



City of St. Augustine

Historic Architectural Review Board



A G E N D A

Thursday, August 15, 2019 1:00 p.m.

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

1. Roll Call
 2. General Public Comments for Items not on the Agenda
 3. Approval of Minutes
 4. Modification and approval of Agenda
 5. Recommended Expedited Hearing Items (*to be recommended one week in advance*)
 6. Continued Items from the previous HARB meetings
 - a) Certificate of Appropriateness F2019-0064 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.
 - b) Certificate of Appropriateness 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.
 7. Certificate of Appropriateness – City Project
 - a) F2019-0080 City of St. Augustine, General Services – Applicant
City of St. Augustine – Owner
[75 King Street](#)
To re-install large, lighted metal letters on the front of City Hall/Alcazar Hotel.
 8. Planning and Building Staff Approved Permit Report
 9. Other Business
 10. Adjournment
-

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting July 18, 2019

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, July 18, 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
Paul Weaver, III
Gaere MacDonald

Absent: Jon Benoit, excused

City Staff:

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

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

Mr. Weaver noted that in the June 20, 2019 minutes on page 2 in the right column, the motion should read "running bond" rather than "bone," and on pg 4, regarding the fence height at the Spanish Bakery he wanted to clarify that he also supported the shorter fence height because it was clearly a screen for modern, mechanical equipment.

MOTION

Mr. Weaver MOVED to APPROVE the March 14, 2019 and June 20, 2019 minutes with the above corrections. THE MOTION WAS APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

Ms. Duncan announced the withdrawal of item 6(a) and the requested continuance of item 6(b) to the August meeting. She asked for feedback from the Board regarding reversing the hearing order for items 7(d) and

8(a) so that the demolition of the existing structure could be discussed prior to the design for its replacement.

MOTION

Mr. Weaver MOVED to CONTINUE application F2019-0064 to the August 15, 2019 meeting. The motion was SECONDED by Ms. Wingo and APPROVED BY UNANIMOUS VOICE VOTE.

MOTION

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

5. Expedited Hearing items

(None)

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness F2019-0057 – TEP, Inc. – Applicant and Owner

25 King Street

To remove and replace sections of an existing storefront.

Item was withdrawn by applicant prior to the meeting.

**6. (b) Certificate of Appropriateness
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.

Applicant requested a continuance to the August 15, 2019 meeting prior to the hearing. See Modifications to the Agenda for motion to continue.

7. Certificates of Appropriateness

**7. (a) F2019-0071 – Nikki C. Gordon –
Applicant
Scott J. and Nikki C. Gordon – Owner
287 St. George Street**

To install Bahama-style shutters on multiple exterior windows.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without evidence to the contrary, staff finds that the Board can take one of the following actions for **287 St. George Street**:

- **APPROVE** the shutters if the applicant can prove that such shutters have been used in St. Augustine or on the home, or;
- **APPROVE** the use of shutters with the condition that the applicant use a more traditional style

Nikki Gordon reviewed the application with additional photographs.¹

¹ Attached to original minutes

Ex Parte Communication:

(None)

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

The Board discussed:

- Recommendation of a bungalow-style louvered shutter which would be more appropriate than the shutters proposed but would function similarly
- Aluminum was not an appropriate material for the shutter

MOTION

Mr. Weaver MOVED to CONTINUE application F2019-0071 to the September 26, 2019. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**7. (b) F2019-0075 – Les Thomas Architect – Applicant
Historic Fraser Properties – Owner
5 St. George Street**

To construct a kiosk facing St. George Street.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness for **5 St. George Street** with the following condition:

- The door design is altered to a more compatible design

Les Thomas and Phil McDaniel reviewed the application with the alteration of the door to

be a half-door with two shutters which match the side elevation windows above rather than a Dutch door.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi did not see the need to clutter St. George Street with more commercial business. She was concerned with the removal of the tree and spoke against the application.

Public hearing was closed.

The Board discussed:

- Proposed modification to the door design was appropriate
- Removal of the palm tree, with recommendation to replant, replace, or shift the kiosk to sit beside it
- Kiosk was located on Fraser property and not city right-of-way
- Shutters would only be 1.5 feet each and would not block right-of-way when opened

MOTION

Mr. MacDonald MOVED to APPROVE application F2019-0075 at 5 St. George Street to construct a kiosk with the modifications to the door as presented and with good intentions to find a location for the tree. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (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.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **243 Charlotte Street** to consider the following:

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

Pat Dobosz and Les Thomas reviewed the application with plans clarifying some staff concerns.²

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi noted that people were concerned that while lifting historic buildings could save them, it could also damage the character of historic neighborhoods.

Public hearing was closed.

The Board discussed:

² Attached to original minutes

- Existing coquina piers were minimal and some were concrete with a coquina veneer
- There would be no stucco utilized for the project
- Extent of damage during Matthew and Irma
- Subject building was not part of the Kenwood Inn
- Proposed height higher than required and a concern for how the change in height affected neighboring buildings
- Recommended alteration of the design along the bottom of the house by dropping the banding or extending the siding downward to make the lift height of the house appear to match neighboring structures
- Recommendation to utilize landscaping to mask the taller piers under the structure
- Minimum height the structure could be lifted to both protect the structure and blend with the scale of the rest of the neighborhood needed to be explored further
- No shutters would be used on the house
- Historic property walls and landscaping which would need to be removed for construction would be replaced
- Second story trellis and removal of the upstairs window were unorthodox, but not inappropriate
- Recommendation from staff that the coquina not be utilized around the concrete piers to avoid conjecture
- Possibility of continuing the item to see the changes discussed reflected in the design, and reconsider the height of the structure
- Request from applicant to approve the porch and window removal and continue the lifting and other design elements of the structure

MOTION

Mr. Weaver MOVED to APPROVE application F2019-0076 to construct a second-story porch, enclose a single window, and the trellis and to CONTINUE the raising of the structure to the August 21, 2019 meeting. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY³

7. (d) F2019-0072 – Donald A. Crichlow – Applicant and Owner 302 St. George Street

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

Heard after item 8(a).

Ms. Mitchell read the staff report and said based on a review of the AGHP and without evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness for **302 St. George Street** with the following conditions:

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

Don Crichlow reviewed the application with additional drawings that addressed staff concerns.⁴

Ex Parte Communication:

(None)

³ Brief recess from 2:19p.m. to 2:26p.m.

⁴ Attached to original minutes

Public hearing was opened.

B.J. Kalaidi was concerned with the use of the property as a rental and wondered whether the property would have a new parcel number. She questioned where both the tenant and property owner would park.

Public hearing was closed.

The Board discussed:

- Window design was appropriate for bathroom use
- Possibility of adding additional window in the second floor bedroom
- Clarification that there would be a Cordova Street address for the property, but the existing lot would not be divided
- Recommendation that west elevation balcony be centered on the garage door portion
- Flooding and the elevation of the garage
- Window would be a wood fixed window

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application F2019-0072, 302 St. George Street, with the condition that the west elevation porch be shifted slightly to the south to have the left side align with the garage door below and give the design more balance. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Wingo,
Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Demolition

8. (a) F2019-0073 – Donald A. Crichlow – Applicant and Owner 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.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for the garage at **302 St. George Street.**

Don Crichlow reviewed the application.

Ex Parte Communication the Board provided their ex parte communications.

16 certified notices were sent, 6 were returned in favor, and 1 had comments.

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

MOTION

Mr. MacDonald MOVED to APPROVE application F2019-0073, 302 St. George Street, for the demolition of the existing structure. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: MacDonald, Duncan, Weaver,
Wingo

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Certificate of Appropriateness – City Project

**9. (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.

Ms. Mitchell said staff does not provide recommendations for City projects.

Xavier Pellicer, Mobility Coordinator for the City of St. Augustine and John Amihud of Gotcha reviewed the application with a presentation.⁵

Ex Parte Communication:

(None)

Public hearing was opened; however there was no response.

The Board discussed:

- Bike speed could be limited on the bike based on local laws
- Bikes would be equipped with a bell and lights on the front and back
- Proposed color was similar to the preapproved color Burma Jade
- Bike rack and locations did not appear to block view-scape in historic areas as they would be placed where a car would typically be parked
- City logo would be smaller than the sample board presented
- Signage profile would not block view of buildings along the streets
- Minor adjustments of rack locations may be administratively approved

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application F2019-0074 with the Pantone color proposed and the condition that minor adjustments to location may be handled administratively but new locations within the HP Districts or any National Register districts come back to

the Board. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. Planning and Building Staff Approved Permit Report

(Provided for informational purposes)

11. Other Business

(None)

12. Adjournment

There being no further business, the meeting was adjourned at 3:24 P.M.⁶

Catherine Duncan, Chairperson

⁵ Attached to original minutes

⁶ Transcribed by Candice Seymour



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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for August 15, 2019 Meeting



Application: 2019-0064

Address: 16 Avenida Menendez

Vista Hotel III, Inc., Owner and Applicant

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

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ05588
National Register:	Noncontributing to the St. Augustine Town Plan National Register District	Construction date:	1954
Archaeology Zone:	IA	Zoning District:	HP2
Parcel number:	196250 0000		
Agenda Item:	6(a)	Previous Action(s):	COA 2011

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to make alterations to an existing hotel to include constructing new elevators and a second story walkway.

- Since the application was previously heard, there have been some changes to the metal screening. The applicant used the same metal material instead of a more compatible material as the board had suggested. The design of the instillation has changed to utilize a star like pattern. The size of the screens have also been reduced in size on both the elevator shaft and on the stairs.
- The material for the stair covering has been changed from a rubber type material to a metal material, which is not listed as a compatible material in the AGHP.
- The project is located within an archaeological zone, and an archaeology review will be required if the project meets the ground-disturbance criteria outlined in the archaeological preservation ordinance.



The Hotel



Location of Proposed Walkway



Location of a Proposed Elevator

STAFF RECOMMENDATION:

Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can **Approve a Certificate of Appropriateness** for 16 Avenida Menendez with the following conditions:

1. The board makes the finding that the the metal stair covering and the screening are appropriate and compatible alterations to the structure.
2. The applicant gets approval from the Planning and Zoning Board for the current lot coverage and setbacks.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0064
16 Avenida Menendez
August 15, 2019
STAFF PHOTOGRAPHS:



F2019-0064
16 Avenida Menendez
August 15, 2019

SUMMARY SCOPE OF WORK:

- Remove two existing stairwells
- Alter an existing one-story sitting area and install a second-story walkway above it
- Install two exterior elevators and add murals on the exterior of the elevator shafts
- Construct new stairways around the elevators
- Add new railings where needed
- Expand the pool platform to allow for the elevator
- Add a new set of doors to access mechanical equipment

CITY CODES/DESIGN GUIDELINES:

Mediterranean Influence Styles (1885-1940)

Mediterranean-influenced styles of architecture include Mediterranean Baroque, Spanish Renaissance Revival, Moorish Revival, Italian Renaissance (Venetian Renaissance), Spanish Colonial Revival and Mission. Florida's Spanish heritage and semi-tropical climate favored the use of Mediterranean designs. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s.

Identifying features of Mediterranean-influenced architecture include clay tile roofs; stucco exterior walls; straight or arched windows; iron window grilles and balconies; arcades; ceramic tile decoration; and ornate, low relief carvings highlighting arches, columns, window surrounds, cornices and parapets. In St. Augustine, windows are usually tall casements or double hung sash. Fanlights are sometimes used over doors. An arch motif is common on windows, doors and porch colonnades.

The Spanish Renaissance Revival style was brought to St. Augustine by Henry Flagler, and makes extensive use of poured coquina concrete walls, red terra cotta tile roofs, complex building massing, monumental entries, towers, turrets, vertical windows and doors, galleries, loggias and balconies, intricate detailing, and rounded arches.

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

Building plans are rectangular or irregular. Buildings are two to four stories.

Foundations are continuous masonry or brick. Construction is unfinished poured coquina concrete or masonry. Exterior finishes are brick, stucco or the unfinished coquina concrete.

Roofs are gable, hip, or flat with a parapet. Pitched roof surfaces are covered with composition shingles, barrel tile or interlocking tile. Flat roof surfaces are built up. Chimneys are brick.

Windows are double hung sash five-over-five or one-over-one, or fixed multi-pane casement. Fanlights and transoms are common. Iron window grilles and balconies are common.

Detailing includes plaster and terra cotta highlighting on arches, columns, window surrounds, cornices, and parapets; wrought iron grilles, balconies and balconets. Decorative carving on the facade is also common.

Accessibility

Do...

- Review the historical significance of a property and identify character-defining features.
- Assess the property's existing and required level of accessibility.
- Evaluate accessibility options within a preservation context.
- Comply with barrier-free access requirements in such a manner that character-defining spaces, features and finishes are preserved.
- Provide barrier-free access that promotes independence for the disabled person to the highest degree practical, while preserving significant historic features.
- Design new or additional means of access that are compatible with the historic property and its setting.

Don't...

- Undertake code-required alterations before identifying those spaces, features or finishes which are character-defining and must therefore be preserved.
- Alter, damage or destroy character-defining spaces, features and finishes while making modifications to a building or site to comply with barrier free access.
- Make changes to buildings without first seeking expert advice from access specialists and historic preservationists to determine solutions.
- Provide access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.
- Design new or additional means of access without considering the impact on the historic property and its setting.

Additions

Do...

- Place functions and services required for a new use in non-character defining interior spaces rather than constructing a new addition.
- Keep new additions to historic buildings and adjacent new construction to a minimum.
- Protect architectural details and features that contribute to the character of the building during construction.
- Construct the new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- Locate an attached exterior addition at the rear or on an inconspicuous side of an historic building, and limit its size and scale in relationship to the historic building.
- Design additional stories, when required for a new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
- Design for new work should always be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color.

Don't...

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

Post-1821

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

Electrical and Mechanical Equipment

Do...

- Protect and maintain mechanical, plumbing and electrical systems and their features through cyclical cleaning and other appropriate measures.
- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.

Don't...

- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

Post-1821

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

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Design and construct a new feature when the historic feature is completely missing, such as a chimney or a cupola. It may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the size, scale, material and color of the historic building.

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Fail to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing and the underlying structure.
- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.

Post-1821

Mediterranean Influence roofs are gable, hip, or flat with a parapet. Pitched roofs are covered with composition shingles, barrel tile or interlocking tile. Flat roofs are built-up. Chimneys are brick.

Secretary of the Interior's Standards for Rehabilitation

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

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

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

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

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

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

F2019-0064

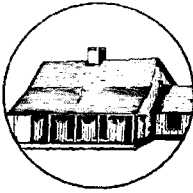
16 Avenida Menendez

August 15, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 **SJ05588**
 Field Date **3-5-2013**
 Form Date **4-24-2013**
 Recorder # _____

Site Name(s) (address if none) **16 Avenida Menendez - Building 1** Multiple Listing (DHR only) _____
 Survey Project Name **Paul S. Sarbanes Transit in Parks Property CRAS** Survey # (DHR only) **9976**
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number **16** Direction _____ Street Name **Avenida Menendez** Street Type _____ Suffix Direction _____
 Address: **16**
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name **ST. AUGUSTINE** USGS Date **1956** Plat or Other Map _____
 City / Town (within 3 miles) **St. Augustine** In City Limits? ☒ yes ☐ no ☐ unknown County **St. Johns**
 Township **7S** Range **30E** Section **18** 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # **196250 0000** Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: **1954** ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use **Hotel** From (year): **1954** To (year): **UNK**
 Current Use **Hotel** From (year): **UNK** To (year): **2013**
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: **unknown** Nature **Bricks covered in stucco**
 Additions: ☒ yes ☐ no ☐ unknown Date: **unknown** Nature **Gable roof and open porch over carport**
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) **Current owners: Vista Hotel III**

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

DESCRIPTION

Style **Commercial** Exterior Plan **Rectangular** Number of Stories **2**
 Exterior Fabric(s) **1. Stucco** 2. _____ 3. _____
 Roof Type(s) **1. Hip** 2. **Gable** 3. _____
 Roof Material(s) **1. Spanish tile** 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) **Fenestration includes picture, fixed, and, 6/6 SHS windows.**

Distinguishing Architectural Features (exterior or interior ornaments) **Decorative iron work on second story porch above carport.**

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) **16 Avenida Menendez - Building 2 to the south and associated motel buildings to the west.**

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date	SHPO - Appears to meet criteria for NR listing: ☐ yes ☒ no ☐ insufficient info	Date 7 JUN 2013	Init. DM
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no	Date _____	
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)		

HISTORICAL STRUCTURE FORM

Site #8 SJ05588

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) The motel office building has a wooden entry door on the east elevation accessed by three brick stairs.
 Porch Descriptions (types, locations, roof types, etc.) Open, S/second story area above carport/decorative iron work/S, gable.

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

Narrative Description of Resource Two-story, rectangular plan Commercial building w stucco exterior. There is a carport to south side of the building and above it a second story open porch with decorative iron work under a gable roof.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Lacks architectural distinction & significant historical associations.

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

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

DOCUMENTATION

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

1) Document type All materials at one location Maintaining organization Southeastern Archaeological Research
 Document description Photos, field notes, and maps File or accession #'s 2951-13035V
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Meg Frisbie Affiliation Southeastern Archaeological Research

Recorder Contact Information 315 NW 138th Terrace, Newberry, FL 32669/352.333.0069/meg.frisbie@searchinc.com
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

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

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



8SJ05588_a Facing West.JPG



8SJ05588_b Facing Northwest.JPG



☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site # **SJ05588**
 Field Date **4-26-2016**
 Form Date **4-26-2016**
 Recorder # _____

Site Name(s) (address if none) 16 Avenida Menendez- Building 1 Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 16 Direction _____ Street Name Avenida Menendez Street Type _____ Suffix Direction _____
 Address: 16
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1962500000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1954 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Hotel From (year): _____ To (year): _____
 Current Use Hotel From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 1-1-2013 Nature ext. fabric; roof; windows/doors; porch
 Additions: ☒ yes ☐ no ☐ unknown Date: 1-1-2013 Nature 2nd floor porch over drive-thru; open arch
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Mediterranean Revival Exterior Plan L-shaped Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Barrel tile 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) single large plate glass picture windows; paired 6/6 metal windows
 Distinguishing Architectural Features (exterior or interior ornaments) Low and linear U-shaped with interior parking courtyard; barrel tile roof; arcade along first floor exterior room corridor;
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) interior paver courtyard

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

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

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

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

HISTORICAL STRUCTURE FORM

Site #8 SJ05588

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Masonry - General 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. slab
 Foundation Material(s): 1. Concrete, Generic 2. _____
 Main Entrance (stylistic details) paired metal and glass doors; single 6-panel hollow core metal doors to individual units
 Porch Descriptions (types, locations, roof types, etc.) 1st floor arcade walk way between rooms; 2nd floor open walkway with square pillar supports and square railing; 2nd floor open porch over office with outdoor seating and metal railing
 Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
 Narrative Description of Resource Two story rectangular building with stucco ext. Openings converted to arches in 2013
 Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information
 Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Alterations and additions detract from original structure. does not appear to retain enough integrity to contribute to a district.

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

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

DOCUMENTATION

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

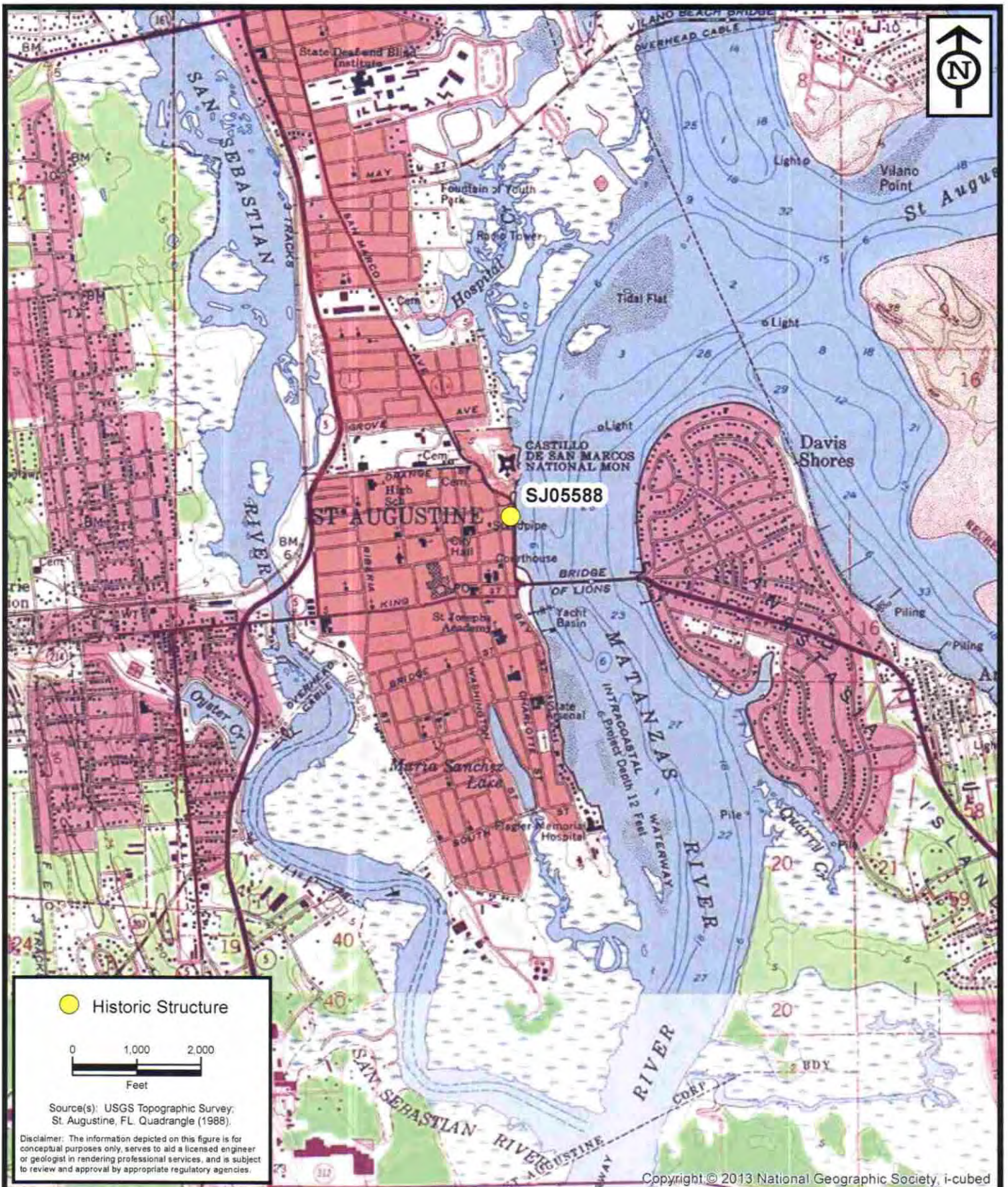
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____

RECORDER INFORMATION

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

Required Attachments

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



**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ05588
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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

SJ05588



**ENVIRONMENTAL
SERVICES, INC.**

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

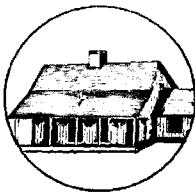
www.environmentalservicesinc.com

Parcel Location - SJ05588
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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

SJ05588

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ05589**
 Field Date **3-5-2013**
 Form Date **4-24-2013**
 Recorder # _____

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

Site Name(s) (address if none) **16 Avenida Menendez - Building 2** Multiple Listing (DHR only) _____
 Survey Project Name **Paul S. Sarbanes Transit in Parks Property CRAS** Survey # (DHR only) **19976**
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number **16** Direction _____ Street Name **Avenida Menendez** Street Type _____ Suffix Direction _____
 Address: **16**
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name **ST. AUGUSTINE** USGS Date **1956** Plat or Other Map _____
 City / Town (within 3 miles) **St. Augustine** In City Limits? ☒ yes ☐ no ☐ unknown County **St. Johns**
 Township **7S** Range **30E** Section **18** 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # **196250 0000** Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year **1954** ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use **Funeral home/Mortuary** From (year): **1954** To (year): **UNK**
 Current Use **Hotel** From (year): **UNK** To (year): **2013**
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: **unknown** Nature **Bricks covered in stucco**
 Additions: ☒ yes ☐ no ☐ unknown Date: **unknown** Nature **Arched arcade on N side**
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) **Current owners: Monterey Inn**

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

DESCRIPTION

Style **Commercial** Exterior Plan **Rectangular** Number of Stories **2**
 Exterior Fabric(s) **1. Stucco** 2. _____ 3. _____
 Roof Type(s) **1. Hip** 2. _____ 3. _____
 Roof Material(s) **1. Spanish tile** 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) **1. Hip extension** 2. _____
 Windows (types, materials, etc.) **Fenestration includes multi-pane metal picture and 2/2 DHS windows.**
 Distinguishing Architectural Features (exterior or interior ornaments) **Decorative iron work on 2nd floor walkway; arched arcade.**

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) **16 Avenida Menendez - Building 1 to the north and associated motel buildings to the west.**

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ SHPO - Appears to meet criteria for NR listing: ☐ yes ☒ no ☐ insufficient info Date **4 JUN 2013** Init. **DPm**
 Keeper - Determined eligible: ☐ yes ☒ no Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) 2 main entries on E elevation featuring matching glass doors separated by a large multi-pane picture window.
 Porch Descriptions (types, locations, roof types, etc.) Incised, N/access to 1st floor motel rooms/arched arcade/N, roof is second floor walkway; Incised, N/access to 2nd floor motel rooms/decorative ironwork and narrow supports/N, hip
 Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
 Narrative Description of Resource Two-story, rectangular plan Commercial building. The E side of the building serves as the motel office, and the W side houses individual rooms. The N side of the building features a partially enclosed arched arcade by which rooms are accessed.
 Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information
 Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Lacks architectural distinction & significant historical associations.

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

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

DOCUMENTATION

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

1) Document type All materials at one location Maintaining organization Southeastern Archaeological Research
 Document description Photos, field notes, and maps File or accession #'s 2951-13035V
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Meg Frisbie Affiliation Southeastern Archaeological Research
 Recorder Contact Information 315 NW 138th Terrace, Newberry, FL 32669/352.333.0069/meg.frisbie@searchinc.com
 (address / phone / fax / e-mail)

Required Attachments

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



8SJ05589_a Facing Southwest.JPG



8SJ05589_b Facing West.JPG



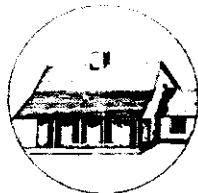
- Phase I Sarbanes APE
- Previously Recorded Historic Cemetery
- Resource Group Feature
- Previously Recorded Historic Structures
- Newly Recorded Historic Structures

0 100 200 0 30 60
Feet Meters



USDA-FSA-APFO Orthophoto County Mosaic (2010);
FMSF Data (1/2013); SEARCH Survey (3/2013)

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **SJ05589**
 Field Date 4-26-2016
 Form Date 4-26-2016
 Recorder # _____

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

Site Name(s) (address if none) 16 Avenida Menendez- Building 2 Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 16 Direction _____ Street Name Avenida Menendez Street Type _____ Suffix Direction _____
 Address: 16 Avenida Menendez
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1962500000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1954 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use Hotel From (year): _____ To (year): _____
 Other Use Funeral Home From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature ext. fabric
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature arched arcade on N Side
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Commercial Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Spanish tile 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) multi-light metal picture windows and 2/2 DHS
 Distinguishing Architectural Features (exterior or interior ornaments) decorative iron on 2nd floor and arcade

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

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

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

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

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Poured Concrete Footing 2. _____
 Main Entrance (stylistic details) single wood panel doors flank large picture window

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

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

Narrative Description of Resource Two-story, rectangular plan building. The E side of the building serves as the hotel office, and the W side houses individual rooms. The N side features a partially enclosed arched arcade by which rooms are accessed.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Alterations detract from overall integrity and does not appear to be a contributing structure

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

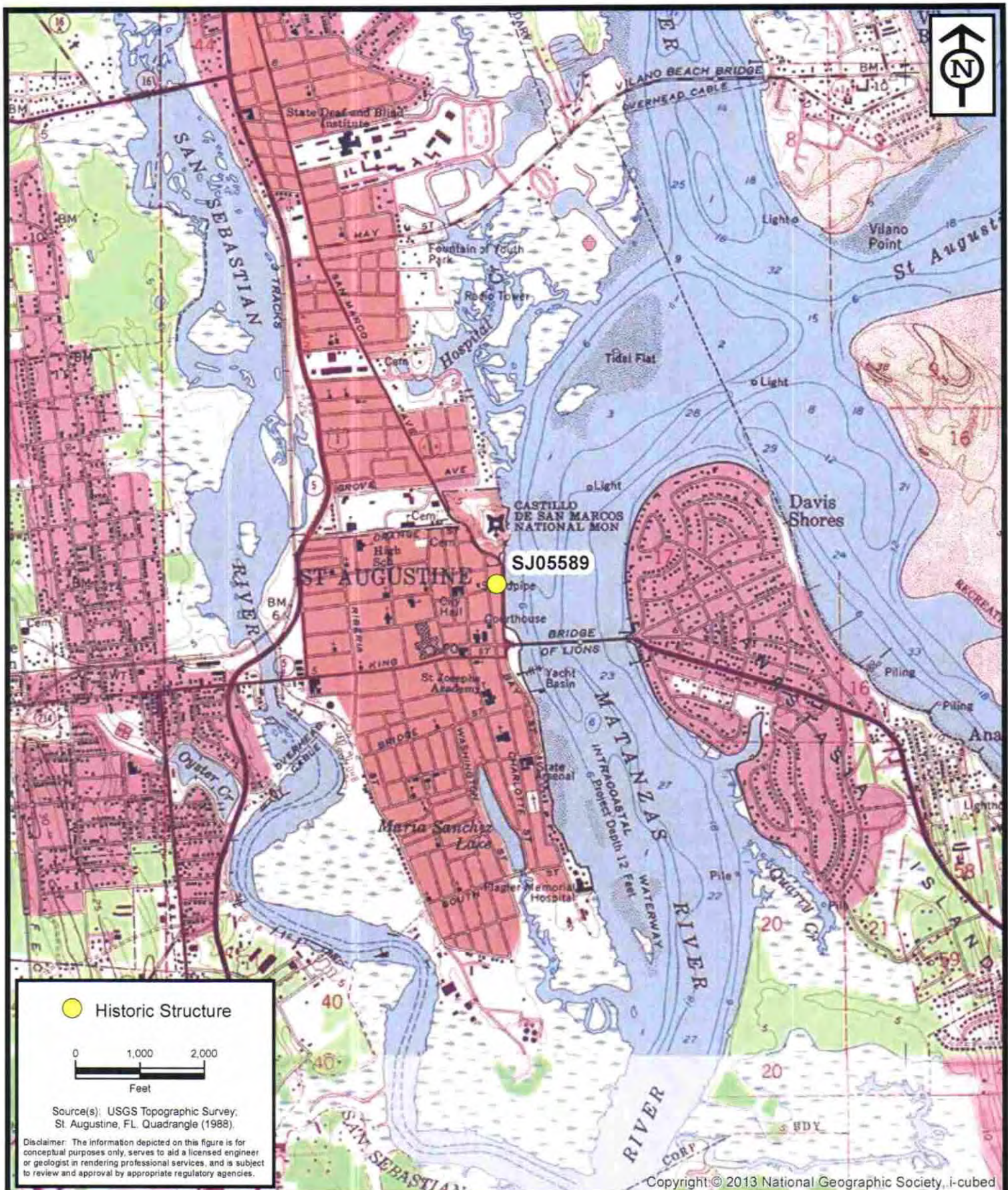
Required Attachments

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.**

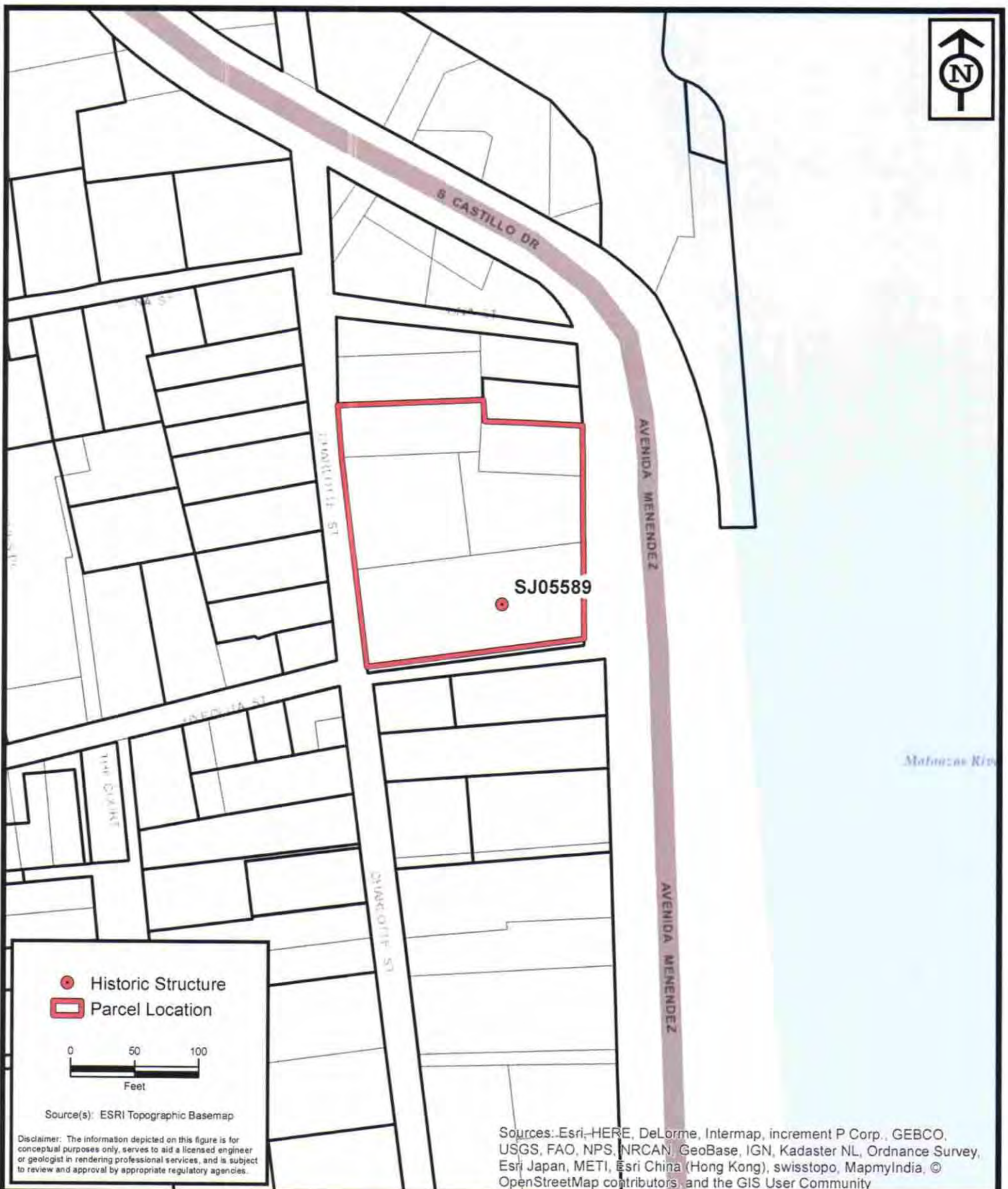
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ05589
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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

SJ05589



**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Parcel Location - SJ05589
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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

SJ05589

RECEIVED

MAY 17 2019

Planning / Building Dept.



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. 2019-0064

Receipt No. 1614682

Meeting Date: 6/20/19

Advertising Costs \$

Paid on

Receipt No.

- NAME OF APPLICANT KANTI PATEL
Business (if applicable) VISTA HOTEL III, INC
Address 1 RIBERIA STREET
City ST. AUGUSTINE State FL Zip Code 32084
Daytime telephone 888.525.2726 Other phone/email
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER KANTI PATEL
Business (if applicable) VISTA HOTEL III, INC
Address 1 RIBERIA STREET
City ST. AUGUSTINE State FL Zip Code 32084
Daytime telephone (required) 888.525.2726 Other phone
- PROJECT STREET ADDRESS 16 AVENIDA MENENDEZ
- LEGAL DESCRIPTION: Lot 3-7 Block 2 Subdivision Parcel
- EXISTING USE HOTEL PROPOSED USE HOTEL
- PROPOSED PROJECT WORK

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

REPAIR REPLACE

- | | | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☒ | Roof <u>SMALL SECTIONS @ NEW WORK</u> |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) |
| ☒ | ☐ | Exterior finishes (stucco, masonry, siding) <u>SMALL AREAS @ NEW WORK</u> |
| ☐ | ☐ | Porch/Deck/Balcony |
| ☐ | ☐ | Awning/Canopy |
| ☐ | ☐ | Exterior Doors |
| ☐ | ☐ | Windows |
| ☐ | ☐ | Shutters |
| ☐ | ☐ | Foundation (including infill) |
| ☐ | ☐ | Exterior lighting & other appurtenances |
| ☐ | ☒ | Existing fences, walls & gates <u>POOL GATE, HC RAMP, STAIR RAILINGS</u> |
| ☐ | ☒ | Existing parking, walkways & other site features <u>STAIRS, CORNER PARKING LAYOUT</u> |

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

- ☐ New building _____
- ☒ New addition ELEVATORS, STAIRWAY, WALKWAY
- ☒ New roof structures (dormers, chimneys, etc.) @ SHAFTS, STAIRS, WALKWAY
- ☒ New porch/deck/balcony 2ND FLOOR WALKWAY
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☐ New exterior lighting _____
- ☐ New fence/wall/gate _____
- ☒ New parking/walkways/other site features WALKWAY, STAIRS.
- ☐ Exterior utility service/mechanical equipment _____

D. PAINT COLORS (check one)

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

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

(2) NEW ELEVATORS, (1) NEW STAIR TO REPLACE TWO NON-CODE COMPLIANT STAIRS, WALKWAY CONNECTING 2ND FLOORS, MISC. GATES & RAILING. ALL CONSTRUCTION REQUIRED FOR CODE AND ADA COMPLIANCE

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME

Kasi Patel (Vista Hotel III)

SIGNATURE OF APPLICANT

[Signature]

DATE 05.16.19

PRINT OWNER'S NAME

[Signature]

SIGNATURE OF OWNER

DATE 05.16.19

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

RECEIVED

October 2017

MAY 17 2019

Planning / Building Dept.



Owner's Authorization For Agent

(SARAH RYAN + MARK MCCONNEL)

SARAH RYAN ARCHITECT LLC is/are hereby authorized TO ACT ON BEHALF

OF KANTI PATEL, the owner(s) of those lands described within ☒

the attached application, or ☐ described within the previously filed

Application number: _____, and as described in the attached deed or

other such proof of ownership as may be required, in applying to the City

of St. Augustine's Historic Architectural Review Board, for an application

~~related to a Certificate of Demolition~~ for the structure located at:

BY: [Signature]

Signature of Owner

Kanti Patel
Print Name of Owner

408 826 5501
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 13th day of May, 2019

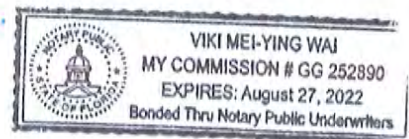
By Kanti Patel

Identification verified: Personally known to me.

Oath sworn: Yes ☒ No ☐

Notary Signature: [Signature]

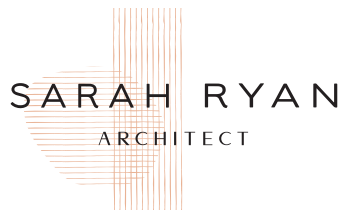
My Commission expires: Aug 27, 2022



RECEIVED

MAY 17 2019

Planning / Building Dept.



August 5th 2019

To: City of St Augustine - HARB

Re: 16 Avenida Menendez - Bayfront Best Western

The scope of this resubmission is refining the decorative art pieces at the Bayfront - Best Western Motel. The building is a 1950s mid century motel converted into a Mediterranean revival style. The existing buildings massing and form is very simple and the proposed elevator shafts and bridge respect the existing building scale, form and materials. To break up the height and blank walls of the elevator shafts - and also to provide rain protection at the elevator door - we are proposing delicate metal panels in a floral / star pattern to allow light, shadows and air to pass through the screens. The panels are an art piece, inspired by floral tile patterns used on walls common in Mediterranean architecture. The corten color relates to existing materials and colors on the site. The main stucco color of the building is a warm tan / yellow with white accents for the railings and gutters. The entire parking court is a deep red brick paver and the roof is also a typical barrel tile deep red color. To respect the existing materials and colors on the site the corten color, which has a slight texture and variety in color, blends seamlessly with the existing site.

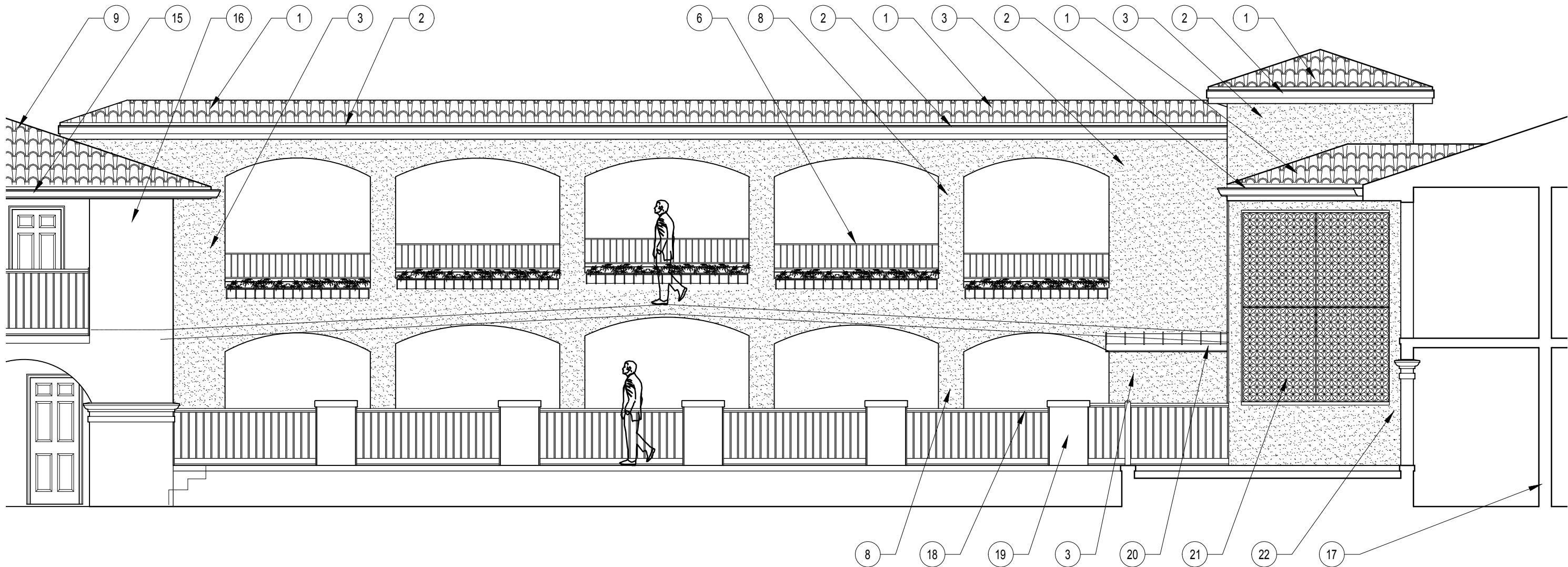
While the renderings show the elevator and panels from the interior of the site - to keep some perspective the elevator shafts are significantly setback from the public view and are mostly for the enjoyment of the guests and an accent from the public right of way.

While we explored decorative tiles or blocks we ultimately came back to the decorative panels for their light and contemporary application and simple consistency through the project.

Included in this resubmission are drawings:

- Sheet 1 - Updated 'Pool side' elevator elevations
- Sheet 2 - Updated 'Stair' elevator elevations
- Sheet 3 - Updated Section through the stair with canopy
- Sheet 4 - Updated renderings
- Sheet 5 - Metal panel company information

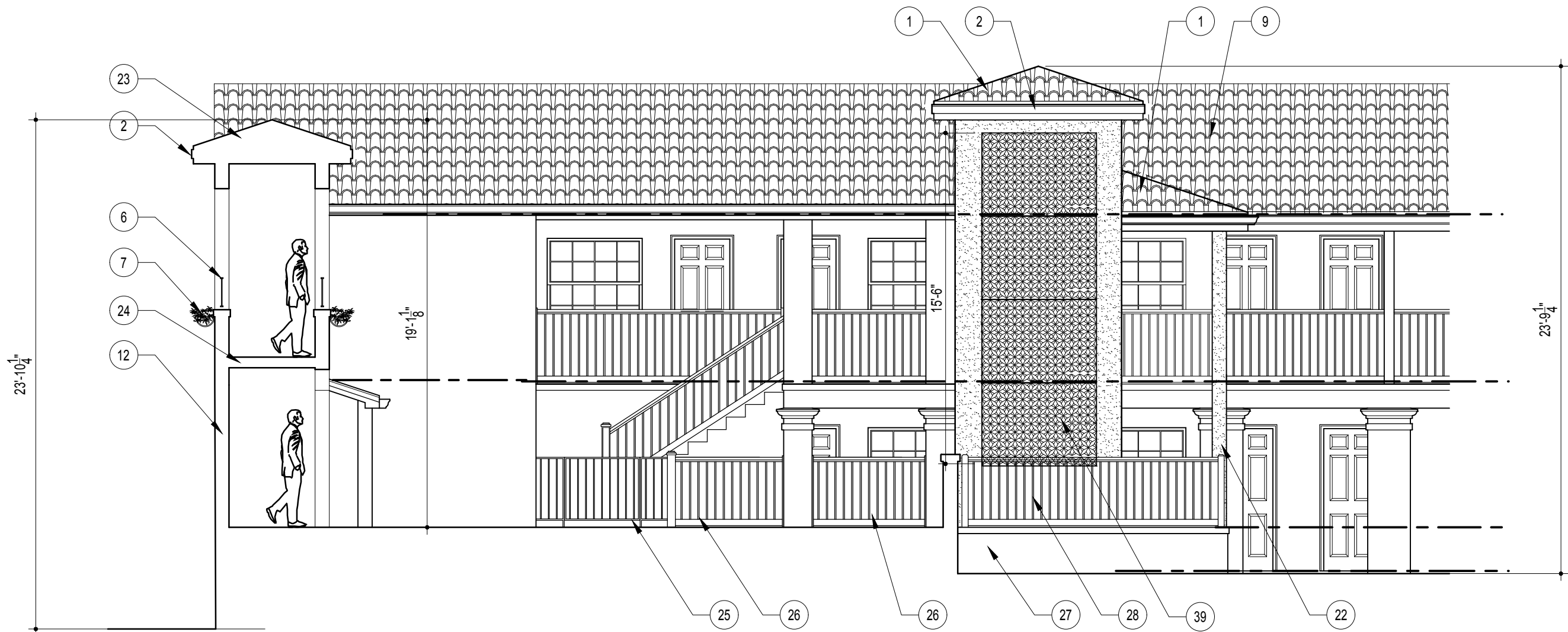
Powder coated metal samples will be provided at the meeting



SOUTH (POOL) ELEVATION

3/16"=1'-0"

2



WEST (POOL) ELEVATION

3/16"=1'-0"

1

SHEET NOTES:

1. NEW CLAY TILE ROOFING INSTALLED OVER ICE AND WATER SHIELD OVER 3/4" SHTG OVER WOOD TRUSSES.
2. NEW FASCIA WITH 4" TRIM BOARD AND ALUMINUM DRIP
3. NEW PAINTED STUCCO ON CMU TO MATCH EXISTING
4. NEW CLAY TILE ROOFING ON ICE AND WATER SHIELD ON 3/4" SHTG OVER STICK FRAMING
5. RETURN ROOF TO MEET NEW WALL
6. NEW RAIL SIMILAR EXISTING BUT METAL. PAINTED TO MATCH.
7. WROUGHT IRON "TROUGH" STYLE CUSTOM WINDOW BASKET
8. PAINTED STUCCO ON CONCRETE OR CMU PIER TO MATCH EXISTING
9. EXISTING CLAY TILE ROOFING
10. EXISTING ELECTRICAL BOX
11. NEW (PAIR) 3'-0" x 7'-0" GALVANIZED STEEL DOOR AND FRAME. MODIFY HEIGHT TO FIT UNDER BOND BEAM. PAINT TO MATCH EXISTING ADJACENT WALL. NO HARDWARE ON STREET SIDE.
12. EXISTING PAINTED CMU WALL
13. PAINTED WOOD BRACKET W/ TOTAL 6" PROJECTION
14. 12" TALL x 2" DEEP PAINTED "BEAM" TRIM BOARD
15. EXISTING BOX GUTTER
16. EXISTING PAINTED STUCCO WALL
17. EXISTING WALLS OF HOTEL
18. EXISTING PAINTED RAILING
19. EXISTING PIER WITH PAINTED STUCCO FINISH
20. METAL ROOF
21. ART INSTALLATION - (4)MARINE GRADE POWDER COATED STEEL SCREENS BETWEEN STRUCTURAL MEMBERS, TO PROTECT ELEVATOR DOORS. 8'-0" X 10'-0" TOTAL.
22. STRUCTURAL COLUMN
23. NEW ROOF STRUCTURE - CONTAINING LIGHTS AND ELECTRICAL SERVICE TO BUILDING AT HYPOLITA AND AVENIDA MENENDOZA
24. NEW SLOPED CONCRETE SLAB - ELEVATED WALKWAY
25. RELOCATED POOL ACCESS CONTROL GATE
26. NEW RAILING SECTION AND POST TO MATCH EXISTING. WHITE
27. PAINTED STUCCO FINISH TO MATCH EXISTING OVER CONCRETE STRUCTURE
28. NEW RAILING SECTION AND POST TO MATCH EXISTING. WHITE
29. EXISTING CLAY TILE ROOFING TO BE CAREFULLY REMOVED AND STORED FOR RE-USE ON THIS PROJECT
30. WALL TO BE REMOVED
31. WOOD POST TO BE REMOVED (TYP)
32. EXISTING PAINTED STUCCO ON CMU WALL TO REMAIN
33. EXISTING WOOD RAILING TO BE REMOVED
34. EXISTING WOOD FENCE TO BE REMOVED
35. EXISTING STEPS TO BE REMOVED
36. EXISTING WOOD ROOF STRUCTURE TO BE REMOVED IN ITS ENTIRETY. REMOVE PLATE BUT LEAVE ANCHOR BOLTS IN PLACE.
37. EXISTING CONCRETE RAMP STRUCTURE TO BE REMOVED IN ITS ENTIRETY TO 8" BELOW ADJACENT GRADE
38. EXISTING WOOD CABLE ENCLOSURE TO BE REMOVED IN ITS ENTIRETY. RELOCATE CABLES TO ATTIC OF WALKWAY. PATCH DAMAGE TO CMU AND PAINT TO MATCH.
39. ART INSTALLATION - (4)MARINE GRADE POWDER COATED STEEL SCREENS INSET AT CONCRETE WALL. 5'-4" X 15'-6"

Best Western
Bayfront

Owner Contact

Jalaram Hotels Inc.
Kanti and Vik Patel
1 Riberia Street
St Augustine FL 32084
888-525-2726

PROJECT LOCATION

16 Avenida Menendez
St. Augustine, FL 32084

CONTRACTOR:

Omega Construction Services
James Mouhourtis
1 Riberia Street
St. Augustine, FL 32084
904-338-3995

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904-547-9430

No.	Date:	Description:	Revisions:
1	05.15.19	HARB SUBMISSION	
2	06.07.19	PZB SUBMISSION	
3	08.05.19	HARB RESUBMISSION	

Scale AS NOTED

Sheet title

PROPOSED
ELEVATIONS

Sheet
Number

1

NOT FOR
CONSTRUCTION

Best Western
Bayfront

Owner Contact

Jalaram Hotels Inc.
Kanti and Vik Patel
1 Riberia Street
St Augustine FL 32084
888-525-2726

PROJECT LOCATION

16 Avenida Menendez
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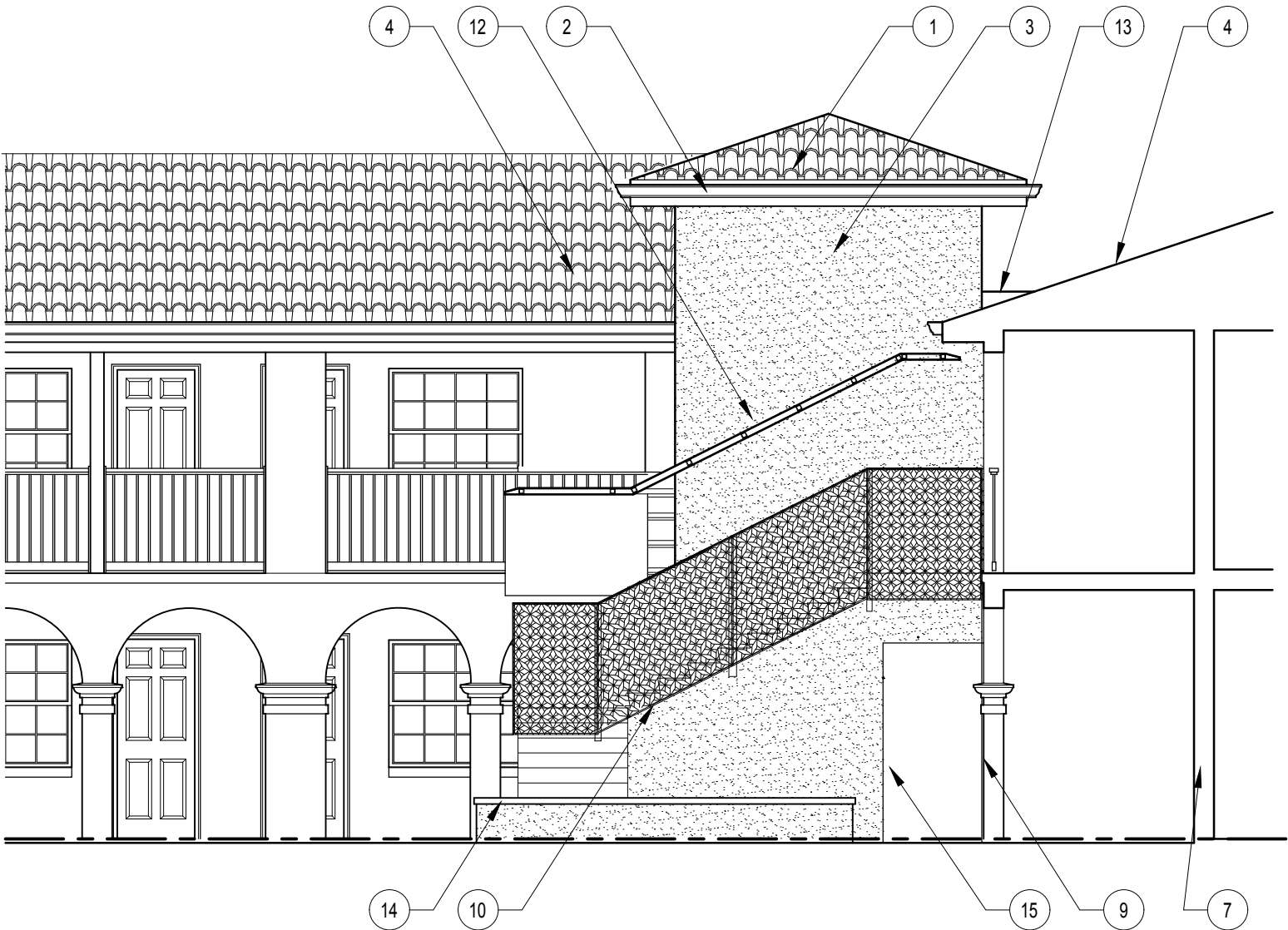
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SHEET NOTES:

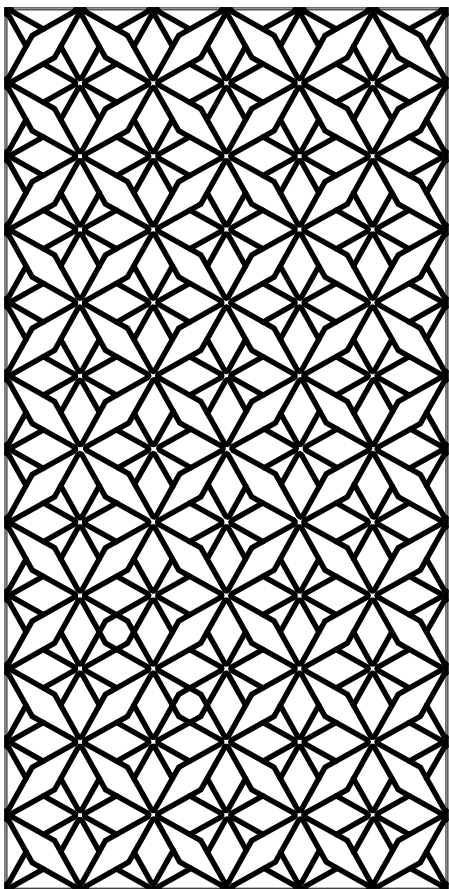
1. NEW CLAY TILE ROOFING INSTALLED OVER ICE AND WATER SHIELD OVER 3/4" SHTG OVER WOOD TRUSSES.
2. NEW BOX GUTTER TO MATCH EXISTING
3. NEW PAINTED STUCCO ON CMU TO MATCH EXISTING
4. EXISTING CLAY TILE ROOFING
5. EXISTING BOX GUTTER
6. EXISTING PAINTED STUCCO WALL
7. EXISTING WALLS OF HOTEL
8. EXISTING PAINTED RAILING - SECTIONS TO BE REMOVED
9. EXISTING PIER WITH PAINTED STUCCO FINISH
10. GUARD CONSISTING OF ART SCREEN STEEL PANEL - POWDER COATED, STEEL PANELS. INTERNAL STRUCTURE OF 2" GALVANIZED STEEL TUBES ATTACHED TO CONCRETE STRUCTURE WITH 2" OFFSETS.
11. EXISTING BOX GUTTER
12. 1/4" PLATE STEEL CANOPY ON STEEL TUBE FRAME CANTILEVERED FROM WALL OF ELEVATOR SHAFT. 12" OPEN BETWEEN CANOPY AND SHAFT.
13. CRICKET
14. PAINTED FINISH STUCCO OVER CONCRETE OR CMU PLANTER WALL. 18" TALL x 12' WIDE
15. OPENING IN WALL
16. 3" SQUARE TUBE SUPPORT FOR CANOPY VISIBLE BETWEEN CANOPY AND SHAFT WALL



WEST (CORNER) ELEVATION

3/16"=1'-0"

3



4' X 8 ' METAL PANEL

1"=1'-0"

2



NORTH (CORNER) ELEVATION

3/16"=1'-0"

1

No.	Date:	Description:	Revisions:
1	05.15.19	HARB SUBMISSION	
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Scale AS NOTED

Sheet title

PROPOSED
ELEVATIONS

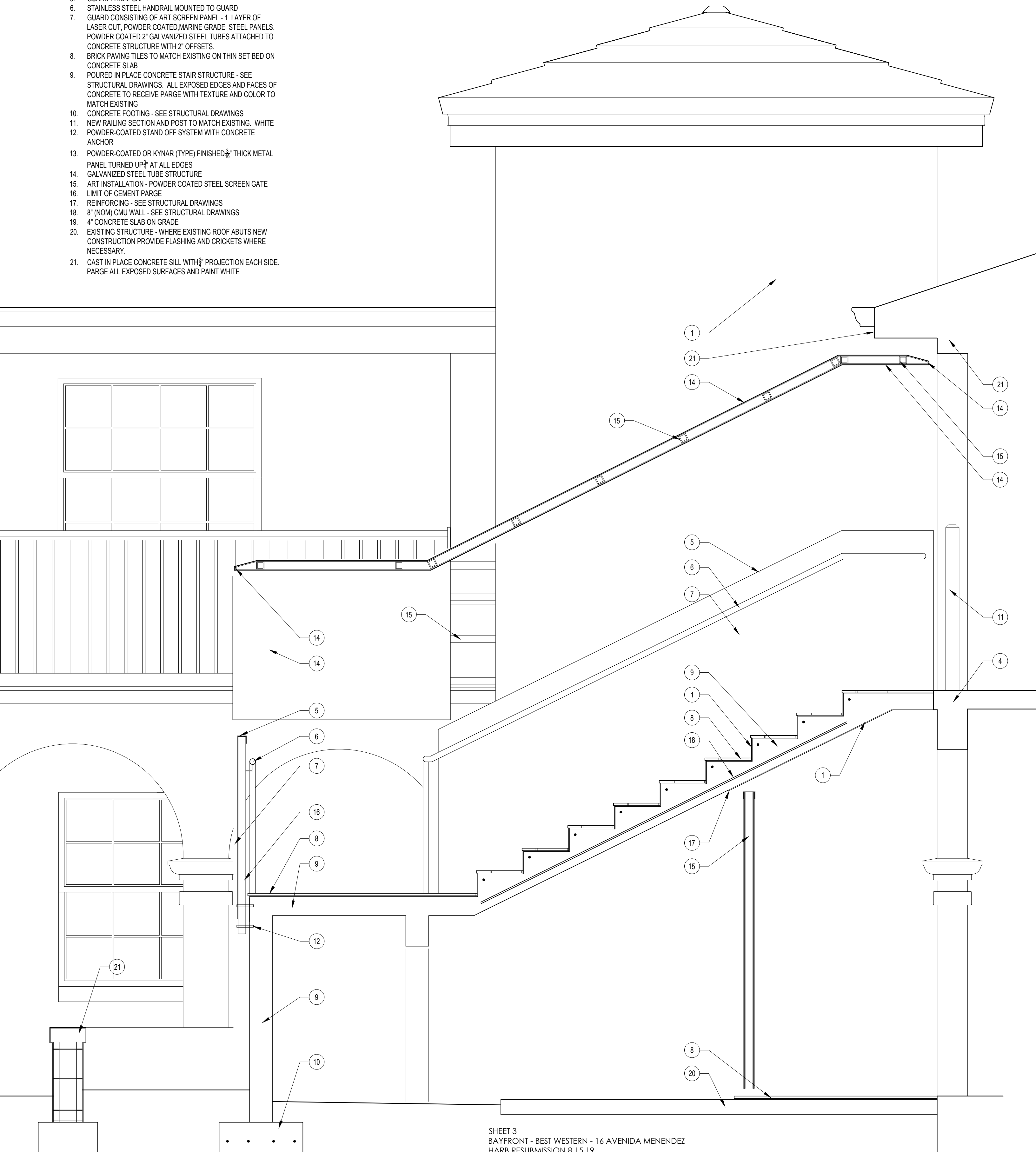
Sheet
Number

2

NOT FOR
CONSTRUCTION

SHEET NOTES:

1. CEMENT PARGE APPROXIMATELY $\frac{1}{8}$ " THICK WITH TEXTURE AND PAINTING TO MATCH EXISTING
2. EXISTING FLOOR SYSTEM OF BRICK TILE PAVERS OVER THIN SET BED OVER SLAB
3. EXISTING WOOD RAILING
4. EXISTING CONCRETE FLOOR STRUCTURE
5. GUARD PANEL CAP
6. STAINLESS STEEL HANDRAIL MOUNTED TO GUARD
7. GUARD CONSISTING OF ART SCREEN PANEL - 1 LAYER OF LASER CUT, POWDER COATED, MARINE GRADE STEEL PANELS. POWDER COATED 2" GALVANIZED STEEL TUBES ATTACHED TO CONCRETE STRUCTURE WITH 2" OFFSETS.
8. BRICK PAVING TILES TO MATCH EXISTING ON THIN SET BED ON CONCRETE SLAB
9. POURED IN PLACE CONCRETE STAIR STRUCTURE - SEE STRUCTURAL DRAWINGS. ALL EXPOSED EDGES AND FACES OF CONCRETE TO RECEIVE PARGE WITH TEXTURE AND COLOR TO MATCH EXISTING
10. CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS
11. NEW RAILING SECTION AND POST TO MATCH EXISTING. WHITE
12. POWDER-COATED STAND OFF SYSTEM WITH CONCRETE ANCHOR
13. POWDER-COATED OR KYNAR (TYPE) FINISHED $\frac{3}{16}$ " THICK METAL PANEL TURNED UP $\frac{3}{4}$ " AT ALL EDGES
14. GALVANIZED STEEL TUBE STRUCTURE
15. ART INSTALLATION - POWDER COATED STEEL SCREEN GATE
16. LIMIT OF CEMENT PARGE
17. REINFORCING - SEE STRUCTURAL DRAWINGS
18. 8" (NOM) CMU WALL - SEE STRUCTURAL DRAWINGS
19. 4" CONCRETE SLAB ON GRADE
20. EXISTING STRUCTURE - WHERE EXISTING ROOF ABUTS NEW CONSTRUCTION PROVIDE FLASHING AND CRICKETS WHERE NECESSARY.
21. CAST IN PLACE CONCRETE SILL WITH $\frac{3}{4}$ " PROJECTION EACH SIDE. PARGE ALL EXPOSED SURFACES AND PAINT WHITE



SHEET 3
BAYFRONT - BEST WESTERN - 16 AVENIDA MENENDEZ
HARB RESUBMISSION 8.15.19
SARAH RYAN ARCHITECT, LLC

SECTION AT NEW STAIR AND ELEVATOR

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



16 Avenida Menendez - Proposed Corner Elevator and Stair View



16 Avenida Menendez - Proposed Pool Side Elevator and Walkway View



16 Avenida Menendez - Proposed Pool Side Elevator and Walkway View



Star Screen

Star Screen

Nominal Panel Size: 48" x 96"

Pattern Depth: 1/2 thickness of panel

Panel Thickness: 0.75" or 1.0"

Pattern Type: Repeating (4' x 8')

Notes:

Available in standard 48" x 96" panel size.

Pattern direction non-applicable.

15" stars on 16" centers.

Photos



Finishes

Raw

Sanded and Primed

Customer Specified

Cores

IDF

NAUF

Moisture Resistant

ForesColor





Star Screen

Star Screen

Nominal Panel Size: 48" x 96"

Pattern Depth: 1/2 thickness of panel

Panel Thickness: 0.75" or 1.0"

Pattern Type: Repeating (4' x 8')

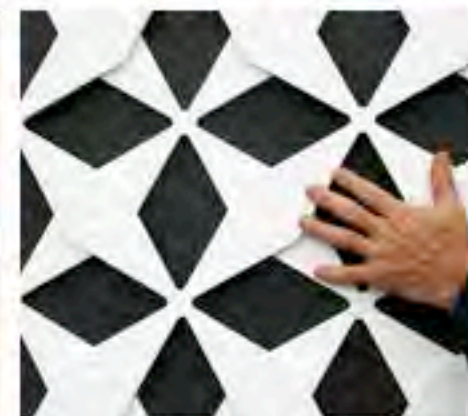
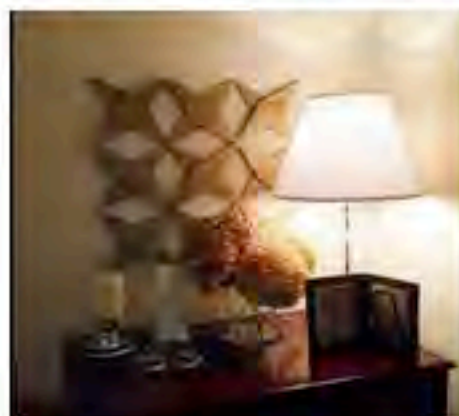
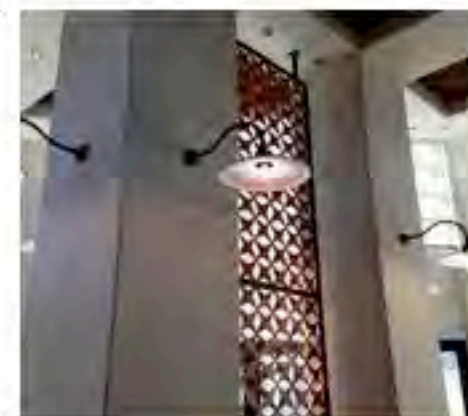
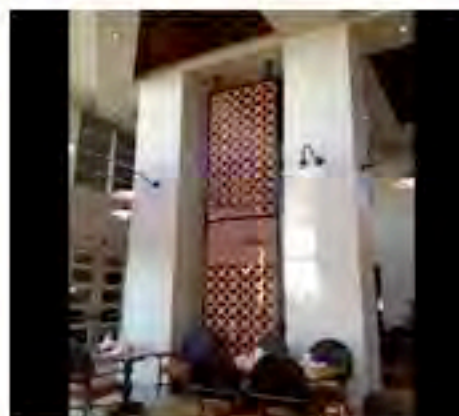
Notes:

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Pattern direction non-applicable.

15" stars on 16" centers.

Photos



Finishes

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Cores

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NAUF

Moisture Resistant

ForesColor



4.5" Trimless Volta Recessed Light

By WAC Lighting

Product Options

Finish: Black, Haze, White
Shape: Round, Square
Color Temperature: 2700K 85 CRI, 2700K 90 CRI, 3000K 85 CRI, 3000K 90 CRI, 3500K 85 CRI, 4000K 85 CRI
Beam Spread: 15 Degree, 25 Degree, 45 Degree, 60 Degree

Details

- Material: Aluminum
- Title 24 compliant
- Energy Star Qualified
- UL Listed Wet
- Made In China

Dimensions

Round Option Fixture: Width 5.75", Height 5.75", Depth 6.39", Weight 4.92Lbs
Square Option Fixture: Width 5.75", Height 5.75", Depth 6.39", Weight 4.92Lbs

Lighting

- 2700K 85 CRI Option: 65 Watt (1405 Lumens) 120 Volt Integrated LED: CRI: 85
- 2700K 85 CRI Option: 66 Watt (1440 Lumens) 120 Volt Integrated LED: CRI: 85
- 2700K 85 CRI Option: 85 Watt (2895 Lumens) 120 Volt Integrated LED: CRI: 85
- 2700K 85 CRI Option: 90 Watt (3025 Lumens) 120 Volt Integrated LED: CRI: 85
- 2700K 85 CRI Option: 90 Watt (3060 Lumens) 120 Volt Integrated LED: CRI: 85
- 2700K 85 CRI Option: 94 Watt (3145 Lumens) 120 Volt Integrated LED: CRI: 85
- 2700K 85 CRI Option: 95 Watt (3200 Lumens) 120 Volt Integrated LED: CRI: 85
- 2700K 85 CRI Option: 99 Watt (3350 Lumens) 120 Volt Integrated LED: CRI: 85
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Shown in White, Round

Notes:

- 90
- 3000K 90 CRI Option: 66 Watt (1440 Lumens) 120 Volt Integrated LED: CRI: 90
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Additional Details

Product URL: <https://www.lumens.com/4.5-inch-trimless-volta-recessed-light-by-wac-lighting-WACP159892.html>

Rating: UL Listed Wet

Product ID: WACP159892

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:



Created August 6th, 2019

Kelli Mitchell

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Tuesday, August 06, 2019 9:29 AM
To: Kelli Mitchell
Subject: Re: HARB resubmittal - 16 Avenida Menendez
Attachments: walkway light - WAC.pdf

Hi Kelli,

Thanks for the questions and see responses below in **bold blue**:

Sarah Ryan, Architect
904-547-9430

On Mon, Aug 5, 2019 at 4:48 PM Kelli Mitchell <kmitchell@citystaug.com> wrote:

I just had a couple of minor questions that have come up.

- Is the metal art for the stairs backed with anything? It appears that you can see through it, and I wanted to verify.

Yes, the panel is see through. The panel will be attached to a supporting 2" powder coated metal frame. This frame will then be attached to the stair. But the frame will be minimal and the main effect is that the panel openings are see-through.

- What type of lights will be used on the walkway? It may have been included with the previous submission but could have just missed it.

Yes in the previous submission we listed a concealed down light in the ceiling of the second floor covered walkway and I've attached a spec of this light. The shape is round and the color temp will be 2700 K.

- Did you make a change to the canopy?

The shape is the same - we simplified it by removing the rubber type roof. It is all metal now - in keeping with the metal handrails. Sorry this was not in the cover letter description - I updated the detail on the section drawing.

- Is there anything from the previous submission that you want included with the packet? I don't want to exclude anything.

I will bring all of the previous materials to the HARB meeting if there's questions on the previous submission. I didn't want to overwhelm with new info but if you think some of it would be helpful I'm happy to send PDFs. Are there any new board members or someone who maybe wasn't at the June meeting?

Thanks!

Kelli Mitchell

Historic Preservation Planner

City of St. Augustine

PO Box 210

St. Augustine, FL 32085

P: (904)209-4283

F: (904)209-4335

E: kmitchell@citystaug.com

From: Sarah Ryan [mailto:sr@sarahryanarchitect.com]

Sent: Monday, August 05, 2019 2:02 PM

To: Kelli Mitchell <kmitchell@citystaug.com>

Subject: HARB resubmittal - 16 Avenida Menendez

Hi Kelli,

Here are updated drawings, renderings and information for 16 Avenida Menendez.

- cover letter (1 page)
- updated drawings (2 pages - horizontal 11 x 17)
- updated drawings (1 page - vertical 11 x 17)
- updated rendering (1 page - 3 views)
- material information - interlam (2 pages)

Let me know if you need hard copies and I can drop them off tomorrow afternoon.

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

*Need scaled drawing showing railings (w/ height, post spacing, etc.),
+ location of lighting; What material is being used for
sidewalks / flooring of walkway; Need some form of screenscape drawing*

Project number: 2019-0064 Project Address: 16 Avenida Menéndez
Reviewed by: Kelli Mitchell Date: 5/17/19

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

- | OK | Need | N/A | |
|-------------------------------------|--------------------------|--------------------------|--|
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| ☒ | ☐ | ☐ | 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) |
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- | OK | Need | N/A | |
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| ☐ | ☒ | ☐ | 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 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 |

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Need scaled drawings showing railings (w/ height, post spacing, etc.), location of lighting; what material is being used for sidewalks / flooring of walkway; Need some form of screenscape drawing

Project number: 2019-0064 Project Address: 16 Avenida Menéndez
Reviewed by: Kelli Mitchell Date: 5/17/19

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

Detail by Entity Name

Florida Profit Corporation
VISTA HOTEL III, INC.

Filing Information

Document Number	P03000068065
FEI/EIN Number	57-1178502
Date Filed	06/17/2003
State	FL
Status	ACTIVE

Principal Address

16 AVENIDA MENEDEZ
SAINT AUGUSTINE, FL 32084

Changed: 04/07/2008

Mailing Address

32 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Changed: 04/07/2008

Registered Agent Name & Address

Patel, Anish
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 01/03/2019

Address Changed: 01/03/2019

Officer/Director Detail

Name & Address

Title PD

PATEL, KANTIBHAI M
32 AVENIDA MENENDEZ
ST AUGUSTINE, FL 32084

Title STD

PATEL. KALAVATI M

32 AVENIDA MENENDEZ
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2017	01/17/2017
2018	03/16/2018
2019	01/03/2019

Document Images

01/03/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
02/27/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
03/31/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
04/07/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/10/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
05/05/2004 -- ANNUAL REPORT	View image in PDF format
06/17/2003 -- Domestic Profit	View image in PDF format

Public Records of St. Johns County, FL Clerk # 2006054129, O.R. 2747 PG 806,
07/19/2006 at 04:09 PM REC. \$9.00 SUR. \$9.50 Doc. D \$61950.00

in: Estate (52567) Doc: \$61,950.00 Rec: \$18.50

Return to:

Name: Vista Hotel III, Inc.

Address: ~~2050 N. Ponce de Leon Blvd~~ 32 Avenida Menendez
St. Augustine, FL 32084

This Instrument Prepared by:

Carol A. Lagasse'

Estate Title of St. Augustine, Inc.

71 Carrera Street

St. Augustine, FL 32084

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraiser Parcel Identification (Folio) Number(s):

196250-0000

Grantee(s) I.D.#(s):

File No: 52567

SPECIAL WARRANTY DEED

This Special Warranty Deed Made this 18th day of July, 2006, by **MONTEREY MOTEL, INC., A FLORIDA CORPORATION**, a corporation existing under the laws of Florida, and having its principal place of business at 16 Avenida Menendez, St. Augustine, FL 32084 hereinafter called the grantor, to **VISTA HOTEL III, INC., a Florida Corporation** whose post office address is: 32 Avenida Menendez St Augustine FL 32084 hereinafter called the grantee,

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

PARCEL ONE: BEING IN THE CITY OF ST. AUGUSTINE, KNOWN AS LOT FIVE (5) OF BLOCK TWO (2), ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, DATED JANUARY 1ST A.D., 1905, SAID LOT BEING BOUNDED EAST BY BAY STREET, NORTH BY LOTS FOUR (4) AND SIX (6) OF SAID BLOCK TWO WEST BY CHARLOTTE STREET AND SOUTH BY HYPOLITA STREET. SAID LOT MEASURES ON CHARLOTTE AND BAY STREETS, EIGHTY (80) FEET, MORE OR LESS, AND ON HYPOLITA STREET ONE HUNDRED AND SEVENTY (170) FEET, MORE OR LESS. EXCEPTING THEREFROM LAND DEEDED TO THE STATE OF FLORIDA FOR ROAD PURPOSES RECORDED IN DEED BOOK 250, PAGE 400, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND LAND DEEDED TO ST. AUGUSTINE RESTORATION, INC., MARCH 6, 1970, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 166, PAGE 118, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL TWO: BEGIN AT THE NORTHEAST CORNER OF HYPOLITA AND CHARLOTTE STREETS IN THE CITY OF ST. AUGUSTINE, FLORIDA, AND RUN THENCE NORTHERLY ALONG AND WITH THE EAST LINE OF CHARLOTTE STREET ONE HUNDRED SIXTY-SEVEN AND THREE-TENTHS (167.3) FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS SURVEY, FROM SAID POINT OF BEGINNING, THENCE RUN SOUTH EIGHTY-FIVE (85) DEGREES THIRTY (30) MINUTES EAST ONE HUNDRED EIGHT AND FORTY-TWO HUNDREDTHS (108.42) FEET TO THE SOUTHEAST CORNER OF THIS SURVEY, THENCE RUN NORTH TEN (10) DEGREES TEN (10) MINUTES EAST FORTY AND EIGHT-TENTHS (40.8) FEET TO THE NORTHEAST CORNER OF THIS SURVEY, THENCE RUN NORTH EIGHTY-FIVE (85) DEGREES NINE (9) MINUTES WEST ONE HUNDRED THIRTEEN AND SIX-TENTHS (113.6) FEET TO THE NORTHWEST CORNER OF THIS SURVEY, THENCE RUN SOUTH ONE (1) DEGREE TWO (2) MINUTES WEST THIRTY-EIGHT AND SIX-TENTHS (38.6) FEET ALONG AND WITH THE EAST LINE OF CHARLOTTE STREET TO THE POINT OF BEGINNING. SAID LAND IS ALSO KNOWN AND DESCRIBED AS LOT THREE (3) OF BLOCK TWO (2) OF THE CITY OF ST. AUGUSTINE, FLORIDA, AND IS BOUNDED ON NORTH BY PROPERTY OF GRACE BENET AND HER DAUGHTER, MILDRED BENET CHAMBERS, HEIRS AT LAW OF CLARENCE J. BENET, DECEASED, ON THE WEST BY CHARLOTTE STREET, ON THE SOUTH BY THE PROPERTY OF FLORENCE ROSE CARBERRY AND BY THE PROPERTY OF JAMES T. FRYER, AND WIFE, AGNES L. FRYER, OR ROWAND, AND ON THE EAST BY THE PROPERTY OF ROWAND AND THE PROPERTY OF FRANCESIA W. ANDREWS;

ALSO: LOT NUMBER FOUR (4) OF BLOCK NUMBER TWO (2), ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, MADE BY ROBERT RANSON AND DATED JANUARY 1ST, 1905, AND OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. JOHNS COUNTY, FLORIDA;

ALSO: IN THE CITY OF ST. AUGUSTINE, FLORIDA, AND DESIGNATED AS LOT SIX (6), BLOCK TWO (2) AS PER OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, ADOPTED BY ORDINANCE NO. 164, DATED JUNE 12, 1923, AND NOW ON FILE IN THE COUNTY CLERK'S OFFICE, ST. JOHNS COUNTY, FLORIDA;

AND ALSO: LOT SEVEN (7) OF BLOCK TWO (2) IN THE CITY OF ST. AUGUSTINE, FLORIDA, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE.

Verified by: MEP & JNR

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

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

GRANTOR'S WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantees against the claims of all person, claiming by, through or under Grantor's, but not otherwise.

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

ABC

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature: Douglas E. Brinckman

Witness Signature: Linda L. Bryan

MONTEREY MOTEL, INC.

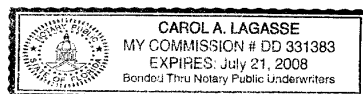
BY Robert B. Crouse 07.18.06
Robert B. Crouse, President

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 18th day of July, 2006 by Robert B. Crouse as President of MONTEREY MOTEL, INC., A FLORIDA CORPORATION on behalf of the corporation. He/She is personally known to me or has produced drivers license as identification.

My Commission Expires:

Carol A. Lagasse
Notary Public
Serial Number:



COPY



St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

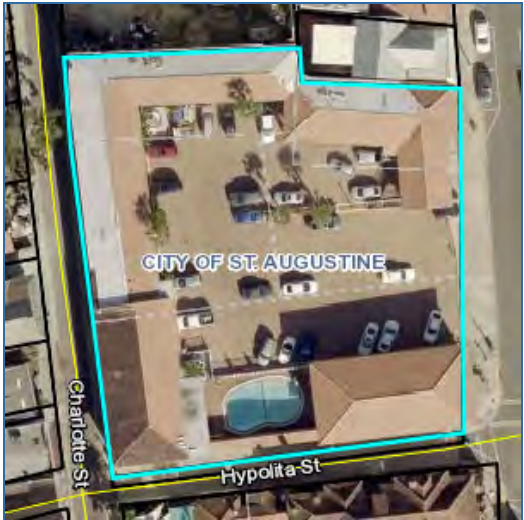
Summary

Parcel ID	1962500000
Location Address	16 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	Motels (Midscale/Limited) Bayfront (COM) (610.79)
Tax Description*	CITY OF ST AUGUSTINE LOTS 3 4 6 7 & ALL LOT 5 (EX S5FT & R/W OF A1A) BLK 2 58 UTS OR2747/806 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Hotels & Motels (3900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.780
Homestead	N

Owner Information

Owner Name	Vista Hotel III Inc 100% Konti Patel 0%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-3601

Map



Valuation Information

	2019
Building Value	\$1,341,673
Extra Features Value	\$82,558
Total Land Value	\$2,050,080
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$3,474,311
Total Deferred	\$37,790
Assessed Value	\$3,436,521
Total Exemptions	\$0
Taxable Value	\$3,436,521

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$1,247,732	\$82,558	\$1,793,820	\$0	\$0	\$3,124,110	\$3,124,110	\$0	\$3,124,110
2017	\$1,282,879	\$80,557	\$1,793,820	\$0	\$0	\$3,157,256	\$2,967,063	\$190,193	\$2,967,063
2016	\$823,766	\$79,744	\$1,793,820	\$0	\$0	\$2,697,330	\$2,697,330	\$0	\$2,697,330
2015	\$831,997	\$88,274	\$1,793,820	\$0	\$0	\$2,714,091	\$2,714,091	\$0	\$2,714,091
2014	\$803,938	\$91,344	\$1,793,820	\$0	\$0	\$2,689,102	\$2,689,102	\$0	\$2,689,102
2013	\$824,819	\$94,414	\$1,793,820	\$0	\$0	\$2,713,053	\$2,713,053	\$0	\$2,713,053
2012	\$662,848	\$37,197	\$1,793,820	\$0	\$0	\$2,493,865	\$2,493,865	\$0	\$2,493,865
2011	\$681,009	\$37,197	\$1,998,828	\$0	\$0	\$2,717,034	\$2,717,034	\$0	\$2,717,034
2010	\$1,007,711	\$37,197	\$2,436,590	\$0	\$0	\$3,481,498	\$3,481,498	\$0	\$3,481,498

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	22000	Roof Cover	Clay Tile
Conditioned Area	16912	Interior Flooring	Carpet
Actual Year Built	1954	Interior Wall	Drywall
Use	Motel	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco, Concrete Block	Baths	
Category	Type	Pct	
Exterior Wall	Concrete Stucco	80%	
Exterior Wall	Concrete Block	20%	
Roofing Structure	Wood Truss	100%	
Roofing Cover	Clay Tile	100%	
Interior Walls	Drywall	100%	
Interior Flooring	Carpet	100%	
Heating Type	Air Duct	100%	
Air Conditioning	Central	100%	
Frame	Masonry	100%	
Plumbing	168 FIXTURES	100%	
Electrical	Very Good	100%	
Foundation	Concrete Perimeter Footing	100%	
Floor System	Concrete Slab	100%	
Condition	Very Good	100%	
Description	Conditioned Area	Actual Area	
BASE AREA	16912	16912	
CANOPY (COMMERCIAL)	0	1823	
CANOPY (COMMERCIAL)	0	460	
FINISHED OPEN PORCH	0	180	
FINISHED OPEN PORCH	0	72	
MASONRY UTILITY	0	135	
MASONRY UTILITY	0	135	
FINISHED OPEN PORCH	0	1823	
FINISHED DECK	0	460	
Total SqFt	16912	22000	
Building	2	Roof Structure	Wood Truss
Actual Area	4990	Roof Cover	Clay Tile

Conditioned Area 3820
Actual Year Built 1954
Use Motel
Style 07
Class N
Exterior Wall Stucco, Concrete Block

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

Category	Type	Pct
Exterior Wall	Stucco	50%
Exterior Wall	Concrete Block	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	31 FIXTURES	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
UNFINISHED STORAGE	0	84
RESTAURANT (AVERAGE)	688	688
CANOPY (COMMERCIAL)	0	88
CANOPY (COMMERCIAL)	0	413
BASE AREA	1176	1176
UNFINISHED STORAGE	0	52
CANOPY (COMMERCIAL)	0	51
CANOPY (COMMERCIAL)	0	446
OUTSIDE STAIRS	0	36
FINISHED UPPER STORY	1956	1956
Total SqFt	3820	4990

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Pool (Concrete)	0	0	0	0	720
Kool Deck	0	0	0	0	1128
Masonry Wall	0	0	0	0	336
Commercial Aluminum/Vinyl Fence (Commercial)	0	0	0	0	56
Brick Pavers (3001-9999)	0	0	0	0	13903

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hotels	166	192	34168	SF	\$2,050,080

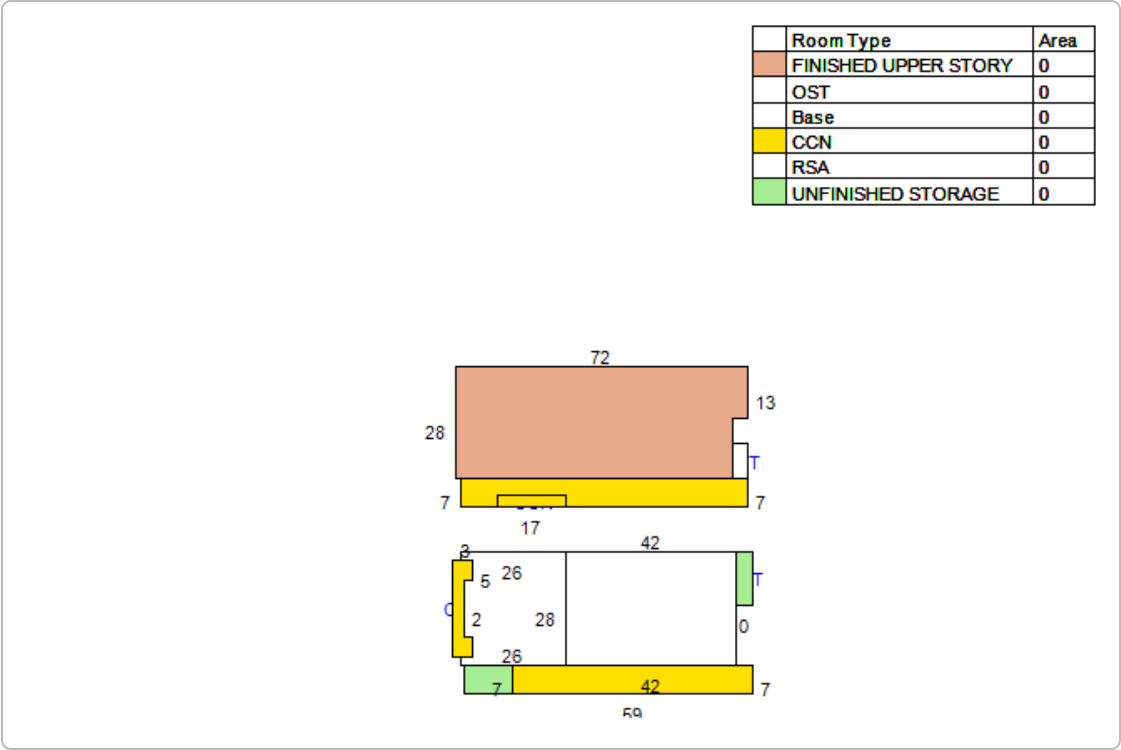
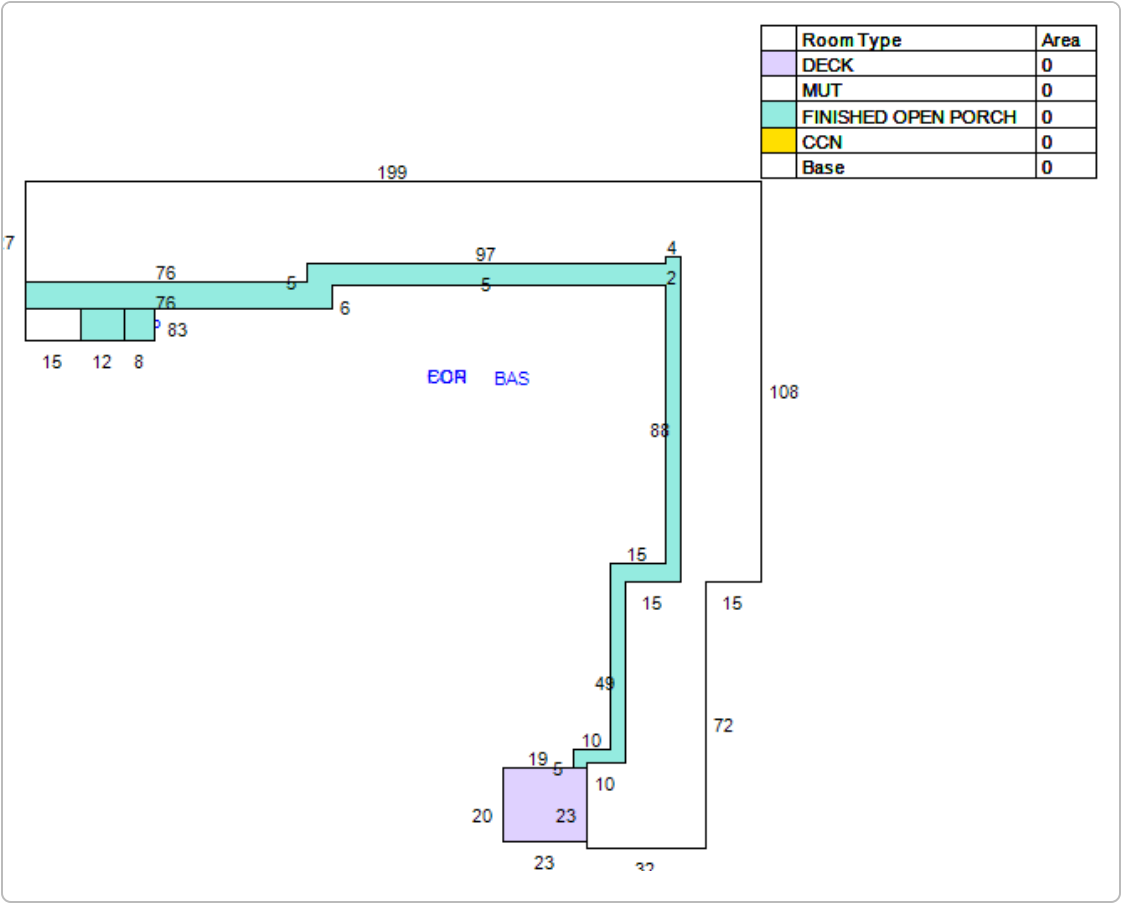
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	7/18/2006	\$8,746,078.00	WD	2747	806	Q	I	MONTEREY MOTEL INC	VISTA HOTEL III INC
	1/1/1978	\$0.00		415	188	U	I		MONTEREY MOTEL INC

Area Sales Report

Recent Sales in Area

Sketch Information



No data available for the following modules: Exemption Information.

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

Last Data Upload: 5/20/2019, 11:16:35 PM

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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for August 15, 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:	6(b)	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.

- All the design elements except for raising the building were approved at the July HARB meeting.
- The applicant brought down the siding by two feet. This reduced the amount of foundation that is visible from the street (from 5' 6" to 3' 6"). This was suggested by the board at the previous meeting and helps limit some of the visual impact of raising the structure, especially when compared to some of the surrounding buildings.
- Concrete masonry foundations are not appropriate for Frame Vernacular buildings.
- Detailing such as the plants around the foundation were provided with the application as per board comments.
- Alternatives to the raising the structure to BFE plus three were not provided.



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 Approve a Certificate of Appropriateness for 243 Charlotte Street with the following condition:

1. The applicant uses brick or coquina for the pier foundation.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0076
243 Charlotte Street
August 15, 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
August 15, 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
August 15, 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 trim

Porch Descriptions (types, locations, roof types, etc.) One-story open portico

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

Narrative Description of Resource under renovation during survey

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

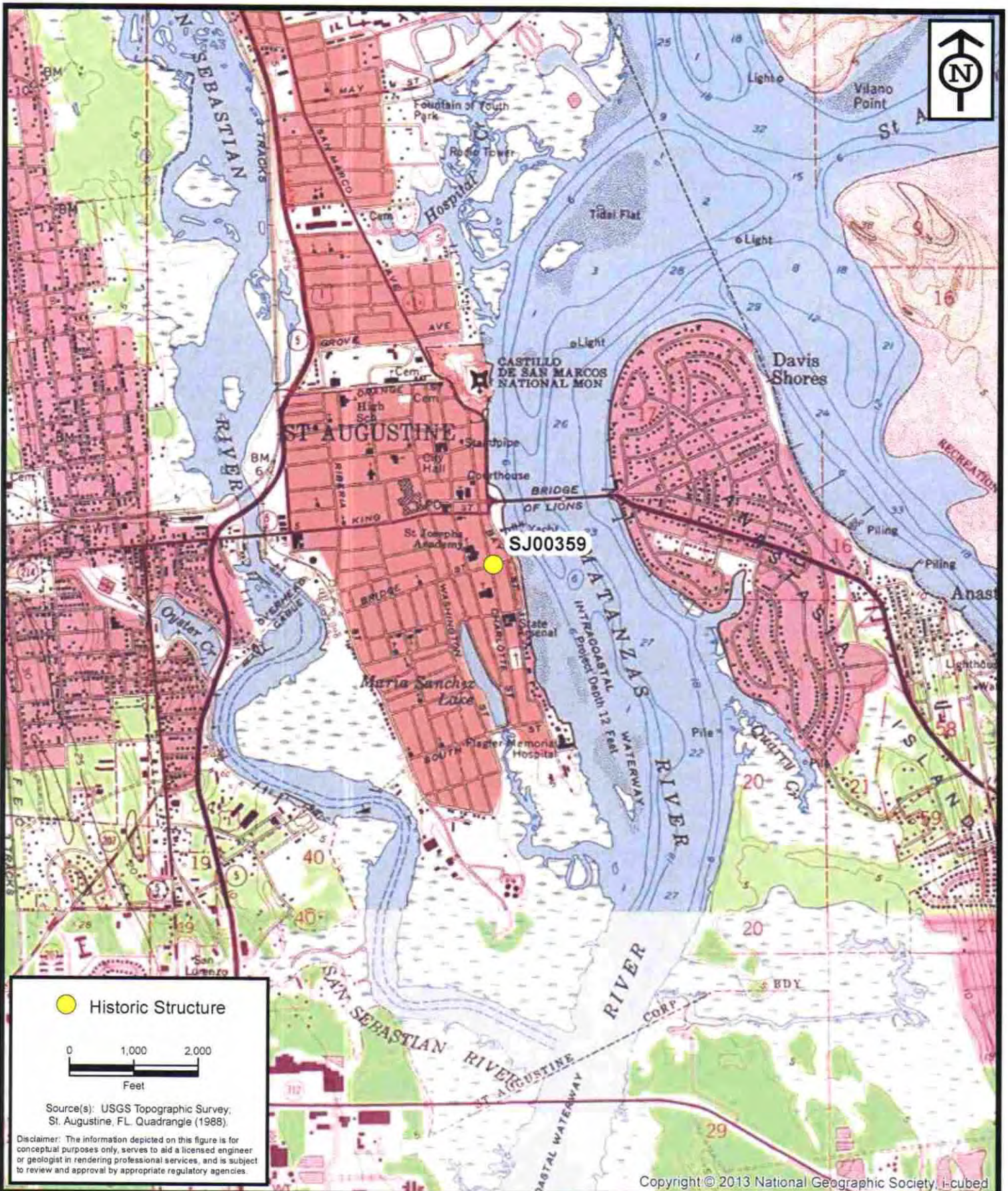
Required Attachments

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 - 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



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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

SJ00359



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. _____

- NAME OF APPLICANT LES THOMAS
 Business (if applicable) LES Thomas Architect
 Address 52 CORONA 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.
- 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 _____
- PROJECT STREET ADDRESS 243 CHARLOTTE ST.
- LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel _____
- EXISTING USE Residential PROPOSED USE Residential
- 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

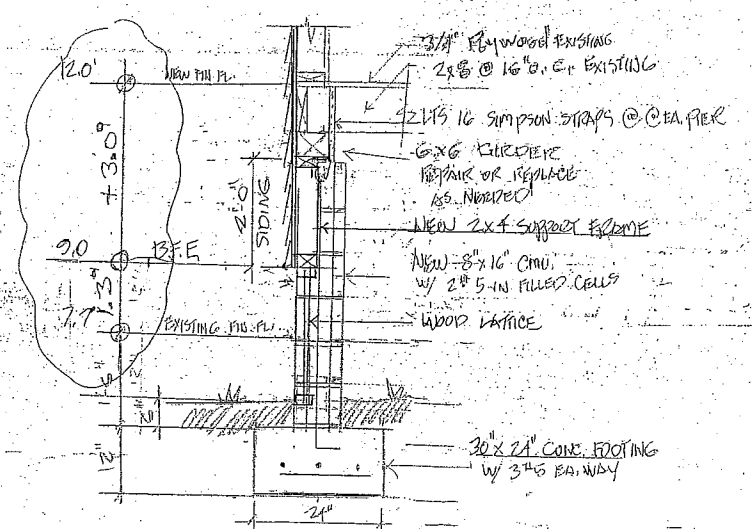
PRINT OWNER'S NAME

SIGNATURE OF OWNER

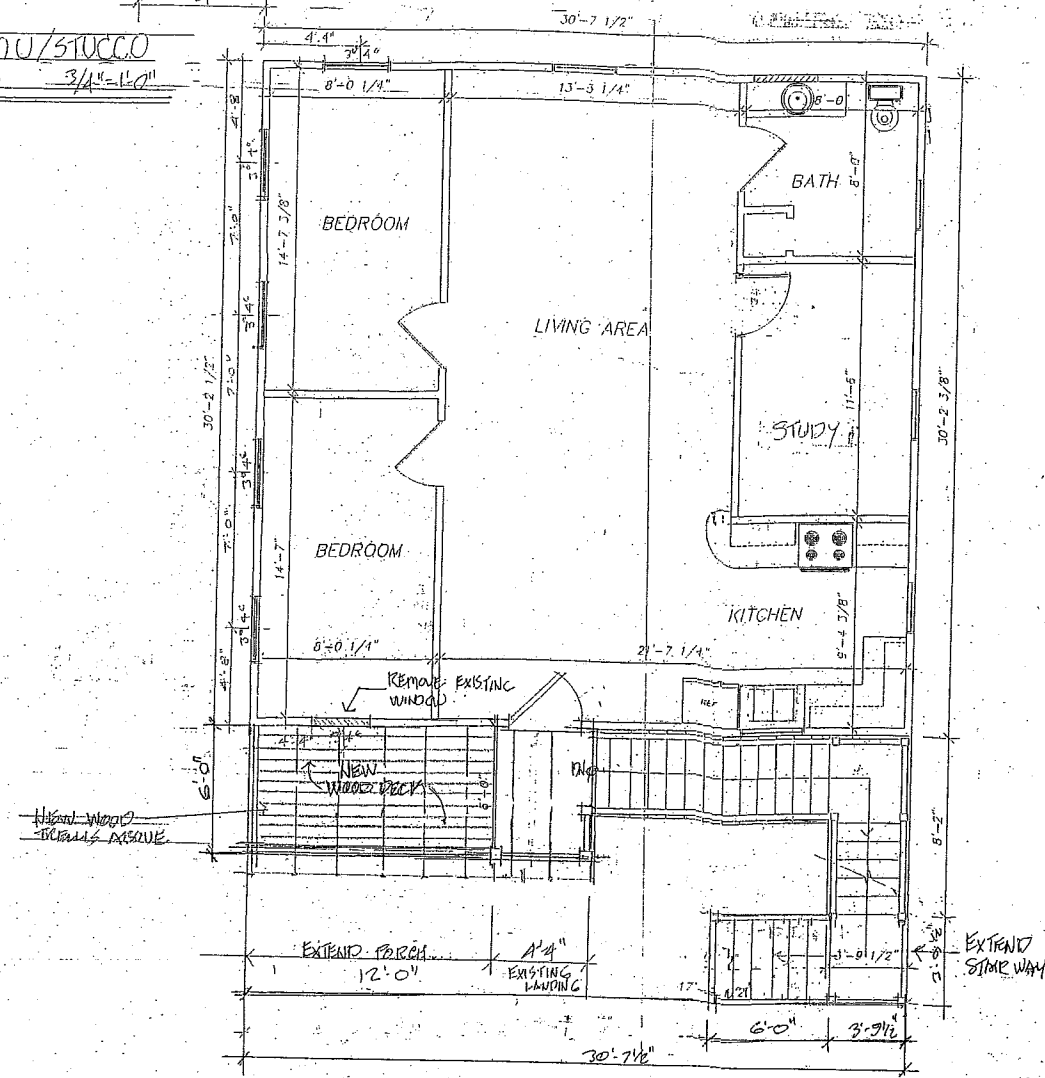
DATE 6-18-19

DATE 6/18/19

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.

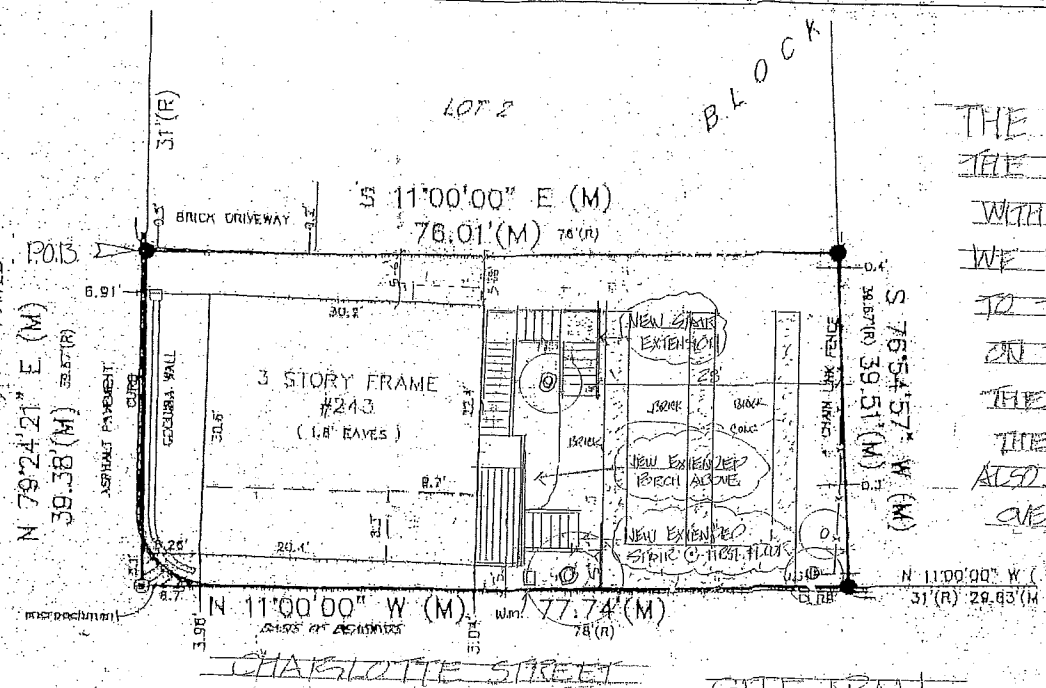


NEW CMU/STUCCO
PIERS 3/4"=1'-0"



PROPOSED 2nd FLOOR
SCALE 1/4"=1'-0"

BRIDGE STREET
15' R/W - PAVED



SITE PLAN 1"=10'

THE PROJECT IS TO RAISE
THE EXISTING BUILDING 4'
WITH NEW BLOCK PIERS.
WE WOULD ALSO ADD AN ADDITION
TO THE SECOND FLOOR LANDING
ON THE SOUTH, AND ADJUST ALL
THE STAIRWAYS TO ACCOMMODATE
THE NEW HEIGHT.
ALSO, ADD NEW WOOD TRUSSES
OVER NEW SECOND FLOOR BEAMS

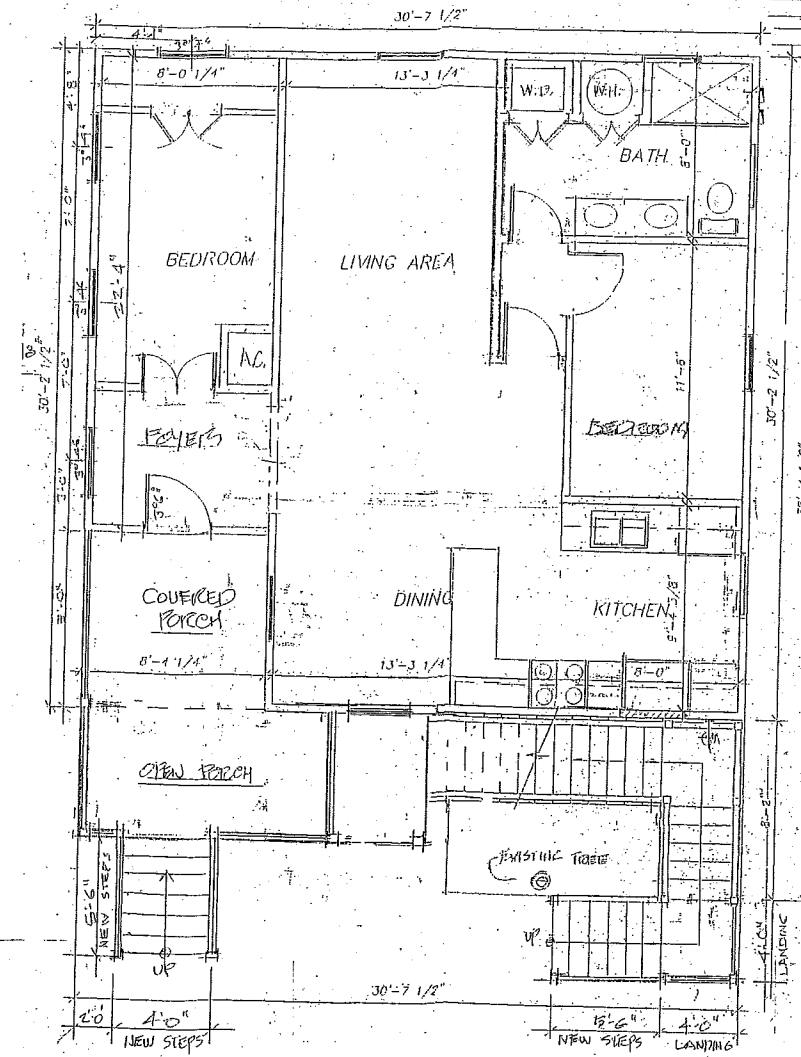
SITE INFO

EXISTING SITE	2998 SF
EXISTING BLDG	1094 SF (36%)
FIRST FLOOR	1074 SF
SECOND FLOOR	924 SF
TOTAL	1998 SF

WIND ZONE INFO
THE PROJECT HAS BEEN
DESIGNED IN ACCORDANCE
W/ THE REQUIREMENTS OF
THE 2018 EDITION OF
THE FLORIDA BUILDING
CODE - RESIDENTIAL

BASE WIND - (35) = 130 MPH
WIND UMBRELLA = 10
WIND EXPOSURE = B
PRESSURE COEFFICIENT = +1.5/-1.0
THIS PROJECT IS LOCATED
EAST OF 1-25 AND WIND
BORNE PROTECTION IS REQUIRED

WINDOWS TO BE IMPACT GLASS
OR 2 1/2\"/>



PROPOSED 1st FLOOR
SCALE 1/4"=1'-0"

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Planning/Building Dept.

LES THOMAS
ARCHITECT

RENOVATIONS
243 CHARLOTTE ST.
SAINT AUGUSTINE, FL 32084

Date	6-20-19
Scale	AS NOTED
Drawn	
Rev	DWG/2/5/CHAR
SHEET	
A-1	

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

KEUSFOX-7-18-19



PROPOSED NORTH ELEVATION



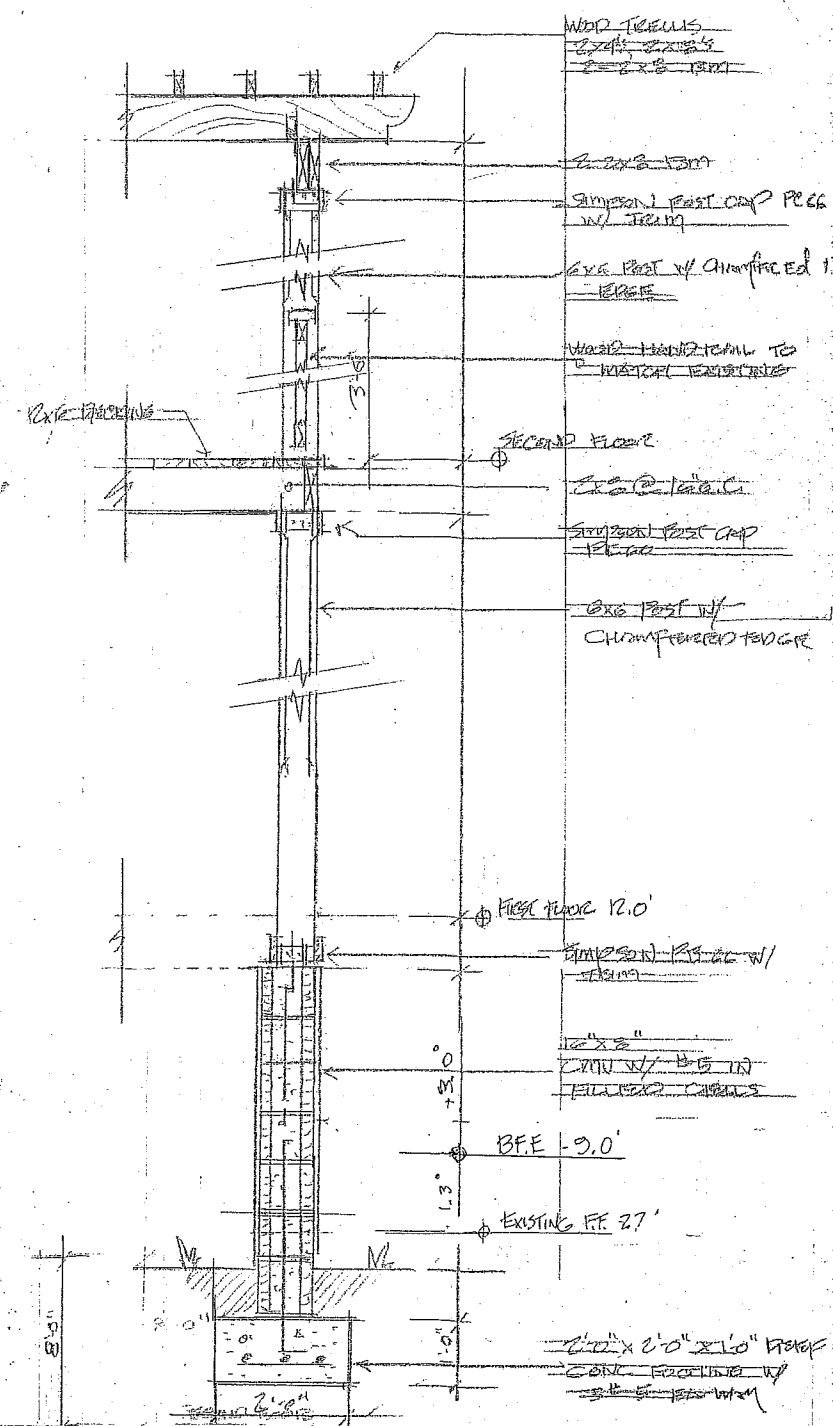
PROPOSED SOUTH ELEVATION



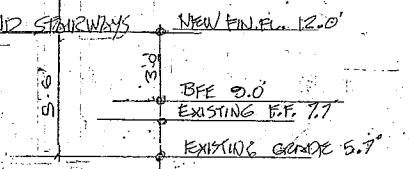
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



TYPICAL SECTION @
NEW DECK AND TRELLIS 34'-10"



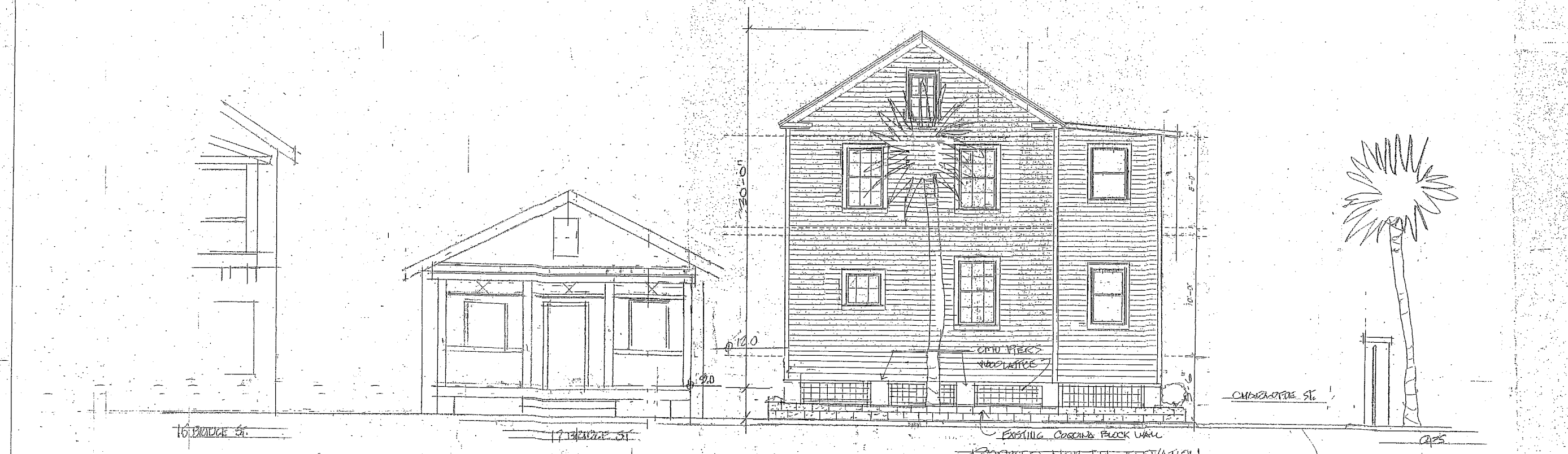
RECEIVED
AUG 05 2019
Planning/Building Dept.

REVISED 7-18-19

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
DWG: DWG/243CHAR
SHEET
A-2



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: [blank]
FILE: DWG/243CHAR
SHEET
A-3

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AUG 05 2019

Planning/Building Dept.

Revised 7-18-19



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



RECEIVED
1 JUN 21 2019
Planning/Building Dept.



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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Planning/Building Dept.

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.

- 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

16.2

N/A

N/A

6.7

6.0

6.5

6.3

Check the measurement used.

- ☒ 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**

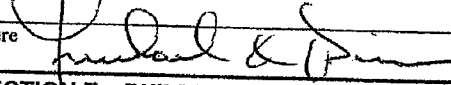
Telephone **904-797-9967**

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	State FL ZIP Code 32084	Company NAIC Number:	

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 C2a 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

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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%
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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

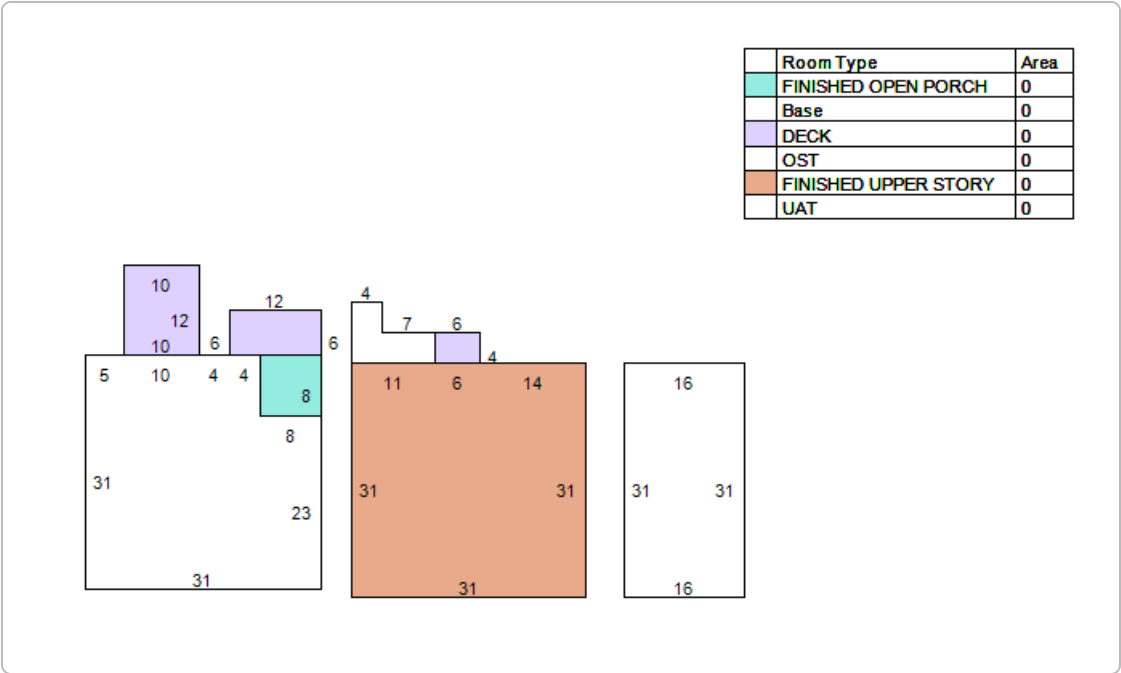
Sale Information

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





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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for August 15, 2019 Meeting



Application: 2019-0080

Address: 75 King Street

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

Project description: To re-install large, lighted metal letters on the front of City Hall/Alcazar Hotel.

Architectural Style:	Spanish Renaissance Revival	Florida Master Site File:	8SJ60
National Register:	Individually Listed on the National Register	Construction date:	1889
Archaeology Zone:	N/A	Zoning District:	HP 4
Parcel number:	199570 0000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to re-install large, lighted metal letters on the front of City Hall/Alcazar Hotel.

- Historically, the building had an 'Alcazar' sign on the front façade. Based on photographic evidence, the sign was installed by 1900 though it is unclear when it was removed. Photographs dated to the 1970s and '80s show the current "City of St. Augustine, Florida" sign while a photograph with the note "not after 1946" shows neither sign.
- Based on the historic photographs and those provided by the applicant, the proposed letters have a similar design to what was originally on the building (all caps with lighting incorporated into the letters).
- The applicant stated that the sign will be located where the current "City of St. Augustine, Florida" sign is location, which is where it was located historically. The current sign will be placed below the proposed sign if there is space.
- The applicant will need to clarify how the sign will be illuminated (ex. lightbulbs attached to the sign or external illumination from another source).



STAFF RECOMMENDATION:

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

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0080
75 King Street
August 15, 2019

STAFF PHOTOGRAPHS:



F2019-0080
75 King Street
August 15, 2019

SUMMARY SCOPE OF WORK:

- Re-install large, lighted metal letters on the front of City Hall

CITY CODES/DESIGN GUIDELINES:

Mediterranean Influence Styles (1885-1940)

Mediterranean-influenced styles of architecture include Mediterranean Baroque, Spanish Renaissance Revival, Moorish Revival, Italian Renaissance (Venetian Renaissance), Spanish Colonial Revival and Mission. Florida's Spanish heritage and semi-tropical climate favored the use of Mediterranean designs. The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish Renaissance Revival, Italian Renaissance and Moorish Revival churches and hotels built in St. Augustine in the 1880s.

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.

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

- It is most appropriate to locate new signs on the flat, unadorned parts of a facade, including above doors or windows.
- Use simple design and lettering styles such as block-style and serif style, painted in high contrast to the sign board color.
- Highly ornate signs are inappropriate
- Signs that obscure architectural details such as windows, cornice, decorative brickwork and storefronts are inappropriate.

Flagler Era (1885-1905)

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.

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.

Secretary of the Interior's Standards for Rehabilitation

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

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

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]

F2019-0080
75 King Street
August 15, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File
2. Historic Photographs from the Library of Congress, St. Augustine Historical Society, and Florida Memory Project
3. Light Warmth Information from the Historic Downtown Streetscape Guidelines

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 85560 1009==
Site Name: Alcazar Hotel/City Hall 830== Survey Date: 8005 820==
Address: 75 King Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
813== County: St. Johns 808==
Location: City of St. Augustine 36A 868==
(subdivision) (block) (lot)
868==
Owner of Site: Name: City of St. Augustine ;
Address: City Hall
St. Augustine, FL 32084 902==
Occupant or Manager: City of St. Augustine/Lightner Museum 904==
Type of Ownership: City 848== Zoning: HP-4
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469660 3306620 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

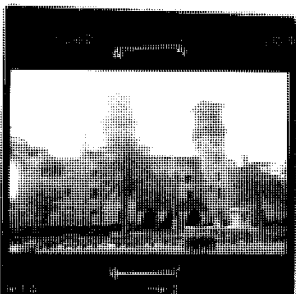
Condition of Site:		Threats to Site:	
() <u>Excellent</u>	863==	() <u>Zoning</u>	878==
(X) <u>Good</u>	863==	() <u>Development</u>	878==
() <u>Fair</u>	863==	() <u>Deterioration</u>	878==
() <u>Deteriorated</u>	863==	() <u>Borrowing</u>	878==
		() <u>Transportation</u>	878==
Integrity of Site:		() <u>Fill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

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==
Date: +1889 844== Period: 19th cent 845== Culture: American 840==
Architect: Carrere and Hastings, New York 872==
Builder: McGuire and McDonald, St. Augustine 874==
Style: Spanish Renaissance Revival 964==
Plan Type: _____ 966==
Exterior Fabrics: Natural concrete, terra cotta, brick _____ 854==
Structural Systems: Concrete, cast-in-place 856==
Features of Structure: (942)
Window Type: _____ 942==
Foundation: Concrete wall 942==
Roof Type: Hip; flat, parapet 942==
Secondary Roof Structures: Tower, hip; bay, dome 942==
Porches & Balconies: Arcaded porches _____ 942==
Chimney Location: Offset, lateral slope; interior 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Clay tile 882==
Ornament Exterior: Terra cotta work, columns, brick arches, jigsawn
rafters, spires 882==
Quantitative Data: (950-954)
Chimneys: 8 952== Dormers: _____ 954== Stories: 3-4 950==
Other: 5 story towers 956==
Surroundings: Commercial 864==
Relationship to Surroundings: Occupies block bounded by commercial and
residential building. _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Tourism, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This three to four-story building with five story towers at 75 King Street was constructed in 1887-1889 by James McGuire and Joseph McDonald. The architects John M. Carrera and Thomas Hastings borrowed from both Moorish and Spanish architectural styles, the facade resembling Seville's famed Alcazar, royal palace of kings. The austere poured concrete exterior is adorned by red terra cotta work. Matching five-story towers are topped with terra cotta columns covered by clay tile hip roofs. Cherubs decorate a round opening between the capitals. At the base, rounded projections with terra cotta work give the impression of balconets. Twenty spires lining both exterior walls and interior court are presently being restored. An inner courtyard consists of a full arcade surrounding a pond with bridge. The casino area located to the south, has a second floor entrance also decorated with ornamental terra cotta work. Large bays project from the east and west. The entire building occupies an area approximately one city block wide and three deep. It is bounded by commercial and residential neighborhoods. The former hotel faces Flagler College, previously the elegant Ponce de Leon Hotel. The College and surrounding buildings are included within the St. Augustine National Landmark Historic District.

The area of the colonial city south of the plaza and north of Bridge Street includes buildings ranging from colonial to modern times. It contains a significant number of St. Augustine's surviving colonial buildings as well as many fine Victorian buildings from the Flagler era like the development along Palm Row. Some remodeling and construction have taken place in the St. Augustine Colonial Revival style. The narrow colonial street plan is retained, and some of the streets are still surfaced in brick. Aviles Street retains some colonial ambiance with many buildings constructed on the street line, with overhanging balconies, and coquina walls. The visual effect of other streets tends to be mixed Colonial and Victorian, except along the bayfront, which is dominated by modern motels. Along this stretch of the bayfront are the last surviving buildings projecting out over the water. It is an area of combined usages--residential, commercial, educational and religious--all of which produce traffic and parking problems. As a result, many significant buildings, particularly Flagler era hotels and mansions, have been demolished over the years for

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Anon., "S. Augustini pars et terrae Florida," 1588.
2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustín," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1721 (St. Augustine, 1962), pp. 22-25 and 41-47.

parking lots or other facilities. The area is bounded on the west by the old Alcazar Hotel (now City Hall) and on the east by the seawall and bayfront. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

This former hotel at 75 King Street was originally planned as an annex to the larger, more expensive hotel across the street, the Ponce de Leon. Both projects of oil magnate, Henry M. Flagler, were inspired by the poured concrete residence of Franklin W. Smith, known as the Villa Zorayda.(4) The name, Alcazar, is the Spanish term for "fortress". Both Spanish and Moorish elements were incorporated into the design. A Tatler article describes the evolution of the hotel into a popular winter hostelry in its own right.

"Although the first intention in constructing this building was as an annex of the Ponce de Leon; before its

completion, this idea seemed impracticable, and a restaurant was built in addition to it, and the house first opened on the European plan, a year later on both the European and American plans. But this was not entirely satisfactory, and it was then managed on the American plan, alone, growing constantly in popularity, and each season additions were made to it, in order to meet the demands made upon it.

"Three years ago, forty rooms were added, with a larger parlor and ladies' waiting room on the first floor, occupying the space of four shops, and an annex to the dining room. The season following was one of unparalleled success. Last year, owing to the depression in financial circles, the house was opened for rooms only.

"The Alcazar is built around four sides of a square, or court, the lower, or office floor, entirely surrounded by a beautiful arched loggia. The rooms are arranged to either look into the court or streets surrounding the house. They are large and beautifully furnished, the parlors attractive and with handsome appointments. A superior cuisine and service will be maintained, with an excellent staff and corps of help."(5)

In addition to the hotel accommodations, the famous pool and Turkish and Russian Baths were an attraction to visitors and residents. The Casino received the following write-up in 1896.

"The Casino, containing the immense swimming pool, Turkish and Russian baths, ball-room is the place of amusement of the city, the Mecca of every visitor to St. Augustine. Architecturally it is stately and imposing without and within, the immense arches rising out of the pool and supporting the roof are the largest in the country, having a span of thirty feet; these are arranged three on either side with one at each end. The bathing-pool with an immense volume of water constantly pouring in and out, is of course the great attraction and the morning the fashionable hour, a band of music on the third floor then discourses sweet music, and the fashionable world repairs there to swim or see their friends enjoy it, meet their friends and arrange for the rest of the day, a swimming teacher is always present--one for ladies and another for gentlemen. Hours are set apart when only women are admitted to the pool for the benefit of those wishing to learn to swim. The dressing-rooms for the bathers are large and light and smaller pools are provided for those desiring privacy.

"The third floor forms one of the handsomest ball-rooms in the country, heavy pilasters and cornices adorn the walls, hundred of electric lights shed a softening ray over the merry makers who gather there. The floor twenty-eight feet in width entirely surrounds the opening of the pool which rises to the glass covered roof. The south side of the building contains a stage, heavy curtains may be dropped over the arch ways thus converting it into an audience hall capable of seating at least five hundred persons. Here concerts and others entertainments are constantly given during the season. The guests of the East Coast system of hotels reaching the floor by the elevator thus avoiding any stairs."(6)

Depression years forced the hotel to close in 1932. In 1947 publisher O. C. Lightner purchased the building from the Florida East Coast Hotel Company for the purpose of exhibiting his extensive collection of Victorian memorabilia. The building was renovated after 1969 for use as a museum and municipal offices. The St. Augustine City Hall was dedicated on April 27, 1973, and Lightner Museum opened its doors on August 12, 1974.(7) Early Sanborn Maps show the site and surrounds of the Alcazar as being occupied by a Methodist-Episcopal Church, a Skating Rink, and Maria Sanchez Creek. The Skating Rink was operated by Orange Howes and the Church was the newly formed Olivet Methodist. Flagler purchased the marsh land offering to relocate the Methodist congregation in a building to be designed and constructed by his own architects, Carrera and Hastings, and contractors, McGuire and McDonald. The resulting house of worship is Grace United Methodist Church on Carrera Street. The filled in marshland and newly widened Cordova Street (formerly Tolomato) were a result of Flagler's vision of a "winter Newport".(8)

ARCHAEOLOGY

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

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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
 4. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 176.
 5. Tatler, December 15, 1894, p. 3.
 6. Ibid., January 18, 1896.
 7. Alcazar File, St. Augustine Historical Society; Marker: St. Johns County Historical Commission.
 8. Sanborn, 1884, 1888; St. Augustine City Directory, 1885, 1899; The Vacationer, "Grace Methodist Church, October 30, 1974, pp. 4-5.

FLORIDA MASTER SITE FILE
HISTORIC SITE DATA SHEET

	FDAHRM	802==
Site No.	8SJ60	1009==
Site Name	Alcazar Hotel	830==
Other Name(s) for Site	Historic Lightner Museum, Lightner Municipal	930==
Other Nos. for Site	Exposition	906==
NR Classification Category:	building	916==
County	St. Johns	808==
Instruction for locating (or address)	79 King Street, St. Augustine, Fl.	
		813==
Location:		868==
	subdivision name / block no. / lot no.	
Owner of Site: Name:	City of St. Augustine	;
Address:	City Hall	902==
	St. Augustine, Fl.	902==
Occupant, Tenant, or Manager:		
Name:		;
Address:		
		904==
Reporter (or local contact):		
Name:		;
Address:		
		816==
Recorder:		
Name & Title:	Schuck, J.P., Chief, Bureau of Historic Preservation	;
Address:	FDAHRM	
		818==
Survey Date	7008	820==
Type of Ownership	public	848==
Inventory Status		914==
Previous Survey(s): (enter activity/title of survey/name/date/repository)		
	Part of St. Augustine Historic District National Register	
Nomination		
		839==
Recording Station	HPS	804==
Specimens (Inventory Numbers)		870==
Date of Visit to Site		828==
Recording Date		832==
Photographic Record Numbers		
		860==

HISTORIC SITE DATA SUPPLEMENT

Site Name Alcazar Hotel

Present Use (check one or more as appropriate)

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

Original Use (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| ☐ Agricultural 838== | ☐ Government 838== | ☐ Park 838== | ☐ Transportation 838== |
| ☐ Commercial 838== | ☐ Industrial 838== | ☐ Private Residence 838== | Other (Specify): |
| ☐ Educational 838== | ☐ Military 838== | ☐ Religious 838== | ☐ 838== |
| ☐ Entertainment 838== | ☐ Museum 838== | ☐ Scientific 838== | ☐ 838== |

Cultural Classification: Specific Dates: Beginning 844==

Culture/Phase 840==

Developmental Stage 842==

Period (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| ☐ Pre-Columbian 845== | ☐ 16th Century 845== | ☐ 18th Century 845== | ☐ 20th Century 845== |
| ☐ 15th Century 845== | ☐ 17th Century 845== | ☒ 19th Century 845== | |

Areas of Significance (check one or more as appropriate)

- | | | | |
|--|---|--|--|
| ☐ Aboriginal 910== | ☐ Community Planning 910== | ☒ Landscape Architecture 910== | ☐ Sculpture 910== |
| ☐ Archaeology Prehistoric 910== | ☐ Conservation 910== | ☐ Law 910== | ☐ Social/Humanitarian 910== |
| ☐ Archaeology Historic 910== | ☐ Economics 910== | ☐ Literature 910== | ☐ Theater 910== |
| ☐ Agriculture 910== | ☐ Education 910== | ☐ Military 910== | ☒ Transportation 910== |
| ☒ Architecture 910== | ☒ Engineering 910== | ☐ Music 910== | Other (Specify): |
| ☐ Art 910== | ☐ Exploration & Settlement 910== | ☐ Philosophy 910== | ☐ 910== |
| ☐ Commerce 910== | ☐ Industry 910== | ☐ Politics/Govt. 910== | ☐ 910== |
| ☐ Communications 910== | ☐ Invention 910== | ☐ Religion 910== | ☐ 910== |
| | | ☐ Science 910== | ☐ 910== |

Remarks & Recommendations:

Statement of Significance (use continuation sheet if necessary)

The Alcazar Hotel was constructed in 1887-1889 by Henry Flagler as a part of a complex of three buildings of Moorish-Spanish architecture, in his quest to create a "Riviera" on the eastern seaboard of the United States.

The Alcazar Hotel, the name being Arabic (Al-kasr) for "royal castle", was the second of the luxurious hostelries erected in St. Augustine by Henry M. Flagler, known first in the nation's financial marts as an associate of John D. Rockefeller in the creation of the parent Standard Oil Company.

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

The Alcazar Hotel building is an original architectural style composite of Spanish Renaissance mingled with adaptations borrowed from Moorish buildings in Spain. The castles of Seville were copied in some of the decorative design; and the facade bears great resemblance to Seville's famed Alcazar, royal palace of kings.

The building was completed in 1889 after two years of construction at a cost in excess of \$1,000,000. It was first used, in its then unfinished stage, in 1888 to accomodate the overflow patronage of her famed "sister", the illustrious Ponce de Leon, Henry Flagler's first hotel project which had just attained completion. The Alcazar formally came into her own the following year.

This distict and impressive structure, four stories in height standing on filled-in land, occupies a ground area of 250' by 450'. The over-all property size can best be visualized in terms of city blocks - one in width, three in depth.

The construction of the outer walls was a shell rock formation indigenous to the St. Augustine area. It is known as coquina. The present building is one of the first constructed in the United States of poured concrete.

The Alcazar in its original interior design had 300 guest rooms, in an age when private-bath-in-every-room was not accepted requirement. As the pattern changed in hotel accomodations this conversion in the Alcazar left 170 guest rooms. There were, of course, elaborate and expansive writing and lounge rooms, spacious lobbies and two large dining rooms with comparable allowances for kitchen, baking and refrigeration facilities.

In the south section of the building were located the Turkish and Russian baths, Swedish massage services and kindred activities. The natural artesian water used here was presumed to have medicinal benefits. It was obtained from a free-flowing well located on the property.

Adjoining the baths was and still is the magnificent Casino, the then recreation and social center of the Alcazar, Ponce de Leon, and the community as well. Here was in all probability the largest indoor swimming pool in the nation. On the upper balcony of the Casino were staged dances, entertainments, and other social functions.

The Casino pool, which has since been floored over, was the scene of many memorable sports occasions. The national AAU swimming championship meets were held in this pool, an old program dated February, 1925, listing such nationally famous feminine entries as Gertrude Ederle, Helen Wainwright, Aileen Riffin, Helen Meany, Adelaide Lambert, Sybil Bauer, champions all.

(See Continuation Sheet) .

CONTINUATION SHEET

PRESENT & ORIGINAL PHYSICAL APPEARANCE (Cont.)

-2-

Along with the other events the Casino is now the setting for the annual St. Augustine Antiques Show, established by Mr. Lightner and presented in January of each year.

Tennis courts were at the rear of the building and on them trod the feet of champions, Tilden, Richards, Doeg, and others of that era.

The Alcazar was closed in 1930 due to the national economic depression. It remained closed and unihabited until purchased by Otto C. Lightner, in 1947.

The interior of the building had suffered quite some deterioration during the 17 years it had been uncared for. An expensive program of rehabilitation was necessary before the property would be habitable. Mr. Lightner allotted \$150,000 of his personal funds for this purpose; and work in the area of the first two floors and the Casino was commenced and completed to its present appearance. In the latter part of 1947 the facility was in condition to receive the exhibits from the Chicago Museum of Mr. Lightner.

FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No.	_____	1009==
Site Name	Alcazar Hotel	830==
Other Name(s) for Site	Lightner Museum - City Hall	930==
Other Nos. for Site	_____	906==
NR Classification Category:	Building	916==
County	St. Johns	808==
Instructions for locating site (or address)	King Street St. Augustine, FL 32084	
	_____	813==
Location:	City of St. Augustine / 36A / _____	868==
	subdivision name block no. lot no.	
Owner of Site: Name	City of St. Augustine	
Address	City Hall - St. Augustine, FL 32084	902==
Occupant, Tenant, or Manager:		
Name	_____	
Address	_____	904==
Reporter (or local contact):		
Name	_____	
Address	_____	816==
Recorder:		
Name & Title	Harper, Robert W. (Assistant Curator)	
Address	H.S.A.P.B.	818==
Survey Date	7809 820== Type Ownership City	848==
Inventory Status	_____	914==
Previous Survey(s), Excavation(s) or Collection(s): (enter activity/title of project or survey/ name/date/repository)	_____	

	_____	839==
	_____	804==
Recording Station	_____	870==
Specimens (Inventory Numbers)	_____	
Specimens (Present Repository of Materials)	_____	880==
Date of Visit to Site	_____ 828== Recording Date	832==
Photographic Record Numbers	_____	
	_____	860==

Location of Site (Specific):

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

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

812==

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

OR

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

800==

UTM Coordinates: 17 469660 3306620 890==
Zone Easting Northing

Description of Site:

Original Use(s) of Site _____ 838==

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

Condition of Site: Check one ☐ Excellent 863== ☒ Good 863== ☐ Fair 863== ☐ Deteriorated 863== ☐ Ruins 863== ☐ Unexposed 863== ☐ Redeposited 863==	Integrity of Site: Check one or more ☒ Altered 858== ☐ Unaltered 858== ☐ Destroyed 858== ☐ Restored ()(Date:) () 858== ☐ Moved ()(Date:) () 858== ☐ Original Site 858==
--	--

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

Threats to Site:

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

Threats to Site (Remarks): _____

_____ 879==

7. DESCRIPTION	
CONDITION	(Check One) ☐ Excellent ☐ Good ☒ Fair ☐ Deteriorated ☐ Ruins ☐ Unexposed
	(Check One) ☒ Altered ☐ Unaltered (Check One) ☐ Moved ☒ Original Site
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE	
The <u>Alcazar Hotel</u> building is an original architectural style composite of Spanish Renaissance mingled with adaptations borrowed from Moorish buildings in Spain. The castles of Seville were copied in some of the decorative design; and the facade bears great resemblance to Seville's famed Alcazar, royal palace of kings. The building was completed in 1889 after two years of construction at a cost in excess of \$1,000,000. It was first used, in its then unfinished stage, in 1888 to accommodate the overflow patronage of her famed "sister", the illustrious Ponce de Leon, Henry Flagler's first hotel project which had just attained completion. The Alcazar formally came into "her own" the following year. This distinct and impressive structure, four stories in height, standing on filled-in land, occupies a ground area of 250' by 450'. The over-all property size can best be visualized in terms of city blocks - one in width, three in depth. The construction of the outer walls was a shell rock formation indigenous to the St. Augustine area. It is known as coquina. The present building is one of the first constructed in the United States of poured concrete. The Alcazar in its original interior design had 300 guest rooms, in an age when private-bath-in-every- room was not an accepted requirement. As the pattern changed in hotel accommodations this conversion in the Alcazar left 170 guest rooms. There were, of course, elaborate and expansive writing and lounge rooms, spacious lobbies and two large dining rooms with comparable allowances for kitchen, baking and refrigeration facilities. In the south section of the building were located the Turkish and Russian baths, Swedish massage services and kindred activities. The natural artesian water used here was presumed to have medicinal benefits. It was obtained from a free-flowing well located on the property. Adjoining the baths was and still is the magnificent Casino, the then recreation and social center of the Alcazar, Ponce de Leon, and the community as well. Here was in all probability the largest indoor swimming pool in the nation. On the upper balcony of the Casino were staged dances, entertainments, and other social functions.	

SEE INSTRUCTIONS

Continued...

Alcazar Hotel
St. Augustine
7. Description

The Casino pool, which has since been floored over, was the scene of many memorable sports occasions. The national AAU swimming championship meets were held in this pool, an old program dated February, 1925, listing such nationally famous feminine entries as Gertrude Ederle, Helen Wainwright, Aileen Riggin, Helen Meany, Adelaide Lambert, Sybil Bauer, champions all.

Along with the other events the Casino is now the setting for the annual St. Augustine Antiques Show, established by Mr. Lightner and presented in January of each year.

Tennis courts were at the rear of the building and on them trod the feet of champions, Tilden, Richards, Doeg, and others of that era.

The Alcazar was closed in 1930 due to the national economic depression. It remained closed and uninhabited until purchased by Otto C. Lightner, in 1947.

The interior of the building had suffered quite some deterioration during the 17 years it had been uncared for. An expensive program of rehabilitation was necessary before the property would be habitable. Mr. Lightner allotted \$150,000 of his personal funds for this purpose; and work in the area of the first two floors and the Casino was commenced and completed to its present appearance. In the latter part of 1947 the facility was in condition to receive the exhibits from the Chicago Museum of Mr. Lightner.

3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

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

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

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

STATEMENT OF SIGNIFICANCE

The Alcazar Hotel was constructed in 1887-1889 by Henry Flagler as a part of a complex of three buildings of Moorish-Spanish Architecture, in his quest to create a "Riviera" on the eastern seaboard of the United States.

The Alcazar Hotel, the name being Arabic (Al-kasr) for "royal castle," was the second of the luxurious hostelrys erected in St. Augustine by Henry M. Flagler, known first in the nation's financial marts as an associate of John D. Rockefeller in the creation of the parent Standard Oil Company.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ00060**
 Field Date **2-26-2013**
 Form Date **2-26-2013**
 Recorder # **COSA**

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) Alcazar Hotel Multiple Listing (DHR only) _____
 Survey Project Name _____ 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

Address: 75 King Street Street Suffix Direction
 Cross Streets (nearest / between) King/Cordova/Granada/Bridge Streets
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1992 Plat or Other Map City of St. Augustine
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 199570 0000 Landgrant _____
 Subdivision Name City of St. Augustine Block 36A Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 469660 Northing 3306620
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1889 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Hotel From (year): 1889 To (year): 1932
 Current Use City hall From (year): 1973 To (year): now
 Other Use Art gallery/Museum/Planetarium From (year): 1974 To (year): now
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature see attached
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Carrere and Hastings Builder (last name first): McGuire and McDonald
 Ownership History (especially original owner, dates, profession, etc.) Henry M. Flagler, oil magnate, railroad entrepreneur; Otto C. Lightner, magazine publisher, 1947
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Historic Preservation Zone 4

DESCRIPTION

Style Mediterranean Revival Exterior Plan Other Number of Stories 2-5
 Exterior Fabric(s) 1. Concrete-poured 2. Terra cotta 3. Brick
 Roof Type(s) 1. Hip 2. Flat 3. Other
 Roof Material(s) 1. Pantile 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Pavilion tower 2. Other
 Windows (types, materials, etc.) Multi windows: restored 4/1 DHS in pairs, 4/1 DHS with arched transom arranged in single form, fixed 1/1, metal SHS 2/2 horizontal panes, fixed
 Distinguishing Architectural Features (exterior or interior ornaments) Terra cotta work, columns, brick arches, jigsaw rafters, spires
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) two symmetrical structures are located on southwest and southeast corners which have a concrete base, terra cotta spiral columns, and tile hipped roof

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. 8 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Concrete 2. Cast-in-place concrete 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Poured Concrete Footing 2. _____
 Main Entrance (stylistic details) Front entry is on center through an arcaded loggia beyond an expansive lawn decorated with a large fountain & landscape
 Porch Descriptions (types, locations, roof types, etc.) NE&NW corner of 4th floor have open and hip roof covered porches; SE&SW corner of 3rd floor have semi-circular porches under tile roof decorated with terra cotta columns; south elevation on 2nd floor has open porch along facade.
 Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
 Narrative Description of Resource (see attached)

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) see attached

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) The Alcazar Hotel is a contributing building to the St. Augustine National Register Historic District and was individually listed on the National Register in 1971.
 Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
 1. Engineering 3. Landscape architecture 5. Tourism
 2. Architecture 4. Transportation 6. Archaeology-historic

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 Jennifer Wolfe Affiliation City of St. Augustine
 Recorder Contact Information 75 King Street, St. Augustine, FL 32084 / (904) 825-1060
 (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.

CONTINUATION SHEET/SUPPLEMENT SITE DATA

ALCAZAR HOTEL (SJ00060)
75 KING STREET

Taken from original FMSF form recorded in 1980

This three to four story building with five story towers at 75 King Street was constructed in 1887-1889 by James McGuire and Joseph McDonald. The architects John M. Carrere and Thomas Hastings borrowed from both Moorish and Spanish architectural styles, the façade resembling Seville's famed Alcazar, royal palace of kings. The austere poured concrete exterior is adorned by terra cotta work. Matching five-story towers are topped with terra cotta columns covered by clay tile hip roofs. Cherubs decorate a round opening between the capitals. At the base, rounded projections with terra cotta work give the impression of balconets. Twenty spires lining both exterior walls and interior court have been restored. An inner courtyard consists of a full arcade surrounding a pond with bridge. The casino area located to the south has a second floor entrance also decorated with ornamental terra cotta work. Large bays project from the east and west. The entire building occupies an area approximately one city block wide and three deep. It is bounded by commercial and residential neighborhoods. The former hotel faces Flagler College, previously the elegant Ponce de Leon Hotel. The College and surrounding buildings are included within the St. Augustine National Register Historic District.

The area of the colonial city south of the plaza and north of Bridge Street includes buildings ranging from colonial to modern times. It contains a significant number of St. Augustine's surviving colonial buildings as well as many fine Victorian buildings from the Flagler era like the development along Palm Row. Some remodeling and construction have taken place in the St. Augustine Colonial Revival style. The narrow colonial street plan is retained, and some of the streets are still surfaced in brick. Aviles Street retains some colonial ambiance with many buildings constructed on the street line, with overhanging balconies, and coquina walls. The visual effect of other streets tends to be mixed Colonial and Victorian, except along the bayfront, which is dominated by modern motels. Along this stretch of the bayfront are the last surviving buildings projecting out over the water. It is an area of combined usages – residential, commercial, educational and religious – all of which produce traffic and parking problems. As a result, many significant buildings, particularly Flagler era hotels and mansions, have been demolished over the years for parking lots of other facilities. The area is bounded on the west by the old Alcazar Hotel (now City Hall) and on the east by the seawall and bayfront. It is part of the National Register Historic District.

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.¹ All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the

¹ Kathleen Deagan, et. Al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Anon., "S. Augustini pars et terrae Florida," 1588.

furnished, the parlors attractive and with handsome appointments. A superior cuisine and service will be maintained, with an excellent staff and corps of help.⁵

In addition to the hotel accommodations, the famous pool and Turkish and Russian Baths were an attraction to visitors and residents. The Casino received the following write-up in 1896:

“The Casino, containing the immense swimming pool, Turkish and Russian baths, ball-room is the place of amusement of the city, the Mecca of every visitor to St. Augustine. Architecturally it is stately and imposing without and within, the immense arches rising out of the pool and supporting the roof are the largest in the country, having a span of thirty feet; these are arranged three on either side with one at each end. The bathing-pool with an immense volume of water constantly pouring in and out, is of course the great attraction and the morning the fashionable hour, a band of music on the third floor then discourses sweet music, and the fashionable world repairs there to swim or see their friends enjoy it, meet their friends and arrange for the rest of the day, a swimming teacher is always present – one for ladies and another for gentlemen. Hours are set apart when only women are admitted to the pool for the benefit of those wishing to learn to swim. The dressing-rooms for the bathers are large and light and smaller pools are provided for those desiring privacy.

“The third floor forms one of the handsomest ballrooms in the country, heavy pilasters and cornices adorn the walls, hundred of electric lights shed a softening ray over the merry makers who gather there. The floor twenty-eight feet in width entirely surrounds the opening of the pool which rises to the glass covered roof. The south side of the building contains a stage, heavy curtains may be dropped over the archways thus converting it into an audience hall capable of seating at least five hundred persons. Here concerts and other entertainments are constantly given during the season. The guests of the East Coast system of hotels reaching the floor by the elevator thus avoiding any stairs.⁶

Depression years forced the hotel to close in 1932. In 1947 publisher O.C. Lightner purchased the building from the Florida East Coast Hotel Company for the purpose of exhibiting his extensive collection of Victorian memorabilia. The building was renovated after 1969 for use as a museum and municipal offices. The St. Augustine City Hall was dedicated on April 27, 1973, and Lightner Museum opened its doors on August 12, 1974.⁷

Early Sanborn Maps show the site and surrounds of the Alcazar as being occupied by a Methodist-Episcopal Church, a Skating Rink, and Maria Sanchez Creek. The Skating Rink was operated by Orange Howes and the Church was the newly formed Olivet Methodist. Flagler purchased the marsh land offering to relocate the Methodist congregation in a building to be designed and constructed by his own architects, Carrere and Hastings, and contractors, McGuire and McDonald. The resulting house of worship is Grace United Methodist Church on Carrera Street. The filled in marshland and newly widened Cordova Street (formerly Tolomato) were a result of Flagler’s vision of a “winter Newport.”⁸

⁵ Tatler, December 15, 1894, p.3.

⁶ Ibid., January 18, 1896.

⁷ Alcazar File, St. Augustine Historical Society; Marker: St. Johns County Historical Commission.

⁸ Sanborn, 1884, 1888; St. Augustine City Directory, 1885, 1899; The Vacationer, “Grace United Methodist Church, October 30, 1974, pp. 4-5.

Archaeology

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

Alterations after 1980 FMSF was recorded:

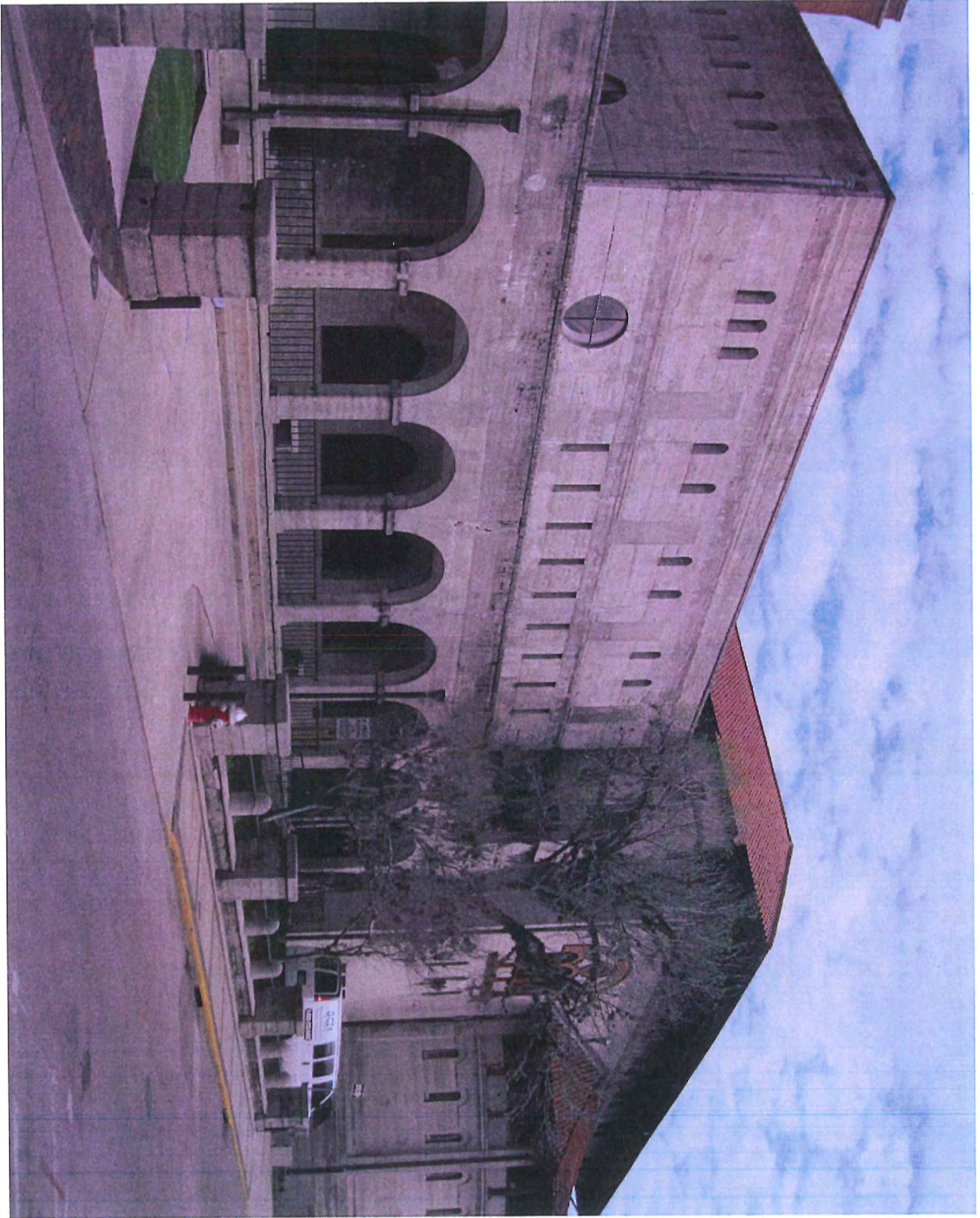
- Terra cotta columns on northwest and northeast pavilion towers were replaced (1997)
- Roof repairs to flat roof areas including decking, membranes of east porch floor and the east and west loggias (1998, 2004)
- Roof repairs to clay tile roof on center rectangular building connecting Lightner Museum and City Hall building sections and the shingle roof area of the City Hall building section (2008)
- Addition of a handicap accessible coquina concrete ramp with wood railing connecting to the east loggia (2004)
- Reproduction black iron light fixtures installed along both first floor loggias and the front lawn fixtures (2005)
- Continuous replacement of the non-historic aluminum window units with wood windows matching the original window patterns (2008-onward)
- Arched double door on south elevation replaced with matching wood door (2009)











SJ00060





SJ00060







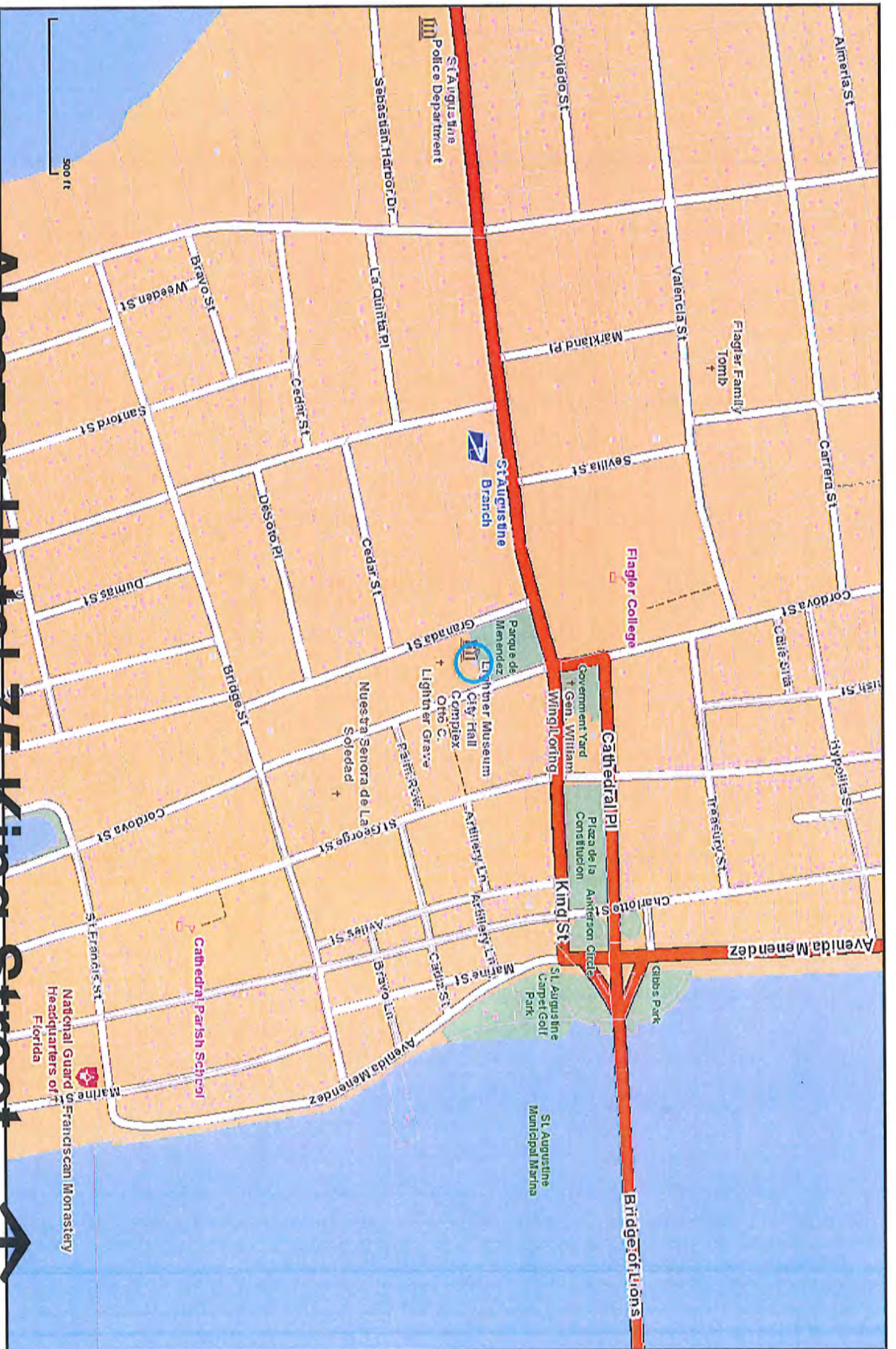


SJ00060





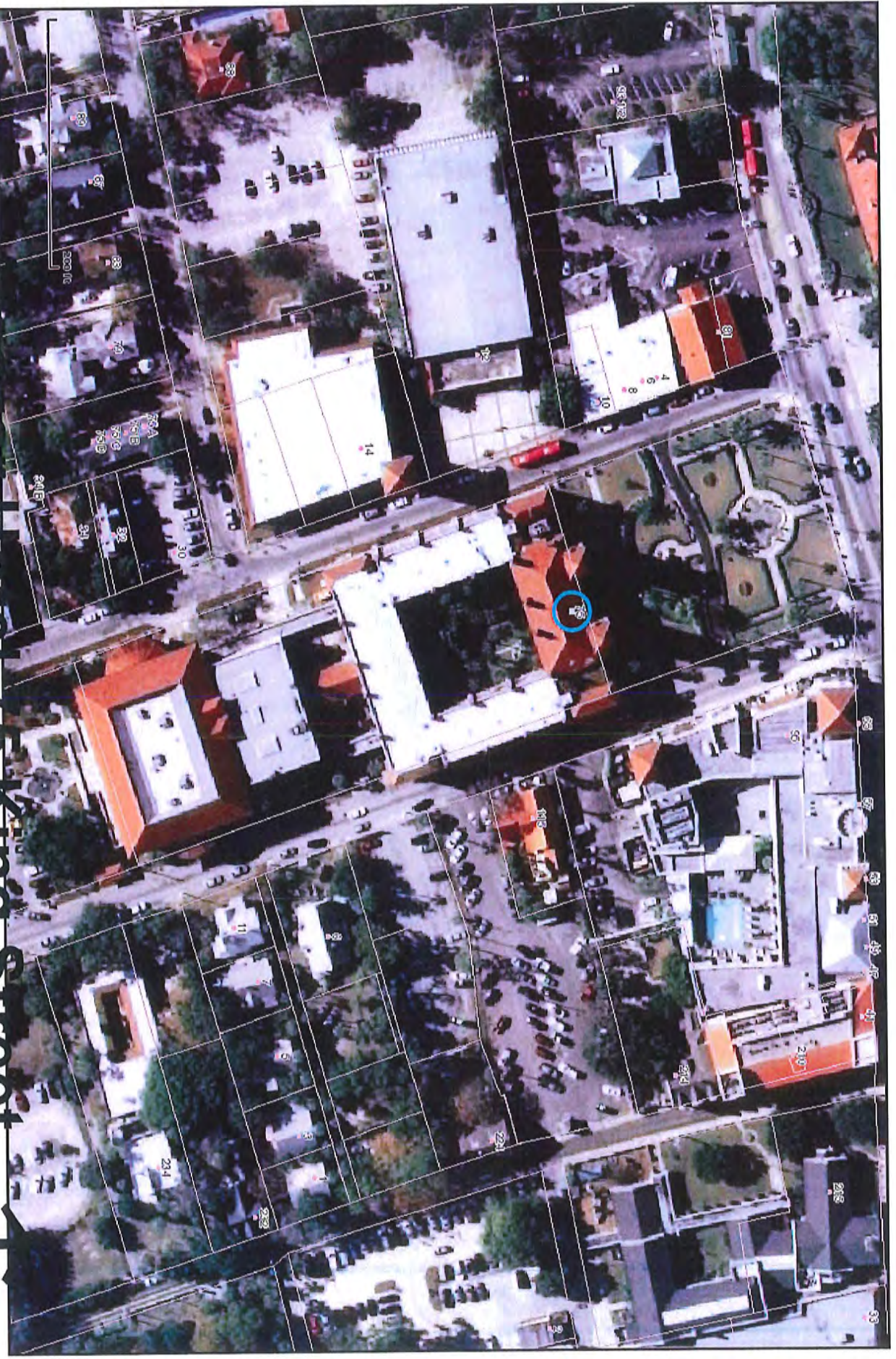




Alcazar Hotel 75 King Street SJ00060



DISCLAIMER: This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown herein.

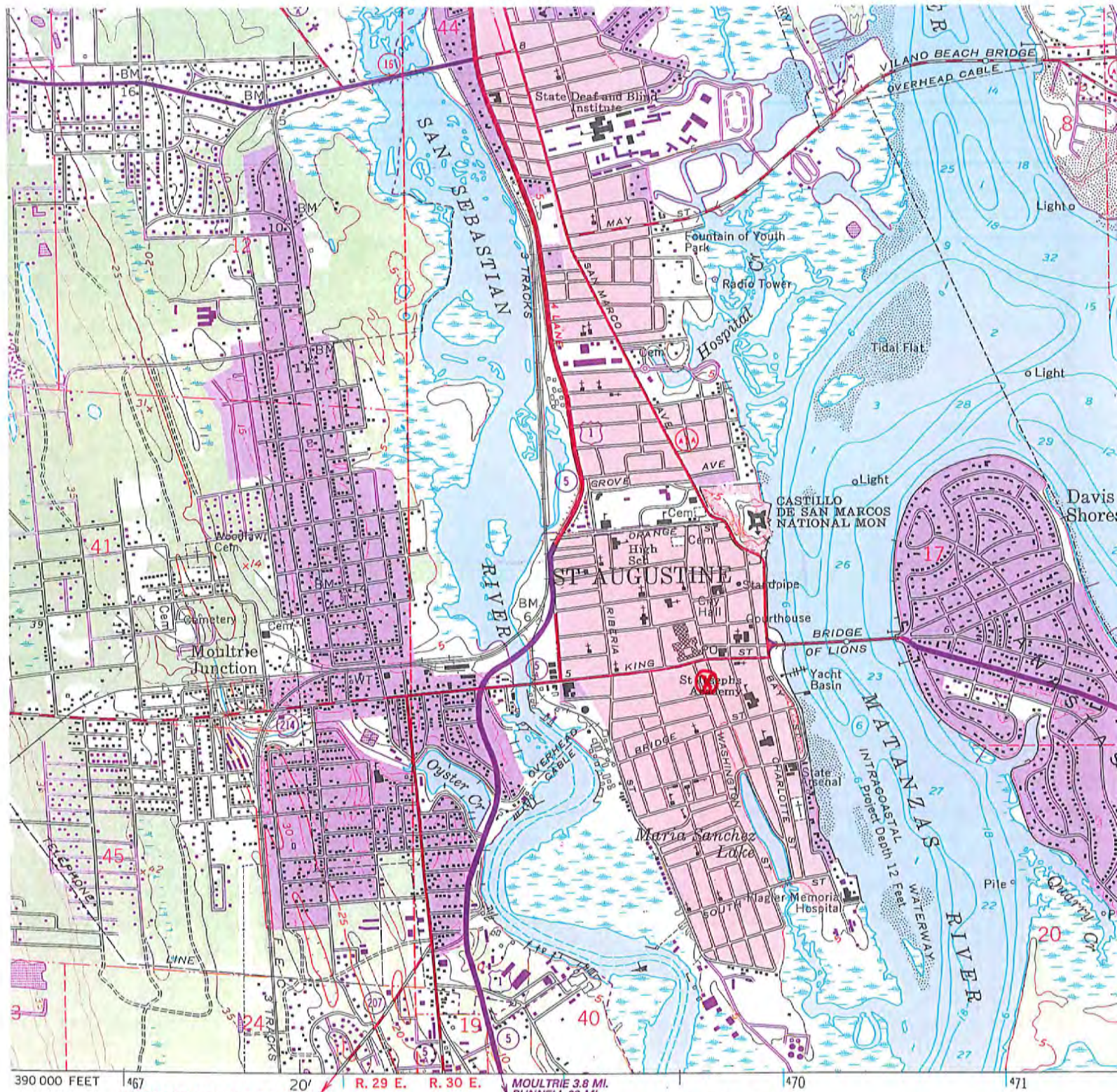


Alcazar Hotel / 5 King Street SJ00060



DISCLAIMER: This map is for reference use only. Data provided is derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Map Printed: 2/27/2013



ed from 1989 source; no major culture or drainage
erved. Boundaries and names revised 1992

hown in purple compiled from aerial photographs
and other sources. This information not
id. Map edited 1988
ndicates extension of urban area

**BID NO.
GS2008-06**

**BID NO.
GS2008-12**



**City of St. Augustine
Facilities Management Group**

**2008 City Hall
Roof Location Key**



= Construction Areas



CITY OF ST. AUGUSTINE
REQUEST FOR BIDS
BID NO. GS2008-06: LIGHTNER MUSEUM TILE ROOF - RECOVER

The City of St. Augustine is soliciting bids (FAX SUBMISSIONS WILL NOT BE ACCEPTED) from licensed Roofing Contractors for the removal and replacement of a partial section of a clay tile roofing system. Refer to location map attached to these specifications. Roofing Contractor is to provide as per specifications an "Ice & Water Shield" membrane on the existing roof deck, replace any rotten building components and reinstall the existing clay roof tiles. The project site is located at 75 King Street, St. Augustine, Florida 32084. A Field Visit and measuring of existing structure shall be done prior to submitting a bid on this project.

SCOPE OF WORK
(BASE BID)

The selected roofing contractor shall furnish, unless otherwise stated, all permits (City permit fees will be waived), labor, materials, and equipment to complete the following:

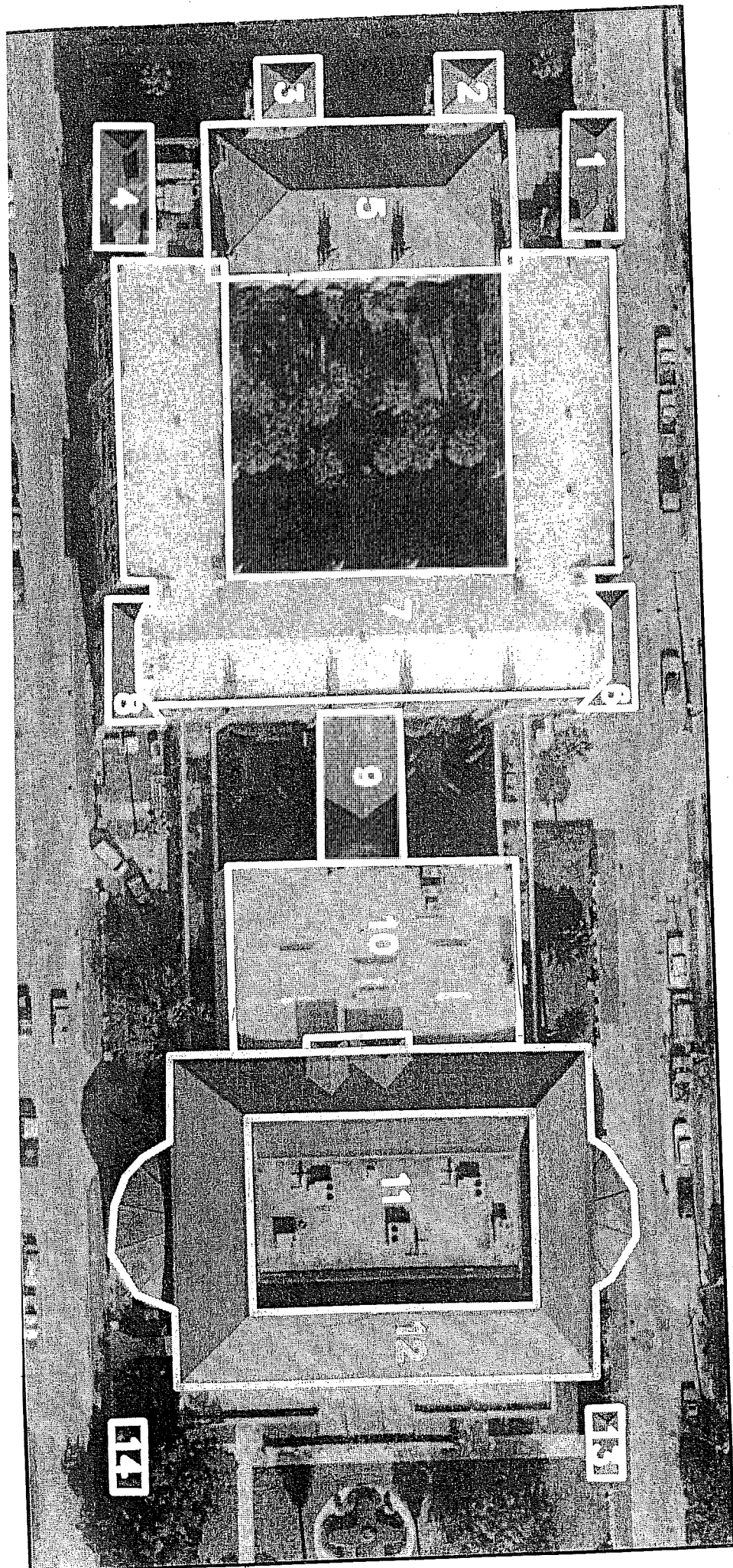
SUMMARY

This section includes the following:

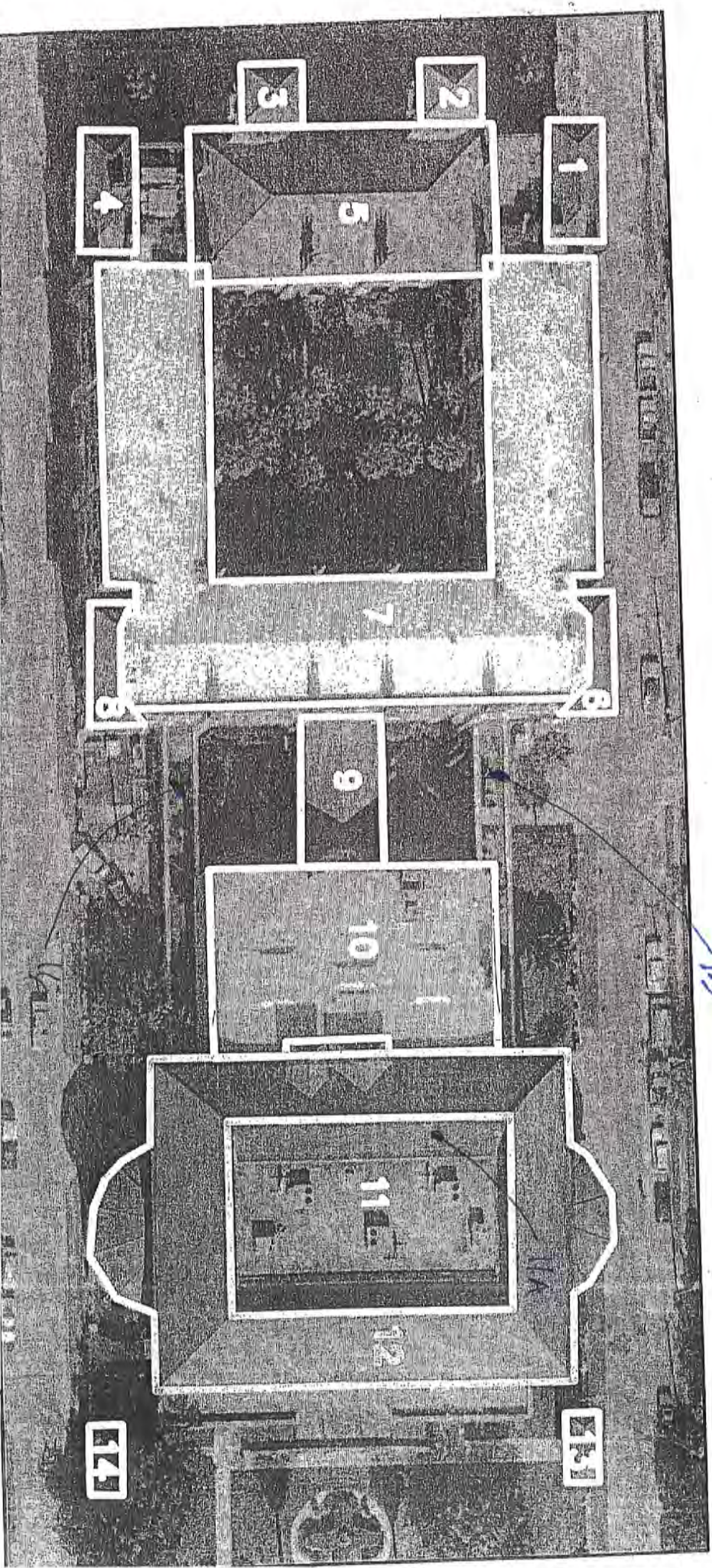
Reroof construction of:

Architectural tile system: existing clay tile, remove, safely store and reinstall.
Installed over: New Self-adhering Underlayment
Adhered over: Existing wood deck

1. Roofing contractor shall identify composition of the existing roof deck prior to commencement of the work. The roofing contractor shall notify the City of their results.
2. Remove, and properly store for reinstallation, the existing Architectural Clay Roof Tiles. Remove felt or other existing membrane down to the roof deck.
3. Inspect roof deck for any possible replacement. Provide a square foot calculation of the area to be replaced using the unit costs provided in bidding documents. Furnish and install wood blocking as necessary.
4. Remove and reinstall the existing copper guttering system. It is the Contractor's responsibility to take special care so as not to damage the existing gutters and downspouts.
5. Furnish and install a new "Ice & Water Shield Membrane" as per attached specifications.
6. Furnish and install new copper flashings on all existing conditions.
7. Provide all new copper flashings on existing copper dome located at the South end of the tiled roof area. Refer to the allowance on proposal sheet for this work.
8. Materials will need to be stored / staged on the east (Granada Street side) of the building. The Contractor will be allowed to close off the circle turn-around area (Granada Street side) for all activities relating to the work. In addition, the west (Cordova Street) side of the project will need to be closed off for construction and safety purposes. The roofing contractor shall provide all street closings signs and materials, flagmen, right-of-way permits etc.



Completed Roofs: 9, 10, 11, 11A, 13, 14



THE ALCAZAR—ST. AUGUSTINE.

C. 1894
Library Congress



C. 1900
Library of Congress



4252 THE ALCAZAR AUGUSTINE, FLA.

C. 1902

Library of Congress



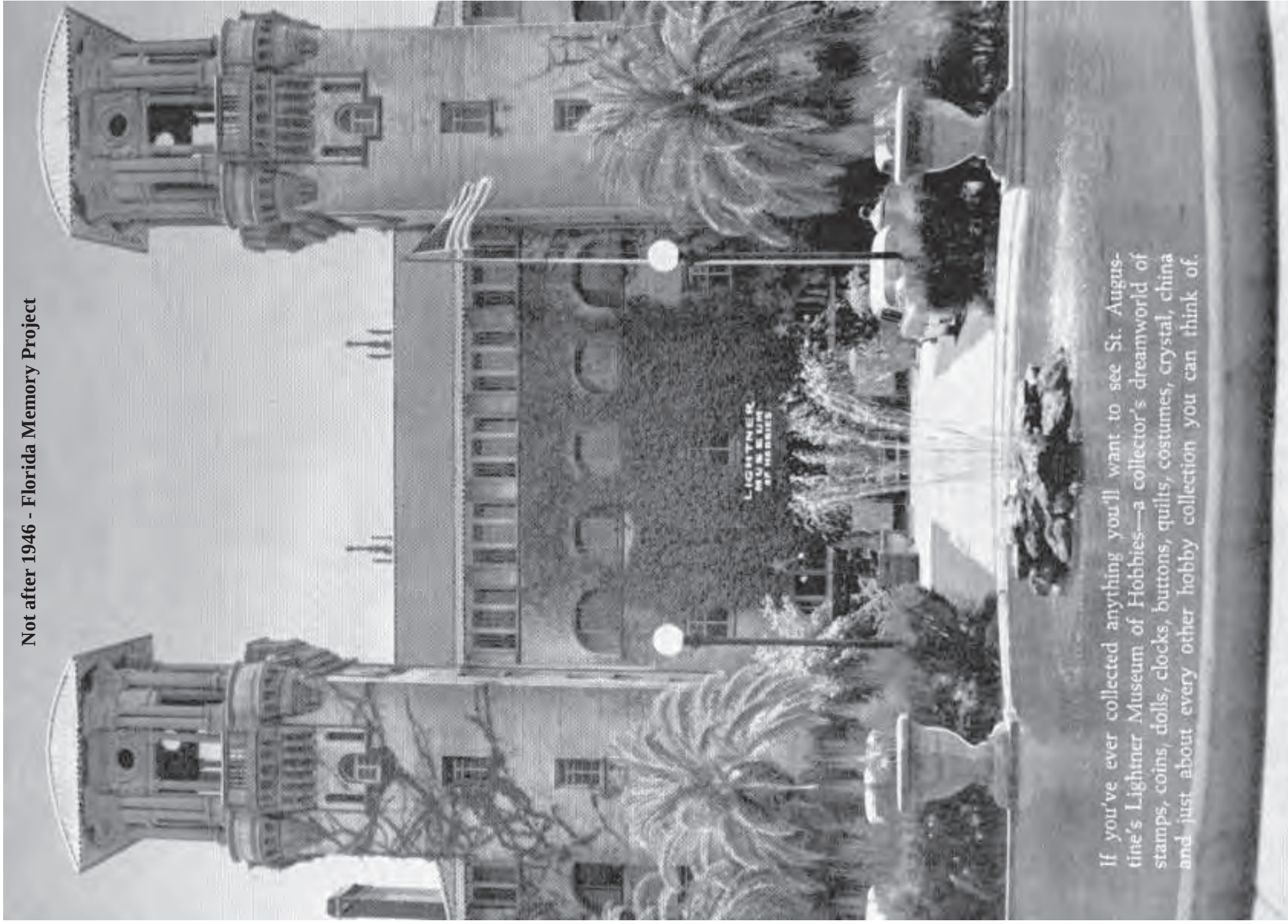
COPR. DETROIT PHOTOGRAPHIC CO.



C. 1980
Florida Memory Project

Between 1900 and 1915 - Florida Memory Project





If you've ever collected anything you'll want to see St. Augustine's Lightner Museum of Hobbies—a collector's dreamworld of stamps, coins, dolls, clocks, buttons, quilts, costumes, crystal, china and just about every other hobby collection you can think of.

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. N/A
 Advertising Costs \$ _____

BDAC Project No. 2019-0080
 Meeting Date: August 16th, 2019
 Receipt No. _____

Paid on _____

- NAME OF APPLICANT City of St. Augustine, General Services
 Business (if applicable) City of St. Augustine
 Address P.O. Box 200 / 75 King Street
 City St. Augustine State FL Zip Code 32085
 Daytime telephone 904-669-0642 Other phone/email tshield@citystaug.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER City of St. Augustine
 Business (if applicable) City of St. Augustine
 Address P.O. Box 200 / 75 King Street
 City St. Augustine State FL Zip Code 32085
 Daytime telephone (required) _____ Other phone _____
- PROJECT STREET ADDRESS 75 King Street / City Hall
- LEGAL DESCRIPTION: Lot _____ Block 35A Subdivision City of St. Aug Parcel 199570-0000
- EXISTING USE City Hall PROPOSED USE City Hall
- 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)

Re-install large, lighted metal letters on the front
of city Hall

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Tim Shields
SIGNATURE OF APPLICANT Tim Shields DATE 7/17/19
PRINT OWNER'S NAME _____
SIGNATURE OF OWNER _____ DATE _____

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

Kelli Mitchell

From: Tim Shields
Sent: Thursday, August 01, 2019 12:09 PM
To: Kelli Mitchell
Subject: RE: HARB Application
Attachments: 000_0047.JPG; 000_0048.JPG; 000_0049.JPG; 000_0050.JPG; 000_0051.JPG; 000_0052.JPG; 000_0045.JPG; 000_0046.JPG

Kelli

Here is pictures of the existing letters, pre-restoration condition. They are not completed yet. They will be the same color.
Approx. height is 48".

Tim

From: Kelli Mitchell
Sent: Tuesday, July 23, 2019 2:13 PM
To: Tim Shields <tshields@citystaug.com>
Subject: RE: HARB Application

The meeting is on August 15th. Any new material will be due 10 days before the meeting (the 5th).

Kelli Mitchell Historic Preservation Planner

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

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

RECEIVED
AUG 01 2019
Planning/Building Dept.

From: Tim Shields
Sent: Tuesday, July 23, 2019 2:08 PM
To: Kelli Mitchell <kmitchell@citystaug.com>
Subject: RE: HARB Application

When will this need to be presented? What's the date?

From: Kelli Mitchell
Sent: Tuesday, July 23, 2019 2:05 PM
To: Tim Shields <tshields@citystaug.com>
Subject: HARB Application

Tim,

Got some quick questions for you about the HARB application.

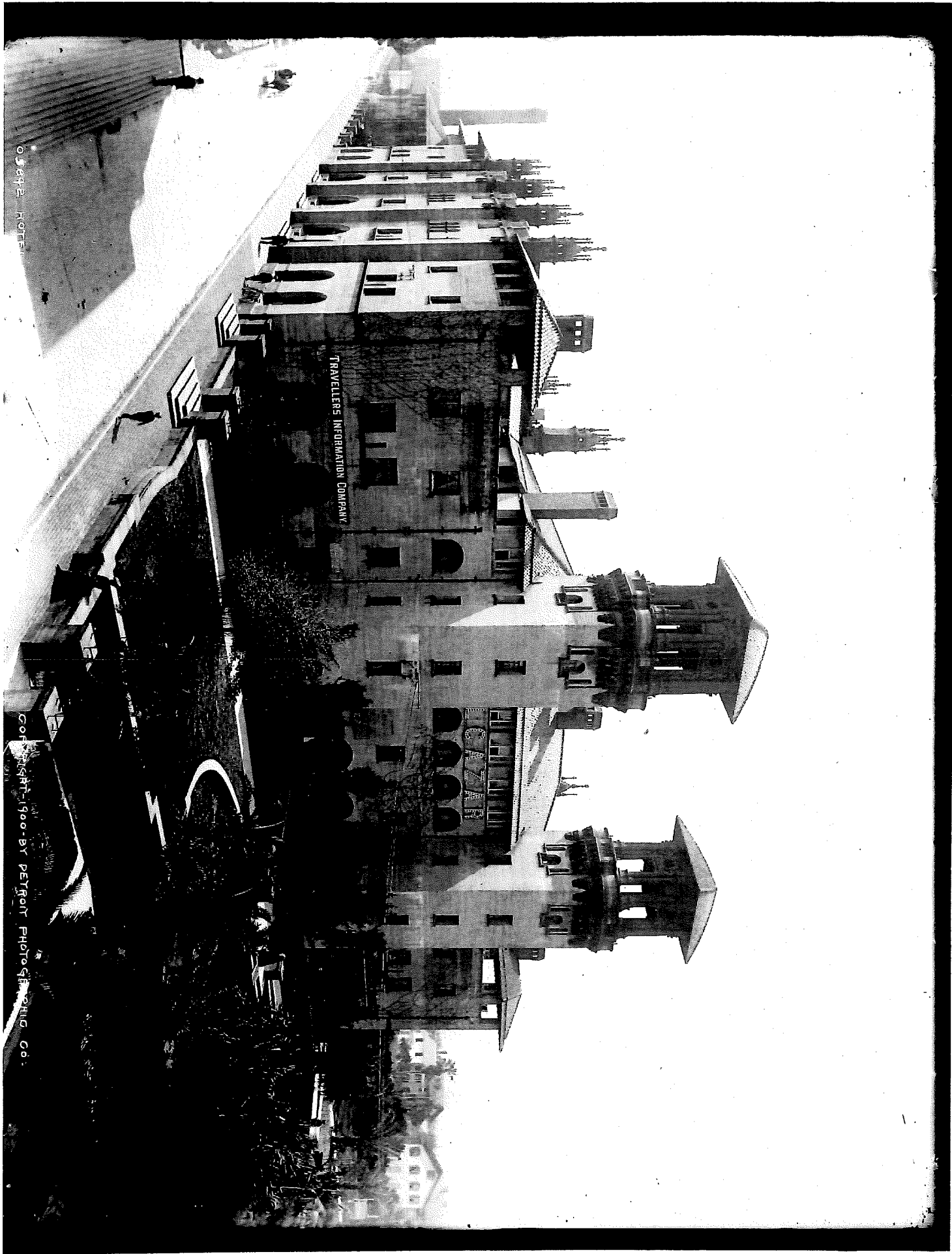
- Where will the sign be located? The historic photographs show it where the 'City of St. Augustine, Florida' sign is on the front of the building.
- If the sign will be located where the City of St. Augustine sign is currently located, are you going to relocate the existing sign or are you going to get rid of completely?
- Do you have photographs of the sign elements? The sign is visible in the photographs but it is hard to see the individual elements of it.

Thanks!

Kelli Mitchell
Historic Preservation Planner

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

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



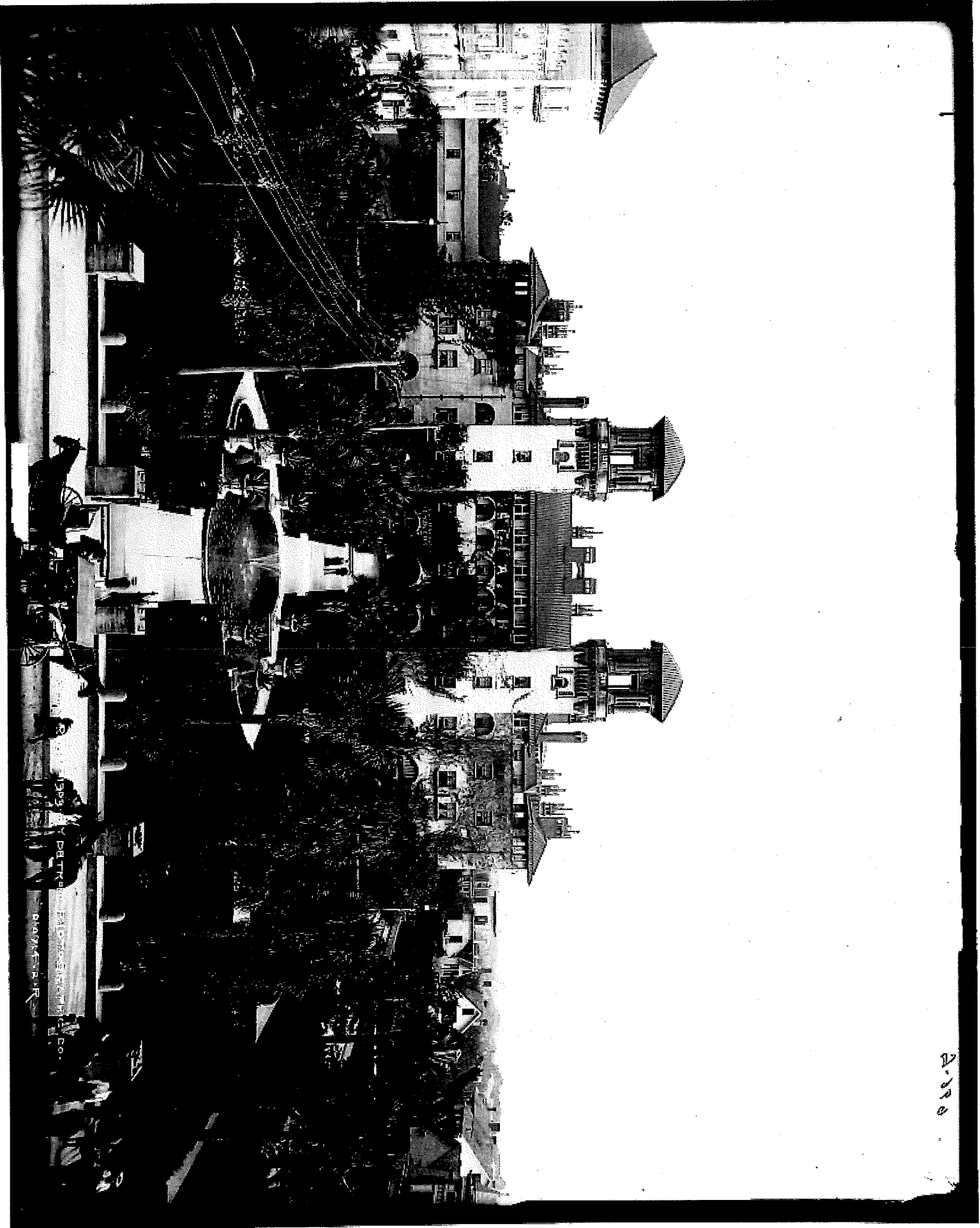
HOTEL DE VILLE

TRAVELLERS INFORMATION COMPANY

Copyright 1900 by Petrol Photo Co.



2.000





01/08/2019



01/08/2019



01/08/2019



01/08/2019



01/08/2019



01/08/2019



01/08/2019



01/08/2019



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

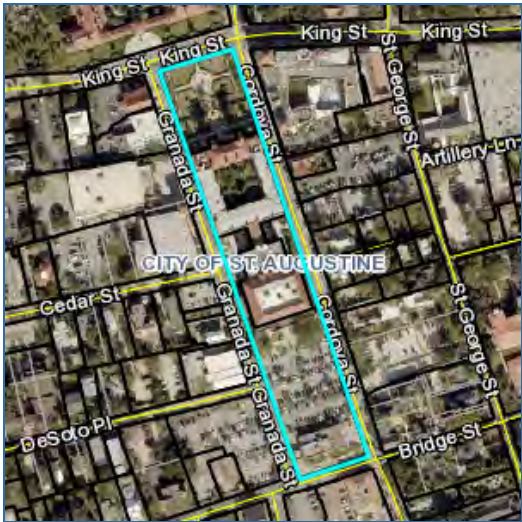
Summary

Parcel ID	1995700000
Location	75 KING ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St (COM) (610.19)
Tax Description*	CITY OF ST AUGUSTINE BLK 36-A LIGHTNER MUSEUM (EX SUITES 110 111 112 113 (FKA #3) 114 115 116 120 121 122 & 123) (EX PTS LEASED IN POOL AREA) DB167/565
	*The Description above is not to be used on legal documents.
Property Use Code	Municipally Owned (8900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	4.100
Homestead	N

Owner Information

Owner Name	City Of St Augustine Trustee 100%
	Fire Station 100%
Mailing Address	PO BOX 210
	SAINT AUGUSTINE, FL 32085-0210

Map



Valuation Information

	2019
Building Value	\$6,440,070
Extra Features Value	\$122,139
Total Land Value	\$1,787,260
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$8,349,469
Total Deferred	\$182,425
Assessed Value	\$8,167,044
Total Exemptions	\$8,167,044
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$6,454,034	\$122,139	\$848,412	\$0	\$0	\$7,424,585	\$7,424,585	\$7,424,585	\$0
2017	\$6,474,978	\$100,725	\$848,412	\$0	\$0	\$7,424,115	\$7,424,115	\$7,424,115	\$0
2016	\$6,447,704	\$101,208	\$848,412	\$0	\$0	\$7,397,324	\$7,397,324	\$7,397,324	\$0
2015	\$6,460,399	\$101,595	\$848,412	\$0	\$0	\$7,410,406	\$7,410,406	\$7,410,406	\$0
2014	\$6,092,324	\$101,884	\$846,770	\$0	\$0	\$7,040,978	\$7,040,978	\$7,040,978	\$0
2013	\$6,104,272	\$102,368	\$846,770	\$0	\$0	\$7,053,410	\$7,053,410	\$7,053,410	\$0
2012	\$6,116,220	\$102,658	\$846,770	\$0	\$0	\$7,065,648	\$7,065,648	\$7,065,648	\$0
2011	\$6,128,168	\$103,044	\$943,184	\$0	\$0	\$7,174,396	\$7,174,396	\$7,174,396	\$0
2010	\$6,140,116	\$103,334	\$1,047,982	\$0	\$0	\$7,291,432	\$7,291,432	\$7,291,432	\$0

Exemption Information

Exemption Type	Amount
City	\$8,167,044

Building Information

Building 1
Actual Area 8093
Conditioned Area 6855
Actual Year Built 1972
Use Office Building (Multi-Story)
Style 04
Class N
Exterior Wall Concrete Stucco

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

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	90%
Roofing Cover	Clay Tile	10%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	18 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	4738	4738
FINISHED STORAGE	0	320
FINISHED STORAGE	0	304
CANOPY (COMMERCIAL)	0	236
CANOPY (COMMERCIAL)	0	378
POINTER	0	0
FINISHED UPPER STORY	2117	2117
Total SqFt	6855	8093

Building	2	Roof Structure	Gable Hip
Actual Area	152246	Roof Cover	Clay Tile
Conditioned Area	131822	Interior Flooring	Sheet Vinyl
Actual Year Built	1888	Interior Wall	Drywall
Use	Government Buildings	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Sheet Vinyl	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	86 FIXTURES	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA - FORCED	46598	46598
FINISHED UPPER STORY - FORCED	85224	85224
FINISHED OPEN PORCH - FORCED	0	20424
Total SqFt	131822	152246

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Asphalt Paving	0	0	0	0	34225
Miscellaneous Item	0	0	0	0	3
Steel Door	0	0	0	0	154
Handicap Ramp	0	0	0	0	224
Sprinkler Wet	0	0	0	0	6855

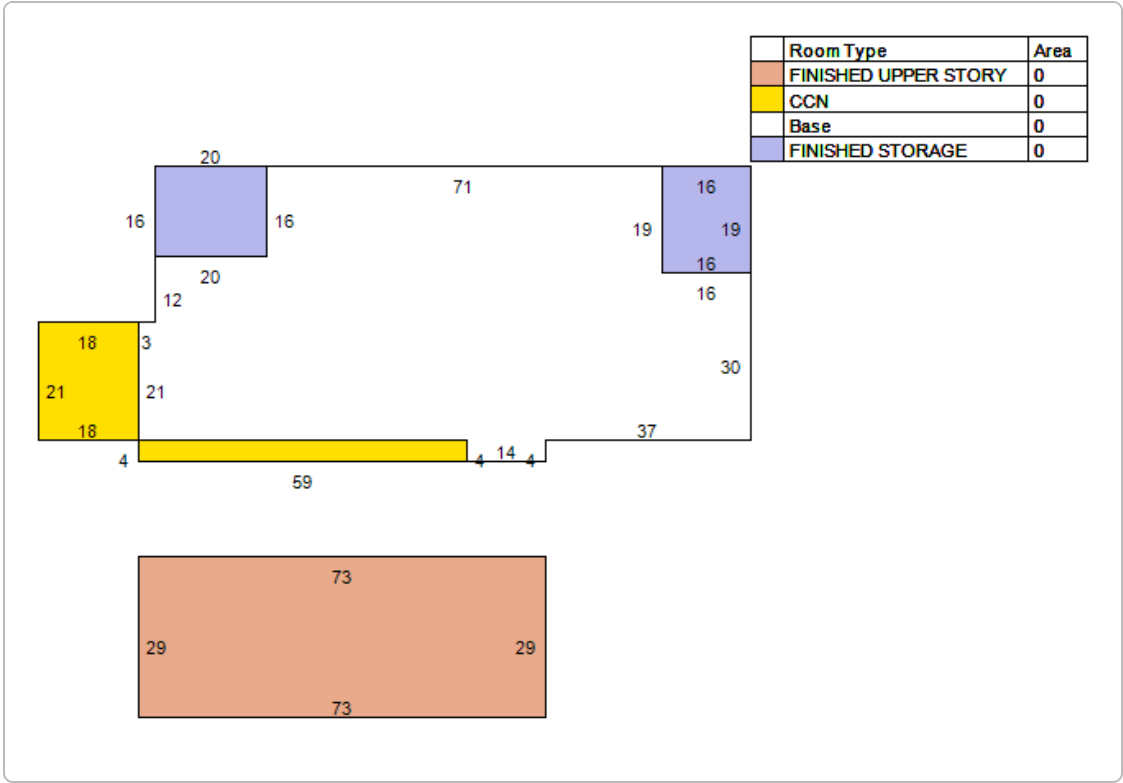
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	991	180	178726	SF	\$1,787,260

Area Sales Report

Recent Sales in Area

Sketch Information



	Room Type	Area
	FPF	0
	FUF	0
	BAF	0

No data available for the following modules: Sale Information.

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

Last Data Upload: 7/19/2019, 2:07:50 AM

Version 2.2.34



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

Date: August 15, 2019

Re: Planning and Building Permits – Historic Preservation Districts and Entry Corridors

During the month of July 2019, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans:

SIGN PERMITS

137 San Marco Avenue (Face Change on the Existing Pylon Sign From Howard Johnson to "Villa 1565" 84 Sq. Ft. and Re-face of the Wall Sign 49 Sq. Ft. Over Office Check-in)

35 San Marco Avenue (New Bracket Sign 4.5 Sq. Ft. "St. Augie's Hot Dogs")

2 St. George Street (Five New Signs for "St. George Inn," Replacing Existing 3 Bracket and 2 Wall, 6 Sq. Ft. Each)

116 St. George Street (New Bracket Sign for "St. George Tavern," 6 Sq. Ft.)

116 St. George Street (New Sign for "St. George Tavern," 6 Sq. Ft.)

REPAIR, MAINTENANCE, AND NEW CONSTRUCTION

46 Avenida Menendez (Replace Condenser Unit on Roof)

226 San Marco (Reroof)

128 St. George (Roof Repair)

HARB APPROVED NEW CONSTRUCTION AND ALTERATIONS

36 Charlotte Street (New Pergola)

17 King Street (Replace Storefront)

41 St. George Street (Add 4 Upstairs Windows)

HARB APPROVED DEMOLITION

7 Missouri Avenue (Full Demo)

48 Grove Avenue (Full Demo)

11 Nesmith Avenue (Full Demo)

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner