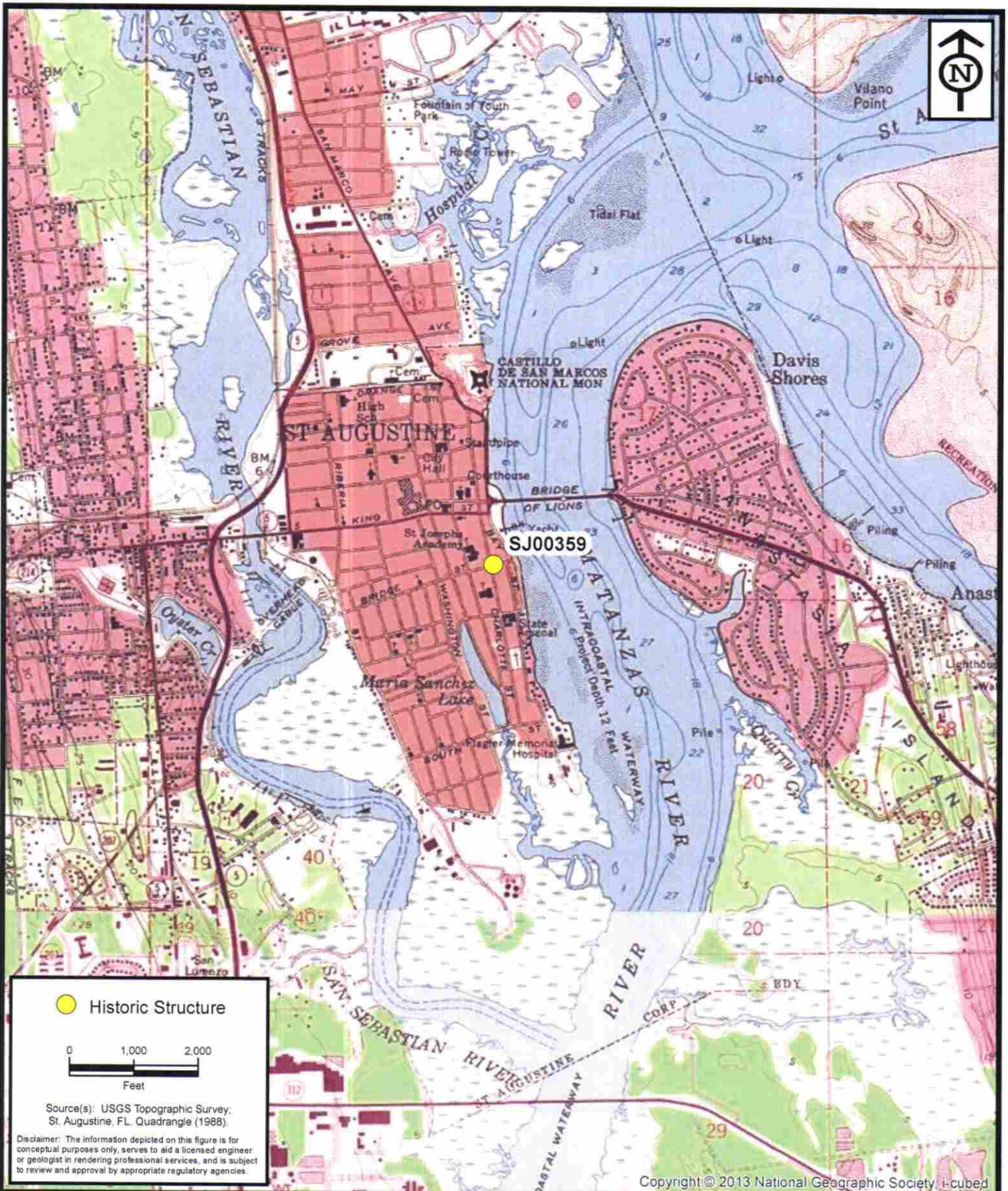
- | | |
|-------------------------------|--------------------------------|
| Document type _____ | Maintaining organization _____ |
| 1) Document description _____ | File or accession #'s _____ |
| Document type _____ | Maintaining organization _____ |
| 2) Document description _____ | File or accession #'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.**

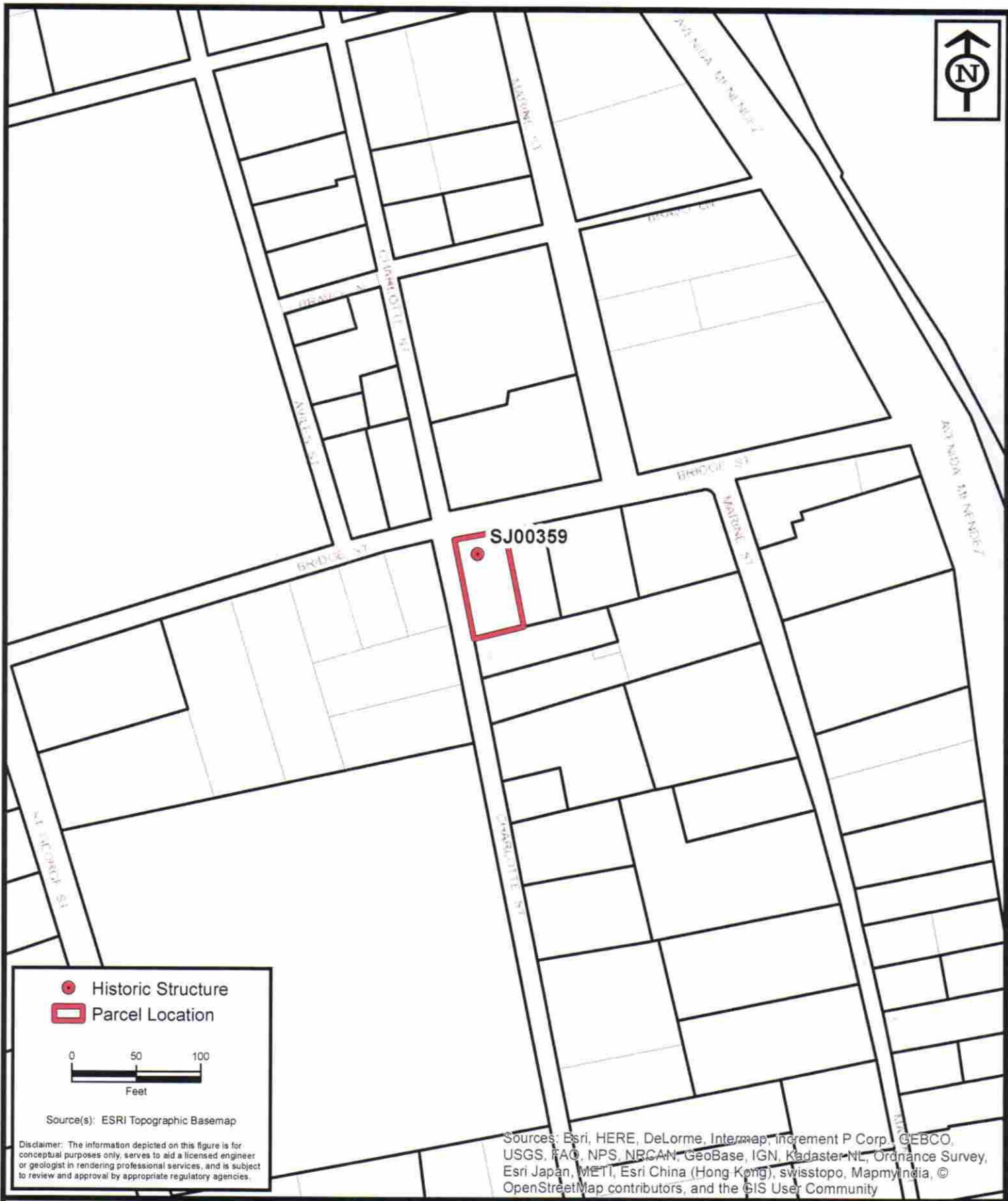
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ00359
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

SJ00359



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



www.environmentalservicesinc.com

Parcel Location - SJ00359

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

5J00359

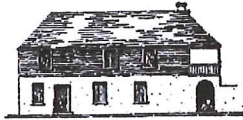


55



DO NOT
ENTER

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

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

Receipt No. 1637903
 Advertising Costs \$ _____

BDAC Project No. 2019-0076
 Meeting Date: 07-18-19
 Paid on _____ Receipt No. _____

1. NAME OF APPLICANT LES THOMAS
 Business (if applicable) LES Thomas Architect
 Address 32 CORDOVA ST
 City St. Augustine State FL Zip Code 32084
 Daytime telephone 824-9508 Other phone/email _____

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

2. NAME OF PROPERTY OWNER PAT DOBOSZ
 Business (if applicable) Kennel Inn
 Address 38 MARINE ST.
 City ST AUGUSTINE State FL Zip Code 32084
 Daytime telephone (required) 824-2116 Other phone _____

3. PROJECT STREET ADDRESS 243 CHARLOTTE ST.

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

5. EXISTING USE Residential PROPOSED USE Residential

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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JUN 21 2019

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)

RAISE THE BUILDING @ 243 CHARLOTTE TO
12' NCVD AND SET ON NEW PER FOUNDATION
ADD NEW PORCH ON SECOND FLOOR OF SOUTH
FOUNDATION. EXTEND STAIRWAYS TO
ACCOMMODATE RAISED STRUCTURE.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME

SIGNATURE OF APPLICANT

PRINT OWNER'S NAME

SIGNATURE OF OWNER

DATE

DATE

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



PROPOSED NORTH ELEVATION



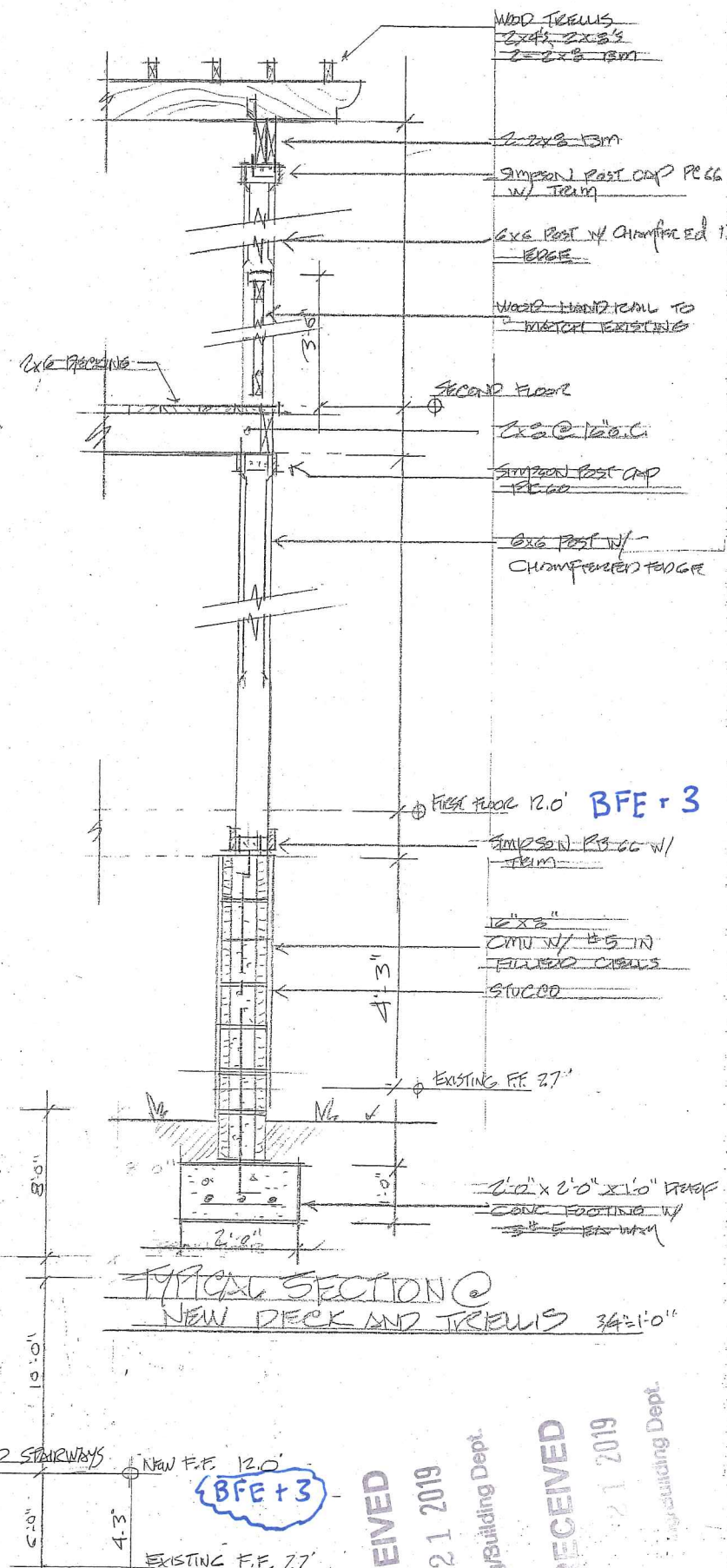
PROPOSED SOUTH ELEVATION



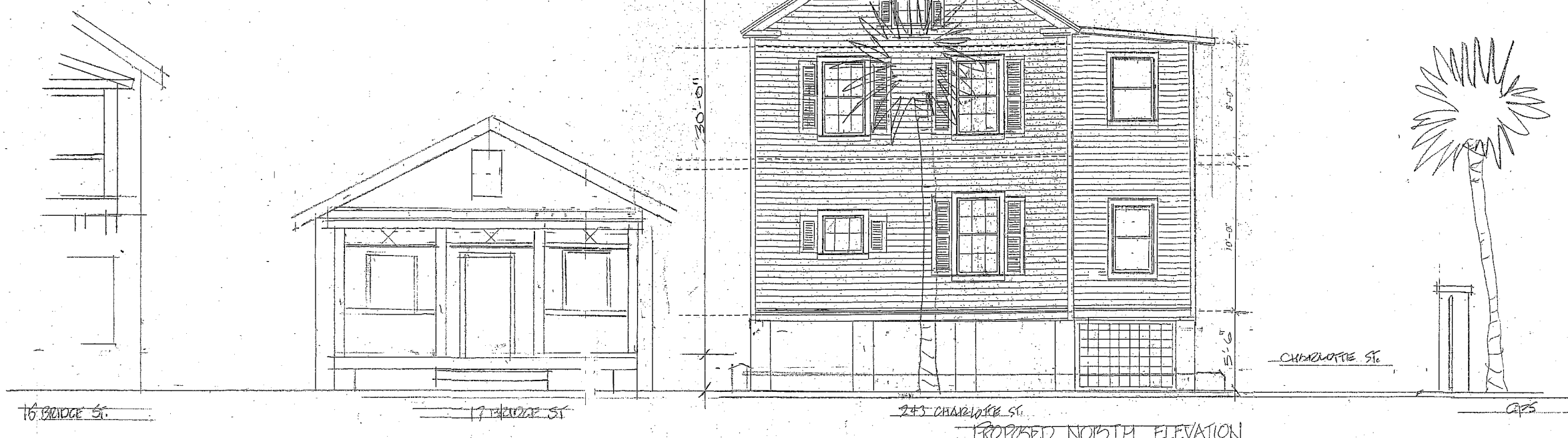
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



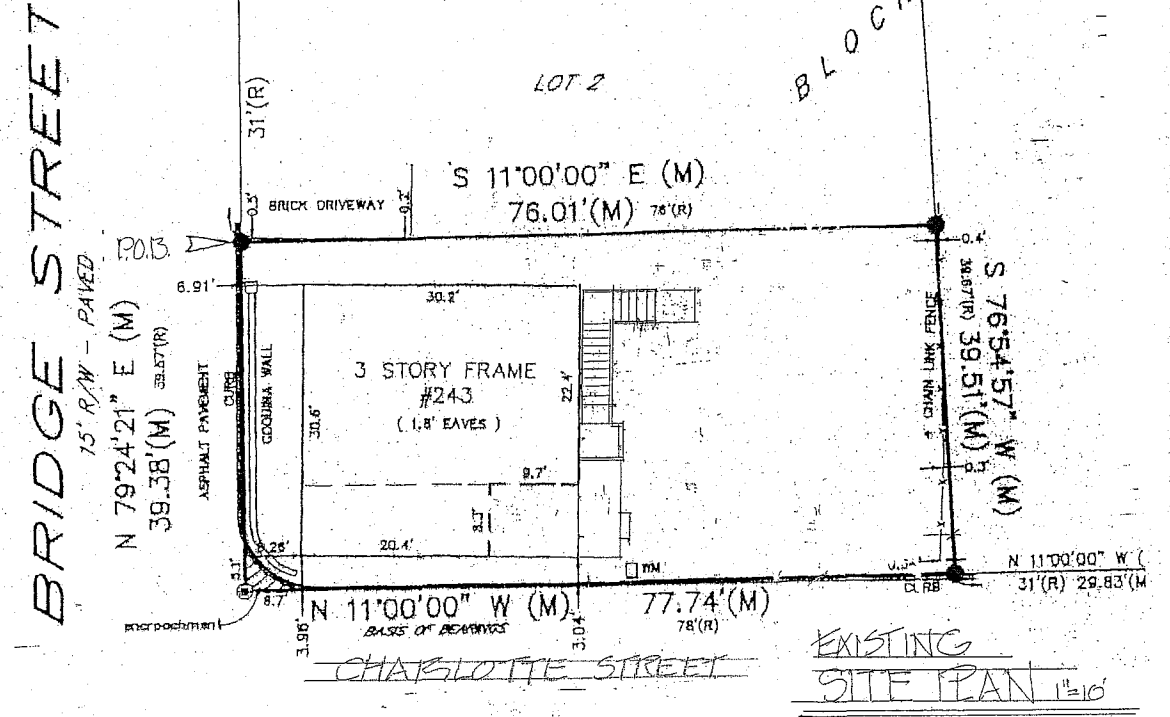
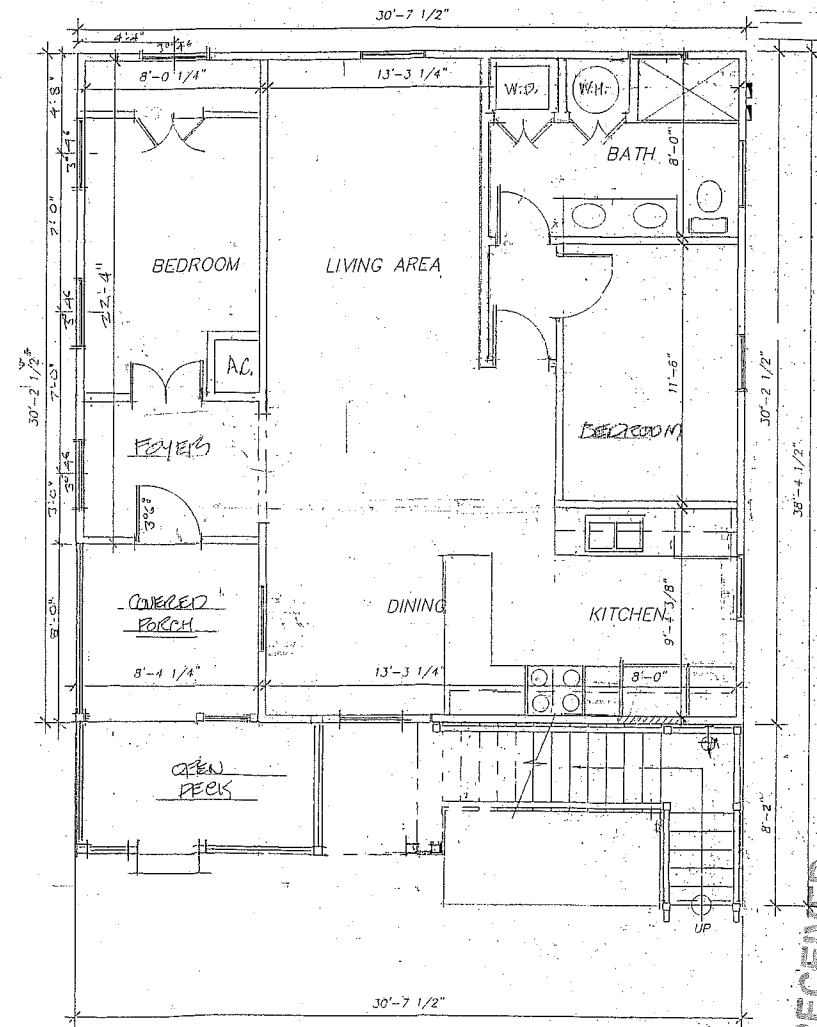
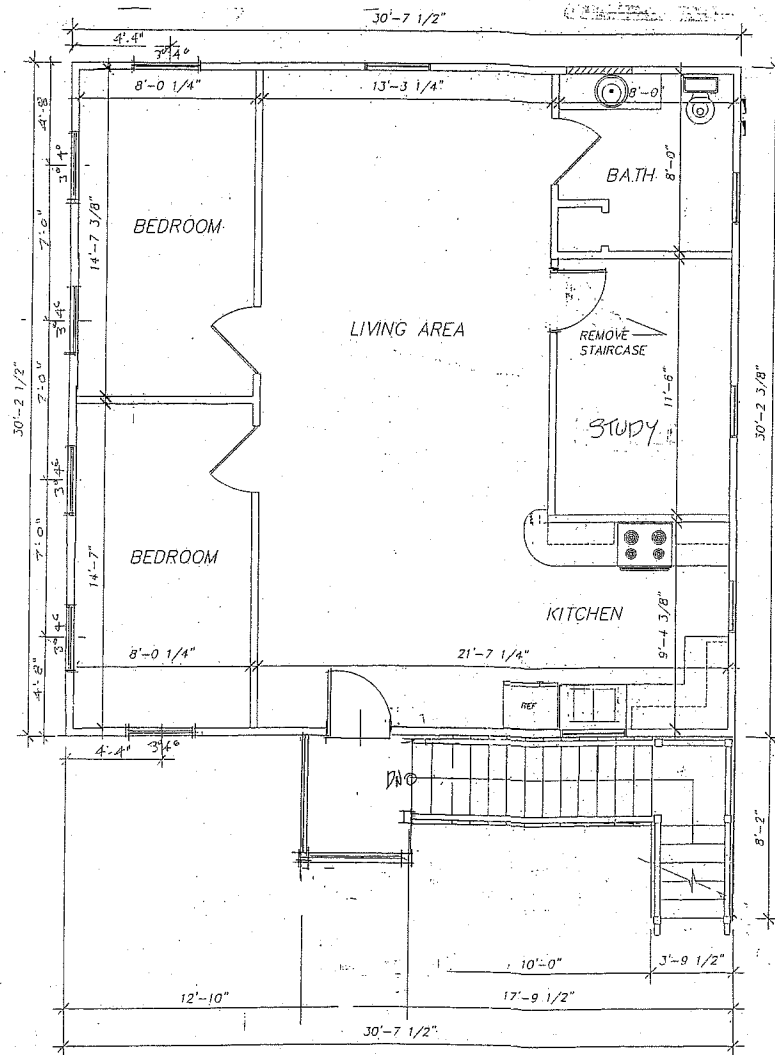
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Building Dept.

NEW STAIRCASE AT:	
243 CHARLOTTE ST.	
SAINT AUGUSTINE, FL 32084	
Date:	6-20-19
Scale:	AS NOTED
Drawn:	
File:	DWG/243CHAR
SHEET	
A-3	

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508



NEW STAIRCASE AT:
243 CHARLOTTE ST.
SAINT AUGUSTINE, FL 32084

LES THOMAS
ARCHITECT

322 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

Date: 6-20-19
Scale: AS NOTED
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SHEET
A-4

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



~~EXISTING~~ SOUTH ELEVATION
SCALE 1/4"=1'-0"



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

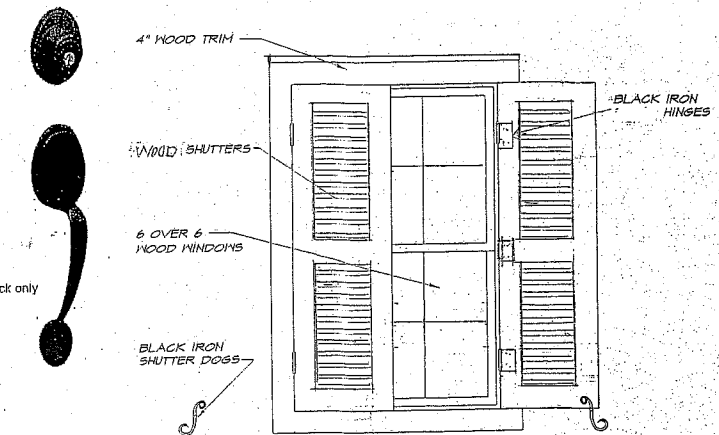


~~EXISTING~~ WEST ELEVATION
SCALE 1/4"=1'-0"



**Dexter Barcelona
Handleset**

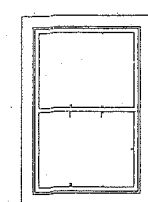
- Keying: 5-pin, C keyway with two keys
- Door thickness range: 1-3/8" to 1-3/4" standard
- Backset: Universal, fits either 2-3/8" or 2-3/4" backset
- U.L. Listed: Single cylinder deadbolt/handleset, box pack only



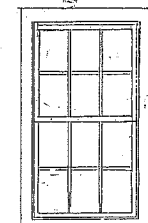
FRAME INSTALLATION

WINDOW SCHEDULE

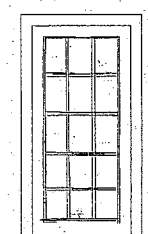
MARK	NOMINAL SIZE	M.P.S.	SERIES	REMARKS
A	3046	KOLBE	WINDQUEST	SINGLE OR DOUBLE HUNG - 6 OVER 6
B	3050	KOLBE	WINDQUEST	SINGLE OR DOUBLE HUNG - 6 OVER 6



A



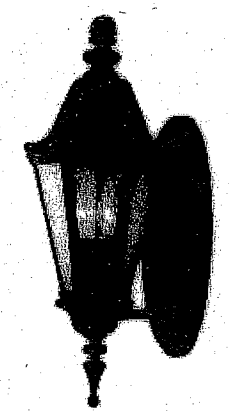
B



C

DOOR SCHEDULE

MARK	NOMINAL SIZE	TYPE	INTERIOR/ EXTERIOR	THICKNESS	MATERIAL	FINISH	REMARKS
1	3068	FRENCH	EXTERIOR	1 3/4"	WOOD	PAINT	KOLBE HERITAGE SERIES - LITES PDL SYSTEM



Sayoy House

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LES THOMAS
ARCHITECT

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW STAIRCASE AT:
243 CHARLOTTE ST.
SAINT AUGUSTINE, FL 32084

Date: 6-20-19
Scale: AS NOTED
Drawn:
File: DWG/

SHEET
A-5

6/19/2019

Gmail - (no subject)



Les Thomas <lesthomasarchitect@gmail.com>

(no subject)

1 message

Les Thomas <lesthomasarchitect@gmail.com>

To: lesthomasarchitect@gmail.com

Wed, Jun 19, 2019 at 12:39 PM



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Planning/Building Dept.

6/19/2019

Gmail - (no subject)



Les Thomas <lesthomasarchitect@gmail.com>

(no subject)

1 message

Les Thomas <lesthomasarchitect@gmail.com>

To: lesthomasarchitect@gmail.com

Wed, Jun 19, 2019 at 12:38 PM



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ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name **PATTI A. CHRISTENSEN**

FOR INSURANCE COMPANY USE

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
243 CHARLOTTE STREET

Policy Number:

City **ST. AUGUSTINE**

State **FL**

ZIP Code **32084**

Company NAIC Number:

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) TAX ID # **198670 0000**

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **RESIDENTIAL**

A5. Latitude/Longitude: Lat. **29°53'23.5"** Long. **81°18'38.6"** Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number **5**

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) **N/A** sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade **N/A**
c) Total net area of flood openings in A8.b **N/A** sq in
d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

- a) Square footage of attached garage **N/A** sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade **N/A**
c) Total net area of flood openings in A9.b **N/A** sq in
d) Engineered flood openings? ☐ Yes ☐ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
ST. AUGUSTINE #125145

B2. County Name
ST. JOHNS

B3. State
FLORIDA

B4. Map/Panel Number
12109C-0318

B5. Suffix
H

B6. FIRM Index Date
07/18/2011

B7. FIRM Panel Effective/Revised Date
09/02/2004

B8. Flood Zone(s)
AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
9

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?
Designation Date: ☐ CBRS ☐ OPA

☐ Yes ☒ No

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:

- ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: _____

Vertical Datum: **NGVD 1929**

Indicate elevation datum used for the elevations in items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:
Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor)
b) Top of the next higher floor
c) Bottom of the lowest horizontal structural member (V Zones only)
d) Attached garage (top of slab)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)
f) Lowest adjacent (finished) grade next to building (LAG)
g) Highest adjacent (finished) grade next to building (HAG)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support

7.7
16.9
N/A
N/A
6.7
6.0
6.5
6.3

☒ feet ☐ meters
☒ feet ☐ meters
☐ feet ☐ meters
☐ feet ☐ meters
☒ feet ☐ meters
☒ feet ☐ meters
☒ feet ☐ meters
☒ feet ☐ meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

- ☒ Check here if comments are provided on back of form.
☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name **MICHAEL A. PIESCO**

Title **PLS**

License Number **4793**

Address **4425 US 1 SOUTH, STE 401**

Company Name **ANCIENT CITY SURVEYING**

Signature

City **ST. AUGUSTINE**

State **FL** ZIP Code **32086**

Date **01/16/14**

Telephone **904-797-9967**

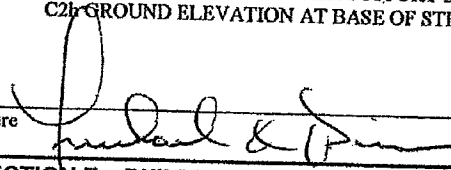
RECEIVED
JUN 21 2019
Planning/Building Dept.

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite and/or Bldg. No.) or P.O. Route and Box No. 243 CHARLOTTE STREET		Policy Number:	
City ST. AUGUSTINE		Company NAIC Number:	
State FL		ZIP Code 32084	

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2e TOP OF AIR CONDITIONER SUPPORT SLAB ELEVATION 6.7 FEET NGVD 1929
C2b GROUND ELEVATION AT BASE OF STEPS 6.3 FEET NGVD 1929

Signature 

Date 01/16/14

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?
☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	
Comments _____			

☐ Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum
- G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____
Comments _____	

☐ Check here if attachments.

Public Records of St. Johns County, FL Clerk # 2014006535, O.R. 3842 PG 741,
02/03/2014 at 02:37 PM REC. \$9.00 SUR. \$9.50 Doc. D \$1631.00

56176 Rec: Doc: 1,631.00 (233,000.00)

In, Return and Prepared by: Kelley Lagasse, An Employee of
Estate Title of St. Augustine, Inc.

Address: 71 Carrera Street
St. Augustine, FL 32084

Property Appraisers Parcel Identification (Folio) Number(s):
198670-0000

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 31st day of January A.D. 2014 by PATTI A. CHRISTENSEN, SINGLE hereinafter called the grantor, to PATRICIA D. DOBOSZ, TRUSTEE OF THE DOBOSZ FAMILY TRUST* whose post office address

is 38 MARINE ST ST Augustine FL 32084
hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in St. Johns County, State of Florida, viz:

ALL THAT CERTAIN LOT OR PARCEL OF LAND AT THE CORNER OF BRIDGE AND CHARLOTTE STREETS IN THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ON BRIDGE STREET; THENCE RUN WESTERLY ALONG BRIDGE STREET THIRTY-NINE (39) FEET AND EIGHT (8) INCHES TO THE CORNER OF BRIDGE AND CHARLOTTE STREETS; THENCE SOUTHERLY ALONG CHARLOTTE STREET SEVENTY-EIGHT (78) FEET TO THE LINE OF LANDS OF PAPINO ESTATE; THENCE EASTERLY ALONG THE LINE OF LANDS OF PAPINO ESTATE THIRTY NINE (39) FEET AND EIGHT (8) INCHES; THENCE NORTHERLY SEVENTY-SIX (76) FEET MORE OR LESS TO THE PLACE OF BEGINNING.

*THE TRUSTEE NAMED HEREIN, AND HER SUCCESSORS AND ASSIGNS, ARE HEREBY VESTED WITH FULL POWER AND AUTHORITY TO PROTECT, CONSERVE, SELL, CONVEY, LEASE, ENCUMBER OR OTHERWISE MANAGE AND DISPOSE OF CAPTIONED PROPERTY.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2014 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

OR BK 3842 PG 742

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Carol A. Lagasse
Witness : Carol A. Lagasse

Print Witness Signature:

Marlene Lagasse
Witness: Marlene Lagasse

Print Witness Signature:

Patti A. Christensen
Signature PATTI A. CHRISTENSEN

P.O. Address: PO Box 306
Melrose, FL 32666

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 31st day of January, 2014 by PATTI A. CHRISTENSEN, SINGLE who produced personally known as identification and who did not take an oath.

Notary Public, State and County Aforesaid

Carol A. Lagasse
Notary Signature

Printed Notary Signature
My Commission Expires:

SEAL





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	1986700000
Location Address	243 B CHARLOTTE ST 243 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 1 BLK 27 OR3842/741 <i>*The Description above is not to be used on legal documents.</i>
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	0.070
Homestead	N

Owner Information

Owner Name	Dobosz Family Trust 100% Dobosz Patricia D Trustee 0%
Mailing Address	38 MARINE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2019
Building Value	\$150,039
Extra Features Value	\$0
Total Land Value	\$123,123
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$273,162
Total Deferred	\$0
Assessed Value	\$273,162
Total Exemptions	\$0
Taxable Value	\$273,162

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	\$153,936	\$0	\$123,123	\$0	\$0	\$277,059	\$276,027	\$1,032	\$276,027
2017	\$155,885	\$0	\$123,123	\$0	\$0	\$279,008	\$250,934	\$28,074	\$250,934
2016	\$157,833	\$0	\$111,930	\$0	\$0	\$269,763	\$228,122	\$41,641	\$228,122
2015	\$120,991	\$47	\$86,346	\$0	\$0	\$207,384	\$207,384	\$0	\$207,384
2014	\$68,906	\$47	\$77,711	\$0	\$0	\$146,664	\$146,664	\$0	\$146,664
2013	\$71,411	\$47	\$77,711	\$0	\$0	\$149,169	\$149,169	\$0	\$149,169
2012	\$73,917	\$47	\$77,711	\$0	\$0	\$151,675	\$151,675	\$0	\$151,675
2011	\$75,170	\$47	\$86,346	\$0	\$0	\$161,563	\$161,563	\$0	\$161,563
2010	\$77,675	\$47	\$95,940	\$0	\$0	\$173,662	\$173,662	\$0	\$173,662

Building Information

Building 1
Actual Area 2694
Conditioned Area 1858
Actual Year Built 1860
Use Duplex
Style 01
Class N
Exterior Wall Wood

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

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
UNFINISHED ATTIC	0	496
FINISHED UPPER STORY	961	961
OUTSIDE STAIRS	0	60
FINISHED DECK	0	72
BASE AREA	897	897
FINISHED DECK	0	24
FINISHED OPEN PORCH	0	64
FINISHED DECK	0	120
Total SqFt	1858	2694

Building 1
Actual Area 2694
Conditioned Area 1858
Actual Year Built 1860
Use Duplex
Style 01
Class N
Exterior Wall Wood

Roof Structure Gable Hip
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Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%

Category	Type	Pct
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
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BASE AREA	897	897
FINISHED DECK	0	24
FINISHED OPEN PORCH	0	64
FINISHED DECK	0	120
Total SqFt	1858	2694

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	20	76	20	EF	\$63,140
Multi-Family (Less than 10 Units)	19	76	19	EF	\$59,983

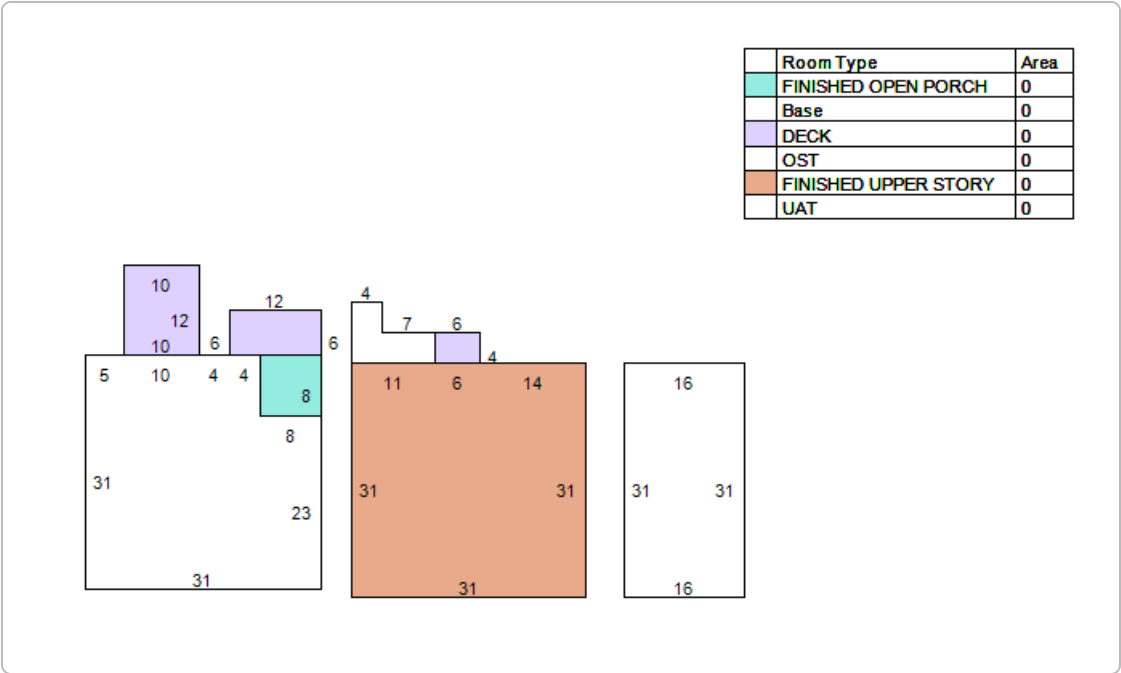
Sale Information

Recording Date	Instrument							Grantor	Grantee
	Sale Date	Sale Price	Type	Book	Page	Qualification	Vacant/Improved		
2/3/2014	1/31/2014	\$233,000.00	WD	3842	741	Q	I	CHRISTENSE PATTI A	DOBOSZ FAMILY TRUST
	10/28/1999	\$41,200.00	QC	1456	991	U	I	CHRISTENSE IRENE AKA RUTH I ***	CHRISTENSE PATTI A
	12/22/1995	\$100.00	LE	1146	1526	U	I	CHRISTENSE PATTI A	CHRISTENSE IRENE ***
	5/2/1994	\$100.00	QC	1052	1819	U	I	CHRISTENSE IRENE ***	CHRISTENSE PATTI A
	12/23/1993	\$0.00	QC	973	634	U	I	CHRISTENSE PATTI A	CHRISTENSE IRENE ***
	12/15/1992	\$82,000.00	WD	971	1027	Q	I	FERRAN LUCY ANN	CHRISTENSE PATTI A
	11/1/1988	\$90,000.00		802	1927	Q	I		FERRAN LUCY ANN

Area Sales Report

Recent Sales in Area

Sketch Information



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

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

Last Data Upload: 7/9/2019, 11:40:09 PM

Version 2.2.29

Developed by
 **Schneider**
GEOSPATIAL



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

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



Application: 2019-0072

Address: 302 St. George Street

Donald A. Crichlow, Owner and Applicant

Project description: To construct a two story structure meeting the characteristics of a Garage Apartment.

Architectural Style: Garage Apartment	Florida Master Site File: SJ01941
National Register: N/A	Construction date: New Construction
Archaeology Zone: IC	Zoning District: HP1
Parcel number: 200760 0000	
Agenda Item: 7(d)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to construct a two story structure meeting the characteristics of a Garage Apartment.

- The COA was submitted alongside a Certificate of Demolition to remove the existing garage.
- The proposed building will be located in the rear of the property and will likely not be visible from St. George Street. It will face, and be visible from, Cordova Street, however.
- Sliding doors are not generally appropriate on post-1821 buildings. Dwarf Azaleas are not listed on the historic plant list thought regular azaleas are on the list.
- Double hung one over one windows are appropriate, but the single pane window on the eastern elevation is not. The latter should be replaced with a more compatible window design such as a one-over-one window.
- The diamond shingles and the gable roof are appropriate for the style and mirror what is currently on the home. The second story balcony and first story porch also appropriate.
- Masonry construction on the first floor with frame construction on the second is appropriate for a garage apartment. Utilizing a stucco finish is also considered appropriate according to the AGHP.
- The building is located within an archaeology zone. 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 and will require an archaeology review for the demolition and the replacement structure.



Existing Home



Location of Proposed Structure

F2019-0072
302 St. George Street
July 18, 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 302 St. George Street.

1. The porch door utilizes a more compatible design.
2. A pre-approved plant is used instead of the dwarf azaleas.
3. A more compatible window configuration is used for the second story window on the eastern elevation.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0072
302 St. George Street
July 18, 2019
STAFF PHOTOGRAPHS:



F2019-0072
302 St. George Street
July 18, 2019



F2019-0072
302 St. George Street
July 18, 2019

SUMMARY SCOPE OF WORK:

- Construct a two-story structure with garage apartment characteristics

CITY CODES/DESIGN GUIDELINES:

Garage Apartment (1900-1930)

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

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

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

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

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

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

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

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

New Construction

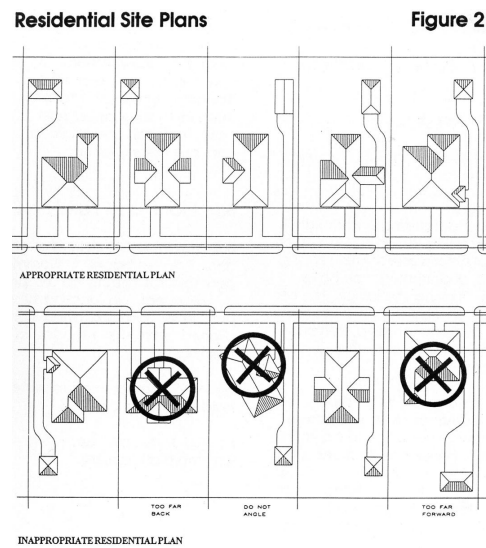
New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of development in the local historic preservation zoning districts. Successful infill design does not have to imitate demolished or existing buildings to be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

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

Site Plans and Building Setbacks

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

Figure 2 depicts appropriate and inappropriate residential site plans.



Height, Width and Massing

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

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

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

Figure 4 depicts appropriate and inappropriate residential height and width.

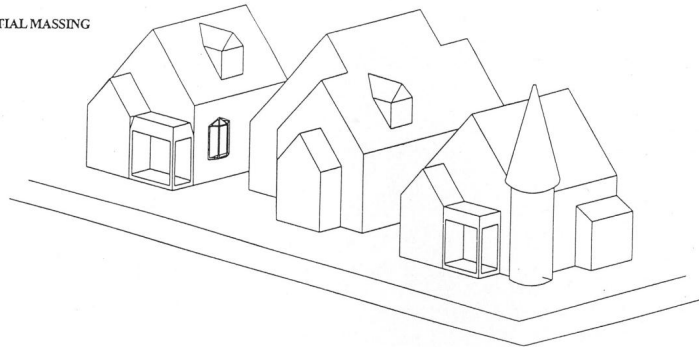


Figure 5 depicts appropriate and inappropriate residential massing.

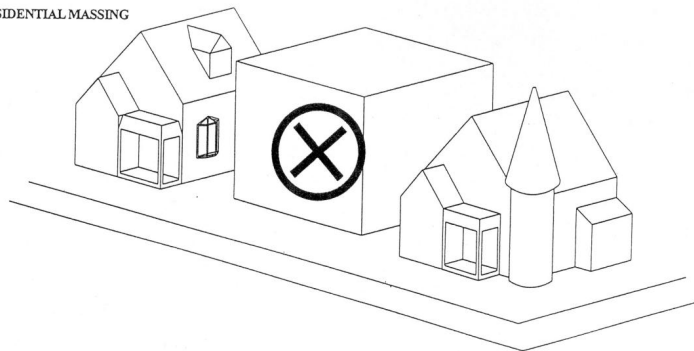
Residential Massing

Figure 5

APPROPRIATE RESIDENTIAL MASSING



INAPPROPRIATE RESIDENTIAL MASSING



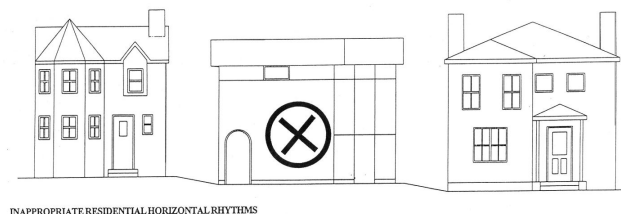
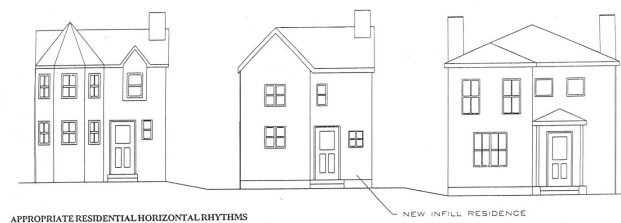
Horizontal Rhythms

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

Figure 7 depicts appropriate and inappropriate residential horizontal rhythms.

Residential Horizontal Rhythms

Figure 7

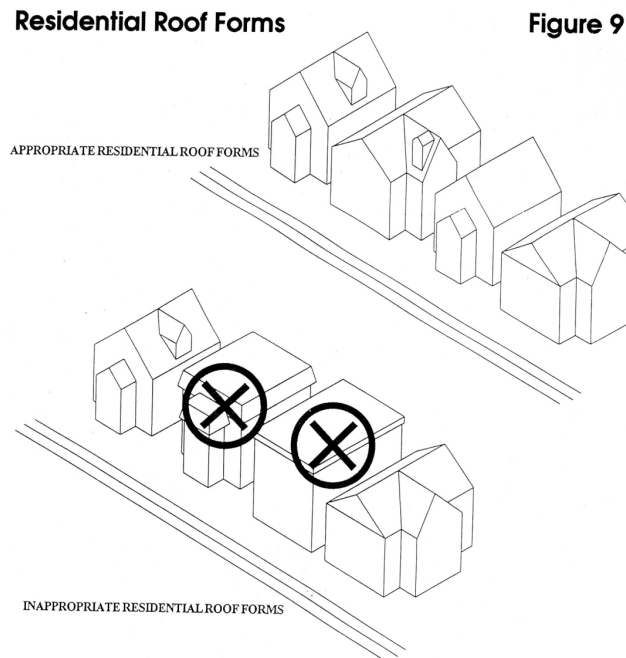


Roof Forms

Similar roof form and pitch are characteristics of buildings in historic districts. Nearly all residential buildings have pitched roofs, with gable or hip the predominant type. Gambrel, pyramidal and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof designs should be compatible with surrounding buildings.

Sloped roofs with pitches similar to those of nearby buildings are appropriate for new residential construction. Flat roofs with the roof plane hidden from view on the front facade are appropriate for new commercial buildings.

Figure 9 depicts appropriate and inappropriate residential roof forms.



Proportion of Openings

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

Materials

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

Architectural Styles for New Construction

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

HP-1

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

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]

Accessory Buildings including porches

Post-1821

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

Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

Doors and Entrances

Post-1821

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

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.

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.

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

Exterior Finishes

Post-1821

Garage Apartments are usually finished with drop siding or weatherboards with corner boards, asbestos shingles, composition shingles, wood shingles, concrete block, coquina or stucco. Masonry finish on the first story with wood on the second story is common.

Foundations and Infill

Post-1821

Garage Apartment foundations are usually continuous concrete or brick, or less commonly brick piers. Piers may be finished with stucco.

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.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- 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.

Don't...

- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- 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.

Post-1821

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

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

Roofs and Roofing

Do...

- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Protect a leaking roof with plywood and building paper until it can be properly repaired.

Don't...

- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Fail to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing and the underlying structure.

Post-1821

Garage Apartment roofs are usually hip or gable. Flat roofs with a parapet, and jerkinhead roofs are also used, but are less common. Shed roofs on porches are common. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, corrugated metal, metal v-crimp. Flat roofs are built-up. Chimneys are brick, with or without metal caps, and may be finished with stucco.

Windows and Window Treatments

Post-1821

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

F2019-0072
302 St. George Street
July 18, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File

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. 85J1941 1009==
Site Name: 302 St. George Street 830== Survey Date: 7808 820==
Address: 302 St. George Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
813== County: St. Johns 808==
Location: City of St. Augustine 39C Dunham Platt of Lot 3, all 868==
(subdivision) (block) (lot)
Lots 1 and 8 and North 12.5' of Lots 2 and 7 868==
Owner of Site: Name: Crichlow, Lloyd A. and Isabelle N. ;
Address: 302 St. George Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: HP1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469950 3306030 890== Location: T07S R30E N20 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1917 844== Period: 20th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Wood, weatherboard, with cornerboards 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS, 1/1, sidelights, blinds 942==
Foundation: Stuccoed piers 942==
Roof Type: Hip 942==
Secondary Roof Structures: Hip, porch 942==
Porches & Balconies: 1 story L-shaped porch on northeast (front)
side; now front open, north side screened 942==
Chimney Location: Offset, lateral slope 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles (diamond) 882==
Ornament Exterior: Square wood posts, round wood posts, jigsawn
rafters 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Residential/institutional 864==
Relationship to Surroundings: Looks out over Maria Sanchez Creek to west

859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

The two-story Frame Vernacular residence at 302 St. George Street was constructed between 1910 and 1917 and is one of the later houses built in this neighborhood. There are round wood posts on the front porch. Originally there was a one-story L-shaped porch on the northeast (front) side. Now only the front is open while the north side has been enclosed with screening. There are jigsawn rafters under the eaves and an outside staircase leading to the second floor on the south side of the house.

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

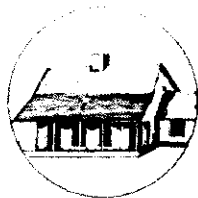
1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustin," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.
2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustin de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis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

religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early 18th century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis.(1) The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modest Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex which became a permanent U. S. Military Reservation in 1832, this section remained undeveloped until the late 19th and early 20th centuries. The British and Spanish used the vacant land west of Charlotte Street as garden plots for the garrison, and the property south of the barracks was used as a military cemetery in the Territorial period, with the victims of the Dade Massacre being interred there. This burial ground became a National Cemetery in the 1880's.(2) After the Civil War, houses were built on Federal property for military personnel, and a Black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890's, but the neighborhood did not fully develop until the first three decades of the 20th century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the old St. Francis Barracks complex as the State's Military Headquarters.(3)

For over two decades the house at 302 St. George Street was the home of the Wallace W. Leonardi family. Leonardi and G. M. Small operated a store at 33 King Street in 1914 specializing in "jewelry, souvenirs, novelties, alligator goods, hand-painted china, cut glass and sterling silver." In the 1920's and 1930's Leonardi added watch making and repairing to his novelty business and by 1934 worked primarily as a jeweler at the King Street location.(4) Members of the Leonardi family descend from Italian colonists who migrated to St. Augustine from New Smyrna in 1777.

4. St. Augustine City Directory, 1911-12, 1920-21, 1924-25, 1927-28, 1930, 1934.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ01941**
 Field Date 5-5-2016
 Form Date 5-5-2016
 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) 302 ST GEORGE STREET Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 302 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: 302
 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 20 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 2007600000 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: 1917 ☐ 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 Frame Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Wood/Plywood 2. Weatherboard 3. corner boards
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. (diamond)
 Roof secondary strucs. (dormers etc.) 1. _____ 2. Hip, porch
 Windows (types, materials, etc.) single and paired wood DHS, 1/1, sidelights, blinds

Distinguishing Architectural Features (exterior or interior ornaments) Square wood posts, round wood posts, jigsawn rafters
 exposed _____

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. _____ 2. stuccoed
 Main Entrance (stylistic details) single wood panel door with large single pane light and 1/2 sidelights

Porch Descriptions (types, locations, roof types, etc.) 1-story L-shaped porch on northeast (front) sidel now front open, north side screened

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

Narrative Description of Resource see original form for additional information

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) would contribute to a district

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Patricia Davenport

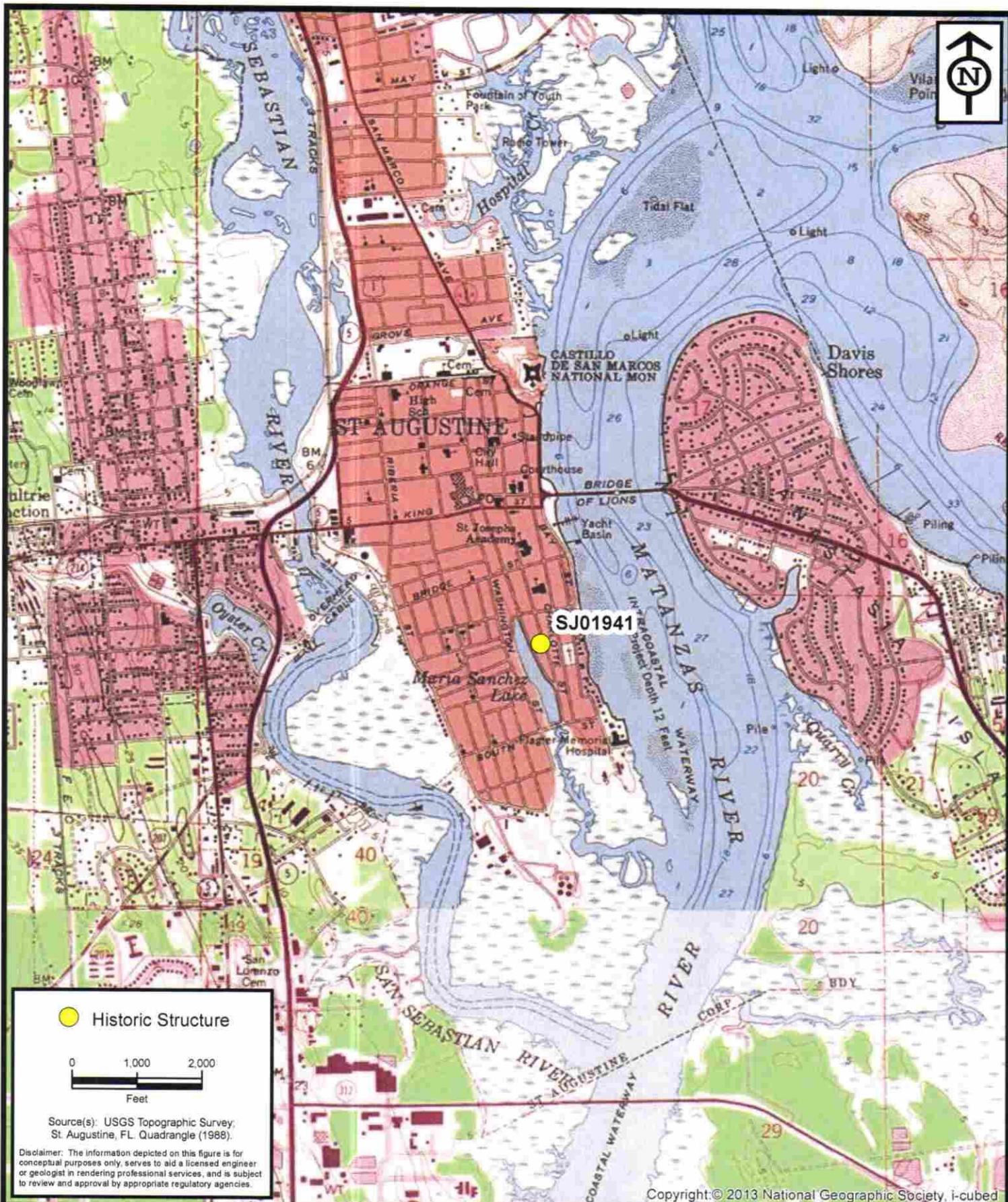
Affiliation Environmental Services, Inc.

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

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

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



**ENVIRONMENTAL
SERVICES, INC.**

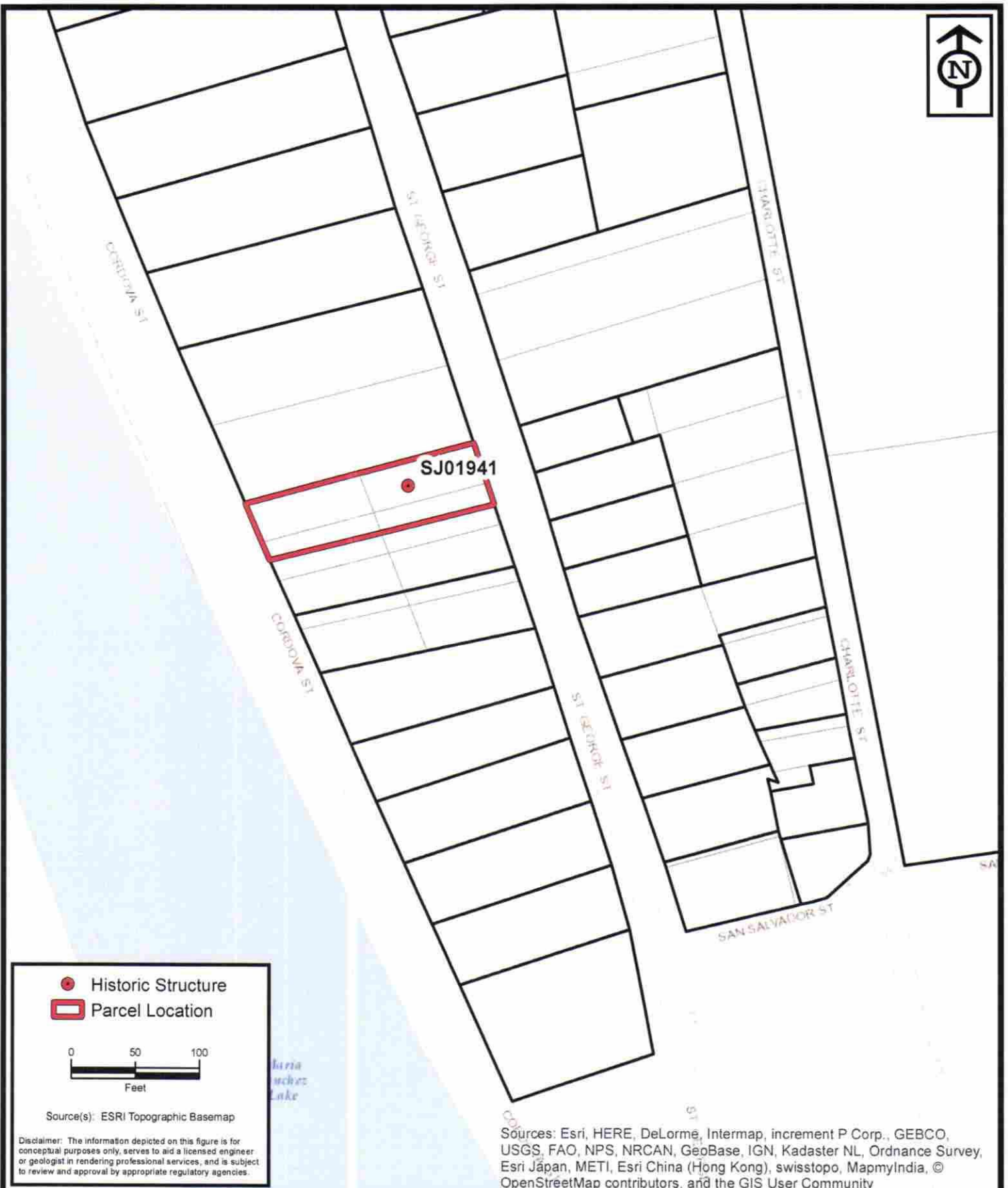
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ01941
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

SJ01941



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Approved By:	PD
Figure:	2

SJ01941







RECEIVED

JUN 20 2019

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION


☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. 2019-0072

Receipt No. _____

Advertising Costs \$ _____

Paid on _____

Meeting Date: JULY 18, 2019

Receipt No. _____

1. NAME OF APPLICANT Donald A. Crichlow

Business (if applicable) _____

Address 302 St. George St.City St. Augustine State FL Zip Code 32084

Daytime telephone _____ Other phone/email _____

*The above contact information will be used for correspondence. Please ensure this information is accurate.*2. NAME OF PROPERTY OWNER Donald A. Crichlow

Business (if applicable) _____

Address 302 St. George St.City St. Augustine State FL Zip Code 32084Daytime telephone (required) 904 377-0913 Other phone _____3. PROJECT STREET ADDRESS 302 St. George St. (Cordova St. address undetermined.)4. LEGAL DESCRIPTION: Lot 8 Block _____ Subdivision _____ Parcel 20076000005. EXISTING USE Residential PROPOSED USE Residential

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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)

The application is for the construction of a new, 2 story, garage apartment to be built at the same location as the existing 1 story, 2 car garage. Existing garage will be demolished. Address of new structure is not yet determined but will be a Cordova St. address.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Donald A. Crichlow

SIGNATURE OF APPLICANT Donald A. Crichlow

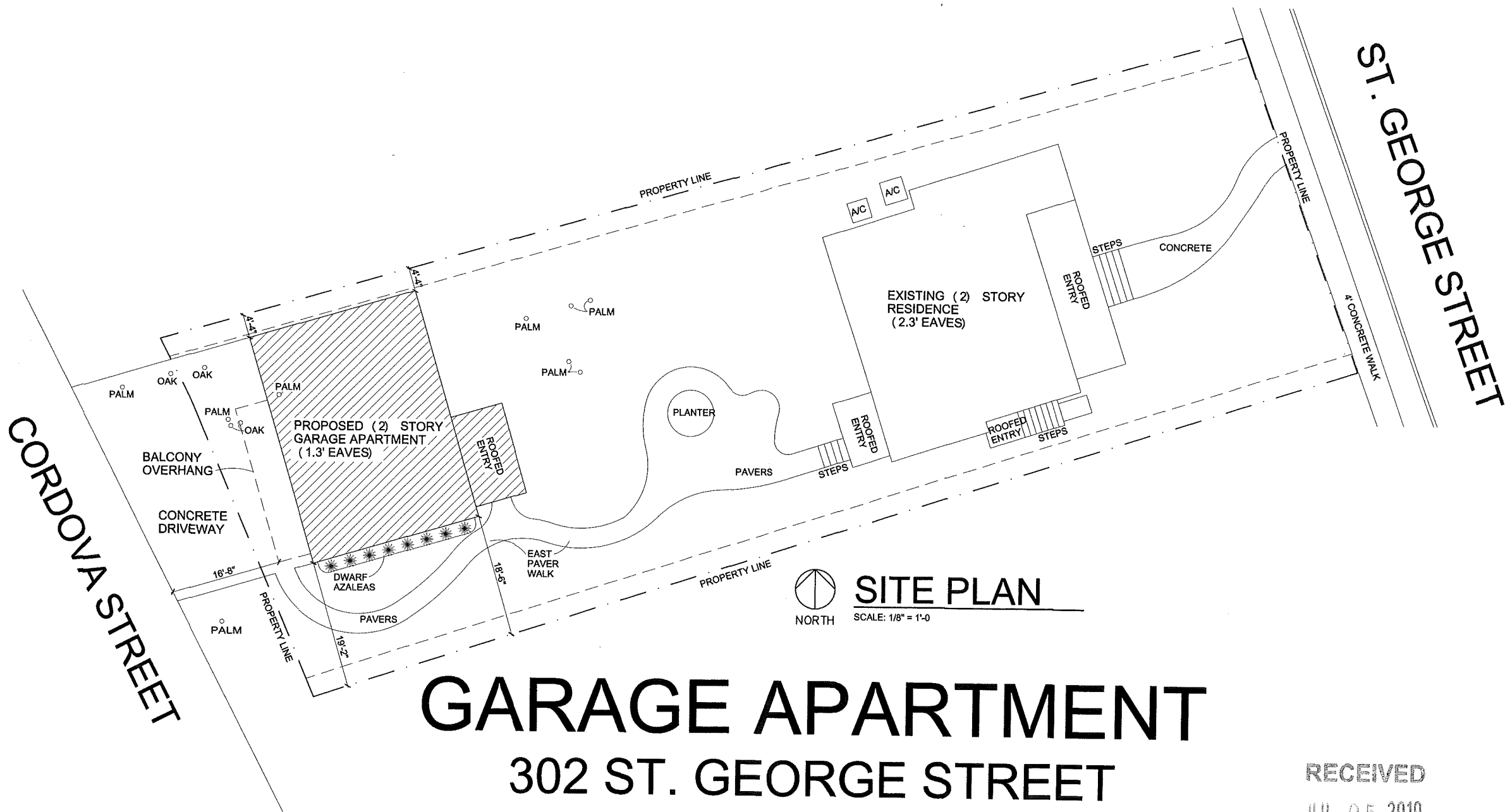
DATE 6/19/19

PRINT OWNER'S NAME Donald A. Crichlow

SIGNATURE OF OWNER Donald A. Crichlow

DATE 6/19/19

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.



GARAGE APARTMENT

302 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084

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Planning/Building Dept.

LOT DATA

EXISTING LOT AREA	9,251 SQ. FT.
EXISTING BUILDING FOOTPRINT	2,097 SQ. FT.
PROPOSED BUILDING FOOTPRINT	2,452 SQ. FT.
EXISTING LOT COVERAGE	22.6%
TOTAL LOT COVERAGE	2,475 SQ. FT.
PROPOSED LOT COVERAGE	26.5%
ALLOWED LOT COVERAGE	70%

SET BACKS

ALLOWED	CURRENT	PROPOSED
EAST 0.0'	EAST N.A.	EAST N.A.
SOUTH 3.0'	SOUTH 16'-0"	SOUTH 16'-0"
NORTH 3.0'	NORTH 18'-0"	NORTH 3'-0"
WEST 0.0'	WEST 7'-6"	WEST 7'-6"

INDEX OF DRAWINGS

A0	SITE PLAN
A1	ELEVATIONS
A2	FLOOR PLAN

DON CRICLOW & ASSOCIATES
ARCHITECT
302 ST. GEORGE STREET
ST. AUGUSTINE, FLORIDA 32084
PH. (904) 824-5785

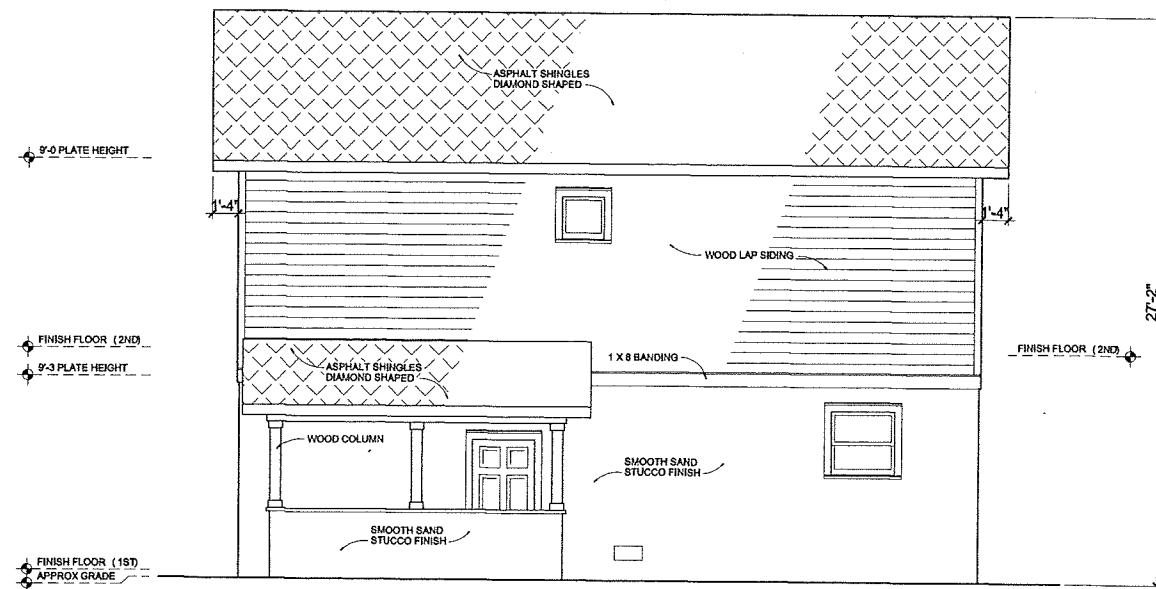
SHEET
A0

GARAGE APARTMENT
302 ST. GEORGE STREET
ST. AUGUSTINE
FLORIDA, 32084

SITE PLAN

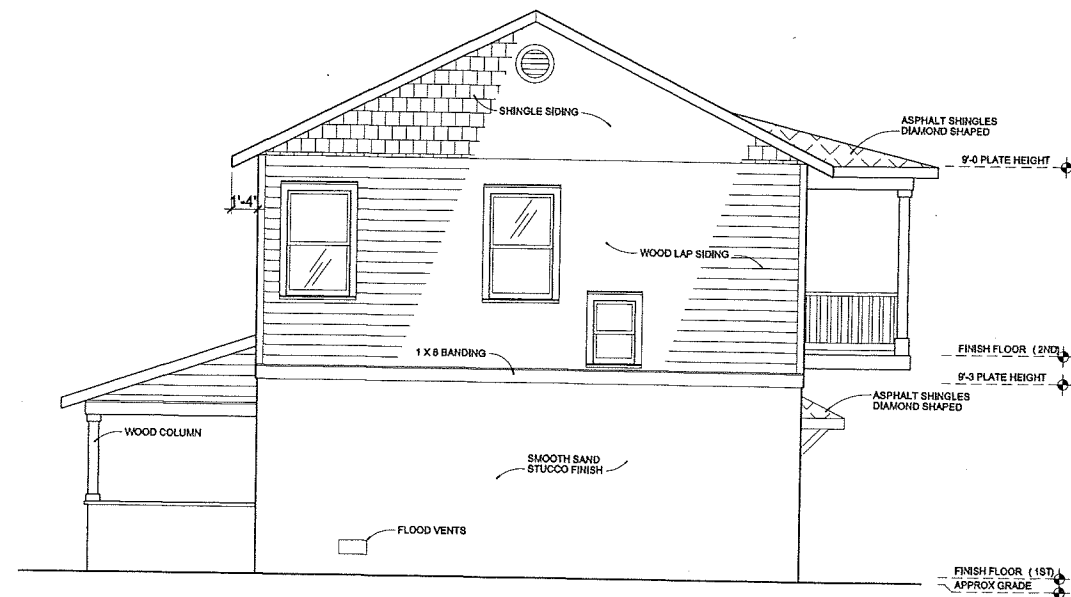
SCALE: AS NOTED
DATE: JUNE 11, 2019

REGISTRATION SEAL



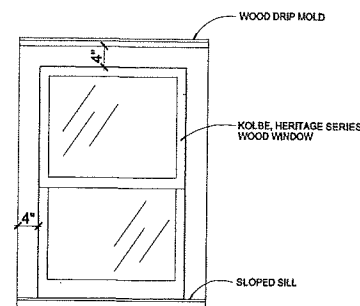
EAST ELEVATION

SCALE: 1/4" = 1'-0



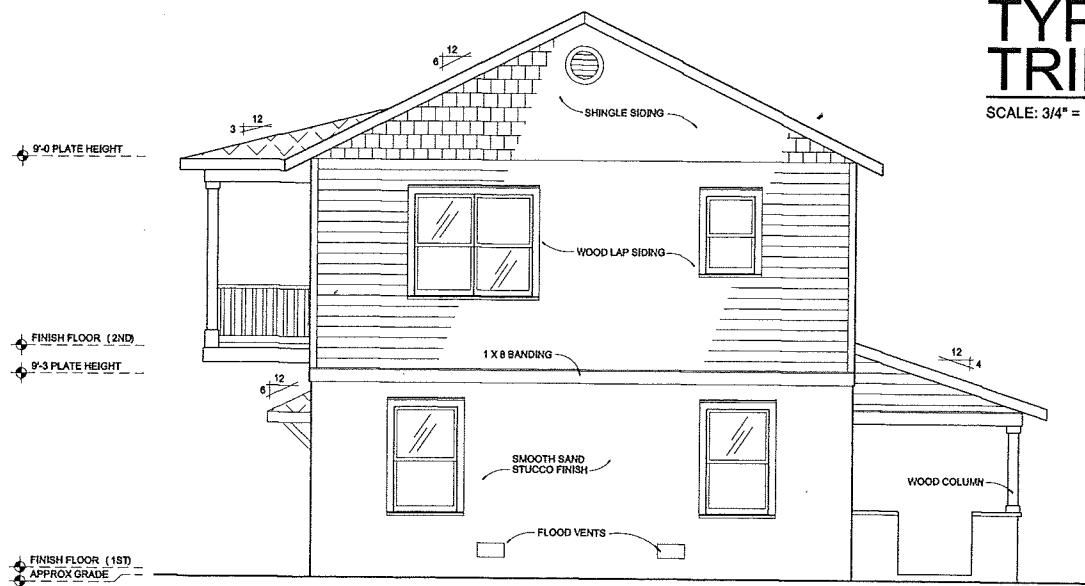
NORTH ELEVATION

SCALE: 1/4" = 1'-0



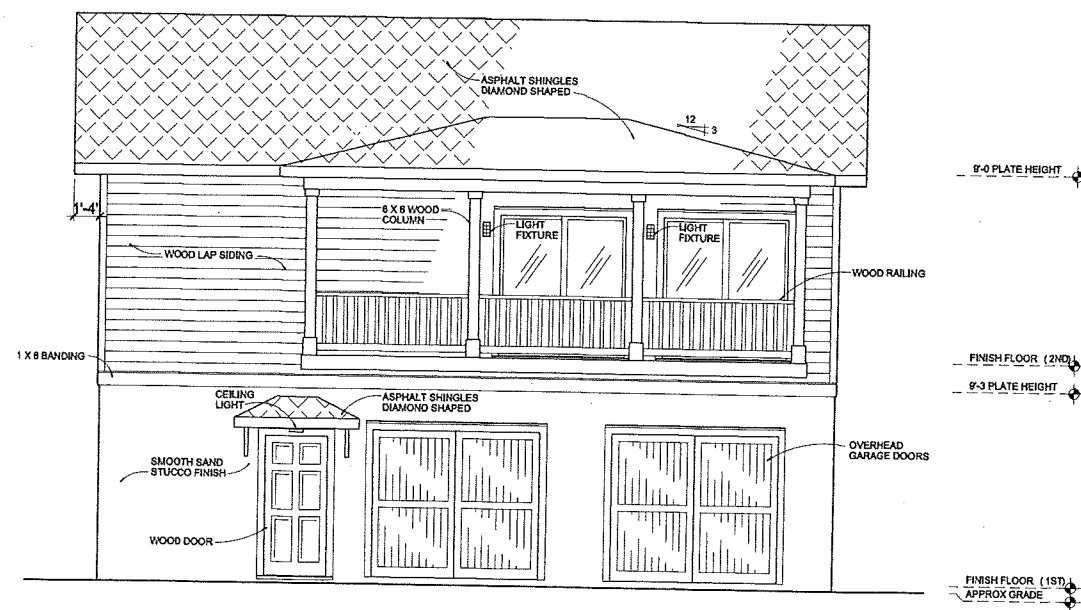
TYP. WINDOW TRIM DETAIL

SCALE: 3/4" = 1'-0



SOUTH ELEVATION

SCALE: 1/4" = 1'-0



WEST ELEVATION

SCALE: 1/4" = 1'-0

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GARAGE APARTMENT
302 ST. GEORGE STREET
ST. AUGUSTINE,
FLORIDA, 32084

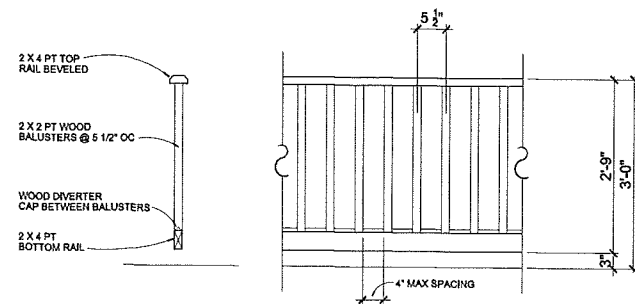
DON CRICHLAW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5785

SHEET
A1

REGISTRATION SEAL

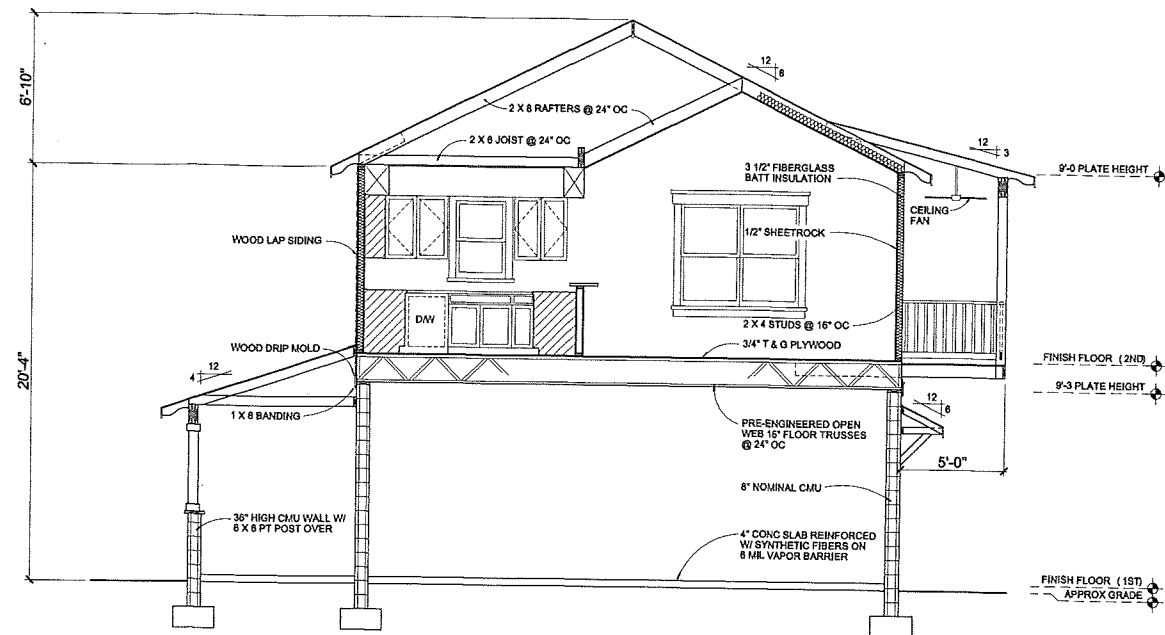
EXTERIOR ELEVATIONS

SCALE: AS NOTED
DATE: JUNE 11, 2019



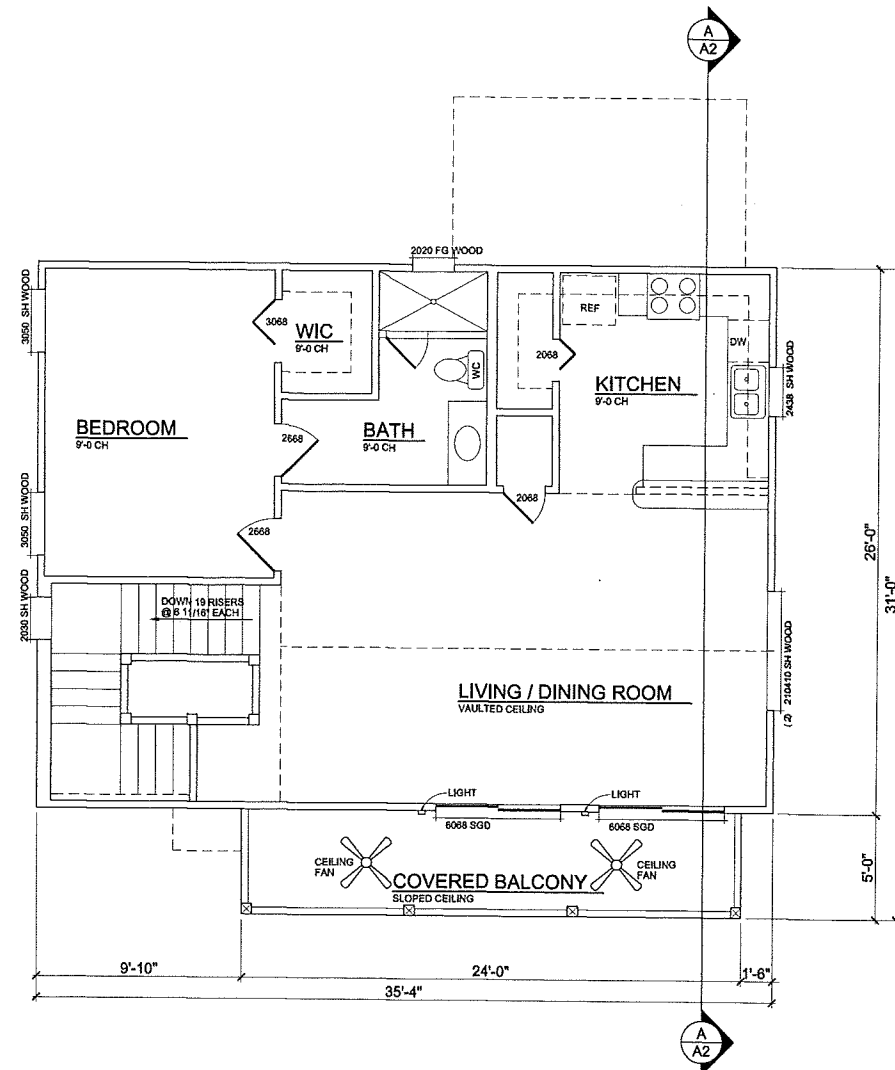
RAILING DETAIL

SCALE: 3/4" = 1'-0



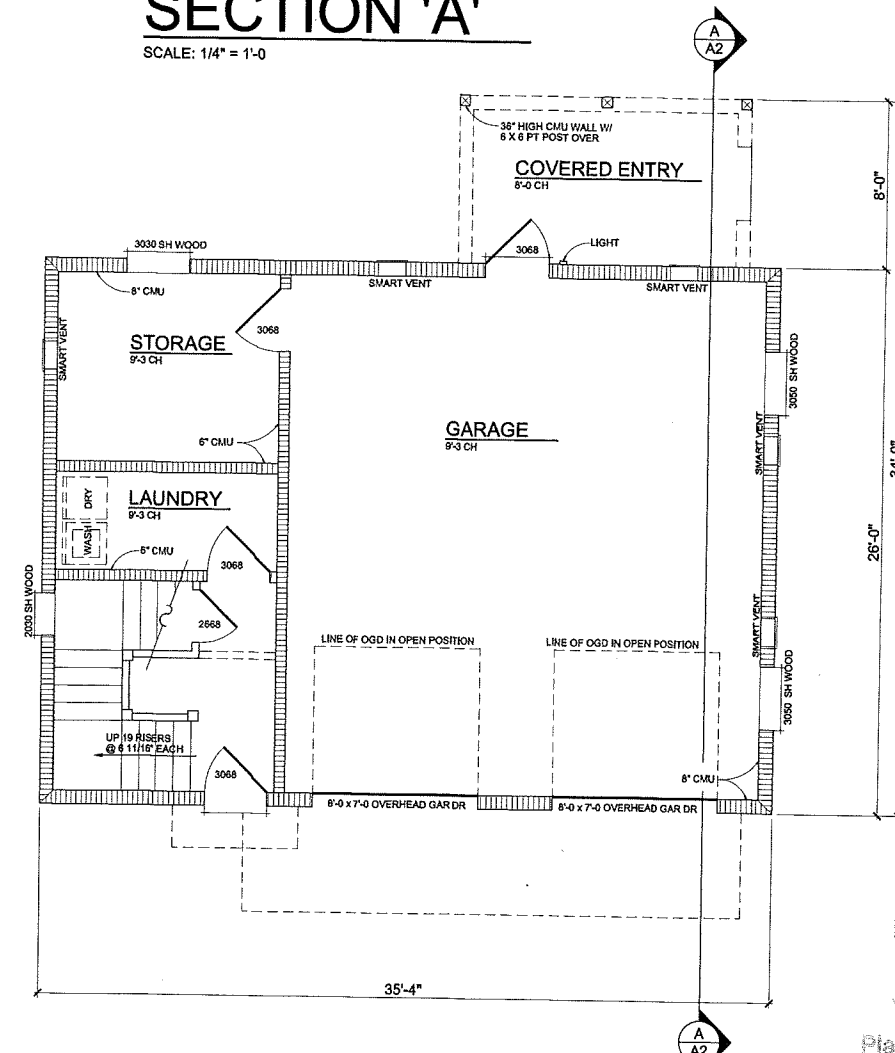
SECTION 'A'

SCALE: 1/4" = 1'-0



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0

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FLOOR PLAN & SECTION

GARAGE APARTMENT
302 ST. GEORGE STREET
ST. AUGUSTINE
FLORIDA, 32084

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

ARCHITECT

SHEET
A2

REGISTRATION SEAL

SCALE: AS NOTED
DATE: JUNE 11, 2019



EXISTING GARAGE



EXISTING GARAGE



EAST ELEVATION - EXISTING GARAGE



WEST ELEVATION - EXISTING GARAGE



305 CORDOVA ST.



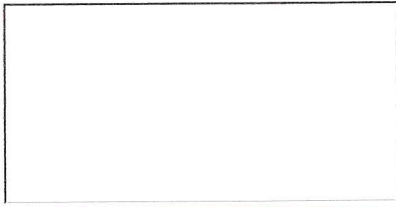
305 CORDOVA ST.



EAST ELEVATION - 302 ST. GEORGE ST.



WEST ELEVATION - 302 ST. GEORGE ST.



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Home > Lighting > Outdoor Lighting > Outdoor Wall Sconces > Westinghouse 6732800

Item # bci2709533



Westinghouse 6732800 Burnham Single Light 13" Tall Outdoor Wall Sconce

from the Burnham Collection

1 Review | Write a Review

\$37.92

MSRP \$75.85, You Save 50%

Finish: Oil Rubbed Bronze



Oil Rubbed Bronze

\$37.92

331 In Stock

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Miseno MLIT7700
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Starting at \$43.07

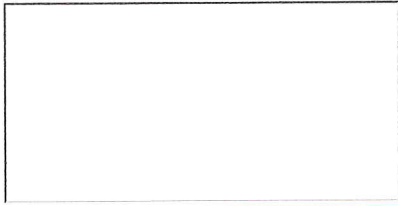
Feiss OL3402-LED
(0)
Starting at \$48.49

Dolan Designs 930
(19)
Starting at \$35.00

Kichler 9794
(3)
Starting at \$27.90

Kichler 49255
(5)
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(3)
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Item # bci3345059

KICHLER

Kichler 49834OZ Beacon Square 2 Light 12" Wide Outdoor Flush Mount Square Ceiling Fixture

from the Beacon Square Collection

[1 Review](#) | [Write a Review](#)

\$164.00

MSRP \$246.00, You Save 33%

Finish: **Olde Bronze**



Olde Bronze
\$164.00
224 In Stock
Leaves the Warehouse Today, June 18th

Select



White
\$164.00
62 In Stock
Leaves the Warehouse Today, June 18th

Select

Free Shipping!

Delivered to 32084 by Thursday, June 20th (Change Zip)

224 In Stock

— 1 +

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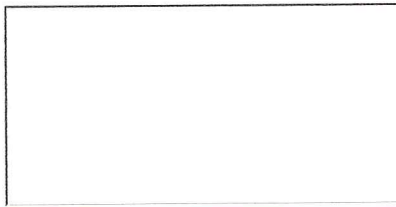
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[Home](#) > [Fans](#) > [Ceiling Fans with Light](#) > [Progress Lighting Smyrna 52](#)

Item # bci3355183



Progress Lighting P2576-8030K Smyrna 52" 5 Blade LED Indoor / Outdoor AC Induction Ceiling Fan with Light Kit and Wall Control

from the Smyrna Collection

[Write a Review](#)

June Outdoor Lighting Sale

Save 15% on select Progress Lighting outdoor fixtures. Use coupon LIGHTING
Offer Ends 06-30-2019



\$333.18

MSRP \$555.30, You Save 40%

Finish: Forged Black



Antique Bronze

\$333.18

243 In Stock

Leaves the Warehouse Today, June 18th

Select



Forged Black

\$333.18

223 In Stock

Leaves the Warehouse Today, June 18th

Select

Free Shipping!

Delivered to 32084 by Wednesday, June 19th (Change Zip)

223 In Stock

-

1

+

Add to Cart

WSL-CASTLETOWN



Weslock Molten Bronze Castletown Door Entry Handle Set

FUNCTION ?

SELECT FUNCTION

COLOR/FINISH

SELECT A FINISH

KNOB/LEVER ?

SELECT KNOB/LEVER

HANDING ?

SELECT HANDING

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4.6 (7) [Write a review](#)

insulated carriage house garage doors with faux wood and ultra-grain® steel.

Intellicore

ColorBlast

WindCode

An attractive and economical alternative to the Limited Edition Series, this door features a 2" Intellicore® polyurethane steel base with Ultra-Grain®, a durable, natural-looking, woodgrain paint finish. Stained Clear Cypress composite overlays are applied to the steel door surface to create beautiful carriage house designs.

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OVERVIEW

DESIGN OPTIONS

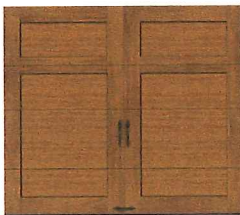
CONSTRUCTION

BROCHURE

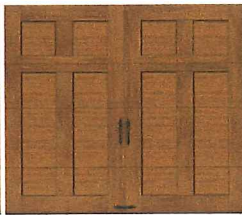
INSTALLATION & CARE

DOOR DESIGNS

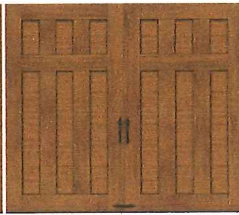
SERIES 1



DESIGN 11



DESIGN 12



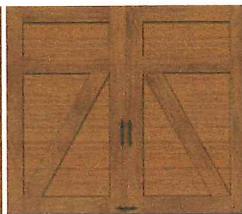
DESIGN 13

[View All Door & Window Combinations for Series 1](#)

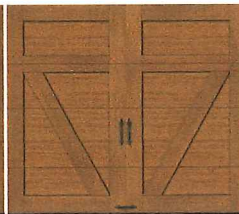
SERIES 2



DESIGN 21



DESIGN 22



DESIGN 23

[View All Door & Window Combinations for Series 2](#)

SERIES 3

ENTER TO WIN \$1,000!

+



PROPOSED SHINGLES



The Heritage Series

Kolbe's Heritage Series windows and doors are carefully crafted with a wood interior and exterior, making it possible to create architecturally intricate and historically accurate details. Choose from an extensive palette of exterior colors, interior wood species and finishes, divided lite profiles and patterns, and more.

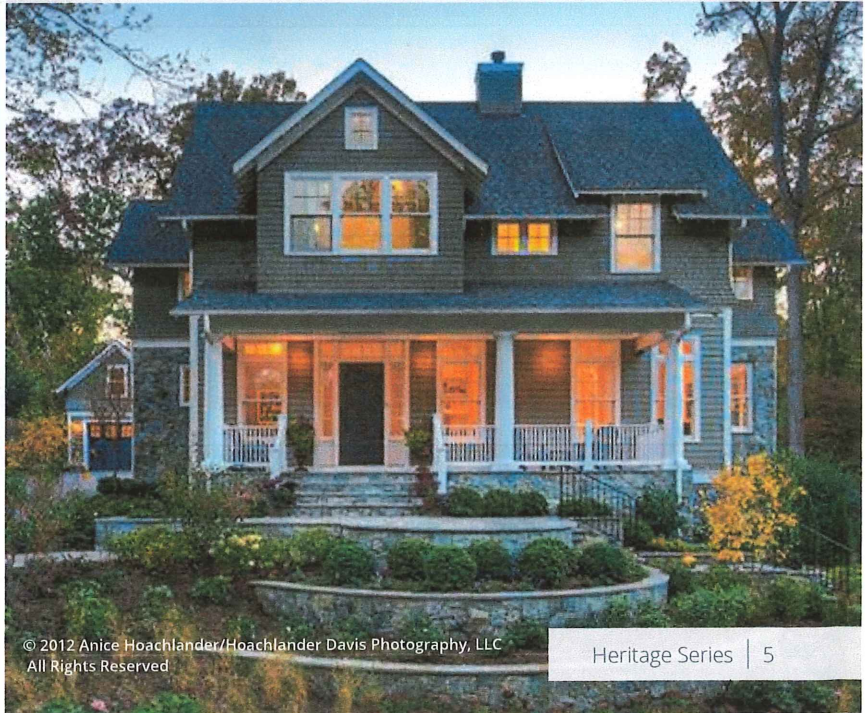
The Heritage Series provides:

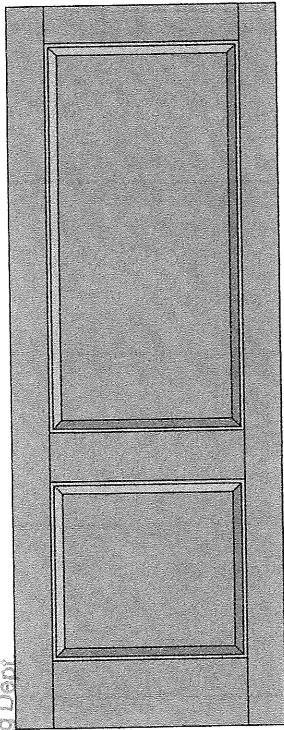
- Endless capabilities to replicate intricate architectural details
- Divided lite profiles & patterns; aesthetic & efficient glass choices
- Wood interior & exterior in familiar to exotic wood species
- K-Kron II exterior coating provides a high performance finish
- A palette of 40+ exterior & 20 interior pre-finish choices

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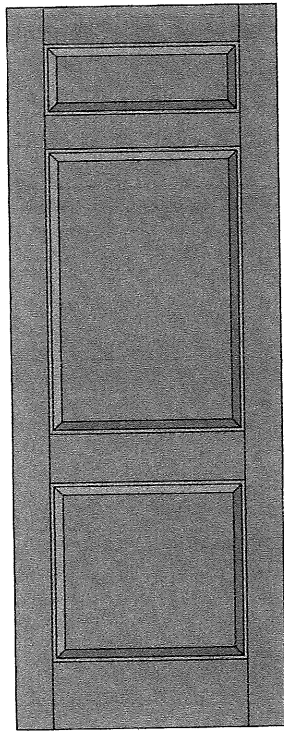
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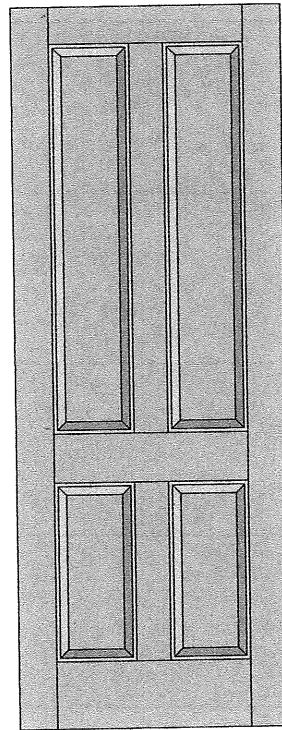




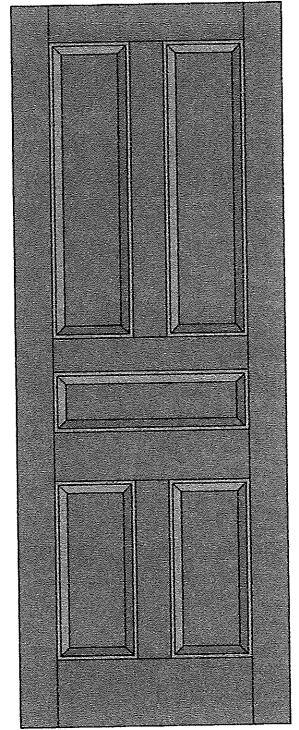
Dr 22



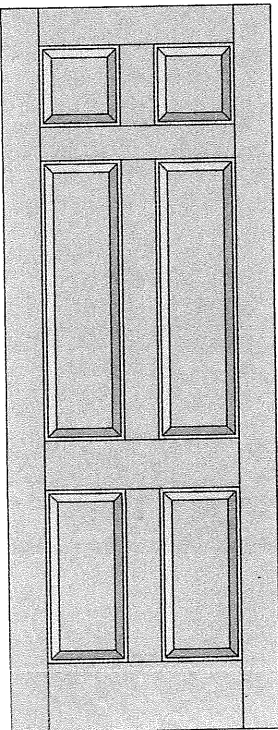
Dr 33



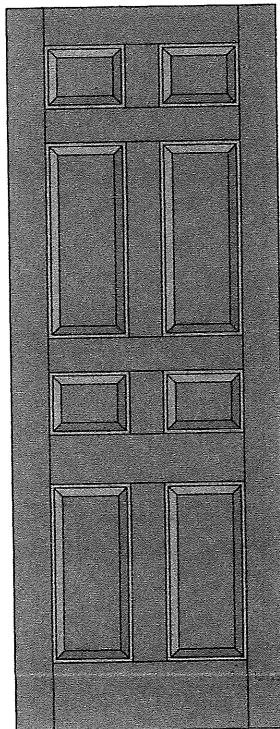
Dr 44



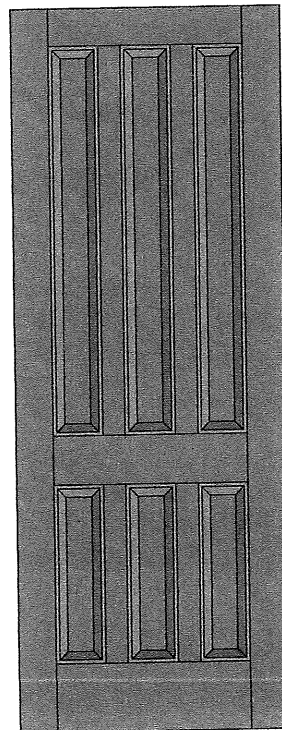
Dr 55



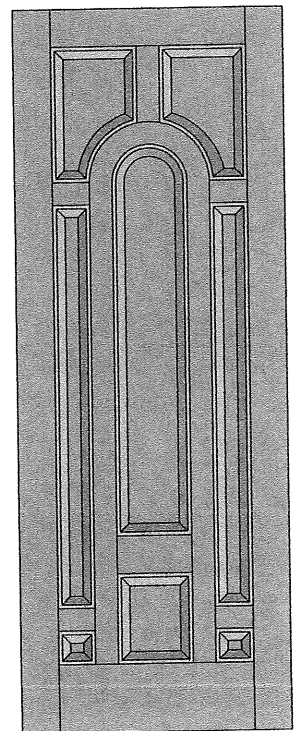
Dr 66



Dr 808



Dr 303



Dr 3117

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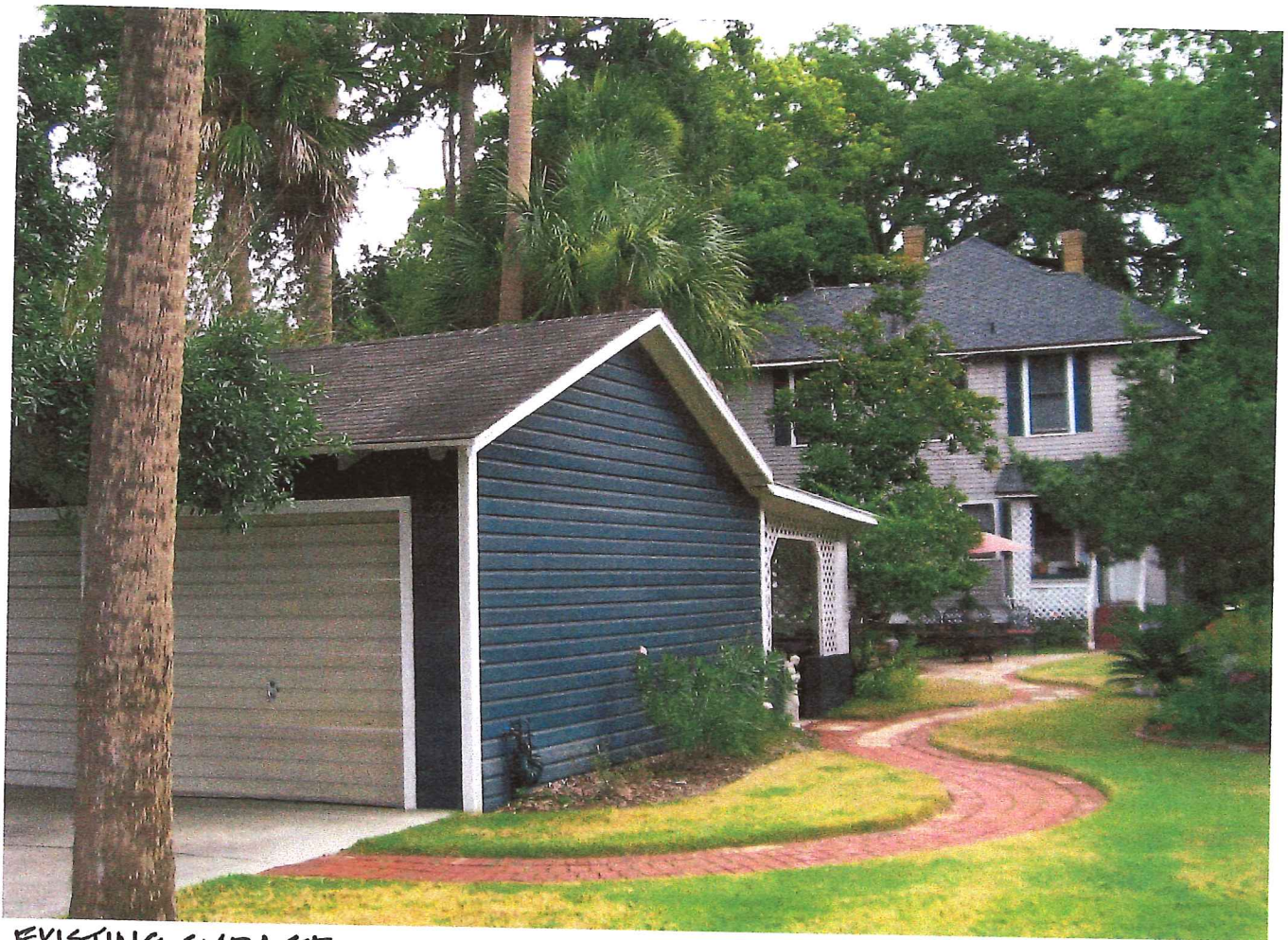
WOOD →



EAST ELEVATION - EXISTING GARAGE



WEST ELEVATION - EXISTING GARAGE



EXISTING GARAGE



EXISTING GARAGE

Instr #2018009444 BK: 4501 PG: 1942, Filed & Recorded: 2/12/2018 1:43 PM #Pgs:2

Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$0.70

This Document Prepared by and Return to:

Joseph L. Boles, Jr., Esquire
Florida Bar No.: 437522
19 Riberia Street
St. Augustine, FL 32084

NOTE TO DEPARTMENT OF REVENUE: Minimum documentary stamp tax has been paid on this deed because this is a transfer to the trust from a grantor who has the power to revoke the trust, and because there is only nominal consideration for the transfer. See FAC Rule 12B-4.013(33).

WARRANTY DEED

MADE THIS 7 day of Feb, 2018 by DONALD A. CRICHLOW, conveying homestead property, reserving a life estate to the Grantor(s), whose post office address is 302 St. George Street, St. Augustine, FL 32084, hereinafter called the Grantor(s), to DONALD CRICHLOW, TRUSTEE OF THE CRICHLOW FAMILY TRUST whose post office address is 302 St. George Street, St. Augustine, FL 32084, hereinafter called the Grantee(s):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Johns County, Florida, viz:

Part of Lots 1, 2, 7 & 8 according to Plat of Dunham property City of St. Augustine, Florida in Plat Book 1, page 114 described as follows: Begin on the west line of St. George Street 112.7 feet north of the northeast corner of Lot four (4) of said Dunham Plat; thence Westerly at the angle to the right of St. George Street of 91 degrees 01 minutes, 160 feet, thence southerly parallel to St. George Street 47.25 feet; thence easterly 160 feet to west line of St. George Street thence northerly along west line of St. George Street 50.1 feet to the point of beginning.

Parcel No. 200760-0000

SUBJECT TO A LIFE ESTATE RESERVED BY THE GRANTOR ENTITLING GRANTOR TO POSSESSION OF THE PROPERTY DURING GRANTOR'S NATURAL LIFE. GRANTOR SHALL BE ENTITLED TO FULL USE AND EXCLUSIVE POSSESSION OF THIS NON-INCOME PRODUCING REAL ESTATE OWNED BY THE TRUST WHICH SERVES AS GRANTOR'S RESIDENCE.

GRANTOR SHALL BE ENTITLED TO FULL USE AND POSSESSION OF ANY NON-INCOME PRODUCING REAL ESTATE OWNED BY THE TRUST, SPECIFICALLY INCLUDING GRANTOR'S RESIDENCE (HOMESTEAD). THIS SPECIFIC RESERVATION

BK: 4501 PG: 1943

OF A LIFE ESTATE IN THE HOMESTEAD IS EXPRESSLY FOR THE PURPOSE OF MAINTAINING AND/OR OBTAINING ANNUALLY THE HOMESTEAD EXCEPTION AND THE STATUTORY CAP ON PROPERTY TAX FOR THE PRIMARY RESIDENCE.

THIS CONVEYANCE IS MADE BY THE GRANTOR WITHOUT CONSIDERATION AND FOR ESTATE PLANNING PURPOSES.

THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS REQUESTED OR MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

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

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

AND THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, that said Grantor has signed and sealed these presents the day and year first above written.

JOSEPH L. BOLES, JR.

Witness # 1

JENNIFER M. SOLOMON

Witness # 2

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Donald A. Crichlow
DONALD A. CRICHLOW

THE FOREGOING INSTRUMENT was acknowledged before me this 7 day of February, 2018, by DONALD A. CRICHLOW, who ☐ personally known to me or h produced COL as identification.

Jennifer M. Solomon
JENNIFER M. SOLOMON
Notary State of Florida
Commission expires:



[2]



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

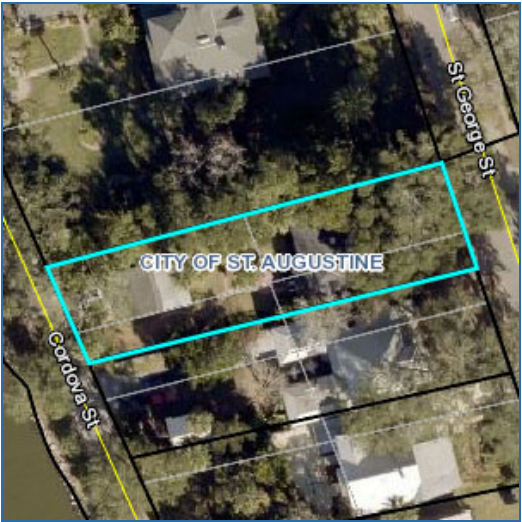
Summary

Parcel ID	2007600000
Location Address	302 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (Cordova/St George St) (610.41)
Tax Description*	1-114 CITY OF ST AUG DUNHAM PLAT OF LOT 3 BLK 39-C ALL OF LOTS 1 8 & N12.5FT OF LOTS 2 & 7 OR989/522(LIFE EST) & 4501/1942 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Dunham Deed, Subdivision Of The Land Of
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.200
Homestead	Y

Owner Information

Owner Name	Crichlow Donald *** 100% Crichlow Family Trust 0% Crichlow Donald Trustee 0%
Mailing Address	302 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-5026

Map



Valuation Information

	2019
Building Value	\$148,073
Extra Features Value	\$5,640
Total Land Value	\$197,750
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$351,463
Total Deferred	\$86,832
Assessed Value	\$264,631
Total Exemptions	\$50,000
Taxable Value	\$214,631

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	\$139,292	\$5,640	\$197,750	\$0	\$0	\$342,682	\$259,697	\$132,985	\$209,697
2017	\$144,180	\$4,298	\$197,750	\$0	\$0	\$346,228	\$254,356	\$141,872	\$204,356
2016	\$146,623	\$4,298	\$197,750	\$0	\$0	\$348,671	\$249,124	\$149,547	\$199,124
2015	\$136,358	\$4,298	\$152,550	\$0	\$0	\$293,206	\$247,392	\$95,814	\$197,392
2014	\$103,835	\$4,298	\$137,296	\$0	\$0	\$245,429	\$245,429	\$50,000	\$195,429
2013	\$107,132	\$4,298	\$137,296	\$0	\$0	\$248,726	\$248,726	\$50,000	\$198,726
2012	\$108,780	\$4,298	\$137,296	\$0	\$0	\$250,374	\$250,374	\$50,000	\$200,374
2011	\$112,077	\$4,298	\$152,550	\$0	\$0	\$268,925	\$250,499	\$68,426	\$200,499
2010	\$113,725	\$4,298	\$169,500	\$0	\$0	\$287,523	\$246,797	\$90,726	\$196,797

Exemption Information

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$25,000

Building Information

Building 1
Actual Area 2444
Conditioned Area 2067
Actual Year Built 1910
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood

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

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	960	960
FINISHED ENCLOSED PORCH	147	184
FINISHED UPPER STORY	960	960
ENCLOSED GLASS PORCH	0	48
FINISHED OPEN PORCH	0	24
FINISHED OPEN PORCH	0	60
FINISHED OPEN PORCH	0	208
Total SqFt	2067	2444

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	21	21	0	441
Storage Building	0	12	9	0	108
Carport	0	12	12	0	144

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	25	173	25	EF	\$98,875
Single Family	25	173	25	EF	\$98,875

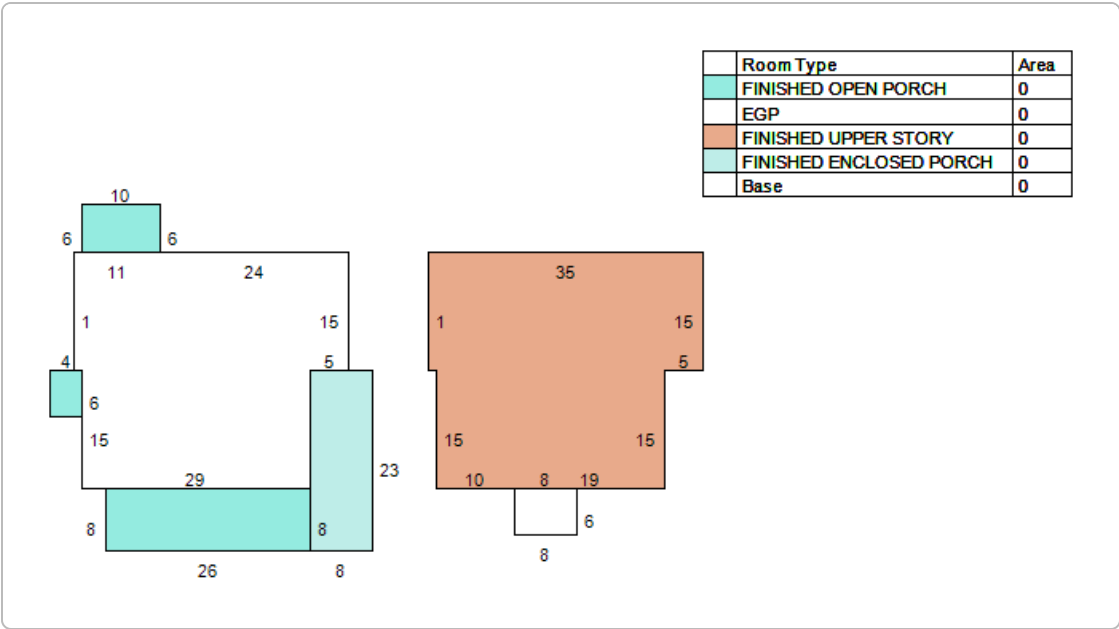
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/5/2018	10/3/2018	\$0.00	WD	4622	1499	U	I	CRICHLow DONALD	CRICHLow DONALD ***
2/12/2018	2/7/2018	\$100.00	WD	4501	1942	U	I	CRICHLow DONALD	CRICHLow DONALD ***
	4/26/1993	\$100.00	LE	989	522	U	I	CRICHLow ISABELLE N	CRICHLow ISABELLE N ***

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: 7/9/2019, 11:40:09 PM

Version 2.2.29





City of St. Augustine



St. Augustine, Florida
Nation's Oldest City

Planning/Building

1565 - 2015
450 years
June 24, 2019

Donald A. Crichlow
302 St. George Street
St. Augustine, Florida 32084

RE: Project Street Address 302 St. George Street.

Mr. Crichlow:

Please accept this letter as acknowledgement of your application to the Historic Architectural Review Board meeting scheduled for July 18, 2019. The meeting is scheduled to begin at 1:00 in the Alcazar Room at 75 King Street.

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

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

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

Sincerely,

Kelli Mitchell

Historic Preservation Planner

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

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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



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

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



Application F2019-0073

Address: 302 St. George Street

Don Crichlow, Owner and Applicant

Project description: To demolish a garage not listed in the Florida Master Site File or on the National Register of Historic Places.

Architectural Style: Frame Vernacular	Florida Master Site File: N/A
National Register: N/A	Construction date: Prior to 1942
Archaeology Zone: IC	Zoning District: HP1
Parcel number: 200760 0000	
Agenda Item: 8(a)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Demolition to demolish a garage not listed in the Florida Master Site File or on the National Register of Historic Places.

- The garage is not recorded on the Florida Master Site File or listed in the National Register of Historic Places.
- A garage is shown on several Sanborn maps but is located on the southern side of the property and not in its current location. An aerial photograph from 1942 shows the garage in its current location, however.
- The exact date of construction is unknown though it is believed to have been prior to 1942.
- The rear covered area is possibly an addition as it is constructed using concrete blocks instead of wood like the rest of the structure. Also, the rear window is aluminum and is likely a later addition.
- The structure does not have unique architectural characteristics.
- The application was submitted in conjunction with a Certificate of Appropriateness to build a two-story garage apartment in its place.



Existing Garage



Rafter Tails

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **Approve a Certificate of Demolition** for the garage at **302 St. George Street**.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

COD F2019-0073
302 St. George Street
July 18, 2019
Staff Photographs



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

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

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

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

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

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

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

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

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

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

The building appears to have been constructed prior to 1942 though the Sanborns suggest that a garage was on the property by 1924. The structure is not listed on the National Register of Historic Places or individually listed in the Florida Master Site File.

No further information was requested.

DEMOLITION REVIEW CRITERIA (AGHP):

1. **Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** The building is located within HP1.
2. **The contribution of the structure to the mass and scale of the streetscape.** The building is smaller than most of the primary buildings but has a similar scale and mass as many of the other garages that face Cordova Street.
3. **The impact of the loss of the structure on the streetscape.** Losing the structure will not have a negative impact on the streetscape.
4. **Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** The structure will be replaced with a two story garage apartment, which will be larger than many of the garages facing Cordova Street. There is another similar two-story structure on the street, but it is the only one of its kind on the street.
5. **The historical or cultural merit of the structure.** Based on the Sanborn Maps, there has been a one-story garage on the site as early as 1924, and the maps show the garage sitting on the southern property line at least until 1954. An aerial from 1942 possibly shows the garage in its current location at that time.
6. **The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** While the garage is older, demolishing the structure will have no impact on the historical or cultural integrity of the area.
7. **Whether or not the structure is representative of a style or type of architecture or a method of construction.** The garage has a simple appearance, which is seen in many other garages. It has nothing unique architecturally that will distinguish it from others.
8. **Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The structure is not the last surviving example of a particular style, and there are multiple similar garages within the city.
9. **Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The structure has no unique elements that would be difficult to reproduce. From the exterior, the building appears to be in relatively good condition.
10. **The justification for the proposed demolition.** A two-story garage apartment will be constructed in its place.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

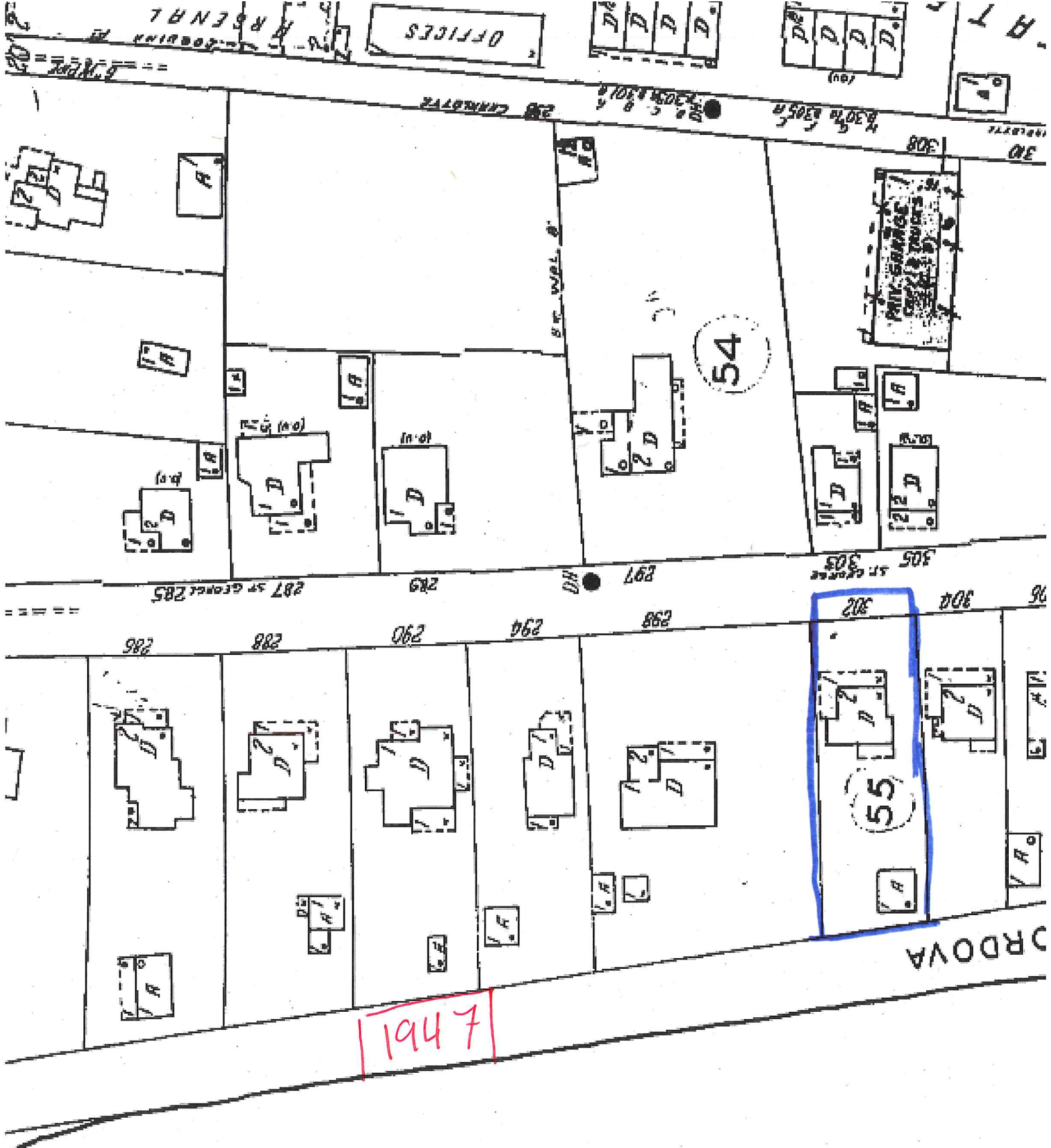
Additional information requested by HARB as per above:

COD F2019-0073
302 St. George Street
July 18, 2019

LIST OF ATTACHMENTS:

1. Sanborn Maps
2. Aerial Photograph

1924



1947

54

55

OFFICES

MIL. GARAGE
CAR & TRUCKS

CRODOVA

ST. GEORGE

ST. WEL. B.

ST. WEL. B.

RENTAL

286

288

290

294

298

302

304

306

ST. GEORGE

297

289

308

310

ST. WEL. B.

ST. WEL. B.

ST. WEL. B.

ST. WEL. B.

ST. WEL. B.

ST. WEL. B.

ST. WEL. B.

1951

CORDOVA

55

54

52

NATIONAL CEMETERY

UNITED STATES TO G

STATE OFFICE
BUILT 1948
CONC FLT
STEEL DECK
BRIDGE
1 A BR WALLS TYPED

PRIV. GARAGE
CARS & TRUCKS
1 A

OFFICES

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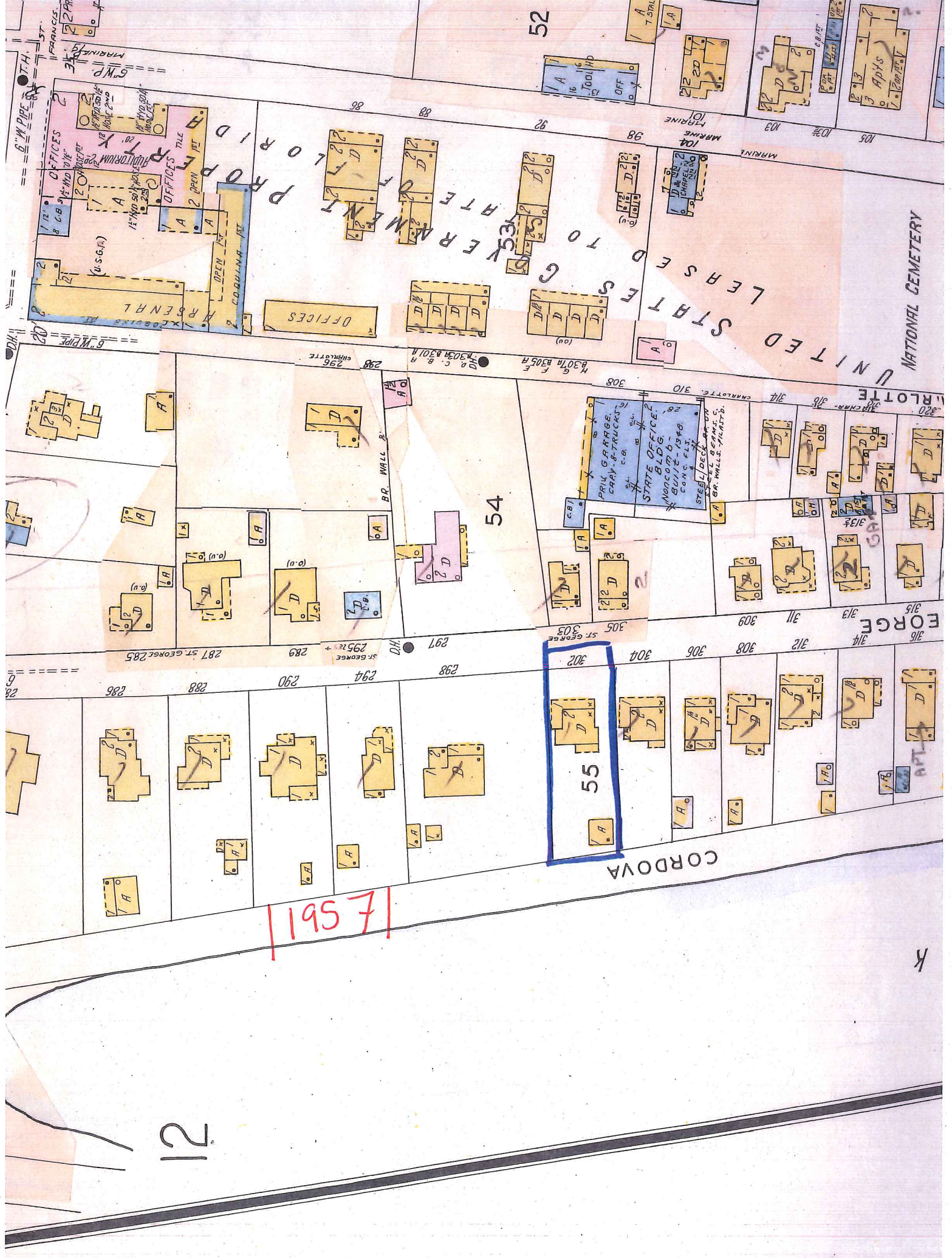
17591

CORDOVA

55

54

52



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. 85J1941 1009==
Site Name: 302 St. George Street 830== Survey Date: 7808 820==
Address: 302 St. George Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
813== County: St. Johns 808==
Location: City of St. Augustine 39C Dunham Platt of Lot 3, all 868==
(subdivision) (block) (lot)
Lots 1 and 8 and North 12.5' of Lots 2 and 7 868==
Owner of Site: Name: Crichlow, Lloyd A. and Isabelle N. ;
Address: 302 St. George Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: HP1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469950 3306030 890== Location: T07S R30E N20 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1917 844== Period: 20th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Wood, weatherboard, with cornerboards 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS, 1/1, sidelights, blinds 942==
Foundation: Stuccoed piers 942==
Roof Type: Hip 942==
Secondary Roof Structures: Hip, porch 942==
Porches & Balconies: 1 story L-shaped porch on northeast (front)
side; now front open, north side screened 942==
Chimney Location: Offset, lateral slope 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles (diamond) 882==
Ornament Exterior: Square wood posts, round wood posts, jigsawn
rafters 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Residential/institutional 864==
Relationship to Surroundings: Looks out over Maria Sanchez Creek to west

_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

The two-story Frame Vernacular residence at 302 St. George Street was constructed between 1910 and 1917 and is one of the later houses built in this neighborhood. There are round wood posts on the front porch. Originally there was a one-story L-shaped porch on the northeast (front) side. Now only the front is open while the north side has been enclosed with screening. There are jigsawn rafters under the eaves and an outside staircase leading to the second floor on the south side of the house.

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

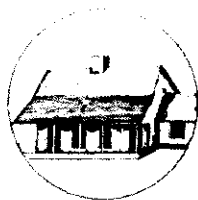
1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustin," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.
2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustin de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis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

religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early 18th century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis.(1) The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modest Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex which became a permanent U. S. Military Reservation in 1832, this section remained undeveloped until the late 19th and early 20th centuries. The British and Spanish used the vacant land west of Charlotte Street as garden plots for the garrison, and the property south of the barracks was used as a military cemetery in the Territorial period, with the victims of the Dade Massacre being interred there. This burial ground became a National Cemetery in the 1880's.(2) After the Civil War, houses were built on Federal property for military personnel, and a Black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890's, but the neighborhood did not fully develop until the first three decades of the 20th century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the old St. Francis Barracks complex as the State's Military Headquarters.(3)

For over two decades the house at 302 St. George Street was the home of the Wallace W. Leonardi family. Leonardi and G. M. Small operated a store at 33 King Street in 1914 specializing in "jewelry, souvenirs, novelties, alligator goods, hand-painted china, cut glass and sterling silver." In the 1920's and 1930's Leonardi added watch making and repairing to his novelty business and by 1934 worked primarily as a jeweler at the King Street location.(4) Members of the Leonardi family descend from Italian colonists who migrated to St. Augustine from New Smyrna in 1777.

4. St. Augustine City Directory, 1911-12, 1920-21, 1924-25, 1927-28, 1930, 1934.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ01941**
 Field Date 5-5-2016
 Form Date 5-5-2016
 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) 302 ST GEORGE STREET Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 302 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: 302
 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 20 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 2007600000 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: 1917 ☐ 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 Frame Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Wood/Plywood 2. Weatherboard 3. corner boards
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. (diamond)
 Roof secondary strucs. (dormers etc.) 1. _____ 2. Hip, porch
 Windows (types, materials, etc.) single and paired wood DHS, 1/1, sidelights, blinds

Distinguishing Architectural Features (exterior or interior ornaments) Square wood posts, round wood posts, jigsawn rafters exposed

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. _____ 2. stuccoed
 Main Entrance (stylistic details) single wood panel door with large single pane light and 1/2 sidelights

Porch Descriptions (types, locations, roof types, etc.) 1-story L-shaped porch on northeast (front) side now front open, north side screened

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

Narrative Description of Resource see original form for additional information

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) would contribute to a district

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Patricia Davenport

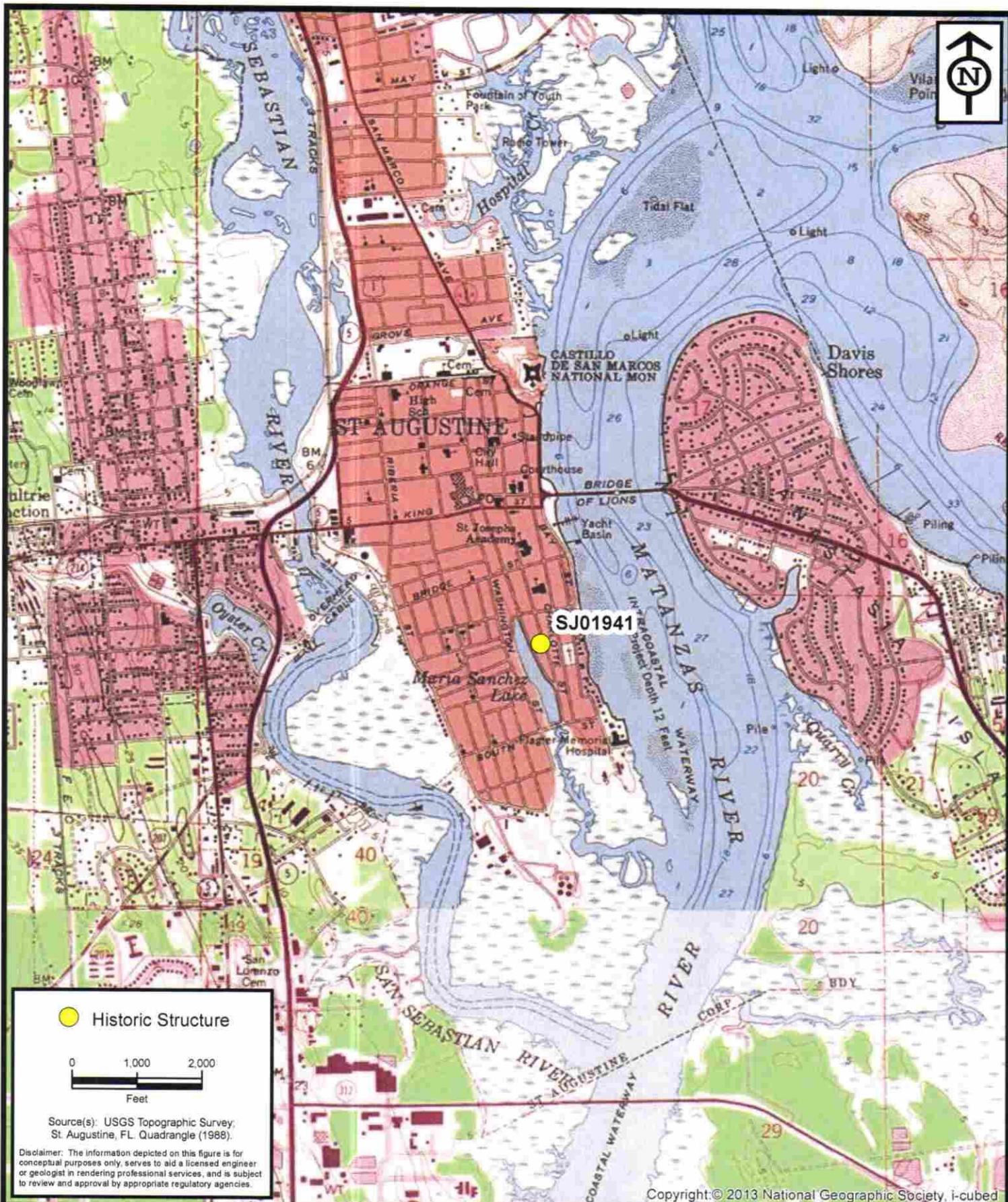
Affiliation Environmental Services, Inc.

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

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

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



**ENVIRONMENTAL
SERVICES, INC.**

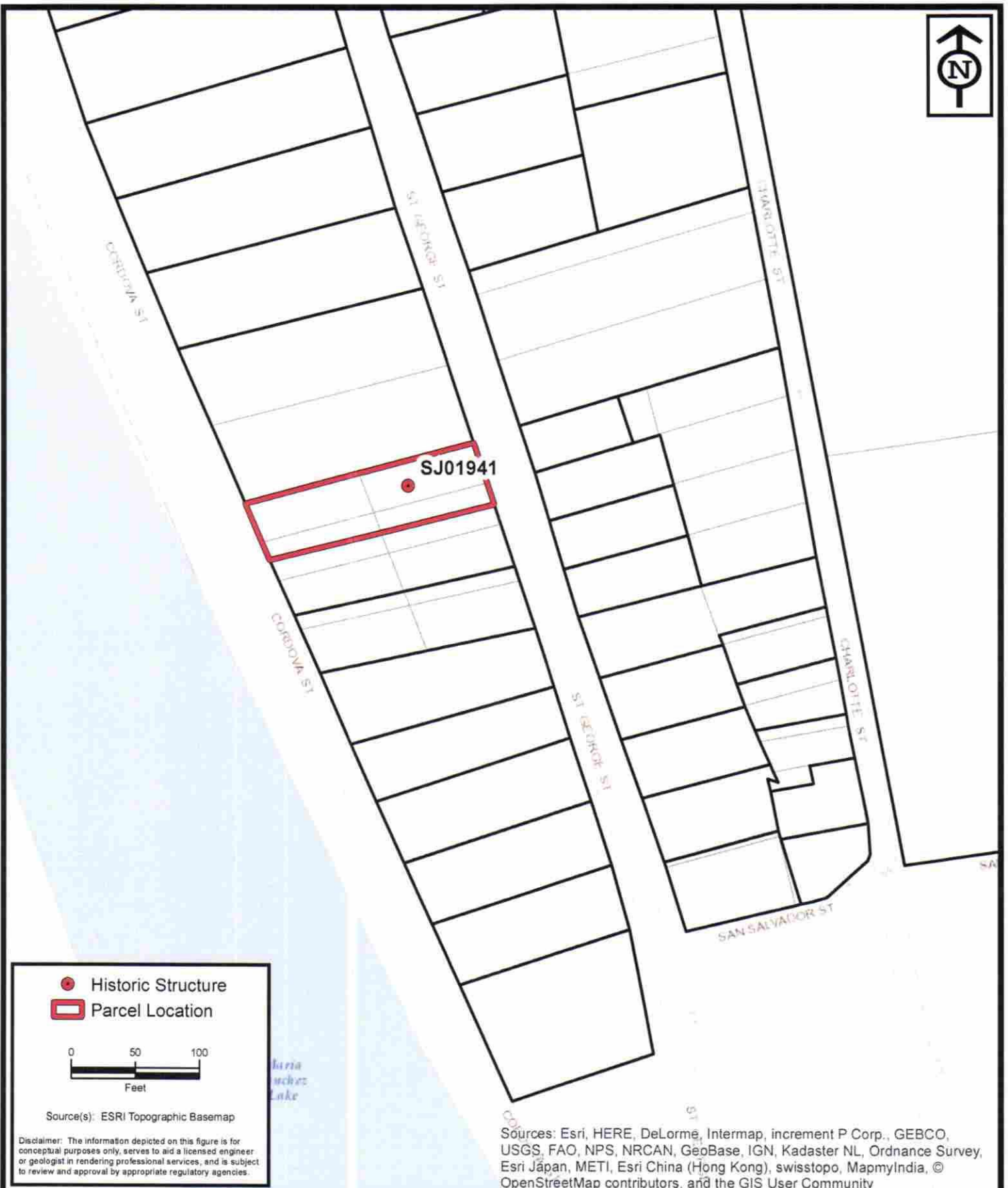
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ01941
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

SJ01941



**ENVIRONMENTAL
SERVICES, INC.**

7220 Financial Way, Suite 100
Jacksonville, Florida 32256
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Figure:	2

SJ01941







JUN 20 2019

Planning/Building Dept



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



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

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. 2019-0073

Receipt No. _____

Meeting Date JULY 18, 2019

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

1. NAME OF APPLICANT Donald A. Crichlow

Business (if applicable) _____

Address 302 St. George St.

City St. Augustine State FL Zip 32084

Daytime telephone 904 377-0913 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Donald A. Crichlow

Business (if applicable) _____

Address 302 St. George St.

City St. Augustine State FL Zip 32084

Daytime telephone (required) 904 377-0913 Other phone _____

3. PROJECT STREET ADDRESS 302 St. George St.

4. LEGAL DESCRIPTION OF PROPERTY

Lot 8 Block _____ Subdivision _____ Parcel Number 2007600000

5. DATE OF CONSTRUCTION Undetermined Source: _____

6. HISTORIC STATUS (check all that apply)

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

7. PROPOSED PROJECT WORK (check one)

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: 2 story garage/apt.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

11. FOR RELOCATION PROJECTS ONLY

- A. Address or location where building is to be moved: _____
- B. Estimated costs:
- Purchase price _____
 - Moving fee (prepared by a licensed and insured building mover) _____
 - Building rehabilitation _____
- C. Required submittals:
- ☐ Photographs of existing conditions including façade of the building.
 - ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME DONALD A. CRICHLAW DATE 6/19/19

SIGNATURE OF APPLICANT Donald A. Crichtlow

PRINT 1st OWNER'S NAME DONALD A. CRICHLAW DATE 6/19/19

SIGNATURE OF 1st PROPERTY OWNER Donald A. Crichtlow

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

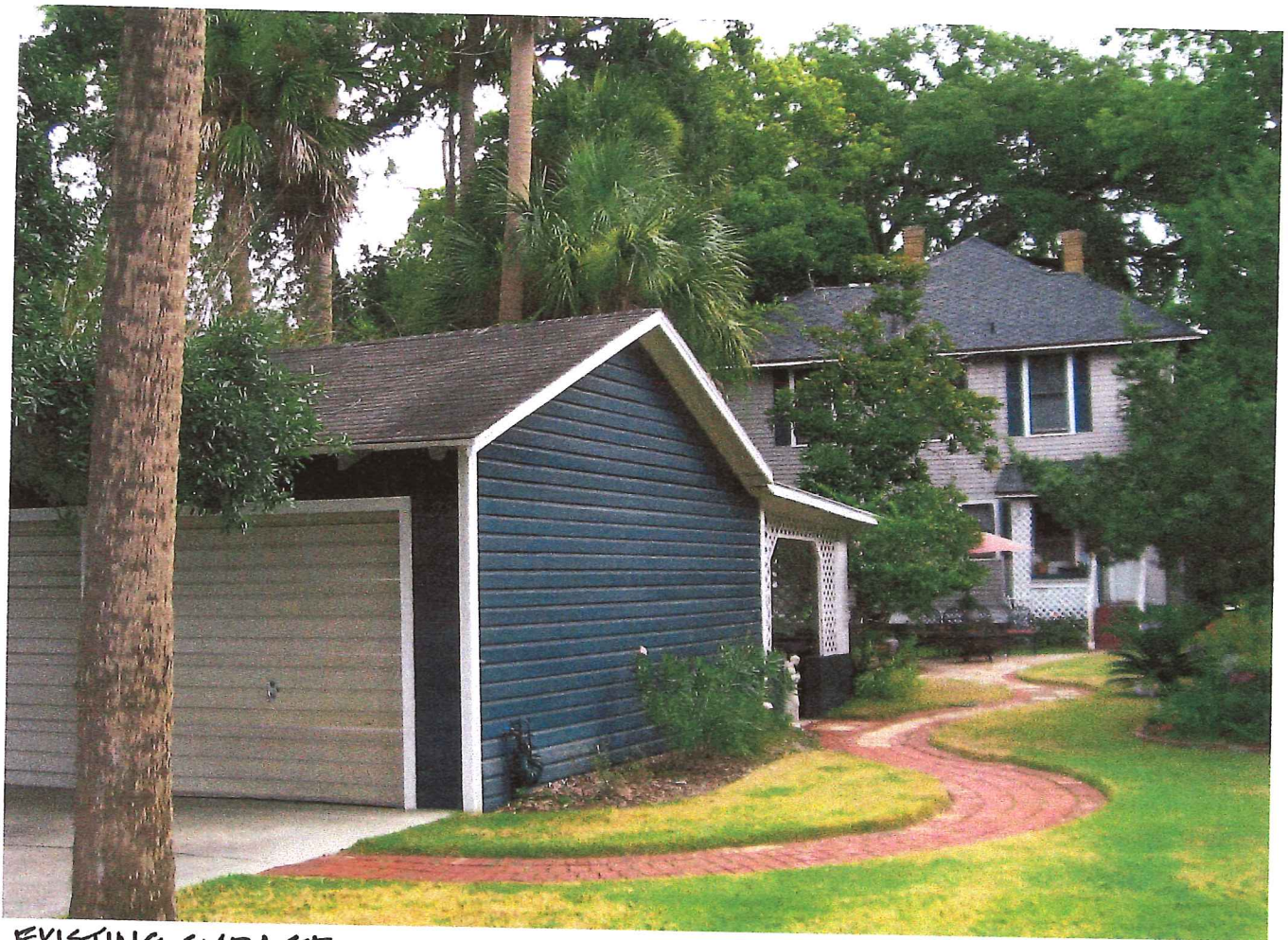
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.



EAST ELEVATION - EXISTING GARAGE



WEST ELEVATION - EXISTING GARAGE



EXISTING GARAGE



EXISTING GARAGE

Instr #2018009444 BK: 4501 PG: 1942, Filed & Recorded: 2/12/2018 1:43 PM #Pgs:2

Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$0.70

This Document Prepared by and Return to:

Joseph L. Boles, Jr., Esquire
Florida Bar No.: 437522
19 Riberia Street
St. Augustine, FL 32084

NOTE TO DEPARTMENT OF REVENUE: Minimum documentary stamp tax has been paid on this deed because this is a transfer to the trust from a grantor who has the power to revoke the trust, and because there is only nominal consideration for the transfer. See FAC Rule 12B-4.013(33).

WARRANTY DEED

MADE THIS 7 day of Feb, 2018 by DONALD A. CRICHLOW, conveying homestead property, reserving a life estate to the Grantor(s), whose post office address is 302 St. George Street, St. Augustine, FL 32084, hereinafter called the Grantor(s), to DONALD CRICHLOW, TRUSTEE OF THE CRICHLOW FAMILY TRUST whose post office address is 302 St. George Street, St. Augustine, FL 32084, hereinafter called the Grantee(s):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Johns County, Florida, viz:

Part of Lots 1, 2, 7 & 8 according to Plat of Dunham property City of St. Augustine, Florida in Plat Book 1, page 114 described as follows: Begin on the west line of St. George Street 112.7 feet north of the northeast corner of Lot four (4) of said Dunham Plat; thence Westerly at the angle to the right of St. George Street of 91 degrees 01 minutes, 160 feet, thence southerly parallel to St. George Street 47.25 feet; thence easterly 160 feet to west line of St. George Street thence northerly along west line of St. George Street 50.1 feet to the point of beginning.

Parcel No. 200760-0000

SUBJECT TO A LIFE ESTATE RESERVED BY THE GRANTOR ENTITLING GRANTOR TO POSSESSION OF THE PROPERTY DURING GRANTOR'S NATURAL LIFE. GRANTOR SHALL BE ENTITLED TO FULL USE AND EXCLUSIVE POSSESSION OF THIS NON-INCOME PRODUCING REAL ESTATE OWNED BY THE TRUST WHICH SERVES AS GRANTOR'S RESIDENCE.

GRANTOR SHALL BE ENTITLED TO FULL USE AND POSSESSION OF ANY NON-INCOME PRODUCING REAL ESTATE OWNED BY THE TRUST, SPECIFICALLY INCLUDING GRANTOR'S RESIDENCE (HOMESTEAD). THIS SPECIFIC RESERVATION

BK: 4501 PG: 1943

OF A LIFE ESTATE IN THE HOMESTEAD IS EXPRESSLY FOR THE PURPOSE OF MAINTAINING AND/OR OBTAINING ANNUALLY THE HOMESTEAD EXCEPTION AND THE STATUTORY CAP ON PROPERTY TAX FOR THE PRIMARY RESIDENCE.

THIS CONVEYANCE IS MADE BY THE GRANTOR WITHOUT CONSIDERATION AND FOR ESTATE PLANNING PURPOSES.

THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS REQUESTED OR MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

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

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

AND THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, that said Grantor has signed and sealed these presents the day and year first above written.

JOSEPH L. BOLES, JR.

Witness # 1

JENNIFER M. SOLOMON

Witness # 2

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Donald A. Crichlow
DONALD A. CRICHLOW

THE FOREGOING INSTRUMENT was acknowledged before me this 7 day of February, 2018, by DONALD A. CRICHLOW, who ☐ personally known to me or h produced COL as identification.

Jennifer M. Solomon
JENNIFER M. SOLOMON
Notary State of Florida
Commission expires:



[2]



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](#)

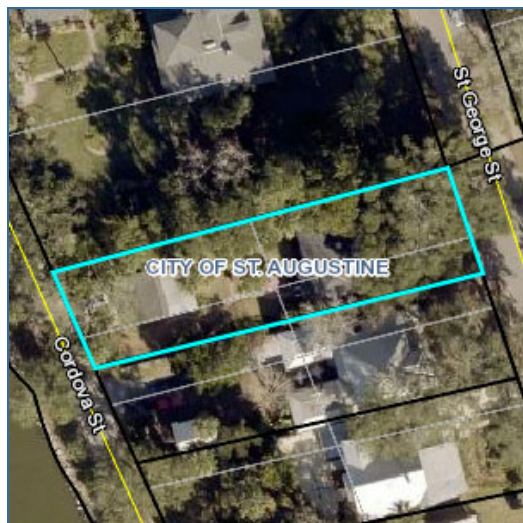
Summary

Parcel ID	2007600000
Location Address	302 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (Cordova/St George St) (610.41)
Tax Description*	1-114 CITY OF ST AUG DUNHAM PLAT OF LOT 3 BLK 39-C ALL OF LOTS 1 8 & N12.5FT OF LOTS 2 & 7 OR989/522(LIFE EST) & 4501/1942 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Dunham Deed, Subdivision Of The Land Of
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.200
Homestead	Y

Owner Information

Owner Name	Crichlow Donald *** 100% Crichlow Family Trust 0% Crichlow Donald Trustee 0%
Mailing Address	302 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-5026

Map



Valuation Information

	2019
Building Value	\$148,073
Extra Features Value	\$5,640
Total Land Value	\$197,750
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$351,463
Total Deferred	\$86,832
Assessed Value	\$264,631
Total Exemptions	\$50,000
Taxable Value	\$214,631

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	\$139,292	\$5,640	\$197,750	\$0	\$0	\$342,682	\$259,697	\$132,985	\$209,697
2017	\$144,180	\$4,298	\$197,750	\$0	\$0	\$346,228	\$254,356	\$141,872	\$204,356
2016	\$146,623	\$4,298	\$197,750	\$0	\$0	\$348,671	\$249,124	\$149,547	\$199,124
2015	\$136,358	\$4,298	\$152,550	\$0	\$0	\$293,206	\$247,392	\$95,814	\$197,392
2014	\$103,835	\$4,298	\$137,296	\$0	\$0	\$245,429	\$245,429	\$50,000	\$195,429
2013	\$107,132	\$4,298	\$137,296	\$0	\$0	\$248,726	\$248,726	\$50,000	\$198,726
2012	\$108,780	\$4,298	\$137,296	\$0	\$0	\$250,374	\$250,374	\$50,000	\$200,374
2011	\$112,077	\$4,298	\$152,550	\$0	\$0	\$268,925	\$250,499	\$68,426	\$200,499
2010	\$113,725	\$4,298	\$169,500	\$0	\$0	\$287,523	\$246,797	\$90,726	\$196,797

Exemption Information

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$25,000

Building Information

Building 1
Actual Area 2444
Conditioned Area 2067
Actual Year Built 1910
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood

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

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	960	960
FINISHED ENCLOSED PORCH	147	184
FINISHED UPPER STORY	960	960
ENCLOSED GLASS PORCH	0	48
FINISHED OPEN PORCH	0	24
FINISHED OPEN PORCH	0	60
FINISHED OPEN PORCH	0	208
Total SqFt	2067	2444

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	21	21	0	441
Storage Building	0	12	9	0	108
Carport	0	12	12	0	144

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	25	173	25	EF	\$98,875
Single Family	25	173	25	EF	\$98,875

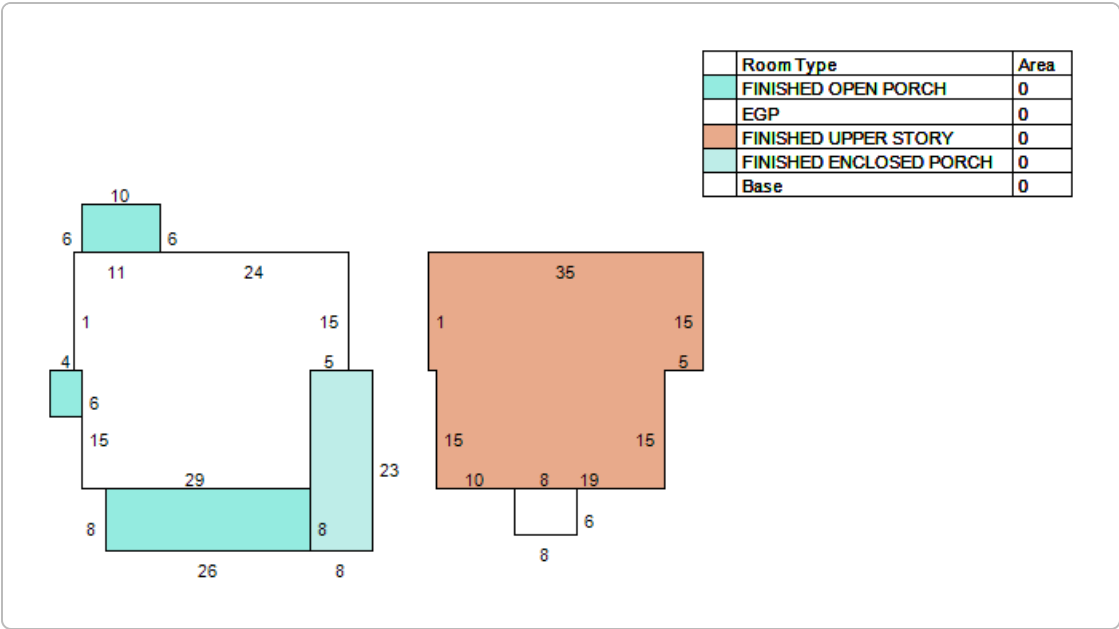
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/5/2018	10/3/2018	\$0.00	WD	4622	1499	U	I	CRICHLow DONALD	CRICHLow DONALD ***
2/12/2018	2/7/2018	\$100.00	WD	4501	1942	U	I	CRICHLow DONALD	CRICHLow DONALD ***
	4/26/1993	\$100.00	LE	989	522	U	I	CRICHLow ISABELLE N	CRICHLow ISABELLE N ***

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.

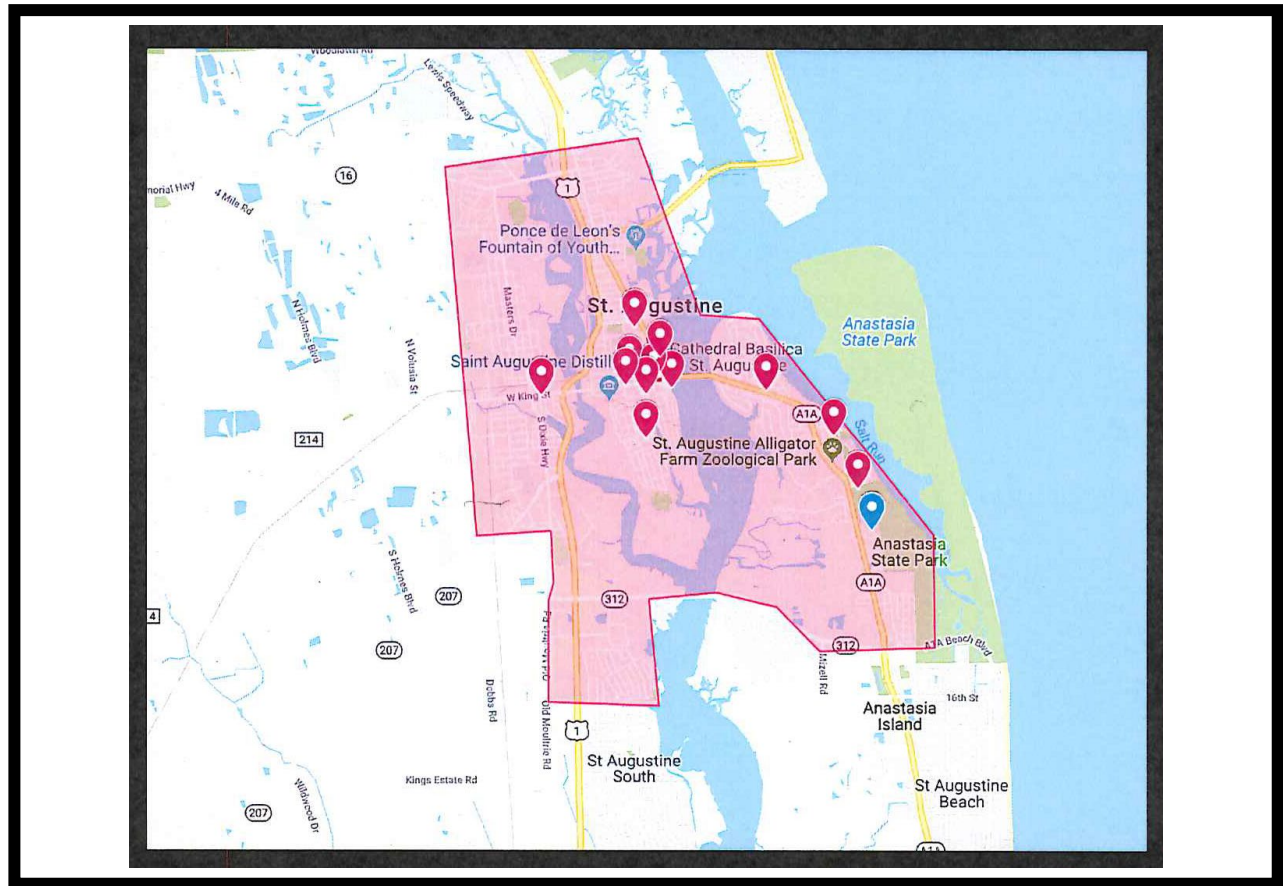
Last Data Upload: 7/9/2019, 11:40:09 PM

Version 2.2.29





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



Application: 2019-0074

Address: Multiple Addresses

City of St. Augustine, Owner

City of St. Augustine, Mobility, Applicant

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

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	Located in the St. Augustine Town Plan National Register District and the Model Land Company National Register District	Construction date:	N/A
Archaeology Zone:	I-III A, I B, III B, II H	Zoning District:	Multiple
Parcel number:	Multiple		
Agenda Item:	9(a)	Previous Action(s):	OOA 2019

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to install bicycle racks and wayfinding signs for a bike share program.

- Overall, the design of the sign and of the bike racks are the same as what was previously approved in the Opinion of Appropriateness. This includes the colors and the font on the signs. The location of the proposed racks also appear to be in the same locations.
- No major changes appear to have been made to the design since the Opinion was approved.
- The applicant provided a rendering for one of the stops to show the sign and the stop in context. The dimensions of the rack and the signs were also provided but material information was not included in the application.
- Subsurface construction, especially excavation on city property, may require an A14 Archaeological Review Application.

Proposed Bike Rack and Sign



STAFF RECOMMENDATION:

Staff does not provide recommendations for city projects and looks to HARB for review and comment on this proposed city project.

For this project, the HARB should evaluate the following:

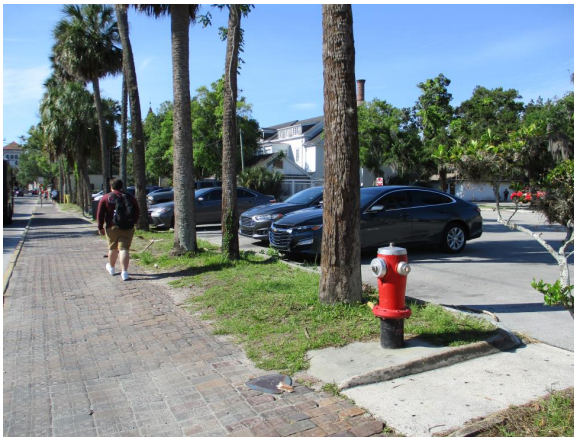
1. Are the materials, colors, and fonts of the sign structures appropriate?
2. Is the material and finish of the bike rack appropriate?
3. Does the placement of the sign and bike rack obscure the historic streetscape?

Kelli Mitchell

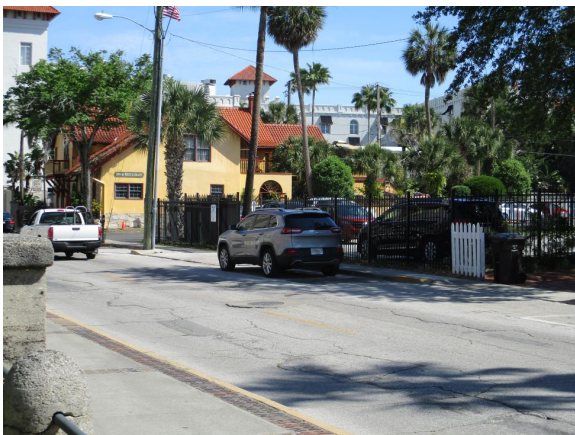
Kelli Mitchell, Historic Preservation Planner

F2019-0074
Various Addresses
June 18, 2019

STAFF PHOTOGRAPHS:







F2019-0074
Various Addresses
June 18, 2019



F2019-0074

Various Addresses

June 18, 2019

SCOPE OF WORK:

- Install wayfinding signs and bike racks in the HP districts and in Entry Corridors

CITY CODES/DESIGN GUIDELINES:

Signs

The sizes, types, numbers and locations of signs everywhere in the city are regulated by the Sign Code. Permits are required to install, repaint, move or change the copy of any sign. Signs must be on the same property as the business or use they are advertising.

Installing or altering signs without a sign permit, or violating the terms and conditions of a sign permit will result in a Stop Work Order, a citation or an appearance before the Municipal Code Enforcement Board. All of these actions may result in fines.

Specific regulations and restrictions such as sign zones, sign types, dimensions and locations are addressed in Chapter 3 of the City Code.

Additionally, in historic preservation zoning districts, the colors, lettering styles, graphics and materials for signs are also regulated. All signs in historic preservation zoning districts must be approved by the Historic Architectural Review Board (HARB) prior to issuance of a permit or must meet pre-approved guidelines. Signs meeting pre-approved guidelines for colors, lettering style, graphics, materials, and lighting may be approved by the Planning and Building Division.

Pre-approved color charts and examples of pre-approved lettering styles are available in the Planning and Building Division.

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

Generally

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

Pre-1821

All signs must be wood. Letters should be painted on or applied directly to the sign board.

Appropriate sign types are bracket, fascia and wall.

Brackets which are attached to buildings to support signs should be made of wood, and should be very simple in design.

Appropriate sign shapes are square or rectangular.

Paint colors should be those documented as used in St. Augustine during the Spanish and British Colonial period or similar colors. Generally, the sign should have a dark border, a light sign board and dark letters. As an alternative, the sign could have a dark sign board and light letters.

Lettering should be very simple and reflect 16th, 17th or 18th century styles.

Graphics are generally not appropriate.

St. Augustine Colonial Revival (Post-1850)

Signs may be wood or metal, and the letters and graphics should be painted on or applied directly to the sign board. Signs made of polished, anodized or chromed metal are not appropriate.

Individual sign letters made of wrought iron or other similar metal are also appropriate, and may be fastened directly to the facade of the building. Sign letters made of polished, anodized or chromed metal are not appropriate.

Appropriate sign types are bracket, pole, fascia, wall and window.

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

Metal poles which are anchored in the ground to support signs are appropriate.

For window signs, the sign copy should be etched into the glass or painted directly on the glass. Appropriate sign shapes are square, rectangular, circular, semi-circular, oval, shield, or a combination of these shapes.

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

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

Although graphics are generally not appropriate, pointing hands and decorative borders may be used.

Flagler Era (1885-1905)

Signs may be wood, and the letters and graphics may be painted on or applied directly to the sign board; or separate carved letters may be fastened to the sign board.

Individual sign letters made of wrought iron or other similar metal are also appropriate, and may be fastened directly to the facade of the building. Sign letters made of painted, polished, anodized or chromed metal are inappropriate.

Signs made of pounded metal (copper or brass) are also appropriate.

Appropriate sign types are bracket, fascia, wall and window.

Brackets which are attached to buildings to support signs may be made of wood, brass, copper, bronze, nickel, tin or iron. Painted, polished, anodized or chromed metals are prohibited. The bracket itself may be more complex or ornate.

Wood posts or metal poles which are anchored in the ground to support signs are generally not appropriate.

For window signs, the sign copy should be etched into the glass or painted directly on the glass. Appropriate sign shapes are square, rectangular, circular, semi-circular, shield, oval or a combination of these shapes.

Victorian or Flagler lettering styles are appropriate for Mediterranean Influence (Moorish Revival, Italian Renaissance, Spanish Colonial Revival, Mission, Mediterranean Baroque and Spanish Renaissance Revival) buildings. Lettering styles from the 16th, 17th or 18th century are not appropriate. The lettering style should be simple and easily readable.

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

Although graphics are generally not appropriate, pointing hands and decorative borders may be used.

Other Post-1821 Styles

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

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

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

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

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

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

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

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

Secretary of the Interior's Standards for Rehabilitation

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

Chapter 3 - ADVERTISING AND SIGNS

ARTICLE II. - SIGNS

DIVISION 1. - GENERALLY

Sec. 3-22. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Double-faced sign means a sign with two (2) faces which are usually, but not necessarily, parallel.

Freestanding/ground sign means a sign supported by a sign structure secured in the ground and which is wholly independent of any building, fence, vehicle or object other than the sign structure for support.

Sec. 3-23. - Sign regulations generally.

- (a) *Permits.* No sign of any kind shall be installed, erected, painted, altered or relocated by any person, business or institution, except as described in subsection (b) below, until a permit has been issued by the planning and building department. Applications for sign permits shall be accompanied by a survey of existing signs to remain, linear dimensions of primary and secondary street frontages, a complete list of proposed signs (including sign types, heights, widths, individual and cumulative square feet, letter styles, colors and materials used), a site plan indicating all sign locations, a sketch of all proposed signs and elevations showing all sign locations, as well as any additional specific information required by the planning and building department. Failure to submit all required information will delay review of the application. Continued failure to submit all required information within fifteen (15) working days following notification by the planning and building department shall result in the nullification of the application. A new, complete application must then be filed.
- (1) Failure to obtain a permit prior to installation or other work on a sign shall result in the permit fee being tripled. Any property owner and/or his agent who has failed to obtain a permit prior to such work shall be guilty of an offense and subject to enforcement procedures as outlined in this article.
 - (2) Failure to obtain a permit prior to installation or other work on a sign on more than three (3) occasions within a one-year period shall result in the property owner, agent and/or sign contractor being cited and brought before the code enforcement board and shall be subject to a fine of not less than fifty dollars (\$50.00) and not more than two hundred fifty dollars (\$250.00) per violation. Such property owner, agent and/or sign contractor who has failed to obtain a permit on more than three (3) occasions within a one-year period shall be brought before the city commission, who may revoke such person's occupational license and/or suspend such person from obtaining sign permits for a period of up to one (1) year.
- (c) *Sign area determination.* The surface area of a sign shall include the background, frame and ornamentation. When separate letters or graphics are attached to or painted on a surface, the area shall be determined by the smallest geometric shape

that encloses all letters, graphics and borders as a complete sign. Double-faced sign areas shall be determined as the area of a single face of such sign.

- (d) *Sign locations.* Notwithstanding more specific or stringent requirements of this article, all signs shall meet the following location requirements:
- (1) *Public right-of-way.* No sign may be located on a right-of-way for a public or private street or alleyway. Signs placed in the public right-of-way may be removed without notice by the building official and/or the city engineer. The cost of such removal shall be charged to the sign owner and/or contractor. Failure to submit payment within thirty (30) days shall result in the case being brought before the code enforcement board except as specifically outlined in section 3-23(b)(10).
- (f) *Maintenance.* All visible portions of a sign and its supporting structure shall be maintained in safe condition and neat appearance. Illuminated signs will be maintained in working order and functioning in a safe manner. Painted signs shall be kept in good condition and repainted as necessary. All signs shall be kept in such manner as to constitute a complete sign at all times. The area within five (5) feet of ground-mounted signs shall be kept clear of all debris as well as weeds and grass to a height of twelve (12) inches.
- (l) *Prohibited signs.* All signs not expressly permitted under this ordinance, or signs not expressly exempt from permit requirements under this ordinance, are prohibited. Such signs include but are not limited to the following:
- (7) Signs, other than signs erected by or on behalf of a governmental body, that are located in or on a public right-of-way;

DIVISION 2. - HISTORIC ZONES

Sec. 3-46. - Historic zone signs.

- (2) *Historic Zone 2.*
- a. *Permitted signs.* The following signs shall be permitted signs:
5. Freestanding.

d. *Specific requirements:*

	Maximum Width or Length	Total Size (sq. ft.)	Height to Bottom	Height to Top
Freestanding	4;ft;/8;ft;	32	N/A	10;ft;

- (3) *Historic Zone 3.*
- a. *Permitted signs.* The following signs shall be permitted signs:
5. Freestanding.

d. *Specific requirements:*

	Maximum Width or Length	Total Size (sq. ft.)	Height to Bottom	Height to Top
Freestanding	4;ft;/8;ft;	32	N/A	10;ft;

DIVISION 3. - COMMERCIAL ZONES

Sec. 3-66. - Commercial zone signs.

- (a) *Commercial Zone 1.*
- (1) *Permitted signs.* The following signs are permitted signs:
- b. Freestanding.
- (4) *Maximum size and height.* The maximum size of any sign shall be no more than eighty (80) square feet, provided, however, that any time and temperature sign shall not exceed forty (40) square feet and shall be included within the calculation of the number of and maximum square footage for signs as set forth in subparagraph (3) above and shall not be in addition thereto. The maximum height to the top of a ground/pole sign shall not exceed twenty (20) feet.
- (b) *Commercial Zone 2.*
- (1) *Permitted signs.* The following signs are permitted signs:
- b. Freestanding.
- (4) *Maximum size and height.* The maximum size of any sign shall be no more than one hundred twenty (120) square feet, provided, however, that any time and temperature sign shall not exceed forty (40) square feet and shall be included within the calculation of the number of and maximum square footage for signs as set forth in subparagraph (3) above

and shall not be in addition thereto. The maximum height to the top of a ground/pole sign shall not exceed twenty-five (25) feet.

(c) *Commercial Zone 3.*

(1) *Permitted signs.* The following signs are permitted signs:

b. Freestanding.

- (4) *Maximum size and height.* The maximum size of any sign shall be no more than one hundred forty (140) square feet, provided, however, that any time and temperature sign shall not exceed forty (40) square feet and shall be included within the calculation of the number of and maximum square footage for signs as set forth in subparagraph (3) above and shall not be in addition thereto. The maximum height to the top of a ground/pole sign shall not exceed thirty (30) feet.

(d) *Commercial Zone 4.*

(1) *Permitted signs.* The following signs are permitted signs:

b. Freestanding.

- (4) *Maximum size and height.* The maximum size of any sign shall be no more than one hundred ten (110) square feet, provided, however, that any time and temperature sign shall not exceed forty (40) square feet and shall be included within the calculation of the number of and maximum square footage for signs as set forth in subparagraph (3) above and shall not be in addition thereto. The maximum height to the top of a ground/pole sign shall not exceed twenty (20) feet.

F2019-0074
Various Addresses
June 18, 2019

LIST OF ATTACHMENTS:

1. City Branding Colors and Text
2. Opinion of Appropriateness Approved Design

RECEIVED

JUN 21 2019

CITY OF ST. AUGUSTINE

Planning/Building Dept

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. 2019-0074

Receipt No. _____

Meeting Date: _____

Advertising Costs \$ _____ Postage \$ _____ Paid on _____

Receipt No. _____

1. NAME OF APPLICANT Reuben Franklin

Business (if applicable) City of St. Augustine

Address PO Box 210

City St. Augustine State FL Zip Code 32080

Daytime telephone 904-209-4279 Other phone/email _____

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

2. NAME OF PROPERTY OWNER City of St. Augustine

Business (if applicable) _____

Address PO Box 210

City St. Augustine State FL Zip Code 32080

Daytime telephone (required) 904-209-4279 Other phone _____

3. PROJECT STREET ADDRESS Locations are proposed within public right-of-way

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

5. EXISTING USE _____ PROPOSED USE _____

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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

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

D. PAINT COLORS (check one)

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

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

The City of St. Augustine plans to utilize public right-of-way to setup hubs (bike racks) with way finding information for a bike share program. The first phase of the program intends to have 12 permanent hub locations some of which are located in historic districts. Wayfinding signs that are part of the hubs identify the location of the hub in relation to surrounding hubs. The signs also include information on how to download the mobile application, the hub location name, partners and sponsored ad area. The intention of the program is to provide a sustainable transportation option helping to foster a "park once environment" to create a bikeable and walkable community.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Reuben Franklin

SIGNATURE OF APPLICANT [Signature]

DATE 6/21/19

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____

DATE _____

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

HUB Location Data Sheet

HUB ID	Location	Name	Parcel ID	Adjacent Parcel ID	Historic Preservation Zone
1	Avenida Menendez / King St	City Marina	1961500001	1986000000	HP-2
2	ML King / Moore St	Lincolnville Museum	2089900000	2090000000	NA
3	Cordova St	City Hall	1961500001	1995700000	HP-2/HP-4
4	Cathedral Pl / Plaza	Plaza	1961900000	1961500001	HP-2
5	Cordova St / Hypolita St	Hypolita	1961500001	2052200000	HP-2/HP-3
6	HDPF / Visitor's Center	Visitor's Center	1960500000	1960500001	HP-3
7	W. King St / Davis St	W. King Business District	1113200000	1110100003	NA
8	Anastasia Blvd / Arredondo Ave	The Blvd	2134101000	2181300000	NA
9	Lighthouse Park	Lighthouse	1585900000	1643850010	NA
10a	Sevilla St / Valencia St	Flagler College	2035600001	2016500000	HP-4
10b	Sevilla St / Valencia St	Flagler College	2035600001	2016500000	HP-4
11	Malaga St / Valencia St	Malaga	2035600001	2044700000	NA
12	Amphitheatre (geo fenced)	The Amp	1593100000	NA	NA

Future Potential Locations

Distillery/Ice Plant
 Fountain of Youth
 Anastasia State Park
 Dos Coffee
 Galfimore Park
 Nelmar Terrace Park
 Uptown Business District
 Fullerwood
 Library

RECEIVED

APR 18 2019

Planning / Building Dept.



ST. AUGUSTINE BIKE SHARE

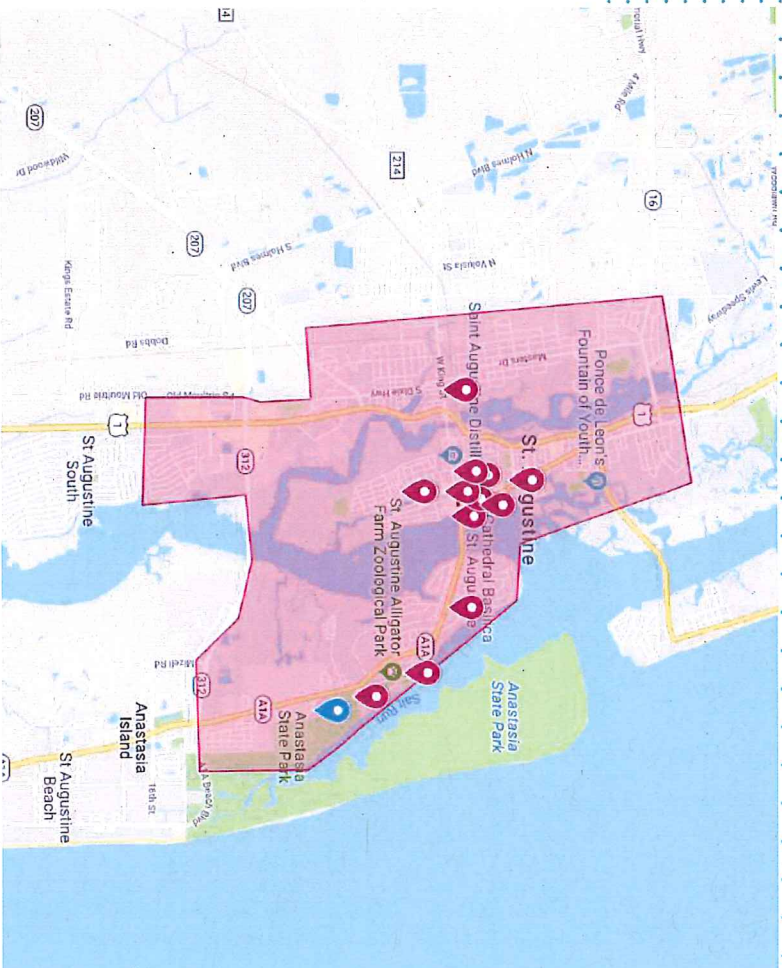
GOTCHA PRESENTATION

July 2019

Strictly Private
& Confidential



ST. AUGUSTINE SYSTEM AREA



10.7

SQ MILES

100

BICYCLES

12

SUGGESTED HUB LOCATIONS

150

RACKS

BRANDING OVERVIEW

- Gotcha Teal is derived from Charleston's ties to Bermuda. Like St. Augustine, Charleston is a city with historical architecture, tropical-like climate and bright colors.
- Our colors are paired with font families that enhance ADA compatibility.
- As a company that creates digital products, it's important that our app, signage and touch points are legible and intuitive for users.
- These building blocks that make up our brand system ensure that using our products and technology is a seamless experience.

STRICTLY PRIVATE
& CONFIDENTIAL

PRINT ONLY

PMS
BLACK 6

PMS
3265 C

NATIONAL 2 CONDENSED, EXTRA BOLD.

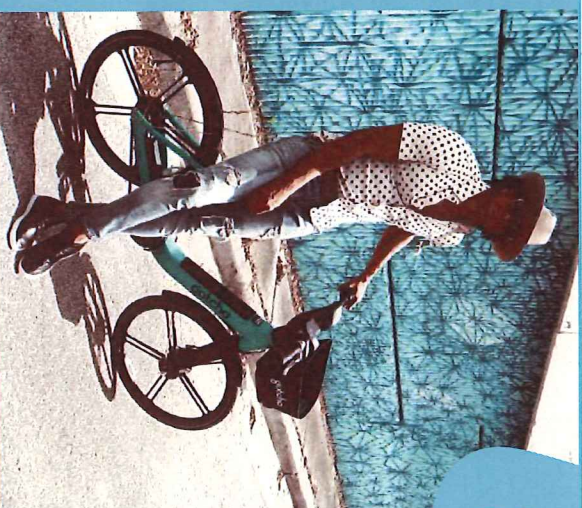
National 2 Condensed Extra Bold is always used in support roles for signage that requires a strong presence of color.

NATIONAL 2 CONDENSED, MEDIUM.

National 2 Condensed Medium is always used to support the main body text and signage that requires a strong presence of color.

Founders Grotesk Text.

Founders Grotesk Text is a brand font family and its use is always used in support roles for signage that requires a strong presence of color. **NOTES:** Founders Grotesk can be used to help communicate specific details of our products, services and more. Founders should always be used in support roles. Never to replace or in the case of a lack of quality in Font 1, replace it with a high quality version.



SIGNAGE



HUB NAME GOES HERE



DOWNLOAD OUR APP
TO GET ROLLING.



- 01 GET THE GEAR I NEED AND GO TO THE LOCATION. MAKE SURE YOU HAVE THE APP DOWNLOADED AND THE PHONE CHARGED.
- 02 SCAN A QR CODE OR ENTER A PIN.
- 03 ENTER YOUR NAME AND PHONE NUMBER.
- 04 SCAN THE QR CODE OR ENTER THE PIN.
- 05 ENTER ALL THE DATA YOU NEED TO REPORT THE INCIDENT.
- 06 WAIT FOR THE APP TO CONFIRM THE REPORT AND YOU ARE DONE.

SAFETY'S OUR TOP PRIORITY,
PLAIN AND SIMPLE.

Follow the guidelines below to have a good time and avoid boo boos.

- GET THE GEAR I NEED AND GO TO THE LOCATION. MAKE SURE YOU HAVE THE APP DOWNLOADED AND THE PHONE CHARGED.
- SCAN A QR CODE OR ENTER A PIN.
- ENTER YOUR NAME AND PHONE NUMBER.
- SCAN THE QR CODE OR ENTER THE PIN.
- ENTER ALL THE DATA YOU NEED TO REPORT THE INCIDENT.
- WAIT FOR THE APP TO CONFIRM THE REPORT AND YOU ARE DONE.

STRICTLY PRIVATE
& CONFIDENTIAL

*Hub name critical for wayfinding purposes

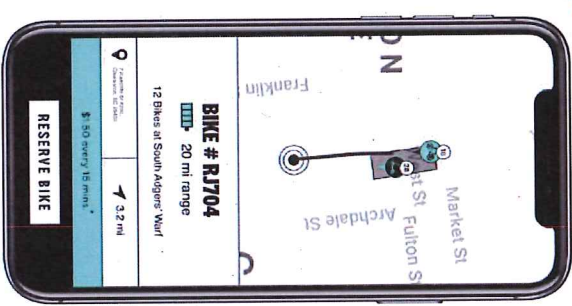
APP INTERFACE



DOWNLOAD THE GOTCHA APP AND SIGN UP.



FIND THE NEAREST PLACE TO USE OUR BIKES, SCOOTERS OR RIDES.



CHOOSE YOUR FAVORITE WAY TO GET AROUND TOWN.



SCAN YOUR BIKE TO MAKE A QUICK CONNECTION.

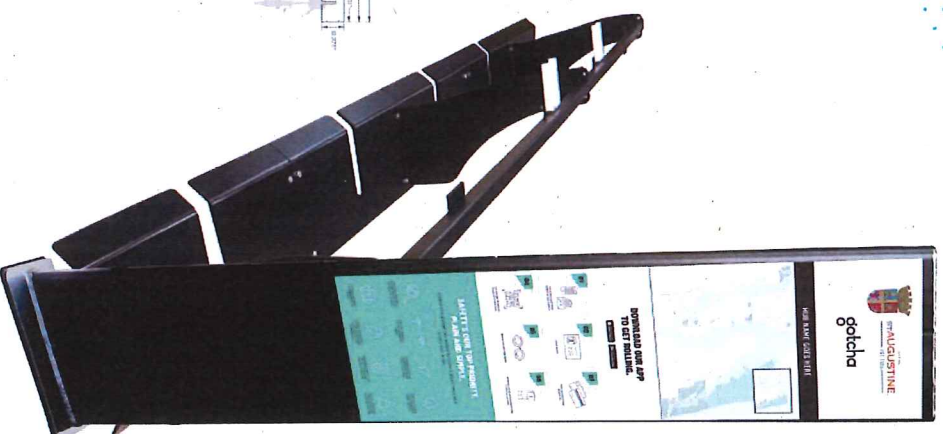
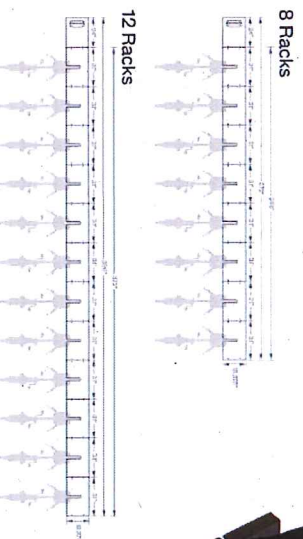


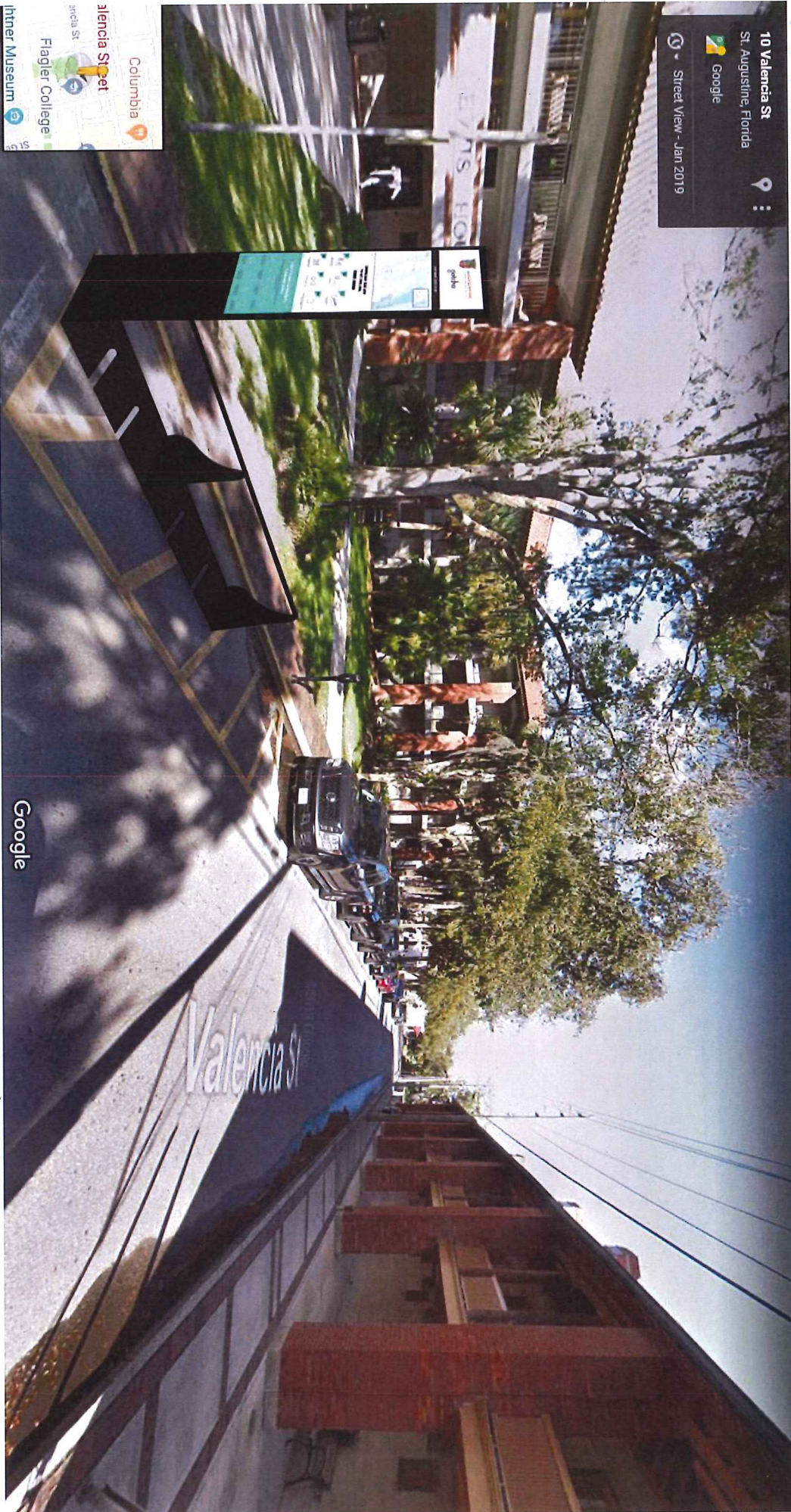
CALL AN ELECTRIC RIDE SHARE VEHICLE TO HITCH A RIDE.

EQUIPMENT & SIGNAGE

Rack Dimensions

Base Plate for Rack: 31" (L) x 18.375" (W)
Base Plate for Signage Panel: 24" (L) x 18.375" (W)
Signage Panel: 70" (H) x 12" (W)
Flanking Panel: 4.875" (W at top) x 27.75" (H) x 12" (W at bottom)
Bar: 29.25" (H)





10 Valencia St
St. Augustine, Florida
Google
Street View - Jan 2019

Columbia
Valencia Street
Flagler College
Museum

Google

GOTCHA E-BIKE

PROPRIETARY
NEXT GENERATION BICYCLE.



STRICTLY PRIVATE
& CONFIDENTIAL

gotcha

RIDE ON

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

Date: July 18, 2019

Re: Planning and Building Permits – Historic Preservation Districts and Entry Corridors

During the month of June 2019, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans:

SIGN PERMITS

11 St. George Street (4 new signs for "City Gate Distillery", 2 bracket and 2 wall signs)
76 Spanish Street (New sign for "Wild Raven", bracket to replace existing)
76 Spanish Street (New sign for "Wild Raven", bracket to replace existing)
146 King Street (New canopy signage for Shell Station)
86 Charlotte Street (New sign for "Sprout Kitchen", hanging bracket)

REPAIR, MAINTENANCE, AND NEW CONSTRUCTION

9 King Street (Re-construct handrails)
210 St. George Street (Replace front doors)
300 San Marco Avenue (New 30' x 25' pergola)
30 St. George Street (Replace exterior wood siding with new wood siding - Same profile)
121 King Street (Metal reroof – Armor Rib)
39 San Marco Avenue (Metal reroof - 5V Crimp)

HARB APPROVED NEW CONSTRUCTION AND ALTERATIONS

164 Avenida Menendez (Raise House due to hurricane damages)
298 St George Street (Replace windows and front door)

HARB APPROVED DEMOLITION

208 Alerto Street (Full demo)
25 Park Terrace Drive (Full demo)

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner