CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A – AMENDED*

THURSDAY, OCTOBER 21, 2021 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) Draft Minutes from August 19, 2021 HARB Meeting

   b) Draft Minutes from the September 16, 2021 HARB meeting

4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items*
   a) PL2021-0133*
   Certificate of Demolition

   Rickey M. Garmon - Applicant and Owner
   515 Arricola Avenue
   To demolish a residential building, constructed c. 1955, that is recorded in the Florida Master Site File but is not located in a district.

6. Certificate of Appropriateness
   a) PL2021-0128

   Boston Painting Services - Applicant
   Trinity Episcopal Church of St. Augustine - Owner
   215 St. George Street
   To apply a mineral based coating to the existing exterior stucco of the original church building.

   b) PL2021-0134

   Dailey Builders LLC - Applicant
   Baker Family Revocable Trust - Owner
   123 St. George Street
   For after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

c) PL2021-0138: WITHDRAWN* Shirah and Company, LLC, OBO T-Mobile South, LLC - Applicant
Grace United Methodist Church - Owner
8 Carrera Street
To evaluate for reasonable compatibility the installation of new wireless antennas inside the bell tower openings of a building that faces the HP-3 Zoning District.

7. Continued Items from the previous HARB meetings

a) PL2021-0104
Certificate of Demolition
Continuing from August 19, 2021
Trinity Independent Methodist Church, Inc. - Applicant and Owner
84 Bridge Street
To partially demolish a church building constructed in 1913, limited to the bell tower, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.,
(*Request for a continuance to November 18, 2021 received)

b) PL2021-0091
Certificate of Demolition
Continuing from September 16, 2021
Synergy Construction & Maintenance - Applicant
H&H Real Estate Investing, LLC – Owner
144 Martin Luther King Avenue
To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

c) PL2021-0118
Local Landmark Designation in association with a Certificate of Demolition
Continuing from September 16, 2021
Lester F. Sanders - Applicant
Charles Sears – Owner
307 Minorca Avenue
To demolish a residential building constructed c. 1925-1927, that is recorded in the Florida Master Site File but is not located in a district. In addition, to evaluate the property by the Historic Architectural Review Board for designation as a Local Historical Landmark using criteria and standards established by the National Register of Historic Places substituting importance to the City and State levels rather than the nation as a whole.

d) PL2021-0121
Certificate of Appropriateness
Continuing from September 16, 2021
CD + Urban - Applicant
44 Avenida Menendez, LLC – Owner
44 Avenida Menendez
To construct a new two-story commercial building and courtyard with outdoor seating to replace the one-story drive-through building (Following Opinion of Appropriateness application approval on July 15, 2021).
(*Request for a continuance to November 18, 2021 received)

8. Certificate of Demolition and Partial Demolition

a) PL2021-0136

Cronk Duch Architecture, LLC - Applicant
36 Granada, LLC - Owner
36 Granada Street
To partially demolish a commercial building, constructed c. 1905-1910, that is recorded in the Florida Master Site File but is not located in a district, including portions of the front facade, north elevation, and rear/west elevation, and to modify the existing fenestration.

b) PL2021-0119

Jerry D. Bain - Applicant and Owner
181 Martin Luther King Avenue
To demolish a residential building constructed c. 1910-1917, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, to include removal of the roof, rear elevation and porch, elements of the front porch, and fenestration modifications.

c) PL2021-0137

John Valdes & Associates, Inc. - Applicant
Joseph Griffin - Owner
115 Bridge Street
To partially demolish a residential building, constructed c. 1800, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the roofs of the front and side porches, dormers, and historic accessory structures.

d) PL2021-0132

John Valdes & Associates, Inc. - Applicant
Charles M. Sapp - Owner
160 Oneida Street
To demolish a residential building constructed c. 1885-1894, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the roof, second floor, the front porch, and the majority of the first floor.

9. Planning and Building Staff Communications

a) Planning and Building Staff Approved Permits Report

10. Other Business

a) Staff memo regarding October 5th PZB meeting discussion related to proposed partial demolition ordinance language.
b) Election of Chair and Vice-chair

11. Adjournment

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

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
August 19, 2021

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, August 19, 2021, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL: Catherine Duncan, Chairperson
Barbara Wingo, Vice-Chairperson
Jon Benoit
Gaere MacDonald

Absent: Paul Weaver, III-absent, excused

City Staff: Jenny Wolfe, Historic Preservation Officer
Julie Courtney, Historic Preservation Planner
Isabelle Lopez, City Attorney
Elyse Anderson, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

Dr. Wingo stated she had made several comments before and most were taken into consideration; however, she had others that needed to be address:

- Mr. Benoit was not present
- Item four starting with "Ms. Wolfe asked the Boards" sentence structure needed to be addressed
- Item five under public comment BJ Kalaidi sentence structure needed to be addressed
- Page eight starting with "Mr. Duch…growth over time" should be First and Second Spanish period
- Page twelve Motion representation, was incorrect or just awkwardly phrased

Mr. MacDonald confirmed the motion was accurate.

Ms. Duncan asked for "spoke to Mr. Marquis" to be changed to "he contacted Ms. Duncan"

Ms. Wolfe stated the clerk would make the revisions.

MOTION

Mr. MacDonald MOVED to APPROVE the June 17, 2021, minutes with the above corrections. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: MacDonald, Duncan, Benoit, Wingo
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

Dr. Wingo thought there should be an explanation as to what was stated in the minutes since they were mostly paraphrased, and some sentence felt to be a direct quote.

4. Modification and approval of Agenda

Ms. Wolfe stated there were requests for a continuation to the September 16,2021, HARB meeting on the following items:

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- Item 6. (b) 112 Moore Street
- Item 7. (a) for 24 Cathedral Place

She stated item 6. (c) for 144 Martin Luther King Avenue had been withdrawn and did not need action; however, the applicant for item 6. (b) 112 Moore Street, had been contemplating a continuance or to withdraw; however, she did not have confirmation from the legal registered owner, and without that confirmation, she suggested a continuance. She stated with Board approval, she recommended adding a discussion item that would be 10. (c) "Preservation Awards".

MOTION

Mr. Benoit MOVED to CONTINUE Item 6. (b) PL 2021-0074 and Item 7. (a) PL 2021-0102 to the September 16, 2021, HARB meeting and add 10. (c) to the agenda to discuss Preservation Awards with Staff. The motion was SECONDED by Dr. Wingo.

VOTE ON MOTION:
AYES: Benoit, Wingo, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

5. Recommended Expedited Hearing items:

Applicants for the expedited items were all sworn and waived their rights to a presentation.

Ms. Duncan reviewed each item.

5. (a) PL2021-0103 – Cathedral Parish School– Applicant
Diocese of St. Augustine, Inc– Owner
259 St. George Street

To construct a free-standing canopy over the existing concrete playground court on the northeast corner of the property.

Ms. Courtney read the staff report recommendation and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a CERTIFICATE OF APPROPRIATENESS to add a canopy covering a portion of the school playground at 259 St. George Street because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was none.

MOTION

Mr. Benoit MOVED to APPROVE application 2021-0103 finding that it does meet the Secretary of the Interior's Standards 9 and 10. The motion was SECONDED by Dr. Wingo.

VOTE ON MOTION:
AYES: Benoit, Wingo, MacDonald, Duncan
NAYES: NONE

5. (b) PL2021-0106 – Open City Architecture, LLC — Applicant
Trinity Episcopal Church of St. Augustine– Owner
215 St. George Street
To add a new sidewalk along the ADA parking spaces adjacent to Artillery Lane and curbing to match the existing curb, to restripe existing parking lot and paint curbs to match, and to convert 3 sets of exterior steps, located under covered walkways around Hindry Hall, to ADA ramps.

Ms. Courtney read the staff report recommendation and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a CERTIFICATE OF APPROPRIATENESS at 215 St. George Street because the proposed new sidewalk with curbing and work on the existing parking

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area meet the applicable Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was none.

MOTION

Mr. Benoit MOVED to APPROVE application 2021-0106 finding that the proposed ADA ramps and sidewalks meets the Secretary of the Interior's Standards or 9 and 10. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Benoit, Macdonald, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. Certificate of Appropriateness
(a) PL2021-0061 – Natural Beauty, Inc– Applicant
Daniel Pingel and Robert Geibeig Jr – Owner
112 St. George Street

To add an awning across the storefront window and door of front façade / east elevation.

Ms. Duncan stated for several meetings the applicant had not been present. She asked how to proceed with the application.
Ms. Courtney informed the Board the applicant was the business owner and resided in Canada and did not provide an owners authorization form to allow another representative to come to the meeting on his behalf. She informed the Board they could hear item without the applicant present, but that was not normally done.

Mr. MacDonald stated it would be difficult to hear the application without the applicant due to having questions and thought the applicant should be present to make their case.

Ms. Wolfe stated in the past they have had guidance from the City Attorney that after several times it should be readvertised for fairness to the public. She said it could be readvertised or the application could be denied, and they could reapply at any time.

Ms. Courtney stated there were adjacent buildings with the similar tile and awnings and she had included those in the report. She stated there were awnings that existed on St. George Street with architectural tile without noticeable damage.

There was Board consensus that the applicant had several opportunities to be present or sign an authorization form to have someone else represent them.

Ms. Lopez stated if the Board were to deny the application, they had to hold a public hearing.
Public hearing was opened.

BJ Kalaidi stated she was pleased the Board thought it was important for the applicant to be present not only for the application but also for the public.

Public hearing was closed.

MOTION

Mr. Benoit MOVED to DENY application PL2021-0061 with the expectation that the Board did not have the opportunity to clarify the attachment of the new awning to the existing building. The motion was SECONDED by Dr. Wingo.

VOTE ON MOTION:
AYES: Benoit, Wingo, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. Certificate of Demolition
(b) PL2021-0074 – Kolsen and Associates LLC — Applicant
112 Moore Street Extra Lot Land Trust (J. Russell Collins, Trustee)– Owner
112 Moore Street

To demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Motion to CONTINUE under Item 4

6. Certificate of Demolition
(c) PL2021-0091 – Synergy Construction & Maintenance – Applicant
H&H Real Estate Investing, LLC– Owner
144 Martin Luther King Avenue

To partially demolish a residential building, constructed c. 1904 -1910, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the front and rear porches.

Application was withdrawn prior to meeting.

7. Certificates of Appropriateness

7. (a) PL2021-0102 Network Installation Specialists, LLC— Applicant
Kasam Hospitality, Inc. -— Owner
24 Cathedral Place

To install new antennas on cupola of the building's tower and mechanical equipment to platform on the flat roof, as part of a wireless antenna upgrade.

Motion to CONTINUE under Item 4

8. Certificate of Demolition and Partial Demolition

8. (a) PL2021-0104 – Trinity Independent Methodist Church, Inc.– Applicant and Owner
84 Bridge Street

To partially demolish a church building constructed in 1913, limited to the belltower, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can CONTINUE a Certificate of Partial Demolition at 84 Bridge Street because the scope of work is not clearly defined in order to determine the impacts of the partial demolition of the structure.

Ms. Wolfe reviewed documentation that was submitted by the day prior of the meeting.[1] Pastor Gregg Anderson was present and reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was none.

The Board discussed:

- Recognized the significance of the belltower
- Belltower was unsafe and facility could not be used
- Would need to be rebuilt exactly the same
- Recommendation for bell to be strapped down if removed in case of a hurricane

[1] Documents attached to the original packet

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- Not entirely sure as to what was being removed
- Not removing the entire bell tower

Pastor Anderson explained that the sanctuary of the historic church is unusable due to its condition. He stated that the plan was to remove the top portion of the belltower and several layers of the brick to refurbish and replace them. He said the process would be lengthy as they raised funds to complete it. He stated the intent was to fortify the interior with steel and cable. He said the belltower and balcony would be reconstructed.

Pastor Anderson and the Board discussed:

- Key to the project would be a Structural Engineer
- Would need to work with the engineer and contractor when applying for a permit
- Contractor would implement the design from a structural engineer
- Previous assistance from City but the timeframe changed, and the church declined
- Unsure if able to use previous plans that were signed and sealed
- AES information was to brace structure
- Could accommodate the removal of tower but would need a reconstruction plan
- Plan would have to be completed first before moving forward with the removal

The discussion continued:

- Board had two approaches from two different engineers
- Contractors were not recognized in Florida as an engineer
- Would need a registered licensed engineer for the project
- Plan from AES had an expiration date, unsure if they could still be used
- Structural engineer would develop a concept of how to remove and replace the belltower
- Foundation work was completed and now needed to work on the walls of the tower
- More issues could arise and would want a solid plan before removing the tower
- Plan to stabilize the inside was a steel frame
- Could be other options for stabilization of the belltower
- Lack of stability was from first opening to top of the door
- Could save money by not removing the top and stabilizing in place

Pastor Anderson thanked the Board for their time and stated he would proceed in a different direction.

Ms. Wolfe asked the Pastor Anderson if he wanted the application continued for another month or withdrawn.

Pastor Anderson stated he understood they were not able to remove the tower or balcony as it could be too fragile, and he thought they would take another approach.

Mr. MacDonald suggested to continue the application and for the applicant to speak with an engineer instead of withdrawing the project.

Pastor Anderson stated he would agree to a continuance on the application.

MOTION

Mr. Benoit MOVED to CONTINUE application 2021-0104 to the October 21,2021, HARB meeting.

Ms. Lopez stated Pastor Anderson had only agreed to one month but if he agreed to October then that was acceptable.

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Mr. Benoit asked Pastor Anderson if he would be willing to continue his application to October to have plenty of time to consult with his team and an engineer.

Pastor Anderson agreed.

The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Benoit, MacDonald, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communications

9. (a) Planning and Building Staff Approved Permits Report

(Provided for informational purposes)

10. Other Business

10. (a) Presentation and discussion regarding the drafted "Flood Guidance for Historic Properties" and "Flooding Adaptation for Coquina Structures" being prepared in accordance with two grants awarded to the City of St. Augustine from the Florida Division of Historical Resources and National Park Service.

Ms. Wolfe presented the topic to the Board and said there were two National Park Service grants that went through the hurricane mitigation program and the City qualified through hurricane Irma. She said they applied for the projects and looked at two:

- Town Plan National Historic Landmark
- Older National Registered Historic Districts

She stated these programs worked with the Historic Preservation Master Plan and would help guide them in the future knowing they would have more hazards that would be approaching. She said this would provide mitigation guidance for homeowners. She said the grant components were, the survey and inventory, update National Landmark Nominations, and provide in reduction in flood losses for the future. She stated these projects had been completed and wanted to have the Boards feedback on the printed materials that would be distributed to the property owners. She stated one was an in-depth packet and the other was a brochure that could be sent out before hurricane season.

The Board discussed:

- Was more appropriate to replace with garage instead of basement
- Idea for pamphlet was excellent
- Provide homeowners with a priority list of actions that could be completed easily
- Flood mitigation was complied with hurricanes
- Hurricanes presented more issues besides flooding
- Provide list in pamphlet to make structures more flood resistance and what could be done afterward for repair
- Document for Flood Mitigation was excellent but needed to be condensed
- Coquina pamphlet provided good points on metal anchors and repairing damage to coquina

Dr. Wingo said they were trying to keep the historical fabric of the buildings under the Secretary of the Interiors Standards guidelines and raising buildings could lose the historical fabric of that building.

The discussion continued:

- Page 2.4 under Elevation Certificate should only be a surveyor
- Page 3.5 under Installation of Secondary Power Sources should

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advise people to let the home dry out before turning on the power
- Page 2.8 clarify that HARB would use the flexibility within the guidelines for all properties
- Would be helpful to obtain contractors opinions
- Provide resources to the homeowners like a public agent to help assess their properties
- Anticipate questions from homeowners
- Should share information with other communities as it was valuable
- Could be useful to provide a Frequently Asked Question section
- FEMA provided grants and paid for the damages created by the floods
- Perhaps provide FEMA information to help with the return investment for providing educational resources
- Being in the building business, packet and brochure were easy to understand
- Perhaps charge a fee for assisting homeowners with most affordable options that would aid with flooding
- Should have stipulations with raising buildings but keeping with the streetscape
- New codes require roofs be covered in peel and stick that helped prevent leakage
- Information provided for boarding up windows focus on the negative and positive pressures of a home
- Great information provided on Coquina and lime wash
- Many masonry sealants were matte and provided help with waterproofing
- Wet proofing was great to mention
- Hard to conform document to each home as every home was different
- Page 2.6 under Property Flood Insurance provide homeowners with claim information and what flood insurance entails
- Add renters' insurance
- Sellers in Florida not required to disclose flood damage
- Excellent information for anyone not just Historic District
- Photograph contents before and then directly after for insurance purposes
- Boarding options could use fabric, clear plastic panels or even storm windows because plywood was not rated or impact windows

Mr. MacDonald stated he thought disclosure when selling a home was required.

Mr. Benoit stated that if damage was done during occupancy, then yes; however, if an investor owned the property, they were not required to disclose even if it was disclosed to them. He said that was a State of Florida's standard and not a national.

Ms. Lopez stated after Hurricane Matthew she sent a cover letter with each address that had been certified by the City building official of flooding to the Board of Realtors.

Mr. Benoit stated each community should know the Community Rating System (CRS) as he thought that was the key to FEMA being able to provide financial assistant.

Ms. Duncan pointed out that flooding was not just caused by hurricanes it was now seasonal flooding caused by several environmental factors.

The Board thanked Ms. Wolfe and the team for preparing the documents and thought they had done a great job.

Ms. Wolfe stated the City was offering workshops to provide information on flood mitigation on August 24th and 25th.

10. (b) Discussion and recommendation regarding revised HARB Rules of Procedure

Ms. Wolfe stated there was a draft in the packet and if the changes from last months were amenable there was a red line version

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for viewing. She asked for comments for further changes or a motion to adopt.

The Board discussed:

- Refrain from reorganizing the agenda based on Staff recommendation
- Keep agenda organized based on type of application to not set an expectation of what would and would not be approved
- Stand firm when applicants present changes to their application for acceptance or not
- Most applicants were design professionals who made changes, consider continuing application for two months to allow more time
- Small changes would be acceptable but major change would create a challenge

MOTION

Mr. MacDonald MOVED to APPROVE the modifications to the HARB conduct meetings. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:
AYES: MacDonald, Benoit, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

10.(c) Proposed Preservation Awards Program [2]

Ms. Wolfe presented the topic on the potential Preservation Awards. She said this would take place during Preservation Month and was a great way to celebrate the achievements in the community.

Mr. Benoit asked who would facilitate the program once a year.

Ms. Wolfe stated they were working on that, and she hoped the Historical Society might assist. She said she thought this was a way for the City to recognize the citizens for their hard work.

The Board discussed:

- Consider reducing the number of awards
- Continue the discussion at the next meeting
- Great project

11. Adjournment

There being no further business, the meeting was adjourned at 2:59 P.M.[3]

_____
Catherine Duncan, Chairperson

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[2] Attached to Original Packet

[3] Transcribed by Elyse Anderson

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
September 16, 2021

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, September 16, 2021, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:	Catherine Duncan, Chairperson Barbara Wingo, Vice-Chairperson Jon Benoit Paul Weaver, III
Absent:	Gaere MacDonald, excused
City Staff:	Jenny Wolfe, Historic Preservation Officer Julie Courtney, Historic Preservation Planner Isabelle Lopez, City Attorney Elyse Anderson, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

Dr. Wingo provided a typographical error correction to the clerk.

MOTION

Mr. Benoit MOVED to APPROVE the Historical Architectural Review Board minutes from July 15, 2021, with the above correction. The motion was SECONDED by Dr. Wingo.

VOTE ON MOTION:
AYES: Benoit, Wingo, Weaver, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Wolfe stated that item 6. (a) 112 Moore Street, application was withdrawn. She asked to add under other business:

- An update on the Partial demolition Ordinance
- Provide Board with information from the meeting about 112 Moore Street

Mr. Weaver stated that since the application had been withdrawn, and noted that he looked at the 1989 Lincolnville National Register and this home was mentioned, and he felt it was a very significant project and was pleased that the application wanted to rehabilitate it.

MOTION

Mr. Benoit MOVED to APPROVE the modifications to the Agenda with the two modifications suggested by Staff. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Benoit, Weaver, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

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5. Public Comments related to Expedited Hearing items:

5. (a) PL2021-0117– St. Johns County Hurricane Housing Recovery Program – Applicant
Kathrin King– Owner
24 Coquina Avenue

To demolish a residential building, constructed c. 1958, that is recorded in the Florida Master Site File but is not located in a district.

Caitlyn Tide was present and waived her right to a public hearing and presentation.

Ms. Courtney read the staff report recommendation 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 at 24 Coquina Avenue with the following condition:

1. For any salvageable historic materials to be salvaged, if possible, like the brick fireplace and brick pavers, in accordance with Sec. 28-89(2) d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Ex Parte Communication:

(None)

18 certified notices were sent, 3 were returned in favor, and 1 had comments.

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

Mr. Benoit stated the application was appropriate for an expedited hearing because it had provided evidence of repeat flood damage and was in a program through FEMA. He noted it had been vetted through that process.

MOTION

Mr. Weaver MOVED to APPROVE PL2021-0117 to demolish a residential building at 24 Coquina Avenue with the condition the owner make an effort to salvage the significant materials that the staff has identified. The motion was SECONDED by Dr. Wingo.

VOTE ON MOTION:
AYES: Weaver, Wingo, Benoit, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) PL2021-0074 – Kolsen and Associates LLC– Applicant
112 Moore Street Extra Lot Land Trust (J. Russell Collins, Trustee) – Owner
112 Moore Street

To demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Application was withdrawn prior to the meeting.

7. Certificates of Appropriateness

7. (a) PL2021-0120– Generation Homes, LLC– Applicant
Dale Gallucci– Owner
305A St. George Street

To construct a new Bungalow style two-story residential building, with site features that include fencing and landscaping, on an empty lot. (Following Opinion of Appropriateness application approval on June 17, 2021).

Item was heard after 8. (b).

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Ms. Courtney 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 an OPINION OF APPROPRIATENESS at 305A St. George Street because the overall design of the new residential building and site features is compatible with the requirements of the AGHP, with the following conditions:

1. Develop regular or more traditional window patterns for the north elevation and add, at a minimum, clerestory type windows on the east/rear elevation on blank wall area of the 2nd story

2. Revise the proposed color scheme in keeping with the pre-approved color palette for Bungalows

3. Confirm the height of #305 and #307 St. George Street and compare roof pitches of other neighboring Bungalows to help determine compatibility with massing along the streetscape

Cora Johnston and Beth Veolia reviewed the application.

The Board provided ex parte communication.

(None)

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

The Board discussed:

- Design, scale, and style were appropriate and compatible to the district
- Concerned that Hardie board would be accepted as a permissible use
- Concerned with the siding, decking and paving materials being used
- National Guard wall was on the back of property line
- Right and side elevations were compatible with style
- Concerned with material and colors selection
- Previously approved Hardie material for new construction
- Cases should be handled individually
- Wood should be kept in design to maintain integrity
- Questioned if the staff recommendations with the window pattern, color scheme, and heights had been met

Ms. Courtney stated not entirely and on the Opinion of Appropriateness design these same areas were noted in the staff report as not overall compatible.

The discussion continued:

- Owner wanted a white color scheme
- White color scheme was not compatible with bungalow style
- Hardie board use was thought to be allowed for new construction only
- Precedence had not been established but had been done in the past
- Wood windows were required, and the other material constraints should be considered for construction
- To maintain the look on St. George Street, Hardie board was not compatible
- Previous proposal approved was a cementitious material
- Cementitious thought to be historically appropriate
- Original materials were required when old homes were refurbished
- If district mandated the original materials for the renovating homes, then new construction should comply
- Homeowners were held to the Secretary of the Interiors Standards for Rehabilitation or restoration

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Ms. Johnston provided samples to the Board and stated it was a cementitious product, and the Hardie provided more of a historical profile.

The discussion continued:

- Height and mass for the bungalow was not in line with the streetscape
- Height of the second floor needed to be brough down
- Height of the new construction was ten-foot on the first floor
- Nine-foot on the second floor was only in the center under the roof line
- For a bungalow, feel should be brought down to eight-foot on the second floor
- Would lower first floor to nine-foot to help lower second floor
- Architect provided drawing since surveyor was unable to
- Misleading elevation on the bungalow
- Lowering of the first floor to nine-foot would help with the scale
- Windows were sized to provide privacy in the upper area
- One-story home at 307 St. George Street was ten foot high
- Porch on at 307 St. George Street and proposed home would be inline
- Massing was too large for a bungalow style
- Right side of home and northside windows near the stairs were part of the style
- Questioned the windows at the top near the gable
- Roof was not raised just hugged the roof line to provide more attic space
- Whitewashing was not acceptable, earth tones were more part of the style
- Should not deviate from the color standards, only because it was the owner's preference
- For building code requirements was raised three feet off grade
- Could use alternative color from the approved color list instead of white
- Use wooden siding instead of Hardie
- After June HARB meeting was told to use a cementitious material
- Thought the home should have original materials
- Using proper material would help blend the home into the neighborhood
- Tremendous difference in maintenance of wooden siding versus Hardie
- Code and the AGHP recommended using materials compatible with quality, color, texture, finishes, dimension, to those common to the district should be used
- Proper usage of materials was part of living in an HP district
- Provided value to the homes and helped maintain the integrity of the entire district

MOTION

Mr. Benoit MOVED to APPROVE application 2021-0120 with the following conditions: exterior paint colors will comply with the historic district recommended color palette, siding for the project would be a wood siding of the applicants choosing, decking remain a wood deck of the applicants choosing painted or not painted, paving materials comply with the recommended paving materials in the district clay brick tile and/or tabby concreate. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:
AYES: Benoit, Weaver, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[1]

[1] Break from 2:47 p. m- 2:56 p.m.

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7. (b) PL2021-0121 – CD + Urban - Applicant– Applicant
44 Avenida Menendez, LLC – Owner
44 Avenida Menendez

To construct a new two-story commercial building and courtyard with outdoor seating to replace the one-story drive-through building. (Following Opinion of Appropriateness application approval on July 15, 2021).

Mr. Weaver recused himself.[2]

Ms. Courtney read the staff report and said based on a review of the AGHP, the previous discussion of the HARB and without the support of evidence to the contrary, staff finds that the board can CONTINUE a CERTIFICATE OF APPROPRIATENESS at 44 Avenida Menendez to allow time for these outstanding issues to be resolved.

John Arbizzani, Jeremy Marquis, Elijah George, and Clifford Duch reviewed the application with the Board.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi stated she felt the Board should continue the application and the applicant should provide the public better development plans since it was on a main road in St. Augustine.

Public hearing was closed.

The Applicant and the Board discussed:

- Should provide information based on the working waterfront
- Flanking doors would have been original, as it was a utility building
- French doors were a tribute to the utility side of the building and development over time
- Connection from the south to the east building conjecturally was a single story with a flat roof then built upon or possibly a gabled roof then gabled removed and British period was on top of that
- Courtyard area had questions about the arches filled in with glazing
- Porch above that had been filled and evolved overtime
- Unsure if a French door was the evolution of a utility door
- Did not have enough time to respond to concerns in writing
- Building was going to be vital to the streetscape
- Building was supposed to have a Colonial style and not Mediterranean
- Should use the Secretary of the Interiors Guidelines as a guide
- Thought application was headed in the right direction with the design, there were many concerns

Mr. Duch asked the Board of items 7. (a) thru (m) were there any items that needed further input or explanation. He said for example the wall and if the wall issue was debatable.

The discussion continued:

- Should try to comply to the best of their ability
- Understood wanting to have more openings for the view on the bayfront
- Boards obligation was to stay within the Colonial that style was required along the bayfront
- Bayfront portrayed the history of St. Augustine

Mr. Benoit felt the Board should provide feedback to the applicants as the list had several items that needed to be addressed.

[2] Recusal form attached to original minutes

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He said the application should not be continued without direction from the Board.

The discussion continued:

- Hilton Garden Inn had similar glazed doors
- Thought to be compatible as it represented the new use
- Did not want to establish precedence
- Wanted to be consistent on the bayfront
- Perhaps the glazed French doors were appropriate as it established a new use in a historic fabric
- French doors were not necessary for a restaurant
- To provide consistency, St. George Street in the Colonial area had French doors
- Applicant might need to provide historic evidence with having the French doors
- Project had a lot of outdoor space and having a solid door did not limit the outdoor areas as they had a lot of views
- Indoor and outdoor areas were valid ways to experience a building

Mr. Benoit stated the elevations were facing Treasury Street and were shown as glazed French doors and staff stated they should be solid; however, he disagreed and would be supportive of the doors as presented.

Ms. Wolfe stated that upon review of the Bayfront streetscape, there were no paired or series of French doors. She said there was a single French door but not rows of doors on a balcony.

The Board continued:

- French doors had been approved for the interior not exterior
- Approved for the hotel next which was under the same guidelines and had French doors facing north and south
- Guideline had not changed
- Applicant needed to provide evidence of what was being proposed within historic and new buildings
- Shutters were built with vinyl for durability but would comply with wood for compatibility
- Umbrellas could be changed to white
- Unsure if it was compatible to be on a terrace/deck on the bayfront
- Board was unable to regulate use
- Could provide feedback on the furniture's architecture
- Scale of one-story building was concerning
- Building was in the lot coverage, but the front façade of the building was in violation of the zoning from east to west
- During the British period the two single-story structures did not have a second building on top
- If building was utilitarian would have solid wood doors
- Hardware chosen and shutters provide the idea these were working shutter doors
- Over time, French doors would have existed
- Doors and windows needed to be recessed
- Reduce or eliminate the transoms and only keep the French doors to keep closer to the AGHP guidelines
- Thought staff provided a thorough report
- Arches mimicked the arches on Treasury Street
- Questioned if there was creative latitude or did west elevation need to be in line with those designs
- Should comply instead of providing creative latitude at current stage
- Fanned arch was not appropriate

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- Thought arch was in Manucy and acceptable
- Building should be to code and brought into the 21st century use
- Reflected shell structure and core from the First period Spanish and British period
- Should provide evidence to support design
- Property should stay within the Spanish Colonial style on the bayfront
- Should stick to style but might hinder culture norms for a restaurant
- All wood products for compatibility
- Walls heights step down to see the southern building
- Wall was outside the required code at five and half feet tall
- Code did provide latitude for the new use
- Courtyard would be closed off with a solid gate and five and half feet tall wall
- Bayfront contained commercial buildings
- Would need to have justification for changes to avoid setting precedent

Mr. Marquis stated it had been a variety of heights over the years. He said it had been one of the most photographed areas in St. Augustine. He said he understood the Board wanted to keep a consistency of wall heights along the east façade.

Dr. Wingo stated they should take the issues raised by staff and present their case to the Board with evidence to have a more persuasive case.

Mr. Arbizzani stated his office was in the Old Sanchez house and the wall that was on Treasury Street was four feet tall. He said if the proposed wall were any taller it would look out of place.

Ms. Duncan asked if the entire lot was allowed to be paved.

Mr. Marquis stated it was allowed, but the plan was to have more green space and he would be able to provide more specific information at the next meeting.

Ms. Lopez stated there was a pending Ordinance over impervious surface ratios. She said they may want to view it, since that might affect the development of the site.

Mr. Marquis stated the water would be going to a variety of locations and would be addressed in the final engineering and some areas would be impervious. He said the pervious areas the water would be directed to either the tree wells or the entry courtyard space and using the crushed oyster shell that helped to capture the water.

Ms. Duncan asked about the cut coquina and where it would be used.

Mr. Marquis responded that in terms of paving there would be no cut coquina.

Ms. Duncan inquired about the plants that were not conforming with the plat of 1821.

Mr. Marquis stated there were three:

- Confederate Jasmine (1850-1900's)
- Birds of Paradise (Flagler era)
- Multi-Trunk King Palm (near 1850's)

Ms. Duncan said the building had a Colonial style emphasis but the landscape had pavers through the entire property and she was unsure if the landscape was held to the same standard.

Ms. Wolfe stated there were other courtyards had been paved but were approved further north on St. George Street.

Mr. Duch stated he thought this district allowed for the transition between the Colonial and British period, and by definition it showed transition.

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MOTION

Mr. Benoit MOVED to CONTINUE application PL2021-0121 to allow applicant time to respond to staff and Board comments to October 21,2021 meeting. The motion was SECONDED by Dr. Wingo.

VOTE ON MOTION:
AYES: Benoit, Wingo, Weaver, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

8. Certificates of Demolition
8. (a) PL2021-0091– Synergy Construction & Maintenance– Applicant H&H Real Estate Investing, LLC – Owner 144 Martin Luther King Avenue

To demolish a residential building, constructed c. 1904 - 1910, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can CONTINUE a Certificate of Partial Demolition at 144 Martin Luther King Avenue for the following reasons:

1. The building condition assessment letter was not clear if the extent of the damage renders the building entirely incapable of being rehabilitated
2. The evidence of economic hardship was not sufficiently demonstrated

Jeff Rawls, representing Synergy Construction and Hunter Hayden, representing H&H Real Estate Investing, LLC reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

BJ Kalaidi felt the home could be restored. She said as a contributing structure to Lincolnville and with all the demolitions in the City, if the Board continued to approve demolitions, it would no longer be a designated area. She stated the whole area had been changed.

Public hearing was closed.

Dr. Wingo asked for further explanation about the documentation provided to the Board.

Mr. Hayden stated the first form was the project scope and estimate produced by Synergy Construction, the next handout was the tax assessment from the County. He provided the MLS documentation on the other homes and their rental amounts, and the proposed building that they wanted to build with the engineer's letter.

The Board discussed:

- 700 square foot home was proposed
- Could be fixed with a lot of work per the engineer's letter provided
- Findings were not persuasive to demolish
- Hard to provide proper evaluation when information was provided at the meeting
- Property was bought as an investment
- When purchased, application stated renovations could be done
- Property was important to Lincolnville
- Original materials brought extra value to the home
- Restoring the home would bring more value to the property

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- Difficult to approve since it was a contributing structure
- Did not feel economic hardship was established
- Property values in the area were high
- Photographs provided showed potential for the structure
- Met the criteria for a contributing structure
- Should continue based on unanswered questions
- Evidence showed home could be rehabilitated

Mr. Benoit asked how economic hardship was defined in the Code.

Ms. Wolfe said on the worksheet provided to assist in the process stated, "onerous and excessive financial burden that would be placed on a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by condition which the Commission seeks to place on granting of a certificate". She stated there was a check list attached to each application, and applicants were able to submit documents to help support their claim She stated HARB needed to consider the following:

- Evidence sufficient to understand the entire picture
- Was the evidence relevant to providing that an existing or vested reasonable use of the property would be permanently and directly restricted or limited
- Evidence established what was claimed to show
- Was evidence based on creditable sources
- Any inconsistences among the evidence that needed clarification

Ms. Wolfe explained what had to be determined was the current level of economic return, evaluation of the property value either based on sale or rent, any recent offers for sale of property, feasible alternative uses to earn reasonable economic return, or any economic incentives since it was a contributing structure. She said it was not if the owner was financial able, but the ability to provide a reasonable use for the property.

Mr. Weaver stated it did not have to be the highest and best use for the property but if the applicant could have a reasonable return, then it could be denied as not having an economic hardship.

Ms. Duncan thought restoring the property would bring more value with it being the right scale, original materials, and a contributing structure in Lincolnville.

MOTION

Mr. Weaver MOVED to CONTIUNE Certificate of Demolition 8. (a) PL2021-0091, 144 Martin Luther King Ave until the October 21, 2021, HARB meeting. The motion was SECONDED by Mr. Benoit

VOTE ON MOTION:
AYES: Weaver, Benoit, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

8. (b) PL2021-0118– Lester F. Sanders– Applicant
Charles Sears– Owner
307 Minorca Avenue

To demolish a residential building, constructed c. 1925 - 1927, that is recorded in the Florida Master Site File but is not located in a district.

Application heard after 5. (a).

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can CONTINUE a Certificate of Demolition at 307 Minorca Avenue, with the following considerations or

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findings that can be determined by the HARB:

1. The building has been noted in previous surveys and identified by historians as being significant. The HARB may consider whether the building has integrity and significance to warrant local landmark designation, which would make the building eligible for preservation incentives.

2. If the board finds it is not a candidate to be designated as a local landmark, that there is no economic hardship, and that the building's demolition does not impact the architectural/historical integrity of the city, the HARB can approve the demolition and staff would recommend the following conditions.:

a. For all exterior and interior salvageable historic materials including those listed under the Staff Analysis to be salvaged, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

b. Archival documentation as per Section 28-89 (2) d6: In accordance with Sec. 28-89 (2) d6…the board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.

Charles Sears reviewed the application.

Ex Parte Communication:

(None)

16 certified notices were sent, 3 were returned in favor, and 3 had comments. There was an email attached.

Public hearing was opened.

Marsha Chance spoke in opposition of the application and thought if the home was demolished it would have a negative impact on the neighborhood if it were to become a National Historic District in the future. She said the ability to have four homes added on the four lots would have a negative impact due to density. She said the character for the neighborhood was changing due to this type of development. She felt the home should be designated as a local landmark.

Public hearing was closed.

The Board discussed:

- One of the eleven surviving buildings in Davis Shore from the 1920's
- Evidence to continue application and review if could be a local landmark
- Needed more information about the home
- Was there an economic hardship
- Thought presentation was anecdotal and needed more authoritative information on the cost
- Should do a good faith effort to look at all alternatives
- Was home limited to be single family or was there an adapted use for property
- Applicant thought some incentives were available but not enough to restore
- Applicant did not want to live in the home
- Home had been on the market for a couple months which was not sufficient
- Home was a gift and applicant received all benefits
- More evidence was needed
- Thought it did meet basic criteria for local landmark because of the history at Davis Shores
- Should work with a professional real estate agent

Mr. Benoit asked about the real estate value of four lots. He asked if the property was

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four lots and thought there was an Ordinance that prohibited a homeowner from being able to demolish a single-family residence that occupied two to four platted properties and prohibited the homeowner to sell the lots individually.

Mr. Sears stated he did not believe he would be able to sell the property as four separate lots as they were not buildable. He said two lots would be but the other two would need to be joined to be able to build a home. He said two were grandfathered in and it would be only three buildable lots.

Mr. Benoit stated there needed to be clarity about how many there were, and thought the Planning and Building staff could assist him for that determination based off the survey.

Mr. Sears stated his marketing strategy was a "for sale by owner" sign. He was not working with a professional and did not feel a professional was needed to spark interest. He said there had been interest in the property, but the feedback from prospective buyers was the structure was a financial burden.

Ms. Duncan stated that one of the purposes of HARB was to help save significant structures within the City. She said this home was one of the original eleven structures in Davis Shores and provided history.

The discussion continued:

- Cost would be associated with demolition
- Home should not be demolished
- If a Local Landmark would provide status to the building
- Local Landmark status would provide marketing advantage
- Was in support of continuing the application to get more information on the building

Ms. Lopez stated there was a noticing provision and the Code said, "no property shall be designated as a historic landmark without first providing the owner of proposed historic landmark with notice and an opportunity to be heard in the same manner as provided for a rezoning of property" and any determination of the HARB regarding the subject was appealable to the City Commission without charge.

The discussion continued:

- Wanted to have a report from staff about the integrity and the condition of the building
- Marketing by owner was a limited marketing of the property
- No debt on property besides the real estate taxes and debt incurred from inheriting property
- Economic hardship seemed difficult to prove
- No evidence to justify the demolition of the property

Mr. Sears said the property value from the property appraisers' site should be considered. He understood the Board thought there would be prospective buyers, but he had not received any offers comparable to the current property value.

Mr. Weaver asked if there was an appraisal for the property.

Mr. Sears stated there was not and he was unable to financially.

Ms. Duncan asked if the application was continued could the Board request that staff research to determine if the home was eligible to be a local landmark.

Ms. Wolfe said the Board would need to direct staff to advertise the application according to City Code and identify the property was being considered for a local landmark. She said at the next meeting the Board would receive a staff report with the

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local landmark criteria in reference to the property.

There was Board consensus that more information was required on the architectural integrity and condition of the building and thought those items could be presented at the next meeting.

MOTION

Mr. Weaver MOVED to CONTINUED 8. (b) PL2021-0118, 307 Minorca Avenue directing to Staff to notice a landmark designation, provide all documentary evidence, and provide the Board with the factual basis for considering if the property met the landmark criteria or not including the architectural, historical associations, integrity, and physical condition of the building. The motion was SECONDED by Mr. Benoit

VOTE ON MOTION:
AYES: Weaver, Benoit, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communications

9. (a) Planning and Building Staff Approved Permits Report

(Provided for informational purposes)

Ms. Wolfe provided an update on the 112 Moore Street.

Ms. Wolfe briefed the Board on an update about the status of the partial demolition review and the five critical elements of the building envelope.

10. Other Business

10.(a) Discussion regarding Preservation Awards Program

Ms. Wolfe reviewed the Preservation Awards program that was developed from the Preservation Master plan. She said this was an incentive program to help recognize the people in the area for their hard work in preservation. She asked for feedback and comments from the Board.

The Board discussed:

- Was an incentive program but what about people who were not chosen for an award
- Did not want to deter people from participating in the program
- Could do an exhibit of all the projects that were nominated
- Maybe have the program every three years
- If annually maybe only have five or six awards
- Board consensus to not focus on new construction and have the focus on restoration
- Liked the idea of a resiliency award
- Craftsmanship was needed and should be encouraged
- Awards could be displayed to show the work being done in preservation
- Each year the awards could change
- Preservation Week could be associated with the awards
- Could be done during May for Preservation Month.

Ms. Duncan stated there could be workshops that corresponded and tours of the buildings so people could see the work. She said the more people could be engaged the better.

Ms. Wolfe stated this would be a good program for the City.

Mr. Weaver agreed with Ms. Wolfe and stated he wanted more neighborhood preservation organization and activities.

Ms. Duncan stated obtaining sponsorships could add to the program and provide the ability to do more events. She said perhaps hosting a trade show to the different types

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of windows, siding, and paint colors for different companies to showcase their products.

Mr. Benoit stated we needed to be aware of the audience and who would be recognized; were they targeting the owners, the trade professionals, or the whole team.

There was Board consensus that the entire team needed to be recognized.

Ms. Duncan thanked the staff for putting the information together for the Board.

11. Adjournment

There being no further business, the meeting was adjourned at 5:06 P.M.[3]

Catherine Duncan, Chairperson

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[3] Transcribed by Elyse Anderson

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 21, 2021 Meeting



Application PL2021-0133 Address: 515 Arricola Avenue

Applicant and Property Owner: Rickey M. Garmon

Project description: To demolish a residential building, constructed c. 1955, that is recorded in the Florida Master Site File but is not located in a district.

Architectural Style:	Ranch	Florida Master Site File:	SJ06203
National Register:	N/A	Construction date:	1955
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	2232900000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located in the south Davis Shores area on the west side of Arricola Avenue, between Coquina Avenue and West Carver Street, the structure is typical of the type of post-WWII housing boom that occurred in this neighborhood, and the same type that was most vulnerable to the flooding incidents with Hurricanes Matthew and Irma.
2. An example of a post-WWII era rectangular ranch styled building with a low-sloped, side-facing gable metal roof that extends over a small front stoop, a round pole column, and off-center entrance, the concrete block construction is covered with vertical siding in areas and has single and paired jalousie aluminum windows, and. There was likely a breezeway connecting the main structure to a carport, which was later enclosed.
3. Minimal in detail without unique elements, the building is only potentially significant as a contributing to a district with a concentration of similarly styled buildings; however, there is no district in place.
4. This address does not appear on the list of substantially damaged properties from either hurricane however the neighboring properties at 513 and 516 Arricola do appear on the list.
5. The application stated that a new structure will be built at an elevated height and no additional information was provided.
6. While there are no design requirements in place for this area, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc.
7. Based on interior photographs there does not appear to be any unique architectural elements to recommend for salvage. However, many windows appear to be the original aluminum horizontal 2/2 windows and these may be items worth providing as salvage to other homes of this time period.
8. Any redevelopment plans need to take the Tree and Landscape Ordinance into consideration and meet zoning requirements.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **515 Arricola Avenue** because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. For aluminim windows to be salvaged, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

Full demolition of a residential building.

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

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

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

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

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

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

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

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

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

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

The building was built c. 1955, so is more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as many of the residential buildings that are in the neighborhood with a similar age.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other post-WWII, rectangular shaped buildings under a flat or low-sloped gable roof.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans for the proposed replacement structure were not provided and design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable.

5. The historical or cultural merit of the structure. The building is recorded on the Florida Master Site File but is not located in a district. No known historic or cultural association are associated with the building individually although it could contribute to a district if one were created.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because there are no known significant cultural or architectural affiliations, the building is not designated as historic and is not eligible for individual designation. According to a 2015 Florida Master Site File survey, the house does appear to be eligible as a contributing resource to a National Register Historic District if one was to be created. With Davis Shores having already been impacted by many buildings lost to demolition, modification, or redevelopment, each demolition will further the overall significant impact to the historic fabric of the neighborhood, and streetscape.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a building with a low-sloped gable roof constructed during the post-WWII era. Likely there was a breezeway connecting to a carport and that area has been enclosed. The building is not unusual or particularly unique although it is significant as part of a concentration of these types of buildings in Davis Shores.

8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. The building typology with the low-sloped gable roofs is typical for the time period and unique to the Davis Shores area for St. Augustine particularly that is losing character from redevelopment.

9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure. The concrete block building is only unique as part of a concentration of these types of buildings in St. Augustine, but overall not architecturally unique individually. This building would not be difficult to reproduce but new construction will be significantly different in appearance.

10. The justification for the proposed demolition. The applicant seeks to build a new elevated residential structure.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Florida Master Site File survey
2. Sanborn Map
3. Polk City Directory Research

☒ Original
☐ Update



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

Site #8 SJ06203
Field Date 5-5-2015
Form Date 5-5-2015
Recorder #

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

Site Name(s) (address if none) 515 Arricola Avenue — Multiple Listing (DHR only)
Survey Project Name Architecturial Survey of Anastasia Is. Structure — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	515		Arricola	Avenue	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 20 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 2232900000 — Landgrant
Subdivision Name Davis Shores — Block — Lot
UTM Coordinates: Zone ☐16 ☐17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1955 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☒yes ☐no ☐unknown — Date: — Nature enclosed carport; roof
Additions: ☐yes ☐no ☒unknown — Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Ranch — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Concrete block — 2. — 3.
Roof Type(s) 1. Gable — 2. — 3.
Roof Material(s) 1. Sheet metal:corrugated — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.) single and paired metal 2/2 with horizontal muntins and sills, single 1/1 windows in enclosed carport
Distinguishing Architectural Features (exterior or interior ornaments) minimal detail; simple plan with low pitch roof; single front entry offset to left
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) normal lot and setback; minimal landscaping; mature cedar tree

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

HISTORICAL STRUCTURE FORM

Site # SJ06203

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) single 6-panel door inset into concrete block

Porch Descriptions (types, locations, roof types, etc.) small front stoop/porch with extended main roof and round metal supports; concrete slab

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☒other methods (describe) Windshield Survey
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed) retains integrity and would contribute to a district

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1._____ 3._____ 5._____
2._____ 4._____ 6._____

DOCUMENTATION

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

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

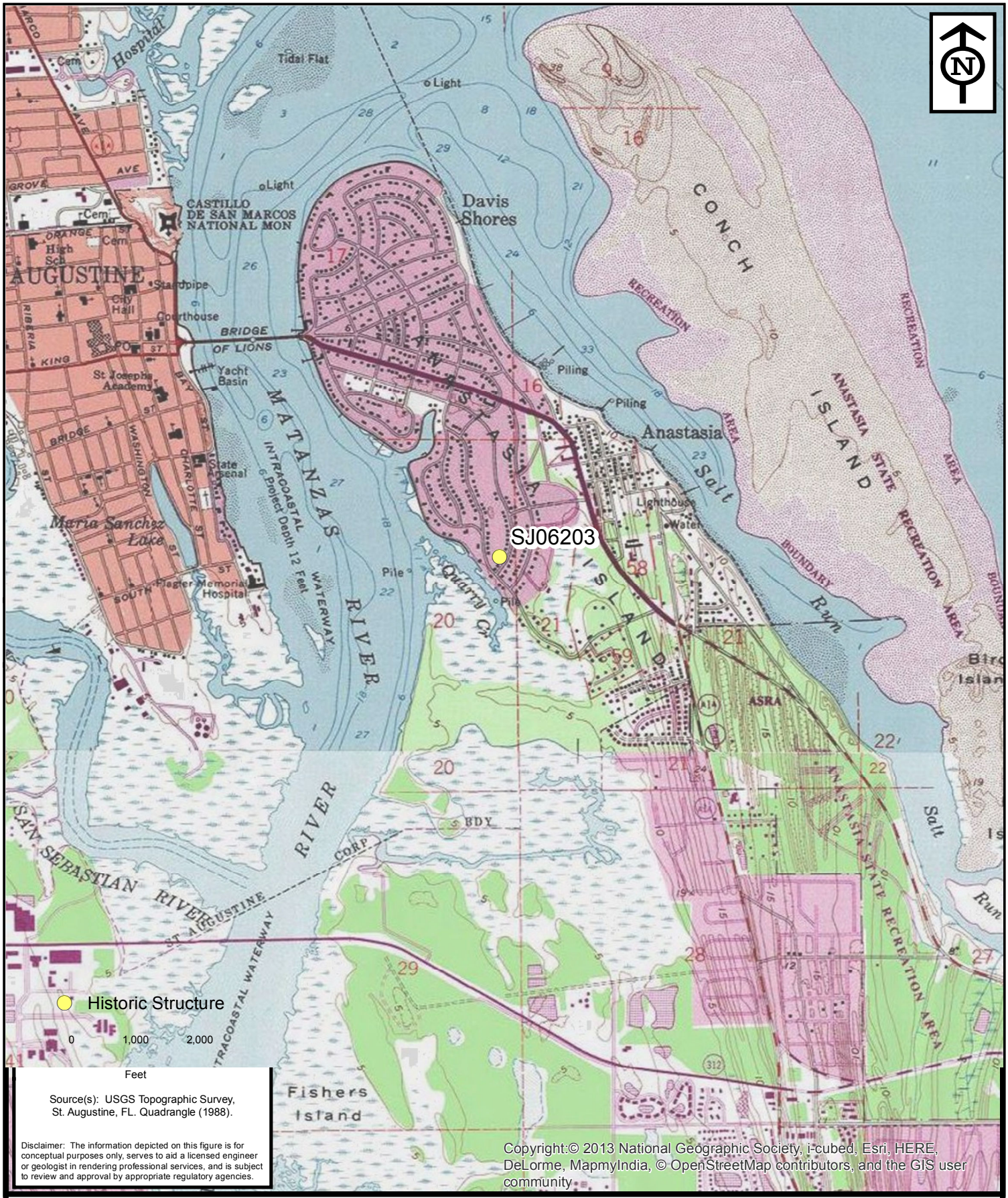
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

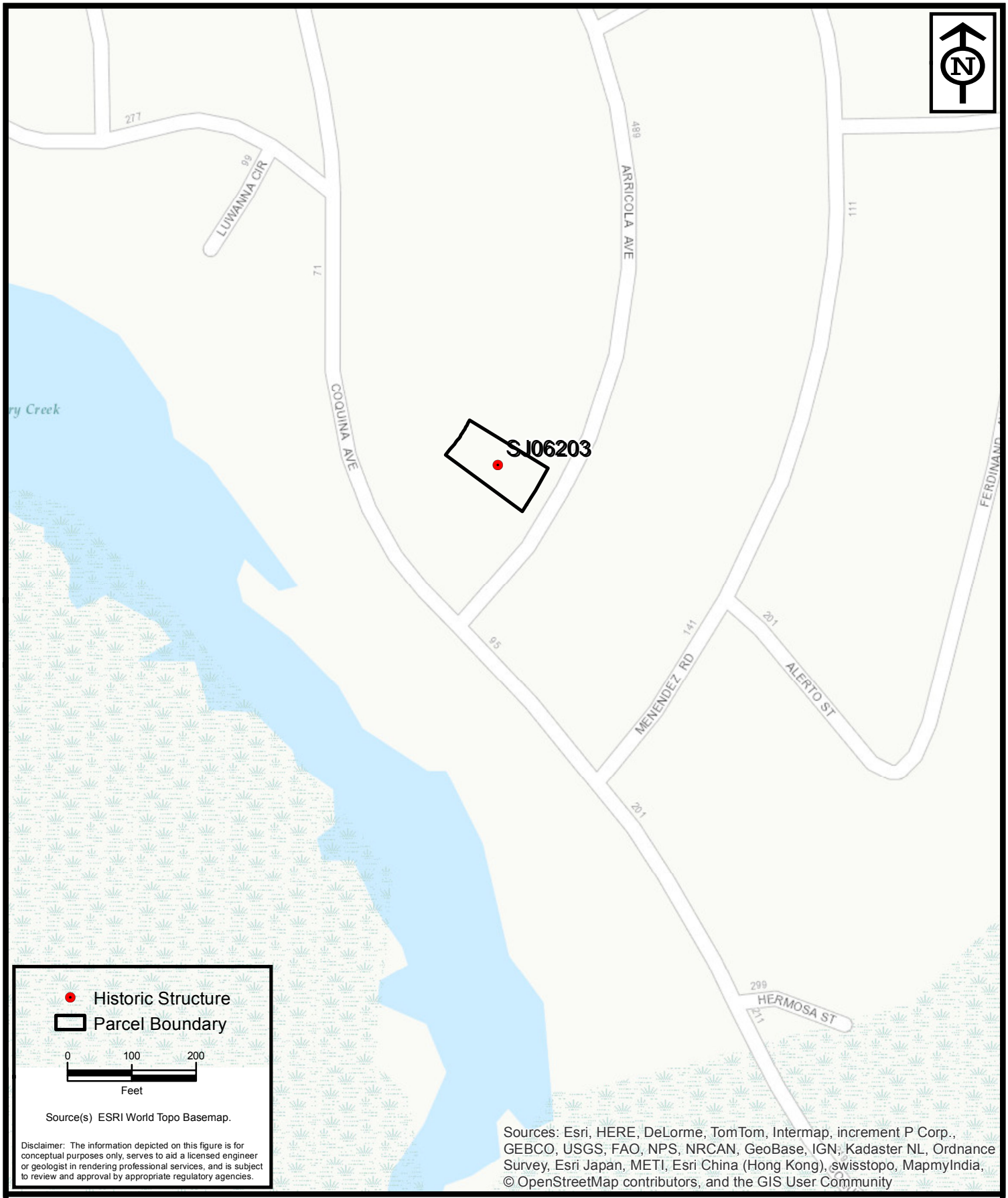
Project Location - SJ06203

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

Project:	AJ15055.00
Date:	May. 2015
Drwn/Chkd:	KWB/JRN
Figure:	1

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150504\location\Project Location_SJ06203.mxd Date: 5/11/2015 10:00:07 AM



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

Parcel Location - SJ06203

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

Project:	AJ15055.00
Date:	May. 2015
Drwn/Chkd:	KWB/JRN
Figure:	2

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150504\site\Parcel Location_SJ06203.mxd Date: 5/8/2015 3:18:33 PM



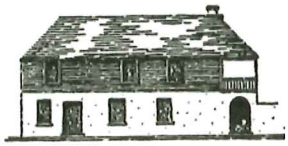
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LAND
AV.
COQUINA
ARRICOLA
MENE
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Staff Report Pg. 12

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CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

■ **CERTIFICATE OF DEMOLITION**
❑ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0133

Receipt No. 2196204 Meeting Date October 21, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Rickey M. Garmon

   Business (if applicable) _____

   Address 515 Arricola Ave.

   City St. Augustine State FL Zip 32080

   Daytime telephone (904) 669-2471 Other phone/email sbrzmotel@gmail.com

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

2. NAME OF PROPERTY OWNER Rickey M. Garmon

   Business (if applicable) _____

   Address 515 Arricola Ave.

   City St. Augustine State FL Zip 32084

   Daytime telephone (required) (904) 669-2471 Other phone _____

3. PROJECT STREET ADDRESS 515 Arricola Ave.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 57+N1/2 58 Block 60 Subdivision Davis Shores Parcel Number 2232900000

5. DATE OF CONSTRUCTION 1955 Source: Property Appraiser Office

6. HISTORIC STATUS (check all that apply)
   - ❑ Designated Local Landmark
   - ❑ Property individually listed on the National Register of Historic Places
   - ❑ Contributing building in National Register Historic District
   - ❑ Listed on Florida Master Site File
   - ■ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)
   - ❑ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   - ■ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - ❑ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: New elevated house

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

☐ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

■ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

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

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

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11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

- ❑ Photographs of existing conditions including façade of the building.
- ❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME Rickey M. Garmon DATE 9/13/2021

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Rickey M. Garmon DATE 9/13/2021

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

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Planning and Building Department



Received September 13, 2021
Planning and Building Department



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09/12/2021

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09/12/2021

Received September 13, 2021
Planning and Building Department



Instr #2018061557 BK: 4601 PG: 1834, Filed & Recorded: 8/23/2018 4:17 PM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,288.00

THIS INSTRUMENT PREPARED BY
Phyllis N. Crabtree
GULLETT TITLE, INC.
401 SAINT JOHNS AVENUE
PALATKA, FLORIDA 32177-4724
Our File No.: **G44628**
Property Appraisers Parcel Identification (Folio) Number: **223290.0000**
[SPACE ABOVE THIS LINE FOR RECORDING DATA]

WARRANTY DEED

THIS WARRANTY DEED, made the **23rd** day of **August, 2018** by **JOSEPH D. STILLWORD, a/k/a JOSEPH STILLWORD, and ANGELA M. STILLWORD, husband and wife**, whose post office address is 800 Zeagler Drive #320, Palatka, FL 32177 herein called the Grantors, to **RICKEY M. GARMON, a single man** whose post office address is 150 Vilano Road #14, 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)

COPY

WITNESSETH: That the Grantors, for and in consideration of the sum of One Hundred Eighty-Four Thousand and 00/100 ($184,000.00) Dollars, 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.:

Lot 57 and the North 1/2 of Lot 58, Block 60, DAVIS SHORES SUBDIVISION, as per Plat thereof, recorded in Plat Book 3, Page 102, of the Public Records of St. Johns County, Florida.

SUBJECT TO any and all easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

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

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

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

J.J. GULLETT

Witness #1 Printed Name

Witness #2 Signature

Phyllis N. Crabtree

Witness #2 Printed Name

JOSEPH D. STILLWORD

ANGELA M. STILLWORD

COPY

STATE OF FLORIDA
COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me this 23rd day of August, 2018, by JOSEPH D. STILLWORD and ANGELA M. STILLWORD who are personally known to me or have produced a driver's license as identification and ☐ did ☑ did not take an oath.

{SEAL}

PHYLLIS N. CRABTREE
Notary Public - State of Florida
Commission # GG 056613
My Comm. Expires Dec 20, 2020
Bonded through National Notary Assn.

Notary Public

Phyllis N. Crabtree

Printed Notary Name

My commission expires:

St. Johns County, FL

2021 TRIM Notice

2021 TRIM Notice (PDF)

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2232900000
Location Address	515 ARRICOLA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-102 DAVIS SHORES LOT 57 & N 1/2 OF LOT 58 BLK 60 OR4601/1834 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.230
Homestead	Y

Owner Information

Owner Name	Garmon Rickey M 100%
Mailing Address	515 ARRICOLA AVE SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2021
Building Value	$91,081
Extra Features Value	$0
Total Land Value	$147,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$238,081**
Total Deferred	$24,613
Assessed Value	**$213,468**
Total Exemptions	$100,000
Taxable Value	**$113,468**

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
2020	$81,975	$0	$132,300	$0	$0	$214,275	$210,521	$103,754	$110,521
2019	$73,488	$0	$132,300	$0	$0	$205,788	$205,788	$100,000	$105,788
2018	$20,997	$0	$132,300	$0	$0	$153,297	$142,268	$11,029	$142,268
2017	$43,160	$157	$119,438	$0	$0	$162,755	$149,105	$13,650	$149,105
2016	$87,485	$179	$119,438	$0	$0	$207,102	$171,845	$35,257	$171,845
2015	$88,652	$201	$91,875	$0	$0	$180,728	$156,223	$24,505	$156,223
2014	$88,210	$224	$77,175	$0	$0	$165,609	$142,021	$23,588	$142,021
2013	$45,958	$246	$62,475	$0	$0	$108,679	$108,679	$0	$108,679
2012	$65,606	$100	$55,070	$0	$0	$120,776	$120,776	$0	$120,776
2011	$67,907	$106	$61,189	$0	$0	$129,202	$129,202	$0	$129,202
2010	$69,058	$113	$67,988	$0	$0	$137,159	$137,159	$0	$137,159

Exemption Information

Exemption Type	Amount
Homestead	$25,000
Homestead Band	$25,000
Senior Exemption	$50,000

Building Information

Building	1
Actual Area	1688
Conditioned Area	1618
Actual Year Built	1955
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Block, Wood
Roof Structure	Flat, Gable Hip

Roof Structure	Flat, Gable Hip
Roof Cover	Metal, Roll Composite
Interior Flooring	Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	3

Category	Type	Pct

Exterior Wall	Concrete Block	70%
Exterior Wall	Wood	30%
Roofing Structure	Gable Hip	90%
Roofing Structure	Flat	10%
Roofing Cover	Metal	90%
Roofing Cover	Roll Composite	10%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	11 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
BASE AREA	936	936
FRAME ADDITION	444	444
FRAME UTILITY	0	15
FINISHED OPEN PORCH	0	55
FRAME ADDITION	238	238
Total SqFt	1618	1688

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	34

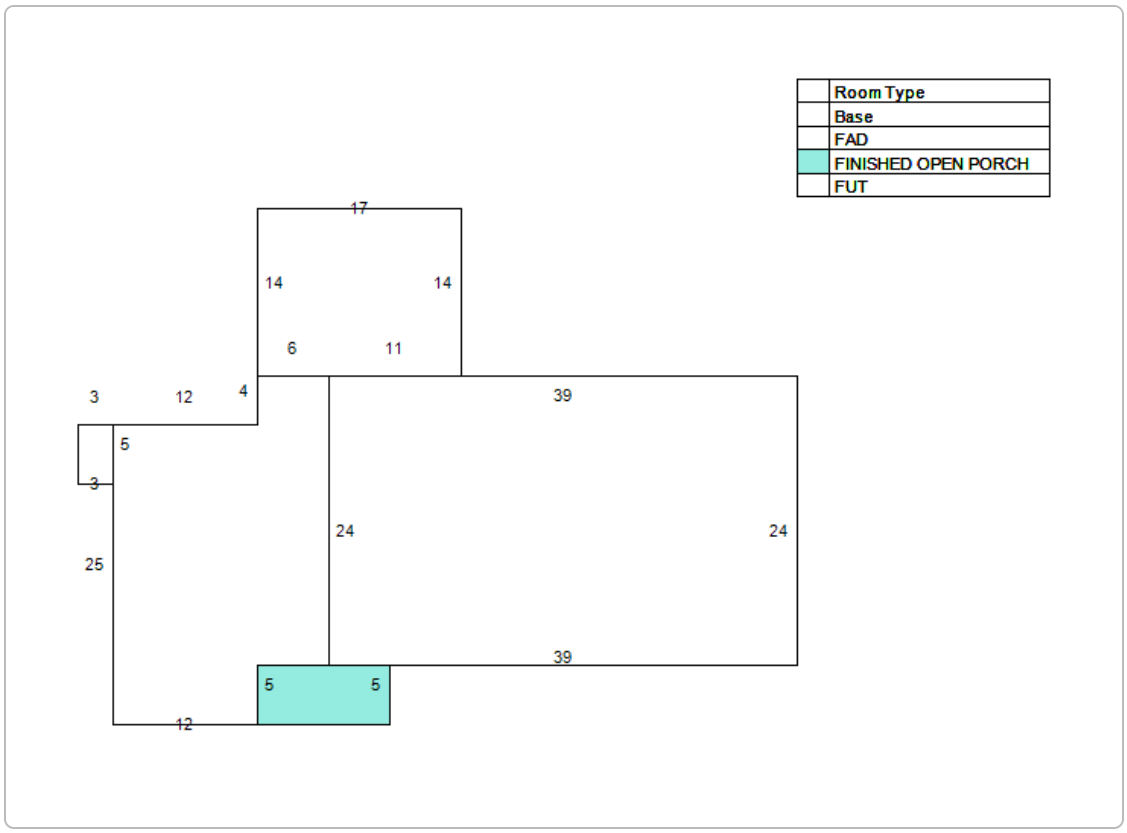
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	70	140	70	EF	$147,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/23/2018	8/23/2018	$184,000.00	WARRANTY DEED	4601	1834	U	V	STILLWORD JOSEPH ET AL	GARMON RICKEY M
8/28/2012	8/20/2012	$82,200.00	WARRANTY DEED	3606	679	U	I	CWABS INC CERTIFICATEHOLDERS SERIES 2005-IM2	STILLWORD JOSEPH ET AL
6/25/2012	6/25/2012	$100.00	CERTIFICATE OF TITLE	3578	914	U	I	CLEMENTS BRUCE RANDALL	CWABS INC CERTIFICATEHOLDERS SERIES 2005-IM2
	4/6/2005	$185,000.00	WARRANTY DEED	2418	1569	Q	I	SAVAGE HOWARD W II & FELISA A	CLEMENTS BRUCE RANDALL
	10/21/2003	$128,000.00	WARRANTY DEED	2080	625	Q	I	SIMPSON ANDREA	SAVAGE HOWARD W II & FELISA A
	10/21/2003	$115,000.00	WARRANTY DEED	2080	624	U	I	SHEFFIELD CARL D & BARBARA C	SIMPSON ANDREA
	11/12/1999	$100.00	WARRANTY DEED	1473	1741	U	I	COPE ALTON W JR & KATHRYN	SHEFFIELD CARL D & BARBARA C
	12/23/1998	$71,500.00	WARRANTY DEED	1379	829	Q	I	FIRST COAST CREDIT SERVICES	COPE ALTON W JR & KATHRYN
	11/15/1995	$54,000.00	WARRANTY DEED	1141	739	U	I	FESPERMAN FRANCES R	FIRST COAST CREDIT SERVICES

Sketch Information



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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 21, 2021 Meeting



Application: PL2021-0128 Address: 215 St. George Street

Applicant: Boston Painting Services

Property Owner: Trinity Episcopal Church of St. Augustine

Project description: To apply a mineral based coating to the existing exterior stucco of the original church building.

Architectural Style:	Gothic Revival	Florida Master Site File:	SJ01913
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	c. 1825 – 1831, with later additions and new buildings
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1992000000		
Agenda Item:	6(a)	Previous Action(s):	COA F2014-0131

STAFF SUMMARY AND ANALYSIS:

1. Trinity Episcopal Church's primary building faces the Plaza de la Constitución and was constructed between 1825-1831, with additions to the church in 1850, 1893, and 1902, and new buildings added in 1917 (Parish House) and 1954 (what is labeled on plan as Hindry Hall, the concrete block building along Artillery Lane).
2. This Certificate of Appropriateness (COA) application is for the proposed application of a mineral based coating, KEIM Concretal W., to the existing exterior stucco of the original church building, which according to the Florida Master Site File, was constructed c. 1825-1831. The existing stucco on this portion was scored to give a stone appearance.
3. Follow-up correspondence from the applicant indicated that the church desires to have a uniform coating to the exterior due to the various stucco repairs completed over the years that are visible and unappealing. A submitted sample of the color selected by the church from the KEIM color chart is the color they felt was closest to the church's exterior and is in the application packet. Colors can be matched by the company as well.
4. The applicant also provided before and after photos of two historic buildings that he applied the product to including the Flagler Memorial Presbyterian Church (36 Valencia Street, St. Augustine, c. 1889-1890) and Bolles Hall (c. mid-1920s) of the Bolles School of Jacksonville. However, both were constructed later than the Trinity Parrish, with the Memorial Presbyterian Church constructed of poured concrete and the stucco covered masonry structure of Bolles Hall, originally built as the San Jose Hotel.
5. A 10-year restrictive covenant from 2015 is in place with the State of Florida Department of State's Bureau of Historic Preservation that limits modifications to the building to routine repairs and maintenance. Correspondence with the state confirmed they need to review the proposed project and approve before the work is done, but stated that the HARB review can also proceed. Follow-up communication emails from the Bureau Chief of the State's Bureau of Historic Preservation stated that after hearing back positive reviews from a National Park Service Federal Historic Tax Credit Reviewer, who indicated the coating does not firm a film like acrylic/latex paints and allows the walls to breath, she does not have concerns about the use of the product on the church, but would like to see whatever information the company representative provides. (Emails included in attachments)
6. Staff did not readily find documentation on the results of the use of the product on historic plaster, but reached out to KEIM. A response from the KEIM Managing Director mentioned KEIM's Soldalit Sol Silicate All Surface Exterior Finish, as one used for historic preservation projects, but is the same product formula as the Concretal W. Testing data or info specifically needed for the church application was offered, which staff requested related to historic plaster. Tech data sheets provided by KEIM, outlining the physical properties for both products, are attached along with his email.
7. Staff has recommended that a sample of the coating on a similar type of plaster be done, or a test area in a hidden area on the church building first before proceeding.
8. HARB reviewed a previous COA application (F2014-0131) proposing to apply a paint finish on previously unfinished stucco, which after continuing in November 2014, approved painting the 1960s addition, and required written approval by the state to install a clear water repellant coating on the historic portion. Minutes are attached from the meetings. Staff recently spoke with architect Ken Smith, who is referenced in the minutes and said he had used the proposed product on the Memorial Presbyterian Church, but an entirely different product on one of the newer wings of the church.
9. The Architectural Guidelines for Historic Preservation (AGHP) recommends against applying "waterproof, water-repellent or non-historic treatments such as stucco over masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive and may change the appearance of historic masonry as well as accelerate its deterioration.

STAFF SUMMARY AND ANALYSIS (continued):

10. Preservation Brief #22: "The Preservation and Repair of Historic Stucco," published by the National Park Service, states "there are many contemporary stucco products on the market today. Many of them are not compatible, either physically or visually, with historic stucco buildings. Such products should be considered for use only after consulting with a historic masonry specialist. However, some of these prepackaged tinted stucco coatings may be suitable for use on stucco buildings dating from the late-nineteenth or early-twentieth century, as long as the color and texture are appropriate for the period and style of the building."

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board **can take the following actions for** a **CERTIFICATE OF APPROPRIATENESS at 215 St. George Street**:

1. Approve if the HARB finds that the proposed coating is an appropriate material that will not cause long-term damage to the building's exterior and will duplicate the existing as closely as possible in strength, composition, color and texture
2. Continue the application if the HARB finds that more information and documentation about the proposed coating is needed.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To apply KEIM Concretal W., a tinted mineral based coating in the color shown on the painted sample sheet, to the existing exterior stucco of the original church building. (Please see full information from the company's website, including the following statements: "the mineral sol silicate binder penetrates into concrete and forms permanent, covalent bonds within the concrete by a process called 'petrification'." Further, "Despite its natural water repellency, the mineral surface is highly vapor permeable and will allow inherent moisture vapor in concrete to escape freely…" "Is ideal for use on both new and old or repaired concrete where a fully opaque and protective finish is desired." Under a "Where to Use" chart, lime plaster / stucco and historic mineral/masonry surfaces is listed, with a notation for all "Surfaces must absorb water and should not be previously painted."

CITY CODES/DESIGN GUIDELINES:

Exterior Finishes

Secretary of the Interior's Standards for Rehabilitation 2, 3, 7 and 9 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
7. Cleaning with Gentlest Possible Method
9. Compatible Contemporary Design for New Alterations and Additions

Masonry

Do...

- Identify, retain and preserve masonry features that are important to defining the overall character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps and columns; and joint and unit size, tooling and bonding patterns, coatings and color.
- Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in carved decorative features.
- Evaluate and treat the various causes of mortar joint deterioration such as leaking roofs and gutters, differential settlement of the building, capillary action or extreme weather exposure.
- Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required.
- Clean masonry only when necessary to halt deterioration or to remove heavy soiling.
- After determining that cleaning is necessary, carry out surface testing to determine the gentlest method possible.
- Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes.
- Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plaster work.
- Remove deteriorated mortar by carefully hand raking the joints to avoid damaging the masonry.
- Duplicate the original mortar in strength, composition, color and texture.
- Duplicate old mortar joints in width and in joint profile.
- Repair masonry features by patching, piecing in or consolidating the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with compatible substitute materials of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes.
- Apply new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.
- Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color and texture.
- Retain stucco that is an important decorative or stylistic feature of the building.

Don't...

- Remove or substantially alter masonry features which are important in defining the overall historical character of the building so that the character is diminished.
- Replace or rebuild major portions of exterior walls that could be repaired, which would make the building essentially new construction.
- Clean masonry to create a new appearance, thus needlessly introducing chemicals or moisture to historic materials.
- Clean without first testing to determine the effects of the method.
- Sandblast brick or stone surfaces using dry or wet grit or other abrasives. Such methods of cleaning permanently erode the surface of the material and accelerate deterioration.
- Clean with water or liquid chemical solutions when there is a possibility of freezing temperatures. Don't clean with chemical products that will damage masonry or leave chemicals on masonry surfaces.
- Use high-pressure water cleaning that will damage historic masonry and mortar joints.
- Create a new appearance by applying stucco over brick or masonry that has been historically uncoated.
- Remove non-deteriorated mortar from sound joints, then repoint the entire building to achieve a uniform appearance.
- Use electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.
- Repoint with mortar with a high portland cement content, unless it is the content of the historic mortar. Portland cement can often create a bond that is stronger than the historic material and can cause damage as a result of differing coefficient of expansion and the differing porosity of the material and mortar.
- Repoint with a synthetic caulking compound.
- Use a "scrub" coating technique to repoint instead of traditional repointing methods.
- Replace an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated parts are appropriate.
- Use a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.
- Apply waterproof, water-repellent or non-historic treatments such as stucco over masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive and may change the appearance of historic masonry as well as accelerate its deterioration.
- Remove sound stucco or repair it with new stucco that is stronger than the original material or that does not convey the same visual finish.
- Remove or improperly treat decorative stucco.

Post-1821

Gothic Revival buildings may be finished with plain or ashlar joint stucco, brick, marble, stone, drop siding, weatherboards, or board-and-batten siding with corner boards. A local church tower is finished with wood shingles.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File (FMSF)
3. Sanborn Maps
4. HARB meeting minutes from COA F2014-0131
5. Email from Bureau Chief of the State's Bureau of Historic Preservation
6. KEIM information: Emails from Managing Director and Data Sheets

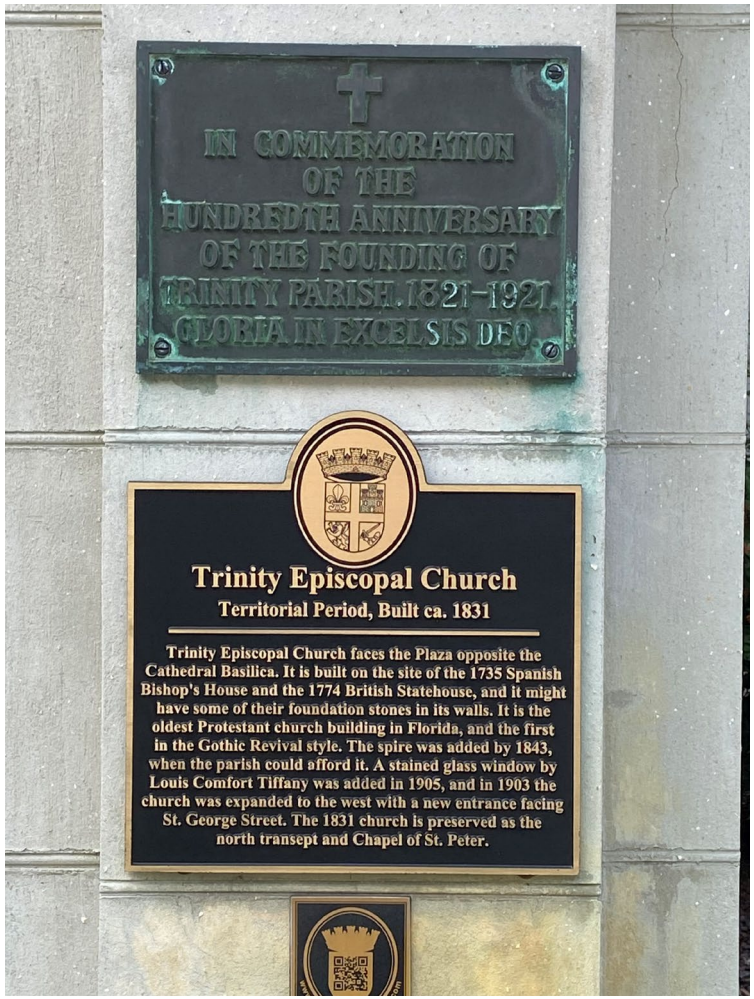
STAFF PHOTOGRAPHS
215 St. George Street



Looking south from King Street and Plaza de la Constitución



STAFF PHOTOGRAPHS
215 St. George Street





STAFF PHOTOGRAPHS
215 St. George Street







Scored plaster on historic church building

STAFF PHOTOGRAPHS
215 St. George Street





Looking from St. George Street

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1913 1009==

Site Name: Trinity Episcopal Church 830== Survey Date: 7809 820==

Address: 223 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 33 (block) 1 & 2 (lot) 868==

868==

Owner of Site: Name: Trinity Episcopal Church of St. Augustine;

Address: 223 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469200 (easting) 3306660 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Religious 838== Present Use: Religious 850==

Date: +1831 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Gothic Revival 964==

Plan Type: Modified U-shape 966==

Exterior Fabrics: Stucco, plain & ashlar scored, wood shingles butt, stone (coquina). 854==

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

Features of Structure: (942)

Window Type: Fixed multipane, attic louver, casement, (diamond Multipane) 942==

Foundation: Stone (coquina), brick & concrete block wall (different parts of church building. 942==

Roof Type: Gable with parapet, intersecting 942==

Secondary Roof Structures: Steeple 942==

Porches & Balconies: 942==

Chimney Location: Offset, rear slope 942==

Materials: (882)

Chimney: Stuccoed 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Gothic arched loggia & entry way gothic arche leaded glass windows, buttressed walls. 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: Adjacent to Plaza on a corner lot. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion, Families, Art

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Gothic Church at 223 St. George Street was constructed between 1825 and 1831. A St. Augustine Record article of Sunday, July 4, 1937 states that the original structure was 36 feet wide by 50 feet long. The chancel was expanded around 1850 and a vestry room added at the side. Sanborn Fire Insurance Maps show an addition in 1893 to include a western wing and remodeling of the southeast corner. The Record article also describes a 1902 rebuilding project resulting in the traditional cruciform shape of the existing structure. The extant portions of the original Church include the north porch and tower, and the coquina walls of the north transcept and baptistry. A Tatler article of January 6, 1906 (p. 22) describes the interior of the new building, including a Tiffany window of St. Peters Chapel. A second Tiffany window on the north wall of the western transcept depicts an angel holding a chalice, a memorial to Charlotte S. Vaill.

> "The season opens with a bright outlook for Tinity Church. The Rector, Rev. L. Fitz-James Hindry, has just completed his second year in St. Augustine and celebrated his second anniversary on New Year's day with a service in the morning, and an informal gathering of vestry and friends in the evening. Much valuable work has been accomplished during the past year. The Diocesan Journal shows that the number of permanent communicants has increased from 137 to 195, while the last confirmation class, consisting of 22 members, was the largest in the history of the Parish. By the untiring efforts of the Woman's Guild, and interested friends, the entire remaining debt on the church building has been wiped out. The interior of the church has also been much improved. The sanctuary has been entirely refurnished by several devoted parishioners, and we understand that new choir stalls, chancel rail and pulpit are ordered and will be placed as early as possible. These are the gifts of other and no less devoted parishioners. A beautiful brass memorial lecturn has also been placed in the chancel.

(over

V. BIBLIOGRAPHY

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

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; Ramon de la Cruz, "Inventario," June 4, 1821, East Florida Papers, Bundle 260, No. 1.

"The latest gift to be placed in the church is a Tiffany window, which has been placed in the Baptistry by Mr. J. H. Hewson. This window has a striking individuality, and must be seen and studied to be fully appreciated. The best time to see it is the early afternoon. The subject is taken from Acts X, 4, and represents the Angel appearing to the Roman centurion, Cornelius, with the message that his prayers and alms have come up for a memorial before God. The figure of the Angel is especially beautiful and full of delicate coloring. The church is to be congratulated upon the possession of this valuable window."

Gothic elements in the existing structure include the arched loggia and entry way, Gothic arch leaded glass windows, and buttressed walls. Stained glass windows line the aisle leading to the altar and triptych stained glass window. The north and east walls of the original Church form two sides of St. Peters Chapel, which comprises the northern transept. The exterior of the Church consists of plain and ashlar scored stucco, wood shingles, and coquina. The cedar shingle steeple has been a landmark beside the Plaza for over 150 years. The northern door of the sanctuary opens to the north facing the Plaza and commercial buildings.

The entrance to the Nave faces St. George Street. Expansion over the years included construction of Church buildings to the south. By 1917 a three-story Parish House replaced the original brick building. A concrete block building was constructed in 1954. Shortly after, the three-story brick Parish House was razed and an additional wing constructed to match the concrete block hall. The masonry structures are enhanced by an arched arcade and an open courtyard. The exterior is stucco. The southern complex extends to Artillary Lane.

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

mental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, Phe plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes intoduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 1870's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

This Church at 223 St. George Street begins its formal history during the British Period (1763-1783) when the first Protestant services in Florida were held in a wing of the English Constitution House. The building, called

the Bishop's Palace or Palacio Episcopal, was built during the First Spanish Period (1565-1763) on the site of the present Church and remodeled by the British as a State House.(4) The Reverend John Forkes was the first of several missionaries licensed by the Bishop of London for the new Church. Soon after his arrival in 1764 services were held in the former Spanish hospital-Church, La Soledad, located on the site now occupied by St. Joseph's Academy tennis courts. The Anglican Church was named St. Peter's and a wooden spire, clock and bells were added to the building.(5) After the Spanish return in 1784 the building fell into disrepair. From that time until the arrival of the United States no Protestant services were held. The charter of incorporation, approved in 1823 was for "Trinity Church" and the name of "St. Peter's" was temporarily forgotten. Wardens of the new congregation included prominent residents George W. Gibbs III and Waters Smith, Thomas H. Penn, Edward R. Gibson, James R. Hanham and Abraham Eustis. Other names in the early records include the future confederate general, Edmund Kirby-Smith, Abraham Dupont, Edward S. Vaill, Reginald White, and David L. Dunham. The cornerstone for the new Church House facing the Plaza was laid in 1825. Reuben Loring, father of General William Wing Loring, did the mas onry work and plastering. The first services were held in 1831 although the building still lacked a bell and an organ and required interior work. In 1850 the congregation reorganized under the name of "The Vestry of Trinity Church of St. Augustine".(6) When war plagued the country the Church was under the leadership of the Reverend L. R. Staudenmayer who created a furver either by failure to cooperate with the Union occupants(7) or his compliance with same.(8) In either event he left town and no official services were held until after the war.(9) In 1867 the interior was renovated and funds were raised for expenses incured for street paving. The following articles describe the events.

> "The interior of Trinity Church has been renovated; the woodwork has been very prettily grained; the seats have been re-cushioned and the floors carpeted; the organ which had been sent to Charleston for repair has been returned, and its sweet notes will again be heard next Sunday."

> "The Women's Guild of Trinity Church will hold a fair on the fourteenth day of February in the dining room of the Cordova, when they will offer for sale many beautiful pieces of embroidery, lace work and useful articles. They will also serve refreshments, and may have some entertainment. The proceeds of the fair will be applied to the liquidation of the debt incurred for paving the street around the church property. This amounts to about $700.00. $100.00 of this was earned recently leaving a balance of $600.00. As the pavement is a public benefit, the ladies

feel less hesitancy in asking the assistance of the public. Ladies interested in the church are invited to contribute fancy or useful articles, and everyone is invited to attend."(10)

In 1892 a society of littel girls called St. Monica's Guild presented the Church with a stained glass window commemorating Reverend Elisha Roote, a former rector and grandfather of prominent resident James E. Ingraham. The Munich-made Triptych window was installed over the altar.(11)

The following year, 1893, witnessed the addition of another aisle at right angles to the old one facing east and west. A short time later a cry went out for funds to build a new Church. The Tatler describes the need.

"The vestry and rector of Trinity parish have issued an appeal for contributions to build a new church, stating that the present edifice has become unfit for use. The Bishop of Florida, the rector of the parish and the treasurer of the vestry are empowered to collect funds and have charge of the work. The vestry propose to erect a church of pure Gothic architecture to cost about $50,000, with a seating capactiy for 600, upon the site of the present church. It is also proposed to use as much of the material in the present church as possible. The present church edifice was re-built in 1889; the west wing and chancel are entirely new. The cost of the improvement was over $6,000. At the time the church was re-built a number of the members of the parish thought it best to build an entirely new edifice, and one of the vestry had plans prepared. It was finally decided, with the Bishop's approval to enlarge the church and improve it as it is at present. The money for the improvement was raised by the women of the parish, Mrs. John D. Jones and Mrs. D. Edgar each contributing $1,000. Miss Lowe, who has since bequeathed $5,000 to the parish, gave $500. The ladies of the parish held a fair, earning about twelve hundred and fifty dollars, the Ladies' Aid Society contributed as much more, and other small sums were donated.

"The action of the vestry has developed some opposition among members who were instrumental in securing the present building, and who are willing to contribute to have the present church repaired, while others think the parish much too poor to undertake to raise such a large sum. The vestry do not contemplate immediate action other than securing funds for the purpose, and it will probably be several years before definite steps are taken."(12)

According to the Evening Record, some work was done before the major reconstruction of the Church.

> "Contractor Fishwick is making good progress on the guild room of Trinity Episcopal Church. The partitions and floors of the former rectory have been torn out and one room made of the entire building. A raised gallery will be placed at the west end of the room. Church entertainments will be held in the guild room, which will be spacious enough to accommodate a large gathering."(13)

By 1902 the Church was all but rebuilt leaving only portions of the original structure. A Chapel was fashioned within the old walls and named St. Peter's, commemorating the British Period Church. The north entrance opens into this section of the building. The Church was consecrated by the Rt. Rev. Edwin G. Weed, D. D., Bishop of Florida, on April 7, 1905.(14) Stained glass windows in the nave and transepts were given as memorials to loved ones. The windows in Trinity Church represent almost every style of the art, to include the Munich-made Triptych, the muted tone Austrian glass, the two Tiffany windows, and the round window over the western entrance which is a reproduction of a window typifying middle-ages style. A window from Willitt Studio in Philadelphia represents the finest American stain glass.(15) Around 1917 the need for a new Parish House was realized and Mrs. Samuel Morris offered to advance funds for the erection of a new hall in memory of her sister and brother-in-law. The old brick building was replaced by a three-story structure.(16) Additional buildings have since been constructed on land to the south of the original Church property. The 1884 Sanborn shows a large two-story residence, formerly the Bronson home, which possessed a large garden. In 1888 a three-story building with a four-story frame addition on the south part of the hotel shows on the 1904 map.(17) A portion of the hotel burned in the 1940's after which time the Church purchased the former hotel razing it for construction of new buildings.(18) The new offices, class rooms, and social hall extend to Artillary Lane, all constructed after 1954, the date of the first two-story masonry hall. Contributions from the Vaill family whose Church affiliations date to the inception of the Episcopal congregation, facilitated the construction.(19) Throughout the Church, memorials silently speak of the many members sho helped the Church grow from its early days to the present time.

ARCHAEOLOGY

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

3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; John S. Horton, "View of St. Augustine, East Florida," 1855; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1958; St. Augustine Record, July 4, 1937 and February 5, 1950.
4. El Escribano, Vol. 4, No. 3, pp. 5-6.
5. Michael V. Gannon, The Cross in the Sand (Gainsville, 1965), p. 85.
6. Record, Sunday, March 12, 1950, p. 7.
7. Ibid.
8. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 103.
9. Record, Sunday, March 12, 1950, p. 7.
10. El Escribano, "One Hundred Years Ago", July 1967, Vol. 4, No. e.
11. Tatler, January 16, 1892, p. 9.
12. Record, Sunday, July 30, 1939; Tatler, February 20, 1897, p. 4.
13. St. Augustine Evening Record, August 10, 1901, p. 3.
14. Record, March 12, 1930, p. 10.
15. Interview by Karen Harvey with the Rev. John Bywater, April 19, 1980.
16. Record, March 17, 1950, p. 10.
17. Ibid.; Sanborn, 1884, 1888, 1904.
18. St. Augustine Historical Society Miscellaneous File; Record, Sunday, March 12, 1950, p. 7.
19. Interview with the Rev. John Bywater.

SJ 1913

Page 1

☐ Original
☒ Update

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

Site #8 ~~SJ1918~~
Field Date June 12, 2012
Form Date June 19, 2012
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) Trinity Episcopal Church — 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

Street Number	Direction	Street Name	Street Type	Suffix Direction
Address: 215		St. George	Street	

Cross Streets (nearest / between) Between King Street & Artillery Lane
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1/16/1988 — Plat or Other Map Parcel
City / Town (within 3 miles) St. Augustine — In City Limits? ☒ yes ☐ no ☐ unknown — County St. Johns
Township 7S — Range 30E — Section S18 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 452 — Landgrant _____
Subdivision Name St. Augustine Town Plan — Block 33 — Lot 1 & 2
UTM Coordinates: Zone ☐ 16 ☒ 17 — Easting 469200 — Northing 330660
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1831 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Church/Cemetery Complex — From (year): 1831 — To (year): 2012
Current Use Church/Temple/Synagogue — From (year): 2012 — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown — Date: _____ — Original address 215 St. George Street
Alterations: ☒ yes ☐ no ☐ unknown — Date: 1902 — Nature Exterior and Interior U-Shape
Additions: ☒ yes ☐ no ☐ unknown — Date: 1954 — Nature Gothic loggia & assembly hall added
Architect (last name first): 1902 Snelling & Potter — Builder (last name first): _____
Ownership History (~~especially original owner~~, dates, profession, etc.) Diocese of Florida
Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown — Describe St. Augu Historical Reveiw Bd

DESCRIPTION

Style Gothic Revival — Exterior Plan U-shaped — Number of Stories 1
Exterior Fabric(s) 1. Coquina block 2. Stucco 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Steeple 2. _____
Windows (types, materials, etc.) 29 Leaded stained glass windows dating from 1859, Louis Comfort Tiffany window
Distinguishing Architectural Features (exterior or interior ornaments) Buttressed walls
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Gothic arched loggia, Gothic Entry way, assembly hall, landscaped grounds with fountain

2017 JUN 22 A 9:2

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

HISTORICAL STRUCTURE FORM

Site #8 SJ1913

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2.

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

Foundation Type(s): 1. Continuous 2.

Foundation Material(s): 1. Other 2. Concrete Block

Main Entrance (stylistic details) Gothic Arched

Porch Descriptions (types, locations, roof types, etc.) A small Gothic style porch faces King Sstreet, and opens into the church's left Transept known as St. Peter's Chapel

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

Narrative Description of Resource Trinity Church maintains its historic building and takes action against threats to the structure and architectural features to keep it in good condition

Archaeological Remains N/A ☐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) SJ1913

SJ1913

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) National Register 7-0000847; US Dept. of Interior had listed Trinity on Natl. Reg. Historic Places.

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

1. Religion 3. Tourism 5.
2. Architecture 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 Artifact collection-open to public Maintaining organization
Document description St. Augustine Historical Society Records File or accession #'s

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

RECORDER INFORMATION

Recorder Name Member Trinity Episcopal Parish Affiliation

Recorder Contact Information (address / phone / fax / e-mail) c/o Trinity Epsicopal Curch 215 St. George St. St. Augustine FL 32084; 904-824-2876;

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**

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

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

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

☐ Original
☒ Update

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

Site #8 SJ01913
Field Date 5-17-2016
Form Date 5-17-2016
Recorder # _____

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

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

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
215		St George	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1992000000 — 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: 1831 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Cemetery/Church Complex — From (year): 1831 — To (year): 2012
Current Use Church/Temple/Synagogue — From (year): 2012 — To (year): _____
Other Use Church/Temple/Synagogue — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-1902 — Nature Exterior and Interior U-Shape
Additions: ☒yes ☐no ☐unknown — Date: 1-1-1954 — Nature Gothic loggia & assembly hall
Architect (last name first): 1902 Snelling & Potter — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) Diocese of Florida

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

DESCRIPTION

Style Gothic Revival — Exterior Plan U-shaped — Number of Stories 1
Exterior Fabric(s) 1. Coquina block — 2. Wood shingles — 3. Stucco; plain&ashlar scored
Roof Type(s) 1. Gable — 2. _____ — 3. parapet; intersecting
Roof Material(s) 1. Composition shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Steeple — 2. _____
Windows (types, materials, etc.) Fixed multipane, attic louver, casement, (diamond multipane); 29 stained glass windows from 1859, Louis Comfort Tiffany window
Distinguishing Architectural Features (exterior or interior ornaments) Gothic arched loggia & entryway goth arched leaded glass windows, buttressed walls
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Gothic arched loggia, gothic entryway, assembly hall, landscaped ground with fountain/statuary

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01913

DESCRIPTION (continued)

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

Structural System(s): 1. Coquina block 2. Masonry - General 3. Brick, Concrete Block

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

Foundation Material(s): 1. Other 2. Concrete Block

Main Entrance (stylistic details) Ogee or three point arch frames entry; paired three panel wood doors with quatrefoil detail above doors in arch

Porch Descriptions (types, locations, roof types, etc.) Gothic style porch faces King Street and open into the Church's left Transept known as St.Peter's Chapel

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. Religion
2. Architecture
3. Tourism
4. _____
5. _____
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 (address / phone / fax / e-mail) 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc

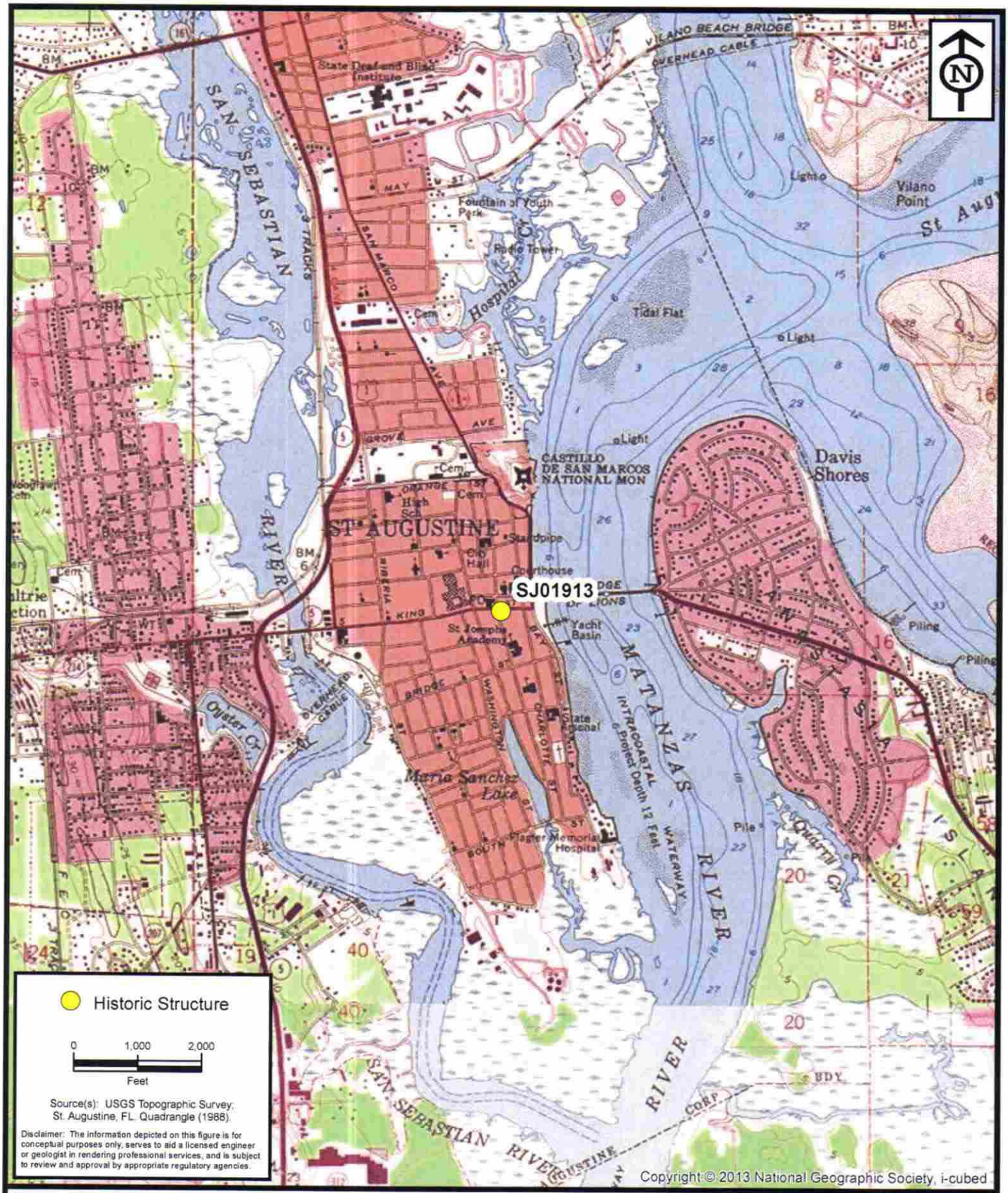
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

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

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



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

Project Location - SJ01913

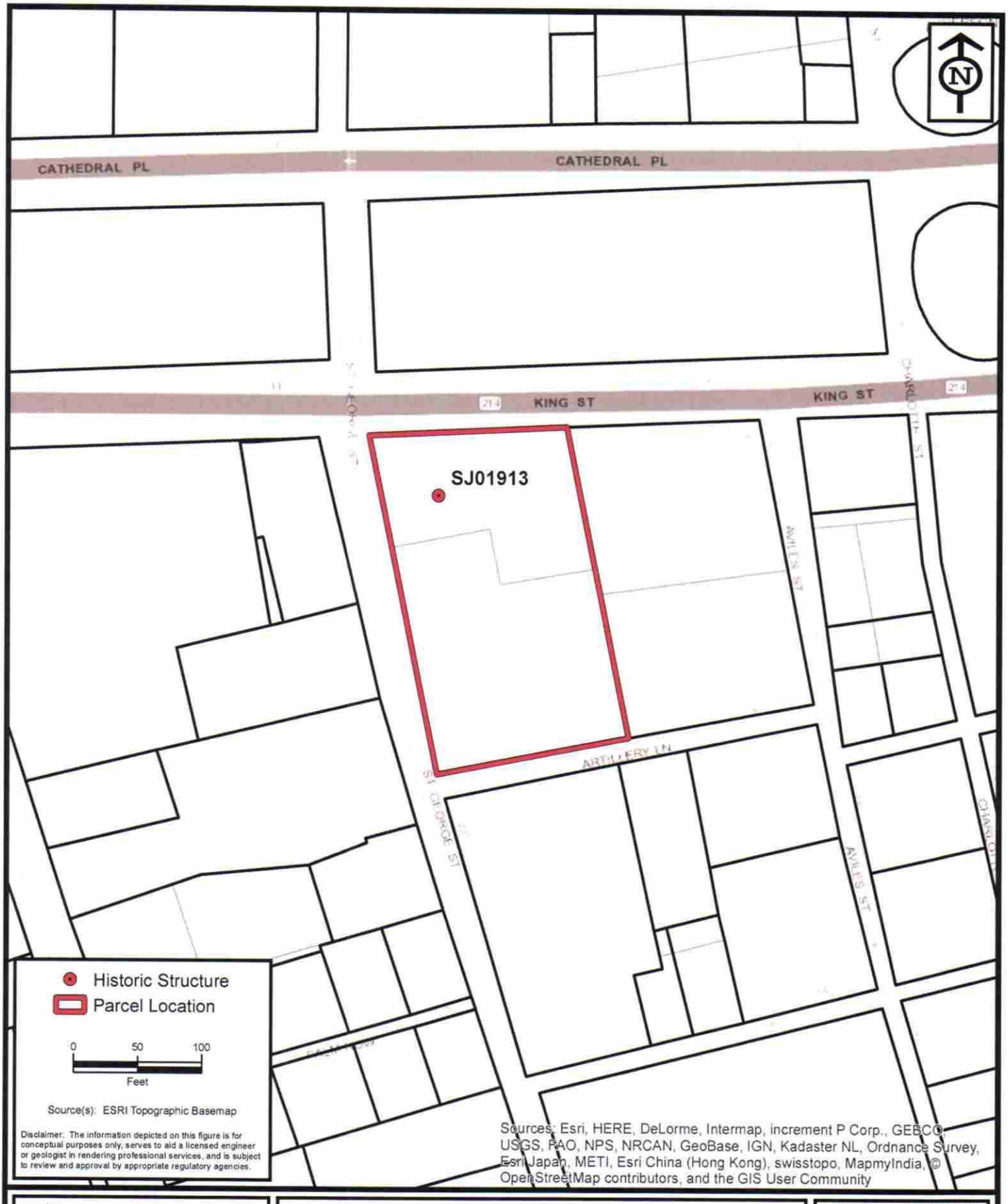
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01913\Location.mxd Date: 1/29/2016 10:58:11 AM

SJ01913



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

Parcel Location - SJ01913

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01913\Parcel.mxd Date: 2/1/2016 11:41:46 AM

SJ01913

SS 1913

Property Record Card

STRAP	1992000000	**Tax District**	452
Mailing Address		**Neighborhood Code**	610.03
215 SAINT GEORGE ST, SAINT AUGUSTINE, FL, 32084-0000		**Use Code/Description**	7100/Churches
		Sec-Town-Range	18 - 7 - 30
Site Address		**Property Map**	Click here for Desktop Click here for Mobile
215 ST GEORGE ST SAINT AUGUSTINE, 32084-0000			
Total Land Value	$561,204.00	**Acreage**	0.98
Total Building Value	$381,126.00	**Total Market(Just) Value**	$954,886.00
Total Extra Features	$12,556.00	**Assessed Value**	$954,886.00
Homestead Exempt	$0.00	**Taxable Value**	$0.00

Owner Name(s)	Legal Description
TRINITY EPISCOPAL CHURCH OF	CITY OF ST AUGUSTINE LOTS 1 &
Exemption(s)	2 BLK 33
02 Church/Religious	

Building Number 1

Site Address:	215 ST GEORGE ST SAINT AUGUSTINE, 32084-0000		
Building Type/Desc:	7100/Churches	**Building Model/Desc:**	04 /COMMERCIAL BLDGS
Year Built:	1917	**Heated/Cooled Area:**	20820
Gross Area:	15252	Building Sketch (Descriptions)	click here to see sketch
Building Value:	$381,126.00		

Structural Elements (Descriptions)

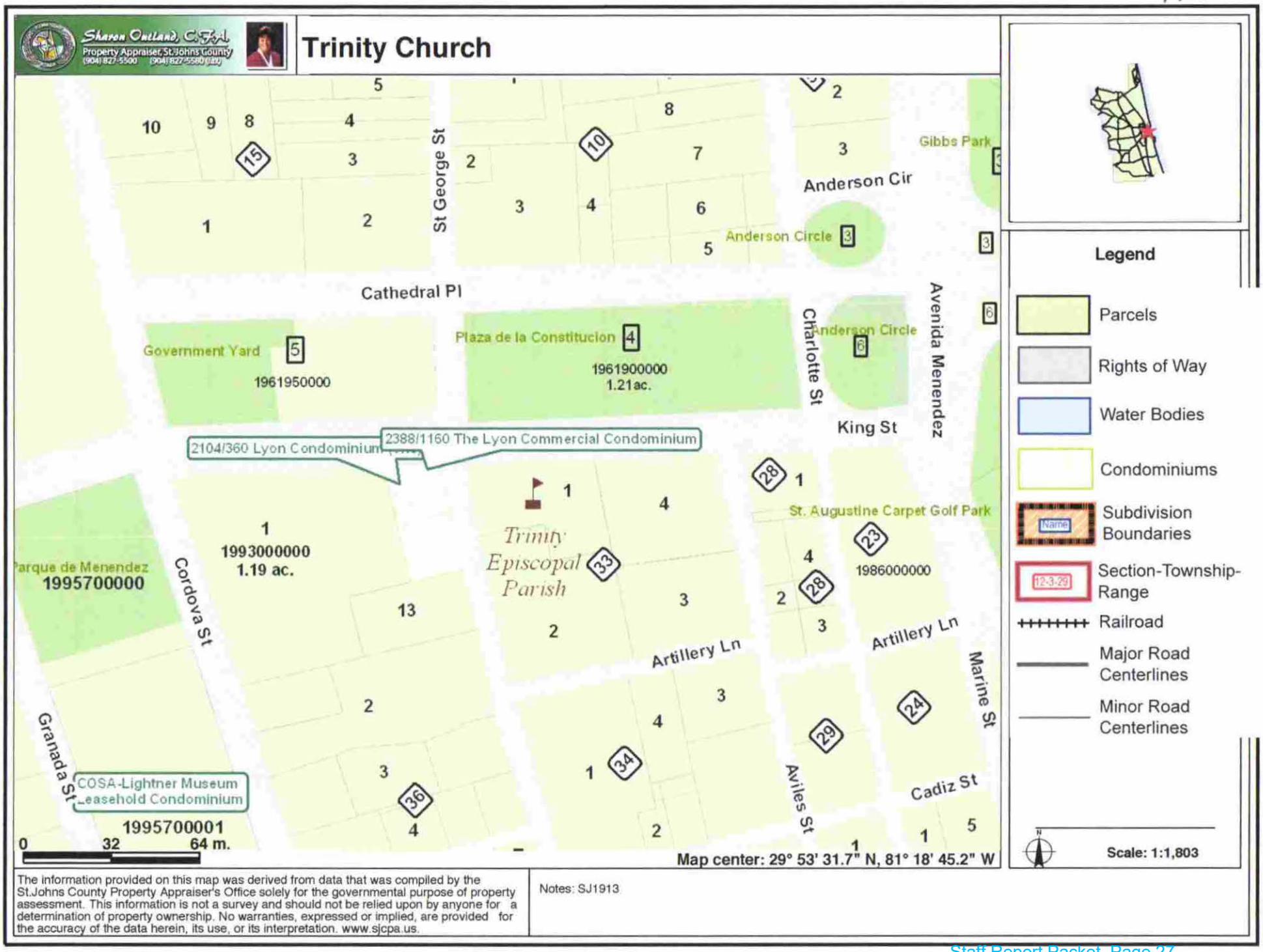
Building Number	Element Code	Element Description	Type Code	Type Description
1	EW	Exterior Wall	15	Concrete Stucco
1	RS	Roofing Structure	13	Wood Truss
1	RC	Roofing Cover	7	Composite Shingle
1	IW	Interior Walls	3	Drywall
1	IF	Interior Flooring	18	Slate
1	IF	Interior Flooring	5	Carpet
1	HT	Heating Type	1	Air Duct
1	AC	Air Conditioning	1	Central
1	FR	Frame	3	Masonry
1	PL	Plumbing	39	39 FIXTURES
1	EL	Electrical	3	Good
1	FN	Foundation	5	Concrete Perimeter Footing
1	FS	Floor System	1	Concrete Slab

Extra Features

Code	Description	Year Built	Units	Unit Price	Adj Unit Price	Condition %	Depreciated Value
SCWAC	SPRNKL WET	1968	20820.00	1.41	1.41	23.0	$6,752.00
MSWALL	MS/CB WALL	1970	756.00	8.53	8.53	90.0	$5,804.00

Previous Parcel (1991900000) Next Parcel (1992100000)

Site # 8 SJ 1918
1913



The information provided on this map was derived from data that was compiled by the St.Johns County Property Appraiser's Office solely for the governmental purpose of property assessment. This information is not a survey and should not be relied upon by anyone for a determination of property ownership. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. www.sjcpa.us.

Notes: SJ1913

SS1913

NHL - first to Atlanta Regional office let her write NHL Program Dr. Junkin Lowe Th. D.

from Judith Wilmot

Late of alteration since 1831

Call Jim Abbott on Monday 4/1 not until 4/8

March 19, 2013

Mr. J. Paul Loether
Chief
National Register of Historic Places &
National Historic Landmarks Program
National Park Service
1849 C Street NW
Washington DC 20240

Dear Mr. Loether:

I am writing to inquire about listing Trinity Parish of St. Augustine for a National Historic Landmark designation. The church held its first service in 1831, and was consecrated in 1834. The church is constructed from local coquina stone in a Vernacular Gothic style. Land developer, frontier speculator, entrepreneur and Vestry member Peter Mitchel, drew the design for the original church. The period of significance for the Vernacular Gothic building begins in 1837, and the building is a rare existing example of using coquina stone for a religious building in Territorial America. In addition to its architectural significance, the church has had among its members and leadership men and women who have held significant roles in the history of the nation.

Trinity Episcopal Church (file#SJ 1913) was added to the National Register in 1977 as a contributor to the St. Augustine Historic District, file # SJ 10 for its "architectural significance," and is a Florida Historic Landmark. Trinity sits on a corner site located on King and St. George Streets across from the public square. The church's vaulting, buttresses, and pointed arches were adapted to local materials. The church façade facing north onto the public plaza has existed for more than 182 years in an unaltered state. The wooden steeple erected in 1837, still retains its original form and foundation. Over the years, additional and improvements have been made to the church such as the addition of interior lighting, plumbing and heating without compromising the Gothic exterior.

– not NHL

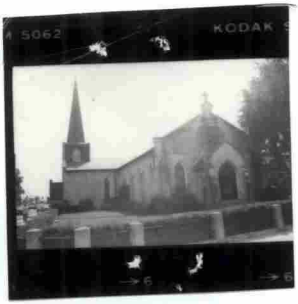
Trinity, Florida's oldest Episcopal Parish, dates to 1821, and the site upon which it stands formerly held the English Constitution House, which was destroyed when St. Augustine was returned to Spain. When Florida became a territorial procession of the United States on February 19, 1821, St. Augustine no longer had a "state religion" as it had under the rule of Spain and England. Trinity's warden and vestry purchased "a lot of ground fronting the public square and bounding on St. George St." An Act of Congress in 1827 secured site the to the church, and 70 years later, a second Act of Congress conveyed the land absolutely to the Diocese of Florida. Trinity has remained on this site in a prominent position on the public square in the oldest section of St. Augustine.

The original church was little changed from June 1831 when the first service was held until 1902, when the church was enlarged. "So endeared were the congregation to the memories surrounding the original structure that the plans were so made that as to permit the Gothic entrance on the Plaza to remain undisturbed." (Directory of St. Augustine, 1904, p. 38.) In 1923, the New York ecclesiastical architecture firm Snelling and Potter oversaw the expansion of the church to its current shape. The enlarged church maintains the Gothic style and is constructed of local coquina stone covered by stucco. In 1955, a two-story education facility and Parish Hall were added. Architecturally, the new facilities and cloistered walkways continue the Gothic features of the historic church building.

The first child baptized at Trinity was Edmund Kirby-Smith, son of the U.S. District Judge and Vestry member, Joseph Smith. Edmund Kirby-Smith became a Brigadier General in the Confederate Army, and surrendered as General of the Trans-Mississippi Department in 1865. Among those accepting his surrender was another Trinity Church member, Edmund Davis, who later became the Reconstruction Governor of Texas, and was nominated as Vice President in the 1890 Republican convention. Kirby-Smith's sister Frances married Lucien Webster a Union Officer she met in St. Augustine. Their letters are published in the book, The Websters: Letters of an American Army Family in Peace and War 1836-1853. Frances remained a Unionist after her husband's death, and after the war provided financial help for a former slave of the Smith Family, Alexander H. Darnes, who after his graduation from Howard University returned to Florida as the State's first African-American physician.

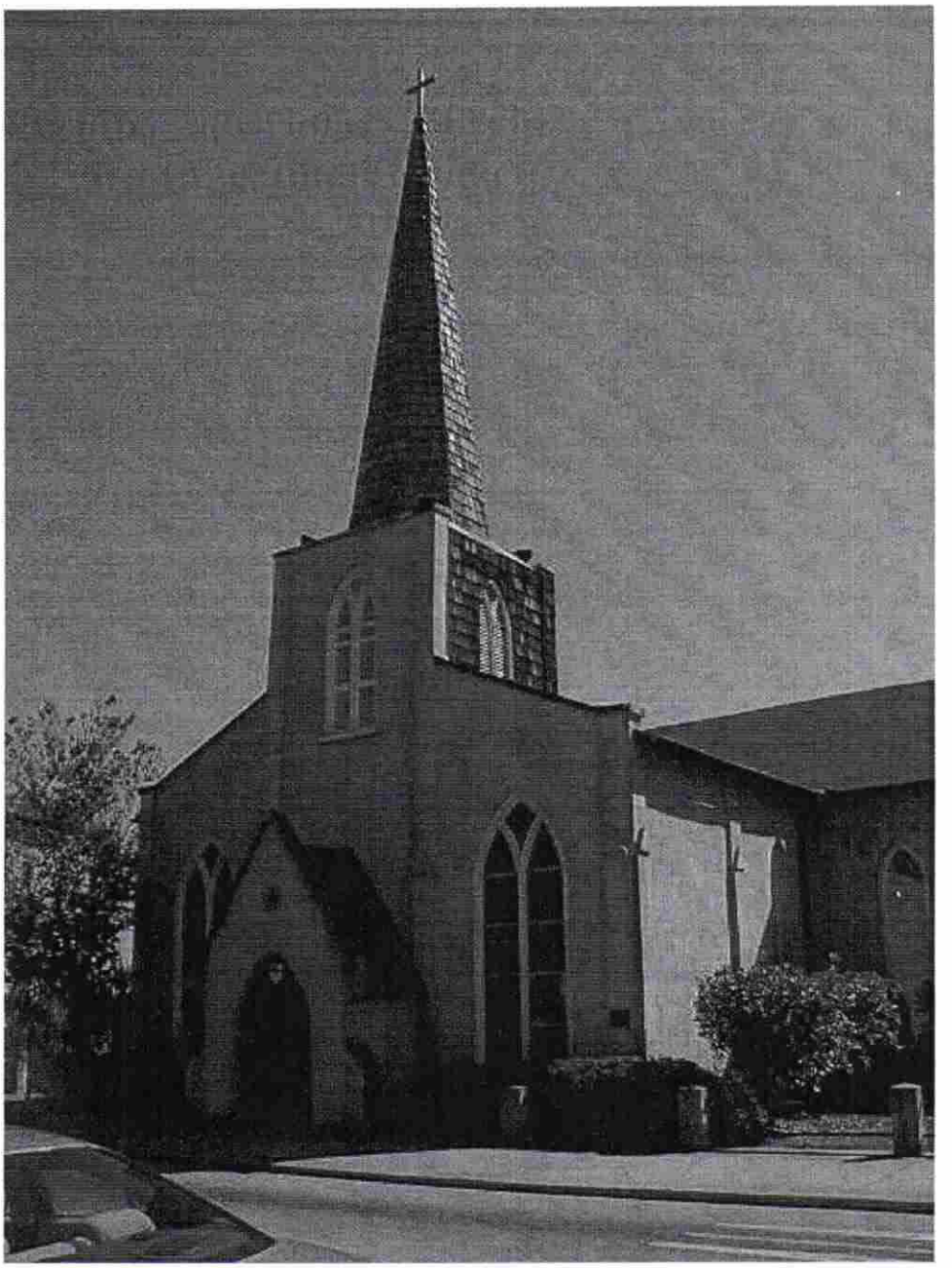
Lay leaders of Trinity with national importance include George Fairbanks a founder of the University of the South and the Historical Society of Florida. He is also author of the first comprehensive history of Florida and the first to draw on original documents. A lifelong Episcopalian, Fairbanks served as a Trinity Vestry member for more than 15 years. He also served as Delegate to every National Episcopal convention until his death.

Clergy connected to Trinity with national importance include John Freeman Young, the second Bishop of Florida, who translated the Christmas Carol "Silent Night." Young also encouraged Richard Upjohn to create the designs that resulted in the building of Carpenter Gothic Churches. The Rev. Henry Whipple, brother-in-law of George Fairbanks, served as rector of Trinity. Whipple known as "Apostle to the Indians" and Bishop of Minnesota, returned to St. Augustine in 1875, when Captain Richard H. Pratt invited him to preach to the prisoners (mostly from the Kiowa, Cheyenne, Comanche, Caddo and Arapaho Nations) at Fort Marion. Pratt attended Trinity, and he encouraged the prisoners' education, and among the prisoners that attended Trinity was David Pendleton Oakerdater, who in 1995 was designated a Saint by the Episcopal Church.

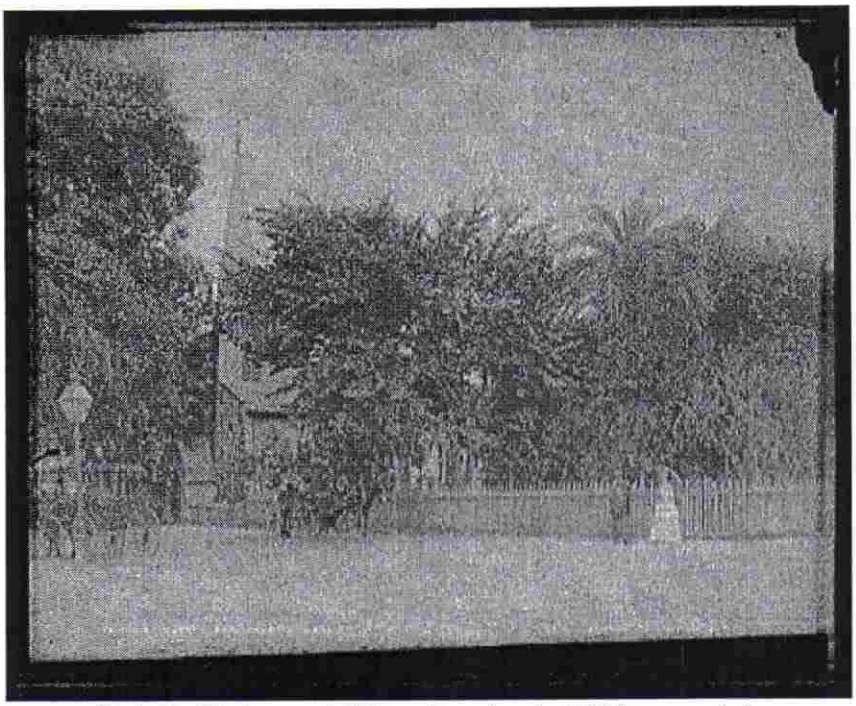

5062
KODAK

Site #8-SJ 1918
1913

Trinity Episcopal Church - St. Augustine Florida



Site #8-SJ 1913 ~~1918~~

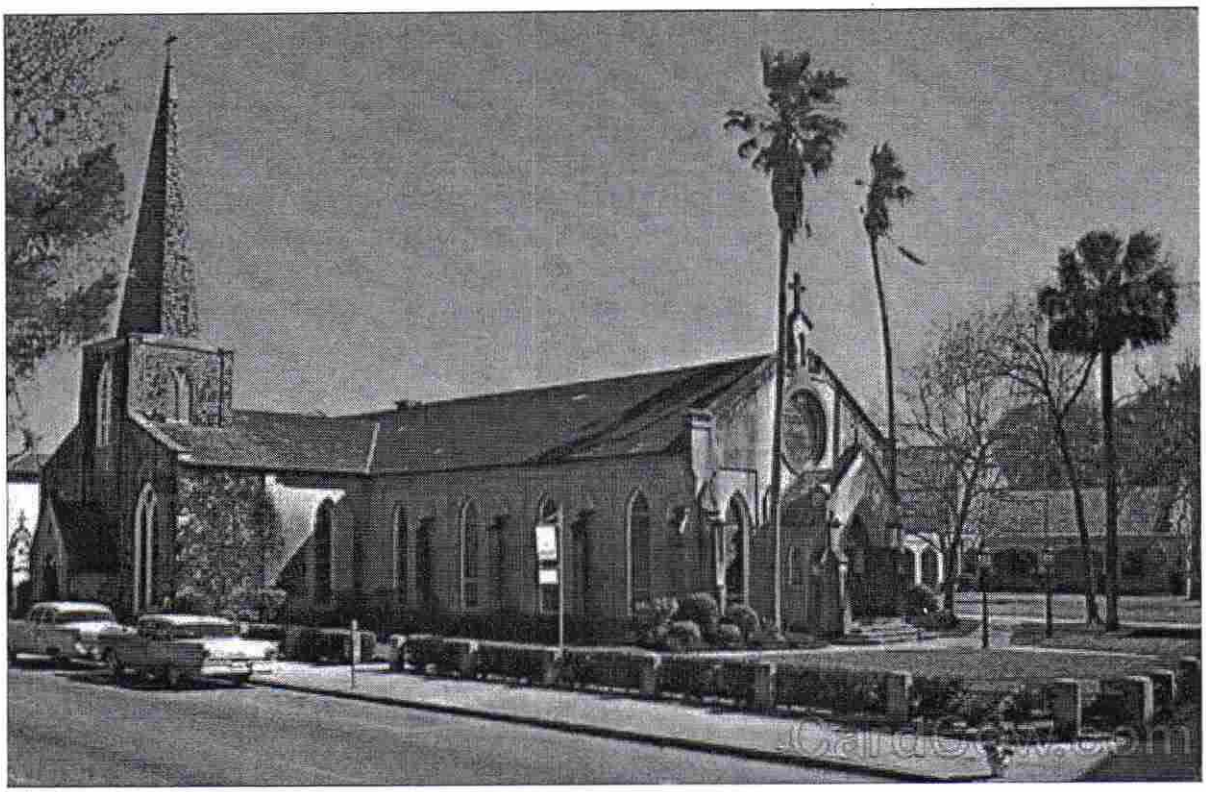


Trinity Episcopal Church prior to 1900 remodel
Library of Congress

St. Augustine FL

Trinity Episcopal Church
St. Augustine FL

Site # 8-SJ ~~1918~~
1913




Trinity Episcopal
Parish
Diocese
of Florida
Founded
1821
Sunday Services
7:30 am Eucharist
9:00 am Parish Family Eucharist
10:15 am Christian Education
11:15 am Eucharist
Wednesday 10:00 am Holy Eucharist
904-824-2876
PUBLIC
PARKING
AHEAD

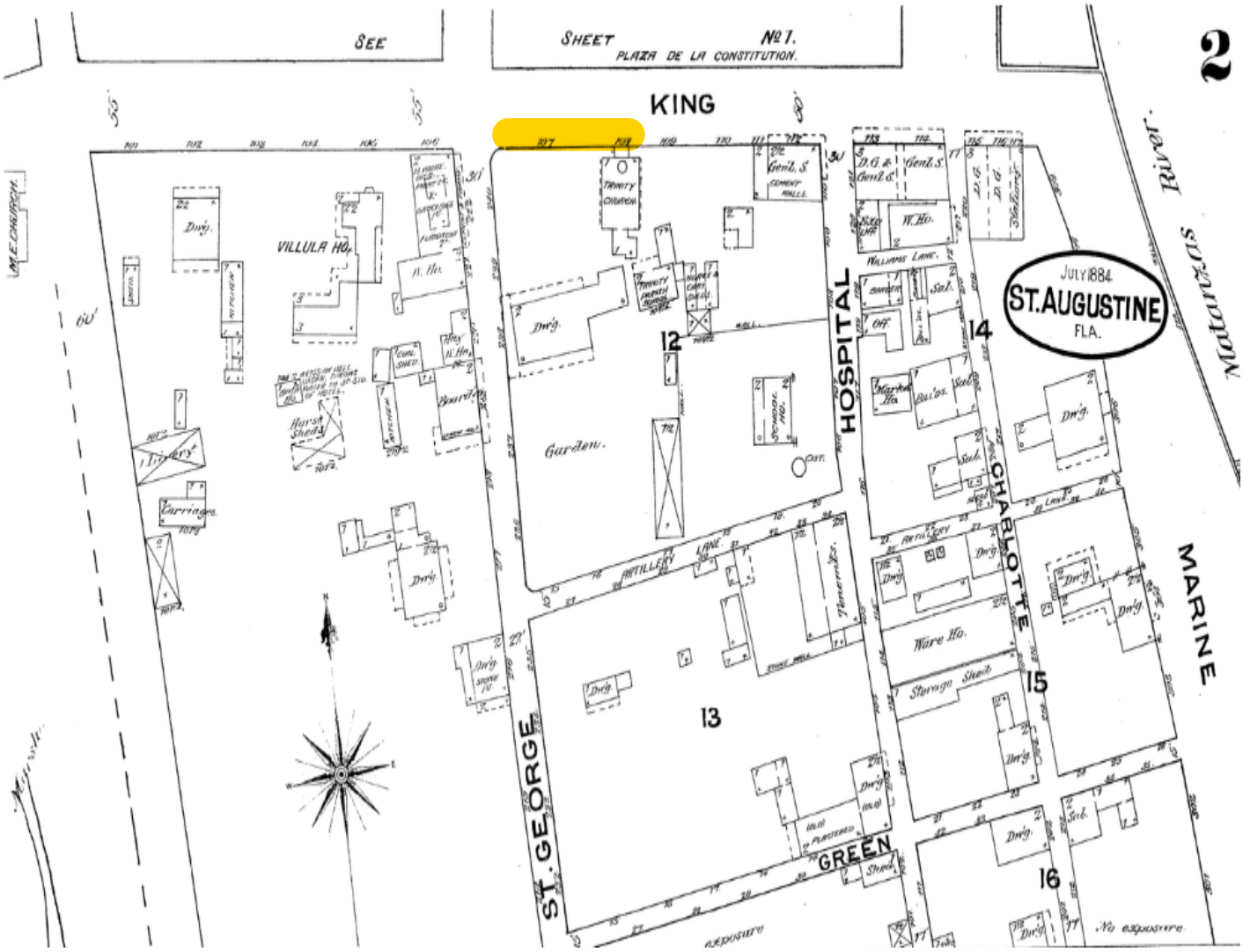

TRINITY
PARISH
CHURCH





ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1884, Sheet 2



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Sanborn Map (1930 revised to 1961)
215 St. George Street



Mr. Marquis said that they needed a clearer presentation showing the details of the project and what the pattern was going to look like. He felt that they could do more with the trees to frame the building.

Mr. Poticny felt that they wanted to keep things simple and enhance what was there.

It was the consensus of the Board that they needed more details to be able to approve this application.

Ex Parte Communication:

(None)

MOTION

Mr. Weaver MOVED to CONTINUE Certificate of Appropriateness application F2014-0128 to the December 18, 2014 meeting. Motion SECONDED by Mr. Marquis.

VOTE ON MOTION:
AYES: Weaver, Marquis, Armstrong, Wallace, Roark
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

4. (e) F2014-0131 – A.D. Davis Construction – Applicant
Trinity Episcopal Church – Owner
215 St. George Street

To conduct stucco repairs and apply a paint finish on previously unfinished stucco.

Ms. Wolfe said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a certificate of appropriateness for the stucco repairs and painting at **215 St. George Street** to allow the applicant to provide sample images/materials of the proposed and existing conditions, identify the extent of the project area, and additional information related to the chemical appropriateness of the existing and proposed stucco and paint materials.

Mark Cosgrove reviewed the project materials with the board[4] and stated that there were many moisture problems throughout the church. He stated they had hired a Restoration Architect to come up with a specific design mix for the church to match the existing texture and color of the exterior of the church.

Ms. Wallace asked if the church had been painted before.

Mr. Cosgrove replied that the church had been waterproofed in 1995 but that the school had not been waterproofed in over 30 years.

Ms. Wallace questioned the repairs.

Mr. Cosgrove stated that they had repaired the cracks in the stucco and used a waterproofing stain. He stated that they wanted the color of all of the structures to be consistent.

Mr. Armstrong asked what caused the water problems.

Mr. Cosgrove said there was no waterproofing on some portions of the building. He stated that they were trying to maintain what was there.

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

Mr. Roark asked what the process would be to stop the water issues.

Mr. Cosgrove stated that it was all surface work, that the large cracks would be scraped back, patched and color coded to the waterproofing, which would match the church.

[4] A copy of which was attached to the original minutes.

There was a discussion as to how the church picked the color from the existing colors.

Mr. Armstrong asked if they intended to apply the coating directly to the existing stucco or if they were going to be removing stucco in some areas.

Mr. Cosgrove stated that there would be no removal of stucco, that the coating would be applied directly to what was there.

Mr. Armstrong stated he was concerned about hiding the original material with the waterproofing.

Mr. Cosgrove stated that as the waterproofing ages the original material will show through.

Mr. Armstrong asked if it would have to be reapplied.

Mr. Cosgrove replied that it would have to be reapplied in about 15 years.

Mr. Roark referred to Staff's concerns regarding painting the unpainted stucco surfaces as a recommended last resort in the Secretary of Interiors Standards for rehabilitation and felt the least intrusive methods should be taken in terms of the material compound used. He asked if they had addressed the issue and could they provide proof.

Mr. Cosgrove stated that Mr. Smith had done so and could provide proof.

Mr. Weaver felt that it would be helpful if they had those documents with them and if Mr. Smith could possibly be there to answer questions regarding these issues.

There was a discussion regarding the Board's concerned with preserving the details and the scoring of the building.

Mr. Weaver suggested that they consult with Don Crichlow who had experience with this type of refurbishing.

Mr. Cosgrove stated that he had the same concerns and had inquired if what they were proposing would affect the look of the scoring and was told that it would not.

Mr. Roarke stated that from the Staff's recommendation that there was a level of detail required particularly on the finished surface and the materials for the patching.

Ex Parte Communication:

(None)

MOTION

Mr. Weaver MOVED to Continue Certificate of Appropriateness application F2014-0131 December 18, 2014 meeting to provide a detailed written report and if possible, for Mr. Ken Smith to appear before the board to answer some questions. Motion SECONDED by Mr. Armstrong.

VOTE ON MOTION:
AYES: Weaver, Armstrong, Marquis, Wallace, Roark
NAYES: NONE
MOTION CARRIED UNANIMOUSLY
[5]

4. (f) F2014-0129 – Marquis Halback, Inc. – Applicant
St. Augustine Art Association – Owner
22 Marine Street

To install a handrail along the access ramp, a decorative gate on the interior of the courtyard, and an interpretive braille pedestal.

Ms. Wolfe said Based on a review of the AGHP, the previously approved Certificate of Appropriateness, and without the support

[5] There was a brief recess from 3:45 p.m. to 3:50 p.m.

101 Marine Street
(Continued from November 20, 2014 meeting)

To construct a two story guest house with gable roof, shingle and lap siding, dormer windows, and fireplace along with associated site features.

Ms. Wolfe said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Appropriateness at **101 Marine Street** as there have been no additional items received from the applicant as of December 12, 2014.

The applicant was not present and it was the consensus of the Board that the matter should be continued.

Ex Parte Communication:

(None.)

MOTION

Mr. Weaver MOVED to CONTINUE Certificate of Appropriateness application F2014-0130 to the January 15, 2015 meeting. Motion SECONDED by Mr. Armstrong.

VOTE ON MOTION:
AYES: Weaver, Armstrong, Wallace, Roark
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

5. (d) F2014-0131 – A.D. Davis Construction – Applicant
Trinity Episcopal Church – Owner
215 St. George Street
(Continued from November 20, 2014 meeting)

To conduct stucco repairs and apply a paint finish on previously unfinished stucco.

Ms. Wolfe said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Appropriateness at **215 St. George Street** as there have been no additional items received from the applicant as of December 12, 2014. However, she stated that the portion of the project was reviewed for a special category Grant that was heard by the Florida Historical Commission which she attended and stated that they recommended excluding applying an exterior coating as part of the Grant project and based upon that information and subsequent conversation with the Preservation Architect at the State Level, Staff recommend **DENYING** a Certificate of Appropriateness for the exterior waterproofing coating as there was no data to indicate that the masonry repairs will fail to arrest the water intrusion. She provided the Board with a copy of the State's report.[2]

Ken Smith said that they found out last week about the grant not approving the coating. He stated that the stucco absorbs moisture and that water repellant should have been applied originally to the structure. He stated that they were asking for approval of a paint coating which was already being used in other areas in St. Augustine to use on the Henry Hall portion of the church, which was constructed in the 1960's. He felt that the repairs on the building did not match and the only way to make the color of the building consistent would be to coat the exterior. He reviewed documents regarding appropriate coatings for stucco buildings and discussed the parts of the structure that they wanted to apply a coating to.[3]

Mr. Armstrong asked if they would be repairing the stucco prior to painting.

Mr. Smith answered affirmatively.

[2] A copy of which was attached to the original minutes.
[3] A copy of which was attached to the original minutes.

Ms. Wallace asked if the painting was what the State had a problem with.

Mr. Smith answered that the waterproofing was the issue and that product would have no effect on the appearance, that it would be a clear coat. He pointed out that the report stated that if the cracks were repaired then they would recommend it. He said that they had used the waterproofing on various buildings around the state and that you could not see the coating on the structures.

Ms. Wolfe stated that the State official had recommended some testing standards and that she agreed that if the repairs met a certain threshold and was a last resort option, that it was possible that the State would recommend the coating.

Mr. Armstrong asked if the clear coat would be applied on top of the paint finish to the rear of the church.

Mr. Smith stated no that the paint finish would protect the building.

Mr. Weaver asked if they were redoing everything they had done in the 1990's for repairs and wanting to add the protective clear coat.

Mr. Smith answered affirmatively.

Public hearing was opened;

B.J. Kalaidi asked for clarification on what the Board would be approving. She stated she would like to see it be done properly and consistently.

Public Hearing was closed.

Mr. Smith replied that they were seeking approval for two items, one being the application of an acrylic masonry paint on the exterior of the Henry Hall portion of the building to allow it to have a more uniform appearance, and secondly was to apply a clear water repellant on the historic church building if it was acceptable to the State.

Mr. Weaver asked if the applicant chose to apply the clear coat without the State's approval, if it would jeopardize the Grant application.

Ms. Wolfe clarified that if the State did not approve the clear coating then the Grant would not fund that part of the project.

There was a discussion regarding the Grant and the restrictions on the project.

Mr. Weaver stated that he would like the applicant to get written approval from the State and provide it to Staff.

Ex Parte Communication:

(None.)

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application F2014-0131 to conduct stucco repairs, apply a soft gray color paint finish on the Henry Hall portion of the building to closely match the existing stucco finish and was a 1960 addition designed by KBJ Architects, and to provide written approval from the State Architect and provided to Staff to install a clear water repellant coating on the historic portion of the Trinity Church prior to applying the coating. Motion SECONDED by Ms. Wallace.

VOTE ON MOTION:
AYES: Weaver, Wallace, Armstrong, Roark
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[4]

5. (e) F2014-0132 – Mi Casa Cafe – Applicant
French Connection LLC – Owner
69 St. George Street
(Continued from November 20, 2014 meeting)

[4] Brief recess from 3:42 p.m. to 3:49 p.m.

From: Lotane, Alissa Slade
To: Danny Boston; Julie Courtney
Cc: Susan Lieberman; Matt Marino; Bruce Belmont; Case, Eric K.
Subject: RE: Trinity Episcopal Church St Augustine Florida
Date: Monday, October 11, 2021 12:31:16 PM

Hi Danny,
Sorry for the delay. I did receive a positive review of the product from our federal historic tax credit reviewer at the National Park Service. He said:

Mineral paints like Keim are excellent for historic masonry buildings. It's basically a much more durable lime wash type coating. The paint doesn't form a film like acrylic or latex paints, so it allows the walls to breathe.
I first became aware of Keim when I was at the GA SHPO Office. Keim paint was used in the restoration of the Juliet Gordon Low House in Savannah. It has held well. They also have a very good technical customer support team that can answer more specific questions.

This has left me feeling much better about the product. I wrote back to ask if he had seen it used on stucco, but I have not heard back from him. Based on his positive response, I don't have any concerns about he product being used on Trinity. I would, however, appreciate seeing whatever information the company representative provides. Thank you for reaching out and providing a good overview. Please provide "after" photos of the work to Eric.Case@dos.myflorida.com so that he may update the grants file.

Alissa Slade Lotane | Bureau Chief, Bureau of Historic Preservation | Deputy State Historic Preservation Officer | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6357 | 1.800.847.7278 | Alissa.Lotane@DOS.MyFlorida.com | www.flheritage.com

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From: Danny Boston <dannyboston94@yahoo.com>
Sent: Thursday, October 7, 2021 2:56 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Lotane, Alissa Slade <Alissa.Lotane@dos.myflorida.com>; Susan Lieberman <susan@trinitysta.org>; Matt Marino <frmatt@trinitysta.org>; Bruce Belmont <bbelmont@alignogy.com>
Subject: Trinity Episcopal Church St Augustine Florida

EMAIL RECEIVED FROM EXTERNAL SOURCE

Good Afternoon,

I am writing this in regards to the coating that we would like to use on the exterior of Trinity Episcopal Church in St. Augustine.

The coating that we would like to use is Keim Concretal W. This is a mineral based coating and is designed for concrete, stucco, plaster, masonry and brick surfaces. I submitted the product information to the City of St. Augustine which includes the information about the product that lists its capabilities and how it compares to the acrylic/latex products that are commonly used. The Keim Concretal W product is the best product to use because it is a mineral based product that will not peel, blister, bubble and fade over time like all of the acrylic products will. Keim Concretal W wears down over time like most unfinished concrete surfaces do. It does not trap moisture and vapors like acrylic paints do but allows them to permeate through the material as it would on unfinished concrete. If there is water or vapors on the inside of the building or in the wall it will permeate through the wall and actually break down the Keim so that it becomes a powdery residue that can be lightly scrubbed with a stiff brush and then recoated. Because of its mineral base it has a natural mineral and sandy feel that has a flat finish with no sheen. Keim looks like an unpainted building in the rain as it does not have a sheen and looks more like wet unpainted concrete than it does a painted finish.

I have applied this product to many surfaces and not only to the Memorial Presbyterian Church in St. Augustine but also to Bolles Hall at the Bolles School in Jacksonville which is on the National Register of Historic Places formerly known and built as the San Jose Hotel. Bolles Hall has an extremely heavy textured stucco finish over clay tile walls and concrete. In 2019 we completed the painting of the exterior of Bolles Hall along with stucco repairs. This year we were called back due to a renovation at the Bolles Hall and coated over new stucco that had been applied. Originally Bolles wanted to paint Bolles Hall with the commonly used acrylic products but due to the structure and design of the building they were worried that the cool pressurized air inside would create an issue for the exterior acrylic coated surfaces causing them to peel and bubble which is why they chose to use Keim along with the natural look it has to keep the building look original.

The Memorial Presbetyrian Church project was started in 2018 and still looks great. We have plans to continue our work at Memorial Presbyterian Church to paint the original building with Keim once they receive a grant for the work. This work was scheduled at the beginning of 2020 but due to covid the grants were withheld and the job postponed.

The color Trinity Episcopal Church selected was turned in to the City of St Augustine along with the application. We can match the existing color of the church if need be, which I explained to the church, but a color from the Keim color chart was selected that looks closest to the color of the building. The reason Trinity is wanting a coating applied to the exterior is because they have had stucco repairs completed several times over many years and these repairs are noticeable and unappealing and the church would like a uniform finish all the way around without seeing the years of repairs.

I have painted many, many buildings over 20 plus years and have extreme pride in all of our work and in being a part of historical preservation and have no doubt that Keim

Concretal W is the best product for the Trinity Episcopal Church project.

I have contacted the representative for Keim and he will be emailing me supportive information as well as historical projects that Keim Concretal W has been used on. Once I receive his email I will forward it to you.

Thank you Julie and Alissa for the time and effort you are putting into this.

Danny Boston
Boston Painting Services LLC
www.boston-painting.com
facebook/ Boston Painting Services
Phone:904.501.3281
e-mail:danny@boston-painting.com

From: Julie Courtney
To: Roy Suttles
Subject: RE: KEIM product use for historic stucco over coquina
Date: Wednesday, October 13, 2021 5:30:00 PM
Attachments: image003.png
image004.png
image005.png

Hello Roy,
Thank you so much for all of the information. Do you have any research or documentation on buildings that had Soldalit Arte applied? It seems like that may be a good option instead, but not sure how to recommend one over the other for the church's historic plaster without some kind of testing being done. Even then it is still nice to have long-term comparisons.
Thank you agin,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Roy Suttles <roy.suttles@keim.com>
Sent: Tuesday, October 12, 2021 3:42 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Steve Slack <SSlack@keim.com>
Subject: RE: KEIM product use for historic stucco over coquina

Hi Julie,

Thanks for your email, we appreciate your interest in Keim mineral finishes for your project. While Keim markets several different end-use specific mineral silicate paints, they are used interchangeably with market sectors. Keim Concretal W is marketed specifically to the concrete finishing market, both historic and contemporary (even new construction). It is however, the same product formula as our Soldalit Sol Silicate All Surface Exterior Finish, which too is used in both historic preservation and more modern restorations.

Given your location in Florida, the following are two historic structures that have been finished with

these paints:

- Jupiter Island Lighthouse—first painted with Keim in 1905 and most recently repainted in 2019 with Soldalit
- Memorial Presbyterian Church—painted in 2019 with Keim Concretal W

I believe the SHPO has previously approved Keim finishes in Florida, but I don't know that I have any records I can send you. And I know we more recently finished an historic school structure that is not on our website. We do have many more historic preservation projects in Charleston and Savannah, if expanding the search will assist you. I can provide any other testing data or info you specifically need for your application, just let me know what you need. I have included a tech data sheet for both products that outlines the physical properties for each and you will notice they are identical, as they are the same product family.

Lastly we also have now, Soldalit Arte which is a titanium dioxide free formula designed specifically for historic surfaces where a modern ingredient like TiO2 isn't compatible. What is perfect about this finish is that it can be applied to look very similar to "limewash", but has all of the durability and performance properties of Soldalit so your client can rest easy that the finish will last 20—30 years. It has a soft, mottled appearance so it is "less-perfect" looking on the surface. This might be of particular interest here?

Let me know how I can further assist you.

PLEASE NOTE: WE'VE MOVED
NEW ADDRESS BELOW

Roy Suttles

Roy Suttles, CSI
Managing Director

KEIM Mineral Coatings of America, Inc.
3935 Perimeter West Dr. Suite 100
Charlotte, NC 28214
Office: (704) 588-4811 ext: 204
Cell: (704) 519-5461
Roy.Suttles@keim.com
www.keim.com

COLORS FOREVER. KEIM

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Tuesday, October 12, 2021 3:08 PM
To: Roy Suttles <roy.suttles@keim.com>
Subject: KEIM product use for historic stucco over coquina

Hello Roy,
Sarah Ryan gave me your contact information and suggested I reach out to you to ask about an

From: Tommy Williams
To: Julie Courtney
Cc: Roy Suttles; Steve Slack
Subject: RE: KEIM product use for historic stucco over coquina
Date: Thursday, October 14, 2021 4:00:08 PM
Attachments: image009.png
image010.png
image011.png
Keim-Mineral Paint_Unitarian Church_5-28-21.pdf

Hi Julie,

Attached is a presentation we did to the APT SE Chapter earlier this year on the Unitarian Church. There are some great before and after pictures to view.

If we can set it up, would you like to speak with Glenn Keyes the architect for this project? We don't mind giving him a call.

I'll give you a call tomorrow morning if that works for you.

Kind Regards.
Tommy

We've Moved (see new address below):

Tommy Williams

Sales and Field Technical Supervisor – Southern USA

KEIM Mineral Coatings of America, Inc.
3935 Perimeter West Dr. Suite 100
Charlotte, NC 28214
Phone: 704-588-4811
FAX: 980-225-8800
Cell: 704-840-3357
Email: tommy.williams@keim.com
www.keim.com

COLORS FOREVER. KEIM

From: Roy Suttles <roy.suttles@keim.com>
Sent: Thursday, October 14, 2021 3:14 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Tommy Williams <tommy.williams@keim.com>

Subject: RE: KEIM product use for historic stucco over coquina

I'm asking our local sales executives to help with an historic church project in Charleston done in Soldalit Arte, they have some great photos and know the details. We only introduced it two years ago at the APTI Conference, so I'm not sure how many other projects we have done. It has been sold in Europe for much longer. The primary difference is just whether you want a more perfect "paint" appearance, or do you want a less perfect, more like limewash appearance. Both perform equally well and are compatible with historic masonry. We just have a lot more history with Concretal or Soldalit as those have been sold in the USA since 2007. And remember that Soldalit Arte is pigmented with more old-world pigments and not modern TiO2, but in the US, that is not usually a concern in historic conservation.

Tommy—can you fill in some details about the Unitarian Church in Charleston? Perhaps you can line up a referral to the architect, Glenn Keyes too? I know he has lots of experience with preservation boards and their requirements for approval.

Thanks!

PLEASE NOTE: WE'VE MOVED
NEW ADDRESS BELOW

Roy Suttles

Roy Suttles, CSI
Managing Director

KEIM Mineral Coatings of America, Inc.
3935 Perimeter West Dr. Suite 100
Charlotte, NC 28214
Office: (704) 588-4811 ext: 204
Cell: (704) 519-5461
Roy.Suttles@keim.com
www.keim.com

COLORS FOREVER. KEIM

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Wednesday, October 13, 2021 5:29 PM
To: Roy Suttles <roy.suttles@keim.com>
Subject: RE: KEIM product use for historic stucco over coquina

Hello Roy,
Thank you so much for all of the information. Do you have any research or documentation on buildings that had Soldalit Arte applied? It seems like that may be a good option instead, but not sure how to recommend one over the other for the church's historic plaster without some kind of testing being done. Even then it is still nice to have long-term comparisons.



SOLDALIT® ARTE
Titanium free durable paint for most vibrant color

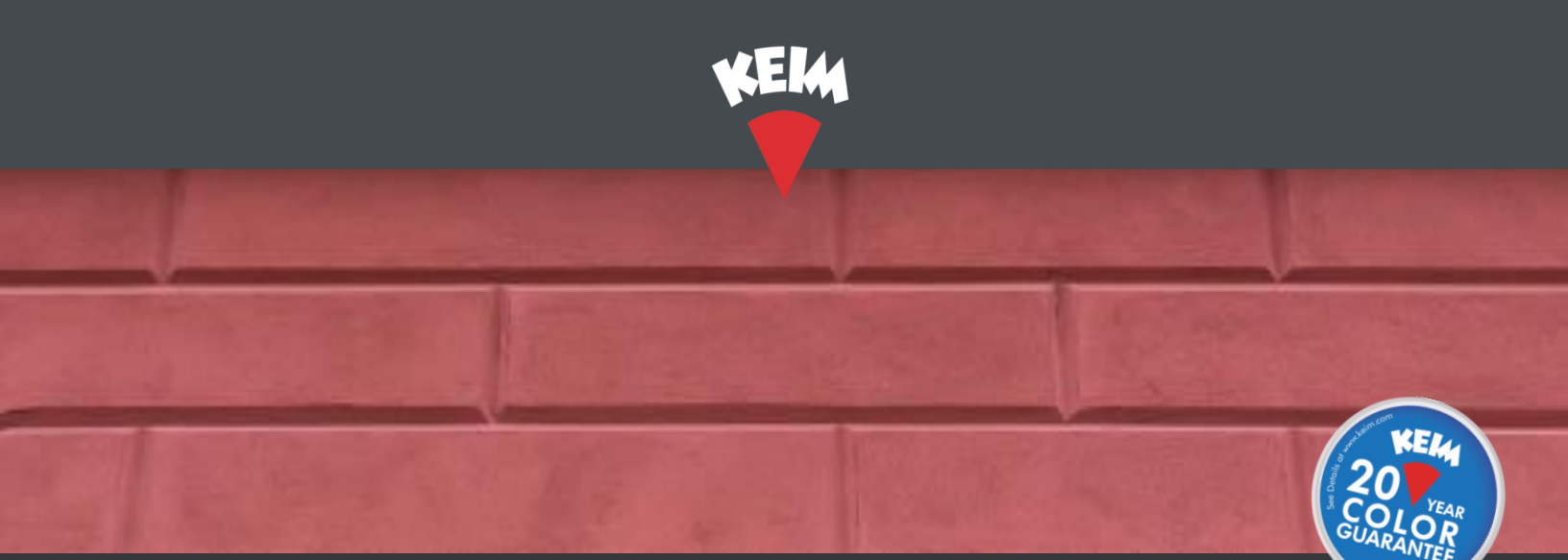
From the inventor of mineral silicate paints, and rounding out the Soldalit® system is Soldalit—Arte providing a titanium free sol-silicate paint with incredible color clarity and vibrancy. Purest minerals deliver the rarest and most vibrant colors without the muting influence of white. Durability and extreme weather resistance are guaranteed from the sol-silicate binder system. And in preservation, the extremely vapor permeable finish of Soldalit-Arte pairs perfectly with historic masonry surfaces and will never trap moisture.

OUR MOST BEAUTIFUL AND DURABLE MINERAL PAINT

Soldalit-Arte's crystal clear binder provides a matrix with depth and space for pigments that are seen in their most natural state. The interplay of natural light is most distinct and the paint is true to the original texture and finish of the surface. Every Soldalit—Arte finish delivers a unique depth of color that is never "muted" by titanium dioxide—delivering finishes reminiscent of historic limewash and ancient frescos. But these finishes will now last decades and are far more durable.

SOLDALIT--ARTE DELIVERS UNIQUE BENEFITS

- Sol-silicate binder penetrates masonry and chemically bonds for permanent adhesion
- Lightfast mineral pigments guaranteed not to fade or lose brilliance are showcased without the "dulling" impact of white titanium dioxide
- Apply to most any mineral/masonry surface
- Extremely vapor permeable and will never trap moisture behind the paint finish
- Extreme resistance to weather, pollution and acid rain
- Noncombustible and won't add fuel or smoke in case of fire—Class A building material
- Unique mineral matte appearance with subtle tonal variations
- Anti-static won't attract or trap dirt or dust so walls stay cleaner
- Naturally mold, mildew and algae resistant
- Inert mineral finish is completely resistant to extreme temperatures and does not soften under intense heat



SOLDALIT® ARTE
Titanium free durable paint for most vibrant color

TECHNICAL DATA

Density	1.6 g/cm³
VOC (ASTM D6886)	< 1 g/liter
Organic Content	< 5%
Cured pH value	Approximately 11
Vapor Diffusion	sd (H2O) = <0.01 m
Water Absorption Coefficient	W=0.20 kg/m2 h 0.5 (acc. to DIN EN 1504)
Lightfastness of color pigment (Fb-Code acc. to BFS technical bulletin No. 26)	A1 Best in class rating No color change after 4 years
Vapor Permeability (ASTM E96)	77 Perms
Flashpoint	Non-Flammable
Accelerated Weathering ASTM G154	2016 Hours Passes No change or deterioration of any type
Wind Driven Rain ASTM E514	Passes--No water leakage
Mildew Resistance ASTM D3273/D3274	Passes—No fungal growth
Alkali Resistance ASTM D1308	Passes—No visible change at 24 hours
Chloride Ion Permeability	Permeability Class: Very Low
Gloss at 85° ISO 2813	0.5 Mineral Matte Flat
All test results performed on 2 coats Soldalit applied at 300—350 sf/gallon	

SOLDALIT is brought to you by Keim, a name you can trust. Founded in 1878 by Adolph Wilhelm Keim, the inventor of the first mineral silicate paints. Keim has been innovating mineral silicate paints and stains ever since. Known worldwide as the leader in mineral silicate technology, Keim projects can be found on every continent with many dating back to 1881.



To learn more, visit KEIM-USA.com

TECHNICAL DATA SHEET

KEIM CONCRETAL® W

SOL-SILICATE HIGH PERFORMANCE FINISH FOR CONCRETE AND MASONRY

1. PRODUCT DESCRIPTION

KEIM CONCRETAL® W High Performance Sol-Silicate Finish for Concrete is a protective concrete paint system that penetrates, forming covalent chemical crystalline bonds with concrete. KEIM CONCRETAL W offers the highest level of water repellency and weather protection coupled with outstanding application properties. It contains only lightfast inorganic pigments and mineral fillers so colors will stay true, without fading. It is highly alkali and efflorescence resistant and can be applied to concrete surfaces with a pH of 6—13.

- Apply directly to fresh concrete (at least 7 days old) and Shotcrete/Gunite after 3 days
- Prevents penetration of Chloride salts and other pollutants
- Outstanding application properties and final appearance
- No primer required—2 coat system
- Excellent moisture vapor diffusion while providing a weather proof and water repellent finish

2. FIELD OF APPLICATION

Expressly formulated for use on cast-in-place and precast concrete surfaces, CMU, lightweight, GFRC and high performance concrete, asbestos cement and fiber cement boards. For use on interior or exterior surfaces where
added protection is needed.

3. PRODUCT PROPERTIES

KEIM CONCRETAL W is based on a sol-silicate, or water-glass binding agent. It delivers excellent hiding and working properties, is non-yellowing and contains only absolutely light-resistant inorganic color pigments. Plus, it protects concrete substrates from harsh weather and is available in a smooth or texture finish.

- Mineral matte, natural appearance
- Non film forming—penetrates and forms chemical bonds with concrete—won't peel or lose adhesion
- Incombustible and safe to use—Class A Building Material
- Self-cleaning and anti-static—dirt won't cling and washes off naturally with rainfall
- Lightfast pigments—colors will not fade
- Extremely weather and pollution resistant
- Water-repellent
- Extremely vapor permeable—allows concrete and masonry to breathe naturally
- Hinders fungal and algal growth thanks to ideal moisture balance—no pesticides added
- Extremely low VOC—environmentally friendly

Technical data

Specific Weight	1.3 - 1.5 g/cm³
pH Value @ 20°C	11
Wind Driven Rain ASTM E 514	Passes—no water leaked through
Water Vapor Permeability ASTM E 96	77 Perms
Accelerated Weathering Test ASTM G 154	Passes--No change after 2016 hours
Alkali Resistance ASTM D1308	Passes—no visible change at 24 hours
Mildew Resistance ASTM D3273/D3274	Rating 10 (no fungal growth)
Chloride Ion Permeability	Permeability Class: Very Low
Thermal Expansion	Comparable to the concrete substrate
Gloss at 85°	2.0 Mineral Matte Flat
Flashpoint	Non-Flammable

Surface Burning Characteristics ASTM E 84-08	Class A Building Material Flame Spread Index = 0; Smoke Developed Index = 0
Color Stability Color code acc. To BFS Tech. No 26	A1 Best in class rating No color change after 4 years
VOC	< 1 g/liter
All test results performed on 2 coats Concretal W applied at 300—350 SF/GAL and 14 day cure @ 77°F & 50% RH	

Colors
White and all colors of KEIM's Palette exclusiv color collection. Custom color matches available.

Environmental Compliance

EPA	YES
LEED	YES
CARB	YES
SCAQMD	YES

4. SPECIFICATIONS/SYSTEMS

For proper waterproofing and weather resistant performance, two coats of KEIM CONCRETAL W must be applied at recommended coverage rates. Surface should be fully coated, with no pinholes, runs or holidays.
Cast or Pre-cast Bare Concrete
Pretreat: KEIM Concrete Cleaner
1 coat CONCRETAL W (diluted up to 15%)
1 coat CONCRETAL W (full strength)
CMU Block
For new, extremely porous block:
1 coat CONTACT-PLUS Block Filler
1 coat CONCRETAL W (diluted up to 15%)
1 coat CONCRETAL W (full strength)
Waterproofing System
Pretreat: KEIM Silan 100 Silane Water Repellent
1 coat CONCRETAL W (diluted up to 15%)
1 coat CONCRETAL W (full strength)
Fiber Cement Board/Siding (bare)
1 coat CONCRETAL W (diluted up to 15%)
1 coat CONCRETAL W (full strength)
Gunite/Shot-Crete (bare)
1 coat CONCRETAL W (diluted up to 15%)
1 coat CONCRETAL W (full strength)
Previously Acrylic Painted Surfaces
1 coat CONTACT—PLUS Bonding Primer
1 coat CONCRETAL W (diluted up to 15%)
1 coat CONCRETAL W (full strength)
Do not apply to aged, oil base, epoxy or urethane coatings.

5. SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800- 424-LEAD (in US) or contact your local health authority.

The substrate must be sound, dry, absorbent, clean and free from dust and grease. Loose areas, dirt, oily substances, release agents, curing compounds, moss and algae must be completely removed.
Existing film-forming coatings which are not sound or which impair the vapor diffusion must be removed with paint stripper or by mechanical means.

Highly absorbent, sanding surfaces:
Pretreat by saturating surface with KEIM Fixativ, mixed with 3 parts water, and allow to dry for 12 hours.

New Portland Stucco:
Sinter layers on new Portland stucco or stucco repairs should be pretreated with KEIM Lime Remover, rinsed and allowed to dry.

New Concrete Surfaces:
Remove all release, form or curing oil residues with KEIM Concrete Cleaner, rinse and allow to dry. In some cases sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Concrete and mortar must be cured at least 7 days at 75°F. Clean, strong and sound concrete requires no pre-treatment.

Filling Concrete Imperfections:
Fill bug holes, air pockets, non-moving cracks, and other voids with CONCRETAL Fine Filler. Rough surfaces can be filled to provide a smooth surface. One or two base coats of CONCRETAL W Texture Base Coat may be applied to level surfaces and to fill non-moving hairline cracks.

6. APPLICATION

KEIM CONCRETAL W may be applied by brush, roller or airless spray.

- Brush - Use a nylon/polyester brush
- Roller - Use a ½" to ¾" nap synthetic roller cover
- Airless Spray
  - Pressure: 3000 psi, minimum
  - Tip: .031 in, minimum

First coat

KEIM CONCRETAL W may be diluted up to 15% with KEIM Concretal Dilution depending on the substrate's absorbency. Allow to dry 12 hours or overnight before recoating.

Top coat

Apply KEIM CONCRETAL W undiluted. There is no recoat window after the first coat has dried. NOTE: For extreme weather conditions or critical, intensive color shades it is recommended to apply a three-coat system.

Application conditions

Ambient and substrate temperature: 40°F and rising and below 86°F. Do not apply in direct sunlight or on sun-heated substrates. Protect coated surfaces from direct sunlight, wind and rain during and after application for a minimum of 8 hours.

Drying times

Drying times are temperature, humidity and coverage dependent.

	@ 40-50°F	@ 50°F +
Touch:	4--6 hour	2--4 hours
Recoat:	24--48 hours	24 hours

Coverage*

Substrate	Coverage*
Cast or Pre-Cast Concrete	300—350 SF/GAL
Fiber Cement Siding	275—325 SF/GAL
Portland Stucco	150—200 SF/GAL
CMU Block (smooth)	100—150 SF/GAL
CMU Block (split faced or fluted)	50—100 SF/GAL
Gunite/Shotcrete	100—150 SF/GAL
Brick/Masonry	250—300 SF/GAL

*Stated values are based on our experience on smooth surfaces. Surface texture, porosity, application conditions and type of equipment used will all vary consumption. Only a test application, using desired mixing ratio and under production conditions will fore-cast consumption of the system components accurately. **Concretal W is available in Sand Finish (subtract 50--75 SF/GAL) and Coarse Base Coat (subtract 75—100 SF/GAL) from cast concrete figures above. Coarse Base Coat must be finished with Concretal W.**

Cleaning

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Tools should be kept in the paint material or in water during work breaks.

Mixing with other products

In order to maintain the specific features of CONCRETAL W and the related system products, they must not be mixed with other products or additives nor must they be diluted with water.

7. PACKAGING

Quart, Gallon and 4 Gallon

8. STORAGE

Approx. 12 months in tightly closed container under cool, frost-free conditions. Protect from heat and direct sunlight.

9. DISPOSAL

Dispose of completely emptied containers in accordance with local, state and federal waste regulations.

HAZARDOUS SUBSTANCE CLASS

n/a

10. LIMITATIONS

KEIM CONCRETAL W is a façade paint finish and should not be used on floors, roofs or decks or where water will collect. Not for use below grade.

KEIM Mineral Coatings, Inc.
10615 Texland Boulevard, #600
Charlotte, NC 28273
Tel: 704-588-4811
Toll Free: 866-906-5346
www.KEIM.com

Stand 01/17 USA

TECHNICAL DATA SHEET

SOLDALIT®

SOL-SILICATE ALL SURFACE MINERAL FINISH

PRODUCT DESCRIPTION

SOLDALIT® Sol-silicate All Surface Mineral Finish is our very best exterior finish for previously painted masonry surfaces and for bare masonry of all types. SOLDALIT uses a proprietary formula combining silica-sol and potassium silicate binders, inorganic mineral pigments and fillers and an acrylate copolymer to form both chemical and mechanical bonds, even on the most difficult to paint substrates, without primer coats. This new-generation mineral silicate paint is ideal for finishing ceramic glazed tile and terra cotta, glass, non-ferrous metals, granite, marble, pebble-dash concrete and previous acrylic or latex painted surfaces. It is also ideal for all masonry surfaces exposed to severe weather conditions. Tenacious adhesion is enhanced with SOLDALIT's nanoparticle technology that allows penetration of even the densest mineral or masonry substrates and provides a mechanical anchor to most existing organic, latex or acrylic paints that are in sound condition.

SOLDALIT meets all requirements of DIN 18.363, 2.4.1 "silicate emulsion paint".

FIELD OF APPLICATION

SOLDALIT is applied typically as a 2 or 3 coat system and is recommended for new construction and renovation of sound acrylic and silicone resin-based paints, acrylic stucco, terracotta, bare masonry, concrete, stone and most other mineral substrates. It is ideal for restoration of historic structures and facades due to high vapor permeability coupled with water repellency. Do not use SOLDALIT over aged alkyd or oil-based paints, varnish or lacquer. SOLDALIT is suitable for vertical facade installations and inclined surfaces. Do not use on floors.

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PRODUCT PROPERTIES

SOLDALIT protects masonry surfaces from the action of weather and prevents the penetration of atmospheric pollutants. It utilizes only lightfast inorganic mineral pigments and fillers and colors will not fade, even in harsh U.V. environments. SOLDALIT is available in a smooth or sand texture base.

- Sol-Silicate binder system penetrates masonry and chemically bonds—won't peel or lose adhesion
- Copolymer modification provides mechanical bond to previously painted surfaces (as outlined)
- Lightfast mineral pigments—guaranteed not to fade or lose brilliance
- Apply to a variety of mineral surfaces
- Very water vapor permeable, microporous
- Completely resistant to pollution
- Provides extreme weather resistance and water repellency
- Noncombustible—won't add fuel or noxious smoke in case of fire
- Beautiful, mineral matte finish
- Anti-static, inert finish—won't attract or trap dirt or dust for walls that stay cleaner
- Naturally mold, algae and fungus resistant—no pesticides used

Technical data

Density	1.6 g/cm³
VOC (ASTM D6886)	< 1 g/liter
Organic Content	< 5%
Cured pH value	Approximately 11
Vapor Diffusion	sd (H2O) = <0.01 m
Water Absorption Coefficient	W=0.20 kg/m2 h 0.5 (acc. to DIN EN 1504)
Lightfastness of color pigment (Fb-Code acc. to BFS technical bulletin No. 26)	A1 Best in class rating No color change after 4 years
Vapor Permeability (ASTM E96)	77 Perms
Flashpoint	Non-Flammable
Accelerated Weathering ASTM G154	2016 Hours Passes No change or deterioration of any type
Wind Driven Rain ASTM E514	Passes No water leakage
Mildew Resistance ASTM D3273/D3274	Passes—No fungal growth
Alkali Resistance ASTM D1308	Passes—no visible change at 24 hours
Chloride Ion Permeability	Permeability Class: Very Low
Surface Burning Characteristics ASTM E 84-08	Class A Flame Spread Index = 0; Smoke Developed Index = 0
Gloss at 85° ISO 2813	0.5 Mineral Matte Flat
All test results performed on 2 coats Soldalit applied at 300—350 sf/gallon	

Environmental Compliance

EPA	YES
LEED	YES
CARB	YES
SCAQMD	YES

Colors:

White plus full range of KEIM colors and custom-matched colors. Also available in monochrome color concentrates.

SPECIFICATIONS/SYSTEMS

For proper waterproofing and weather resistant performance, 2 coats of SOLDALIT must be applied at recommended coverage rates. Surface should be fully coated, with no pinholes, runs or holidays.

Concrete (all types)

Pretreat: Keim Heavy Duty Cleaner (if needed)

1 coat SOLDALIT diluted 10% with Soldalit Dilution

1 coat SOLDALIT as supplied

CMU Block

1 coat Contact Plus Grob Block Filler (as desired)

1 coat SOLDALIT diluted 10% with Soldalit Dilution

1 coat SOLDALIT as supplied

Masonry (brick and stone) and stucco

Pretreat extremely porous surfaces (if needed): Soldalit Dilution (mixed 1:3 with water)

1 coat SOLDALIT diluted 10% with Soldalit Dilution

1 coat SOLDALIT as supplied

Previously Painted Mineral Surfaces

1 coat SOLDALIT diluted 10% with Soldalit Dilution

1 coat SOLDALIT as supplied

Hard, Glossy Mineral Surfaces and Terracotta

Scuff sand or abrade glossy surfaces (if needed)

1 coat SOLDALIT diluted 10% with Soldalit Dilution

1 coat SOLDALIT as supplied

Added Water Repellency (on any mineral surface)

Pretreat: Silan 100 Silane Water Repellency

applied in multiple coats as needed to saturate

surface. CRITICAL RECOAT: Apply first coat of

Soldalit within 4—8 hours of Silan 100

application. DO NOT ALLOW SILAN 100 TO

DRY COMPLETELY.

1 coat SOLDALIT diluted 10% with Soldalit Dilution

1 coat SOLDALIT as supplied

Patched, Cracked and Irregular Mineral Surfaces

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1 coat of SOLDALIT Sand Texture Base (Grob)*
diluted 10% with Soldalit Dilution
1 coat of SOLDALIT as supplied

*Texture base is designed to provide a more uniform final appearance by adding a slight sand texture and can help fill-in cracks and voids up to 1/16" wide and deep. It is several shades lighter than final color to allow for full coverage of finish. Maximum particle size is 0.5mm quartz granules.

SURFACE PREPARATION

The substrate must be sound, solid, dry, clean and free of dust, grease, oils, salts, moss, algae and other substances that would prevent penetration and bonding. Old oil based coatings, loose substrate layers and loose latex or acrylic layers must be removed. Repair damaged areas as needed before painting. Clean mineral surfaces as needed with KEIM Heavy Duty or Light Duty Cleaner or KEIM Bio Cleaner.

Soft, porous or friable mineral surfaces, where substrate porosity is variable or aged existing mineral coats may be stabilized and consolidated by pretreatment with SOLDALIT Dilution. Mix 1 part Dilution with 3 parts fresh water and apply to porous surface to saturation. Allow surface to dry 12 hours before proceeding.

APPLICATION

SOLDALIT may be applied by brush, roller or airless spray.

- Brush - Use a nylon/polyester brush
- Roller - Use a ½" to ¾" nap synthetic roller cover
- Airless Spray
  - Pressure: 3000 psi, minimum
  - Tip: .035 in
  - Remove filters from gun and pump, use 30 mesh filter on siphon tube only

First coat

SOLDALIT may be diluted up to 10% with Soldalit Dilution depending on the substrate's absorbency. Allow to dry 12 hours or overnight before recoating.

Top coat

Apply SOLDALIT undiluted, as supplied. There is no recoat window after the first coat has dried.
NOTE: For extreme weather conditions or critical, intensive color shades it is recommended to apply a three-coat system.

Application conditions

Ambient and substrate temperature: 40°F and rising and below 95°F. Do not apply in direct sunlight or on sun-heated substrates. Protect coated surfaces from direct sunlight, wind and rain during and after application for a minimum of 12 hours.

Drying times

Drying times are temperature, humidity and coverage dependent.

	@ 40-50°F	@ 50°F +
Touch:	4--6 hour	2--4 hours
Recoat:	24--48 hours	12 hours

Coverage

SUBSTRATE	COVERAGE*
Cast or Pre-Cast Concrete	275—325 SF/GAL
Fiber Cement Siding	275—325 SF/GAL
Brick and Masonry	225—275 SF/GAL
CMU Block (smooth)	100--150 SF/GAL
CMU Block (split faced or fluted)	50—75 SF/GAL
Portland Stucco	150—200 SF/GAL
*Stated values are based on our experience with a smooth finish. Surface texture, porosity, application conditions and type of equipment used will all vary consumption. Only a test application under pro-duction conditions will forecast consumption of the system accurately. **For Sand Texture Base, subtract 25 SF from values above.**	

Cleaning

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Tools should be kept in the paint material or in water during work breaks.

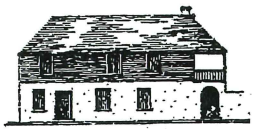
Mixing with other products

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. PL 2021-0128

Receipt No. 2193931 Meeting Date: October 21, 2021

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

1. NAME OF APPLICANT Danny Boston
   Business (if applicable) Boston Painting Services
   Address 1148 South Winterhawk Dr
   City St. Augustine State FL Zip Code 32086
   Daytime telephone 904-501-3281 Other phone/email _____
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Trinity Episcopal Parish
   Business (if applicable) _____
   Address 215 Saint George Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 904-824-2876 Other phone _____
3. PROJECT STREET ADDRESS 215 Saint George Street
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____
5. EXISTING USE_____ PROPOSED USE _____
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☐	☐	Exterior finishes (stucco, masonry, siding)_____
☐	☐	Porch/Deck/Balcony_____
☐	☐	Awning/Canopy_____
☐	☐	Exterior Doors_____
☐	☐	Windows_____
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features_____

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

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

D. PAINT COLORS (check one)

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

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

Original part of the Parish
Coat the exterior stucco with a mineral based coating to preserve the existing building while keeping the natural stucco appearance.

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 Danny Boston
SIGNATURE OF APPLICANT _____ DATE 5/21/2021
PRINT OWNER'S NAME Bruce E. Belmont Sr. Warden
SIGNATURE OF OWNER Bruce E. Belmont DATE 8/29/2021

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.

PL 2021-0128 215 St. George Street

Application Sufficiency Review

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Planning & Building Dept.

COMPLETENESS REVIEW CHECKLIST

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

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

KB INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

Need to see before & after photos of other buildings that have had this coating + ideally sample boards showing existing building material width and without finish.

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

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

AWNING/CANOPY

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

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

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

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Need details and specifications on proposed finish and actual examples of buildings before + after the finish applied + samples of similar building material before + after

Project number: PL2021-0128 Project Address: 215 St. George Street

Reviewed by: Julie Courtney Date: 9/21/2021

Boston PAINTING SERVICES

Preserving, Protecting, Restoring & Enhancing Your Investment

www.boston-painting.com
ph: (904)501-3281
Email: danny@boston-painting.com
1148 South Winterhawk Dr.
St. Augustine FL 32086
License # ST-7026

RECEIVED
SEP 23 2021
Planning/Building Dept.

Dear Board Members,

I am writing this letter in regards to the coating to be applied to the exterior of the original building that is Trinity Episcopal Church. The coating to be applied is a mineral based coating intended for concrete, stucco, coquina, lime and masonry surfaces. The coating is Keim Concretal W. Below is a description of the product directly from there website.

Unparalleled Adhesion:
The mineral sol silicate binder penetrates into concrete and forms permanent, covalent bonds within the concrete by a process called "petrification". This mineral finish is completely compatible with concrete and will never blister or peel from the surface. Acrylic, latex and elastomeric finishes form a "sticky" mechanical adhesion only on the surface of concrete.

Vapor Permeable:
Despite its natural water repellency, the mineral surface is highly vapor permeable and will allow inherent moisture vapor in concrete to escape freely without blistering or bubbling from the surface. Concretal® W is ideal for use on both new and old or repaired concrete where a fully opaque and protective finish is desired. Acrylic, latex and elastomeric finishes are far less permeable and tend to hold moisture vapor inside concrete.

Appearance:
Despite the fully opaque nature of Concretal W, finished concrete never looks "painted". Concretal W has a mineral matte, very natural finish that even darkens when wet, just like unfinished concrete. Mineral finishes refract light in all directions and appear brighter in low-lighting making them ideal in below-grade concrete applications like parking garages, transportation stations, tunnels and more. And, Concretal W will never glare even in direct sunlight. Light refractions also helps lower and regulate surface temperatures on concrete.

Sheds Water:
Mineral micro pores of Concretal W, naturally sheds water the same way a stone sheds water. And, with millions of hydrophobic micro-pores, mineral painted concrete surfaces dry out much faster than concrete painted with latex, acrylic or elastomeric paints. Fast drying, coupled with the inherent high pH of mineral finishes inhibits growth of mold, mildew and algae—the surface will appear cleaner and fresher, longer.

Won't Attract Dirt:
Concretal W is a completely inert, mineral finish and never develops a static charge in the presence of wind and weather. Latex, acrylic and elastomeric finishes are thermoplastics and develop static charges when wind blows across the surface. This static charge can attract dirt and pollution particles and hold them on the surface. The Concretal W surface naturally washes clean with every rainfall as dirt particles are not attracted to the mineral surface.

Boston Painting Services has had the opportunity in the past few years to apply this coating to a number of buildings of which include Memorial Presbyterian Church and Bolles Hall of The Bolles School. Both of these projects had the same characteristics as Trinity Episcopal Church which include being recognized as historical buildings, original unpainted surfaces and needed a product that would not only last but preserve the originality of the building.

Boston Painting Services is based in St Augustine and prides ourselves on quality craftsmanship. We have had the opportunity to work on many historical buildings in town and feel this is the best product for the Trinity Episcopal Church project. I have attached pictures from the Bolles Hall and Memorial Presbyterian Church projects as well as a letter of appreciation from the architect overseeing the Bolles hall project.

Danny Boston
Boston Painting Services

From: Lotane, Alissa Slade
To: Danny Boston; Julie Courtney
Cc: Susan Lieberman; Matt Marino; Bruce Belmont; Case, Eric K.
Subject: RE: Trinity Episcopal Church St Augustine Florida
Date: Monday, October 11, 2021 12:31:16 PM

Hi Danny,
Sorry for the delay. I did receive a positive review of the product from our federal historic tax credit reviewer at the National Park Service. He said:

Mineral paints like Keim are excellent for historic masonry buildings. It's basically a much more durable lime wash type coating. The paint doesn't form a film like acrylic or latex paints, so it allows the walls to breathe.
I first became aware of Keim when I was at the GA SHPO Office. Keim paint was used in the restoration of the Juliet Gordon Low House in Savannah. It has held well. They also have a very good technical customer support team that can answer more specific questions.

This has left me feeling much better about the product. I wrote back to ask if he had seen it used on stucco, but I have not heard back from him. Based on his positive response, I don't have any concerns about he product being used on Trinity. I would, however, appreciate seeing whatever information the company representative provides. Thank you for reaching out and providing a good overview. Please provide "after" photos of the work to Eric.Case@dos.myflorida.com so that he may update the grants file.

Alissa Slade Lotane | Bureau Chief, Bureau of Historic Preservation | Deputy State Historic Preservation Officer | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6357 | 1.800.847.7278 | Alissa.Lotane@DOS.MyFlorida.com | www.flheritage.com

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From: Danny Boston <dannyboston94@yahoo.com>
Sent: Thursday, October 7, 2021 2:56 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Lotane, Alissa Slade <Alissa.Lotane@dos.myflorida.com>; Susan Lieberman <susan@trinitysta.org>; Matt Marino <frmatt@trinitysta.org>; Bruce Belmont <bbelmont@alignogy.com>
Subject: Trinity Episcopal Church St Augustine Florida

EMAIL RECEIVED FROM EXTERNAL SOURCE

Good Afternoon,

I am writing this in regards to the coating that we would like to use on the exterior of Trinity Episcopal Church in St. Augustine.

The coating that we would like to use is Keim Concretal W. This is a mineral based coating and is designed for concrete, stucco, plaster, masonry and brick surfaces. I submitted the product information to the City of St. Augustine which includes the information about the product that lists its capabilities and how it compares to the acrylic/latex products that are commonly used. The Keim Concretal W product is the best product to use because it is a mineral based product that will not peel, blister, bubble and fade over time like all of the acrylic products will. Keim Concretal W wears down over time like most unfinished concrete surfaces do. It does not trap moisture and vapors like acrylic paints do but allows them to permeate through the material as it would on unfinished concrete. If there is water or vapors on the inside of the building or in the wall it will permeate through the wall and actually break down the Keim so that it becomes a powdery residue that can be lightly scrubbed with a stiff brush and then recoated. Because of its mineral base it has a natural mineral and sandy feel that has a flat finish with no sheen. Keim looks like an unpainted building in the rain as it does not have a sheen and looks more like wet unpainted concrete than it does a painted finish.

I have applied this product to many surfaces and not only to the Memorial Presbyterian Church in St. Augustine but also to Bolles Hall at the Bolles School in Jacksonville which is on the National Register of Historic Places formerly known and built as the San Jose Hotel. Bolles Hall has an extremely heavy textured stucco finish over clay tile walls and concrete. In 2019 we completed the painting of the exterior of Bolles Hall along with stucco repairs. This year we were called back due to a renovation at the Bolles Hall and coated over new stucco that had been applied. Originally Bolles wanted to paint Bolles Hall with the commonly used acrylic products but due to the structure and design of the building they were worried that the cool pressurized air inside would create an issue for the exterior acrylic coated surfaces causing them to peel and bubble which is why they chose to use Keim along with the natural look it has to keep the building look original.

The Memorial Presbetyrian Church project was started in 2018 and still looks great. We have plans to continue our work at Memorial Presbyterian Church to paint the original building with Keim once they receive a grant for the work. This work was scheduled at the beginning of 2020 but due to covid the grants were withheld and the job postponed.

The color Trinity Episcopal Church selected was turned in to the City of St Augustine along with the application. We can match the existing color of the church if need be, which I explained to the church, but a color from the Keim color chart was selected that looks closest to the color of the building. The reason Trinity is wanting a coating applied to the exterior is because they have had stucco repairs completed several times over many years and these repairs are noticeable and unappealing and the church would like a uniform finish all the way around without seeing the years of repairs.

I have painted many, many buildings over 20 plus years and have extreme pride in all of our work and in being a part of historical preservation and have no doubt that Keim

Concretal W is the best product for the Trinity Episcopal Church project.

I have contacted the representative for Keim and he will be emailing me supportive information as well as historical projects that Keim Concretal W has been used on. Once I receive his email I will forward it to you.

Thank you Julie and Alissa for the time and effort you are putting into this.

Danny Boston
Boston Painting Services LLC
www.boston-painting.com
facebook/ Boston Painting Services
Phone:904.501.3281
e-mail:danny@boston-painting.com

Pigment color selected by Trinity Church
for the proposed KEIM Concretal W. coating
(acutal sample of color coated on paper received)

RECEIVED
SEP 09 2021
Planning/Building Dept.


Before
Memorial Presbyterian Church
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SEP 23 202
Planning/Building Dept.


After
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Planning/Building Dept.



RECEIVED
SEP 23 2021
Planning/Building Dept.


After
RECEIVED
SEP 23 2021
Planning/Building Dept.

Luke Architecture, PA
davidluke@outlook.com 904-699-5113 4651 Salisbury Road Suite 400 Jacksonville, FL 32256 FL Lic. No. AA26002919

January 23, 2020

RECEIVED
SEP 23 2021
Planning/Building Dept.

Danny Boston
Boston Painting Services LLC
1148 S Winterhawk Drive
St. Augustine, Florida 32086

Danny,

On behalf of Luke Architecture, PA I would like to thank you for the exemplary performance of your company on The Bolles School San Jose Campus Bolles Hall Waterproofing project. The professionalism and diligence of your team made the process of installing samples, reviewing with myself & the school, review & approval of submittals, evaluation & repair of damaged or deteriorated conditions, and coordination with the schools ongoing activities a wonderful experience. Also, your experience and expertise with the application of the 'Keim' silicate finish system ensured a successful installation. I know I speak for the school also in saying that the project was a great success because of not just your attention to the details and the process, but also to the artistic touch that you provided at the 'mottled' finish at the building.

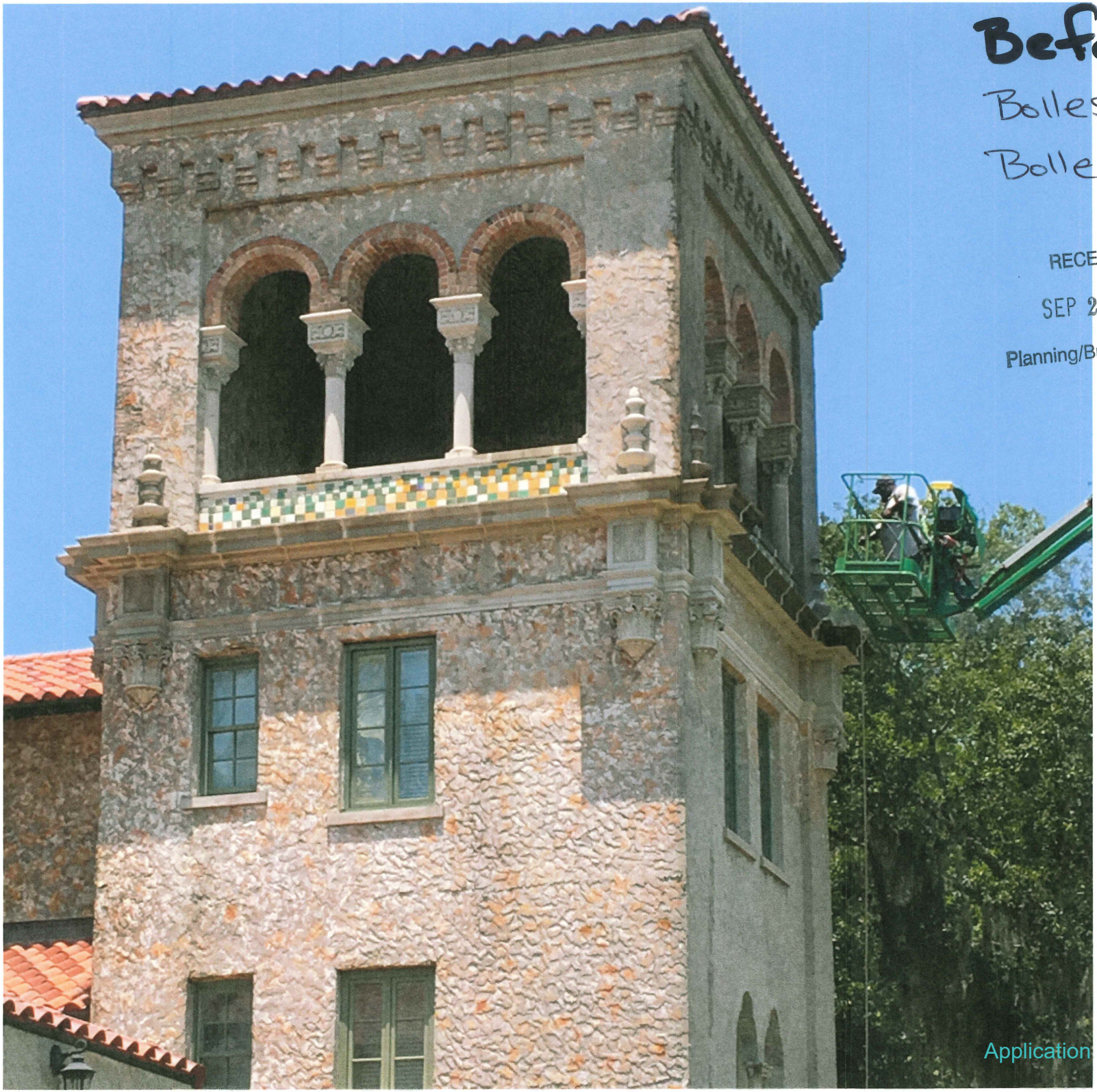
The historic character of Bolles Hall and value to the school as the original campus structure was enhanced by the excellence with which the waterproof coating was applied. The building now truly takes you back in time 100 years.

Please accept this letter with my great appreciation and thanks as well as adding me to whatever reference list you may have.

Sincerely,

David J. Luke
President
Luke Architecture, PA
904-699-5113

Cc: Melvin Morgan, The Bolles School



Before

Bolles Hall

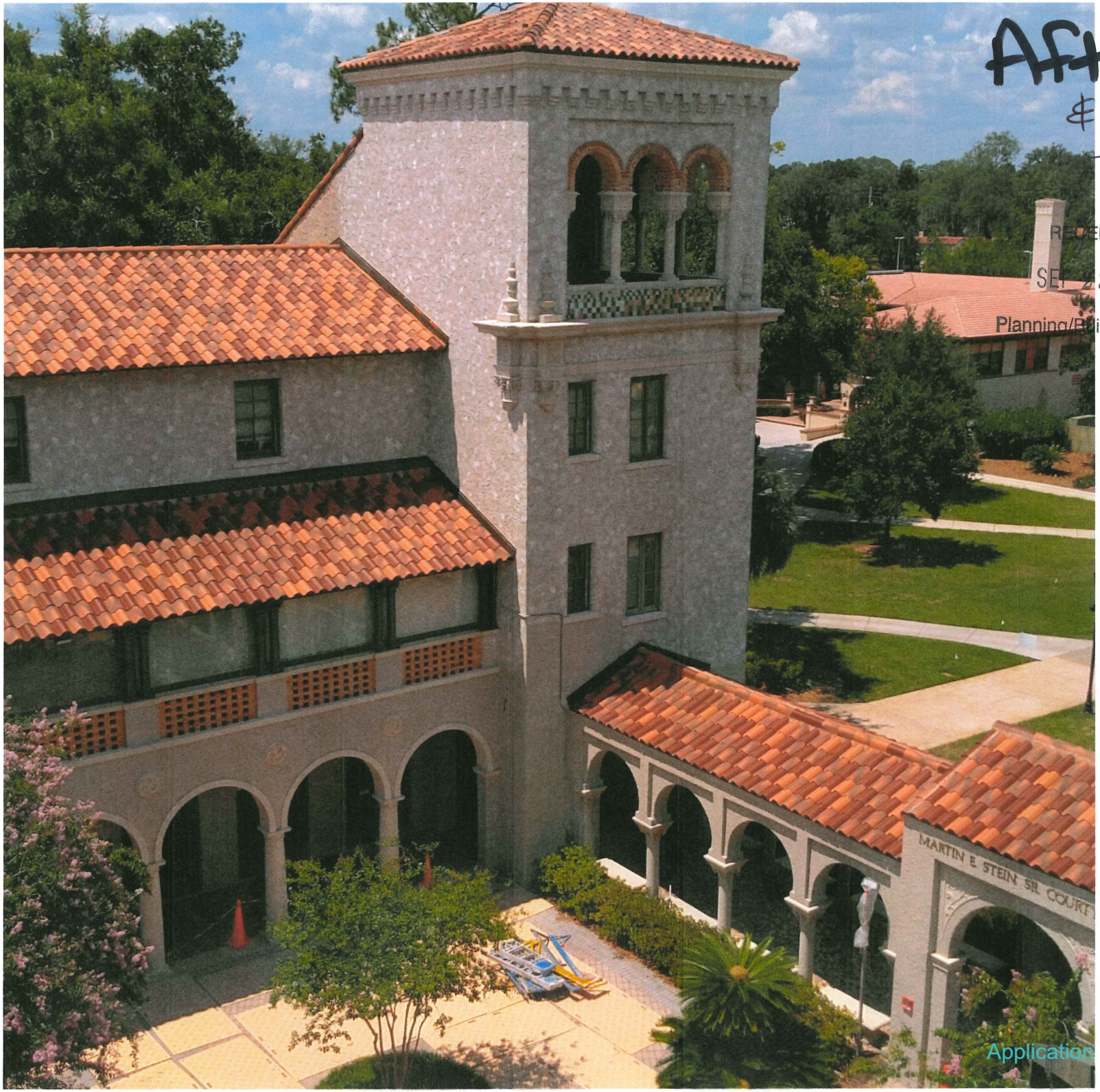
Bolles ~~School~~

RECEIVED

SEP 23 2021

Planning/Building Dept.


Before
RECEIVED
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After
& in progress
Bolles Hall

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Before
RECEIVED
SEP 23 2021
Planning/Building Dept.


After
RECEIVED
SEP 23 2021
Planning/Building Dept.

Instr #2015065288 BK: 4098 PG: 899, Filed & Recorded: 10/14/2015 2:36 PM #Pgs:3
George Lareau,Clerk of the Circuit Court St. Johns County FL Recording $27.00

RESTRICTIVE COVENANTS
Project Name: Trinity Episcopal Church Building Exterior Restoration Project
Grant Number: SC614

THESE COVENANTS are entered into this **5th** day of **October**, 20**15**, by **Trinity Episcopal Church**, hereinafter referred to as the Owner, and (**Name of Grant Recipient**) hereinafter referred to as the Grant Recipient, and shall be effective for a period of ten years from the date of recordation by the Clerk of the Circuit Court of (**Name of County**) County, Florida.

WHEREAS, the Owner is the fee simple titleholder of the Property located at 215 St. George St., Saint Augustine, Saint Johns County, Florida, as described in Exhibit A, attached to and made a part hereof and

WHEREAS, the Grant Recipient is to receive State Historic Preservation Grant assistance funds administered by the State of Florida, Department of State, Division of Historical Resources, R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida 32399-0250, hereinafter referred to as the Department, in the amount of **$55,056** to be used for the restoration and preservation of the property of the Owner as described in Exhibit A, and

WHEREAS, said State funds have been or will be expended for the purpose of preserving the historic qualities of the property or contributing to the historic character of the district in which the property is located,

Now THEREFORE, as part of the consideration for the State grant, the Owner and the Grant Recipient hereby make and declare the following restrictive covenants which shall run with the title to said Property and be binding on the Owner and its successors in interest, if any, for a period stated in the preamble above:

COPY

1. The Owner and the Grant Recipient agree to maintain the property in accordance with good preservation practices and the Secretary of the Interior's Standards for Rehabilitation.
2. The Owner and the Grant Recipient agree that no modifications will be made to the Property, other than routine repairs and maintenance, without advance review and approval of the plans and specifications by the Department's Bureau of Historic Preservation.
3. The Owner and the Grant Recipient agree that every effort will be made to design any modifications to the Property in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.
4. The Owner and the Grant Recipient agree that the Department, its agents and its designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether the conditions of the Grant Award Agreement and these covenants are being observed.
5. The Owner and the Grant Recipient agree that these restrictions shall encumber the property for a period of ten years from the date of recordation, and that if the restrictions are violated within the ten year period, the Department shall be entitled to liquidated damages pursuant to the following schedule:
   a. If the violation occurs within the first five years of the effective date of these covenants, the Department shall be entitled to return of the entire grant amount.
   b. If the violation occurs after the first five years, the Department shall be entitled to return of the entire grant amount, less 10% for each year past the first five. For instance, if the violation occurs after the sixth anniversary of the effective date of these covenants, but prior to the seventh anniversary, the Department shall be entitled to return of 80% of the original grant amount.
6. The Owner agrees to file these covenants with the Clerk of the Circuit Court of (**Name of County**) County, Florida, and shall pay any and all expenses associated with their filing and recording.
7. The Owner and Grant Recipient agree that the Department shall incur no tax liability as a result of these restrictive covenants.

IN WITNESS WHEREOF, the Owner and Grant Recipient have read these Restrictive Covenants and have hereto affixed their signatures.

WITNESSES:

Melissa Morgan
Witness Signature

Trinity Episcopal Church
OWNER

Melissa Morgan
Witness Name Typed/Printed

215 Saint George Street
Owner's Address

Witness Signature

Saint Augustine, Florida 32084
City State Zip

Diane Hunter
Witness Name Typed/Printed

COPY

The State of Florida
County of St Johns

I certify that on this date before me, an officer duly authorized in the state and county named above to take acknowledgments, that David Weidner personally
(Name)

appeared as Rector David Weidner for Trinity Episcopal Church
(Officer) **(Name of Corporation/Partnership)**

known to me to be or who proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument.

Type of Identification Produced FL DL

Executed and sealed by me at St Aug, Florida on 10/14, ~~200~~ 2015

Notary Public in and for

The State of

JENNIFER A. MORRIS
Commission # FF 099315
Expires July 6, 2018
Bonded Thru Troy Fain Insurance 800-385 7019

My commission expires:

[SEAL]

Witness Signature

Trinity Episcopal Church
GRANT RECIPIENT

Melissa Morgan
Witness Name Typed/Printed

215 Saint George Street
Grant Recipient's Address

Witness Signature

Saint Augustine, **Florida** **32084**
City State Zip

Diane Hunter
Witness Name Typed/Printed

COPY

The State of Florida
County of _____

I certify that on this date before me, an officer duly authorized in the state and county named above to take acknowledgments, that David Weidner personally
(Name)

appeared as ~~Treasurer~~ Rector for Trinity Episcopal Church
(Officer) **(Name of Corporation/Partnership)**

known to me to be or who proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument.

Type of Identification Produced F.L.D.L.

Executed and sealed by me at St Aug, Florida on 10/14, 200 2015

Notary Public in and for

JENNIFER A. MORRIS
Commission # FF 099315
Expires July 6, 2018
Bonded Thru Troy Fain Insurance 800-385 7019

The State of _____

My commission expires: _____

[SEAL]

St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

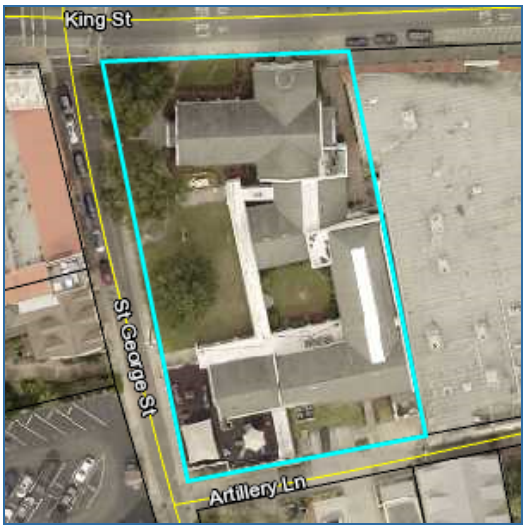


Parcel ID	1992000000
Location Address	215 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 1 & 2 BLK 33 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.980
Homestead	N

Owner Information

Owner Name	Trinity Episcopal Church Of 100%
Mailing Address	215 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2021
Building Value	$1,310,203
Extra Features Value	$12,556
Total Land Value	$2,142,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$3,464,759**
Total Deferred	$1,603,957
Assessed Value	**$1,860,802**
Total Exemptions	$1,860,802
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
2020	$1,350,517	$12,556	$2,142,000	$0	$0	$3,505,073	$1,691,638	$3,505,073	$0
2019	$1,281,358	$12,556	$2,142,000	$0	$0	$3,435,914	$1,537,853	$3,435,914	$0
2018	$1,117,579	$12,556	$2,142,000	$0	$0	$3,272,135	$1,398,048	$3,272,135	$0
2017	$745,053	$12,556	$2,142,000	$0	$0	$2,899,609	$1,270,953	$2,899,609	$0
2016	$647,899	$12,556	$856,800	$0	$0	$1,517,255	$1,155,412	$1,517,255	$0
2015	$647,899	$12,556	$856,800	$0	$0	$1,517,255	$1,050,375	$1,517,255	$0
2014	$381,126	$12,556	$561,204	$0	$0	$954,886	$954,886	$954,886	$0
2013	$381,126	$12,556	$561,204	$0	$0	$954,886	$954,886	$954,886	$0
2012	$381,126	$12,556	$561,204	$0	$0	$954,886	$954,886	$954,886	$0
2011	$400,182	$12,556	$621,180	$0	$0	$1,033,918	$1,033,918	$1,033,918	$0
2010	$428,766	$12,556	$685,440	$0	$0	$1,126,762	$1,126,762	$1,126,762	$0

Exemption Information

Exemption Type	Amount
Church/Religious	$1,860,802

Building Information

Building	1
Actual Area	18797
Conditioned Area	20820
Actual Year Built	1917
Use	Churches
Style	04
Class	N
Exterior Wall	Concrete Stucco
Roof Structure	Wood Truss

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

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Slate	50%
Interior Flooring	Carpet	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	39 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA - FORCED	9684	9684
2 STORY - FORCED	11136	5568
FINISHED OPEN PORCH - FORCED	0	240
CANOPY - FORCED	0	3162
MASONRY UTILITY	0	143
Total SqFt	20820	18797

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Sprinkler Wet	0	0	0	0	20820
Masonry Wall	0	0	0	0	756

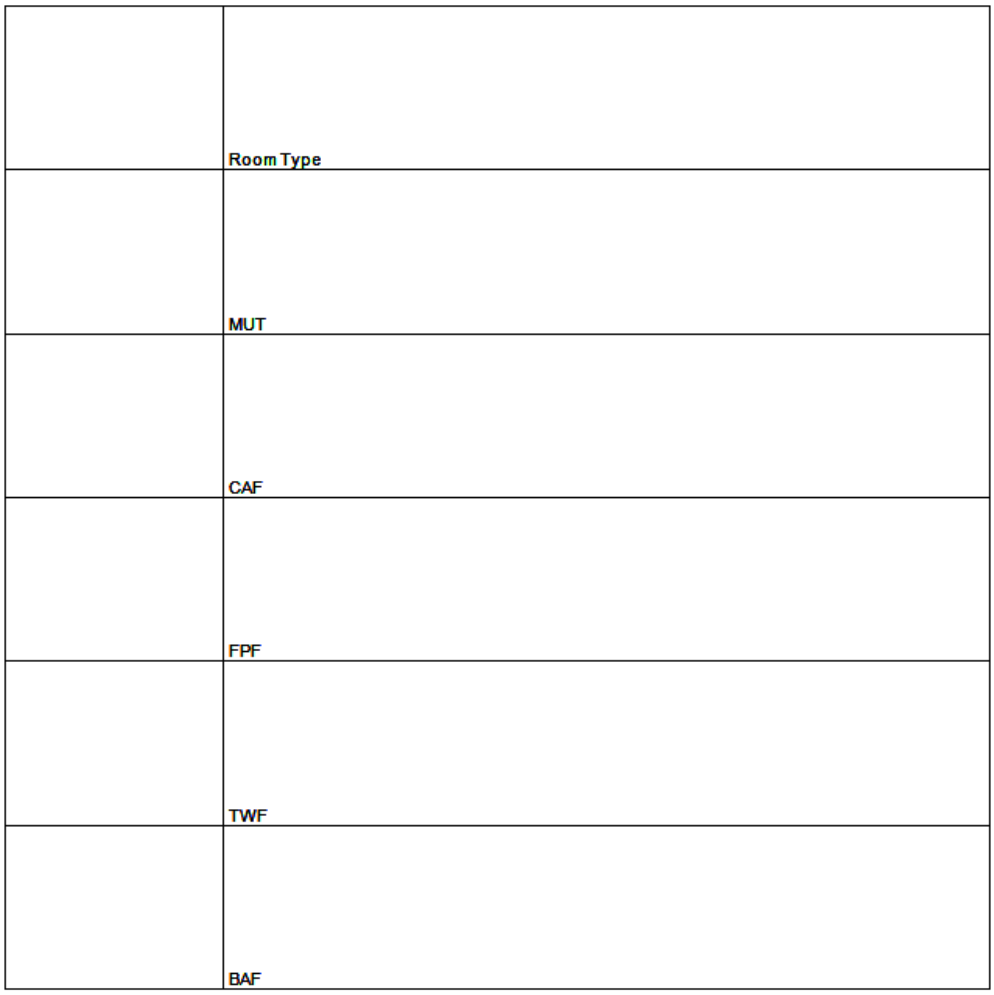
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	153	280	42840	SF	$2,142,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/14/2015	10/5/2015	$0.00	COVENANTS AND RESTRICTIONS	4098	899	U	I	TRINITY EPISCOPAL CHURCH	TRINITY EPISCOPAL CHURCH OF

Sketch Information



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Version 2.3.131

Detail by Entity Name

Florida Limited Liability Company
BOSTON PAINTING SERVICES,LLC

Filing Information

Document Number	L05000120710
FEI/EIN Number	01-0854365
Date Filed	12/20/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/09/2020

Principal Address

1148 S Winterhawk Dr
Saint Augustine, FL 32086

Changed: 02/28/2018

Mailing Address

1148 S Winterhawk Dr
Saint Augustine, FL 32086

Changed: 02/28/2018

Registered Agent Name & Address

Mrs.
1148 S Winterhawk Dr
Saint Augustine, FL 32086

Name Changed: 10/16/2019

Address Changed: 02/28/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

BOSTON, DANNY DJR
1148 S Winterhawk Dr
Saint Augustine, FL 32086

Title MGRM

BOSTON, GWEENDELYN M
1148 S Winterhawk Dr
Saint Augustine, FL 32086

Annual Reports

Report Year	Filed Date
2019	10/16/2019
2020	10/09/2020
2021	04/20/2021

Document Images

04/20/2021 -- ANNUAL REPORT	View image in PDF format
10/09/2020 -- REINSTATEMENT	View image in PDF format
10/16/2019 -- REINSTATEMENT	View image in PDF format
02/28/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
03/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- ANNUAL REPORT	View image in PDF format
02/26/2014 -- ANNUAL REPORT	View image in PDF format
10/11/2013 -- REINSTATEMENT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
03/22/2010 -- ANNUAL REPORT	View image in PDF format
08/19/2009 -- LC Amendment	View image in PDF format
08/14/2009 -- ADDRESS CHANGE	View image in PDF format
05/11/2009 -- REINSTATEMENT	View image in PDF format
05/04/2007 -- ANNUAL REPORT	View image in PDF format
07/16/2006 -- ANNUAL REPORT	View image in PDF format
12/20/2005 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Street Address

Florida Not For Profit Corporation
THE VESTRY OF TRINITY CHURCH OF ST. AUGUSTINE, INC.

Filing Information

Document Number	N20000003884
FEI/EIN Number	59-0657335
Date Filed	04/07/2020
Effective Date	04/06/2020
State	FL
Status	ACTIVE

Principal Address

215 SAINT GEORGE STREET
SAINT AUGUSTINE, FL 32084 UN

Mailing Address

215 SAINT GEORGE STREET
SAINT AUGUSTINE, FL 32084 UN

Registered Agent Name & Address

BELGER, MEREDITH
215 SAINT GEORGE STREET
SAINT AUGUSTINE, FL 32084

Name Changed: 02/08/2021

Officer/Director Detail

Name & Address

Title D

MARINO, MATTHEW
215 ST. GEORGE ST.
ST. AUGUSTINE, FL 32084

Title D

JOHNSON, RAYMOND
110 Dogwood Dr
ST. AUGUSTINE, FL 32080

Title D

BELMONT, BRUCE
2568 OLEANDER ST.
ST. AUGUSTINE, FL 32080

Title T

BELMONT, MARY LOU
2568 OLEANDER ST.
ST. AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2021	02/08/2021

Document Images

02/08/2021 -- ANNUAL REPORT	View image in PDF format
04/07/2020 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 21, 2021 Meeting



Application: PL2021-0134 Address: 123 St. George Street

Applicant: Dailey Builders LLC

Property Owner: Baker Family Revocable Tust

Project description: For after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

Architectural Style:	Mediterranean Revival/ Mid-Century Commercial	Florida Master Site File:	SJ06479 (Number assigned for 123-127 St. George Street)
National Register:	St. Augustine Town Plan National Register Historic District: currently noncontributing	Construction date:	1947
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1969200000		
Agenda Item:	6(b)	Previous Action(s):	Certificate of Appropriateness PL2020-0014 (Withdrawn)

STAFF SUMMARY AND ANALYSIS:

1. Located on the east side of St. George Street, between Hypolita and Treasury Streets, modifications to the storefront of this mid-century commercial building with Mediterranean Revival details were proposed under a previous Certificate of Appropriateness application (PL2020-0014) heard at the February 20, 2020 HARB meeting. The applicant stated that the replacement of the storefront glass windows and window frames was for pedestrian safety and liability issues. Further, that no options were found to match the existing beveled frames, but only ones with squared profiles. The HARB continued the application and asked for elevation and section drawings showing the proposed modifications. The COA application was withdrawn before being heard by the HARB at a subsequent meeting.
2. Staff administratively approved a building permit application (PR2019-1441) in July 2020 based on new elevation and section drawings that showed no changes to the design of the existing storefront, along with notations and correspondence from the architect who indicated that the replacement framing would match the profile of the existing beveled framing, as also shown on the permit application architectural plans.
3. A wider aluminum framing system with a squared profile and mill finish was instead used, which does not match the previously existing mid-century narrower width and beveled profile. An extra horizontal rail was also added toward the bottom at the raised floor level of the window display, with a mirror panel replacing the painted panel below.
4. Because work completed on the storefront was different than the approved permit plans, the final permit related inspection was not approved by the City's Building Department and the permit has not been closed. Staff informed the applicant of the options of changing to march the permit plans or going to HARB for an after-the-fact approval.
5. The applicant has submitted a new elevation drawing and section showing the currently existing conditions and seeks an after-the-fact Certificate of Appropriateness approval for the work done to the storefront, including the new and different framing system, and additionally for the proposed replacement of the mirror panel below with an aluminum composite panel with a mill finish. The applicant was asked to submit additional supporting documentation than what was submitted with the application, including before and after photos, specifications of materials used for the new storefront and for what is proposed, and for any plans that showed the previously existing, but none was received.
6. While the storefront glass windows were replaced and appear to be canted in a similar manner as the previously existing and the unpainted mill finish of the aluminum framing was deemed to be appropriate for the building, it is unclear why the framing work was done differently in both design and materials than what was shown on the permit plans. Replacing the mirror that was incorrectly installed along the bottom with the proposed aluminum composite panel at the bottom would help return the lower portion of the storefront look more compatible to the building's previously existing appearance. Overall, the storefront's appearance has been modified with the new framing system and lower mirror panel. The bulkier framing with squared profile is visibly different and more modern looking and has an extra rail that was not on the previous storefront.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board **can take the following actions for a CERTIFICATE OF APPROPRIATENESS at 123 St. George Street**:

1. Approve the after-the-fact work completed to the storefront and the proposed replacement of the lower mirror panel with an aluminum composite panel if the HARB finds that these modifications are compatible to the building and meet the Secretary of the Interior's Standard for Rehabilitation 9.
2. Deny if the HARB finds that the after-the-fact work is not architecturally compatible to the building and does not meet the Secretary of the Interior's Standard for Rehabilitation 3, 6, or 9.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

After-the-Fact Work Completed:

1. Replaced store glass (done according to the approved permit plans)
2. Added mirror glass along bottom in place of previously existing wood or metal panel
3. Replaced beveled window frames with a larger aluminum framing system with a squared profile and mill finish
4. Added extra horizontal line of framing above mirror panel towards bottom of storefront windows

Proposed Work:

1. Replace the mirror panel with an ACM (aluminum composite material) panel

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standards for Rehabilitation 2, 3, 4, 6 and 9 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
4. Retention of Significant Later Alterations and Additions
6. Repair of Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations and Additions

Storefronts

Do...

- Retain and repair existing storefronts, including windows, sash, doors, transoms and decorative features where such features contribute to the architectural and historic character of the building.
- Evaluate the overall condition of storefront materials to determine whether more than protection and maintenance are required.
- Repair storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind, or with compatible substitute materials, of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates and pilasters.
- Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings; or an accurate restoration of the storefront based on historic research and physical evidence.

Don't...

- Remove or radically change storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Use materials which detract from the historic or architectural character of the building.
- Use substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.
- Remove a storefront that is unrepairable and not replace it; or replace it with a new storefront that does not convey the same visual appearance.
- Introduce a new design that is incompatible in size, scale, material and color.

Post-1821

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

LIST OF ATTACHMENTS:

1. Staff photographs taken for this new HARB application - showing completed work
2. Sufficiency Email for October 21, 2021 HARB meeting requesting additional documents
3. Staff photographs taken before work was started for previous HARB COA application (February 20, 2020)
4. HARB meeting minutes (February 20, 2020)
5. Permit plans approved administratively during an architectural review
6. Permit application email explaining proposed work from architect
7. Email correspondence with contractor/applicant relating work done that did not match permit application plans
8. Sanborn Map

STAFF PHOTOGRAPHS
123 St. George Street





STAFF PHOTOGRAPHS
123 St. George Street





STAFF PHOTOGRAPHS
123 St. George Street





Replacement glass appears to be canted at an angle

STAFF PHOTOGRAPHS
123 St. George Street





Previously existing doorway was unchanged

STAFF PHOTOGRAPHS

Neighboring storefront at 125 St. George Street with narrower aluminum framework







From: Julie Courtney
To: Duncan and Jenifer dailey
Subject: 123 St. George Street - Certificate of Appropriateness application for Historic Architectural Review Board ~~September 16~~ (OCTOBER 21) meeting
Date: Tuesday, September 21, 2021 3:27:00 PM
Attachments: image002.png
image003.png
image004.png
COA123StGeorgeStreet102121application.pdf

RE: Project Address 123 St. George Street

Please accept this email as acknowledgement of your Certificate of Appropriateness application to the Historic Architectural Review Board (HARB) meeting, **currently scheduled October 21, 2021 as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street).** Additionally, this email notifies you of the sufficiency of your application. The application form includes the attached checklist which was used to review the documents provided with your application. Please review this attached checklist and see what is still required and any additional information would be helpful to supplement your application, which includes:

1. Please submit the application fee of $100 in the next couple days if you want the application to be on the October 21st agenda. **Payment for the application fee** can be made by submitting a check, or by credit card (a $5 convenience fee is added to all credit card payments) by calling in your information, or emailing a completed credit card authorization form to:

   Candice Seymour
   Planning & Building Clerk
   E: cseymour@citystaug.com | P: 904.825.1065

(Many of these may have been sent by you over the past year plus, these need to be submitted as part of your application to make it complete and to provide the level of detail that the HARB will want to make a decision)

2. **Photos:**
   - photos of the storefront before the work was started (original existing condition)
   - photos after the work that shows the current existing condition since this is part of the after-the-fact approval you are seeking with the revised framing

3. **Plans/drawings:**
   - drawings that were done previously that show the proposed, new existing, or the previously (original) existing storefront would be important to provide
   - any drawings of the storefront from before the work are important too

4. **Specifications:**
   - for products you did use (for the metal framing)
   - or for products you will use (the aluminum product for the panel below)

The formal staff evaluation of the proposed project may recommend additional materials and/or

include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Additional materials will be accepted in the Planning and Building Department only **up to 10 days before the meeting (*to be received by October 11th*)** as per Resolution 2010-09. After that, the HARB has the discretion whether to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.
Any updates, or additional and supporting materials for this Certificate of Appropriateness application should be emailed to harb@citystaug.com.

Please be aware that our staff may need to photograph the project area and plan to do so in the next week.

A copy of the staff report will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.

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

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written

STAFF PHOTOGRAPHS
123 St. George Street





Front Façade / West Elevation

STAFF PHOTOGRAPHS
123 St. George Street





Storefront windows on Front Façade / West Elevation

STAFF PHOTOGRAPHS
123 St. George Street





Storefront window framing on Front Façade / West Elevation

STAFF PHOTOGRAPHS
123 St. George Street



Storefront Entrance



Mid-century Storefront
of 125 St. George Street

The Board discussed:

- Desire to see the design and planning process and who was involved in developing the project
- Demonstrating any efforts to include the African American community, and Desire to see inclusion of the African American community in the design process
- Desire to see the monument within the context of the surrounding area, including orientation, scale, and sightlines

Mr. Triay responded to Board member questions noting:

- No intent to put anything on the rear of the monument
- Approximately 130 feet from the wall of the government house in the northwest quadrant of the property
- Design and planning process included a series of public meeting of the UF Board hosted at the Government House
- All names listed on the monument served the Union Army, but were from St. Augustine
- No architects or landscape architects were included in the design process

MOTION

Mr. MacDonald MOVED to CONTINUE application F2020-0013, 48 King Street, to the April 16, 2020 meeting to allow the applicant to provide conceptual drawings of the monument within the space and to give additional opportunity for members of the community to participate in the development process. The motion was SECONDED by Mr. Weaver.

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

7. (b) F2020-0014 – Dailey Builders LLC – Applicant
Baker Family Revocable Trust – Owner
123 St. George Street

To replace glass windows and framing in a manner that changes the design elements of the storefront.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness to replace glass windows and framing in a manner that changes the design elements of the storefront at **123 St. George Street** because it meets the Secretary of the Interior's Standards for Rehabilitation 2, 6, and 9 with the following finding by HARB:

- The storefront elements have been proven to require replacement and there is no exact match available
- As proposed, the new structural system is compatible and preserves the overall character of the storefront

Duncan Dailey reviewed the application with a sample of the aluminum frame to be used. He noted that the main reason for the change was safety concerns with the existing storefront frame.

Ex Parte Communication:

(None)

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

The Board discussed:

- Recommendation to powder coat the mill-finished aluminum
- Clarification of the proposed changes including removal of the beveled-edge framing, proposal of modern aluminum framing twelve inches off-grade to replicate existing aluminum panel with painted glass and aluminum cross-member
- Building was a non-contributing structure
- Desire to see an elevation and section of the proposed changes to clarify the application.

MOTION

Mr. Benoit MOVED to CONTINUE application F2020-0014 to the March 19, 2020 HARB meeting. The motion was SECONDED by Ms. Wingo.

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

8. Certificates of Demolition and Partial Demolition

8. (a) F2020-0004 – James and Jasmine Scott – Applicant and Owner
79 Cerro Street

To demolish a building constructed c 1954 that is not recorded on the FLORIDA MASTER SITE FILE and is not located in a district.

Ms. Courtney 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 at **79 Cerro Street** because it is not a local landmark or otherwise designated as a historic building.

James and Jasmine Scott reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

Benjamin and Juanita Elmore voiced concerns regarding the replacement structure and how close it would be to their neighboring home.

There was discussion in response to the Elmores' comments, including clarification that part of the car port attached to the subject structure actually crosses over onto the Elmores' property, setback requirements, and variance procedures, if necessary, for construction of the replacement structure.

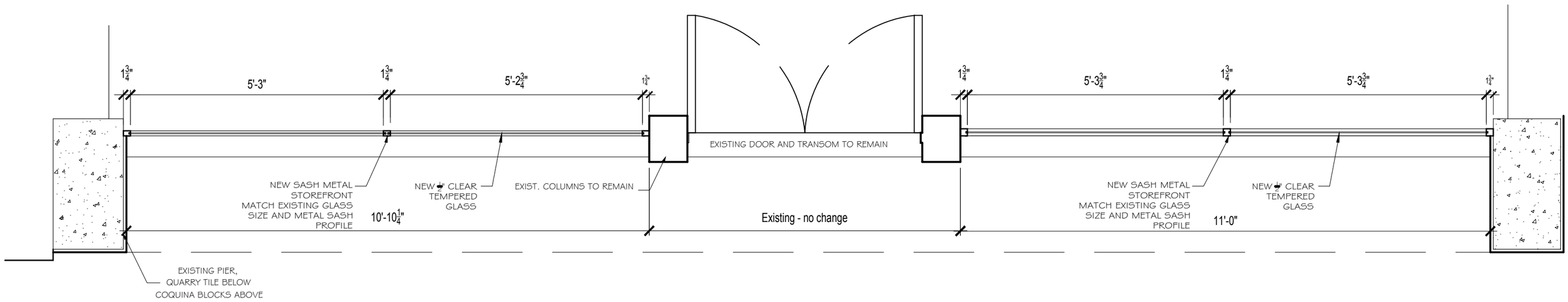
Diane Stoltman felt that the property owners could come to some agreement.

Public hearing was closed.

Mr. and Ms. Scott noted the deteriorated state of the shared carport and that it was not allowed to be rebuilt once taken down.

The Board discussed:

- Concern for demolishing the shared car-port portion on the neighbor's property
- Flooding impacts from Hurricane Irma
- Applicant was not intending to build on original footprint of the house, and if carport was demolished, it was not allowed to be replaced
- Building official provided letter verifying substantially damaged status



PROPOSED PLAN 1/2" = 1'-0" SCALE

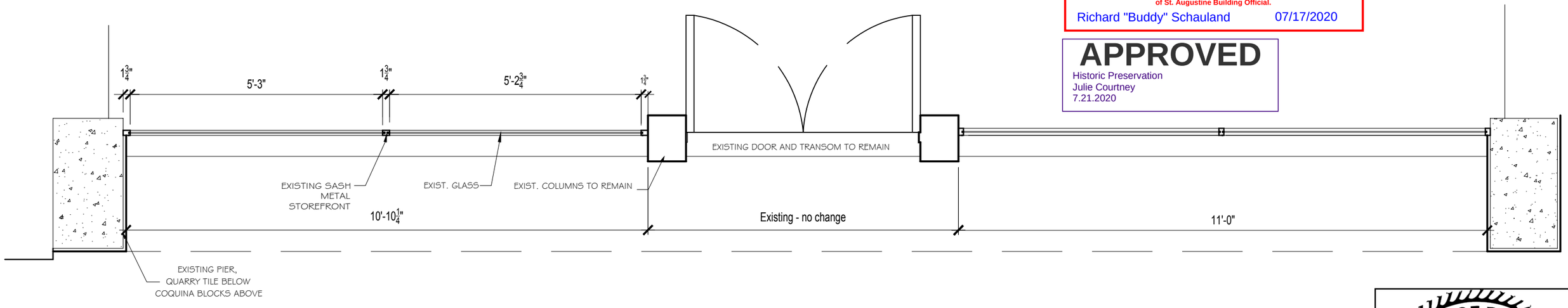
Approved

These plans have been reviewed and found to be in substantial compliance with the provisions of the 2017 Florida Building Code and the City of St. Augustine building ordinances. Any deviations or revisions to these plans must be approved by the City of St. Augustine Building Official.

Richard "Buddy" Schauland 07/17/2020

APPROVED

Historic Preservation
Julie Courtney
7.21.2020



EXISTING PLAN 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT LLC FOR PERMIT

STATE OF FLORIDA
SARAH RYAN
AR97035
REGISTERED ARCHITECT



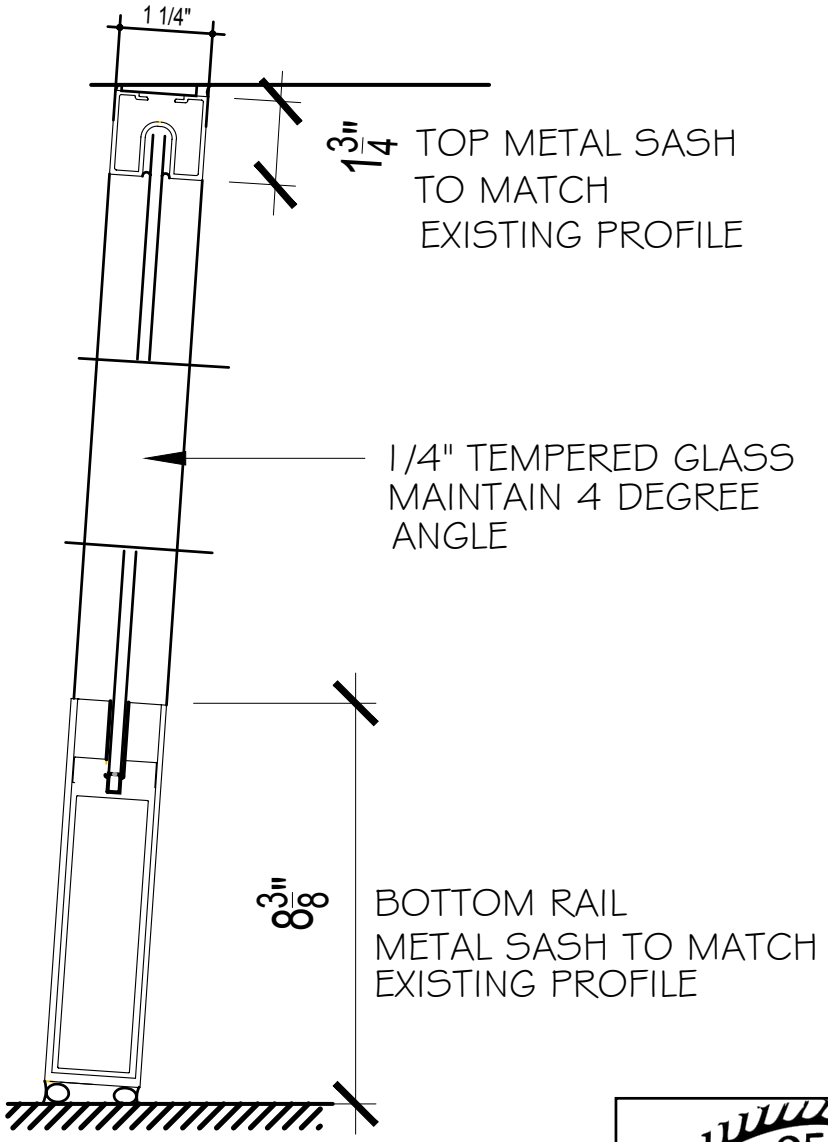
STATE OF FLORIDA
SARAH RYAN
AR97035
REGISTERED ARCHITECT

EXISTING AND PROPOSED ELEVATION 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT LLC

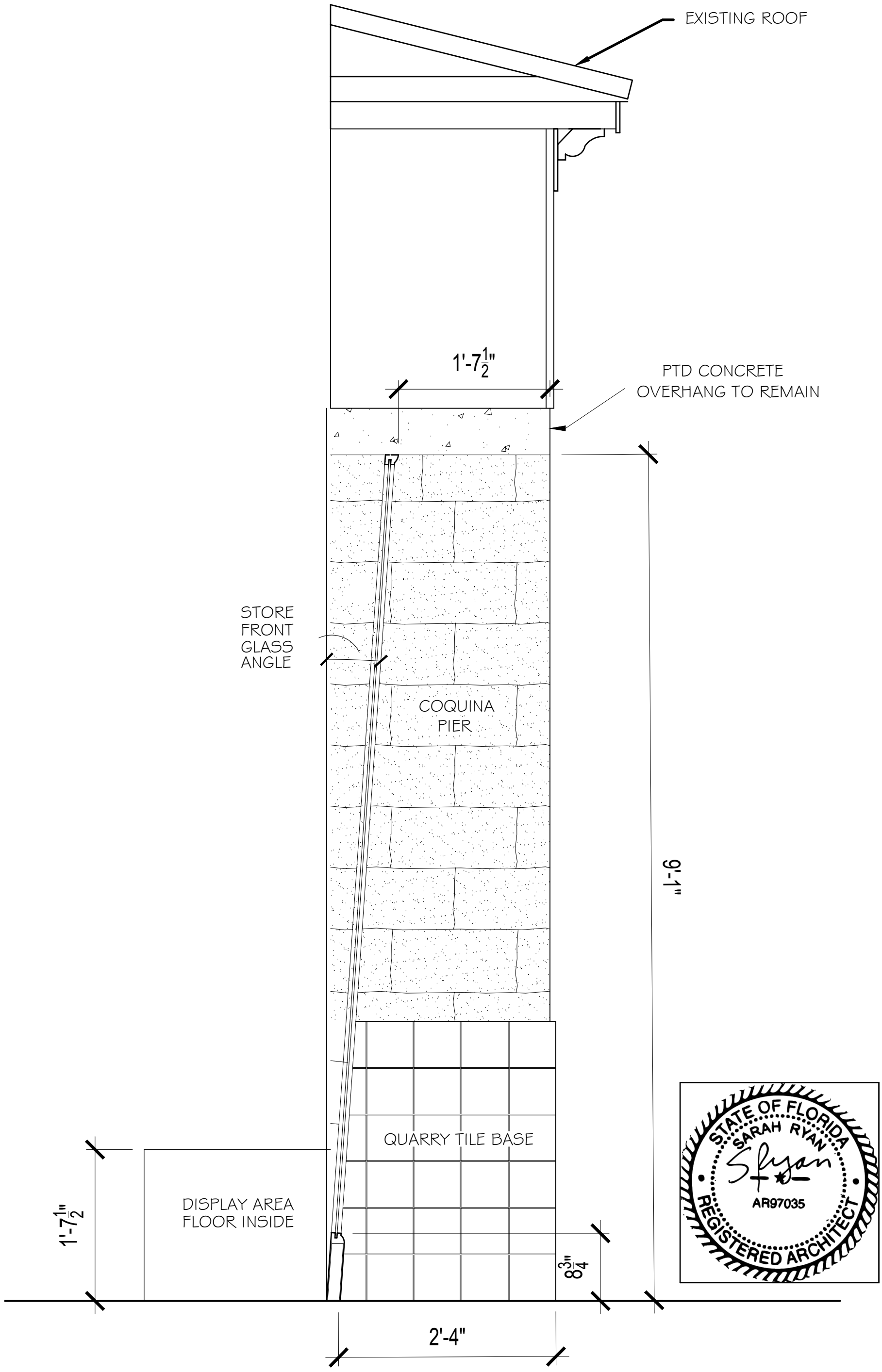
FOR PERMIT



STATE OF FLORIDA
SARAH RYAN
AR97035
REGISTERED ARCHITECT

DETAIL SECTION 3" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT



SECTION 1" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT, LLC

FOR PERMIT

Julie Courtney

From: Jennifer Wolfe
Sent: Monday, June 8, 2020 2:16 PM
To: Sarah Ryan
Cc: Julie Courtney
Subject: RE: 123 St George Street - Drawings

No, just reflect it within the building permit documents which will get routed for us to sign.
Thanks!
Jenny

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Monday, June 8, 2020 1:32 PM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: Re: 123 St George Street - Drawings

Hi Jenny, Thanks for reviewing.
That is completely acceptable to the owner to keep the exposed aluminum.
Do you want me to send revised drawings with that update?

Sarah Ryan, Architect
904-547-9430

On Mon, Jun 8, 2020 at 9:54 AM Jennifer Wolfe <jwolfe@citystaug.com> wrote:

> Thank you Sarah, this is exactly what I needed. One comment, over time the metal has been painted different colors. If you look next door the frame is just exposed aluminum which I think is original. I would prefer matching that original appearance as it is more authentic than the revolving door of paint colors applied over time (google shows green for example and not the salmon color). Is that possible, and/or desirable to your client?
>
> Thanks,
>
> Jenny

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Friday, June 5, 2020 11:58 AM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: 123 St George Street - Drawings

Dear Jenny,

Please see attached drawings for 123 St George Street. The scope of work is replacing the storefront metal sash frames and glass due to safety concerns. The new metal sash and replacement glass will match the existing metal sash frame profile. The glass will be replaced with 1/4" clear tempered glass. The metal frame will be powder coated to match the salmon color (see photos). The center door and transom will remain in place.

Drawings include the existing and proposed plan (11x17), the proposed elevation (11x17), section (11x17), detail section (letter size) and photos of the property (letter size). Please let us know if you need additional information.

Have a great weekend,

Sarah Ryan, Architect
904-547-9430

From:	Julie Courtney
To:	Duncan and Jenifer dailey
Cc:	Jenny Wolfe; Sarah Ryan
Subject:	LAST CORRESPONDENCE FROM FEBRUARY RE:123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)
Date:	Thursday, May 27, 2021 4:32:00 PM
Attachments:	image001.jpg image002.png image003.png image004.png image005.jpg IMG_2432.JPG IMG_2431.JPG 123 St George St_ photoWorkCompleted2020.pdf.jpg 123 St George St_ photo2WorkCompleted2020.pdf.jpg IMG_2445.JPG 123 St George St_ APPROVED Plans.pdf

---

This was my last correspondence we had from my records:

From: Duncan and Jenifer dailey Dailey@dbdlm.com.co
Sent: Wednesday, February 17, 2021 8:55 AM
To: Julie Courtney jcourtney@citystaug.com
Cc: Sarah Ryan sr@sarahryanarchitect.com; Jennifer Wolfe jwolfe@citystaug.com
Subject: Re: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

Good Morning,

I will get with the Architect and get back to you on an update and application for "after the fact" approval.

Thanks,
~Duncan~

From: Julie Courtney
Sent: Tuesday, February 16, 2021 12:51 PM
To: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Cc: Sarah Ryan <sr@sarahryanarchitect.com>; Jenny Wolfe <jwolfe@citystaug.com>
Subject: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

Hello Mr. Dailey,
I am copying Sarah Ryan as well as Jenny Wolfe so we can all be current with the situation regarding the outstanding issue with the 123 St. George Street storefront project. Unfortunately, just removing the mirrored glass and installing painted kick panels on the lower portion would not fully address the problem of the work not conforming to the plans that we approved with the revised permit application. There are multiple issues as I tried to explain in my last email from the afternoon of February 2, which I'm copying below in BLUE.

- Sarah Ryan's drawings clearly say in different places on Sheet 1, 2, 3 to "match existing metal

sash profile," etc. and I believe we were verbally told by her that a fabricator or supplier was found that could fabricate the sashes to match the existing. Her notation on sheet 2 states "Metal Sash profile to match existing. Aluminum Mill Finish" which is not just saying the aluminum mill finish will match the existing. The sashes used to replace the existing do not match the existing profile.

- Additionally, the extra horizontal sash that was added toward the bottom is much higher than the existing kick plates, so that area would not match the existing if the area below with a kickplate. There would still be the issue with the extra horizontal sash having been added (that are not on the approved plans). If kickplates were added to that full height, they would be much higher than the existing.

From: Julie Courtney
Sent: Tuesday, February 2, 2021 3:36 PM
To: 'Duncan and Jenifer dailey' <Dailey@dbdlm.com.co>
Cc: Jenny Wolfe <jwolfe@citystaug.com>
Subject: RE: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

We realize that your HARB application and presentation included information about using the larger aluminum sash frames, but HARB did not approve that Certificate of Appropriateness application as submitted. I did not see it noted on the architect's drawings (see attached) that a larger sash with different profile was to be used as an alternative, but only notations that the sash was to match the existing profile. The drawings were the only updated information added to the permit application, and this was what the administrative approval was based on.

There are multiple issues with the work done not matching the approved plans. When you compare the work that was done with the design detailed on the architectural plans and administratively approved, it does not match. I have attached some before and after photos that clearly show that. In addition to the new metal sash framing not having the same profile and the mirror, an extra horizontal sash was added in the area where the drawings indicated the display floor would be showing behind the glass window. The drawings show one large piece of glass with no horizontal divisions (only a vertical divider on each side of the door), and a solid panel below at ground level, which is not shown as glass or mirror. The section drawing indicates a bottom rail at 8-3/8" and one 1-3/4" top rail at the very top, with the same narrow profile as the existing, and a solid expanse of glass in between.

Unfortunately, we can not administratively approve the work that was not installed to plan. The only way to get an approved final inspection on the permit is to get after-the-fact approval from HARB, or make sure the work complies with the Sarah Ryan Architect plans submitted with the permit application. We will need to update our Building Inspector and Code Enforcement on which route you decide to take and they will be following up with you accordingly.

Thank you,
Julie Courtney
Historic Preservation Planner

If you are planning to resubmit a Certificate of Appropriateness application for after-the-fact approval from HARB, the application deadlines for the next meeting you could go to is this Friday, February 19th for the March 18 meeting.

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Sent: Tuesday, February 16, 2021 9:29 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

Good Morning Mrs. Courtney,

I recently had a conversation with Sarah Ryan and we looked over everything. She agreed that the mirror portion was not supposed to be in there and said that she felt that a compromise would be to remove the mirror glass and install metal kick panels which have been painted the same color as the building to blend in with the storefront. The metal profile of the framework that was used in accordance to the plans she submitted on sheet 2 states, "Metal Sash Profile to Match Existing Aluminum Mill Finish " which is the finish of the product that we used. Please let us know if we can remove the mirrored glass and install painted kick panels on the lower portion of the storefront glass and get approval or if we need to resubmit for approval?

Thanks in advance,
~Duncan~

From: Julie Courtney
Sent: Tuesday, February 2, 2021 3:36 PM
To: 'Duncan and Jenifer dailey' <Dailey@dbdlm.com.co>
Cc: Jenny Wolfe <jwolfe@citystaug.com>
Subject: RE: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

We realize that your HARB application and presentation included information about using the larger aluminum sash frames, but HARB did not approve that Certificate of Appropriateness application as submitted. I did not see it noted on the architect's drawings (see attached) that a larger sash with different profile was to be used as an alternative, but only notations that the sash was to match the existing profile. The drawings were the only updated information added to the permit application, and this was what the administrative approval was based on.

There are multiple issues with the work done not matching the approved plans. When you compare the work that was done with the design detailed on the architectural plans and administratively approved, it does not match. I have attached some before and after photos that clearly show that. In addition to the new metal sash framing not having the same profile and the mirror, an extra horizontal sash was added in the area where the drawings indicated the display floor would be showing behind the glass window. The drawings show one large piece of glass with no horizontal divisions (only a vertical divider on each side of the door), and a solid panel below at ground level, which is not shown as glass or mirror. The section drawing indicates a bottom rail at 8-3/8" and one 1-3/4" top rail at the very top, with the same narrow profile as the existing, and a solid expanse of glass in between.

Unfortunately, we can not administratively approve the work that was not installed to plan. The only way to get an approved final inspection on the permit is to get after-the-fact approval from HARB, or make sure the work complies with the Sarah Ryan Architect plans submitted with the permit application. We will need to update our Building Inspector and Code Enforcement on which route you decide to take and they will be following up with you accordingly.

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

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From: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Sent: Tuesday, February 2, 2021 10:41 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

Hi Julie,
Per the meeting last year that I attended I brought in a sample of the new framework for all the HARB members to see and explained that matching the original frame was not possible due to that material not being available anymore and that is why we were switching to this updated material (which I believe was noted on the architects info). At that time we had planned on installing a metal kick plate and painting the kick plate the same color as the surrounding walls to blend in properly. The plan was to have the glass company come back out to swap out the mirror glass (which we never approved and don't know why it was installed in the first place) with the kick plate but after 3 months of back and forth with the glass company they have fallen unresponsive to any of our communications. Our plan moving forward is to have the lower sections of mirrored glass be painted to match the surrounding walls as originally planned.

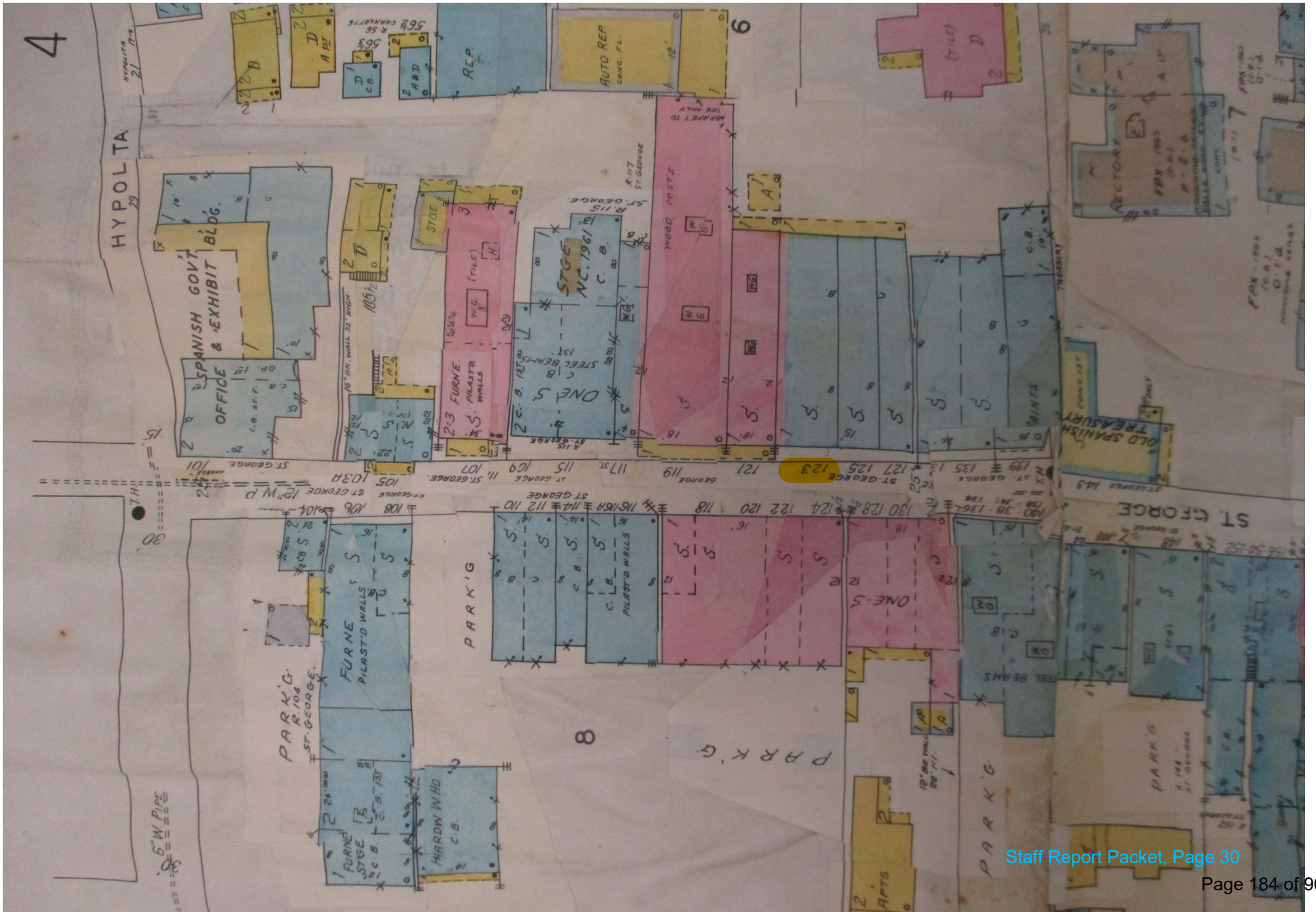
Please advise if this is administratively acceptable or if I need to do something else as we planned on taking care of that this week - possibly tomorrow?

Thanks in advance,
~Duncan~

On Tue, Feb 2, 2021 at 10:03 AM Julie Courtney <jcourtney@citystaug.com> wrote:

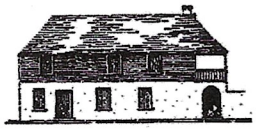
> Hello,
> I was hoping to get your input as well on the storefront work done on St. George Street. Architect Sarah Ryan's plans which were submitted with your permit application were what was reviewed to determine if staff could administratively approve the permit application for the proposed storefront metal sash and glass replacement at 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street). The plans state that the metal sash profile is to match existing with an aluminum mill finish. It does not appear that the new metal sashes matched the existing and the mirror that was added along the bottom was not indicated on the plans or documents I looked at. The mirror is not administratively approvable by our staff. I believe your options are to have HARB after-the-fact approval or to remove the mirror. However, the mirror would likely not be approved by HARB if you tried to do an after-the-fact Certificate of Appropriateness.
>
> Thank you,

Sanborn Map (1930 revised to 1961)
123 St. George Street



Received September 10, 2021
Planning and Building Department

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. PL2021-0134

Receipt No. 2212542 Meeting Date: OCTOBER 21, 2021

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

1. NAME OF APPLICANT Duncan Dailey
   Business (if applicable) Dailey Builders LLC
   Address 205 W. Davis Industrial Dr. Ste 5
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-669-9499 Other phone/email dailey@dbllm.com.co
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Melissa Richardson - Baker Family Revocable Trust
   Business (if applicable) 1
   Address 36 Treasury St.
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) _____ Other phone _____
3. PROJECT STREET ADDRESS 123 St. George St.
4. LEGAL DESCRIPTION: Lot 4 Block 9 Subdivision City of St. Aug. Lots Parcel 1969200000
5. EXISTING USE Owner Occupied Restaurant + Cafe PROPOSED USE Same
6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☒	Windows Store Glass Replaced - Replace Mirror glass with mill finish kitch panel
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

Received September 10, 2021
Planning and Building Department

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

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

D. PAINT COLORS (check one)

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

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

Remove mirror glass and install mill finish kickplate in place. New Storefront Glass Frame To be Segnare glass Retention frames.

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 Duncan Daly

SIGNATURE OF APPLICANT _____ DATE 8-24-2021

PRINT OWNER'S NAME Melissa Richardson

SIGNATURE OF OWNER Melissa Richardson DATE 8-24-2021

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.

PL 2021-0134 (After-the-fact) 123 St. George Street

Received September 10, 2021
Planning and Building Department

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

*Before work was done + after work

(Need drawings you had for

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

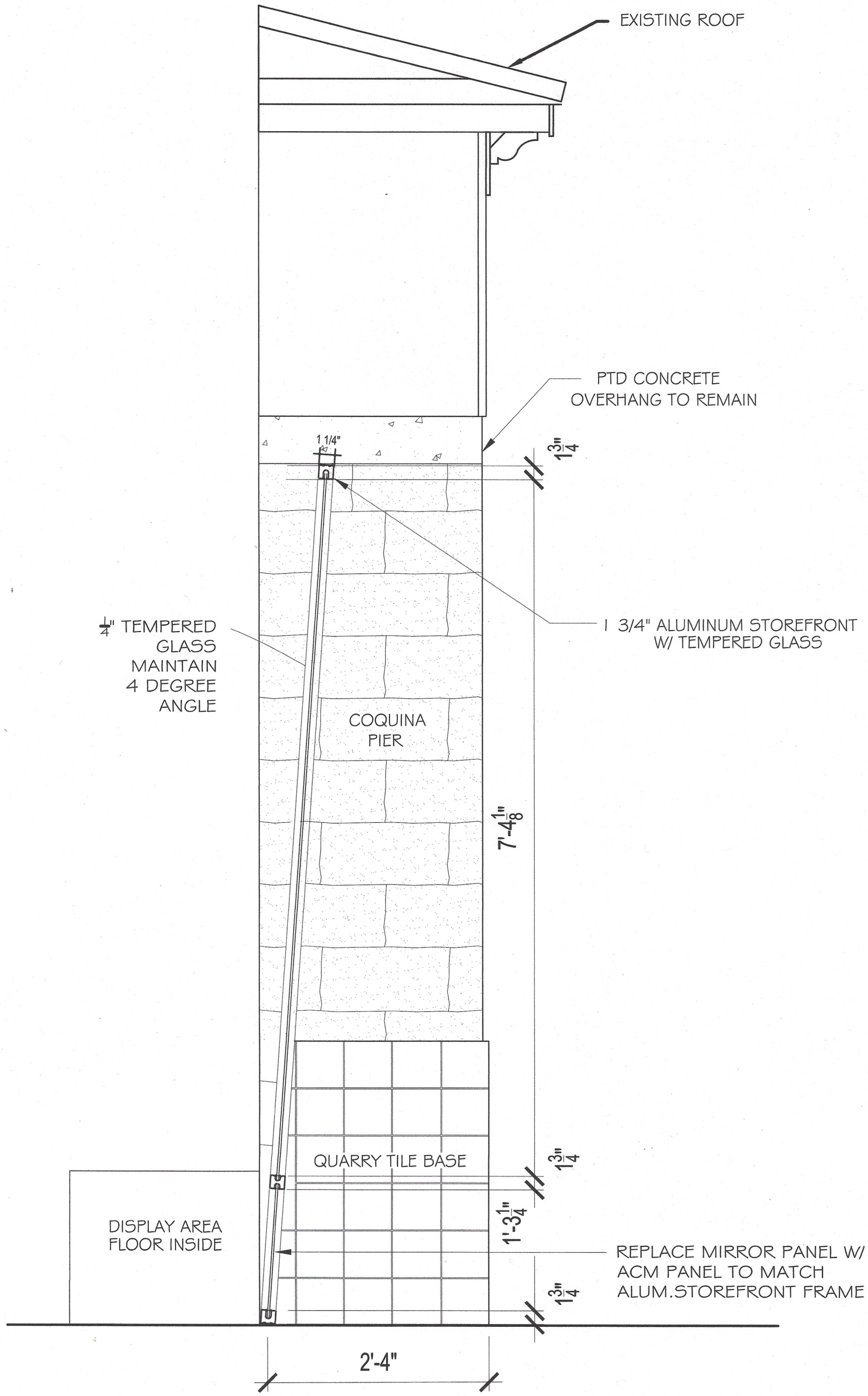
Since this work proposed is to address incompatible work that was not approved, it is considered after-the-fact. Please submit original existing details (from before work) along with current existing detail & for proposed changes.

Project number: PL 2021-0134 Project Address: 123 St. George Street

Reviewed by: Julie Courtney Date: 9/21/2021

October 2017

Received September 10, 2021
Planning and Building Department

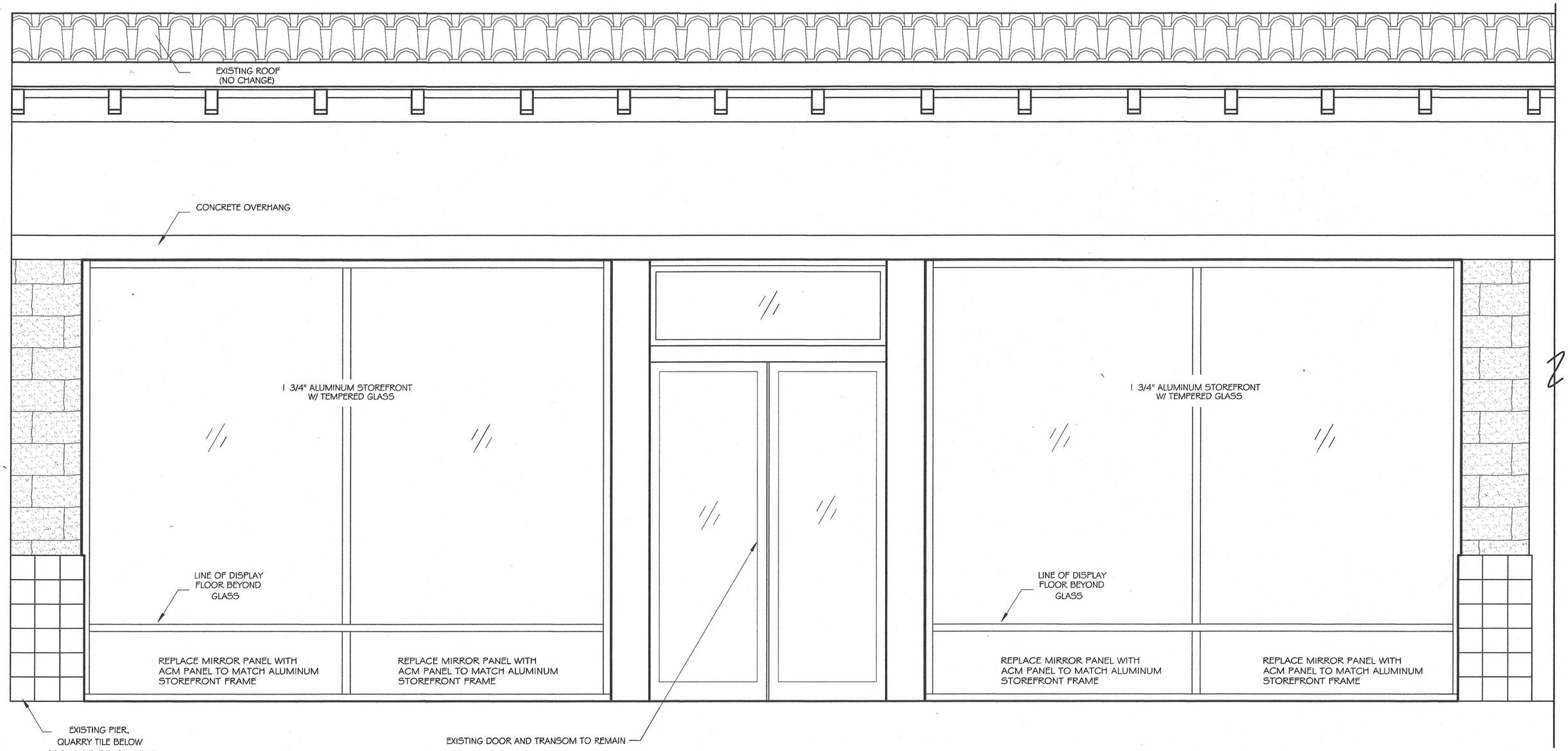


AS-BUILT SECTION 1" = 1'-0" SCALE

123 ST GEORGE STREET - ALUMINUM STOREFRONT

SARAH RYAN ARCHITECT, LLC 5.10.21

Received September 10, 2021
Planning and Building Department



AS-BUILT ELEVATION 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - ALUMINUM STOREFRONT

SARAH RYAN ARCHITECT LLC 5.10.21

(3) 6488

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

For Clerk's Use Only

WARRANTY DEED

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

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

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

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

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

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

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

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

Signed, sealed and delivered
in our presence:

Signature of Witness

Witness Name-Typed or Printed

Signature of Witness

Witness Name-Typed or Printed

Mary Genovar Baker (SEAL)
Mary Genovar Baker

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

36 Treasury Street
St. Augustine, Florida 32084

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Signature of Notary Public

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

(Notarial Seal)

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

EXHIBIT "A"

PARCEL ONE

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

PARCEL TWO

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

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

COPY

PARCEL THREE

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

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

PARCEL FOUR

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

PARCEL FIVE

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

St. Johns County, FL

2021 TRIM Notice

2021 TRIM Notice (PDF)

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab
No Image Available

Parcel ID	1969200000
Location Address	119 ST GEORGE ST 121 ST GEORGE ST 123 ST GEORGE ST 125 ST GEORGE ST 127 ST GEORGE ST Saint Augustine 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUG LOTS 4 & N25FT OF GENOVAR REPLAT OF W160FT OF LOT 5 BLK 9 (LOT C) OR 786/624 & 2240/929 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.500
Homestead	N

Owner Information

Owner Name	Baker Family Revocable Trust 100% Baker William T Jr 0%
Mailing Address	36 TREASURY ST SAINT AUGUSTINE, FL 32084-3651

Map



Valuation Information

	2021
Building Value	$951,233
Extra Features Value	$21,807
Total Land Value	$1,487,920
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,460,960**
Total Deferred	$976,178
Assessed Value	**$1,484,782**
Total Exemptions	$0
Taxable Value	**$1,484,782**

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
2020	$978,289	$21,807	$1,487,920	$0	$0	$2,488,016	$1,349,802	$1,138,214	$1,349,802
2019	$929,140	$21,807	$1,275,360	$0	$0	$2,226,307	$1,227,093	$999,214	$1,227,093
2018	$912,570	$21,807	$1,169,080	$0	$0	$2,103,457	$1,115,539	$987,918	$1,115,539
2017	$546,116	$6,192	$1,381,640	$0	$0	$1,933,948	$981,246	$952,702	$981,246
2016	$371,015	$6,234	$425,120	$0	$0	$802,369	$737,358	$65,011	$737,358
2015	$744,690	$20,975	$684,648	$0	$0	$1,450,313	$1,287,652	$162,661	$1,287,652
2014	$464,660	$21,285	$684,648	$0	$0	$1,170,593	$1,170,593	$0	$1,170,593
2013	$467,024	$21,596	$684,648	$0	$0	$1,173,268	$1,173,268	$0	$1,173,268
2012	$469,387	$21,905	$684,648	$0	$0	$1,175,940	$1,175,940	$0	$1,175,940
2011	$469,387	$22,216	$760,720	$0	$0	$1,252,323	$1,252,323	$0	$1,252,323
2010	$471,751	$22,526	$1,045,990	$0	$0	$1,540,267	$1,540,267	$0	$1,540,267

Building Information

Building	1
Actual Area	10064
Conditioned Area	9447
Actual Year Built	1947
Use	Mixed Use (Store/Office/Residential Combo)
Style	04
Class	N
Exterior Wall	Concrete Stucco, Jumbo Brick
Roof Structure	Rigid Frame

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

Category	Type	Pct
Exterior Wall	Jumbo Brick	50%
Exterior Wall	Concrete Stucco	50%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%

Frame	Masonry	100%
Plumbing	16 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Good	100%
Interior Walls	Custom Panel	60%
Interior Walls	Drywall	40%

Description	Conditioned Area	Actual Area
FINISHED MEZZANINE	535	972
BASE AREA	2640	2640
BASE AREA	6272	6272
CANOPY (COMMERCIAL)	0	144
CANOPY (COMMERCIAL)	0	36
Total SqFt	9447	10064

Building 2
Actual Area 6174
Conditioned Area 6174
Actual Year Built 1955
Use Stores (Retail)
Style 04
Class N
Exterior Wall Concrete Stucco
Roof Structure Rigid Frame

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

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	80%
Roofing Cover	Clay Tile	20%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	9 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	6174	6174
Total SqFt	6174	6174

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Concrete Paving	0	0	0	0	938
Asphault Paving	0	0	0	0	8908
Sprinkler Wet	0	0	0	0	6174

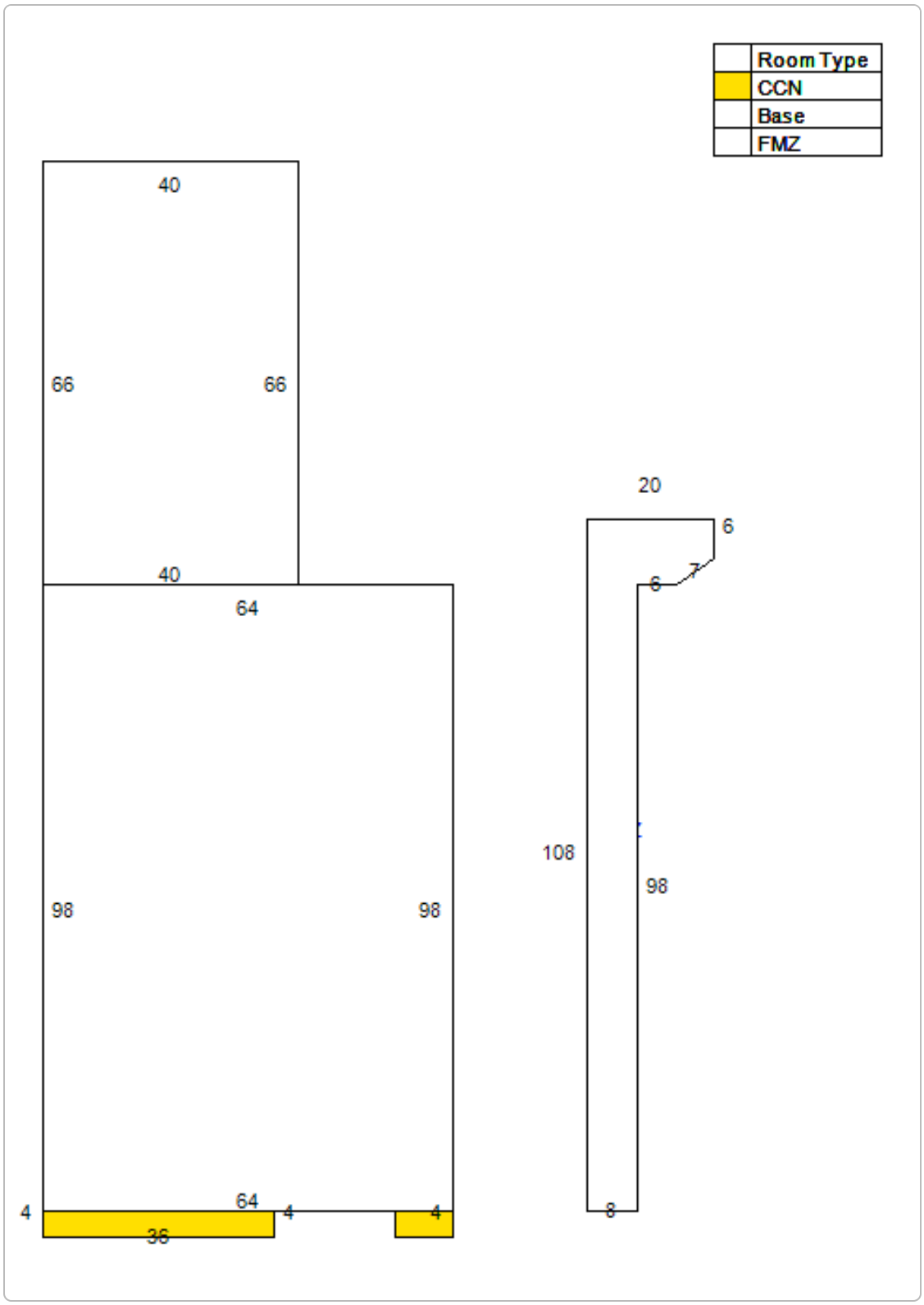
Land Information

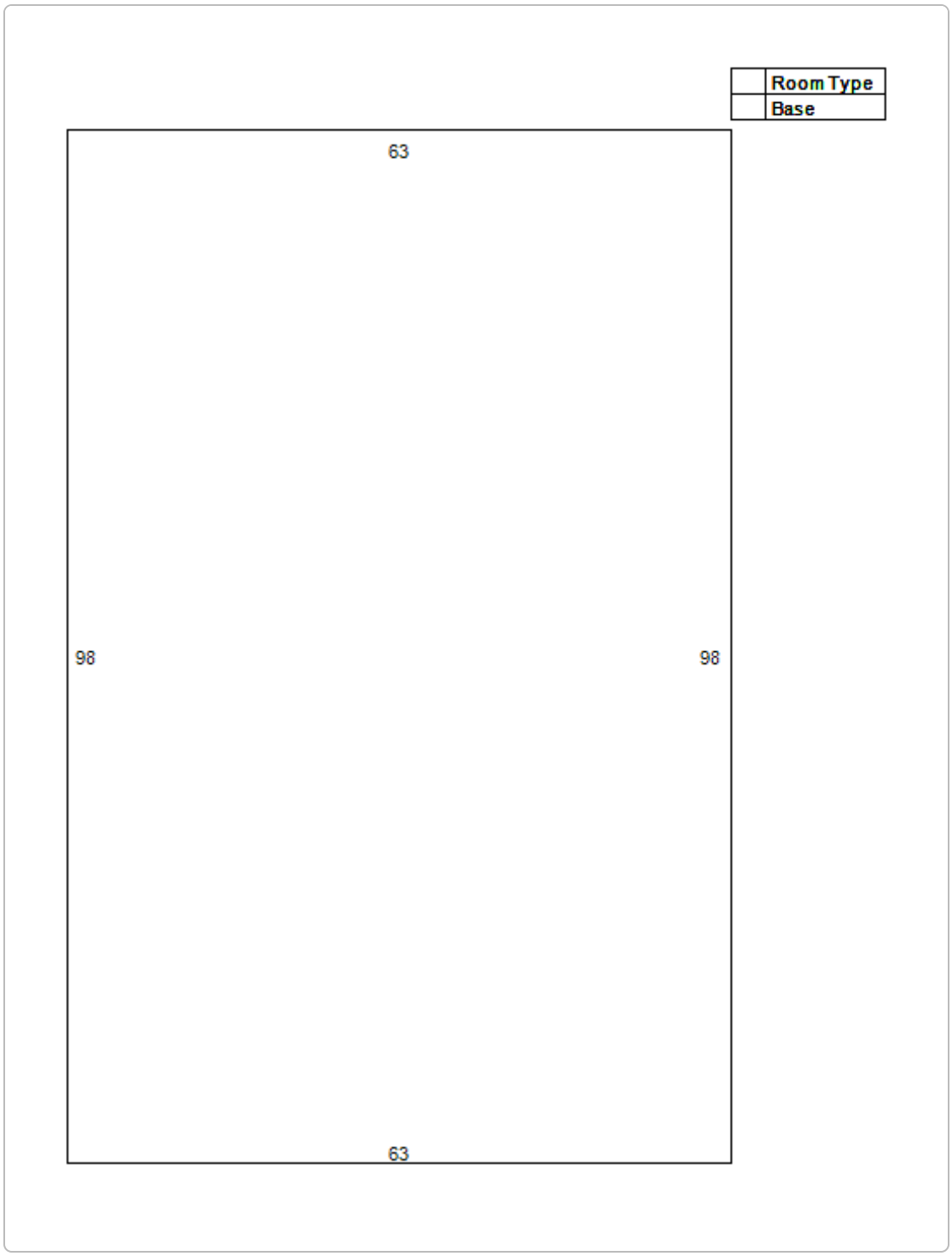
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Owner Occupied Restaurants & Cafeterias	0	0	21256	SF	$1,487,920

Sale Information

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

Sketch Information


Room Type
CCN
Base
FMZ
40
66
66
40
64
98
98
4
64
4
4
36
20
6
7
6
108
98
8



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.
User Privacy Policy
GDPR Privacy Notice

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Last Data Upload: 9/10/2021, 11:48:17 PM

Version 2.3.146



Detail by Entity Name

Florida Limited Liability Company
DAILEY BUILDERS LLC

Filing Information

Document Number	L13000077661
FEI/EIN Number	46-2969578
Date Filed	05/29/2013
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	07/16/2021
Event Effective Date	NONE

Principal Address

2541 Deerwood Acres Drive
SAINT AUGUSTINE, FL 32084

Changed: 01/09/2021

Mailing Address

2541 Deerwood Acres Drive
SAINT AUGUSTINE, FL 32084

Changed: 01/09/2021

Registered Agent Name & Address

DAILEY, DUNCAN
2541 Deerwood Acres Drive
SAINT AUGUSTINE, FL 32084

Address Changed: 01/09/2021

Authorized Person(s) Detail

Name & Address

Title VP

Dailey, Jenifer ANN
2541 Deerwood Acres Drive
SAINT AUGUSTINE, FL 32084

Title P

DUNCAN, DAILEY
2541 DEERWOOD ACRES DRIVE
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2019	02/13/2019
2020	01/15/2020
2021	01/09/2021

Document Images

07/16/2021 -- LC Amendment	View image in PDF format
01/09/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
03/22/2016 -- ANNUAL REPORT	View image in PDF format
03/12/2015 -- ANNUAL REPORT	View image in PDF format
01/20/2014 -- ANNUAL REPORT	View image in PDF format
05/29/2013 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 21, 2021 Meeting



Application: PL2021-0138 Address: 8 Carrera Street

Applicant: Shirah and Company, LLC OBO T-Mobile South, LLC

Property Owner: Grace United Methodist Church

Project description: To evaluate for reasonable compatibility the installation of new wireless antennas inside the bell tower openings of a building that faces the HP-3 Zoning District.

Architectural Style:	Spanish Renaissance Revival	Florida Master Site File:	SJ0086
National Register:	Individually Listed	Construction date:	1887: Initial Construction
Archaeology Zone:	N/A	Zoning District:	RG-1 (faces HP-3)
Parcel number:	2053500000		
Agenda Item:	6(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located on the northwest corner of Carrera and Cordova Streets and facing the Historic Preservation Three (HP-3) Zoning District, the church building is individually listed on the National Register of Historic Places and is located in the Model Land Company as a Contributing but Altered structure. For projects located facing HP-1, 2, or 3, a Certificate of Appropriateness application is required for proposed changes to the exterior or site and the HARB must ensure *reasonable compatibility* of the facades of such buildings visible from within such districts.
2. A Historic American Buildings Survey notation, related to the building's significance, describes how the church is similar to the nearby elaborate Ponce de Leon Hotel in construction, materials, and style. Additionally, that the Ponce was "among the first major examples since Roman times of a structure that 'exploited' the possibilities of mass concrete construction" and with the church, the Alcazar Hotel [that was built on land originally slated for the church], the Casa Monica, and the Memorial Presbyterian Church - "all located within a block or two of each other forms one of the most impressive, cohesive architectural 'complexes' in late nineteenth-century America." The four Spanish Renaissance Revival styled buildings shared the same architectural firm of John Carrere and Thomas Hastings of New York. Terra cotta detailing accents the exposed shell aggregate of the poured concrete building and was richly used on the church's bell tower.
3. A building permit application was submitted to the Building Department and issued. The applicant voluntarily is having the project reviewed by the HARB before commencing work. While the plans show the proposed wireless antennas and related equipment placed inside the belltower of the church; the large antennas will run directly behind the four large openings, modifying the exterior appearance of the church. The proposed antennas will be visible in and partially block the upper openings of the bell tower, which is a character-defining feature of the church.
4. According to the Architectural Guidelines for Historic Preservation (AGHP), character-defining features should not be "radically changed, damaged or destroyed" by new mechanical systems. Further, this type of equipment should be made to be as inconspicuous as possible by being covered or screened, 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."
5. Because of its height, when looking up at the bell tower from the street at certain vantage points, it is not always immediately noticeable that the four large openings are currently entirely open to the inside. The antennas will make that viewshed through the tower more difficult. An 1888 photograph reveals that louvered screens were visible inside the paired round arched openings below, which still have similar screens. Some kind of darker colored screen is visible across the interior walls of the subject openings in a 1965 HABS photo (2 of 4 in the attachments). This type of treatment may help screen the added antennas, but would also block more of the overall opening.
6. The placement of the antennas inside the bell tower will help it not be clearly identifiable as a cell tower. Antennas are visible on other tower structures, such as 24 Cathedral, which is located in HP-2. Some of the antennas on 24 Cathedral have a finish that matches the color of the terra cotta accents they are adjacent to. The installer indicated that the white antennas could be wrapped to help them be less noticeable.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board **can take the following actions for a CERTIFICATE OF APPROPRIATENESS at 8 Carrera Street:**

1. Approve if the HARB finds that proposed placement of the wireless antennas on the inside of the building's bell tower is reasonably compatible with the AGHP and will not radically change, damage, or destroy the significant feature or the building
2. Require screening inside the openings or for the antennas to be finished with a matching color of the terra cotta detailing around the openings so the antennas will be as inconspicuous as possible

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Installation of new wireless antennas and equipment inside the bell tower:
    a. To be visible from the exterior of the four upper rounded arch openings: white colored Nokia antennas that are 35.4' High x 22.8' Wide x 8.3' Deep

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 5, 8 and 9 apply.
2. Retention of Distinguishing Architectural Character
5. Sensitive Treatment of Distinctive Features and Craftsmanship
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; vending machines; automated teller machines (ATMs); and similar electrical and mechanical devices.

Do...
- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.

Don't...
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.

Post-1821
Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

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

CITY CODE: Sec. 28-87. HARB Responsibilities.

The members of the historical architectural review board herein created shall have the following responsibilities:

(1) Review petitions for certificates of appropriateness required within the historic preservation districts (HP-1 thru HP-5) under article III, division 3 of this chapter. **Additionally, the board shall review all applications for building permits on property abutting or immediately facing the HP-1, HP-2 and HP-3 historical districts to ensure reasonable compatibility of the facades of such buildings visible from within such districts with the authentic restoration or preservation of the districts, and where found to be reasonably compatible, issue a certificate of appropriateness.**

LIST OF ATTACHMENTS:

1. Staff photographs
2. Historic American Buildings Survey 1965 Photos (Survey #: HABS FL-167 / Call #: HABS FLA,55-SAUG,40- Library of Congress):
   Historic American Buildings Survey, *Grace Methodist Church, Carrera & Cordova Streets, Saint Augustine, St. Johns County, FL*. St. Johns County Florida Saint Augustine, Documentation Compiled After 1933 [Photographs 1965]
   Retrieved from the Library of Congress, https://www.loc.gov/item/fl0210/.
3. National Register nomination selected pages and photos
4. Florida Master Site File (FMSF)
5. Sanborn Map

STAFF PHOTOGRAPHS
8 Carrera Street





On corner of Cordova and Carrera Streets:
Looking northwest at front façade / south elevation
and west elevations

STAFF PHOTOGRAPHS
8 Carrera Street



Looking north at front façade / south elevation





STAFF PHOTOGRAPHS
8 Carrera Street





Looking north at front façade / south elevation

STAFF PHOTOGRAPHS
8 Carrera Street





Looking west at east elevation

STAFF PHOTOGRAPHS
8 Carrera Street





Looking west at east elevation

STAFF PHOTOGRAPHS
8 Carrera Street





Looking east toward west elevation

STAFF PHOTOGRAPHS
8 Carrera Street





Looking southwest at rear/north elevation

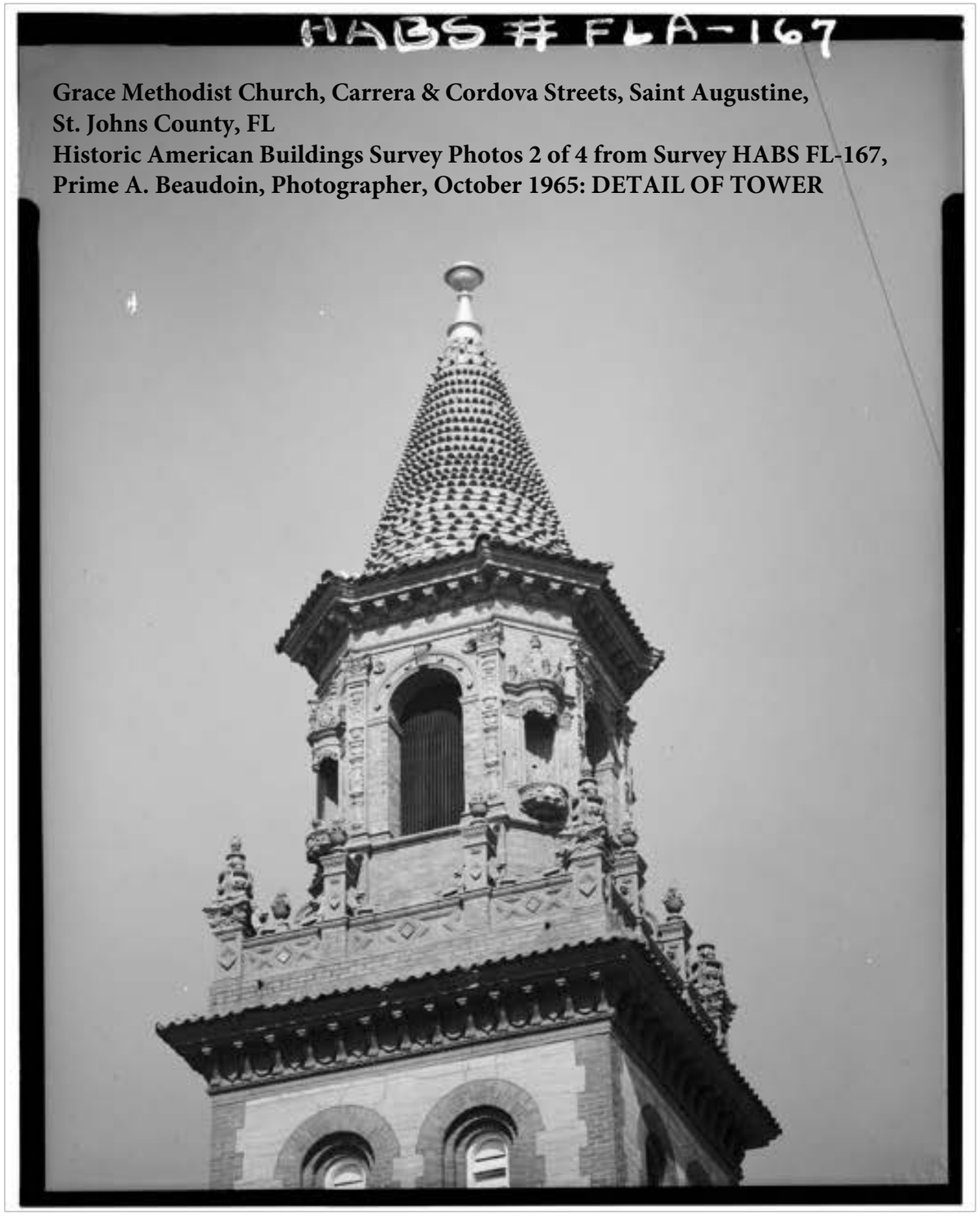
STAFF PHOTOGRAPHS
8 Carrera Street





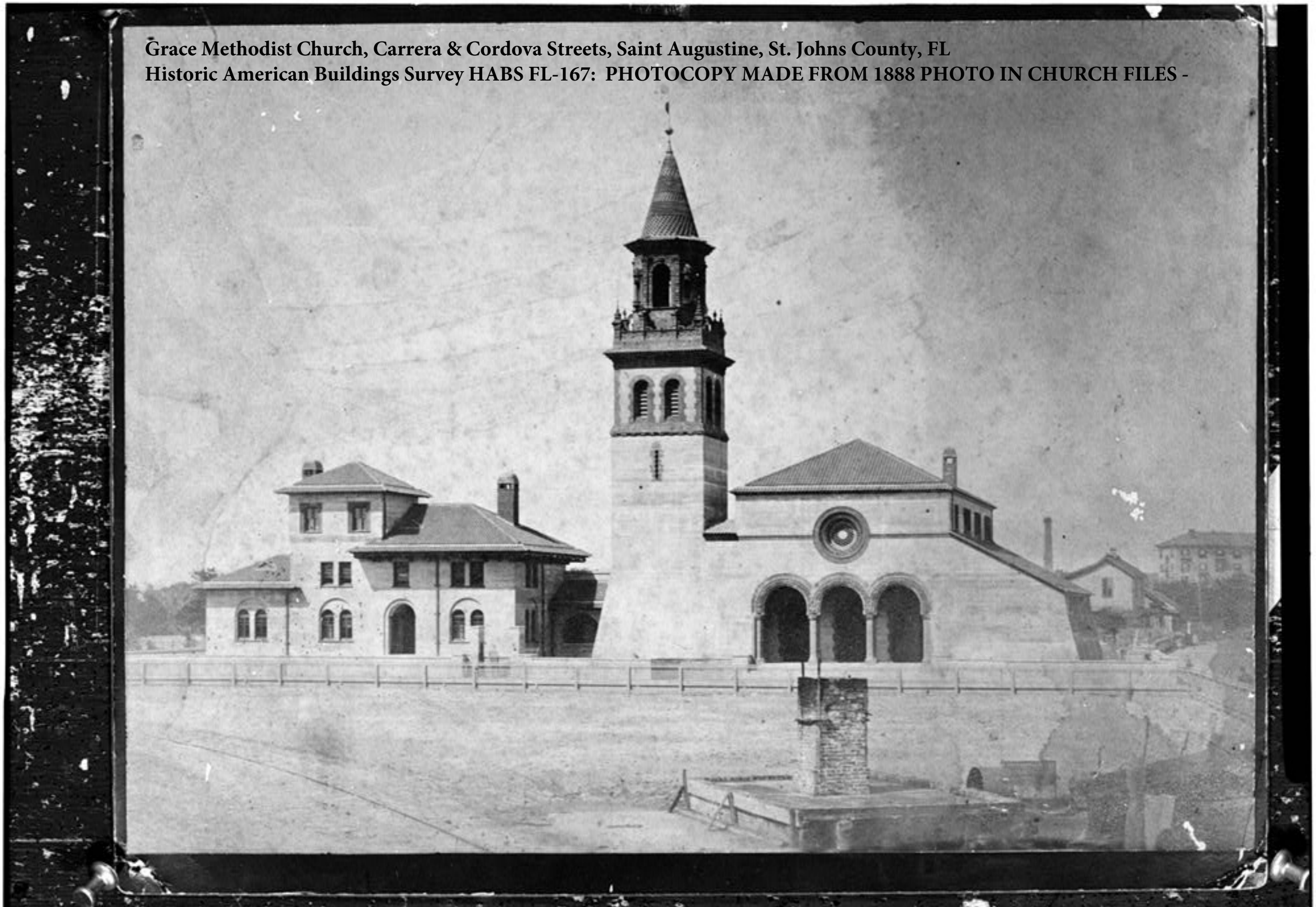
Grace Methodist Church, Carrera & Cordova Streets, Saint Augustine, St. Johns County, FL Historic American Buildings Survey Photos 1 of 4 from Survey HABS FL-167, Prime A. Beaudoin, Photographer October 1965: FACADE (CARRERA STREET FRONT) FROM SOUTHWEST





Grace Methodist Church, Carrera & Cordova Streets, Saint Augustine, St. Johns County, FL
Historic American Buildings Survey Photos 2 of 4 from Survey HABS FL-167, Prime A. Beaudoin, Photographer, October 1965: DETAIL OF TOWER

Grace Methodist Church, Carrera & Cordova Streets, Saint Augustine, St. Johns County, FL
Historic American Buildings Survey HABS FL-167: PHOTOCOPY MADE FROM 1888 PHOTO IN CHURCH FILES -



HABS # FLA-167

Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

ORIGINAL - NOT TO BE REMOVED FROM FILES

HISTORIC: Grace United Methodist Church

AND/OR COMMON:

2 LOCATION

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

STREET & NUMBER: 8 Carrera Street — NOT FOR PUBLICATION

CITY, TOWN: St. Augustine — VICINITY OF — CONGRESSIONAL DISTRICT: 4th

STATE: Florida — CODE: 12 — COUNTY: St. Johns — CODE: 109

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	__PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	X RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME: United Methodist Church, Florida Conference Office

STREET & NUMBER: P.O. Box 3767

CITY, TOWN: Lakeland — VICINITY OF — STATE: Florida — 33802

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: St. Johns County Courthouse

STREET & NUMBER:

CITY, TOWN: St. Augustine — STATE: Florida

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Historic American Building Survey (FLA-167)

DATE: 1965 — X FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS: Library of Congress

CITY, TOWN: Washington, D.C. — STATE:

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Grace United Methodist Church complex is located on the northwest corner of the intersection of Carrera and Cordova Streets and is comprised of two primary components - the church and the former parsonage. The two are connected by an open (screened) arcade behind which the original attached Sunday school facilities are located. A low concrete wall, of the same material as the buildings, follows the perimeter of the property.

The original buildings were designed in a style reflective of the Spanish Rennaisance and were constructed of poured, monolithic concrete with exposed shell aggregate. The gray wall surfaces are largely planar except for geometric relief from recessed arches, massive buttresses and round-headed windows and the striated effect left by the original narrow board frame work. Color and textural relief are provided by red brick and terra cotta trim used for the piers and archivolts of the entrance loggia, the rose window surround also in the entrance (south) facade, the flush quoins, corbelling and luxurious detailing on the fenestration of the tower in the parsonage. Additional contrast is provided by the red Spanish tile used on all the major roofed areas as well as the tower's spire. The roofs of the secondary apses along the north end of the church and the educational facilities also extending from the north are sheathed with composition shingles.

The hall plan church has deep shed-roofed side aisles and is entered from the south through a three-bay arcaded loggia. The three-stage tower rises form the southwest end of the loggia while a small office is located off the southeast end. Three semi-octagonal apses project from the north end of the church; the center one; the chancel, being larger and open to the nave. The others are subsidiary rooms.

The church interior is relatively austere having plaster wall surfaces with wood used for wainscoting, piers, pews, a rear gallery and the chancel furnishings, as well as the open-trussed roof. Much of the interior was repaired and remodeled in 1956.[1] The renovation included refinishing the walls and woodwork, remodeling the chancel and choir loft, rewiring and adding new light fixtures, installing a heating and air conditioning system in the northeast and central apses, and purchasing new pews.

The former parsonage, to the west of the church, is basically a two-story building with a low hip-roofed tower and a one-story section further to the west. Architectural detailing is spare and confined to the bracketted wood cornice, the red brick and terra cotta architraves of the third-story windows and the geometry of the paired round-headed windows set within relieving arches on the first story. Except for the rear (north) slope of the two-story section, the parsonage roof is also sheathed with Red Spanish tile. In 1947, the original parsonage was converted to an educational building[2] and a two-story concrete block

See Continuation Sheet

2

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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shed-roofed section was added along the north (rear) facade to the one-story Sunday school facilities which were built as part of the original building.

---

[1]Irene Liody Williams, History of Grace Methodist Church, St. Augustine, Florida, St. Augustine, 1962. All information on alterations.

[2]Ibid.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION	
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE	
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	X SOCIAL/HUMANITARIAN	
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER	
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		__INVENTION			

SPECIFIC DATES +1887 BUILDER/ARCHITECT Carrere, John M. and Hastings, Thomas (New York, NY)

STATEMENT OF SIGNIFICANCE

Grace United Methodist Church is significant as one of the major elements of Henry Morrison Flagler's scheme for the promotion and development of St. Augustine, Florida, as an exclusive winter resort in the 1880's. The church and its attached parsonage comprise one of the four Spanish Renaissance Revival Style buildings designed by the New York architectural firm of John M. Carrere and Thomas Hastings and constructed of poured concrete, a little-used material up to this date. The other three buildings are the Ponce de Leon (NR), the Alcazar and Memorial Presbyterian Church.

In the mid-1880's, Henry Flagler, A Gilded Age entrepreneur who had amassed a fortune as one of the founders of the Standard Oil Company, saw great possibilities in making St. Augustine an exclusive resort for the winter season, complementing Newport's (Rhode Island) role as a fashionable summer resort.[1] To accommodate visitors, Flagler planned and constructed two elaborate hotels, the Hotel Ponce de Leon and the Alcazar, adjacent to Tolomato Street (now Cordova Street), the western limit of the colonial city. The site to be selected for the Alcazar, however, was occupied by the recently-constructed (1884) Olivet Methodist Episcopal Church. Not dismayed, Flagler, a Presbyterian, proposed to the Methodist church trustees that in return for the church property at the corner of Tolomato and King Streets, he would deed to them the land he owned at the corner of Carrera and Cordova Streets, and would construct and donate to them a magnificent church and parsonage, structures that would complement the elegant hotels. The trustees accepted his offer. Construction of the Grace Methodist Chruch commenced in 1886. The complex was completed in late 1887 for an estimated cost of $85,000, an amount greater than Flagler had originally intended to spend. The first services were held on Sunday, January 1, 1888, with its dedication by Bishop W. F. Mallalien taking place two weeks later.[2]

The work of Carrere and Hastings in St. Augustine is especially significant because of the successful integration of an architectural style (Spanish Renaissance) and a method of construction (poured concrete) which are consistent with the historical context of the community (a Spanish colonial city) and yet allowed the use of the building materials (sand and shell aggregate) appropriate for the physical environment. Hurricanes were an ever-present danger and necessitated structures

See Continuation Sheet

3

capable of withstanding severe winds. The concrete walls and foundations (sand, shell and cement in a 2:5:1 ratio)[3] were poured in thin layers into wooden forms. The result was as extremely rigid, monolithic structure.[4]

Aesthetically, the austere grey wall surfaces with exposed shell aggregate proved an excellent foil for the red brick and terra cotta detailing lavished on door and window openings as well as the upper levels of the tower. The design solution was thus consistent with the architectural tradition of the Spanish Renaissance where lavish detailing was restricted to very specific areas. When judged with the Hotel Ponce de Leon and the Memorial Presbyterian Church, the Grace United Methodist Church is one of the most impressive and cohesive architectural complexes dating from the late nineteenth century in America.

---

[1] Florida, The American Riviera; St. Augustine, The Winter Newport, Carrere and Hastings: New York, 1887.

[2] This information has been extracted from Irene Liody Williams, History of Garce Methodist Church, St. Augustine, Florida, St. Augustine, 1962.

[3] Thomas Graham, "Flagler's Magnificent Hotel Ponce de Leon," Florida Historical Quarterly, LIV, July, 1875, p. 8.

[4] Carl W. Condit, American Building, Chicago and London: The University of Chicago Press, 1968, p. 159.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than one (1)

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	17	469580	3305000
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

All that part and parcel of land known as lot 4, Block K, of the Model Land Company subdivision.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Dan G. Deibler, Historic Sites Specialist

ORGANIZATION
Florida Division of Archives, History & Records Management

DATE
7-20-79

STREET & NUMBER
The Capitol

TELEPHONE
(904) 487-2333

CITY OR TOWN
Tallahassee,

STATE
Florida 32301

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL XX STATE ___ LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

9/26/79

TITLE Deputy State Historic Preservation Officer DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER

4

GPO 892-453

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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Condit, Carl W. American Building. Chicago and London: The University of Chicago Press, 1968.

Florida, The American Riviera; St. Augustine, the Winter Newport, New York: Carrere and Hastings, 1887.

Graham, Thomas. "Flagler's Magnificent Hotel Ponce de Leon," Florida Historical Quarterly, LIV, July, 1975.

Poppeliers, John C. "Grace Methodist Church," Historic American Building Survey (FLA-167), March, 1965.

Reynolds, E. H. The Standard Guide, St. Augustine, St. Augustine, Florida: E. H. Reynolds, 1889.

Williams, Irene Liody. History of Grace Methodist Church, St. Augustine, Florida, St. Augustine, Florida: n.p., 1962.

ENTRIES IN THE NATIONAL REGISTER

STATE FLORIDA

Date Entered NOV 29 1979

Name	Location
Douglas, J. O., House	Dunedin Pinellas County
Morocco Temple	Jacksonville Duval County
Grace United Methodist Church	St. Augustine St. Johns County

Also Notified

Honorable Lawton Chiles
Honorable Richard Stone
Honorable Richard Kelly
Honorable Charles E. Bennett
Honorable William V. Chappell, Jr.

COPY OF CONGRESSIONAL NOTIFICATION

118

For further information, please call the National Register at (202)343-6401.



5J86

1. Grace United Methodist Church
2. St. Augustine, Florida
3. Edward D. Powell
4. March 1979
5. Florida Division of Archives, History and Records Management
6. South (entrance) facade, Church and educational building (former parsonage)
7. Photo #1

77

8SJ86

76



1. Grace United Methodist Church
2. St. Augustine, Florida
3. Edward D. Powell
4. March 1979
5. Florida Division of Archives, History and Records Management
6. East & north (rear) elevations, Church
7. Photo #4

83

BSJ86



1. Grace United Methodist Church
2. St. Augustine, Florida
3. Edward D. Powell
4. March 1979
5. Florida Division of Archives, History and Records Management
6. Tower belfry with parapet finials and niche
7. Photo # 11

97

BSJ86

96

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3A Rev. 11-78

FLORIDA MASTER SITE FILE

FDAHRM 802= =

Site No. 8SJ86 1009= = County St. Johns 808= =

Site Name Grace United Methodist Church 830= =

Other Name(s) for Site Grace Methodist Episcopal Church 930= =

Other Nos. for Site 906= =

Other Master Site File Nos. for Site 899= =

NR Classification Category building 916= =

Address of Site 8 Carrera St., St. Augustine, Fl. 32084 905= =

Instructions for locating site NW corner of the intersection of Carrera and Cordova Streets

813= =

Vicinity of

Location: Model Land Company (subdivision name) K (block no.) 4 (lot no.) 868= =

Owner of Site:
Name United Methodist Church, Florida Conference Office ;
Address P. O. Box 3767, Lakeland, Fl. 33802 902= =

Occupant, Tenant, or Manager:
Name Grace United Methodist Church ;
Address 8 Carrera St., St. Augustine, Fl. 32084 904= =

Reporter (or local contact):
Name Scardaville, Michael C. (Historian) ;
Address HSAPB 816= =

Recorder:
Name Deibler, Dan G. (Historic Sites Specialist) ;
Address FDAHRM 818= =

Survey Date 7903 820= = Type Ownership private 848= =

Name of Project (under which site was recorded)

980= =

Classification of Project: Check One
☐ Federal 982= = ☑ State 982= = ☐ Local 982= = ☐ County 982= =

Inventory Status 914= =

Previous Survey(s), Excavation(s) or Collection(s): (enter activity/title of project or survey/name/date/repository)
Survey/Historic American Building Survey (FLA-167)/Poppeliers, John C./1965/LC

839= =

Recording Station HPS 804= =
Date of Visit to Site 828= = Recording Date 832= =

Photographic Record Numbers

860= =

35

Location of Site (Specific):
Map Reference (incl. scale & date) USGS St. Augustine 7.5 min. PR 1970 809 = =

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

812 = =

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY

Point	LATITUDE Degrees	Minutes	Seconds	LONGITUDE Degrees	Minutes	Seconds
	°	′	″	°	′	″
	°	′	″	°	′	″
	°	′	″	°	′	″
	°	′	″	°	′	″
	°	′	″	°	′	″

OR

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

° ′ ″ ° ′ ″

800 = =

UTM Perimeter: Zone Easting Northing

890 = =

UTM Coordinates: 17 zone 891 = = 469580 easting 892 = = 3305000 northing 893 = =

Condition of Site:
Check One

- XX Excellent 863 = =
- ☐ Good 863 = =
- ☐ Fair 863 = =
- ☐ Deteriorated 863 = =
- ☐ Ruins 863 = =
- ☐ Unexposed 863 = =
- ☐ Redeposited 863 = =

Integrity of Site:
Check One or More

- XX Altered 858 = =
- ☐ Unaltered 858 = =
- ☐ Destroyed 858 = =
- ☐ Restored ( )(Date:)( ) 858 = =
- ☐ Moved ( )(Date:)( ) 858 = =
- ☐ Original Site 858 = =

Condition of Site (Remarks): ( )(The building has been stabilized by repointing exterior walls)( ) 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): none

879 = =

28

36

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3B Rev. 11-78

Site No. 8SJ86

Site Name Grace United Methodist Church

HISTORIC SITE DATA SUPPLEMENT

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 +1887 844 = =

Culture/Phase American 840 = =

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 910 = =	☐ Sculpture 910 = =
☐ Archaeology 910 = =	☐ Conservation 910 = =	Architecture 910 = =	☒ Social/Humanitarian 910 = =
Prehistoric 910 = =	☐ Economics 910 = =	☐ Law 910 = =	☐ Theater 910 = =
☐ Archaeology Historic 910 = =	☐ Education 910 = =	☐ Literature 910 = =	☐ Transportation 910 = =
☐ Agriculture 910 = =	☐ Engineering 910 = =	☐ Military 910 = =	Other (specify):
☒ Architecture 910 = =	☐ Exploration & 910 = =	☐ Music 910 = =	☐ 910 = =
☐ Art 910 = =	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:

835 = =

Accessible: ☒ yes: restricted ☐ yes: unrestricted ☐ no

Status: ☒ occupied ☐ unoccupied ☐ work in progress

38

37

Statement of Significance (use continuation sheet if necessary)

Grace United Methodist Church is significant as one of the major elements of Henry Morrison Flagler's scheme for the promotion and development of St. Augustine, Florida, as an exclusive winter resort in the 1880's. The church and its attached parsonage comprise one of the four Spanish Renaissance Revival style buildings designed by the New York architectural firm of John M. Carrere and Thomas Hastings and constructed of poured concrete, a little-used material up to this date. The other three buildings are the Hotel Ponce de Leon (NR), the Alcazar and Memorial Presbyterian Church.

In the mid-1880's, Henry Flagler, a Gilded Age entrepreneur who had amassed a fortune as one of the founders of the Standard Oil Company, saw great possibilities in making St. Augustine an exclusive resort for the winter season, complementing Newport's (Rhode Island) role as a fashionable summer resort.[1] To accommodate the visitors, Flagler planned and constructed two elaborate hotels, the Hotel Ponce de Leon and The Alcazar, adjacent to Tolomato Street (now Cordova Street), the western limit of the colonial city. The site to be selected for the Alcazar, however, was occupied by the recently-constructed (1884) Olivet Methodist Episcopal Church. Not dismayed, Flagler, a Presbyterian, proposed to the Methodist church trustees that in return for the church property at the corner of Tolomato and King Streets, he would deed to them the land he owned at the corner of Carrera and Cordova Streets, and would construct and donate to them a magnificent church and parsonage, structures that would complement the elegant hotels. The trustees accepted his offer. Construction of the Grace Methodist Church commenced in 1886. The complex was completed in late 1887 for an estimated cost of $85,000, an amount greater than Flagler had originally intended to spend. The first services were held on Sunday, January 1, 1888, with its dedication by Bishop W. F. Mallalien taking place two weeks later.[2]

The work of Carrere and Hastings in St. Augustine is especially significant because of the successful integration of an architectural style (Spanish Renaissance) and a method of construction (poured concrete) which are consistent with the historical context of the community (a Spanish colonial city) and yet allowed the use of building materials (sand and shell aggregate) appropriate for the physical environment. Hurricanes were an ever present danger and necessitated structures capable of withstanding severe winds. The concrete walls and foundations (sand, shell and cement in a 2:5:1 ratio)[3] were poured in thin layers into wooden forms.[4] The result was an extremely rigid, monolithic structure.

See Continuation Sheet

911 = =

F2

38

CONTINUATION SHEET

911==

Aesthetically, the austere gray wall surfaces with exposed shell aggregate proved an excellent foil for the red brick and terra cotta detailing lavished on door and window openings as well as the upper levels of the tower. This design solution was thus consistent with the architectural tradition of the Spanish Renaissance where lavish detailing was restricted to very specific areas. When judged with the Hotel Ponce de Leon and the Memorial Presbyterian Church, the Grace United Methodist Church is one of the most impressive and cohesive architectural complexes dating from the late nineteenth century in America.

---

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3 Thomas Graham, "Flagler's Magnificent Hotel Ponce de Leon," Florida Historical Quarterly, LIV, July 1975, p. 8.

4 Carl W. Condit, American Building, Chicago and London: The University of Chicago Press, 1968, p. 159.

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3BB Rev. 11-78

Site No. 8SJ86

Site Name Grace United Methodist Church

HISTORIC SITE DATA SUPPLEMENT

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

The Grace United Methodist Church complex is located on the northwest corner of the intersection of Carrera and Cordova Streets and is comprised of two primary components - the church and the former parsonage. The two are connected by an open (screened) arcade behind which the original attached Sunday school facilities are located. A low concrete wall, of the same material as the buildings, follows the perimeter of the property.

The original buildings were designed in a style reflective of the Spanish Renaissance and were constructed of poured, monolithic concrete with exposed shell aggregate. The gray wall surfaces are largely planar except for geometric relief from recessed arches, massive buttresses and round-headed windows and the striated effect left by the original narrow board frame work. Color and textural relief are provided by red brick and terra cotta trim used for the piers and archivolts of the entrance loggia, the rose window surround also in the entrance (south) facade, the flush quoins, corbelling and luxurious detailing on the fenestration and upper stages of the church tower and are less conspicuously used for the architraves of the third story fenestration of the tower in the parsonage. Additional contrast is provided by the red Spanish tile used on all the major roofed areas as well as the tower's spire. The roofs of the secondary apses along the north end of the church and the educational facilities also extending from the north are sheathed with composition shingles.

The hall-plan church has deep shed-roofed side aisles and is entered from the south through a three-bay arcaded loggia. The three-stage tower rises from the southwest end of the loggia while a small office is located off the southeast end. Three semi-octagonal apses project from the north end of the church; the center one, the chancel, being larger and open to the nave. The others are subsidiary rooms.

The church interior is relatively austere having plaster wall surfaces with wood used for wainscoting, piers, pews, a rear gallery and the chancel furnishings, as well as the open-trussed roof. Much of the interior was repaired and remodeled in 1956.[1] The renovation included refinishing the walls and woodwork, remodeling the chancel and choir loft, rewiring and adding new light fixtures, installing a heating and air conditioning system in the northeast and central apses, and purchasing new pews.

See Continuation Sheet

OH

39

Verbal Boundary Description

All that part and parcel of land known as lot 4, Block K, of the Model Land Company subdivision.

Site Size (Approx. Acreage of Property) Less than one (1) 833 = =

Major Bibliographic References

Condit, Carl W. American Building, Chicago and London: The University of Chicago Press, 1968.

Florida, The American Riviera; St. Augustine, The Winter Newport, New York: Carrere and Hastings, 1887.

Graham, Thomas. "Flagler's Magnificent Hotel Ponce de Leon," Florida Historical Quarterly, LIV, July, 1975.

Poppeliers, John C. "Grace Methodist Church," Historic American Building Survey (Fla-167), March, 1965.

Reynolds, E. H. The Standard Guide, St. Augustine, St. Augustine, Florida: E. H. Reynolds, 1889.

Williams, Irene Liody. History of Grace Methodist Church, St. Augustine, Florida, St. Augustine: n.p., 1962.

920 = =

PS

40

CONTINUATION SHEET

935==

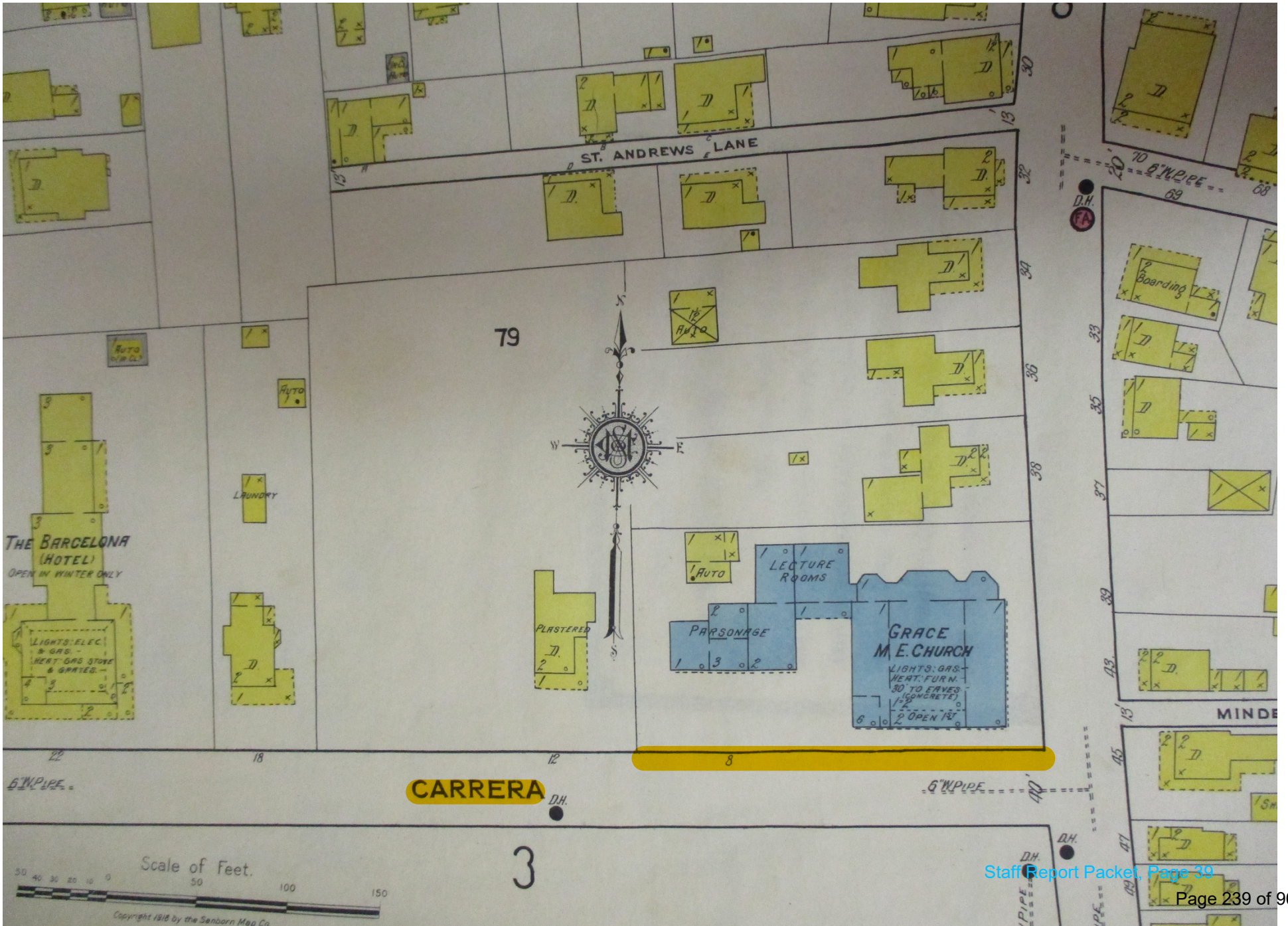
The former parsonage, to the west of the church, is basically a two-story building with a low hip-roofed three-story tower and a one-story section further to the west. Architectural detailing is spare and confined to the bracketted wood cornice, the red brick and terra cotta architraves of the third-story windows and the geometry of the paired round-headed windows set within relieving arches on the first story. Except for the rear-slope (north) of the two-story section, the parsonage roof is also sheathed with red Spanish tile. In 1947, the original parsonage was converted to an educational building[2] and a two-story concrete block shed-roofed section was added along the north (rear) facade adjacent to the one-story Sunday school facilities which were built as part of the original building.

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[1] Irene Liody Williams, History of Grace Methodist Church, St. Augustine, Florida, St. Augustine, 1962. All information on alterations.

[2] Ibid.

Sanborn Map (1917)
8 Carrera Street

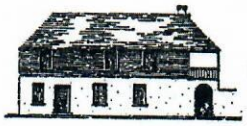


Sanborn Map (1930 revised to 1961)
8 Carrera Street



Received October 5, 2021
Planning and Building Department

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. PL2021-0138

Receipt No. 2204486

Meeting Date: _____

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

1. NAME OF APPLICANT Richard Shirah

   Business (if applicable) T-Mobile South, LLC

   Address 7025 AC Skinner Pkwy

   City Jacksonville State FL Zip Code 32256

   Daytime telephone 912-577-9282 Other phone/email cpadgett@shirahandcompany.com

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

2. NAME OF PROPERTY OWNER _____

   Business (if applicable) Grace United Methodist Church

   Address 8 Carrera St

   City St Augustine State FL Zip Code 32084

   Daytime telephone (required) 678-462-3889 Other phone _____

3. PROJECT STREET ADDRESS 8 Carrera Street

4. LEGAL DESCRIPTION: Lot 4 Block K Subdivision _____ Parcel 205350 0000

5. EXISTING USE Bell Tower PROPOSED USE Concealed Antenna inside Bell Tower

6. PROPOSED PROJECT WORK

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

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

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

Received October 5, 2021
Planning and Building Department

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

- ☐ New building _____
- ☒ New addition Install antennas within existing Bell Tower
- ☐ 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)

Install T-Mobile antennas inside the existing Bell Tower.

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 Richard Shirah

SIGNATURE OF APPLICANT Richard Shirah DATE 10/05/2021 Rev.1

PRINT OWNER'S NAME Sanford F. Ray

SIGNATURE OF OWNER x [signature] DATE 10/05/2021 Rev.1

FOR GRACE United Methodist Church

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 5, 2021
Planning and Building Department

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

PL 2021-0138 8 Carrera Street

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

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[ ] INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

(*) See Page 2

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

* Images w/ antennas in place (photo realistic or perspective renderings) w/ closer up view of tower.

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

* Need building owner's signature and application fee paid

* Need better details & visuals to show impact to be tower w/ antennas proposed. Finish color & dimensions of antenna are also needed.

Project number: PL2021-0138 Project Address: 8 Carrera Street

Reviewed by: Julie Courtney Date: 9/21/2021

October 2017

Received October 5, 2021
Planning and Building Department

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Richard Shirah is/are hereby authorized TO ACT ON BEHALF OF Grace United Methodist Church, 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: 8 Carrera Street

BY: _____ FOR Grace United Methodist Church
Signature of Owner

Sanford F. Ray
Print Name of Owner

239-565-4323
Telephone Number

State of FL

County of Nassau

Signed and sworn before me on this 05 day of October, 2021.

By Sanford F. Ray

Identification verified:

Oath sworn: _____ Yes ✓ No

CHARLES L. PADGETT, III
Notary Public
State of Florida
Comm# HH161267
Expires 8/4/2025

Notary Signature: _____

My Commission expires: _____

Rev:022117

Received September 21, 2021
Planning and Building Department

T-Mobile stick together

T-Mobile Engineering South
7025 A. C. Skinner Parkway
Jacksonville, FL 32256

To Whom It May Concern,

Please be advised that **Shirah and Company, LLC** has been hired by T-Mobile South, LLC to act as an agent on our behalf. Please allow the following Shirah and Company, LLC personnel to make application for building or zoning permits, including any required revisions. Also, please note that the below Shirah and Company, LLC personnel have the permission of T-Mobile South, LLC to sign any applications as the "Owner's Agent" that are necessary for the issuance of a building or zoning permit.

Shirah and Company, LLC
Richard O. Shirah
Jay P. Shirah
Charles L. Padgett III

Regards,

Kelly Williamson
Development Manager
T-Mobile South, LLC

Notary Public

Sworn to and signed before me, a notary public, this 30th day of October in the year 2020.

Notary Public in and for the county of Pasco, state of FL,

Kelly Williamson has personally appeared before me and affirms that all statements and declarations therein are true and accurate.

Notary Public State of Florida
Danielle M Jarrett
My Commission GG 333913
Expires 05/23/2023

T-Mobile USA, Inc.
Office: (904) 251-7000
P.O. Box 551299
Jacksonville, FL 32255

Received September 21, 2021
Planning and Building Department

T-MOBILE SITE ID:	9JK1151B
T-MOBILE SITE NAME:	GRACE UNITED
PROJECT DESCRIPTION:	NEW SITE BUILD
PROJECT TYPE:	COVERAGE STRATEGY - ANCHOR
TOWER TYPE:	97'± ROOFTOP
JURISDICTION:	ST. JOHNS COUNTY
PRESENT OCCUPANCY TYPE:	CHURCH
CURRENT ZONING:	SA
PIN #:	205350 0000
TECH TYPE:	NOKIA
BACKHAUL TYPE:	FIBER

PROJECT INFORMATION

LATITUDE:	N 29° 53' 41.79" (29.894942°)*
LONGITUDE:	W 81° 18' 54.20" (-81.315056°)*
GROUND ELEVATION:	5 ± (AMSL) **

*INFORMATION PROVIDED BY T-MOBILE
**INFORMATION PROVIDED BY GOOGLE EARTH

SITE COORDINATES

SITE DEVELOPER/APPLICANT:

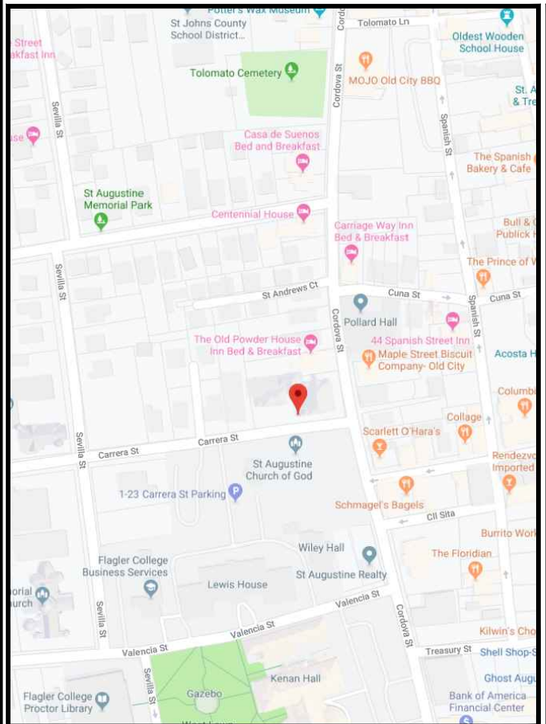
T-Mobile

7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

COVERAGE STRATEGY - NEW SITE BUILD - ANCHOR PROJECT

T-MOBILE SITE ID: 9JK1151B
T-MOBILE SITE NAME: GRACE UNITED

8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)



LOCATION MAP

LESSEE:
NAME: T-MOBILE SOUTH LLC
ADDRESS: 7025 A.C. SKINNER PARKWAY
CITY, STATE, ZIP: JACKSONVILLE, FL 32256

PROPERTY OWNER:
NAME: GRACE UNITED METHODIST CHURCH
ADDRESS: 8 CARRERA STREET
CITY, STATE, ZIP: SAINT AUGUSTINE, FL 32084

CIVIL ENGINEER:
NAME: TOWER ENGINEERING PROFS.
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603-3530
CONTACT: JEREMY K. WOOSTER, P.E.
PHONE: (919) 661-6351

ELECTRICAL ENGINEER:
NAME: TOWER ENGINEERING PROFS.
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603-3530
CONTACT: JEREMY K. WOOSTER, P.E.
PHONE: (919) 661-6351

UTILITIES:
POWER COMPANY: FLORIDA POWER & LIGHT
CONTACT: CUSTOMER SERVICE
PHONE: (800) 468-8243
METER # NEAR SITE: 556 528 213

TELEPHONE COMPANY: AT&T
CONTACT: CUSTOMER SERVICE
PHONE: (800) 331-0500
PHONE # NEAR SITE: (904) 436-5813

CONTACT INFORMATION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2020 FLORIDA BUILDING CODE (7TH EDITION)
2. LOCAL BUILDING CODE
3. TIA-222-H
4. 2017 NATIONAL ELECTRIC CODE
5. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

THE PROPOSED PROJECT SCOPE OF WORK WILL CONSIST OF CONSTRUCTING A NEW TELECOMMUNICATIONS BASE STATION ON AN EXISTING TOWER SITE. THE PROPOSED CONSTRUCTION WILL INCLUDE THE INSTALLATION OF ANTENNA, RADIOS, CABLES AND RELATED EQUIPMENT ON THE TOWER AS WELL AS RADIOS, CABINETS, UTILITIES AND ANCILLARY EQUIPMENT ON THE GROUND.

PROJECT SCOPE OF WORK

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	2
N1	PROJECT NOTES	2
C1	SITE PLAN	2
C1A	1ST FLOOR EQUIPMENT LAYOUT	2
C1B	2ND FLOOR EQUIPMENT LAYOUT	2
C2	TOWER ELEVATIONS	2
C3	ANTENNA PLAN	2
C4	ANTENNA & CABLE SCHEDULE	2
C4A	PROPOSED PLUMBING DIAGRAM	2
C5	EQUIPMENT DETAILS	2
C6-C6A	PENETRATION DETAILS	2
C7	SIGNAGE DETAILS	2
E1	ELECTRICAL NOTES	2
E2	ONE-LINE DIAGRAM & PANEL SCHEDULE	2
E3-E3A	ELECTRICAL ROUTING PLAN	2
E4	POWER SERVICE ELEVATION	2
G1	T-MOBILE GROUNDING NOTES	2
G2	EQUIPMENT GROUNDING PLAN	2
G3	GROUNDING DETAILS I	2
G4	GROUNDING DETAILS II	2

INDEX OF SHEETS

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

FL COA # 31011

REV	DATE	ISSUED FOR:
2	07-14-21	CONSTRUCTION
C	07-06-21	PRELIMINARY
I	11-16-20	CONSTRUCTION
O	09-30-20	CONSTRUCTION
B	06-02-20	PRELIMINARY
A	10-15-19	PRELIMINARY

DRAWN BY: SBS | CHECKED BY: JTC

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED & SEALED BY JEREMY K. WOOSTER, P.E. ON 07/14/21 USING A DIGITAL SIGNATURE

JEREMY K. WOOSTER
LICENSED
No. 86923
STATE OF FLORIDA
PROFESSIONAL ENGINEER

July 14, 2021

SHEET NUMBER: **T-1**
REVISION: 2
TEP#: 15354.232113

Received September 21, 2021
Planning and Building Department

PROJECT NOTES:

1. ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED T–MOBILE OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING TO HAVE SUFFICIENT EXPERIENCE AND ABILITY, IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED, AND IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF FLORIDA.
3. THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH TIA–222–H AND CONFORM TO THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE, 7TH EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, 7TH EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE LESSEE PROJECT MANAGER.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
18. ANY BUILDINGS ON THIS SITE ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.
19. TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
20. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH LESSEE SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO LESSEE PRIOR TO THE START OF THE WORK ON THE PROJECT. 1.
21. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING.
22. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL FURNISH ONE 55 GALLON BARREL, AND TRASH BAGS, AND SHALL REMOVE TRASH, DEBRIS, ETC., ON A DAILY BASIS.
23. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE T–MOBILE PROJECT ENGINEER FOR FACILITIES/CONSTRUCTION.
24. THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF RETAINAGE. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.

PLANS PREPARED FOR:

T-Mobile

7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED

TMO SITE ID: 9JK1151B

8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA #31011

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED & SEALED BY JEREMY K. WOOSTER, P.E. ON 07/14/21 USING A DIGITAL SIGNATURE

JEREMY K. WOOSTER
LICENSE
No. 86923
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

July 14, 2021

REV	DATE	ISSUED FOR:
2	07-14-21	CONSTRUCTION
C	07-06-21	PRELIMINARY

DRAWN BY: SBS | CHECKED BY: JTC

SHEET TITLE:

PROJECT NOTES

SHEET NUMBER: **N-1**

REVISION: **2**

TEP#: 151354.232113

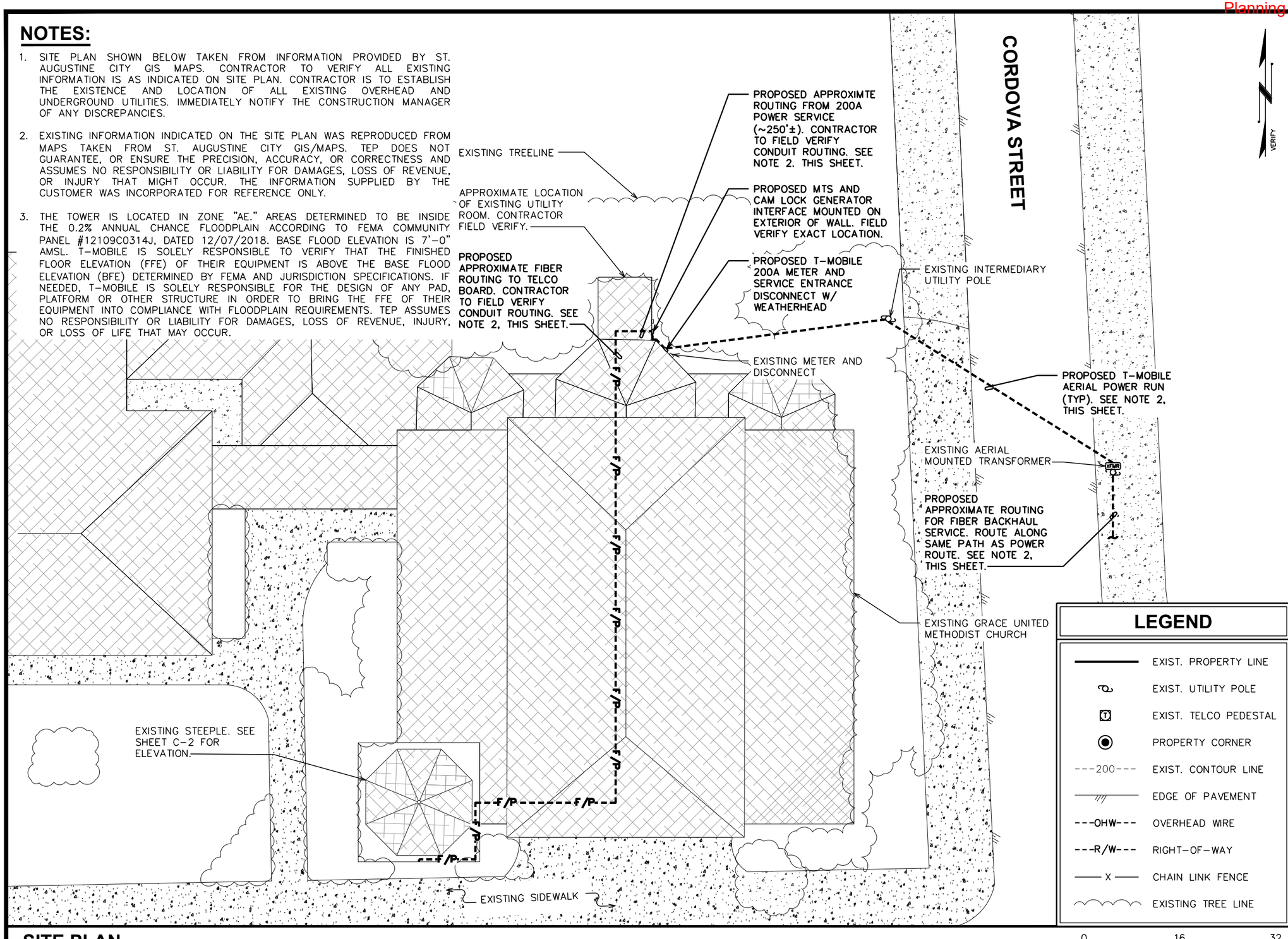
Received September 21, 2021
Planning and Building Department

NOTES:

1. SITE PLAN SHOWN BELOW TAKEN FROM INFORMATION PROVIDED BY ST. AUGUSTINE CITY GIS MAPS. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.

2. EXISTING INFORMATION INDICATED ON THE SITE PLAN WAS REPRODUCED FROM MAPS TAKEN FROM ST. AUGUSTINE CITY GIS/MAPS. TEP DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY, OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR. THE INFORMATION SUPPLIED BY THE CUSTOMER WAS INCORPORATED FOR REFERENCE ONLY.

3. THE TOWER IS LOCATED IN ZONE "AE." AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #12109C0314J, DATED 12/07/2018. BASE FLOOD ELEVATION IS 7'-0" AMSL. T-MOBILE IS SOLELY RESPONSIBLE TO VERIFY THAT THE FINISHED FLOOR ELEVATION (FFE) OF THEIR EQUIPMENT IS ABOVE THE BASE FLOOD ELEVATION (BFE) DETERMINED BY FEMA AND JURISDICTION SPECIFICATIONS. IF NEEDED, T-MOBILE IS SOLELY RESPONSIBLE FOR THE DESIGN OF ANY PAD, PLATFORM OR OTHER STRUCTURE IN ORDER TO BRING THE FFE OF THEIR EQUIPMENT INTO COMPLIANCE WITH FLOODPLAIN REQUIREMENTS. TEP ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, INJURY, OR LOSS OF LIFE THAT MAY OCCUR.



LEGEND

- EXIST. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- ---200--- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- ---OHW--- OVERHEAD WIRE
- ---R/W--- RIGHT-OF-WAY
- —— X —— CHAIN LINK FENCE
- EXISTING TREE LINE

0 16 32
SCALE IN FEET

SITE PLAN
SCALE: 1/16" = 1'-0"

PLANS PREPARED FOR:
T-Mobile
7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:
GRACE UNITED
TMO SITE ID: 9JK1151B
8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

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SHEET TITLE:
SITE PLAN

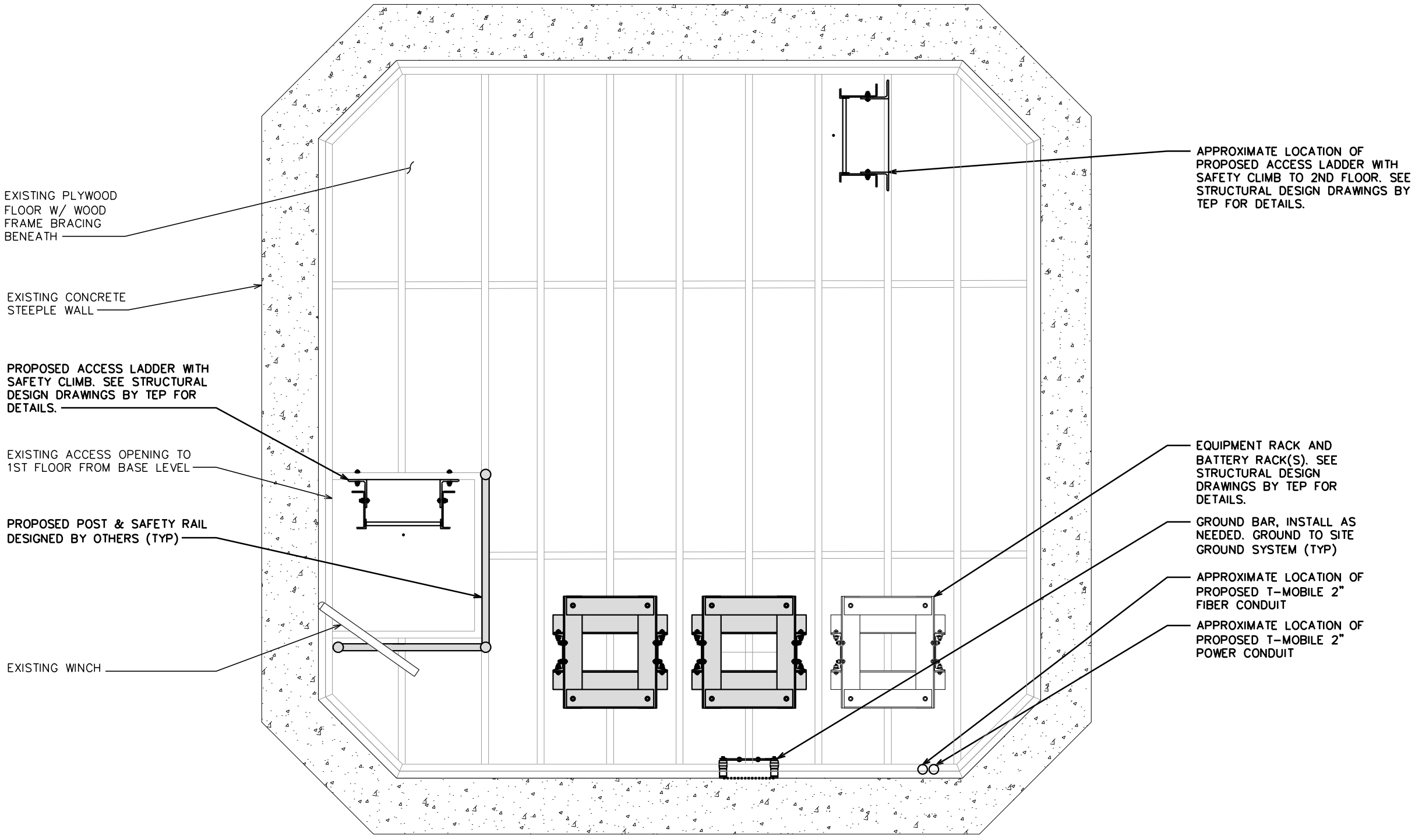
SHEET NUMBER: **C-1**
REVISION: **2**
TEP#: 151354.232113

Received September 21, 2021
Planning and Building Department

NOTES:

1. DRAWING SHOWN PRODUCED FROM INFORMATION RECORDED BY TEP DURING SITE VISITS. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGEROF ANY DISCREPANCIES.
2. TELCO AND POWER ROUTES TO BE DETERMINED DURING UTILITIES SITE WALK.
3. CONTRACTOR TO FOLLOW THE LATEST VERSION OF T-MOBILE REGIONAL CONSTRUCTION STANDARDS. CONTACT T-MOBILE FOR DETAILS.

VERIFY



1ST FLOOR EQUIPMENT LAYOUT (EQUIPMENT LEVEL)

SCALE: ½" = 1'-0"

0 2 4
SCALE IN FEET

PLANS PREPARED FOR:

T-Mobile

7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED

TMO SITE ID: 9JK1151B

8 CARRERA STREET
ST. AUGUSTINE, FL 32084
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DRAWN BY: SBS | CHECKED BY: JTC

SHEET TITLE:

1ST FLOOR EQUIPMENT LAYOUT

SHEET NUMBER: **C-1A**

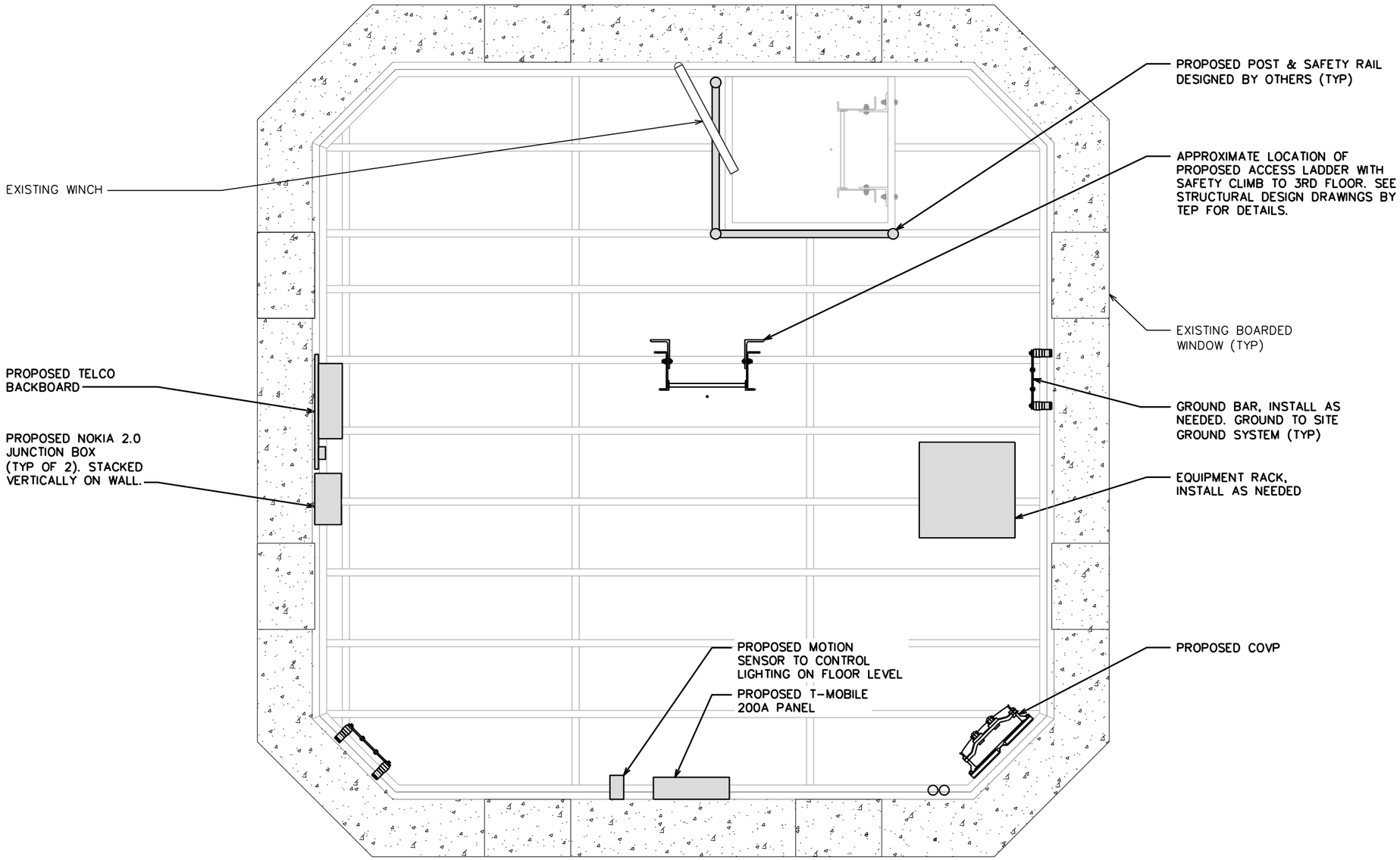
REVISION: **2**

TEP#: 151354.232113

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Planning and Building Department

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5. TEP HAS ADVISED T-MOBILE THAT HEAT BUILDUP IN THE STEEPLE MAY CAUSE EQUIPMENT MALFUNCTIONS. AT THIS TIME TEP IS NOT RESPONSIBLE FOR ANY HVAC DESIGN FOR THE EQUIPMENT AREA. T-MOBILE IS RESPONSIBLE FOR EQUIPMENT SELECTION AND VENTILATION TO ENSURE THEIR EQUIPMENT FUNCTIONS CORRECTLY.



2ND FLOOR EQUIPMENT LAYOUT (EQUIPMENT LEVEL)

SCALE: ½" = 1'-0"

0 2 4
SCALE IN FEET

VERIFY SCALES

PLANS PREPARED FOR:
T-Mobile
7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:
GRACE UNITED
TMO SITE ID: 9JK1151B
8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:
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OFFICE: (919) 661-6351
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FL COA #31011

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JEREMY K. WOOSTER
LICENSED
No. 86923
STATE OF FLORIDA
PROFESSIONAL ENGINEER

July 14, 2021

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DRAWN BY: SBS | CHECKED BY: JTC

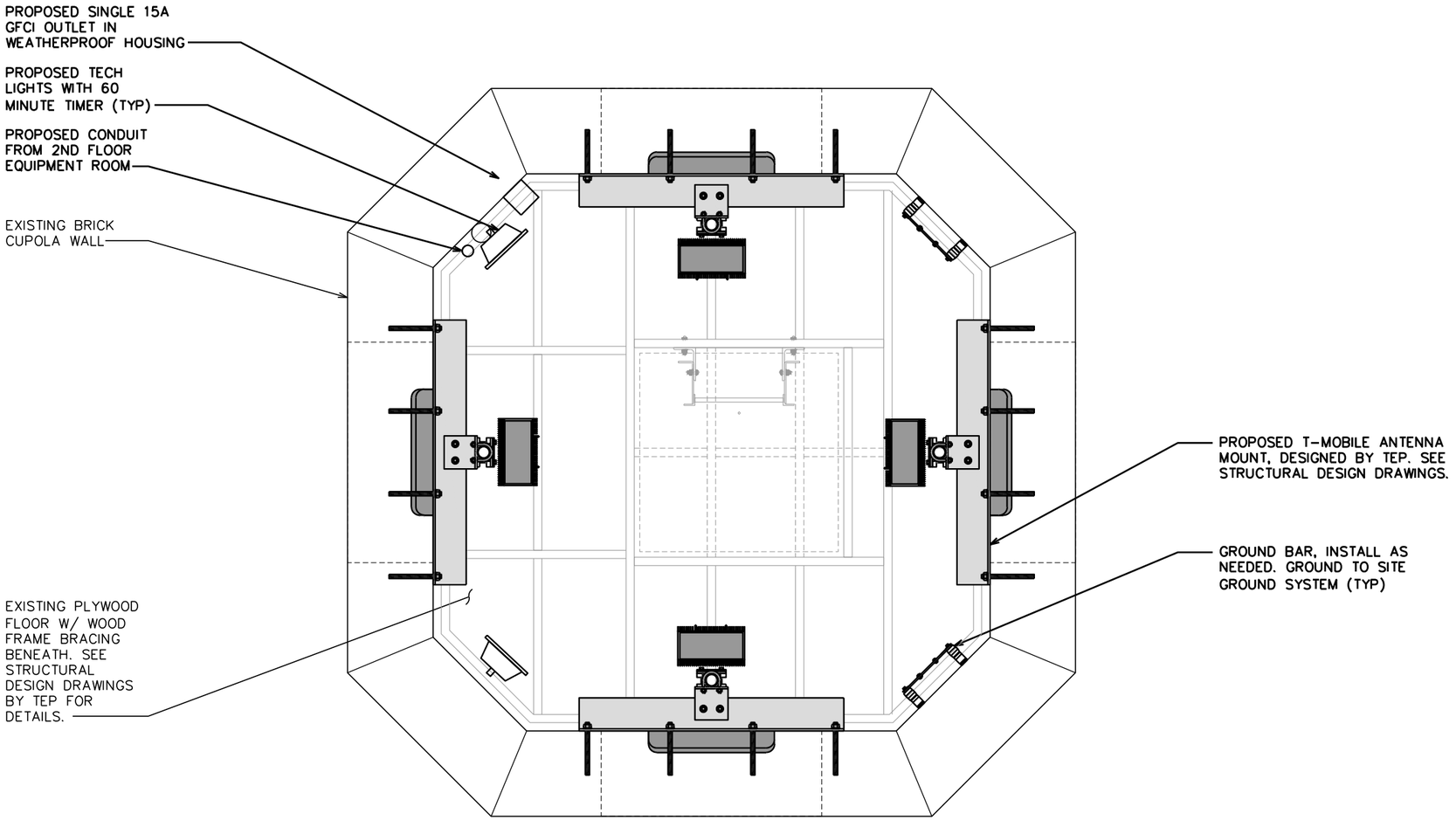
SHEET TITLE:
2ND FLOOR EQUIPMENT LAYOUT

SHEET NUMBER: **C-1B**
REVISION: **2**
TEP#: 151354.232113

Received September 21, 2021
Planning and Building Department

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3RD FLOOR EQUIPMENT LAYOUT (CUPOLA LEVEL)

SCALE: ½" = 1'-0"

0 2 4
SCALE IN FEET

VERIFY

PLANS PREPARED FOR:
T-Mobile
7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:
GRACE UNITED
TMO SITE ID: 9JK1151B
8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA #31011

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JEREMY K. WOOSTER LICENSED No. 86923 STATE OF FLORIDA PROFESSIONAL ENGINEER

July 14, 2021

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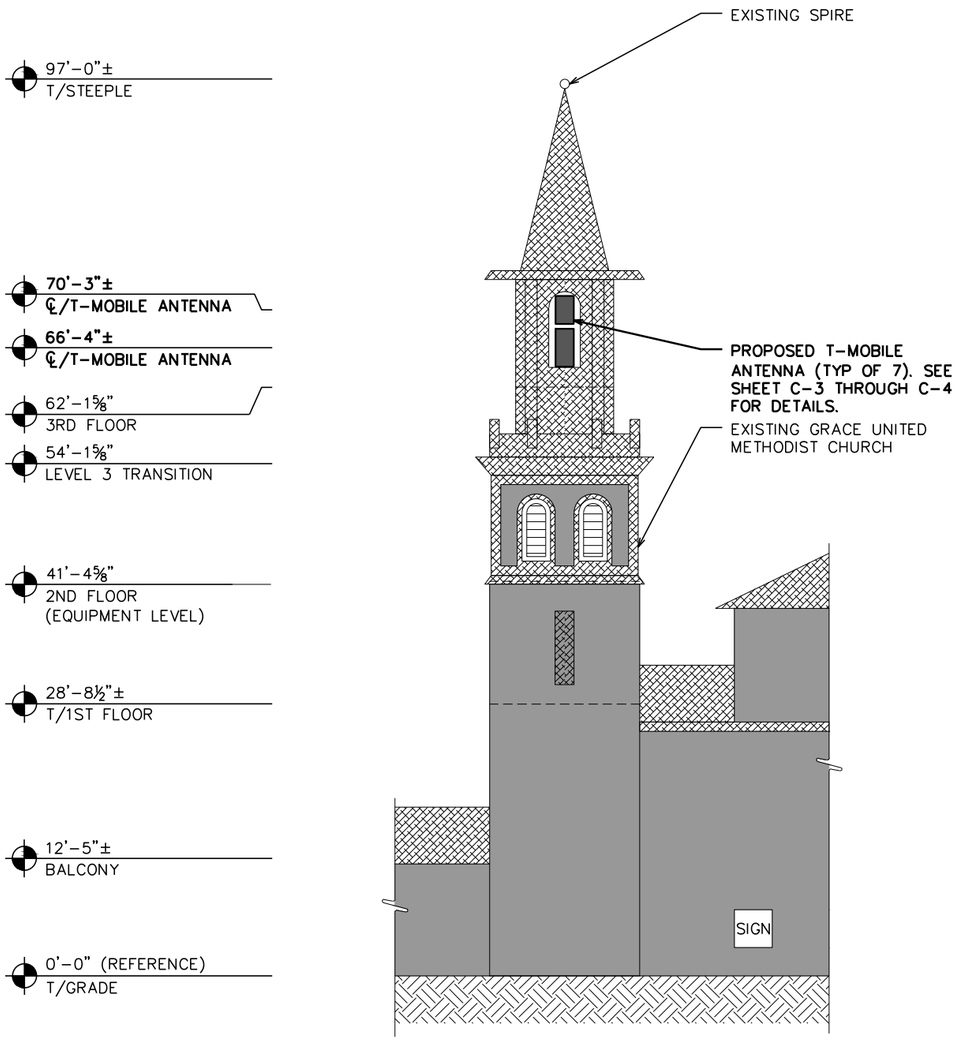
SHEET TITLE:
3RD FLOOR EQUIPMENT LAYOUT

SHEET NUMBER: **C-1C**
REVISION: **2**
TEP#: 151354.232113

Received September 21, 2021
Planning and Building Department

NOTES:

1. PROPOSED CABLES TO BE ROUTED PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
2. THE TOWER DRAWING IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. THE ACTUAL TOWER IN THE FIELD MAY VARY.
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT T-MOBILE IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES.
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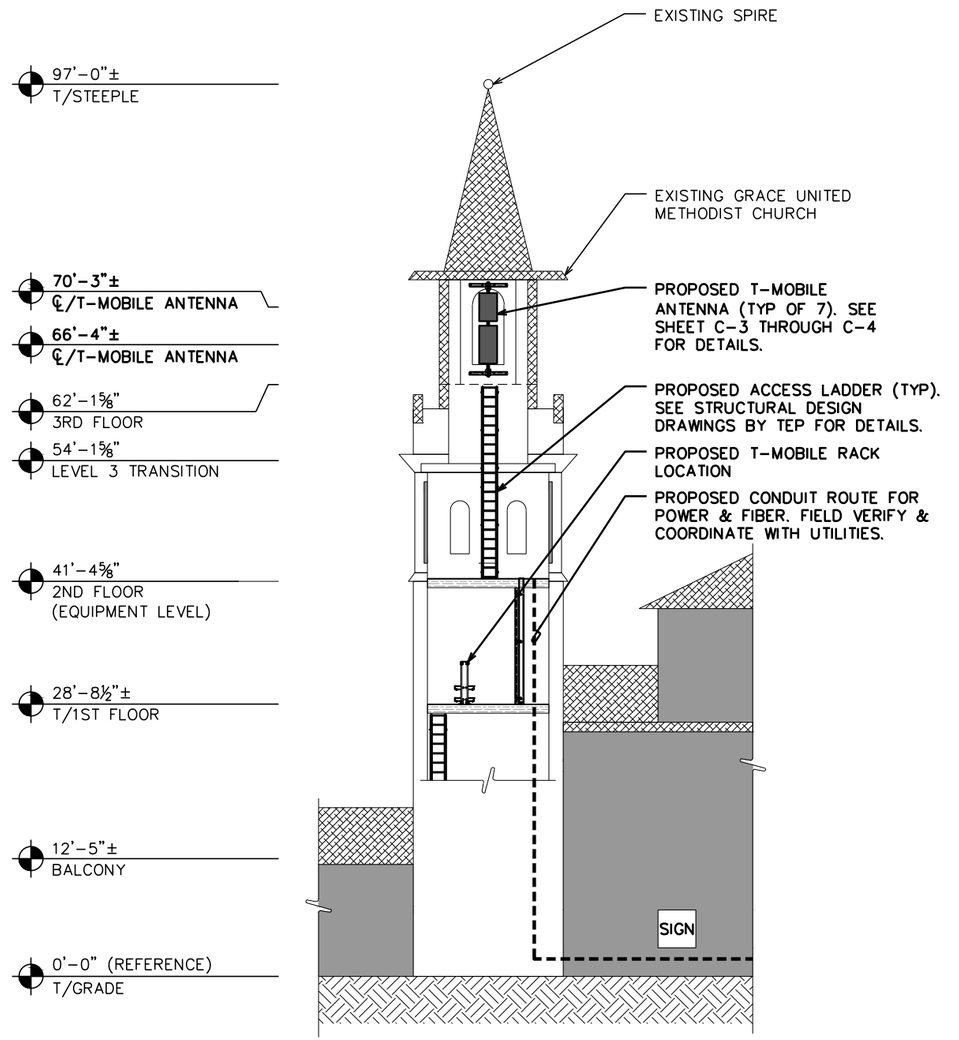


BUILDING ELEVATION (SOUTH VIEW) - BUILDING VIEW (EXTERNAL)

SCALE: NTS

NOTES:

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BUILDING ELEVATION (SOUTH VIEW) - FLOOR VIEW (INTERNAL)

SCALE: NTS

PLANS PREPARED FOR:

T-Mobile

7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED

TMO SITE ID: 9JK1151B

8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

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DRAWN BY: SBS | CHECKED BY: JTC

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER: **C-2**

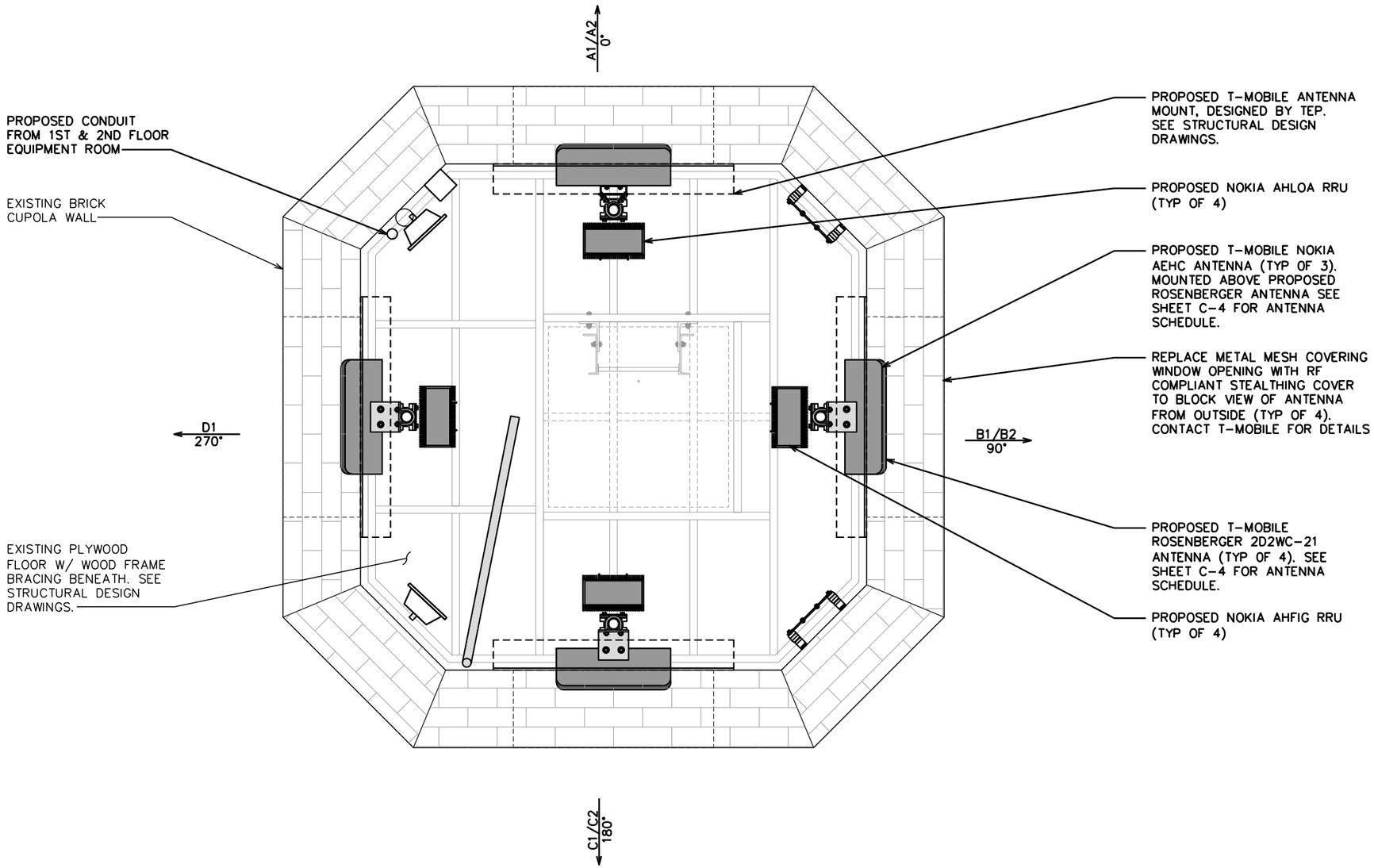
REVISION: 2

TEP#: 151354.232113

Received September 21, 2021
Planning and Building Department

NOTES:

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ANTENNA PLAN @ 68'-0"

SCALE: ½" = 1'-0"

0 2 4

SCALE IN FEET

PLANS PREPARED FOR:

T-Mobile

7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED

TMO SITE ID: 9JK1151B

8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

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SHEET TITLE:

ANTENNA PLAN

SHEET NUMBER: **C-3**

REVISION: **2**

TEP#: 151354.232113

Received September 21, 2021
Planning and Building Department

NOTES:

1. CONTRACTOR TO REFERENCE T-MOBILE ISSUED RFDS AND GIVE PRECEDENCE TO INFORMATION PROVIDED IN RFDS OVER INFORMATION PROVIDED IN THIS TABLE.
2. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION AND CONTACT T-MOBILE IN THE EVENT OF ANY DISCREPANCIES.
3. IF STRUCTURAL ANALYSIS AND RFDS DO NOT MATCH CONTRACTOR IS TO CONTACT T-MOBILE IMMEDIATELY.
4. THE HYBRID CABLE LENGTH SHOWN IS ONLY AN ESTIMATE AND SHOULD NOT BE USED FOR ORDERING MATERIALS. CONFIRM THE REQUIRED HYBRID CABLE LENGTH WITH T-MOBILE PRIOR TO ORDERING OR INSTALLATION.
5. THE CONTRACTOR SHALL TEST THE OPTICAL FIBER AFTER INSTALLATION IN ACCORDANCE WITH T-MOBILE STANDARDS AND SUPPLY THE RESULTS TO T-MOBILE.
6. THE CONTRACTOR SHALL CONFIRM THE TOWER TOP EQUIPMENT LIST ABOVE WITH THE FINAL T-MOBILE RFDS PRIOR TO INSTALLATION.
7. ALL EXISTING AND PROPOSED ANTENNA CABLES SHALL BE COLOR CODED PER T-MOBILE MARKET STANDARDS.
8. REFER TO EQUIPMENT MANUFACTURER'S SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.

ANTENNA/CABLE SCHEDULE

POS.	SECTOR	MANUFACTURER (MODEL #)	RAD CENTER	AZIMUTH (TN)	MECH. TILT	CABLE SIZE	CABLE LENGTH	EQUIPMENT (MODEL #)
A1	ALPHA	ROSENBERGER 2D2WC-21	℄ @ 66'-4"±	0°	0°	(4) HCS CABLES (2) HCS 2.0 TRUNK CABLE	75'-0"±	(1) NOKIA RRU [AHFIG] (1) NOKIA RRU [AHLOA] (2) NOKIA BREAKOUT PENDANT
A2	ALPHA	NOKIA AEHC	℄ @ 70'-3"±	0°	0°			
B1	BETA	ROSENBERGER 2D2WC-21	℄ @ 66'-4"±	90°	0°			(1) NOKIA RRU [AHFIG] (1) NOKIA RRU [AHLOA]
B2	BETA	NOKIA AEHC	℄ @ 70'-3"±	90°	0°			
C1	GAMMA	ROSENBERGER 2D2WC-21	℄ @ 66'-4"±	180°	0°			(1) NOKIA RRU [AHFIG] (1) NOKIA RRU [AHLOA]
C2	GAMMA	NOKIA AEHC	℄ @ 70'-3"±	180°	0°			
D1	DELTA	ROSENBERGER 2D2WC-21	℄ @ 68'-0"±	270°	0°			(1) NOKIA RRU [AHFIG] (1) NOKIA RRU [AHLOA]

ANTENNA & CABLE SCHEDULE

SCALE: N.T.S.

PLANS PREPARED FOR:

T-Mobile

7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED

TMO SITE ID: 9JK1151B

8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA #31011

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JEREMY K. WOOSTER LICENSE No. 86923 STATE OF FLORIDA PROFESSIONAL ENGINEER

July 14, 2021

REV	DATE	ISSUED FOR:
2	07-14-21	CONSTRUCTION
C	07-06-21	PRELIMINARY

DRAWN BY: SBS | CHECKED BY: JTC

SHEET TITLE:

ANTENNA & CABLE SCHEDULE

SHEET NUMBER: **C-4**

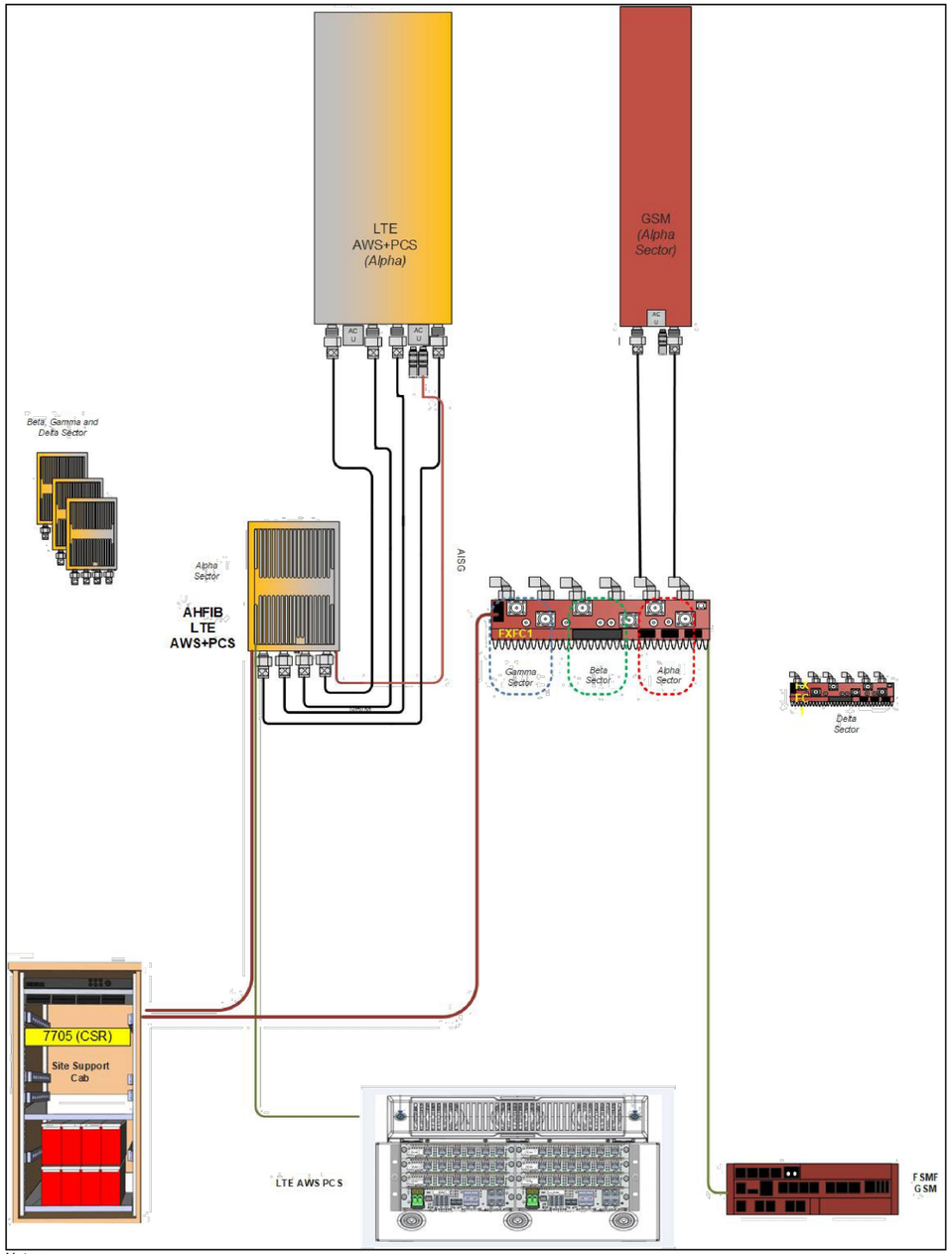
REVISION: **2**

TEP#: 151354.232113

Received September 21, 2021
Planning and Building Department

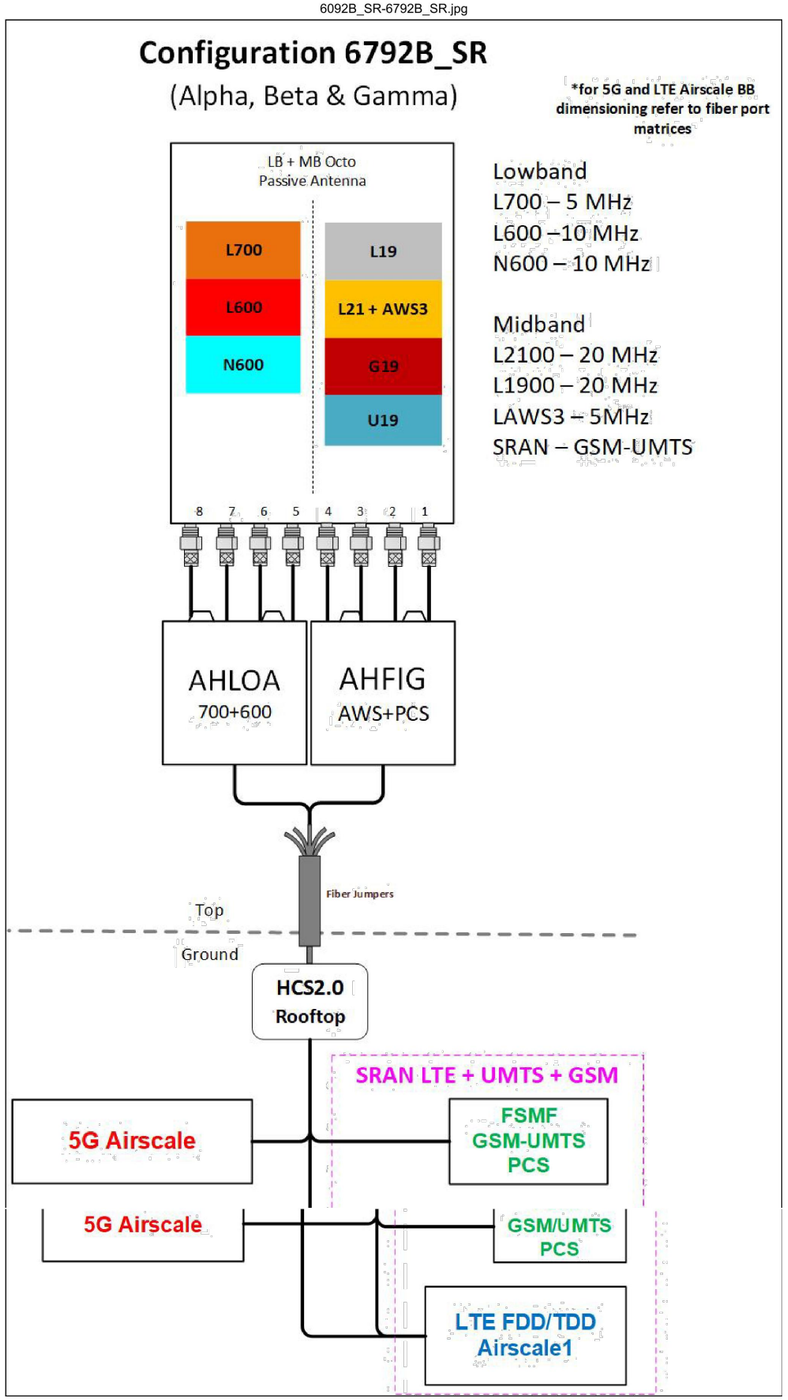
NOTE:

REFERENCE LATEST ISSUED RFDS FOR PLUMBING DIAGRAM



Notes:

6092B_SR-6792B_SR.jpg



PLUMBING DIAGRAM

SCALE: N.T.S.

PLANS PREPARED FOR:

T-Mobile

7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

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DRAWN BY: SBS | CHECKED BY: JTC

SHEET TITLE:

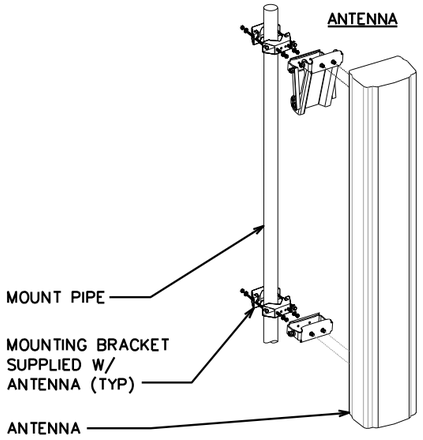
PLUMBING DIAGRAM

SHEET NUMBER: **C-4A**

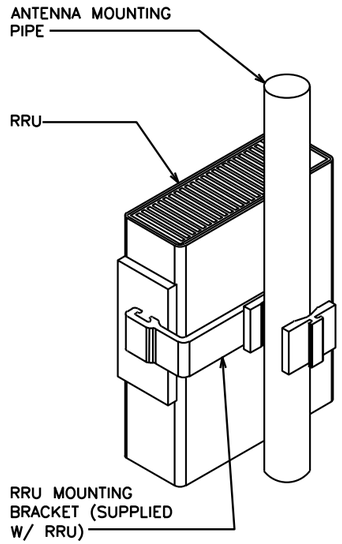
REVISION: **2**

TEP#: 151354.232113

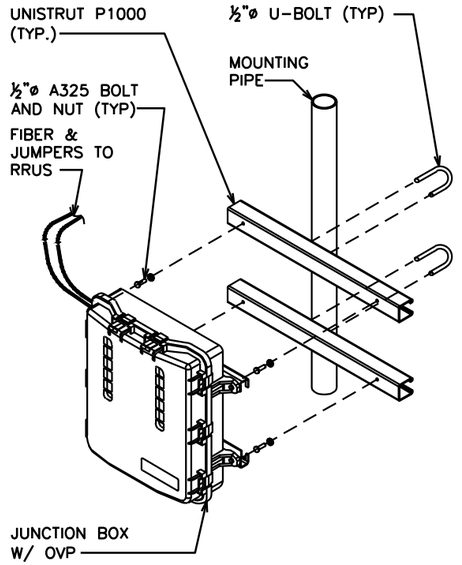
Received September 21, 2021
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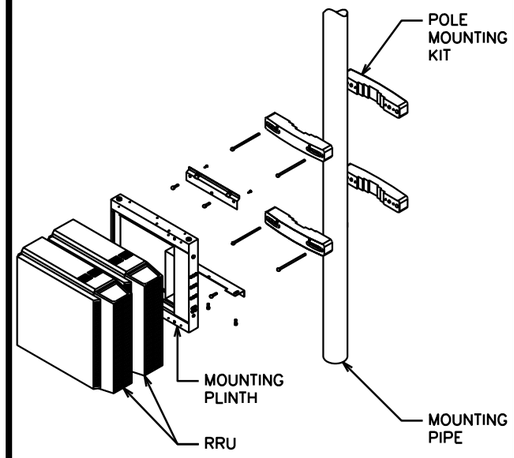
TYP. ANTENNA MOUNT DETAIL
SCALE: N.T.S.



TYP. RADIO DETAIL
SCALE: N.T.S.



TYP. COVP MOUNTING DETAIL
SCALE: N.T.S.



TYP. RADIO MOUNTING DETAIL
SCALE: N.T.S.

ANTENNA MAKE AND MODEL

ANTENNA MAKE:	ROSENBERGER
ANTENNA MODEL:	2D2WC-21
DIMENSIONS, HxWxD:	48.0"x22.8x7.4"
WEIGHT (W/O MOUNT. HARDWARE):	59.5 lbs
RATED WIND VELOCITY:	150.0 MPH



ANTENNA DETAIL
SCALE: N.T.S.

ANTENNA MAKE AND MODEL

ANTENNA MAKE:	NOKIA
ANTENNA MODEL:	AEHC
DIMENSIONS, HxWxD:	35.4"x22.8x8.3"
WEIGHT (W/O MOUNT. HARDWARE):	99.2 lbs
RATED WIND VELOCITY:	150.0 MPH



ANTENNA DETAIL
SCALE: N.T.S.

RRU MAKE AND MODEL

RRU MAKE:	NOKIA
RRU MODEL:	AHFIG
DIMENSIONS, HxWxD:	22.0"x12.1"x5.9"
WEIGHT:	83.8 lbs



RADIO DETAIL
SCALE: N.T.S.

RRU MAKE AND MODEL

RRU MAKE:	NOKIA
RRU MODEL:	AHLOA
DIMENSIONS, HxWxD:	22.0"x12.1"x7.4"
WEIGHT:	83.8 lbs



RADIO DETAIL
SCALE: N.T.S.

PLANS PREPARED FOR:

T-Mobile

7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED

TMO SITE ID: 9JK1151B

8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

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326 TRYON ROAD
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OFFICE: (919) 661-6351
www.tepgroup.net
FL COA #31011

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C	07-06-21	PRELIMINARY

DRAWN BY: SBS | CHECKED BY: JTC

SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER: **C-5**

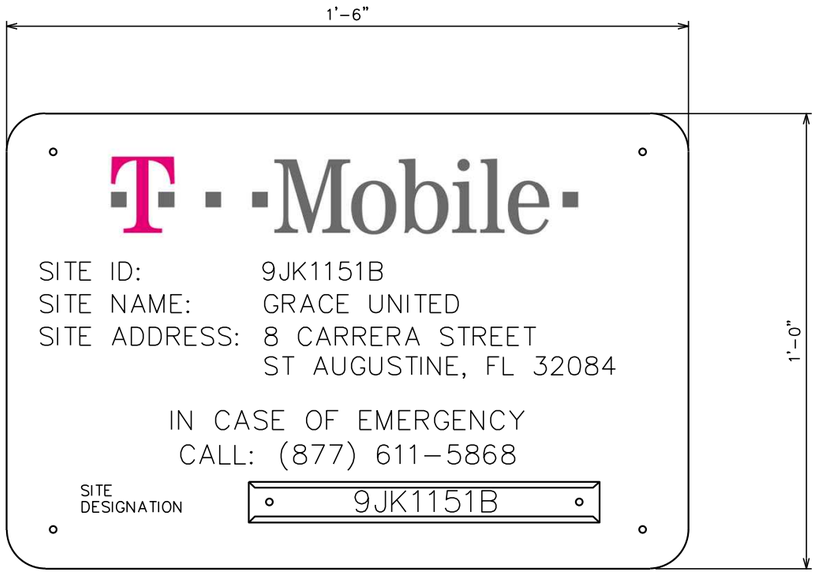
REVISION: **2**

TEP#: 151354.232113

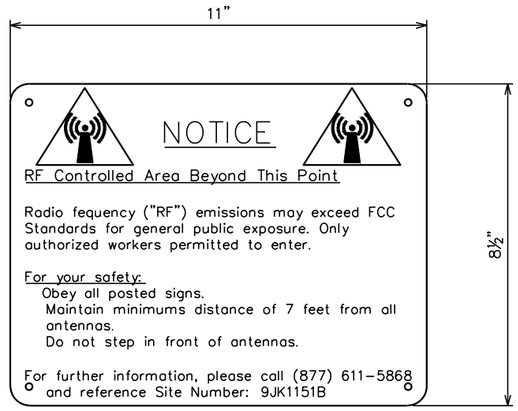
Received September 21, 2021
Planning and Building Department

NOTE:

SIGNS TO BE MOUNTED ON THE OUTSIDE OF ACCESS GATE TO THE EXISTING COMPOUND OR ACCESS DOOR FOR ROOFTOP APPLICATIONS



EMERGENCY SIGN
(RED METAL SIGN W/ WHITE LETTERING, MOUNT ON FENCE)



RF NOTICE SIGN
(WHITE METAL SIGN W/ BLACK LETTERING, MOUNT ON FENCE)



SITE ID PLATE
(PLASTIC ENGRAVED ID PLATE, MOUNT ON METER & PPC)

SIGNAGE DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:

T··Mobile·

7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED

TMO SITE ID: 9JK1151B

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PROFESSIONAL ENGINEER

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DRAWN BY: SBS | CHECKED BY: JTC

SHEET TITLE:

SIGNAGE DETAILS

SHEET NUMBER: **C-7**

REVISION: **2**

TEP#: 151354.232113

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DRAWING NOTES:

1. PANEL
2. EQUIPMENT RACK (TYP)
3. OPTIMAN FIBER CABINET
4. BATTERY RACK (TYP)
5. PROPOSED 2½" SCH. 40 PVC CONDUIT FOR POWER FROM PROPOSED METER TO PANEL. THESE CONDUCTORS HAVE BEEN INCREASED IN SIZE TO COUNTERACT VOLTAGE DROP. FIELD VERIFY ROUTING LENGTH, UPSIZE CONDUCTORS AND CONDUIT SIZE ACCORDINGLY TO ACCOUNT FOR VOLTAGE DROP AS NEEDED.
6. PROPOSED 2" SCH 40 PVC CONDUIT FROM FIBER DEMARC (LOCATED IN ELECTRICAL ROOM) TO OPTIMAN CABINET
7. PROPOSED 1" SCH FLEXICONDUIT FOR FIBER FROM OPTIMAN TO RACK
8. PROPOSED 1" SCH FLEXICONDUIT FOR POWER FROM PANEL TO RACK (TYP PER RACK)
9. PROPOSED MOTION SENSOR
10. PROPOSED ½" SCH 40 CONDUIT PANEL TO MOTION SENSOR CONTROLLED LIGHTS
11. PROPOSED CONDUIT ROUTING FOR POWER TO 3RD FLOOR. SEE SHEET E-3A FOR DETAILS.
12. 2ND FLOOR WINCH
13. PROPOSED ½" SCH 40 CONDUIT FROM PANEL TO WINCH (TYP)

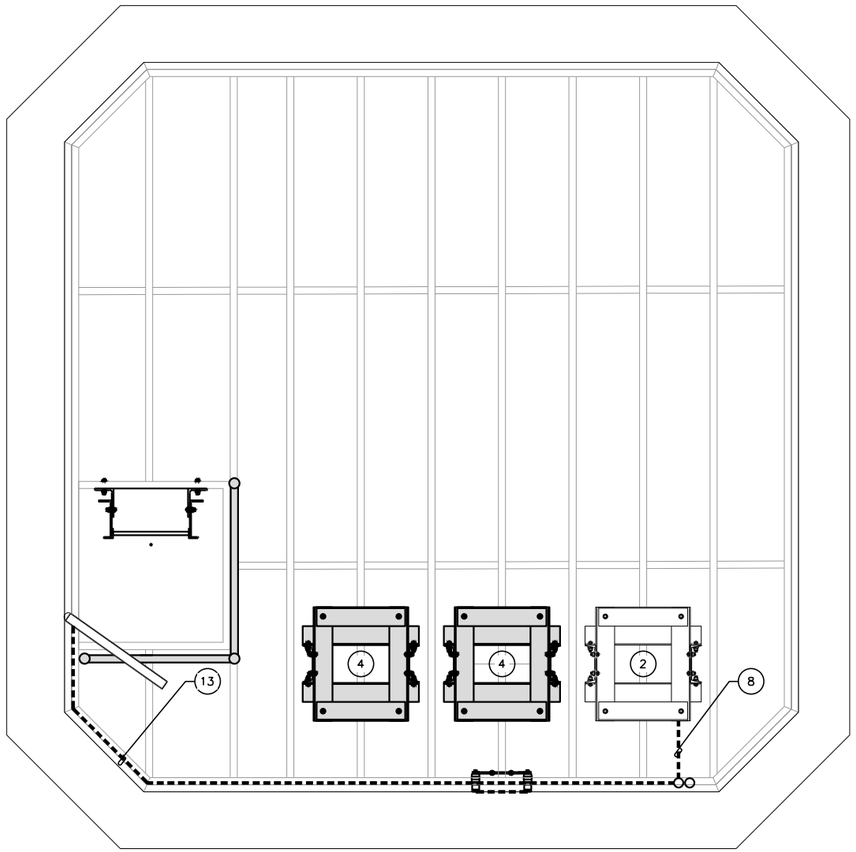
GENERAL NOTE:

CONTRACTOR TO INSTALL PULL BOX EVERY THIRD 90° TURN (MAX.)

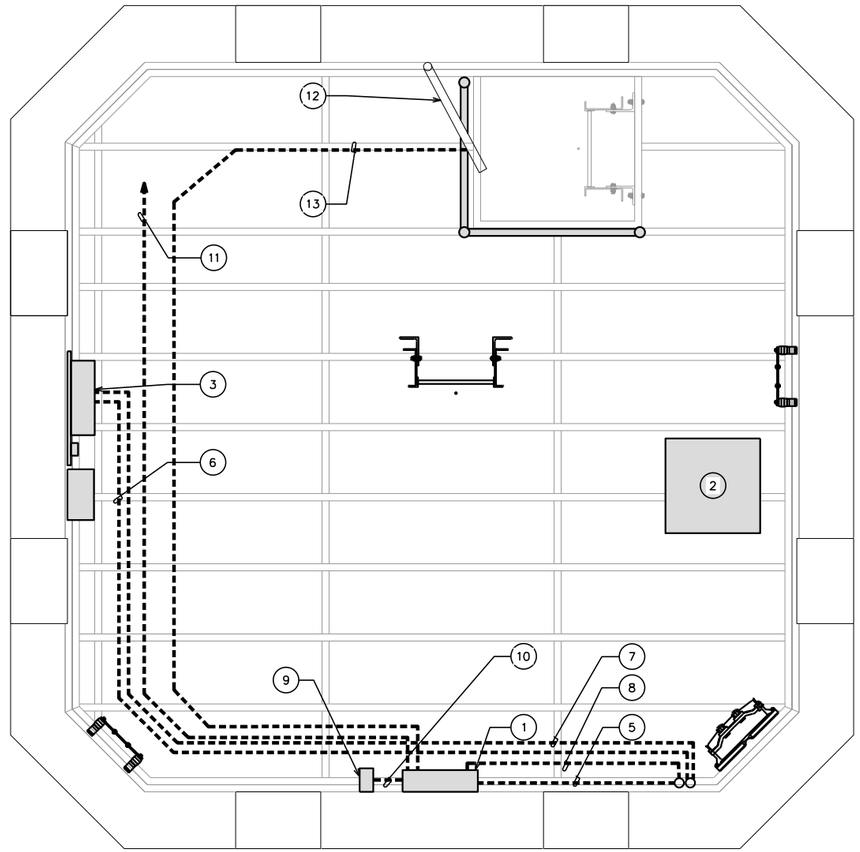
ALARM NOTES

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTING ALL ALARMS REQUIRED FOR THE NSB INSTALLATION
2. THE CONTRACTOR WILL INSTALL THE FSEB. THE DESIRED LOCATION OF THE FSEB IS ON THE SAME UNISTRUT AS, AND INSTALLED NEXT TO, THE COVP
3. THE CONTRACTOR WILL INSTALL A 66 BLOCK WITH SIMEON S89D TYPE STANDOFF BRACKET MOUNTED INSIDE THE TELCO COMPARTMENT
4. THE CONTRACTOR WILL SUPPLY AND INSTALL A CAT5 OR CAT6 CABLE BETWEEN THE NEW 66 BLOCK AND THE FSEB. ALSO A CAT5 OR CAT6 CABLE WILL BE INSTALLED BETWEEN THE SSC AND THE TELCO BOX
5. ALL CAT5 AND CAT6 CABLES ARE TO HAVE A UV RESISTANT OUTER JACKET
6. ALL CONNECTIONS WILL BE MADE AND SCREWED DOWN FROM THE FSEB TO THE NEW 66 BLOCK
7. CONTRACTOR TO INSTALL (1) EMHA MODULE MAGAZINE WITH END COVERS FOR EXCESS CABLE LENGTHS ON TOP OF PROPOSED RADIO MODULES

1ST FLOOR



2ND FLOOR



ELECTRICAL ROUTING PLAN (1ST & 2ND FLOOR)

SCALE: N.T.S.

PLANS PREPARED FOR:

T-Mobile

7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED

TMO SITE ID: 9JK1151B

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PLANS PREPARED BY:

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DRAWN BY: SBS | CHECKED BY: JTC

SHEET TITLE:

ELECTRICAL ROUTING PLAN

SHEET NUMBER: **E-3**

REVISION: 2

TEP#: 151354.232113

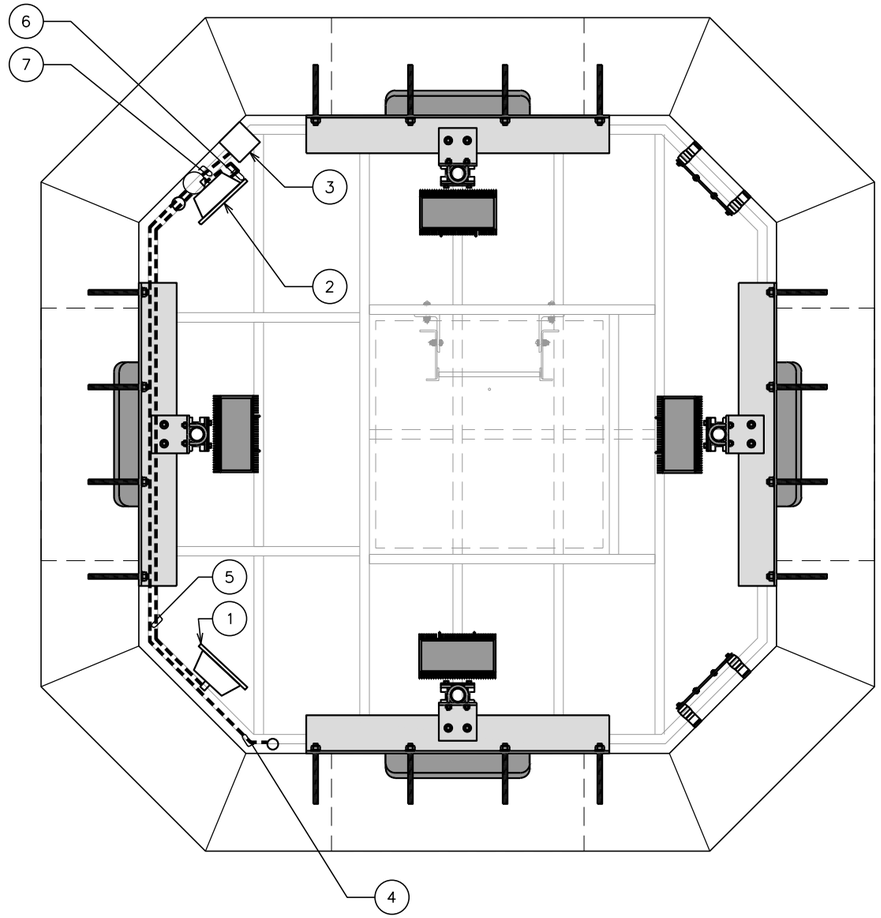
Received September 21, 2021
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DRAWING NOTES:

1. PROPOSED TECH LIGHT #1
2. PROPOSED TECH LIGHT #2
3. PROPOSED 15A GFCI RECEPTACLE IN WATERPROOF HOUSING
4. PROPOSED ½" SCH 40 CONDUIT FROM PANEL TO WINCH
5. PROPOSED ½" SCH 40 CONDUIT FROM PANEL TO PROPOSED TECH LIGHT #1
6. PROPOSED ½" SCH 40 CONDUIT FROM PANEL TO PROPOSED TECH LIGHT #2
7. PROPOSED ½" SCH 40 CONDUIT FROM PANEL TO PROPOSED 15A GFCI RECEPTACLE

GENERAL NOTE:

CONTRACTOR TO INSTALL PULL BOX EVERY THIRD 90° TURN (MAX.)



ALARM NOTES

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTING ALL ALARMS REQUIRED FOR THE NSB INSTALLATION
2. THE CONTRACTOR WILL INSTALL THE FSEB. THE DESIRED LOCATION OF THE FSEB IS ON THE SAME UNISTRUT AS, AND INSTALLED NEXT TO, THE COVP
3. THE CONTRACTOR WILL INSTALL A 66 BLOCK WITH SIMEON S89D TYPE STANDOFF BRACKET MOUNTED INSIDE THE TELCO COMPARTMENT
4. THE CONTRACTOR WILL SUPPLY AND INSTALL A CAT5 OR CAT6 CABLE BETWEEN THE NEW 66 BLOCK AND THE FSEB. ALSO A CAT5 OR CAT6 CABLE WILL BE INSTALLED BETWEEN THE SSC AND THE TELCO BOX
5. ALL CAT5 AND CAT6 CABLES ARE TO HAVE A UV RESISTANT OUTER JACKET
6. ALL CONNECTIONS WILL BE MADE AND SCREWED DOWN FROM THE FSEB TO THE NEW 66 BLOCK
7. CONTRACTOR TO INSTALL (1) EMHA MODULE MAGAZINE WITH END COVERS FOR EXCESS CABLE LENGTHS ON TOP OF PROPOSED RADIO MODULES

ELECTRICAL ROUTING PLAN (3RD FLOOR)

SCALE: ½" = 1'-0"

0 2 4
SCALE IN FEET

PLANS PREPARED FOR:

T-Mobile

7025 A.C. SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED

TMO SITE ID: 9JK1151B

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DRAWN BY: SBS | CHECKED BY: JTC

SHEET TITLE:

ELECTRICAL ROUTING PLAN

SHEET NUMBER: **E-3A**

REVISION: 2

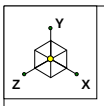
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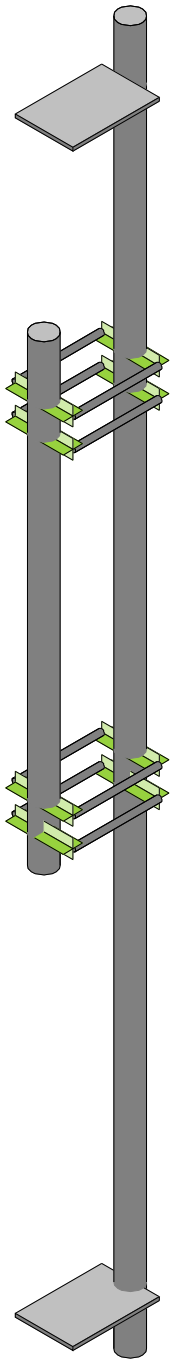
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APPENDIX A

RISA-3D OUTPUT

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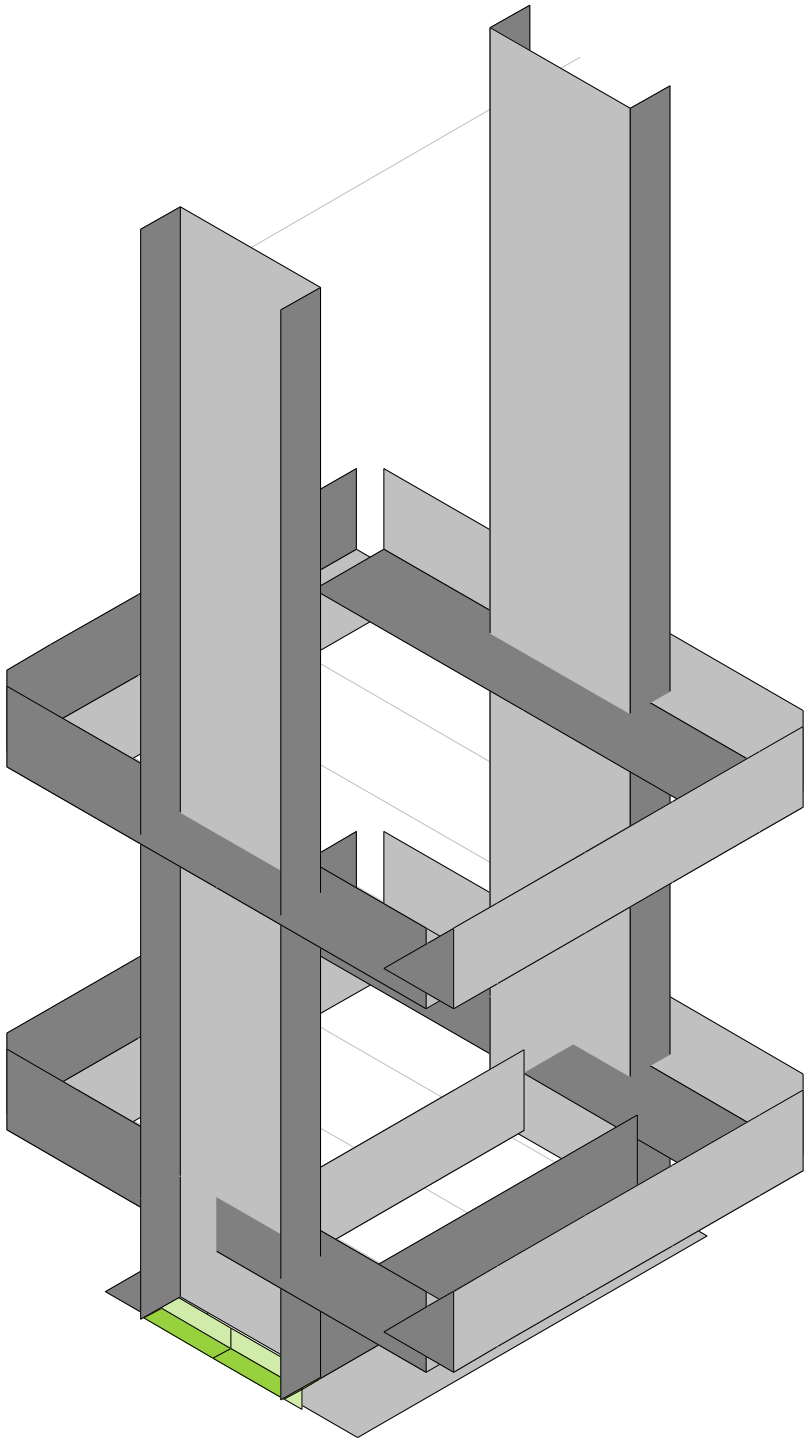




Envelope Only Solution

TEP	Grace United (9JK1151B) - Wall Mount	SK - 1
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TEP No. 151354.443048		9JK1151B_v2.0 Mounts.r3d

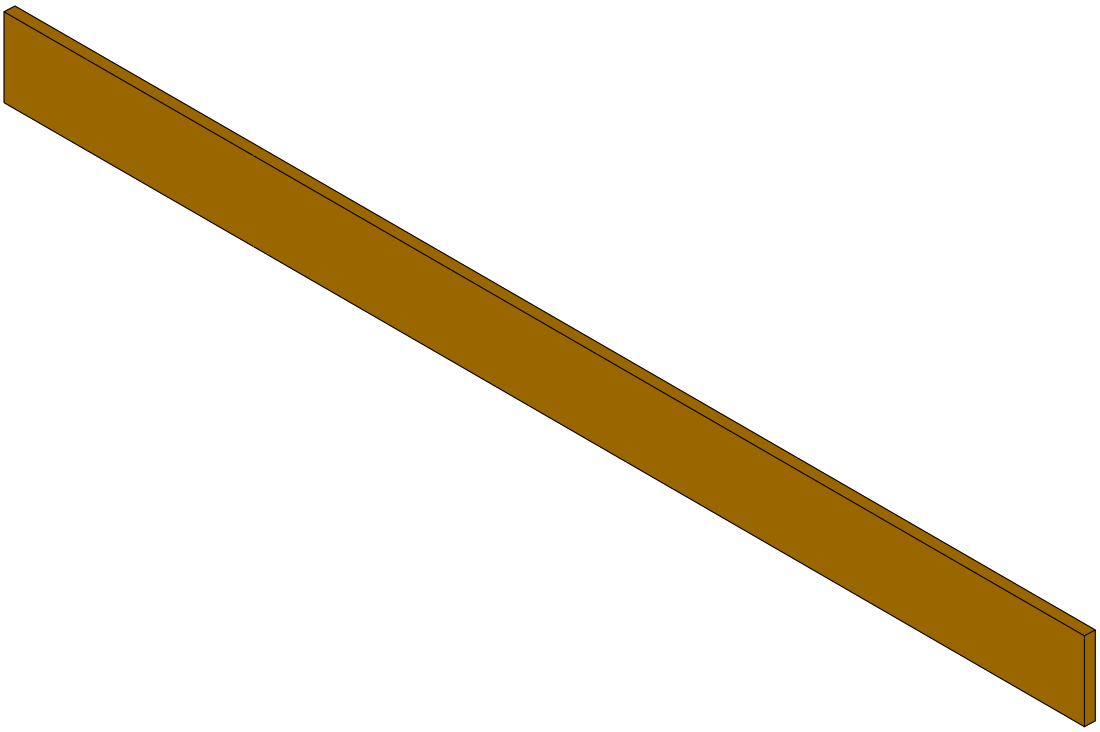
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Envelope Only Solution

TEP	Grace United (9JK1151B) - Battery Rack	SK - 1
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TEP No. 151354.443048		Equipment Rack.r3d

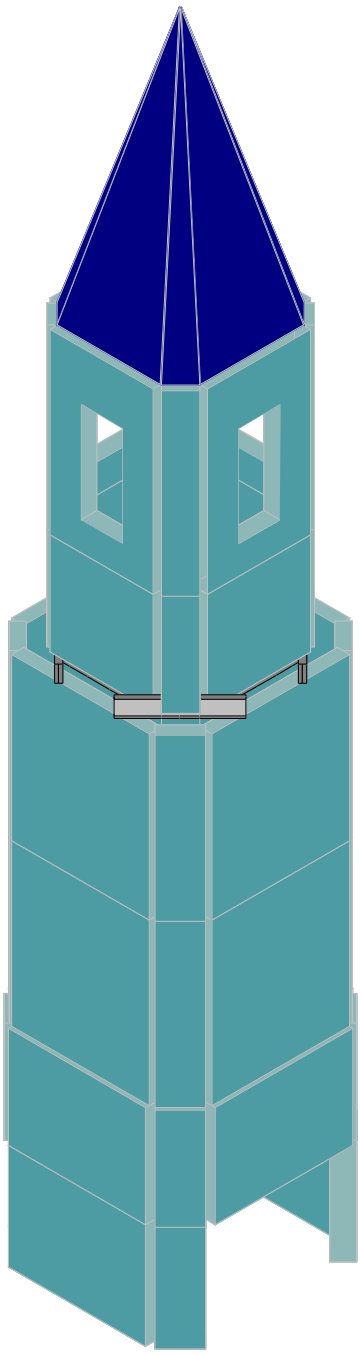
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Envelope Only Solution

TEP	Grace United (9JK1151B) - Floor Framing	SK - 1
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TEP No. 151354.443048		Equipment Rack Floor.r3d

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TEP	Grace United (9JK1151B) - Steeple	SK - 1
ML		June 30, 2021 at 3:51 PM
TEP No. 151354.443048		9JK1151B_v2.0.r3d

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APPENDIX B

ADDITIONAL CALCULATIONS

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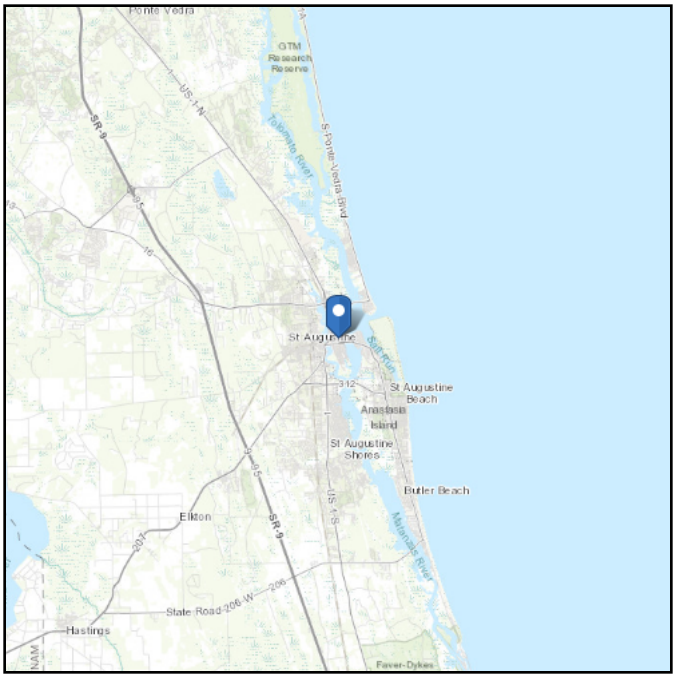
ASCE 7 Hazards Report

Address:
No Address at This Location

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see Section 11.4.3)

Elevation: 6.51 ft (NAVD 88)
Latitude: 29.894942
Longitude: -81.315056





Wind

Results:

Wind Speed:	130 Vmph
10-year MRI	77 Vmph
25-year MRI	88 Vmph
50-year MRI	97 Vmph
100-year MRI	106 Vmph

Data Source:	ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2
Date Accessed:	Thu Jun 24 2021

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2. Glazed openings need not be protected against wind-borne debris.

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Hilti PROFIS Engineering 3.0.70

www.hilti.com

Company:	Tower Engineering Professionals	Page:	1
Address:	326 Tryon Road	Specifier:	Michelle Lin
Phone I Fax:	9196616351 |	E-Mail:	mlin@tepgroup.net
Design:	Wall Mount - Continuous Angle	Date:	6/30/2021
Fastening point:			

Specifier's comments:

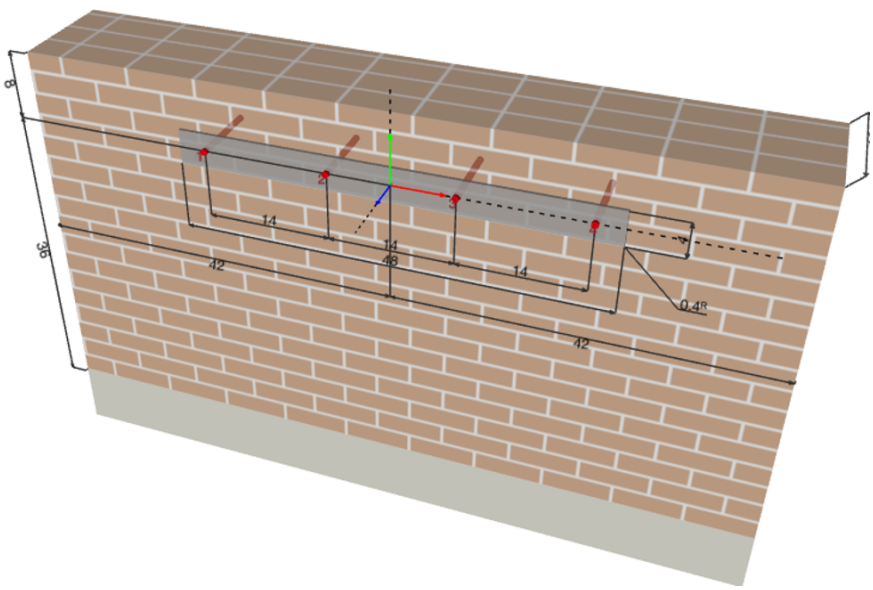
1 Input data



Anchor type and diameter:	**HY 270 + threaded rod A36 3/4, HIT-SC 26x200**
Item number:	2198030 HAS-V-36 3/4"x10" (element) / 2194247 HIT-HY 270 (adhesive) / 360488 HIT-SC 26x200 (sieve sleeve)
Effective embedment depth:	h_{ef} = 8.000 in.
Material:	ASTM A 36
Evaluation Service Report:	Hilti Technical Data
Issued I Valid:	- | -
Proof:	Design Method Hilti Technical Data
Stand-off installation:	e_b = 0.000 in. (no stand-off); t = 0.400 in.
Anchor plate[R]:	l_x x l_y x t = 48.000 in. x 4.000 in. x 0.400 in.; (Recommended plate thickness: not calculated)
Profile:	no profile
Base material:	Multi-wythe solid brick, L x W x H: 8.000 in. x 4.000 in. x 2.625 in.; Joints: vertical: 0.375 in.; horizontal: 0.375 in. Base material temperature: 68 °F
Installation:	Face installation
Seismic loads	no

[R] - The anchor calculation is based on a rigid anchor plate assumption.

Geometry [in.]

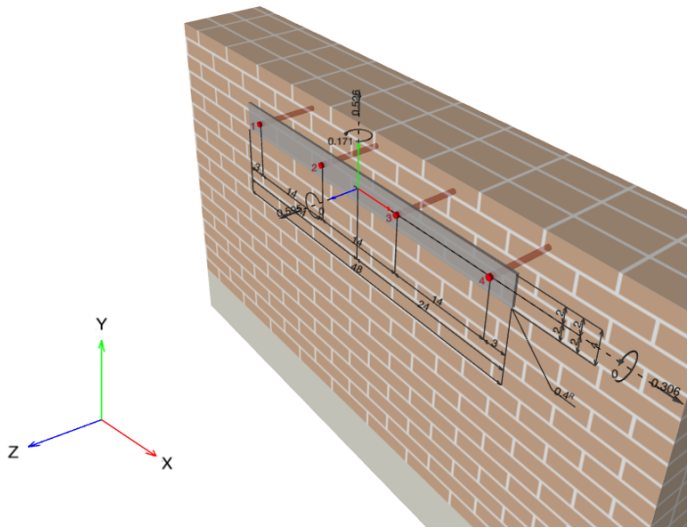


Input data and results must be checked for conformity with the existing conditions and for plausibility!
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Company:	Tower Engineering Professionals	Page:	2
Address:	326 Tryon Road	Specifier:	Michelle Lin
Phone I Fax:	9196616351 |	E-Mail:	mlin@tepgroup.net
Design:	Wall Mount - Continuous Angle	Date:	6/30/2021
Fastening point:			

Geometry [in.] & Loading [kip, ft.kip]



1.1 Design results

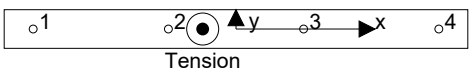
Case	Description	Forces [kip] / Moments [ft.kip]	Seismic	Max. Util. Anchor [%]
1	Combination 1	N = 0.595; V_x = 0.306; V_y = 0.526; M_x = 0.00000; M_y = 0.17100; M_z = 0.00000;	no	55

2 Load case/Resulting anchor forces

Load case: Service loads

Anchor reactions [kip]
Tension force: (+Tension, -Compression)

Anchor	Tension force	Shear force	Shear force x	Shear force y
1	0.193	0.152	0.077	0.131
2	0.163	0.152	0.077	0.131
3	0.134	0.152	0.077	0.131
4	0.105	0.152	0.077	0.131



max. compressive strain: - [‰]
max. compressive stress: - [psi]
resulting tension force in (x/y)=(-3.449/0.000): 0.595 [kip]
resulting compression force in (x/y)=(0.000/0.000): 0.000 [kip]

Input data and results must be checked for conformity with the existing conditions and for plausibility!
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APPENDIX C

STRUCTURAL DESIGN DRAWINGS

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STRUCTURAL DESIGN DRAWINGS

SITE NAME:

GRACE UNITED

SITE NUMBER:

9JK1151B

SITE ADDRESS:

8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)
N 29°53'41.79", W 81°18'54.20"

MODIFICATION PROVISIONS

THE MODIFICATIONS DEPICTED ON THESE DRAWINGS ARE BASED ON THE RECOMMENDATIONS OUTLINED IN THE STRUCTURAL MODIFICATION ANALYSIS REPORT COMPLETED BY TOWER ENGINEERING PROFESSIONALS (TEP), JOB#: 151354.443048 DATED JUNE 30, 2021 (REV 0) PER TIA-222-H. THIS REPORT IS BASED ON A SPECIFIC ANTENNA LOADING AND COAX CONFIGURATION. SEE THE REPORT FOR THE ANTENNA AND COAX LOADING INFORMATION. ANY OTHER ANTENNA OR COAX CONFIGURATION REQUIRES REVIEW BY TEP. SATISFACTORY COMPLETION OF THE MODIFICATIONS INDICATED ON THESE DRAWINGS WILL RESULT IN THE STRUCTURE MEETING THE REQUIREMENTS OF THE SPECIFICATIONS UNDER WHICH THE STRUCTURAL WAS COMPLETED.

CONTRACTOR SHALL FIELD VERIFY ALL: DIMENSIONS, QUANTITIES, PART NUMBERS AND COAX/ANTENNA PLACEMENTS PRIOR TO: BIDDING, ORDERING MATERIALS, AND CONSTRUCTION.

INDEX OF SHEETS

NO.	SHEET TITLE	REV
T-1	TITLE SHEET	0
N-1	MI CHECKLIST AND NOTES	0
N-2	PROJECT NOTES I	0
N-3	PROJECT NOTES II	0
N-4	PROJECT NOTES III	0
S-1	STEEPLE ELEVATION AND MODIFICATION SCHEDULE	0
S-2	STEEPLE PLAN DETAILS	0
S-3	LADDER DETAILS	0
S-4	EQUIPMENT RACK DETAILS	0
S-5	HATCH DOOR DETAILS I	0
S-6	HATCH DOOR DETAILS II	0
S-7	ANTENNA MOUNT DETAILS I	0
S-8	ANTENNA MOUNT DETAILS II	0

PROJECT TEAM

PROJECT CONTACT:

NAME	T-MOBILE
ADDRESS	7025 AC SKINNER PARKWAY
CITY, STATE, ZIP	JACKSONVILLE, FL 32256
CONTACT	KELLY WILLIAMSON
EMAIL	KELLY.WILLIAMSON@T-MOBILE.COM

ENGINEERING FIRM PROJECT MANAGER:

NAME	TOWER ENGINEERING PROFESSIONALS, INC.
ADDRESS	326 TRYON ROAD
CITY, STATE, ZIP	RALEIGH, NC 27603
CONTACT	MICHELLE LIN
PHONE	(919) 661-6351
EMAIL	SP@TEPGROUP.NET

PLANS PREPARED FOR:

T-Mobile

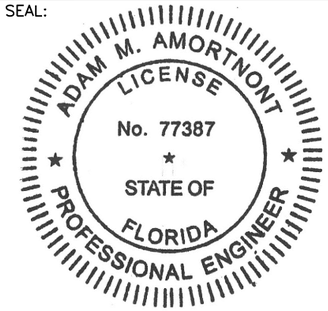
7025 AC SKINNER PARKWAY
JACKSONVILLE, FL 32256

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

FL COA # 31011

SEAL:



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ADAM M. AMORTNONT, P.E. ON 06/30/21 USING A DIGITAL SIGNATURE.

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REV	DATE	ISSUED FOR:
0	06-30-21	MODIFICATION DRAWINGS

DRAWN BY: EAJ | CHECKED BY: ML

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: **T-1**

REVISION: **0**

TEP#: 151354.443048

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MI CHECKLIST

REQUIRED	REPORT ITEM	BRIEF DESCRIPTION
		PRE-CONSTRUCTION
X	MI CHECKLIST DRAWING	THIS CHECKLIST SHALL BE INCLUDED IN THE MI REPORT.
NA	EOR APPROVED SHOP DRAWINGS	ONCE THE PRE-MODIFICATION MAPPING IS COMPLETE AND PRIOR TO FABRICATION, THE CONTRACTOR SHALL PROVIDE DETAILED ASSEMBLY DRAWINGS AND/OR SHOP DRAWINGS. THESE ARE TO INCLUDE, BUT ARE NOT LIMITED TO, A VISUAL LAYOUT OF NEW REINFORCEMENT, EXISTING REINFORCEMENT CONFIGURATION, PORTHOLES, MOUNTS, STEP PEGS, SAFETY CLIMBS AND ANY OTHER MISCELLANEOUS ITEMS WHICH MAY AFFECT SUCCESSFUL INSTALLATION OF MODIFICATIONS ON THE TOWER. THESE DRAWINGS SHALL BE SUBMITTED TO THE EOR FOR APPROVAL. APPROVED ASSEMBLY/SHOP DRAWINGS SHALL BE SUBMITTED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
NA	FABRICATION INSPECTION	A LETTER FROM THE FABRICATOR, STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS AND THE CONTRACT DOCUMENTS, SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
NA	FABRICATOR CERTIFIED WELD INSPECTION	A CWI SHALL INSPECT ALL WELDING PERFORMED ON STRUCTURAL MEMBERS DURING FABRICATION. A WRITTEN REPORT SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
X	MATERIAL TEST REPORTS (MTR)	MATERIAL TEST REPORTS SHALL BE PROVIDED FOR MATERIAL USED. MTRS SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
NA	FABRICATOR NDE INSPECTION REPORT	CRITICAL SHOP WELDS THAT REQUIRE TESTING ARE NOTED ON THESE CONTRACT DRAWINGS. A CERTIFIED NDT INSPECTOR SHALL PERFORM NON-DESTRUCTIVE EXAMINATION AND A REPORT SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
NA	NDE OF MONOPOLE BASE PLATE	A NDE OF THE POLE TO BASE PLATE CONNECTION IS REQUIRED AND A WRITTEN REPORT SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
X	PACKING SLIPS	THE MATERIAL SHIPPING LIST SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
ADDITIONAL TESTING AND INSPECTIONS:		
NA		
		CONSTRUCTION
NA	FOUNDATION INSPECTIONS	A VISUAL OBSERVATION OF THE EXCAVATION AND REBAR SHALL BE PERFORMED BEFORE PLACING THE CONCRETE. A VISUAL OBSERVATION OF THE REBAR SHALL BE PERFORMED BEFORE PLACING THE EPOXY. A SEALED WRITTEN REPORT SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
NA	CONCRETE COMP. STRENGTH AND SLUMP TESTS	THE CONCRETE MIX DESIGN, SLUMP TEST, AND COMPRESSIVE STRENGTH TESTS SHALL BE PROVIDED AS PART OF THE FOUNDATION REPORT.
NA	EARTHWORK	FOUNDATION SUB-GRADES SHALL BE INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER AND RESULTS INCLUDED AS PART OF THE FOUNDATION REPORT.
NA	MICROPILE/ROCK ANCHOR	MICROPILES/ROCK ANCHORS SHALL BE INSPECTED BY THE FOUNDATION INSPECTION VENDOR AND SHALL BE INCLUDED AS PART OF THE FOUNDATION INSPECTION REPORT, ADDITIONAL TESTING AND/OR INSPECTION REQUIREMENTS ARE NOTED IN THESE CONTRACT DOCUMENTS.
NA	POST INSTALLED ANCHOR ROD VERIFICATION	POST INSTALLED ANCHOR ROD VERIFICATION SHALL BE PERFORMED AND A REPORT SHALL BE PROVIDED TO THE MI INSPECTOR FOR INCLUSION IN THE MI REPORT.
NA	BASE PLATE GROUT VERIFICATION	THE GENERAL CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE MI INSPECTOR THAT CERTIFIES THAT THE GROUT WAS REMOVED AND/OR INSTALLED IN ACCORDANCE WITH CONTRACTOR DOCUMENTS FOR INCLUSION IN THE MI REPORT.
NA	FIELD CERTIFIED WELD INSPECTION	AN AWS CERTIFIED WELD INSPECTOR SHALL INSPECT AND TEST FIELD WELDS, IN ACCORDANCE WITH AWS D1.1/D1.1M: "STRUCTURAL WELDING CODE – STEEL". A REPORT SHALL BE PROVIDED. NDE OF FIELD WELDS SHALL BE PERFORMED AS REQUIRED PER CONTRACT DOCUMENTS. THE NDE REPORT SHALL BE INCLUDED IN THE CWI REPORT.
X	ON SITE COLD GALVANIZING VERIFICATION	THE GENERAL CONTRACTOR SHALL PROVIDE WRITTEN AND PHOTOGRAPHIC DOCUMENTATION TO THE MI INSPECTOR VERIFYING THAT ANY ON-SITE COLD GALVANIZING WAS APPLIED PER MANUFACTURER SPECIFICATIONS AND APPLICABLE STANDARDS.
NA	TENSION TWIST AND PLUMB	THE GENERAL CONTRACTOR SHALL PROVIDE A REPORT IN ACCORDANCE WITH APPLICABLE STANDARDS DOCUMENTING TENSION TWIST AND PLUMB.
X	GC AS-BUILT DOCUMENTS	THE GENERAL CONTRACTOR SHALL SUBMIT A LEGIBLE COPY OF THE ORIGINAL DESIGN DRAWINGS EITHER STATING "INSTALLED AS DESIGNED" OR NOTING ANY CHANGES THAT WERE REQUIRED AND APPROVED BY THE ENGINEER OF RECORD. EOR/RFI FORMS APPROVING ALL CHANGES SHALL BE SUBMITTED WHEN THE EOR IS SPECIFYING ADDITIONAL INSPECTIONS DESCRIPTION AND APPLICABLE STANDARDS SHALL BE APPLIED.
ADDITIONAL TESTING AND INSPECTIONS:		
X	MASONRY ANCHOR OBSERVATION	A VISUAL OBSERVATION TO VERIFY THE INSTALLATION OF PROPOSED ANCHORS FOLLOW MANUFACTURER COMMENDATIONS FOR PREPARATION AND INSTALLATION PROCEDURE.
		POST-CONSTRUCTION
X	CONSTRUCTION COMPLIANCE LETTER	A LETTER FROM THE GENERAL CONTRACTOR STATING THAT THE WORKMANSHIP WAS PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS AND THESE CONTRACT DRAWINGS, INCLUDING LISTING ADDITIONAL PARTIES TO THE MODIFICATION PROCESS.
NA	POST INSTALLED ANCHOR ROD PULL TESTS	POST-INSTALLED ANCHOR RODS SHALL BE TESTED IN ACCORDANCE WITH CONTRACT DOCUMENTS AND A REPORT SHALL BE PROVIDED INDICATING TESTING RESULTS.
X	PHOTOGRAPHS	PHOTOGRAPHS SHALL BE SUBMITTED TO THE MI. PHOTOS SHALL DOCUMENT ALL PHASES OF THE CONSTRUCTION. THE PHOTOS SHALL BE ORGANIZED IN A MANNER THAT EASILY IDENTIFIES THE EXACT LOCATION OF THE PHOTO.
X	BOLT INSTALLATION AND VERIFICATION REPORT	THE MI INSPECTOR SHALL VERIFY THE INSTALLATION AND TIGHTNESS 10% OF ALL NON PRE-TENSIONED BOLTS INSTALLED AS PART OF THE MODIFICATION. THE MI INSPECTOR SHALL LOOSEN THE NUT AND VERIFY THE BOLT HOLE SIZE AND CONDITION. THE MI REPORT SHALL CONTAIN THE COMPLETED BOLT INSTALLATION VERIFICATION REPORT, INCLUDING THE SUPPORTING PHOTOGRAPHS.
X	PUNCHLIST DEVELOPMENT AND CORRECTION DOCUMENTATION	FINAL PUNCHLIST INDICATING ALL NONCONFORMANCE(S) IDENTIFIED AND THE FINAL RESOLUTION AND APPROVAL.
X	MI INSPECTOR REDLINE OR RECORD DRAWING(S)	THE MI INSPECTOR SHALL OBSERVE AND REPORT ANY DISCREPANCIES BETWEEN THE CONTRACTOR'S REDLINE DRAWING AND THE ACTUAL COMPLETED INSTALLATION.
ADDITIONAL TESTING AND INSPECTIONS:		
NA		

NOTE: X DENOTES A DOCUMENT NEEDED FOR THE PMI REPORT
NA DENOTES A DOCUMENT THAT IS NOT REQUIRED FOR THE PMI REPORT

MODIFICATION INSPECTION NOTES:

GENERAL

THE MI IS AN ON-SITE VISUAL AND HANDS-ON INSPECTION OF TOWER MODIFICATIONS INCLUDING A REVIEW OF CONSTRUCTION REPORTS AND ADDITIONAL PERTINENT DOCUMENTATION PROVIDED BY THE GENERAL CONTRACTOR (GC), AS WELL AS ANY INSPECTION DOCUMENTS PROVIDED BY 3RD PARTY INSPECTORS. THE MI IS TO ENSURE THE INSTALLATION WAS CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, NAMELY THE MODIFICATION DRAWINGS AS DESIGNED BY THE ENGINEER OF RECORD (EOR).

NO DOCUMENT, CODE OR POLICY CAN ANTICIPATE EVERY SITUATION THAT MAY ARISE. ACCORDINGLY, THIS CHECKLIST IS INTENDED TO SERVE AS A SOURCE OF GUIDING PRINCIPLES IN ESTABLISHING GUIDELINES FOR MODIFICATION INSPECTION.

THE MI IS TO CONFIRM INSTALLATION CONFIGURATION AND WORKMANSHIP ONLY AND IS NOT A REVIEW OF THE MODIFICATION DESIGN ITSELF, AND THE MI INSPECTOR DOES NOT TAKE OWNERSHIP OF THE MODIFICATION DESIGN. OWNERSHIP OF THE STRUCTURAL MODIFICATION DESIGN EFFECTIVENESS AND INTEGRITY RESIDES WITH THE EOR AT ALL TIMES. THE MI INSPECTOR SHALL INSPECT AND NOTE CONFORMANCE/NONCONFORMANCE AND PROVIDE TO THE TOWER OWNER POINT OF CONTACT FOR EVALUATION.

TO ENSURE THAT THE REQUIREMENTS OF THE MI ARE MET, IT IS VITAL THAT THE GENERAL CONTRACTOR (GC) AND THE MI INSPECTOR BEGIN COMMUNICATING AND COORDINATING AS SOON AS A PURCHASE ORDER (PO) IS RECEIVED. IT IS EXPECTED THAT EACH PARTY WILL BE PROACTIVE IN REACHING OUT TO THE OTHER PARTY. IF CONTACT INFORMATION IS NOT KNOWN THE GC AND/OR INSPECTOR SHALL CONTACT THE TOWER OWNER POINT OF CONTACT.

SERVICE LEVEL COMMITMENT

THE FOLLOWING RECOMMENDATIONS AND SUGGESTIONS ARE OFFERED TO ENHANCE THE EFFICIENCY AND EFFECTIVENESS OF DELIVERING AN MI REPORT:

- THE GC SHALL PROVIDE A MINIMUM OF 5 BUSINESS DAYS NOTICE, PREFERABLY 10, TO THE MI INSPECTOR AS TO WHEN THE SITE WILL BE READY FOR THE MI TO BE CONDUCTED.
- THE GC AND MI INSPECTOR COORDINATE CLOSELY THROUGHOUT THE ENTIRE PROJECT.
- WHEN POSSIBLE, IT IS PREFERRED TO HAVE THE GC AND MI INSPECTOR ON-SITE SIMULTANEOUSLY FOR ANY GUY WIRE TENSIONING OR RE-TENSIONING OPERATIONS.
- WHEN POSSIBLE, IT IS PREFERRED TO HAVE THE GC AND MI INSPECTOR ON-SITE DURING THE MI TO HAVE ANY MINOR DEFICIENCIES CORRECTED DURING THE INITIAL MI. THEREFORE, THE GC MAY CHOOSE TO COORDINATE THE MI CAREFULLY TO ENSURE ALL CONSTRUCTION FACILITIES ARE AT THEIR DISPOSAL WHEN THE MI INSPECTOR IS ON SITE.

REQUIRED PHOTOS

BETWEEN THE GC AND THE MI INSPECTOR THE FOLLOWING PHOTOGRAPHS, AT A MINIMUM, ARE TO BE TAKEN AND INCLUDED IN THE MI REPORT:

- PRE-CONSTRUCTION GENERAL SITE CONDITION
- PHOTOGRAPHS DURING THE REINFORCEMENT MODIFICATION CONSTRUCTION / ERECTION AND INSPECTION
  - RAW MATERIALS
  - PHOTOS OF ALL CRITICAL DETAILS
  - FOUNDATION MODIFICATIONS
  - WELD PREPARATION
  - BOLT INSTALLATION
  - FINAL INSTALLED CONDITION
  - SURFACE COATING REPAIR
- POST CONSTRUCTION PHOTOGRAPHS
  - FINAL INFIELD CONDITION

PHOTOS OF ELEVATED MODIFICATIONS TAKEN ONLY FROM THE GROUND SHALL BE CONSIDERED INADEQUATE.

PLANS PREPARED FOR:

T-Mobile

7025 AC SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED
SITE #: 9JK1151B

8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

FL COA # 31011

SEAL:

ADAM M. AMORTNONT
LICENSE
No. 77387
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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REV	DATE	ISSUED FOR:
0	06-30-21	MODIFICATION DRAWINGS

DRAWN BY: EAJ | CHECKED BY: ML

SHEET TITLE:

MI CHECKLIST AND NOTES

SHEET NUMBER: **N-1**

REVISION: **0**

TEP#: 151354.443048

Received September 21, 2021
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GENERAL NOTES:

1. ALL REFERENCES TO THE OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED T–MOBILE OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DESIGN DRAWINGS MUST BE COMPLETED BY THE GENERAL CONTRACTOR (GC) UNLESS NOTED OTHERWISE. THE GC MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE GC IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF FLORIDA.
3. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, 7TH EDITION.
4. UNLESS SHOWN OR NOTED OTHERWISE ON THE DESIGN DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
5. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
6. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE DESIGN DRAWINGS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER OF RECORD (EOR) PRIOR TO INSTALLATION. THE GC SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
7. THE GC SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE GC IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
8. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE GC SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
9. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE GC. THE GC WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
10. IF APPLICABLE, ALL CONCRETE WORK SHALL COMPLY TO LOCAL CODES AND THE ACI 318–14, "BUILDING REQUIREMENTS FOR STRUCTURAL CONCRETE".
11. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE GC MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
12. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
13. ALL DIMENSIONS SHALL BE VERIFIED WITH THE DESIGN DRAWINGS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE EOR IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED DESIGN DRAWINGS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
14. THE CLIMBING FACILITIES, SAFETY CLIMB AND ALL PARTS THEREOF SHALL NOT BE IMPEDED, MODIFIED, OR ALTERED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER AND EOR. ALL ALTERATIONS TO A SAFETY CLIMB'S ORIGINAL MANUFACTURER'S CONFIGURATION MUST BE DESIGNED BY THE EOR. IF THE GC FINDS THAT THE CLIMBING FACILITIES ARE IMPEDED, EITHER DURING BIDDING, DURING PRE–FABRICATION MAPPING, OR WHILE ON–SITE, THE GC SHALL CONTACT THE OWNER AND EOR TO DETERMINE A METHOD OF RESOLUTION.
15. ANY WORK PERFORMED WITHOUT A PREFABRICATION MAPPING IS DONE AT THE RISK OF THE GC AND/OR FABRICATOR.
16. IF DURING THE COURSE OF A FOUNDATION MODIFICATION, THE GC ENCOUNTERS EXISTING CONDUIT LOCATED WITHIN THE CONFINES OF THE EXISTING OR PROPOSED FOUNDATION CONCRETE, AND THIS CONDUIT IS NOT IN A LOCATION THAT IS SPECIFIED WITHIN THESE DESIGN DRAWINGS, THE GC SHALL IMMEDIATELY CONTACT THE EOR FOR GUIDANCE BEFORE PROCEEDING WITH THE INSTALLATION OF THE PROPOSED FOUNDATION MODIFICATIONS. IF CONDUIT IS TO BE INSTALLED THROUGH THE EXISTING FOUNDATION OR PROPOSED FOUNDATION MODIFICATION AND HASN'T BEEN SPECIFIED WITHIN THESE DESIGN DRAWINGS THEN THE GC SHALL IMMEDIATELY CONTACT THE EOR FOR GUIDANCE PRIOR TO PROCEEDING WITH THE INSTALLATION OF THE PROPOSED FOUNDATION MODIFICATIONS.

ATTENTION

ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GC RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION), FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH THE ANSI/TIA–322 (LATEST EDITION).

STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC STEEL CONSTRUCTION MANUAL, LOAD AND RESISTANCE FACTOR DESIGN (LRFD), 15TH EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
   STRUCTURAL STEEL:
   - ANGLE: ASTM A36
   - PIPE/TUBE: ASTM A53 Gr.B
   - PLATE: ASTM A572–50
   - SOLID ROD: ASTM A36
   - C–SHAPES: ASTM A36
   - W–SHAPES: ASTM A36

   A. ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.
   B. ALL U–BOLTS, ASTM A193 GRADE B7
   C. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.
   D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC STEEL CONSTRUCTION MANUAL, LRFD, 15TH EDITION.
4. HOLES SHALL NOT BE FLAME CUT THROUGH STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT–DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM, A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE. ADDITIONALLY, ALL NEW STEEL SHALL BE PAINTED TO MATCH EXISTING STEEL. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION TO PROTECT STEEL BY ANY OTHER MEANS.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTED MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL. AFTER REPAIR, STEEL SHALL BE REPAINTED TO MATCH EXISTING FINISH (IF APPLICABLE).
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.

WELDING NOTES:

1. ALL WELDING SHALL BE IN ACCORDANCE WITH THE AWS D1.1/D1.1M: 2010 "STRUCTURAL WELDING CODE–STEEL".
2. ALL WELDING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS.
3. CONTRACTOR SHALL RETAIN AN AWS CERTIFIED WELD INSPECTOR TO PERFORM VISUAL INSPECTIONS ON FIELD WELDS. A LETTER AND REPORT SHALL BE ISSUED TO THE CONTRACTOR. CONTRACTOR SHALL SUBMIT LETTER AND REPORT TO TOWER ENGINEERING PROFESSIONALS.
4. GRIND THE SURFACE ADJACENT TO THE WELD FOR A DISTANCE OF 2" MINIMUM ALL AROUND. GRIND THE SURFACE OF THE ROD TO BE INSTALLED FOR A DISTANCE OF 2" MINIMUM ALL AROUND THE AREA TO BE WELDED. ENSURE BOTH AREAS ARE 100% FREE OF ALL GALVANIZING. SURFACES TO BE WELDED SHALL BE FREE FROM SCALE, SLAG, RUST, MOISTURE, GREASE OR ANY OTHER FOREIGN MATERIAL THAT WOULD PREVENT PROPER WELDING.
5. DO NOT WELD IF THE TEMPERATURE OF THE STEEL IN THE VICINITY OF THE WELD AREA IS BELOW 0°F. THE MINIMUM PREHEAT AND INTERPASS TEMPERATURE REQUIREMENTS SHALL COMPLY WITH SECTION 3.5.1 AND TABLE 3.2 OF THE AWS D1.1/D1.1M: 2010.
6. DO NOT WELD ON WET OR FROST–COVERED SURFACES & PROVIDE ADEQUATE PROTECTION FROM HIGH WINDS.
7. FOR ALL WELDING, USE 70 KSI LOW HYDROGEN ELECTRODES. ELECTRODES SHALL BE APPROPRIATE FOR THE WELDING POSITION REQUIRED TO MAKE THE JOINT.
8. AFTER FINAL INSPECTION, THE AREA OF THE WELDS, THE INSTALLATION AND ALL SURFACES DAMAGED BY WELDING OR GRINDING SHALL RECEIVE A COLD–GALVANIZED COATING. THIS COATING SHALL BE APPLIED BY BRUSH. THE GALVANIZING COMPOUND SHALL CONTAIN A MINIMUM OF 95% ± PURE ZINC. THE FINISHED COATING SHALL BE A MINIMUM THICKNESS OF 3 MILS.
9. FOR MONOPOLE TOWERS FULL PENETRATION WELDS IN THE VICINITY OF THE BASE OF THE TOWER ARE REQUIRED TO BE 100% NDE INSPECTED BY ULTRASONIC TESTING (UT) IN ACCORDANCE WITH AWS D1.1.
10. FOR MONOPOLE TOWERS PARTIAL PENETRATION AND FILLET WELDS IN THE VICINITY OF THE BASE OF THE TOWER ARE REQUIRED TO BE 50% NDE INSPECTED BY MAGNETIC PARTICLE (MT) IN ACCORDANCE WITH AWS D1.1.
11. PROVIDE WELDS ALL AROUND OR ADD SEAL WELDS WHERE STRUCTURAL WELDS ARE NOT SPECIFIED.

PLANS PREPARED FOR:

T-Mobile

7025 AC SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED
SITE #: 9JK1151B

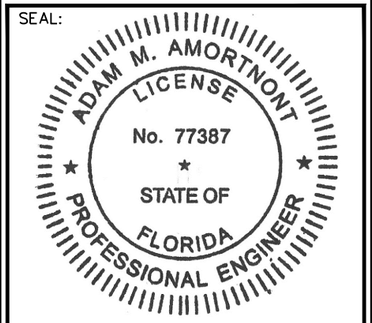
8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

FL COA # 31011

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0	06-30-21	MODIFICATION DRAWINGS

DRAWN BY: EAJ | CHECKED BY: ML

SHEET TITLE:

PROJECT NOTES I

SHEET NUMBER: **N-2**

REVISION: **0**

TEP#: 151354.443048

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BOLT TIGHTENING PROCEDURE:

1. UNLESS OTHERWISE NOTED, ALL BOLTED CONNECTIONS SHALL BE BROUGHT TO A SNUG TIGHT CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS, LOCATED IN THE AISC MANUAL OF STEEL CONSTRUCTION. ALL SNUG TIGHT BOLTS SHALL BE INSTALLED WITH A NUT-LOCKING DEVICE OR MECHANISM SUCH AS, BUT NOT LIMITIED TO, LOCK NUTS, LOCK WASHERS, OR PALNUTS, TO PREVENT LOOSENING.

2. WHEN SPECIFIED IN THE DRAWINGS, CONNECTION BOLTS SHALL BE INSTALLED AND TIGHTENED AS PER SECTION 8.2.1 OF THE AISC SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS, LOCATED IN THE AISC MANUAL OF STEEL CONSTRUCTION. THE INSTALLATION PROCEDURE IS PARAPHRASED AS FOLLOWS:

   8.2.1 TURN-OF-THE-NUT TIGHTENING

   BOLTS SHALL BE INSTALLED IN ALL HOLES OF THE CONNECTION AND BROUGHT TO A SNUG TIGHT CONDITION AS DEFINED IN SECTION 8.1, UNTIL ALL THE BOLTS ARE SIMULTANEOUSLY SNUG TIGHT AND THE CONNECTION IS FULLY COMPACTED. FOLLOWING THIS INITIAL OPERATION ALL BOLTS IN THE CONNECTION SHALL BE TIGHTENED FURTHER BY THE APPLICABLE AMOUNT OF ROTATION SPECIFIED BELOW. DURING THE TIGHTENING OPERATION THERE SHALL BE NO ROTATION OF THE PART NOT TURNED BY THE WRENCH. TIGHTENING SHALL PROGRESS SYSTEMATICALLY FROM THE MOST RIGID PART OF THE JOINT IN A MANNER THAT WILL MINIMIZE RELAXATION OF PREVIOUSLY PRETENSIONED BOLTS.

3. PRE-TENSIONED BOLTS AS SPECIFIED ON THE DRAWINGS SHALL BE TIGHTENED IN ACCORDANCE WITH AISC - "TURN OF THE NUT" METHOD, USING THE CHART BELOW.

BOLT LENGTHS UP TO AND INCLUDING FOUR DIA.

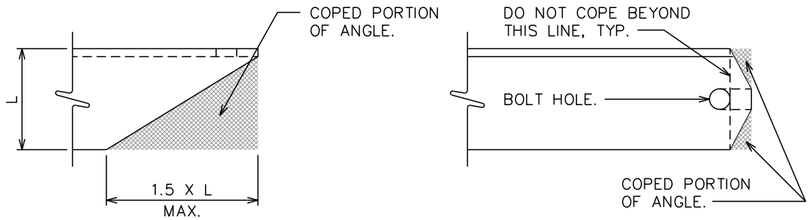
½"	BOLTS UP TO AND INCLUDING 2.0 INCH LENGTH	+⅓ TURN BEYOND SNUG TIGHT
⅝"	BOLTS UP TO AND INCLUDING 2.5 INCH LENGTH	+⅓ TURN BEYOND SNUG TIGHT
¾"	BOLTS UP TO AND INCLUDING 3.0 INCH LENGTH	+⅓ TURN BEYOND SNUG TIGHT
⅞"	BOLTS UP TO AND INCLUDING 3.5 INCH LENGTH	+⅓ TURN BEYOND SNUG TIGHT
1"	BOLTS UP TO AND INCLUDING 4.0 INCH LENGTH	+⅓ TURN BEYOND SNUG TIGHT

BOLT LENGTHS OVER FOUR DIA. BUT NOT EXCEEDING EIGHT DIA.

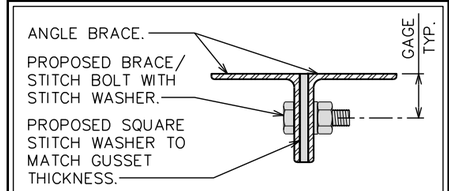
½"	BOLTS 2.25 TO 4.0 INCH LENGTH	+½ TURN BEYOND SNUG TIGHT
⅝"	BOLTS 2.75 TO 5.0 INCH LENGTH	+½ TURN BEYOND SNUG TIGHT
¾"	BOLTS 3.25 TO 6.0 INCH LENGTH	+½ TURN BEYOND SNUG TIGHT
⅞"	BOLTS 3.75 TO 7.0 INCH LENGTH	+½ TURN BEYOND SNUG TIGHT
1"	BOLTS 4.25 TO 8.0 INCH LENGTH	+½ TURN BEYOND SNUG TIGHT

4. ALL ONE-SIDED BOLTS SHALL BE TIGHTENED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

ALLOWABLE ANGLE COPE



SECTION AT CENTER AND STITCH CONNECTION

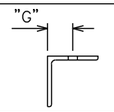


NOTE:

ALL STITCH WASHERS ARE TO BE NEW ASTM A36 MATERIAL AND BE OF EQUAL SIZE TO THE ANGLE LEG HEIGHT. THICKNESS TO MATCH EXISTING GUSSET/LEG THICKNESS.

WORKABLE GAGES

LEG	4	3½	3	2½	2	1¾
G	2	1¾	1½	1¼	1	⅞



- WORKABLE GAGES GIVEN IN INCHES
- MATCH EXISTING WHEN APPLICABLE

NOMINAL HOLE DIMENSIONS

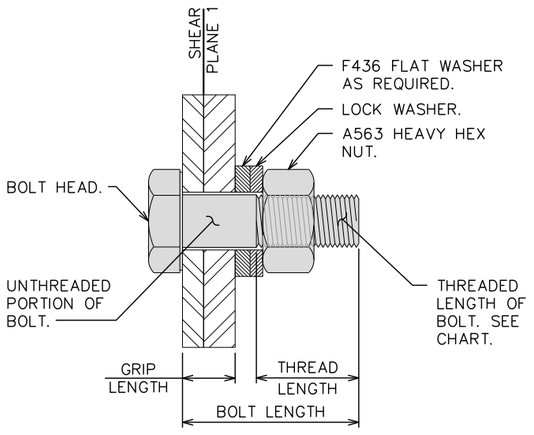
BOLT DIAMETER	STANDARD HOLE	SHORT SLOT
½	9/16	9/16 X 1/16
⅝	11/16	11/16 X ⅞
¾	13/16	13/16 X 1
⅞	15/16	15/16 X 1⅛
1	1 1/16	1 1/16 X 1 5/16

1. DIMENSIONS GIVEN IN INCHES.
2. ALL PROPOSED HOLES SHALL BE DRILLED OR PUNCHED.

BOLT DETAILS

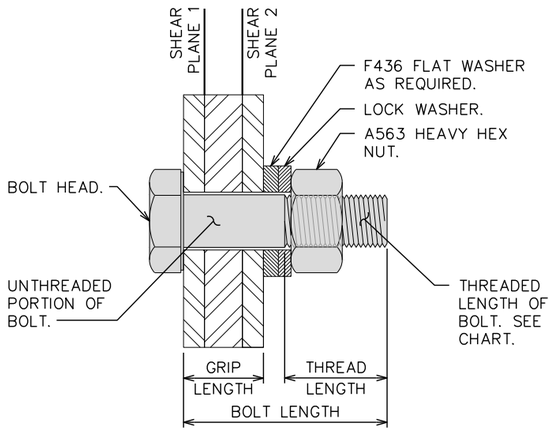
SINGLE SHEAR CONNECTIONS:

A325-X BOLT:
UNTHREADED LENGTH OF BOLT PASSES THROUGH SHEAR PLANE.



DOUBLE SHEAR CONNECTIONS:

A325-X BOLT:
UNTHREADED LENGTH OF BOLT PASSES THROUGH SHEAR PLANES.

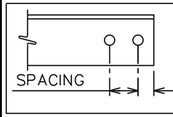


BOLT THREADS

BOLT DIAMETER	THREAD LENGTH
½"ø	1"
⅝"ø	1¼"
¾"ø	1⅜"
⅞"ø	1½"
1"ø	1¾"
1⅛"ø	2"
1¼"ø	2"

BOLT EDGE AND SPACING

BOLT DIAMETER	MIN. EDGE	SPACING
½	⅞	1½
⅝	1⅛	1⅞
¾	1¼	2¼
⅞	1½	2⅝
1	1¾	3



- DIMENSIONS GIVEN IN INCHES

PLANS PREPARED FOR:
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JACKSONVILLE, FL 32256

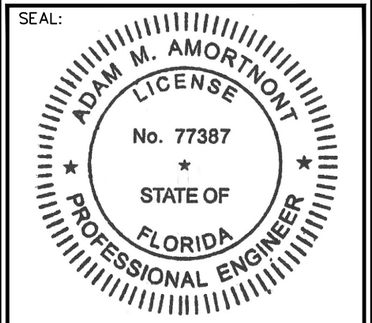
PROJECT INFORMATION:

GRACE UNITED
SITE #: 9JK1151B

8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

SEAL:



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REV	DATE	ISSUED FOR:
0	06-30-21	MODIFICATION DRAWINGS

DRAWN BY: EAJ | CHECKED BY: ML

SHEET TITLE:

PROJECT NOTES II

SHEET NUMBER: **N-3**

REVISION: **0**

TEP#: 151354.443048

Received September 21, 2021
Planning and Building Department

ROOFING NOTES:

1. TEMPORARY ROOF PROTECTION – PROVIDE TEMPORARY PROTECTION USING 3/4" STYROFOAM PADDING AGAINST THE ROOFING MATERIAL WITH 3/4" PLYWOOD BETWEEN THE PADDING AND ANY EQUIPMENT. MATERIALS, AND TOOLS STORED ON THE ROOF. THE ROOF AROUND WORKING AREAS SHALL ALSO BE TEMPORARILY PROTECTED AS WELL AS THE PATHS BETWEEN THE WORK AREA AND ROOF ENTRY DOORS. THE METHOD OF PROTECTION SHALL ALSO COMPLY WITH ANY ROOF WARRANTY THAT MAY BE IN EFFECT. IF PENETRATING SUBSTANCES, SUCH AS ACIDS, CHEMICALS, OR TOOLS ARE TO BE USED DURING CONSTRUCTION, PROVIDE ADDITIONAL PROTECTION TO PREVENT ROOF DAMAGE.

2. WATER PROTECTION – THE CONTRACTOR SHALL PROVIDE PROTECTION FROM WATER PENETRATION DURING THE INSTALLATION OF ROOF PENETRATING SUPPORT SYSTEMS OR ANY OTHER ROOF PENETRATING PROCEDURE. METHODS SHALL COMPLY WITH ANY ROOF WARRANTY IN EFFECT.

3. FIRE PROTECTION – COMPLY WITH OSHA STANDARDS THROUGHOUT THE PROJECT. WHEN OPERATING TOOLS THAT PRODUCE SPARKS, FLAME OR HEAT, THE CONTRACTOR WILL DESIGNATE AN INDIVIDUAL TO STAND–BY THE INDIVIDUAL OPERATING THE TOOL WITH A 20 LB. ABC FIRE EXTINGUISHER WITH IT'S PIN REMOVED AND READY TO USE IN CASE OF A FIRE. THE CONTRACTOR SHALL PROVIDE AT ALL TIMES ONE PROPERLY CHARGED 20 LB. ABC FIRE EXTINGUISHER WITHIN CLOSE PROXIMITY TO THE WORK AREA. THE FIRE EXTINGUISHER SHALL HAVE BEEN INSPECTED WITHIN THE PAST YEAR. IT SHALL BE KEPT IN A CONSPICUOUS LOCATION AND EASILY ACCESSIBLE. PATHS TO THE FIRE EXTINGUISHER AND OTHER FIRE FIGHTING EQUIPMENT SHALL BE KEPT CLEAR.

4. REINSTATEMENT – ANY ROOFING, PAVEMENT, FOOTPATH, CURB, GUTTERS, WALLS, FLOORS, SERVICES, AND EXISTING FEATURES OR OTHER PROPERTIES DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REINSTATED BY THE CONTRACTOR TO A CONDITION AT LEAST EQUAL TO THAT EXISTING BEFORE COMMENCEMENT OF OPERATIONS AT NO COST TO THE OWNER OR THE CLIENT.

5. REPAIRS – THE CONTRACTOR SHALL USE THIS EXISTING ROOFING WARRANTY CONTRACTOR TO REPAIR HOLES, DAMAGES, AND ALTERATIONS TO THE ROOF. IF EXCESSIVE COSTS ARE ASSOCIATED WITH THIS ROOFING CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE CLIENT OF THE SITUATION AND PROVIDE AN ALTERNATE ROOFING CONTRACTOR TO PERFORM THE WORK.

6. CONTRACTOR SHALL REMOVE ONLY THE AMOUNT OF ROOFING AND INSULATION REQUIRED TO PERFORM THE WORK. AFTER THE COMPLETION OF WORK, REPLACE THE DEMOLISHED INSULATION WITH A COMPATIBLE INSULATION, PROVIDING A TIGHT JOINT ALL AROUND. FLASH IN NEW BUILT–UP ROOFING TO THE EXISTING BUILT–UP ROOFING AS RECOMMENDED BY THE ROOFING MANUFACTURER TO PROVIDE A WATERTIGHT ROOF.

STRUCTURAL WOOD NOTES:

LVL'S
MINIMUM PROPERTIES:
E = 2,000 KSI
Fb = 3,100 PSI
Fv = 285 PSI
Ft = 2,150 PSI

TIMBER
MINIMUM GRADE OF DFL NO. 2

SHEATHING
APA RATED STRUCTURAL 1

PLANS PREPARED FOR:

T-Mobile

7025 AC SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED
SITE #: 9JK1151B

8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

FL COA # 31011

SEAL:

ADAM M. AMORTNONT
LICENSE
No. 77387
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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REV	DATE	ISSUED FOR:
0	06-30-21	MODIFICATION DRAWINGS

DRAWN BY: EAJ | CHECKED BY: ML

SHEET TITLE:

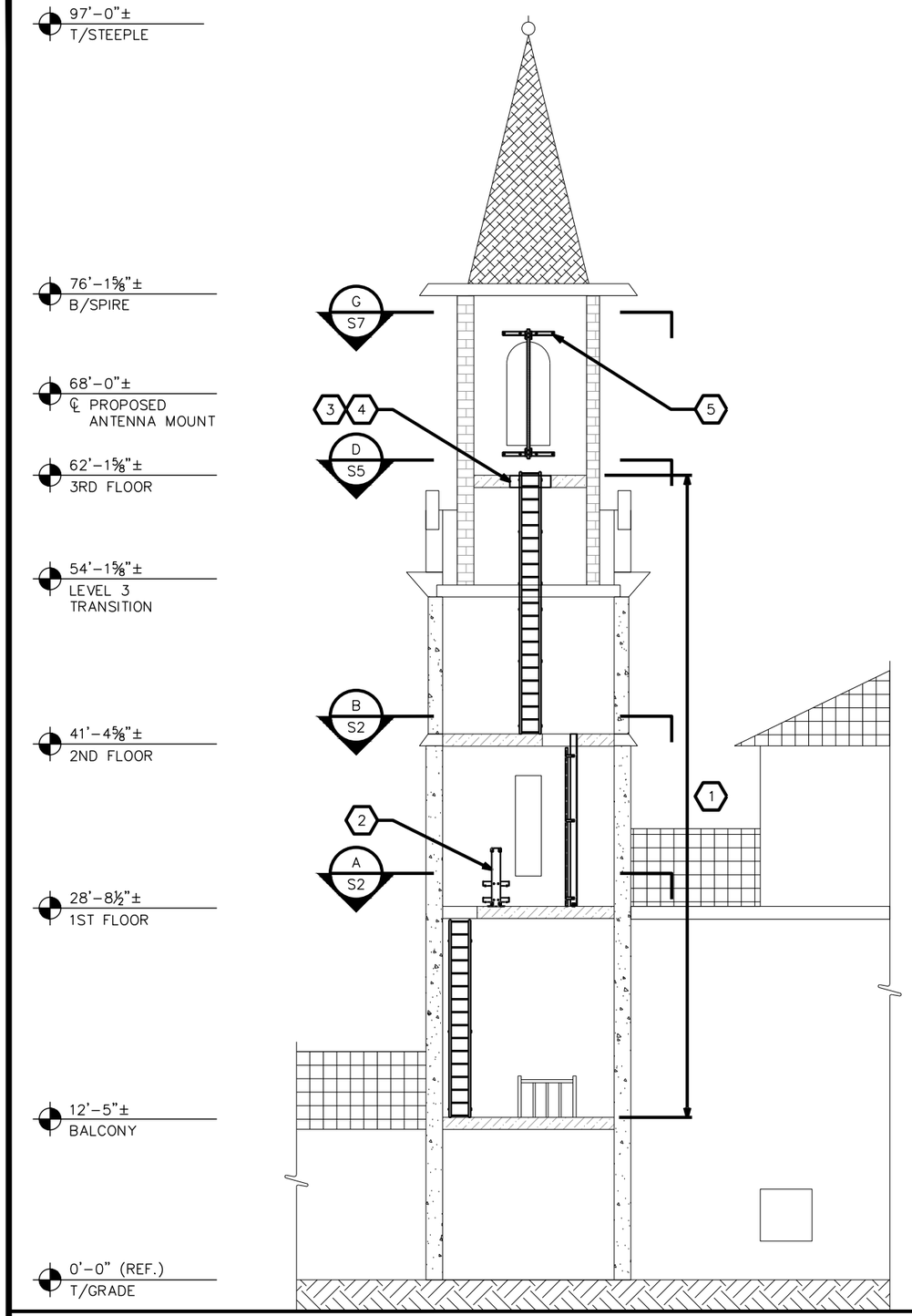
PROJECT NOTES III

SHEET NUMBER: **N-4**

REVISION: **0**

TEP#: 151354.443048

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Planning and Building Department



STEEPLE ELEVATION

SCALE: 3/32" = 1'-0"

MODIFICATION SCHEDULE

NO.	MODIFICATION DESCRIPTION	ELEVATION (FT.)	SHEET
1	REPLACE EXISTING WOOD-FRAMED LADDER WITH COTTERMAN FIXED LADDER AND SAFETY CLIMB.	12.4 – 62.1	S-2, S-3
2	INSTALL PROPOSED EQUPIMENT RACK.	28.7	S-2, S-4
3	CLOSE EXISTING HATCH OPENING.	62.1	S-5, S-6
4	INSTALL NEW HATCH OPENING AND DOOR.	62.1	S-5, S-6
5	INSTALL PROPOSED ANTENNA MOUNTS.	68	S-7, S-8
6	MODIFICATION INSPECTION BY TEP. CONTACT TEP FOR FEE: PMI@TEPGROUP.NET.	–	N-1

NOTES:

1. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE THE MODIFICATION INSPECTOR/ ENGINEER OF RECORD WITH A SEALED CERTIFIED WELD INSPECTION REPORT. THIS REPORT SHALL DOCUMENT THE ENTIRE WELDING PROCESS (PRE/DURING/POST) WITH PROPER PHOTOS. WELDING SHALL CONFORM TO AWS D1.1/D1.1M: 2010 "STRUCTURAL WELDING CODE-STEEL", FOR ADDITIONAL NOTES, SEE WELDING NOTES.
2. PRIOR TO FABRICATION, CONTRACTOR SHALL FIELD VERIFY ALL LENGTHS AND QUANTITIES GIVEN. LENGTHS AND QUANTITIES PROVIDED ARE FOR QUOTING PURPOSES ONLY AND SHALL NOT BE USED FOR FABRICATION.
3. ANTENNAS AND OTHER APPURTENANCES MAY NEED TO BE TEMPORARILY REMOVED OR MOVED DURING THE INSTALLATION OF THE MODIFICATIONS SHOWN ABOVE.
4. ALL BOLTS ARE TO BE GRADE A325 WITH THREADS EXCLUDED FROM SHEAR PLANE (A325-X) UNLESS NOTED OTHERWISE. SEE SHEET N-3 FOR BOLT DETAILS.

0 8 16
SCALE IN FEET

PLANS PREPARED FOR:

T-Mobile

7025 AC SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED
SITE #: 9JK1151B

8 CARRERA STREET
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DRAWN BY: EAJ | CHECKED BY: ML

SHEET TITLE:

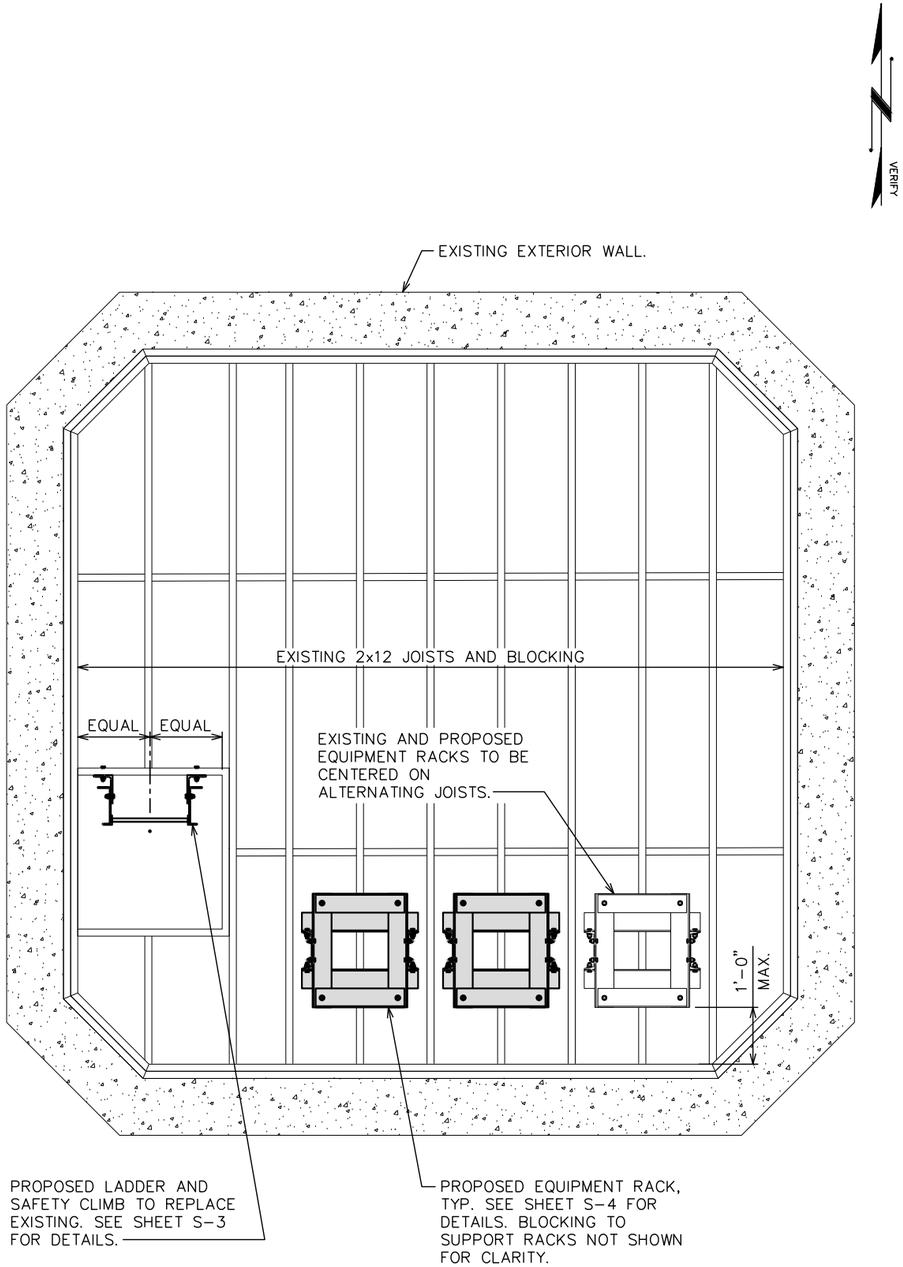
STEEPLE ELEVATION AND MODIFICATION SCHEDULE

SHEET NUMBER: **S-1**

REVISION: **0**

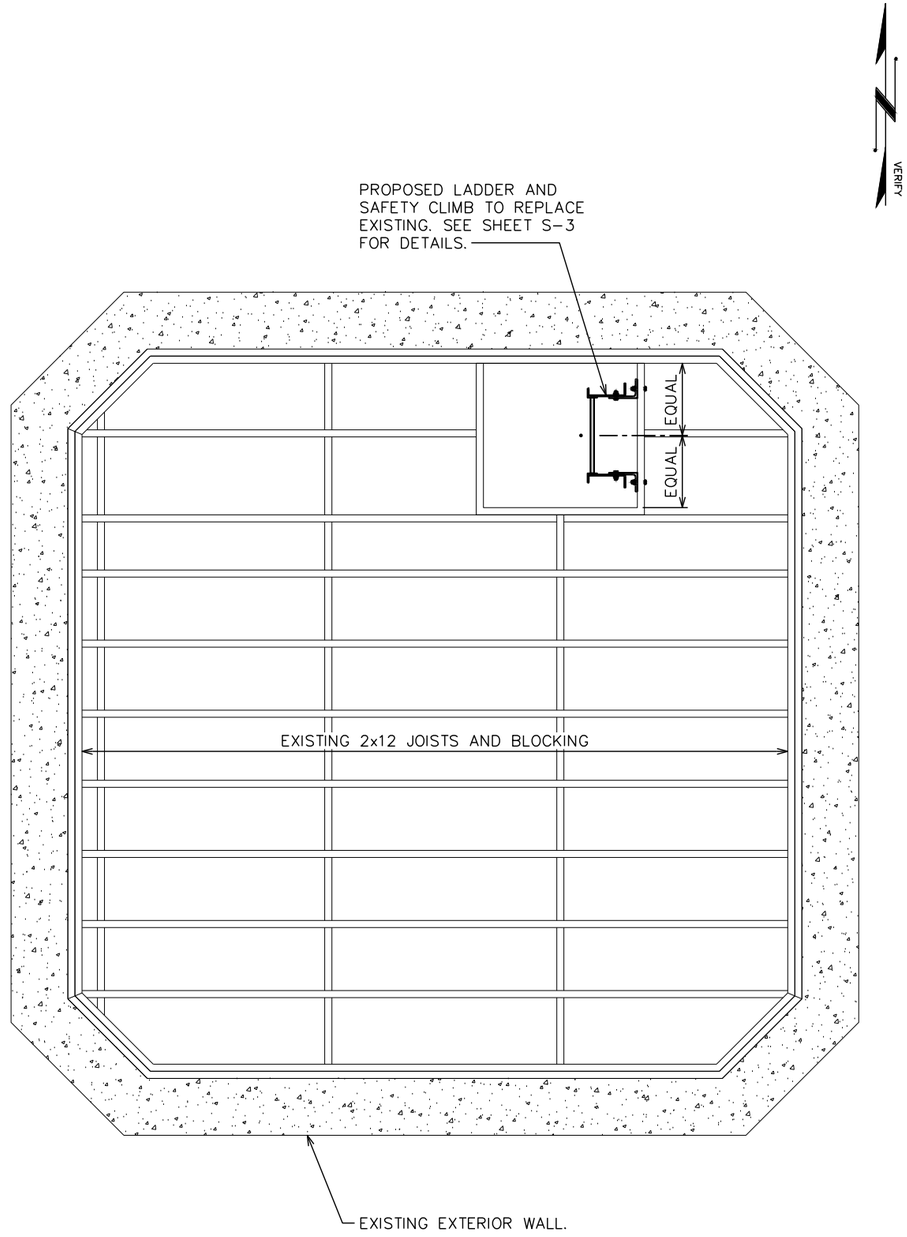
TEP#: 151354.443048

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SECTION A
SCALE: 3/8" = 1'-0"

0 2 4
SCALE IN FEET



SECTION B
SCALE: 3/8" = 1'-0"

0 2 4
SCALE IN FEET

PLANS PREPARED FOR:

T-Mobile

7025 AC SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

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DRAWN BY: EAJ | CHECKED BY: ML

SHEET TITLE:

STEEPLE PLAN DETAILS

SHEET NUMBER: **S-2**

REVISION: **0**

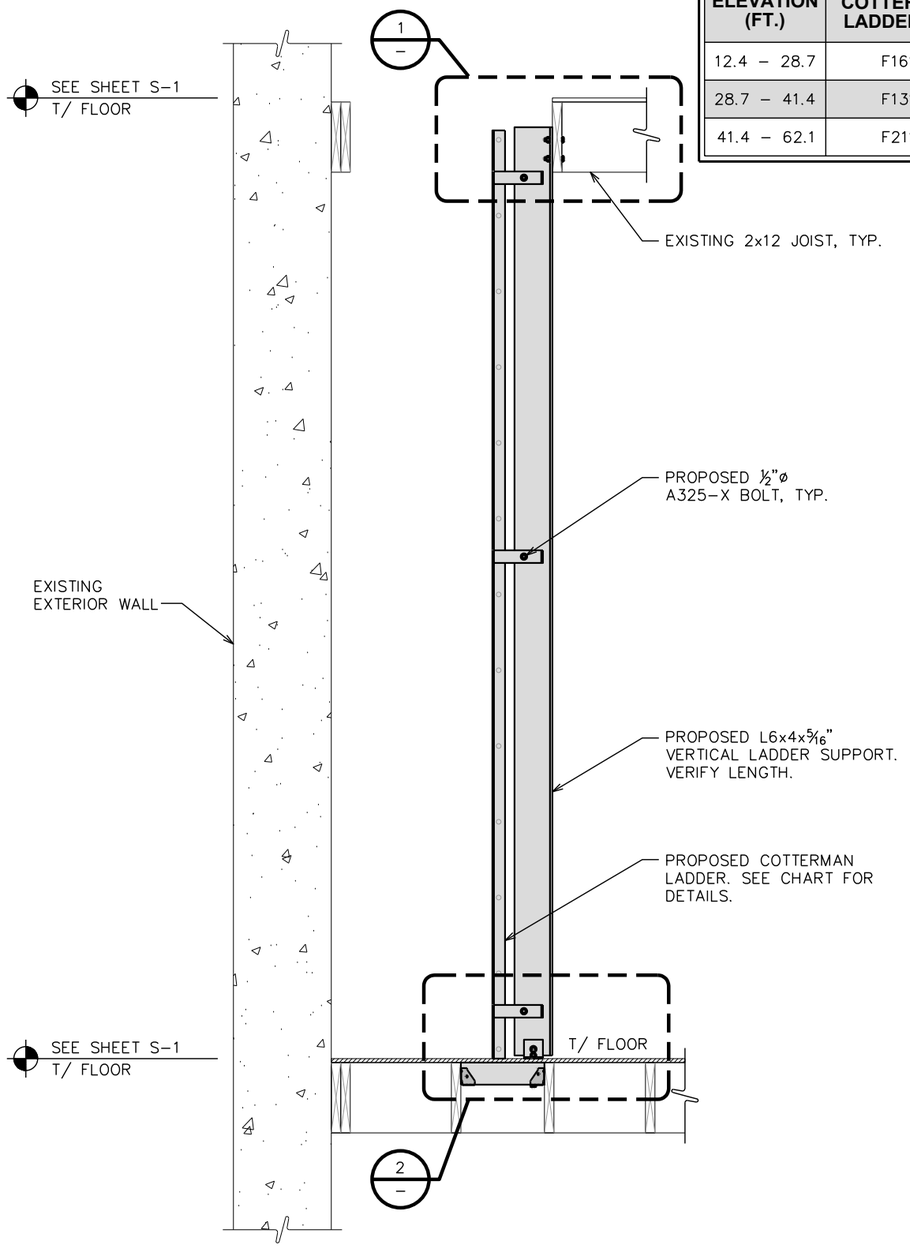
TEP#: 151354.443048

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NOTE:

FOR ORDERING COTTERMAN PRODUCTS, CONTACT COTTERMAN CO. AT (800) 679-4400.

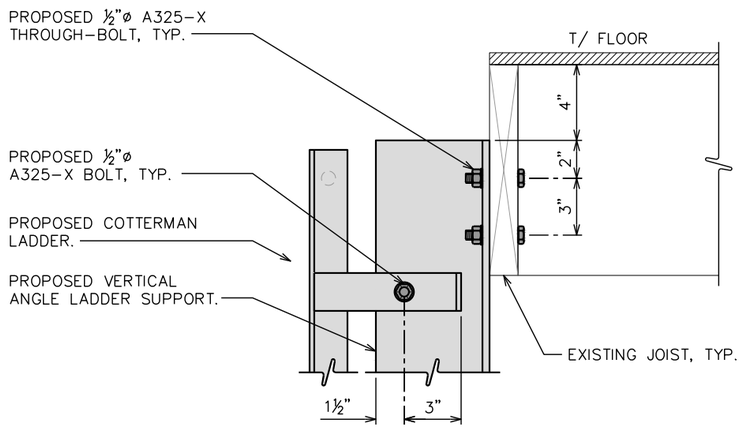
LADDER SCHEDULE	
ELEVATION (FT.)	COTTERMAN LADDER P/N
12.4 – 28.7	F16S
28.7 – 41.4	F13S
41.4 – 62.1	F21S



LADDER ELEVATION DETAIL

SCALE: ½" = 1'-0"

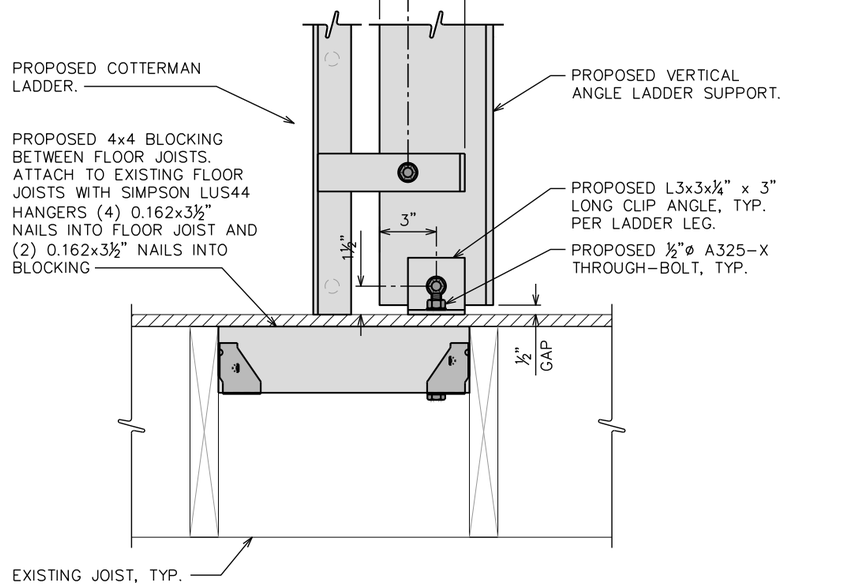
0 2 4
SCALE IN FEET



DETAIL 1

SCALE: 1½" = 1'-0"

0 1 2
SCALE IN FEET



DETAIL 2

SCALE: 1½" = 1'-0"

0 1 2
SCALE IN FEET

PLANS PREPARED FOR:

T-Mobile

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JACKSONVILLE, FL 32256

PROJECT INFORMATION:

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SITE #: 9JK1151B

8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

FL COA # 31011

SEAL:

ADAM M. AMORTNONT
LICENSE
No. 77387
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ADAM M. AMORTNONT, P.E. ON 06/30/21 USING A DIGITAL SIGNATURE.

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REV	DATE	ISSUED FOR:
0	06-30-21	MODIFICATION DRAWINGS

DRAWN BY: EAJ | CHECKED BY: ML

SHEET TITLE:

LADDER DETAILS

SHEET NUMBER: **S-3**

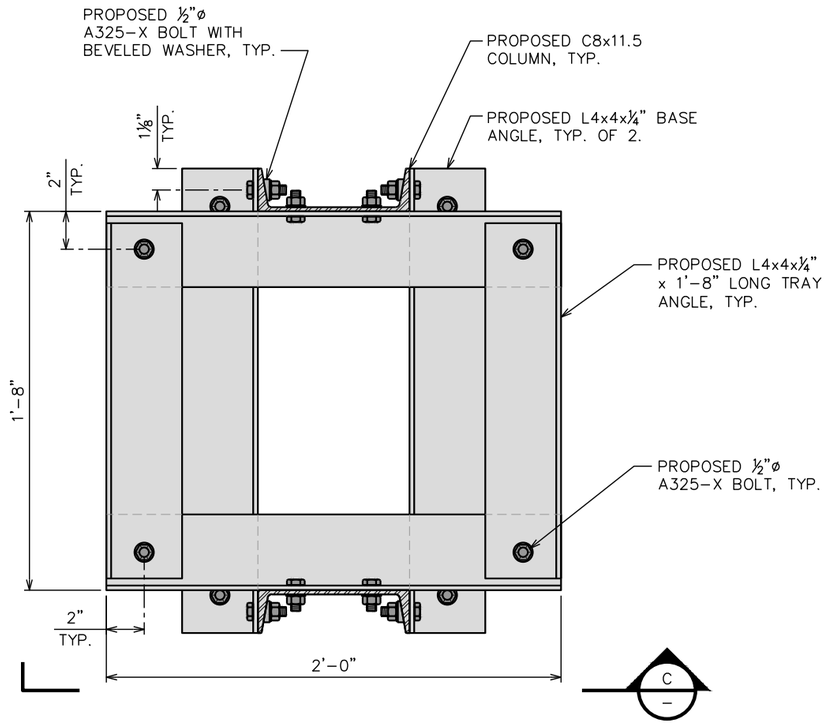
REVISION: **0**

TEP#: 151354.443048

Received September 21, 2021
Planning and Building Department

NOTES:

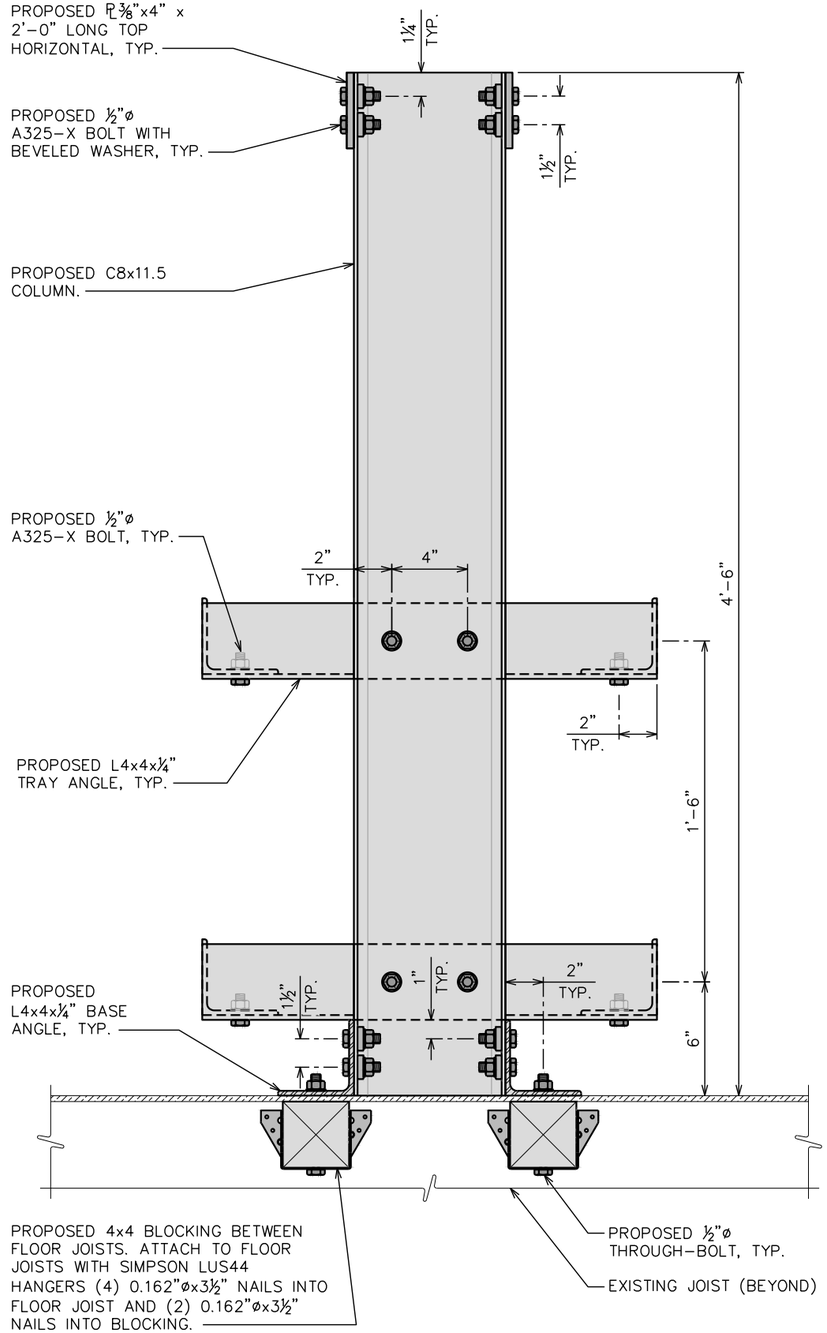
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3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH THE AISC STEEL CONSTRUCTION MANUAL. SEE SHEET N-2 FOR DETAILS.
4. ALL HOLES SHALL BE DRILLED OR PUNCHED.



EQUIPMENT RACK PLAN VIEW

SCALE: 1½" = 1'-0"

0 1 2
SCALE IN FEET



SECTION C

SCALE: 1½" = 1'-0"

0 1 2
SCALE IN FEET

PLANS PREPARED FOR:

T-Mobile

7025 AC SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED
SITE #: 9JK1151B

8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
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FL COA # 31011

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0	06-30-21	MODIFICATION DRAWINGS

DRAWN BY: EAJ | CHECKED BY: ML

SHEET TITLE:

EQUIPMENT RACK DETAILS

SHEET NUMBER: **S-4**

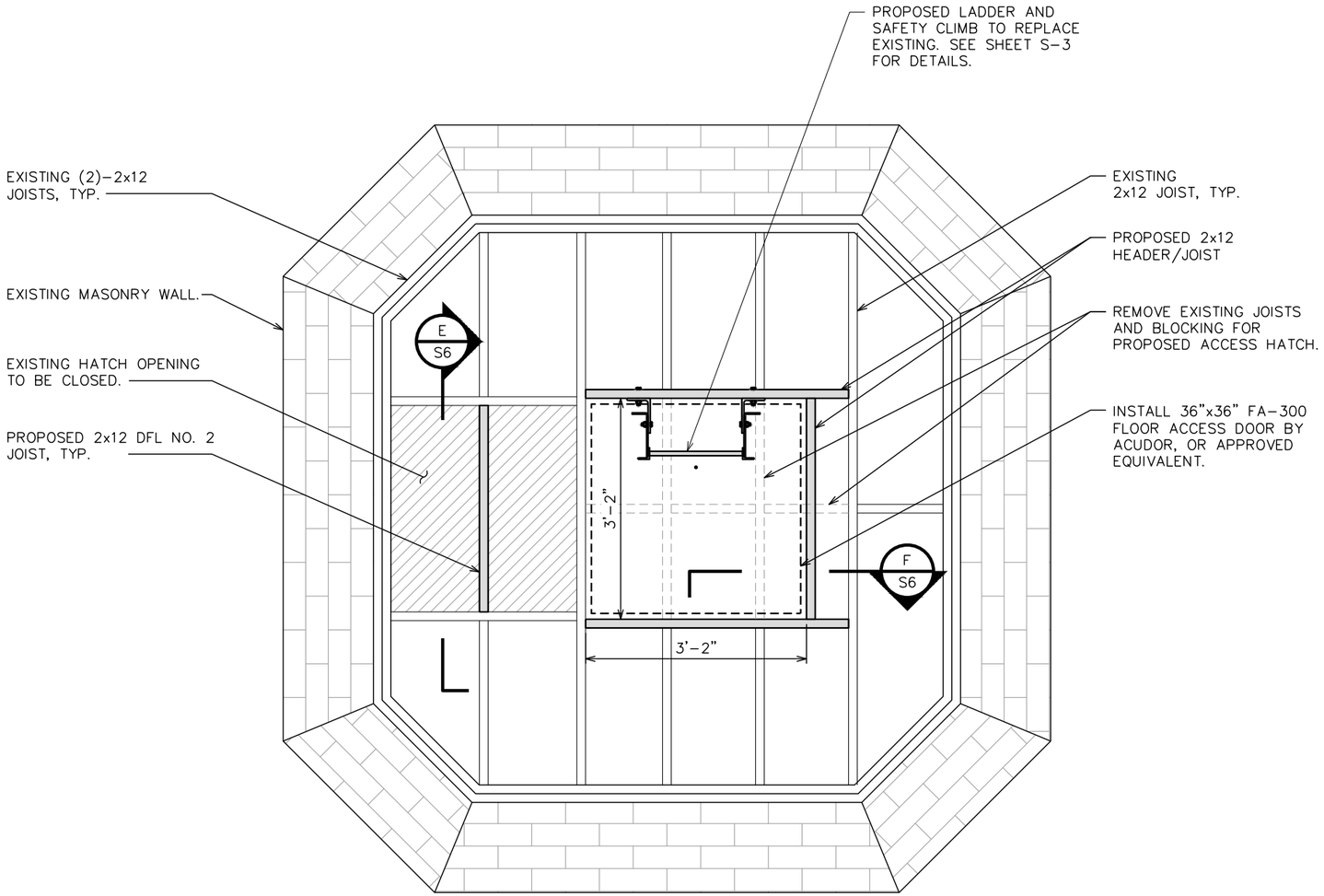
REVISION: **0**

TEP#: 151354.443048

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SECTION D
SCALE: ½" = 1'-0"

0 1 2
SCALE IN FEET

VERIFY

PLANS PREPARED FOR:

T-Mobile

7025 AC SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED
SITE #: 9JK1151B

8 CARRERA STREET
ST. AUGUSTINE, FL 32084
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DRAWN BY: EAJ | CHECKED BY: ML

SHEET TITLE:

HATCH DOOR DETAILS I

SHEET NUMBER: **S-5**

REVISION: **0**

TEP#: 151354.443048

Received September 21, 2021
Planning and Building Department

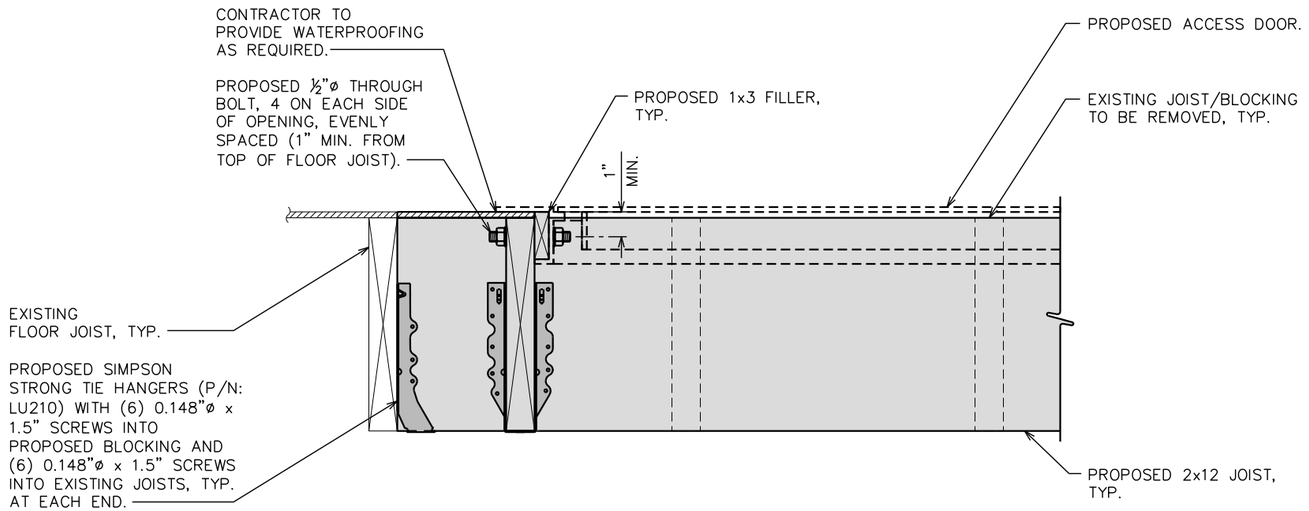


SECTION E

SCALE: 1½" = 1'-0"

0 1 2

SCALE IN FEET



SECTION F

SCALE: 1½" = 1'-0"

0 1 2

SCALE IN FEET

PLANS PREPARED FOR:

T-Mobile

7025 AC SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED
SITE #: 9JK1151B

8 CARRERA STREET
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DRAWN BY: EAJ | CHECKED BY: ML

SHEET TITLE:

HATCH DOOR DETAILS II

SHEET NUMBER: **S-6**

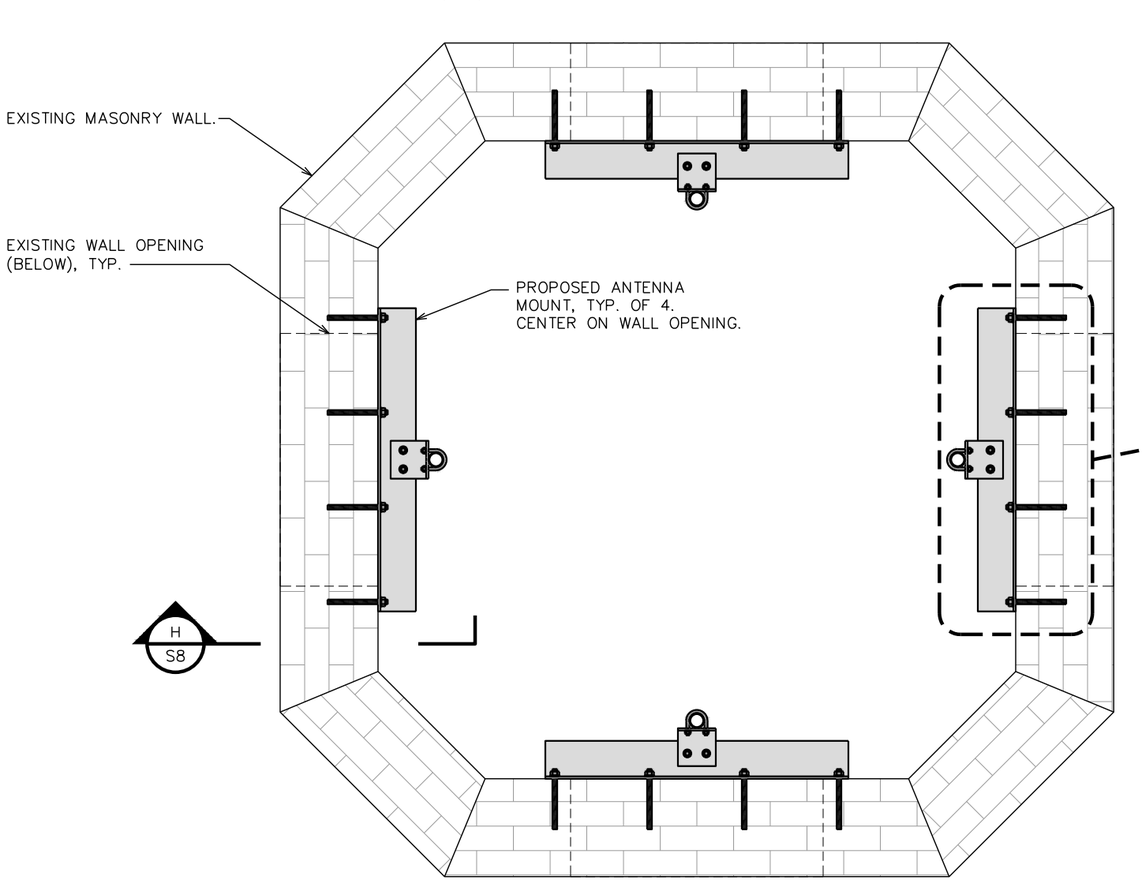
REVISION: **0**

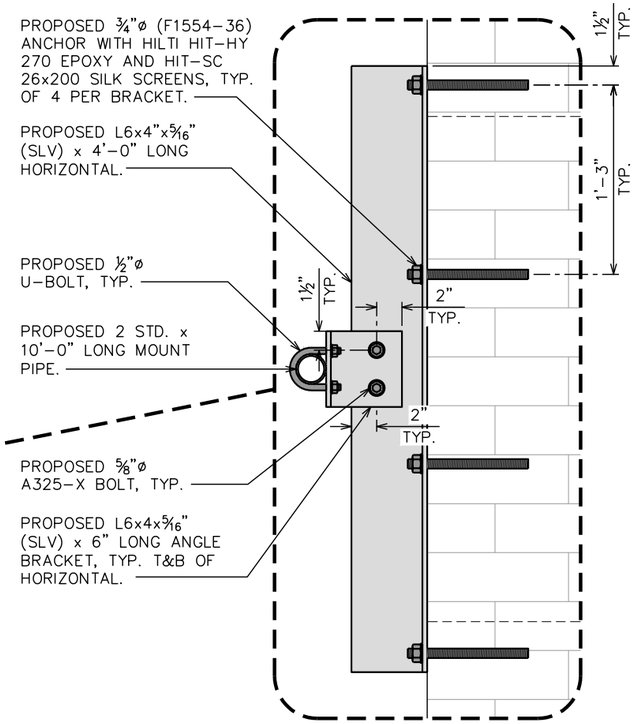
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6. FOR ORDERING HILTI PRODUCTS, CONTACT HILTI, INC. AT (800) 879-8000.





SECTION G
SCALE: ½" = 1'-0"

0 2 4
SCALE IN FEET

PLANS PREPARED FOR:

T-Mobile

7025 AC SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED
SITE #: 9JK1151B

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REV	DATE	ISSUED FOR:
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DRAWN BY: EAJ | CHECKED BY: ML

SHEET TITLE:

ANTENNA MOUNT DETAILS I

SHEET NUMBER: **S-7**

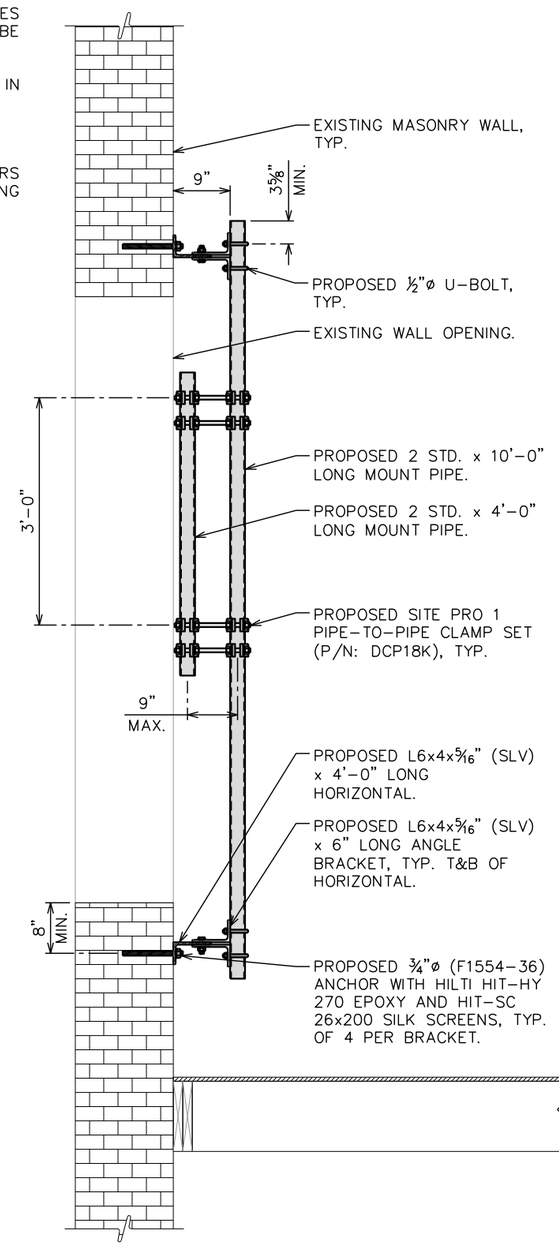
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SECTION H
SCALE: ½" = 1'-0"

0 2 4
SCALE IN FEET

PLANS PREPARED FOR:

T-Mobile

7025 AC SKINNER PARKWAY
JACKSONVILLE, FL 32256

PROJECT INFORMATION:

GRACE UNITED
SITE #: 9JK1151B

8 CARRERA STREET
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

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0	06-30-21	MODIFICATION DRAWINGS

DRAWN BY: EAJ | CHECKED BY: ML

SHEET TITLE:

ANTENNA MOUNT DETAILS II

SHEET NUMBER: **S-8**

REVISION: **0**

TEP#: 151354.443048

QUIT CLAIM DEED — RAMCO FORM 8

Return to: (enclose self-addressed stamped envelope)
Name: Lewis J. Qualman
Grace United Methodist Church, Inc., St.
Address: Augustine, Florida
8 Carrera St., St. Augustine, FL 32084

This Instrument Prepared by:
Name: Lewis J. Qualman
Address: Same

Property Appraisers Parcel Identification
Folio Number(s):

Grantee[s] S.S. # (s)
Trustees, of Grace United Methodist Church, Inc., St. Augustine, Florida

Public Records of
St. Johns County, FL
Clerk# 98049513
O.R. 1360 PG 926
01:51PM 11/03/1998
REC $9.00 SUR $1.50
Doc Stamps $0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, *Executed the* 16th *day of* ~~September~~ October *19* 98 *by* the Trustees of Grace Methodist Episcopal Church of St. Augustine now known as Grace United Methodist Church, St. Augustine *first party, to* the Trustees of Grace United Methodist Church, Inc., St.Augustine, Florida 8 Carrera St., St. Augustine, Florida 32084 *whose post office address is second party.*

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the first party, for and in consideration of the sum of $* 1.00 (one dollar) *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* St. Johns *, State of* Florida *, to-wit:*

Parcel ID 205350-0000
2-39 Model Land Co. Sub City
Lot 4 Blk K

See Exhibit A

COPY

Lot 4

To Have and to Hold *The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.*

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

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)
PATRICIA LABRIE
Printed Name

Witness Signature (as to first Grantor)
Sandra Palmer
Printed Name

Witness Signature (as to Co-Grantor, if any)
Printed Name

Witness Signature (as to Co-Grantor, if any)
Printed Name

Grace United Methodist Church
Grantor Signature — L.S.
By: President, Bd of Trustees
Richard Gibson
Printed Name
8 Carrera St., St. Augustine, FL 32084
Post Office Address

2nd
Co-Grantor Signature (if any) — L.S.
By: Secretary, Bd of Trustees
Lewis J. Qualman
Printed Name
8 Carrera St., St. Augustine, FL 32084
Post Office Address

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Richard Gibson, President, Board of Trustees-Lewis J. Qualman Secy, Bd of Trustees known to me to be the person ____ described in and who executed the foregoing instrument, who acknowledged before me that ____ executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☑ Said person(s) provided the following type of identification: FDL# G125-752-46-179-0, G455-530-23-286-0

NOTARY RUBBER STAMP SEAL

PATRICIA LABRIE
MY COMMISSION # CC 754218
EXPIRES: June 24, 2002
Bonded Thru Notary Public Underwriters

Witness my hand and official seal in the County and State last aforesaid this 16th day of October A.D. 19 98

Notary Signature
PATRICIA LABRIE
Printed Name

©Form Design, Seminole Paper & Printing Co., Inc., 1994
11 02 95

EXHIBIT A

2-39 Model Land Co. Sub City

Lot 4 Blk K

In City of St. Augustine, commencing at the corner of Carrera Street and Cordova Street, thence along the West line of Cordova Street N. 15 degrees 36' W. 115 feet to a post, thence by Lands of H. M. Flagler, S. 78 degrees 22' W. 202 feet to a post; thence by Lands of H. M. Flagler, S. 11 degrees 38' E. 114 feet 10 inches to the North line of Carrera Street, thence along the North line of Carrera Street N. 78 degrees 22' E. 210 feet more or less to place of beginning, being same land conveyed to Grace Methodist Episcopal Church of St. Augustine by Warrenty Deed dated January 28, 1908 and recorded in Deed Book 14, Page 332, Public Records of St. Johns County, Florida.

In Trust, that said premises shall be used, kept and maintained as a place of divine worship of the United Methodist Ministry and members of The United Methodist Church; subject to the Discipline, usage, and ministerial appointments of said Church as from time to time authorized and declared by the General Conference and by the Annual Conference within whose bounds the said premises are situated. This provision is solely for the benefit of the Grantee, and the Grantor reserves no right or interest in said premises.

St. Johns County, FL

2021 TRIM Notice

2021 TRIM Notice (PDF)

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2053500000
Location Address	8 CARRERA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug W of St George (COM) (610.06)
Tax Description*	2-39 MODEL LAND CO SUB CITY LOT 4 BLK K OR1360/926(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	Model Land Company Subdivision
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.580
Homestead	N

Owner Information

Owner Name	Grace United Methodist Church 100% Trustees Grace United 100%
Mailing Address	8 CARRERA ST SAINT AUGUSTINE, FL 32084-3622

Map



Valuation Information

	2021
Building Value	$983,881
Extra Features Value	$9,631
Total Land Value	$626,750
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,620,262**
Total Deferred	$184,347
Assessed Value	**$1,435,915**
Total Exemptions	$1,435,915
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
2020	$992,490	$9,631	$626,750	$0	$0	$1,628,871	$1,305,377	$1,628,871	$0
2019	$928,307	$9,631	$626,750	$0	$0	$1,564,688	$1,186,706	$1,564,688	$0
2018	$568,606	$8,818	$501,400	$0	$0	$1,078,824	$1,078,824	$1,078,824	$0
2017	$609,220	$7,530	$501,400	$0	$0	$1,118,150	$1,118,150	$1,118,150	$0
2016	$584,565	$7,530	$501,400	$0	$0	$1,093,495	$1,075,699	$1,093,495	$0
2015	$615,332	$7,530	$501,400	$0	$0	$1,124,262	$977,908	$1,124,262	$0
2014	$380,077	$7,530	$501,400	$0	$0	$889,007	$889,007	$889,007	$0
2013	$395,236	$7,530	$501,400	$0	$0	$904,166	$904,166	$904,166	$0
2012	$423,467	$7,710	$407,388	$0	$0	$838,565	$838,565	$838,565	$0
2011	$446,994	$7,892	$451,260	$0	$0	$906,146	$906,146	$906,146	$0
2010	$470,519	$8,072	$501,400	$0	$0	$979,991	$979,991	$979,991	$0

Exemption Information

Exemption Type	Amount
Church/Religious	$1,435,915

Building Information

Building	1
Actual Area	13653
Conditioned Area	17697
Actual Year Built	1887
Use	Churches
Style	04
Class	N
Exterior Wall	Concrete Block
Roof Structure	Wood Truss

Roof Structure	Wood Truss
Roof Cover	Clay Tile
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Wood Truss	100%

Roofing Cover	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	70%
Interior Flooring	Hardwood	30%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	17 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	440	440
2 STORY	8252	4126
CANOPY	0	25
BASE AREA	6847	6847
MASONRY UTILITY	0	90
CANOPY (COMMERCIAL)	0	288
2 STORY	918	459
PATIO	0	88
CANOPY (COMMERCIAL)	0	50
BASE AREA	1240	1240
Total SqFt	17697	13653

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	448
Handicap Ramp	0	0	0	0	75
Wood Fence	0	0	0	0	116
Fireplace Exterior	0	0	0	0	2

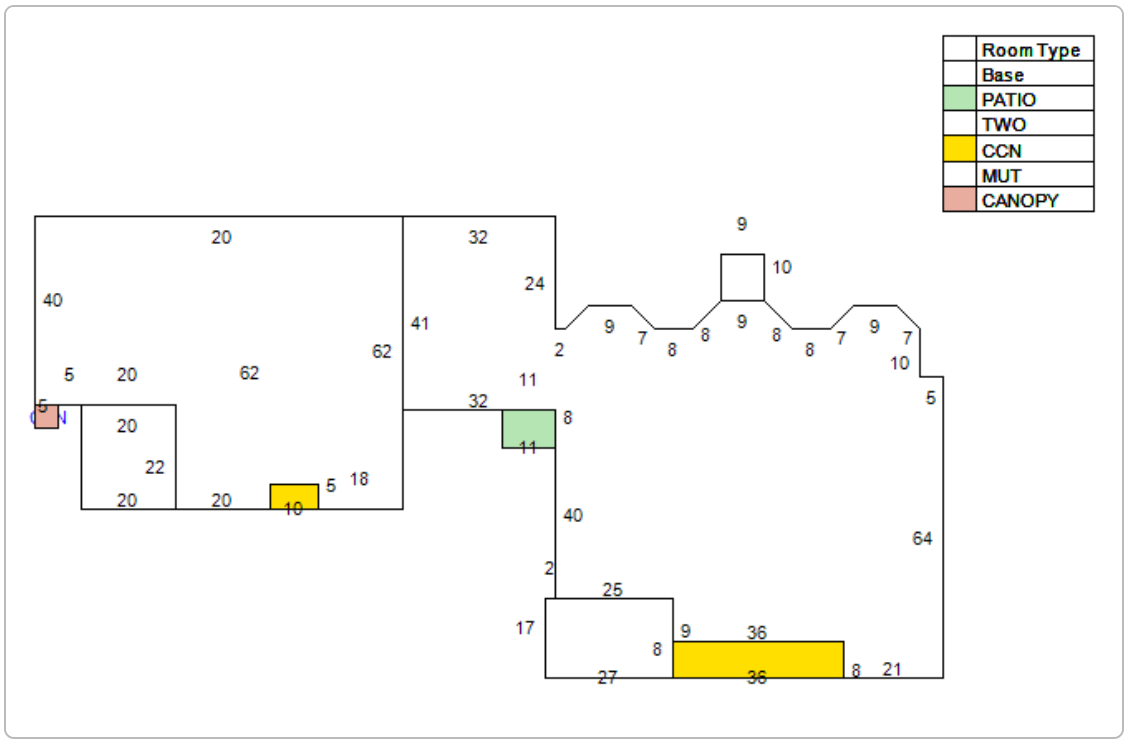
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	218	115	25070	SF	$626,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/16/1998	$100.00	QUIT CLAIM DEED	1360	926	U	I	TRUSTEES GRACE METHODIST EPISCOPAL CHURCH	TRUSTEES GRACE UNITED METHODIST CHURCH INC

Sketch Information



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

Developed by Schneider GEOSPATIAL

Last Data Upload: 9/22/2021, 12:23:48 AM

Version 2.3.147



Detail by Entity Name

Foreign Limited Liability Company
SHIRAH & COMPANY, LLC

Filing Information

Document Number	M11000002188
FEI/EIN Number	33-1125159
Date Filed	05/03/2011
State	GA
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/16/2011
Event Effective Date	NONE

Principal Address

202 Marina Drive
ST SIMONS ISLAND, GA 31522

Changed: 04/27/2018

Mailing Address

202 Marina Drive
ST SIMONS ISLAND, GA 31522

Changed: 04/27/2018

Registered Agent Name & Address

CHAMBERLAIN, JOEL C
2950 HALCYON LN
STE 606
JACKSONVILLE, FL 32223

Authorized Person(s) Detail

Name & Address

Title MGRM

SHIRAH, RICHARD
202 Marina Drive
ST SIMONS ISLAND, GA 31522

Title MGRM

SHIRAH, JAY
202 Marina Drive
ST SIMONS ISLAND, GA 31522

Title MGR

Richard O Shirah
202 Marina Drive
ST SIMONS ISLAND, GA 31522

Annual Reports

Report Year	Filed Date
2020	01/15/2020
2021	01/11/2021
2021	09/02/2021

Document Images

09/02/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
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04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
04/03/2017 -- ANNUAL REPORT	View image in PDF format
03/10/2016 -- ANNUAL REPORT	View image in PDF format
06/11/2015 -- ANNUAL REPORT	View image in PDF format
02/10/2014 -- ANNUAL REPORT	View image in PDF format
04/12/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
12/16/2011 -- LC Amendment	View image in PDF format
05/03/2011 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Foreign Limited Liability Company
T-MOBILE SOUTH LLC

Filing Information

Document Number	M05000006933
FEI/EIN Number	20-3945483
Date Filed	12/19/2005
State	DE
Status	ACTIVE

Principal Address

12920 SE 38TH STREET
BELLEVUE, WA 98006

Mailing Address

12920 SE 38TH STREET
C/O JULIE NELSON, PARALEGAL
BELLEVUE, WA 98006

Changed: 04/18/2017

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Authorized Representative

TRUE-AWTRY, KATIE
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title MANAGER, Executive Vice President, General Counsel & Secretary

MILLER, DAVID A
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title President

OSVALDIK, PETER
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title Executive Vice President, Corporate Strategy and Development

EWENS, PETER A.
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title Senior Vice President & Chief Accounting Officer

BAZZANO, DARA
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title Senior Vice President, Legal Affairs, Corporate Governance and Strategic Transactions & Assistant Secretary

HODDER, BROADY
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title Senior Vice President, Taxation

MILLER , CHRISTOPHER M.
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title Senior Vice President, Treasury & Treasurer

THORSTEINSSON, JOHANNES
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title Senior Vice President, Deputy General Counsel & Assistant Secretary

VENEZIA, LAUREN
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title VP, Accounting & Controller

DROBAC, DANIEL
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title VP, Treasury & Assistant Treasurer

MODI, RAHUL
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title VP, Tax

WEIANS, LARRY
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title Assistant Secretary

CONROY, DAVID E.
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title Assistant Secretary

WILLIAMS, FREDERICK
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title Authorized Signatory

GRAY, JASON
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title Authorized Signatory

THACKER, DAVID
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title Authorized Signatory

LUNA, CHRIS
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title Authorized Signatory

REINES, SUSAN
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title Authorized Signatory

ROMANO, LINDSEY
12920 SE 38TH STREET
BELLEVUE, WA 98006

Title Authorized Signatory

TRANT, GREG
12920 SE 38TH STREET
BELLEVUE, WA 98006

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Report Year	Filed Date
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2021	04/25/2021
2021	09/20/2021

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04/13/2018 -- ANNUAL REPORT	View image in PDF format
04/18/2017 -- ANNUAL REPORT	View image in PDF format
06/01/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
02/18/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
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03/20/2009 -- ANNUAL REPORT	View image in PDF format
04/07/2008 -- ANNUAL REPORT	View image in PDF format
02/22/2007 -- ANNUAL REPORT	View image in PDF format
05/02/2006 -- ANNUAL REPORT	View image in PDF format
12/19/2005 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Not For Profit Corporation
GRACE UNITED METHODIST CHURCH, INC.,ST. AUGUSTINE, FLORIDA

Filing Information

Document Number	N98000004804
FEI/EIN Number	59-3532125
Date Filed	08/19/1998
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/02/2011

Principal Address

8 CARRERA ST.
ST. AUGUSTINE, FL 32084

Mailing Address

8 CARRERA ST.
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

Namie, Margaret Z
8 CARRERA ST.
SAINT AUGUSTINE, FL 32084

Name Changed: 04/15/2015

Address Changed: 02/12/2013

Officer/Director Detail

Name & Address

Title Chairman, Board of Trustees

Ray, Sanford, Trustees Chair
8 CARRERA ST.
ST. AUGUSTINE, FL 32084

Title Chair, Church Council

Cummings, Pat
8 CARRERA ST.
ST. AUGUSTINE, FL 32084

ST. AUGUSTINE, FL 32084

Title Chair, Committee on Finance

Vander Veen, Mark
8 CARRERA ST.
ST. AUGUSTINE, FL 32084

Title Office Administrator

Namie, Margaret Z
8 CARRERA ST.
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2019	02/27/2019
2020	02/26/2020
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02/11/2021 -- ANNUAL REPORT	View image in PDF format
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02/27/2019 -- ANNUAL REPORT	View image in PDF format
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04/15/2015 -- ANNUAL REPORT	View image in PDF format
01/24/2014 -- ANNUAL REPORT	View image in PDF format
02/12/2013 -- ANNUAL REPORT	View image in PDF format
05/09/2012 -- ANNUAL REPORT	View image in PDF format
02/02/2011 -- REINSTATEMENT	View image in PDF format
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04/18/2003 -- ANNUAL REPORT	View image in PDF format
11/08/2002 -- ANNUAL REPORT	View image in PDF format
04/12/2001 -- ANNUAL REPORT	View image in PDF format
01/28/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
08/19/1998 -- Domestic Non-Profit	View image in PDF format

Trinity Independent Methodist Church

82 Bridge Street, St. Augustine, FL 32084

RECEIVED
OCT 13 2021
Planning/Building Dept.

To the Historic Architectural Review Board
City of St. Augustine

We would like to continue the application of partial demolition of the bell tower until November 18, 2021, pending drawing from civil engineer.

Property location:
82 Bridge Street
St. Augustine, FL 32084

I can be contacted at 904-315-2712.

Thank you,

Chief Administrator
Pastor Craig Anderson

Craig Anderson

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 21, 2021 Meeting



Application 2021-0091 Address: 144 Martin Luther King Avenue

Applicant: Synergy Construction & Maintenance
Property Owner: H&H Real Estate Investing, LLC

Project description: To demolish a residential building, constructed c. 1904 - 1910, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ0427
National Register:	Lincolnville National Register Historic District: Contributing	Construction date:	c. 1904-1910
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2117200000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This is an application for a Certificate of Demolition (COD) for a residential building that was continued at the September 16, 2021 HARB meeting. A partial COD application for the removal of only the front and rear porches was continued without being heard at the July 15, 2021 HARB meeting and was withdrawn before the August 19, 2021 HARB meeting. Please refer to the previous month's staff report for the full context of the historic property.
2. Located on the west side of Martin Luther King Avenue, formerly named Central Avenue, between Lovett and South Streets, this one-story residential building is contributing to the Lincolnville National Register Historic District and was built around the same time as other neighboring structures on that street. According to the Florida Master Site File (FMSF) survey, some of the finest and most modest homes in the city were within the Buena Esperanza Subdivision. This simple house's footprint appears to be as shown on Sanborn maps when first appearing on the 1910 version; however, a portion of what looked to be the rear porch extending across the entire west elevation was at some point enclosed.
3. Requirements for COD applications related to contributing buildings in historic districts, include a condition assessment report by an architect or structural engineer licensed in the State of Florida. A 1-page letter from RGM Engineering was submitted with the conclusion that major repairs, mold remediation, and addressing the unsound foundation/support system, was needed due to the sagging floor system, severe damage to the floor joists by wood/dry rot or insect damage, cracked and delaminating piers with failing mortar, severe wood decay in the corner, with evidence of moisture and possible mold under the siding. These are not atypical for historic structures and the HARB noted that the assessment did not indicate that the extent of the damage renders the building entirely incapable of being rehabilitated.
4. Since last month's meeting, the applicant has submitted additional documentation that will help determine undue economic hardship, including the following: a highlighted copy of the structural engineer's letter, the economic hardship worksheet, renovation estimate details, new construction estimate details, a return-on-investment analysis, the property assessment, and MLS comparables. Details related to the estimated cost to rehab the existing structure or construct new were provided to supplement the estimates given for last month's meeting, with the cost to renovate listed at $205,000, compared to the cost to demolish the structure and build a 708 square foot replacement residential building at $129,000. (The property appraiser survey of the existing house lists the conditioned area at 708 square feet). Historic incentives did not appear to be in the rehab projections. The return-on-investment analysis states there would be a $141,000 loss to rehab the existing building and to sell, a $52,000 loss to sell the existing house as-is, a $60,000 loss to sell the 708 square foot replacement residential building, but a $63,800 profit if a 1,300 square foot replacement was built (at a cost of $237,400) and sold at the estimated market value of $543,000.
5. Demolition of contributing buildings to historic districts causes a negative impact to the city's historic integrity and should not be considered until all due diligence has been completed. The engineer's assessment does not indicate that repair or rehabilitation is not possible.
6. Staff observed areas of what appears to be deterioration from moisture on the siding especially at some of the lower corners, insect damage on some of the floor joists under the house, and piers with areas of missing mortar in the joints or masonry members stacked without mortar. On the porches, the deck and wood steps of the rear porch appeared to be in more deteriorated condition overall than the front. The mostly brick piers of the front porch were in various conditions, with some additional materials added for reinforcement. The interior had largely been taken down to the studs.

STAFF SUMMARY AND ANALYSIS (continued):

7. Much of the building materials appeared to be in salvageable condition, especially since old-growth lumber is superior to new lumber, including large portions of the lumber used under the metal roof, the novelty siding, and existing wood windows. On the front porch, the chamfered wood posts, brackets, and exposed rafters appear to be in good condition
8. Originally, when plans were submitted to rehabilitate the existing house, the project scope included repairing/rebuilding the front and rear porches, along with modifications to the fenestration and to the interior layout, which would not be under HARB's purview. New plans were submitted for a new two-story residential building with the full COD application, which were reviewed at the September meeting. Only the demolition of the existing building can be considered for this application, as the HARB does not have design review authority on new construction for this area. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc.
9. Any redevelopment plans may require additional zoning review. An Archaeological Review application was submitted previously with the original plans to replace the porches and will need to be amended if the house will be demolished and replaced.

STAFF RECOMMENDATION:

Based on a review of the AGHP, previous discussion by the HARB at the September 16, 2021 HARB meeting, and without the support of evidence to the contrary, staff finds that the board can **take the following actions for a Certificate of Demolition** at **144 Martin Luther King Avenue**:

1. Continue to allow more time for the applicant or building owner to provide additional documentation if the HARB determines that more details are still needed to determine the condition of the exisiting building and/or the applicant or building owner has not sufficiently demonstrated that a denial will cause undue economic hardship
2. Approve if the HARB determines the removal of the contributing building will not be detrimental to the historic and architectural character of the city and that the applicant or building owner has sufficiently demonstrated that a denial will cause undue economic hardship
3. Deny the demolition if the board finds the removal of such building will be detrimental to the historic and architectural character of the city and that the applicant or building owner has not proven that a denial will cause undue economic hardship

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full demolition of a residential building.

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

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

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

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

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

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

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

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

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

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

The building was built c. 1904-1910, so is more than 50 years old. The building is not in a Historic Preservation Zoning District, not individually designated on the National Register of Historic Places, but is a contributing structure to the Lincolnville National Register Historic District and is recorded on the Florida Master Site File.

The engineer's letter does not indicate that repair or rehabilitation is not possible. More detailed evidence of an economic hardship was provided, and a Determination of Undue Economic Hardship worksheet was completed.

DEMOLITION REVIEW CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as many of the residential buildings that are in the immediate area.

3. The impact of the loss of the structure on the streetscape. Although this is not a significant building typology, the permanent loss of a building that contributes to the district with its intact historic architectural character will negatively impact the streetscape. The proposed new construction will reduce the historic and architectural integrity of the area.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans for a two-story single-family building were submitted by the applicant. Design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable.

5. The historical or cultural merit of the structure. The building is contributing to the Lincolnville National Register District and is listed on the Florida Master Site File, so has assigned historical and cultural merit.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because the building is located in the Lincolnville National Register Historic District, and there have already been many buildings lost to demolition in this district in particular, each demolition will further the overall significant impact to the historic fabric of the district, neighborhood, and streetscape.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the Frame Vernacular style. While the building is not unusual or particularly unique and is a typical building style in Lincolnville, it has an authentic historic vernacular character.

8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. The Frame Vernacular style design is found throughout St. Augustine, but many examples have been demolished in Lincolnville.

9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure. Although the wood frame building does not have a unique style or characteristics that would be difficult to reproduce, new construction often has a different look and feel than historic buildings.

10. *The justification for the proposed demolition.* The applicant indicated that it would be more costly to repair and address the existing conditions or to sell the existing house as-is, than to demolish the existing house and build a new 1,300 square foot building.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

Did applicant submit evidence of undue economic hardship? ☑ Yes ☐ No (Not Sufficient)

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

(Materials submitted by applicant noted with a checked box)

- ☑ 1. An estimate of the cost of the proposed construction, alteration, demolition, or removal;
- ☑ 2. The estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use;
- ☑ 3. In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property; (PROVIDED, BUT NO INDICATION IF ESTIMATE DONE BY PROFESSIONAL EXPERIENCED IN REHABILITATION)
- ☐ 4. The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
- ☐ 5. The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
- ☐ 6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- ☐ 7. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years;
- ☐ 8. The assessed value of the property according to the two (2) most recent assessments;
- ☐ 9. The real estate taxes for the previous two (2) years;
- ☐ 10. The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other;

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Polk City Directory Research
5. Lincolnville Survey Update showing demolitions





STAFF PHOTOGRAPHS
144 Martin Luther King Avenue



Front façade / east elevation facing MLK Avenue with L-shaped front porch

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue





Front façade / east elevation facing MLK Avenue
with front porch details

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue





Details on existing front porch including chamfered post columns and jig-sawn brackets
(east elevation and northeast corner)

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue





Details on existing front porch including chamfered post columns and exposed rafter tails of L-shaped front porch
(southeast corner and south elevation)

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue







Piers in various forms and conditions on existing front porch
of L-shaped front porch
(on east elevation, south elevation, and southeast corner)

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue





Rear / west elevation with rear porch

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue



Rear / west elevation
with rear porch





STAFF PHOTOGRAPHS
144 Martin Luther King Avenue





South elevation (looking west) and north elevation (looking east toward MLK Avenue)

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue





Front façade / east elevation facing MLK Avenue
and adjacent properties to the south and north

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue



Areas of deterioration
in wood novelty siding





STAFF PHOTOGRAPHS
144 Martin Luther King Avenue





Evidence of previous aluminum siding that once covered wood novelty siding

STAFF PHOTOGRAPHS
144 Martin Luther King Avenue:
Piers and Floor Joists Under House





STAFF PHOTOGRAPHS

144 Martin Luther King Avenue: Piers and Floor Joists Under House









STAFF PHOTOGRAPHS

144 Martin Luther King Avenue: Piers and Floor Joists Under House









STAFF PHOTOGRAPHS
144 Martin Luther King Avenue: Interior







STAFF PHOTOGRAPHS
144 Martin Luther King Avenue: Interior





STAFF PHOTOGRAPHS
144 Martin Luther King Avenue: Interior





STAFF PHOTOGRAPHS
144 Martin Luther King Avenue: Interior









STAFF PHOTOGRAPHS
144 Martin Luther King Avenue
Context Area

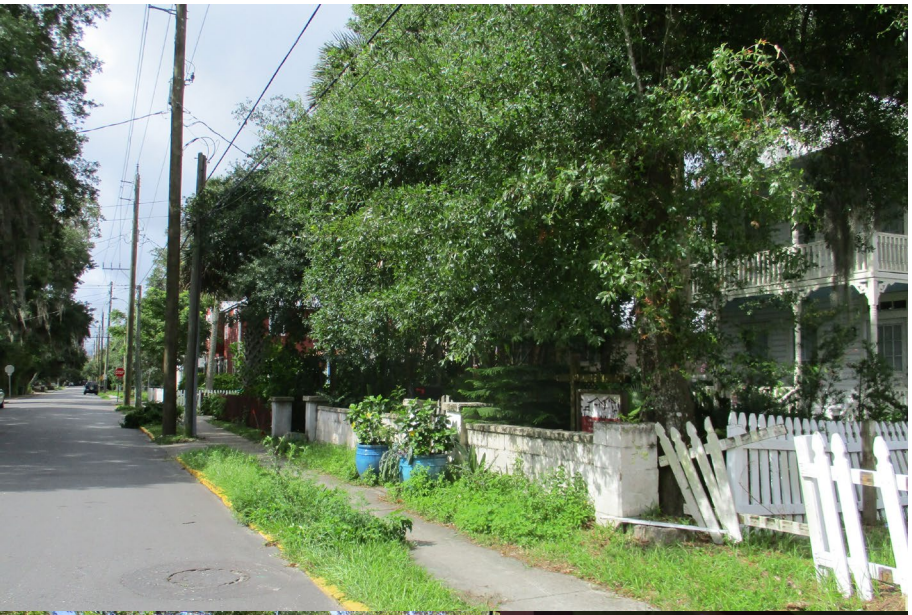
-Looking northward on west side of MLK Avenue
-Looking northward on east side of MLK Avenue
- Looking southward on east side of MLK Avenue





STAFF PHOTOGRAPHS

144 Martin Luther King Avenue Context Area: Looking southward on west side of street/adjacent to house









FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ427 1009==

Site Name: 144 Central Avenue 830== Survey Date: 7901 820==

Address: 144 Central Avenue, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Buena Esperanza (subdivision) 2 (block) Pt. 10 (S. 31.5 ft) (lot) 868==

868==

Owner of Site: Name: Lovette, Carrie B.;

Address: 1424 SE 2nd Avenue

Gainesville, Fla. 32601 902==

Occupant or Manager: Williams, Joyce 904==

Type of Ownership: Private 848== Zoning: RS2

NR Classification Category: Building 916== Recording Date: 8010 832==

UTM: 17 (zone) 469685 (easting) 3305595 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Aluminum siding

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2, attic louver 942==

Foundation: Brick piers 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: One story L-shaped porch on front

942==

Chimney Location: Outer, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: Chamfered posts, jigsawn brackets

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed residential/institutional 864==

Relationship to Surroundings: Set across from a Church

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 144 Central Avenue was constructed between 1904 and 1910 and is contemporary with its neighbors on the street. It has a one-story L-shaped porch on the front with chamfered posts, and jigsawn brackets under the eaves.

Buena Esperanza Subdivision contains some of the finest and some of the most modest homes in St. Augustine, reflecting different periods and different plans for the development of the area. The area was developed by, and served as the home of, prominent Victorian builders and suppliers of building materials like G. E. Hood, whose mill on Riberia Street provided much of the gingerbread used in local construction, and Heth Canfield, who owned the Canfield Lumber Company and was president of the St. Augustine Improvement Company which developed Buena Esperanza. In its early development, along Oneida, South Central, Cerro and Blanco Streets, it was one of the oustanding Victorian neighborhoods of St. Augustine. It included two of the largest estates in the city: "Three Oaks" at 175 Oneida Street and "Villa Rosa" at 187 Oneida. Its southern boundary, below Cerro Street, was the grounds of the St. Augustine Country Club--now a city park and sewage treatment facility. The early development was primarily White. A later infill of more modest houses, generally one story, and some influenced by the Bungalow style, were designed as Black residences. The area is bounded on the east and west by marshes and the San Sebastian River and Maria Sanchez Creek. Boatyards and some small stores along Riberia are industrial and commercial uses along the western boundary of this primarily residential neighborhood. Threats to the area include heavy traffic on Riberia and South Streets and drainage problems when it rains. There are several unpaved streets in the area. There is also a problem of housing deterioration, though several Victorian houses on Oneida Street have been restored recently.

HISTORY

The southwestern tip of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this area and contained a mission church and redoubt. Bernardo Segui, a Minor-

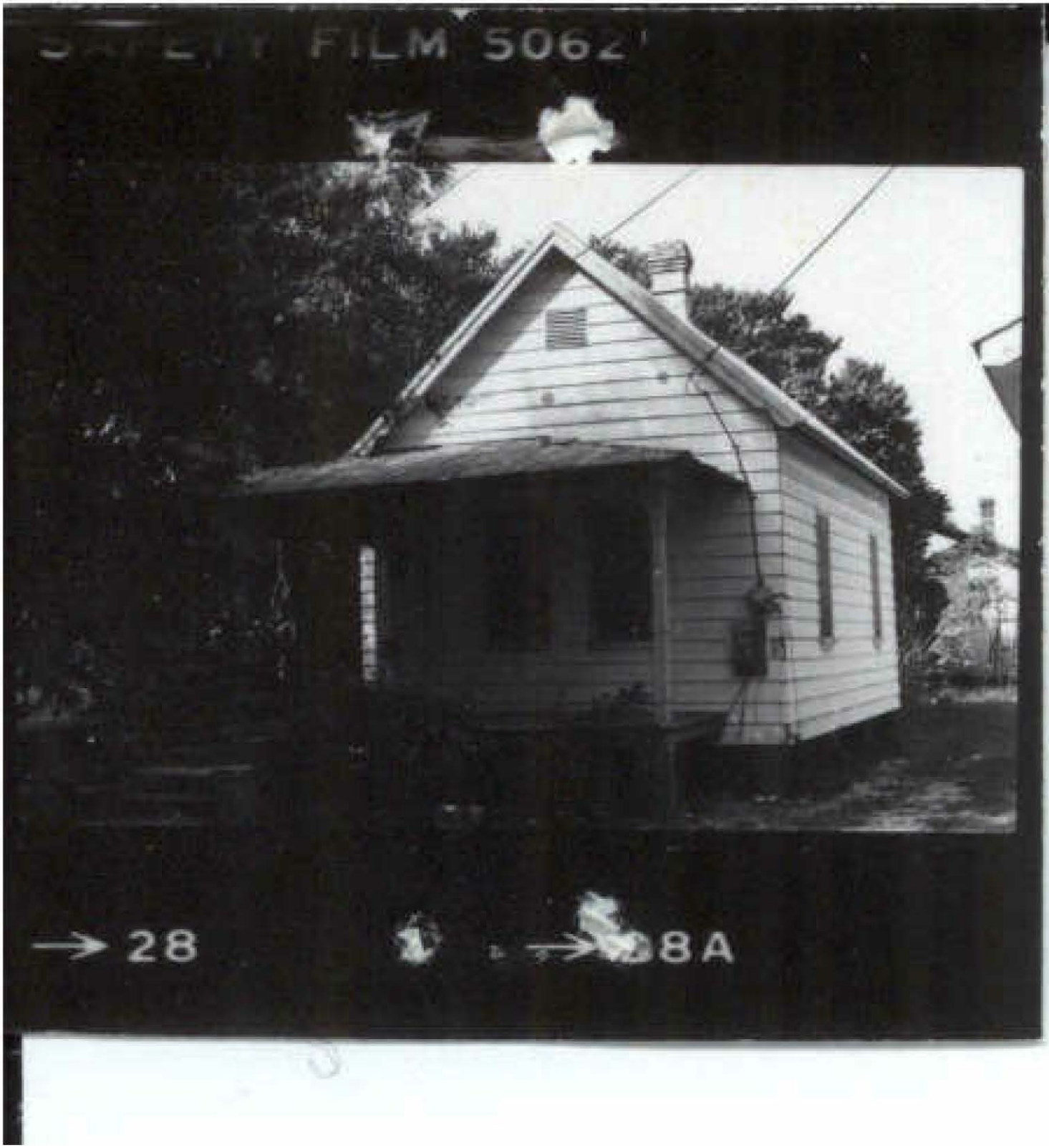
[over]

V. BIBLIOGRAPHY

1. Antonio de-Arredondo, "Plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

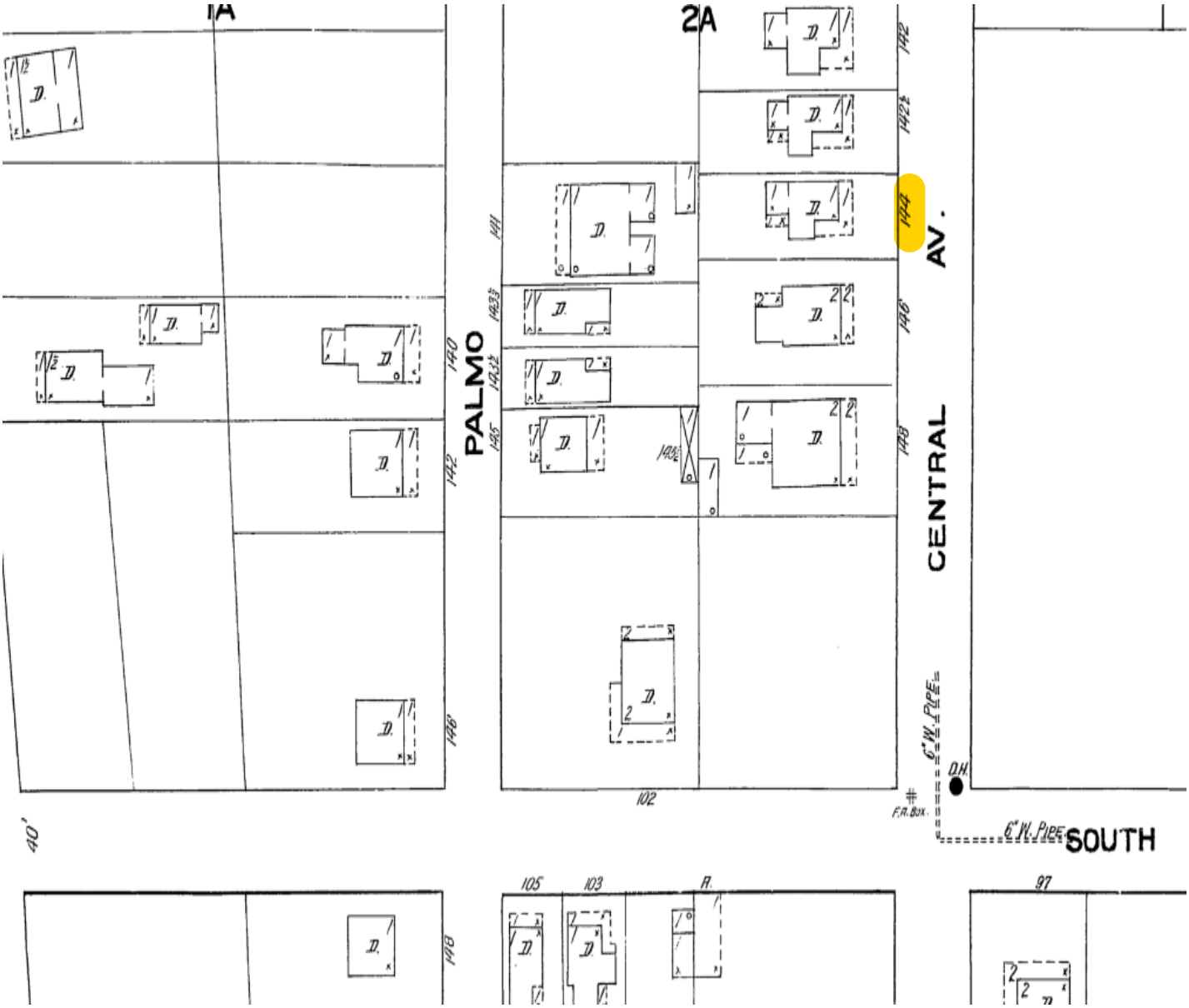
2. Deed Records, Book K, pp. 101 and 288; Book N, p. 575; Book O, pp. 141, 265 and 504; Book Q, pp. 346 and 354; Book GG, pp. 558, 564-565; Book KK, p. 250; 1894 Birds-Eye View of St. Augustine.

can merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promoter, built a plantation home on part of the tract and attempted but failed to promote residential construction on the northern fringes of the estate. Further development did not occur until 1885-1891 when the St. Augustine Improvement Company, a local real estate development firm, purchased and subdivided the Buena Esperanza Subdivision. Development proceeded quickly and by 1894 over thirty Victorian style residences were built in the tract, mainly along Oneida Street. Construction continued, however, over the next thirty-five years.[2]


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28
8A

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Mar. 1910, Sheet 19 (MLK Ave previously named Central Avenue)

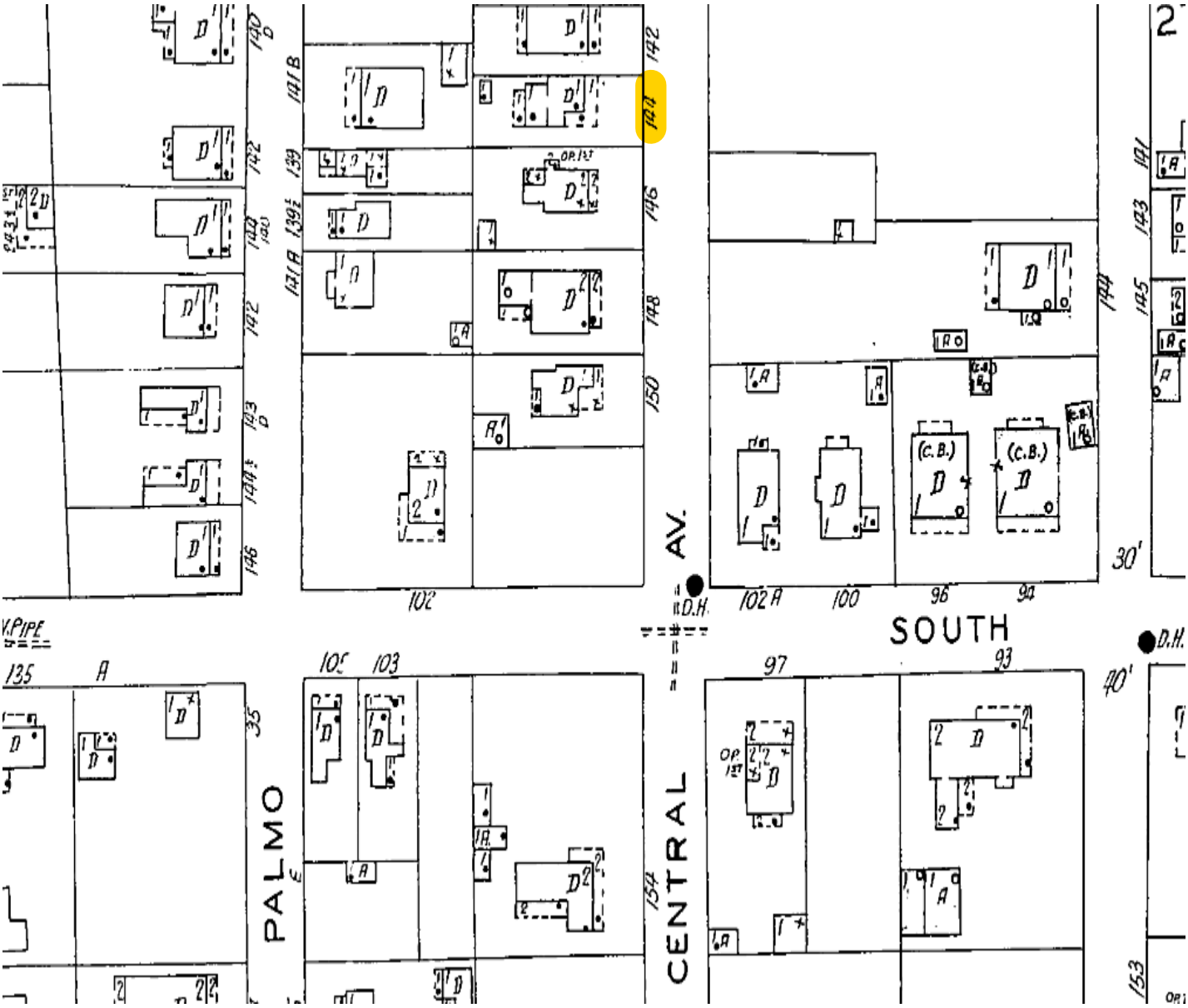


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 27 (MLK Ave previously named Central Avenue)

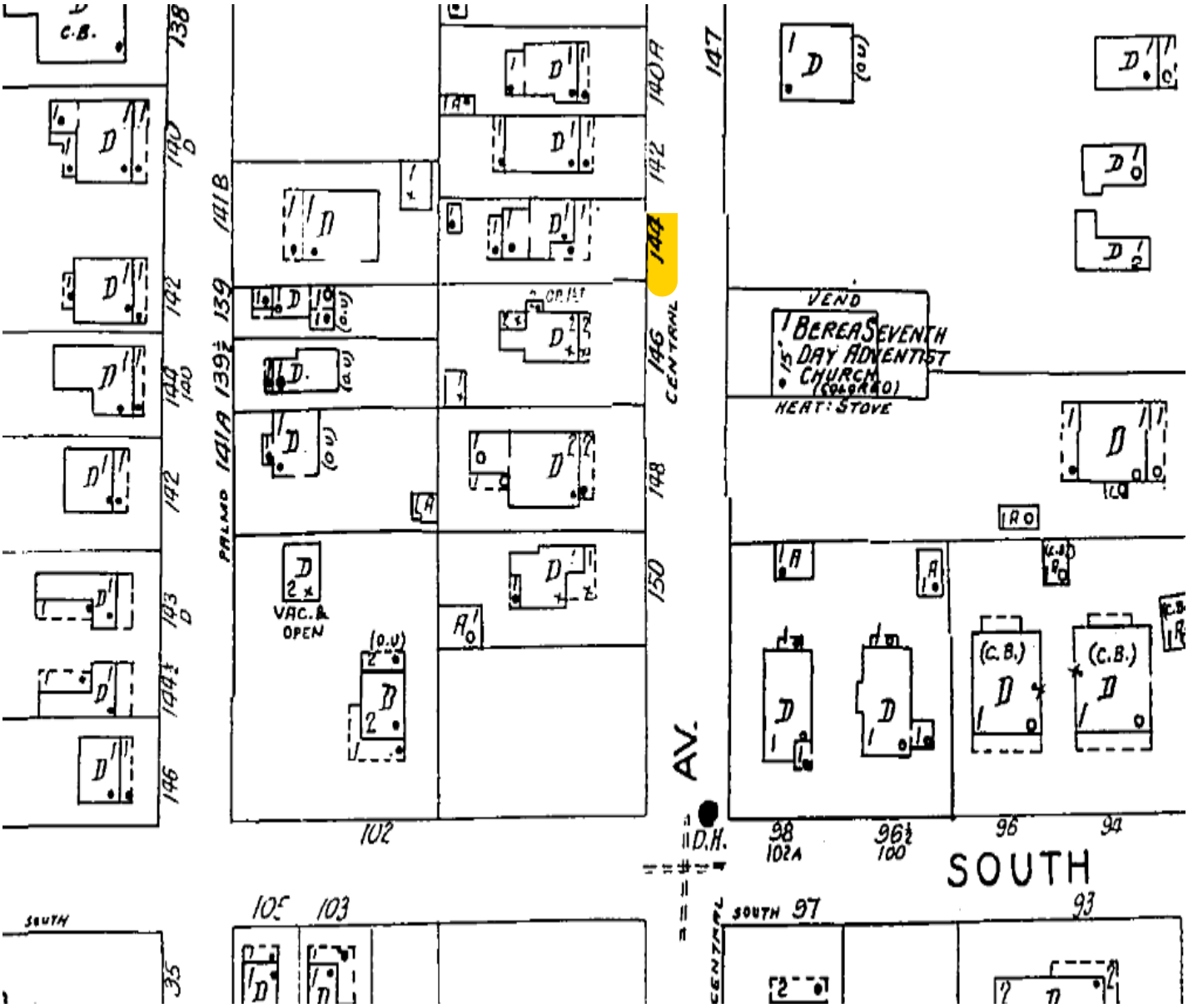


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ProQuest® Digital Sanborn Maps, 1867–1970 (MLK Ave previously named Central Avenue)

Saint Augustine Apr. 1930, (Revised to 1946), Sheet 27



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Sanborn Map (1930 revised to 1965), Sheet 27
144 Martin Luther King Avenue (formerly Central Avenue)



144 Martin Luther King Avenue (c. 1904-1910)
(listed in City Directories as 144 Central Avenue)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1914-15+	Clarence Levister (m)	*	Bartender, JH Lynn & Co.
1920-21	Nellie Gunyon	*	Laundress
1924-25	Allen Strowball (Mary)	*	Janitor, St. Augustine National Bank
1930	Allen Strowball (Mary)	(c)	Porter
1934	Allen Strowball	(c)	Janitor, St. Augustine National Bank
1940	Marcellus Williams (Ella)	(c)	Porter, Hotel Bennett
1945	Charles Green (Evelyn)	(c)	Fisherman
1951	Charles Green (Evelyn)	(c)	Fisherman
1957	George P. Hammond	--	Molder Helper
1960	Joe Facon (Claretha)	(o)	Laborer
1965	Joe Facon (Claretha)	(o)	Custodian, Richard J Murrey High School
1970	Clara Lowe	--	Maid, Marion Motor Lodge

\+ Previous city directories did not list by street address
* Colored
(c) Colored
(o) Owner
-- Not listed


La Quinta Pl
Martin Luther King Ave
Granada St
Cordova St
Palm Row
Artillery Ln
Aviles St
Cadiz St
Bravo Ln
St George St
Charlotte St
Bridge St
Cedar St
Bravo St
Desoto Pl
Bridge St
Samford St
Dumas St
Oneida St
St Francis St
City Gabes Park
Cordova St
Washington St
St George St
Weeden St
De Haven St
Martin Luther King Ave
Meare St
Demar St
Kings Ferry Way
Lincoln St
Lovett St
Keith St
Maria Sanchez Lake
Maria Sanchez Lake Park
Twine St
Martin Luther King Ave
Blanco St
Oneida St
Cerro St
Eddie Vickers Park
Eddie Vickers Park
National Register Districts
Lincolnville
Structures (479)
Destroyed Structures (123)
Parcels (1,093)
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

September 16, 2021

Synergy Construction & Maintenance
2510 Crill Avenue
Palatka, FL 32177

cc: H&H Real Estate Investing, LLC

Re: Certificate of Demolition – 144 Martin Luther King Avenue – PL2021-0091

Dear Applicant,

On September 16, 2021, the Historic Architectural Review Board (HARB) met and discussed your application demolish a residential building, constructed c. 1904 - 1910, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the October 21, 2021, meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department by October 11, 2021.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☐ Certificate of Appropriateness
☒ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	PL2021-0091
Applicant:	Synergy Construction & Maintenance
Owner:	H&H Real Estate Investing, LLC
Address:	144 Martin Luther King Avenue
Parcel Number:	2117200000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to demolish a residential building, constructed c. 1904 - 1910, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 16, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the September 16, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☑ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RS-2.
4. The above-described Certificate of Partial Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to partially demolish a residential building, constructed c. 1904 - 1910, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the front and rear porches.

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 16th day of September, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0091

REQUEST APPROVED / DENIED / CONTINUES

_____
Sign Name

Cathy Duncan
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Cathy Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 16th day of September, A.D., 2021.

ELYSE ANDERSON
Commission # HH 131232
Expires May 19, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Elyse Anderson
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR OCTOBER 21, 2021 HARB MEETING

2021-0091: 144 Martin Luther King Avenue

Materials submitted by Fair Home Buyers

Highlighted Copy Received October 11, 2021
Planning & Building Department

RGM ENGINEERING, INC.

Land Development-Permitting-Utilities
65 Lewis Blvd -- St. Augustine, FL 32084 – (904) 814-7633

August 20, 2021

City of St Augustine
P.O. Box 210
St Augustine, FL 32085

Reference: 144 Martin Luther King Ave

To whom it may concern:

As requested, I performed an inspection of the above referenced property to determine if the existing structure is structurally sound.

A thorough visual inspection of the entire structure revealed that, throughout the years, there were multiple additions made to the original structure. These additions extended the north and south elevations and were framed over the original roof system, whereby creating a new roof system that is structurally unsound. Additionally, these modifications show severe decay, from the roof system through to the foundation.

The original structure inspection is as follows:

The inspection started at the foundation and the floor system. It was immediately noticed that the floor system was sagging in various locations due to the incorrect tie-in of the additional over-framed roof system. Typically, a sagging floor system is caused by settling of the piers and/or decaying floor joists. However, in this instance, the improper construction of the additional roof system was a contributing factor. Upon further visual inspection from underneath, the floor joists are severely rotten from insects and/or wood dry rot. Overall, the pier system is extremely dangerous with many piers having settled/shifted and no longer being in contact with the floor system. In numerous locations, wood members have been inserted between the piers and the floor system, which has also started to decay. The piers are cracked and the mortar that is within the joints of the bricks/cement blocks is failing and becoming delaminated. In each of the corners of the exterior, visible signs of severe wood decay were encountered. The corners show signs of moisture under the existing siding and there was visible mold when the exterior siding was removed to expose the framing.

In conclusion, it is the opinion of this engineer that this structure is in need of major repairs and mold remediation, which would require the existing structure being removed from its piers and replacement of the piers and siding, and reconstruction of the roof system, as the entire foundation and support system of the existing structure is failing/rotten and is not structurally sound.

If I can be of any further assistance, please feel free to contact me at 904-814-7633.

Thank you,

Robert G. Morgan Jr. P.E.
#58118

Received October 11, 2021
Planning and Building Department

DETERMINATION OF UNDUE ECONOMIC HARDSHIP WORKSHEET

SUBMITTED FOR CERTIFICATE OF DEMOLITON APPLICATION TO THE
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
PLANNING AND BUILDING DEPARTMENT

Property address:	**Board meeting date:**
144 Martin Luther King Ave	10/21/2021

Undue economic hardship: an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the commission seeks to place on the granting of a certificate.

The following items are included on the Certificate of Demolition as listed in our City Code Section 28-89(3)b. Note the burden of proof lies with the applicant to provide any or all of information listed below.

Check the following item(s) submitted to claim economic hardship:

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

APPLICANT/OWNER QUESTIONS *(please use separate sheet if needed)*

1A. What was the owner's intended use of the property at the time of purchase?
Renovate and resell to the retail market
2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?
At the execution of the purchase contract, the owner and project manager inspected the property and created a scope of work that was consistent with other historic renovations completed in the past.
3A. Did the owner research applicable City regulations prior to purchase of the property? If so, please cite to which sections of the Comprehensive Plan or Municipal Code support the application.
Yes, we read the entire City of St. Augustine Architectural Guidelines and Historic Preservation
4A. If the demolition is approved, what is the owner's intended use of the property? Does this future intended use require other City approvals? If so, please list.
Replace with a Single Family Residence
5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)
With further investigation from structural engineers and licensed building professionals, we have determined the cost of rehabilitation and correct the unsafe existing structural conditions of the structure would create an economic hardship, where the costs to restore the property to current Florida Building codes, would exceed the fair market value of the property.

THIS PAGE IS FOR BOARD REFERENCE ONLY

QUESTIONS FOR HARB CONSIDERATION:

1B. Is the evidence sufficient to understand the entire picture?
2B. Is the evidence relevant to proving that an existing or vested, reasonable use of the property would be permanently and directly restricted or limited? Separate irrelevant information.
3B. Does the evidence establish what it claims to show?
4B. Is the evidence based on credible sources?
5B. Are there any inconsistencies among the evidence that need clarification?

BASED ON THE EVIDENCE PROVIDED:

1C. What is the current level of economic return?
Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased
Annual gross and net income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period
Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior two years
Real estate taxes for the previous two years and assessed value of the property according to the two most recent assessed valuations
All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property
Form of ownership or operation of the property, whether ☐ sole proprietorship, ☐ for-profit or ☐ not-for-profit corporation, ☐ limited partnership, ☐ joint venture, or ☐ other _____
Any federal income tax returns relating to the property for the last two years
2C. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:
☐ Any real estate broker or firm engaged to sell or lease the property ☐ Reasonableness of price or rent sought by the applicant ☐ Any advertisements placed for the sale or rent of the property
3C. Feasibility of alternative uses for the property that could earn a reasonable economic return:
Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation
Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness
Estimated market value of the property: (a) in its current condition, (b) after completion of the proposed alteration or demolition, and (c) after renovation of the existing property for continued use
4C. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property? ☐ Yes ☐ No
5C. Knowledge of landmark designation or potential designation at time of acquisition: ☐ Yes ☐ No
6C. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs: ☐ Yes ☐ No

Received October 11, 2021
Planning and Building Department

Property Info	
Address:	144 ML King Ave
City:	St Augustine
Zip	32084
Property Details	
Bed	2
Bath	1
SF	708
Year Built	1920
Garage - 0/1/2	0
Pool	No
Occupied - V/TO/OO	V
Construction - B/F	F

Monthly Costs	
Insurance	$315.00
Taxes	$197.17
Mortgage	$1,933.00

Market Rent	
Rent (Low)	$1,800.00
Rent (High)	$2,200.00
AVG	$2,000.00
Subject Property	
SF of subject	708
Market Value (PPSF)	$418.00
Market Value	$295,944.00
Construction Costs	$205,189.85
Price per SF	$289.82
New 2/1	
SF of subject	708
Market Value (PPSF)	$418.00
Market Value	$295,944.00
Construction Costs	$129,310.05
Price per SF	$182.64
New 3/2	
SF of subject	1300
Price per SF	$418.00
Market Value	$543,400.00
Construction Costs	$237,433.71
Price per SF	$182.64

Retail Sale (Existing)		
Total Purchase	$	146,250.75
Project Costs	$	9,442.50
Holding Costs	$	6,071.00
Project Management	$	1,872.00
Drawings	$	2,450.00
Permitting/Planning	$	4,068.00
Financing	$	17,400.00
Total Invested	**$**	**187,554.25**
Renovation	**$**	**205,189.85**
Square Footage		708
Project Timeline		12
Total Future Holding Costs	$	29,342.00
Total Future Costs	**$**	**422,086.10**
Market Value	$	295,944.00
Closing Costs/Comissions	$	14,797.20
Net Proceeds	$	281,146.80
Profit/Loss	$	(140,939.30)

Rental (Existing)		
Total Purchase	$	146,250.75
Project Costs	$	9,442.50
Holding Costs	$	6,071.00
Project Management	$	1,872.00
Drawings	$	2,450.00
Permitting/Planning	$	4,068.00
Financing	$	17,400.00
Total Invested	$	187,554.25
$0.00	$	-
Renovation	$	205,189.85
Square Footage		708
Project Timeline		12
Total Future Holding Costs		$29,342.00
Total Future Costs		**$422,086.10**
Marketing Rent		$24,000.00
Closing Costs/Comissions		$2,400.00
Net Proceeds		$21,600.00
Market Value		$295,944.00
Financed		$295,944.00
Down Payment	$	(126,142.10)
Mortgage (PMTI) (Annual)		$16,572.00
Profit/Loss (Annual)		$5,028.00
Equity	$	(126,142.10)

SELL AS-IS (Existing)		
Total Purchase	$	146,250.75
Project Costs	$	9,442.50
Holding Costs	$	6,071.00
Project Management	$	1,872.00
Drawings	$	2,450.00
Permitting/Planning	$	4,068.00
Financing	$	17,400.00
Total Invested	$	187,554.25
$0.00	$	-
Renovation	$	-
Square Footage		708
Project Timeline		3
Total Future Holding Costs	$	7,335.50
Total Future Costs	**$**	**194,889.75**
$0.00		
Market Value	$	150,000.00
Real Estate Comissions	$	7,500.00
Net Proceeds	$	142,500.00
Profit Loss	$	(52,389.75)

Build New (2/1)		
Total Purchase	$	146,250.75
Project Costs	$	9,442.50
Holding Costs	$	6,071.00
Project Management	$	1,872.00
Drawings	$	2,450.00
Permitting/Planning	$	4,068.00
Financing	$	17,400.00
Total Invested	$	187,554.25
0	$	-
Build New	$	129,310.05
Square Footage		708
Project Timeline		9
Total Future Holding Costs	$	22,006.50
Total Future Costs	**$**	**338,870.80**
0	$	-
Market Value	$	295,944.00
Closing Costs/Comissions	$	17,756.64
Net Proceeds	$	278,187.36
Profit Loss	$	(60,683.44)

Build New (3/2)		
Total Purchase	$	146,250.75
Project Costs	$	9,442.50
Holding Costs	$	6,071.00
Project Management	$	1,872.00
Drawings	$	2,450.00
Permitting/Planning	$	4,068.00
Financing	$	17,400.00
Total Invested	$	187,554.25
0	$	-
Build New	$	237,433.71
Square Footage		1,300
Project Timeline		9
Total Future Holding Costs	$	22,006.50
Total Future Costs	**$**	**446,994.46**
0	$	-
Market Value	$	543,400.00
Closing Costs/Comissions	$	32,604.00
Net Proceeds	$	510,796.00
0		
Profit Loss	$	63,801.54

Refinance Details
3.50%
20% Down
Investment Property Loan

Received October 11, 2021
Planning and Building Department

65 **Renovation Project Scope & Estimate**

Client: H&H Real Estate Investing	SF:	763
Address: 144 ML King Ave St Augustine FL	Under Roof	974
Project Manager: Hunter Hayden	Lot Size	3200

CSI Division	Quantity	Cost	Total
Div.1 General Gonditions			
01.001 · Misc. Conditions			
01.002 · Architectural Drawings	1.00	$2,000.00	$2,000.00
01.003 · Bluprints	1.00	$150.00	$150.00
01.004 · Cleanup Final Subcontract	1.00	$350.00	$350.00
01.100 · General Conditions			
01.101 · Engineering	1.00	$2,000.00	$2,000.00
01.103 · Transportation			
01.105 · Mobilization, On & Off	1.00	$500.00	$500.00
01.110 · Employee Construction Cost			
01.112 · Project Manager	1.00	$4,400.00	$4,400.00
01.113 · Field Supervisor	1.00	$4,000.00	$4,000.00
01.114 · Job Labor	1.00	$4,400.00	$4,400.00
01.115 · Labor Burden			
01.120 · Permits, Licenses & Fees	1.00	$2,000.00	$2,000.00
01.130 · Temporary Power Pole			
01.140 · Job Shed or Trailer			
01.150 · Dumpster	4.00	$800.00	$3,200.00
01.151 · Debris Dumping			
01.160 · Equipment Rental	1.00	$1,000.00	$1,000.00
01.165 · Equipment Rental-			
01.170 · Job Toilet	5.00	$100.00	$500.00
01.180 · Other General Conditions			
01.210 · Insurance & Bonds			
01-213 · Bonding			
01.212 · Builders Risk	9.00	$500.00	$4,500.00
01.214 · Workers Comp Insurance			
01.215 · Insurance payroll			
01.220 · Overhead			
01.230 · Profit			
01.300 · Escalation			
01.400 · Contingencies			
01.500 · Geographical Differences			
Div.1 Total			$29,000.00
Div. 2 Site Work			
02.001 · Culvert/Driveway			
02.100 · Site Clearing			

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02.110 · Demolition	1.00	$3,500.00	$3,500.00
02.200 · Site Prep/Clearing			
02.210 · Site Grading			
02.226 · Backfill & Compaction			
02.240 · Soil Stabilization			
02.260 · Soil Treatment	974.00	$0.30	$292.20
02.400 · Shoring			
02.500 · Site Drainage			
02.550 · Site Utilities			
02.600 · Pavers	600.00	$5.25	$3,150.00
02.610 · Paving			
02.620 · Curbs & Aprons			
02.710 · Fences & Gates	200.00	$15.00	$3,000.00
02.750 · Irrigation System			
02.800 · Landscaping	1.00	$1,500.00	$1,500.00
Div. 2 Total			$11,442.20
Div. 3 Concrete			
03.100 · Foundation			
03.200 · Patio			
03.300 · Cast-in-Place Concrete			
03.400 ·Extra Course of Block			
Div. 3 Total			$0.00
Div. 4 Masonry			
04.200 · Masonry (All)			
04.210 · Brick Masonry	1.00	$12,000.00	$12,000.00
04.270 · Glass Block			
04.400 · Stone			
Div.4 Total			$12,000.00
Div. 5 Metals			
05.100 · Structural Metal Framing			
05.400 · Light Gauge Framing			
05.510 · Metal Stairs			
05.520 · Metal Railings			
05.700 · Ornamental Metal			
Div. 5 Total			$0.00
Div. 6 Woods & Plastics			
06.100 · Rough Carpentry	763.00	$7.00	$5,341.00
06.150 · Light Framing Hardware	763.00	$0.70	$534.10

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06.180 · Special Beams			
06.190 · Trusses/Lumber	763.00	$4.50	$3,433.50
06.200 · Finish Carpentry	1.00	$5,000.00	$5,000.00
06.240 · Countertops	75.00	$65.00	$4,875.00
06.400 · Storage and Shelving	3.00	$250.00	$750.00
06.410 · Cabinets	1.00	$8,000.00	$8,000.00
06.500 · Wood Stairs & Railings	1.00	$4,000.00	$4,000.00
Div. 6 Total			$31,933.60
Div. 7 Thermal & Moisture			
07.110 · Foundation Waterproofing			
07.200 - Spray Foam Insulation	763.00	$1.85	$1,411.55
07.200 · Batt Insulation			
07.310 · Roofing			
07.312 · Cedar Shingle Roofing			
07.315 · Clay/Concrete Tile Roofing			
07.318 · Slate/Stone Roofing			
07.320 · Built-Up Roofing			
07.340 · Metal Roofing	24.00	$650.00	$15,600.00
07.370 · Aluminum Siding			
07.460 · Exterior Trim & Siding			
07.464 ·Stone/Brick			
07.465 · Soffit	115.00	$9.00	$1,035.00
07.466 · Siding	763.00	$18.00	$13,734.00
07.610 · Exterior Sheet Metal			
07.612 · Gutters & Downspouts	115.00	$8.00	$920.00
07.616 · Special Flashings			
07.680 · Skylights			
07.760 · Roof Hatches			
07.910 · Special Caulking	1.00	$200.00	$200.00
07.999 · Ground Work			
Div. 7 Total			$32,900.55
Div. 8 Doors & Windows			
08.100 · Fiberglass/Metal Doors			
08.200 ·Front Doors	1.00	$600.00	$600.00
08.225 · Shower/Tub Door	1.00	$800.00	$800.00
08.300 · Patio Glass Door			
08.360 · Garage Doors			
08.370 · Sliding Glass Tub Doors/Enclosure			
08.400 · Entrances & Storefronts			
08.500 · Metal Windows			
08.600 · Windows	10.00	$450.00	$4,500.00
08.700 · Finish Hardware	7.00	$40.00	$280.00

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08.800 · Glazing	1.00	$1,000.00	$1,000.00
08.820 · Mirrors	2.00	$300.00	$600.00
Div. 8 Total			$7,780.00
Div. 9 Finishes			
09.100 · Lath & Plastering			
09.250 · Gypsum Wallboard	70.00	$50.00	$3,500.00
09.300 · Ceramic Tile (Tub/Shwr)	1.00	$1,400.00	$1,400.00
09.340 · Marble Tile Sills	1.00	$100.00	$100.00
09.510 · Porch Ceilings (T&G)	108.00	$5.00	$540.00
09.550 · Flooring Ceramic	144.00	$5.00	$720.00
09.660 · Vinyl /Wood Flooring	619.00	$10.00	$6,190.00
09.680 · Carpeting			
09.700 · Hardware	8.00	$45.00	$360.00
09.900 · Painting Interior	763.00	$2.00	$1,526.00
09.900 · Painting Exterior	974.00	$2.50	$2,435.00
09.950 · Wallcoverings			
Div. 9 Total			$16,771.00
Div. 10 Specialities			
10.160 · Appliances	1.00	$7,500.00	$7,500.00
10.300 · Pre-Fabricated Fireplaces			
10.350 · Fences & Gates-	100.00	$12.00	$1,200.00
10.440 · Signage			
10.500 · Misc. Specialities			
10.501 · Fire/Sprinkler			
10.550 · Mail Boxes			
10.670 · Storage Shelving	3.00	$300.00	$900.00
10.800 · Toilet & Bath Acc. installation	2.00	$220.00	$440.00
Div. 10 Total			$10,040.00
Div. 11 Equipment			
11.050 · Vacuum Cleaning System			
11.420 · Cooking Equipment			
11.430 · Dishwashing Equipment			
11.435 · Garbage Disposal	1.00	$200.00	$200.00
11.630 · Laundry Equipment			
Div. 11 Total			$200.00
Div. 12 Furnishings			
12.300 · Cabinets & Storage			
12.500 · Window Treatments			

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Div. 12 Total			$0.00
Div. 13 Special Construction			
13.850 · Swimming Pools			
13.900 · Screen Rooms			
Div. 13 Total			$0.00
Div. 14 Conveying Systems			
14.100 · Dumbwaiters			
14.200 · Elevators			
Div. 14 Total			$0.00
Div. 15 Mechanical Systems			
15.200 · Well Water			
15.300 · Septic Systems			
15.400 · Plumbing Systems	1.00	$6,500.00	$6,500.00
15.460 · Plumbing Fixtures	6.00	$350.00	$2,100.00
15.600 · Gas Piping Systems	1.00	$1,800.00	$1,800.00
15.700 HVAC	1.00	$10,000.00	$10,000.00
Div. 15 Total			$20,400.00
Div. 16 ElectricalSystems			
16.100 · Electrical System	763.00	$7.50	$5,722.50
16.500 · Lighting Fixtures	10.00	$200.00	$2,000.00
16.720 · Security System			
16.750 · Phone / PBX System			
16.760 ·Generator Prewire			
16.780 · CATV Systems			
Div. 16 Total			$7,722.50
Div. 17 Specialty Subcontracts			
17.100 - House Moving/Lift	1.00	$25,000.00	$25,000.00
Div. 17 Total			$25,000.00
Division Totals			$205,189.85

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New Construction Project Scope & Estimate

Client: H&H Real Estate Investing	SF:	763
Address: 144 ML King Ave St Augustine FL	Under Roof	974
Project Manager: Hunter Hayden	Lot Size	3200

CSI Division	Quantity	Cost	Total
Div.1 General Gonditions			
01.001 · Misc. Conditions			
01.002 · Architectural Drawings	1.00	$2,000.00	$2,000.00
01.003 · Bluprints	1.00	$150.00	$150.00
01.004 · Cleanup Final Subcontract	1.00	$350.00	$350.00
01.100 · General Conditions			
01.101 · Engineering	1.00	$2,000.00	$2,000.00
01.103 · Transportation			
01.105 · Mobilization, On & Off	1.00	$500.00	$500.00
01.110 · Employee Construction Cost			
01.112 · Project Manager	1.00	$4,400.00	$4,400.00
01.113 · Field Supervisor			
01.114 · Job Labor	1.00	$4,400.00	$4,400.00
01.115 · Labor Burden			
01.120 · Permits, Licenses & Fees	1.00	$2,000.00	$2,000.00
01.130 · Temporary Power Pole			
01.140 · Job Shed or Trailer			
01.150 · Dumpster	4.00	$800.00	$3,200.00
01.151 · Debris Dumping			
01.160 · Equipment Rental	1.00	$1,000.00	$1,000.00
01.165 · Equipment Rental-			
01.170 · Job Toilet	5.00	$100.00	$500.00
01.180 · Other General Conditions			
01.210 · Insurance & Bonds			
01-213 · Bonding			
01.212 · Builders Risk	6.00	$500.00	$3,000.00
01.214 · Workers Comp Insurance			
01.215 · Insurance payroll			
01.220 · Overhead			
01.230 · Profit			
01.300 · Escalation			
01.400 · Contingencies			
01.500 · Geographical Differences			
Div.1 Total			$23,500.00
Div. 2 Site Work			
02.001 · Culvert/Driveway			
02.100 · Site Clearing			

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02.110 · Demolition	1.00	$3,500.00	$3,500.00
02.200 · Site Prep/Clearing			
02.210 · Site Grading			
02.226 · Backfill & Compaction			
02.240 · Soil Stabilization			
02.260 · Soil Treatment	974.00	$0.30	$292.20
02.400 · Shoring			
02.500 · Site Drainage			
02.550 · Site Utilities			
02.600 · Pavers	600.00	$5.25	$3,150.00
02.610 · Paving			
02.620 · Curbs & Aprons			
02.710 · Fences & Gates	200.00	$15.00	$3,000.00
02.750 · Irrigation System			
02.800 · Landscaping	1.00	$1,500.00	$1,500.00
Div. 2 Total			$11,442.20
Div. 3 Concrete			
03.100 · Foundation	1.00	$4,000.00	$4,000.00
03.200 · Patio			
03.300 · Cast-in-Place Concrete			
03.400 ·Extra Course of Block			
Div. 3 Total			$4,000.00
Div. 4 Masonry			
04.200 · Masonry (All)			
04.210 · Brick Masonry			
04.270 · Glass Block			
04.400 · Stone			
Div.4 Total			$0.00
Div. 5 Metals			
05.100 · Structural Metal Framing			
05.400 · Light Gauge Framing			
05.510 · Metal Stairs			
05.520 · Metal Railings			
05.700 · Ornamental Metal			
Div. 5 Total			$0.00
Div. 6 Woods & Plastics			
06.100 · Rough Carpentry	763.00	$7.00	$5,341.00
06.150 · Light Framing Hardware	763.00	$0.70	$534.10

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06.180 · Special Beams			
06.190 · Trusses/Lumber	763.00	$4.50	$3,433.50
06.200 · Finish Carpentry			
06.240 · Countertops	75.00	$65.00	$4,875.00
06.400 · Storage and Shelving	3.00	$250.00	$750.00
06.410 · Cabinets	1.00	$4,500.00	$4,500.00
06.500 · Wood Stairs & Railings			
Div. 6 Total			$19,433.60
Div. 7 Thermal & Moisture			
07.110 · Foundation Waterproofing			
07.200 - Spray Foam Insulation	763.00	$1.85	$1,411.55
07.200 · Batt Insulation			
07.310 · Roofing			
07.312 · Cedar Shingle Roofing			
07.315 · Clay/Concrete Tile Roofing			
07.318 · Slate/Stone Roofing			
07.320 · Built-Up Roofing			
07.340 · Metal Roofing	18.00	$650.00	$11,700.00
07.370 · Aluminum Siding			
07.460 · Exterior Trim & Siding			
07.464 ·Stone/Brick			
07.465 · Soffit	90.00	$9.00	$810.00
07.466 · Siding	763.00	$9.00	$6,867.00
07.610 · Exterior Sheet Metal			
07.612 · Gutters & Downspouts	90.00	$8.00	$720.00
07.616 · Special Flashings			
07.680 · Skylights			
07.760 · Roof Hatches			
07.910 · Special Caulking	1.00	$200.00	$200.00
07.999 · Ground Work			
Div. 7 Total			$21,708.55
Div. 8 Doors & Windows			
08.100 · Fiberglass/Metal Doors			
08.200 ·Front Doors	1.00	$600.00	$600.00
08.225 · Shower/Tub Door	1.00	$800.00	$800.00
08.300 · Patio Glass Door			
08.360 · Garage Doors			
08.370 · Sliding Glass Tub Doors/Enclosure			
08.400 · Entrances & Storefronts			
08.500 · Metal Windows			
08.600 · Windows	10.00	$250.00	$2,500.00
08.700 · Finish Hardware	7.00	$40.00	$280.00

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08.800 · Glazing	1.00	$1,000.00	$1,000.00
08.820 · Mirrors	2.00	$300.00	$600.00
Div. 8 Total			$5,780.00
Div. 9 Finishes			
09.100 · Lath & Plastering			
09.250 · Gypsum Wallboard	70.00	$40.00	$2,800.00
09.300 · Ceramic Tile (Tub/Shwr)	1.00	$1,400.00	$1,400.00
09.340 · Marble Tile Sills	1.00	$100.00	$100.00
09.510 · Porch Ceilings (T&G)	108.00	$5.00	$540.00
09.550 · Flooring Ceramic	144.00	$5.00	$720.00
09.660 · Vinyl /Wood Flooring	619.00	$5.00	$3,095.00
09.680 · Carpeting			
09.700 · Hardware	8.00	$45.00	$360.00
09.900 · Painting Interior	763.00	$1.75	$1,335.25
09.900 · Painting Exterior	763.00	$1.65	$1,258.95
09.950 · Wallcoverings			
Div. 9 Total			$11,609.20
Div. 10 Specialities			
10.160 · Appliances	1.00	$7,500.00	$7,500.00
10.300 · Pre-Fabricated Fireplaces			
10.350 · Fences & Gates-	100.00	$12.00	$1,200.00
10.440 · Signage			
10.500 · Misc. Specialities			
10.501 · Fire/Sprinkler			
10.550 · Mail Boxes			
10.670 · Storage Shelving	3.00	$300.00	$900.00
10.800 · Toilet & Bath Acc. installation	2.00	$220.00	$440.00
Div. 10 Total			$10,040.00
Div. 11 Equipment			
11.050 · Vacuum Cleaning System			
11.420 · Cooking Equipment			
11.430 · Dishwashing Equipment			
11.435 · Garbage Disposal	1.00	$200.00	$200.00
11.630 · Laundry Equipment			
Div. 11 Total			$200.00
Div. 12 Furnishings			
12.300 · Cabinets & Storage			
12.500 · Window Treatments			

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Div. 12 Total			$0.00
Div. 13 Special Construction			
13.850 · Swimming Pools			
13.900 · Screen Rooms			
Div. 13 Total			$0.00
Div. 14 Conveying Systems			
14.100 · Dumbwaiters			
14.200 · Elevators			
Div. 14 Total			$0.00
Div. 15 Mechanical Systems			
15.200 · Well Water			
15.300 · Septic Systems			
15.400 · Plumbing Systems	1.00	$6,500.00	$6,500.00
15.460 · Plumbing Fixtures	6.00	$350.00	$2,100.00
15.600 · Gas Piping Systems	1.00	$1,800.00	$1,800.00
15.700 HVAC	1.00	$5,000.00	$5,000.00
Div. 15 Total			$15,400.00
Div. 16 ElectricalSystems			
16.100 · Electrical System	763.00	$5.50	$4,196.50
16.500 · Lighting Fixtures	10.00	$200.00	$2,000.00
16.720 · Security System			
16.750 · Phone / PBX System			
16.760 ·Generator Prewire			
16.780 · CATV Systems			
Div. 16 Total			$6,196.50
Div. 17 Specialty Subcontracts			
17.100 - House Moving/Lift	0.00	$25,000.00	$0.00
Div. 17 Total			$0.00
Division Totals			$129,310.05

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Planning and Building Department

St. Johns County, FL

2021 TRIM Notice

2021 TRIM Notice (PDF)

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Parcel ID	2117200000
Location Address	144 MARTIN LUTHER KING AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY S31.5 FT OF LOT 10 BLK 2 OR5114/1925 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.080
Homestead	N

Clicking Image Opens Cyclomedia Viewer In a New Tab



Owner Information

Owner Name	H&H Real Estate Investing LLC 100%
Mailing Address	9310 OLD KINGS RD S STE 1702 JACKSONVILLE, FL 32257-0000

Map



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Valuation Information

	2021
Building Value	$27,691
Extra Features Value	$0
Total Land Value	$94,640
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$122,331**
Total Deferred	$0
Assessed Value	**$122,331**
Total Exemptions	$0
Taxable Value	**$122,331**

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
2020	$26,962	$0	$75,712	$0	$0	$102,674	$89,448	$13,226	$89,448
2019	$24,383	$0	$75,712	$0	$0	$100,095	$81,316	$18,779	$81,316
2018	$23,897	$0	$69,888	$0	$0	$93,785	$73,924	$19,861	$73,924
2017	$23,897	$0	$62,899	$0	$0	$86,796	$67,204	$19,592	$67,204
2016	$23,897	$0	$54,600	$0	$0	$78,497	$61,095	$17,402	$61,095
2015	$23,897	$0	$43,680	$0	$0	$67,577	$55,541	$12,036	$55,541
2014	$18,820	$0	$34,944	$0	$0	$53,764	$50,492	$3,272	$50,492
2013	$18,820	$0	$27,082	$0	$0	$45,902	$45,902	$0	$45,902
2012	$18,820	$0	$23,587	$0	$0	$42,407	$42,407	$0	$42,407
2011	$19,290	$0	$26,208	$0	$0	$45,498	$45,498	$0	$45,498
2010	$20,231	$0	$29,120	$0	$0	$49,351	$49,351	$0	$49,351

Building Information

Building 1
Actual Area 974
Conditioned Area 708
Actual Year Built 1920
Use Single Family Residence
Style 01
Class N
Exterior Wall Aluminum Vinyl
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Metal
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning None
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	708	708
FINISHED OPEN PORCH	0	80
FINISHED OPEN PORCH	0	186
Total SqFt	708	974

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Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	32	100	32	EF	$94,640

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/3/2020	11/30/2020	$123,000.00	WARRANTY DEED	5114	1925	U	I	RE PROPERTY HOLDINGS LLC	H&H REAL ESTATE INVESTING LLC
12/3/2020	11/30/2020	$92,500.00	WARRANTY DEED	5114	1923	U	I	SMITH DOROTHY L	RE PROPERTY HOLDINGS LLC
	4/5/1993	$100.00	QUIT CLAIM DEED	986	318	U	I	LOVETTE CARRIE B	SMITH DOROTHY L

Sketch Information

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

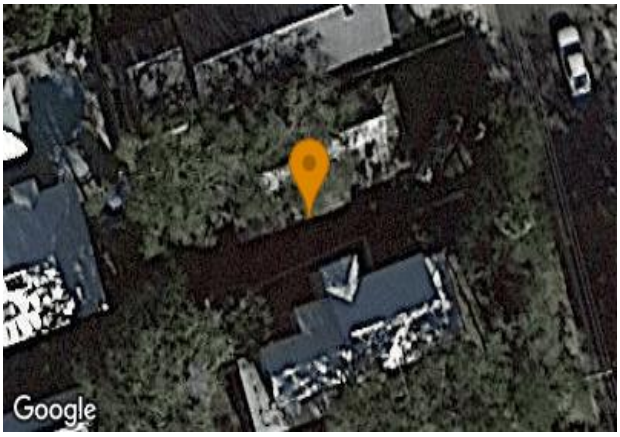
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Sales Comparable

144 M L King Ave, Saint Augustine, FL 32084-4840

APN: 211720 0000 / County: Saint Johns

10/11/2021



Subject Property

144 M L King Ave, Saint Augustine, FL 32084-4840

Owner Name:	H & H REAL ESTATE INVESTING LLC
Mailing Address:	9310 OLD KINGS RD S #1702, JACKSONVILLE, FL 32257-8101
Owner Status:	Owner Occupied
Length of Ownership:	10
Current Occupancy:	Non-Owner Occupied

Property Type:	**Single Family Residential**			Status:	Off Market
Beds: null	**Baths: null**	Heating:	Forced air unit	Distressed:	No
Total Rooms:		Cooling:	None	Short Sale:	No
SqFt:	708	Floor Coverings:		HOA/COA:	No
Lot Size/Acres:	3,485			Total Assd Val:	$102,674
Year Built/Eff:	1920			Land Assd Val:	
Parking Type:				Imp Assd Val:	
Pool:				Assd Year:	2020

Current Listing Status

Listing Status:	
Listing Date:	
Listing Price:	
DOM:	
Price Change Date:	
Price Change Amount:	
Price Change %:	

Public Record Sales

Last Sale Date:	11/30/2020
Last Sale Price:	$123,000
Last Purchase Method:	Financed
Prior Sale Date:	11/30/2020
Prior Sale Price:	$92,500
Prior Purchase Method:	Cash

MLS Sales

Last Sale Date:	
Last Sale Price:	
Last Listing Date:	
Last DOM:	
Prior Sale Date:	
Prior Sale Price:	
Prior Listing Date:	
Prior DOM:	

Search Criteria

Data Set	Public Record Only	**Sale Date**	10/11/2020 - 10/11/2021	**Square Feet**	566 - 850
Distance	0.5 Miles	**Status**	SOLD		

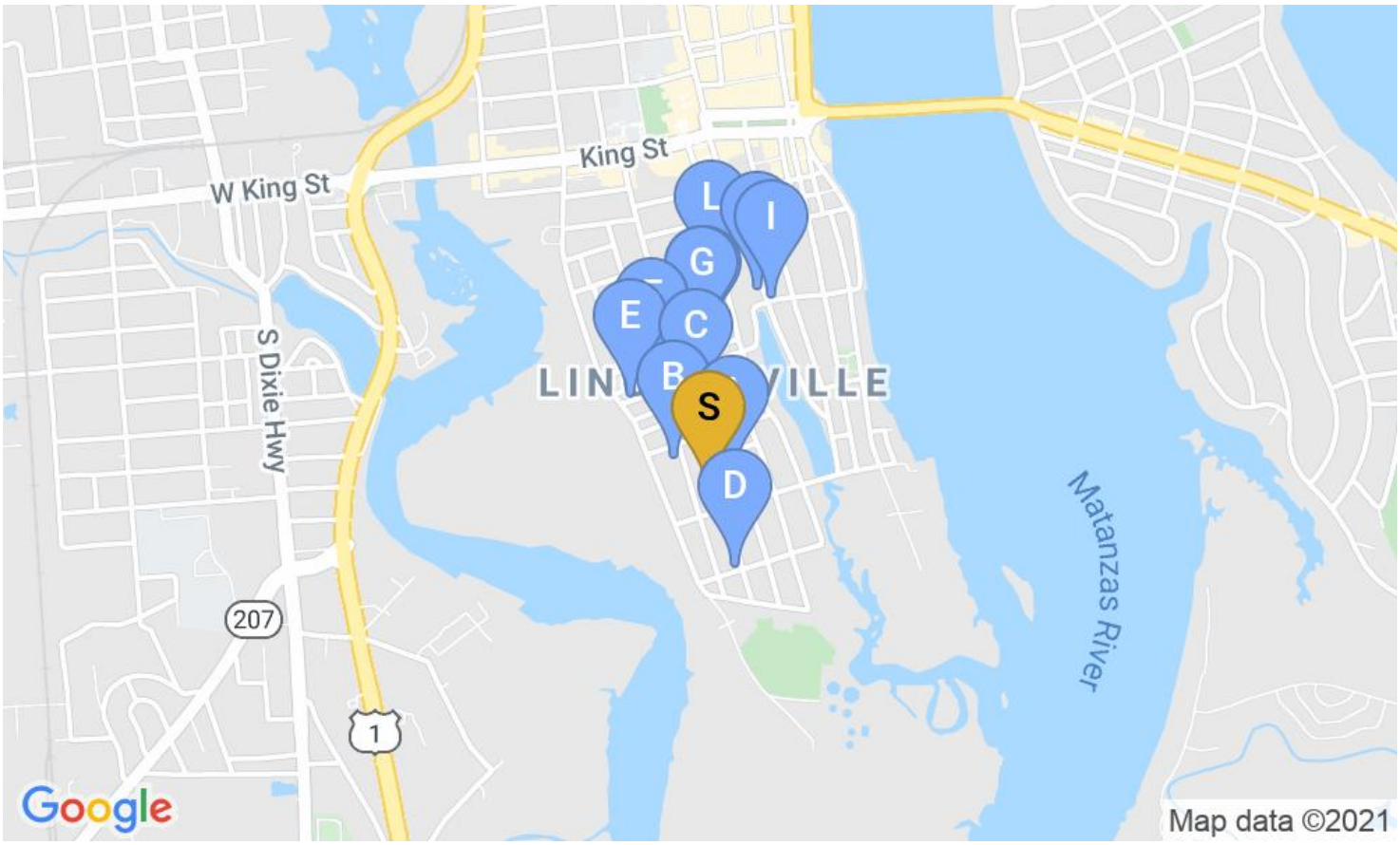
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Sold Comps	Subject	Low	High	Average
Sale Price	$123,000	$190,000	$422,000	$307,425
SqFt	708	635	816	744
Price/SqFt	$173.73	$245.48	$593.53	$416.19
Bedrooms	-	1	3	2
Baths	-	1	2	1
Lot Size/Acres	3,485/0.08	1,742/0	8,276/0.19	3,528/0.068
Year Built	1920	1860	1986	1929
Distance from Subject	-	0.1	0.4	0.267

On Market Comps	Subject	Low	High	Average

Failed Comps	Subject	Low	High	Average

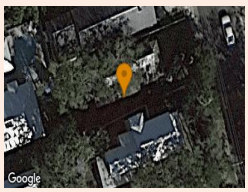


Subject Property Sold Comps Active Comps Failed Comps

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	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
A	Public Record	136 Blanco St	Sold	3/29/2021	$250,000	808	$309.41	2	2	1930	0.1 mi
B	Public Record	118 Twine St	Sold	4/09/2021	$327,600	816	$401.47	3	1	1986	0.1 mi
C	Public Record	100 Lincoln St	Sold	11/16/2020	$340,000	816	$416.67	2	1	1900	0.2 mi
D	Public Record	172 M L King Ave	Sold	4/09/2021	$279,000	731	$381.67	2	1	1956	0.2 mi
E	Public Record	132 Pomar St	Sold	3/17/2021	$190,000	774	$245.48	2	1	1920	0.2 mi
F	Public Record	116 Moore St	Sold	2/22/2021	$213,000	754	$282.49	2	1	1986	0.2 mi
G	Public Record	92 De Haven St	Sold	7/30/2021	$422,000	711	$593.53	2	1	1910	0.3 mi
H	Public Record	90 De Haven St	Sold	2/05/2021	$405,500	776	$522.55	2	2	1910	0.3 mi
I	Public Record	50 Saint Francis St	Sold	12/04/2020	$295,000	646	$456.66	1	1	1860	0.4 mi
J	Public Record	172 Cordova St	Sold	12/30/2020	$268,000	635	$422.05	1	1	1935	0.4 mi
K	Public Record	172 Cordova St	Sold	12/28/2020	$300,000	735	$408.16	1	1	1935	0.4 mi
L	Public Record	63 Oneida St	Sold	11/02/2020	$399,000	720	$554.17			1925	0.4 mi



144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:		Baths:		Last Sale Date:	11/30/2020
SqFt:	708	Year Built/Eff:	1920/1964	Last Sale Price:	$123,000
Lot Size/Acres:	3,485/0.08			Est. Value:	$191,287

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1 **136 Blanco St, Saint Augustine, FL 32084** — Property Type: Single Family

Owner Name:	EWLE PROPERTIES LLC
Mailing Address:	116 MICKLER BLVD, SAINT AUGUSTINE, FL 32080
Owner Status:	Owner Occupied
Occupancy:	Occupied

APN: 210630 0000 — Status: Sold

Beds:	2	Baths: 2	Total Rooms:		Heating:	Central	Date: 3/29/2021
SqFt:	808		Parking Type:		Cooling:	Central	Amount: $250,000
Lot Size / Acres:	4,792/0.11		Pool:	No	Floor Covering:		Orig. List Date:
Year Built / Eff:	1930 / 1990						DOM:

Public Record **Distance:** 0.1 mi **Estimated Value:** $330,808 **Tax Assessed Value / Year:** $118,806 / 2020

2 **118 Twine St, Saint Augustine, FL 32084** — Property Type: Single Family

Owner Name:	ZILLOW HOMES PROPERTY TRUST
Mailing Address:	4343 N SCOTTSDALE RD #390, SCOTTSDALE, AZ 85251
Owner Status:	Non-Owner Occupied
Occupancy:	Occupied

APN: 210140 0000 — Status: Sold

Beds:	3	Baths: 1	Total Rooms:		Heating:	Central	Date: 4/09/2021
SqFt:	816		Parking Type:		Cooling:	Central	Amount: $327,600
Lot Size / Acres:	5,663/0.13		Pool:	No	Floor Covering:		Orig. List Date:
Year Built / Eff:	1986 / 2001						DOM:

Public Record **Distance:** 0.1 mi **Estimated Value:** $308,554 **Tax Assessed Value / Year:** $194,740 / 2020

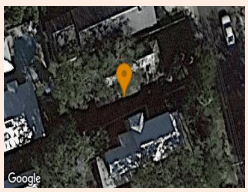
3 **100 Lincoln St, Saint Augustine, FL 32084** — Property Type: Single Family

Owner Name:	DAVID & DEVA THOMAS
Mailing Address:	210 FOREST HILL DR, COCOA, FL 32926
Owner Status:	Non-Owner Occupied
Occupancy:	Occupied

APN: 209700 0000 — Status: Sold

Beds:	2	Baths: 1	Total Rooms:		Heating:	Central	Date: 11/16/2020
SqFt:	816		Parking Type:		Cooling:	Central	Amount: $340,000
Lot Size / Acres:	2,178/0.05		Pool:	No	Floor Covering:		Orig. List Date:
Year Built / Eff:	1900 / 2009						DOM:

Public Record **Distance:** 0.2 mi **Estimated Value:** $332,714 **Tax Assessed Value / Year:** $145,395 / 2020



144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:		Baths:		Last Sale Date:	11/30/2020
SqFt:	708	Year Built/Eff:	1920/1964	Last Sale Price:	$123,000
Lot Size/Acres:	3,485/0.08			Est. Value:	$191,287

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4 — **172 M L King Ave, Saint Augustine, FL 32084** — Property Type: Single Family

Owner Name:	JESSICA MARTIN
Mailing Address:	172 M L KING AVE, SAINT AUGUSTINE, FL 32084
Owner Status:	Owner Occupied
Occupancy:	Occupied

APN: 212130 0000 — Status: Sold

Beds:	2	Baths: 1	Total Rooms:		Heating:	Central	Date: 4/09/2021
SqFt:		731	Parking Type:		Cooling:	Central	Amount: $279,000
Lot Size / Acres:		5,227/0.12	Pool:	No	Floor Covering:		Orig. List Date:
Year Built / Eff:		1956 / 2001					DOM:

Public Record **Distance:** 0.2 mi **Estimated Value:** $268,333 **Tax Assessed Value / Year:** $199,801 / 2020

5 — **132 Pomar St, Saint Augustine, FL 32084** — Property Type: Single Family

Owner Name:	DALLAS HANDY MAN LLC
Mailing Address:	77 BROOKSIDE LN, PALM COAST, FL 32137
Owner Status:	Non-Owner Occupied
Occupancy:	Vacant

APN: 208700 0000 — Status: Sold

Beds:	2	Baths: 1	Total Rooms:		Heating:	Central	Date: 3/17/2021
SqFt:		774	Parking Type:		Cooling:	Central	Amount: $190,000
Lot Size / Acres:		1,742/0.04	Pool:	No	Floor Covering:		Orig. List Date:
Year Built / Eff:		1920 / 1983					DOM:

Public Record **Distance:** 0.2 mi **Estimated Value:** $193,963 **Tax Assessed Value / Year:** $90,164 / 2020

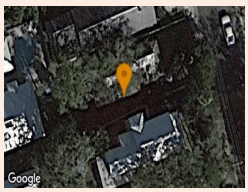
6 — **116 Moore St, Saint Augustine, FL 32084** — Property Type: Single Family

Owner Name:	KARINA ESCOBAR & CARLOS RIVERA
Mailing Address:	65 PINE EDGE AVE, CENTRAL ISLIP, NY 11722
Owner Status:	Non-Owner Occupied
Occupancy:	Vacant

APN: 208530 0000 — Status: Sold

Beds:	2	Baths: 1	Total Rooms:		Heating:	Central	Date: 2/22/2021
SqFt:		754	Parking Type:		Cooling:	Central	Amount: $213,000
Lot Size / Acres:		1,742/0.04	Pool:	No	Floor Covering:		Orig. List Date:
Year Built / Eff:		1986 / 1989					DOM:

Public Record **Distance:** 0.2 mi **Estimated Value:** $209,057 **Tax Assessed Value / Year:** $108,774 / 2020



144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:		Baths:		Last Sale Date:	11/30/2020
SqFt:	708	Year Built/Eff:	1920/1964	Last Sale Price:	$123,000
Lot Size/Acres:	3,485/0.08			Est. Value:	$191,287

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7 **92 De Haven St, Saint Augustine, FL 32084** — Property Type: Single Family

Owner Name:	DEL NORTE MANHATTAN PROPERTIES LLC
Mailing Address:	814 A1A N #101, PONTE VEDRA BEACH, FL 32082
Owner Status:	Non-Owner Occupied
Occupancy:	Occupied

APN: 207550 0000 — Status: Sold

Beds:	2	Baths: 1	Total Rooms:		Heating:	Central	Date: 7/30/2021
SqFt:	711		Parking Type:		Cooling:	Central	Amount: $422,000
Lot Size / Acres:	2,178/0.05		Pool:	No	Floor Covering:		Orig. List Date:
Year Built / Eff:	1910 / 1991						DOM:

Public Record **Distance:** 0.3 mi **Estimated Value:** $416,952 **Tax Assessed Value / Year:** $129,891 / 2020

8 **90 De Haven St, Saint Augustine, FL 32084** — Property Type: Single Family

Owner Name:	COURTNEY & JARROD DEPRIEST
Mailing Address:	PO BOX 2807, EDWARDS, CO 81632
Owner Status:	Non-Owner Occupied
Occupancy:	Occupied

APN: 207560 0000 — Status: Sold

Beds:	2	Baths: 2	Total Rooms:		Heating:	Central	Date: 2/05/2021
SqFt:	776		Parking Type:		Cooling:	Central	Amount: $405,500
Lot Size / Acres:	1,742/0.04		Pool:	No	Floor Covering:		Orig. List Date:
Year Built / Eff:	1910 / 1997						DOM:

Public Record **Distance:** 0.3 mi **Estimated Value:** $191,967 **Tax Assessed Value / Year:** $121,154 / 2020

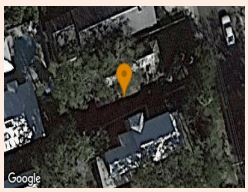
9 **50 Saint Francis St, Saint Augustine, FL 32084** — Property Type: Single Family

Owner Name:	MITCHELL KEADY
Mailing Address:	155 ISTORIA DR, SAINT AUGUSTINE, FL 32095
Owner Status:	Owner Occupied
Occupancy:	Occupied

APN: 199730 0000 — Status: Sold

Beds:	1	Baths: 1	Total Rooms:		Heating:	Central	Date: 12/04/2020
SqFt:	646		Parking Type:		Cooling:	Central	Amount: $295,000
Lot Size / Acres:	1,742/0.04		Pool:	No	Floor Covering:		Orig. List Date:
Year Built / Eff:	1860 / 1997						DOM:

Public Record **Distance:** 0.4 mi **Estimated Value:** $269,224 **Tax Assessed Value / Year:** $192,410 / 2020



144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:		Baths:		Last Sale Date:	11/30/2020
SqFt:	708	Year Built/Eff:	1920/1964	Last Sale Price:	$123,000
Lot Size/Acres:	3,485/0.08			Est. Value:	$191,287

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10 **172 Cordova St, Saint Augustine, FL 32084** — Property Type: Condominium

Owner Name:	WADE HOAG
Mailing Address:	535 COLUMBIA AVE #106, HOLLAND, MI 49423
Owner Status:	Non-Owner Occupied
Occupancy:	Vacant

APN: 199990 0111 — Status: Sold

Beds:	1	Baths: 1	Total Rooms:		Heating:	Central	Date: 12/30/2020
SqFt:	635		Parking Type:		Cooling:	Central	Amount: $268,000
Lot Size / Acres:	0		Pool:	No	Floor Covering:		Orig. List Date:
Year Built / Eff:	1935 / 2005						DOM:

Public Record **Distance:** 0.4 mi **Estimated Value:** $264,223 **Tax Assessed Value / Year:** $168,000 / 2020

11 **172 Cordova St, Saint Augustine, FL 32084** — Property Type: Condominium

Owner Name:	MEGAN HOAG
Mailing Address:	108 EAST DR NE, HARTVILLE, OH 44632
Owner Status:	Non-Owner Occupied
Occupancy:	Occupied

APN: 199990 0112 — Status: Sold

Beds:	1	Baths: 1	Total Rooms:		Heating:	Central	Date: 12/28/2020
SqFt:	735		Parking Type:		Cooling:	Central	Amount: $300,000
Lot Size / Acres:	0		Pool:	No	Floor Covering:		Orig. List Date:
Year Built / Eff:	1935 / 2005						DOM:

Public Record **Distance:** 0.4 mi **Estimated Value:** $321,209 **Tax Assessed Value / Year:** $216,000 / 2020

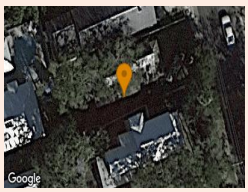
12 **63 Oneida St, Saint Augustine, FL 32084** — Property Type: Single Family

Owner Name:	CHRISTOPHER & CHRISTINA LEGER
Mailing Address:	63 ONEIDA ST, SAINT AUGUSTINE, FL 32084
Owner Status:	Owner Occupied
Occupancy:	Occupied

APN: 208180 0000 — Status: Sold

Beds:		Baths:	Total Rooms:		Heating:	Forced air unit	Date: 11/02/2020
SqFt:	720		Parking Type:		Cooling:		Amount: $399,000
Lot Size / Acres:	8,276/0.19		Pool:	No	Floor Covering:		Orig. List Date:
Year Built / Eff:	1925 / 1925						DOM:

Public Record **Distance:** 0.4 mi **Estimated Value:** $245,999 **Tax Assessed Value / Year:** $228,899 / 2020



144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:		Baths:		Last Sale Date:	11/30/2020
SqFt:	708	Year Built/Eff:	1920/1964	Last Sale Price:	$123,000
Lot Size/Acres:	3,485/0.08			Est. Value:	$191,287

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1 **136 Blanco St, Saint Augustine, FL 32084** **APN: 210630 0000**








Public Record **Distance:** 0.1 mi **Estimated Value:** $330,808 **Tax Assessed Value / Year:** $118,806 / 2020

2 **118 Twine St, Saint Augustine, FL 32084** **APN: 210140 0000**

Public Record **Distance:** 0.1 mi **Estimated Value:** $308,554 **Tax Assessed Value / Year:** $194,740 / 2020

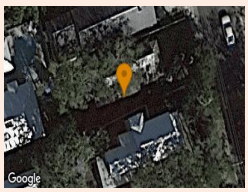
3 **100 Lincoln St, Saint Augustine, FL 32084** **APN: 209700 0000**








Public Record **Distance:** 0.2 mi **Estimated Value:** $332,714 **Tax Assessed Value / Year:** $145,395 / 2020



144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:		Baths:		Last Sale Date:	11/30/2020
SqFt:	708	Year Built/Eff:	1920/1964	Last Sale Price:	$123,000
Lot Size/Acres:	3,485/0.08			Est. Value:	$191,287

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4 172 M L King Ave, Saint Augustine, FL 32084 **APN: 212130 0000**

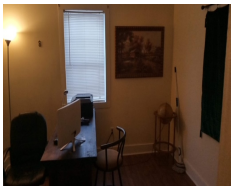


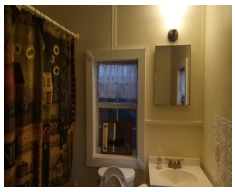





Public Record **Distance:** 0.2 mi **Estimated Value:** $268,333 **Tax Assessed Value / Year:** $199,801 / 2020

5 132 Pomar St, Saint Augustine, FL 32084 **APN: 208700 0000**

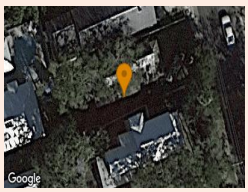




Public Record **Distance:** 0.2 mi **Estimated Value:** $193,963 **Tax Assessed Value / Year:** $90,164 / 2020

6 116 Moore St, Saint Augustine, FL 32084 **APN: 208530 0000**

Public Record **Distance:** 0.2 mi **Estimated Value:** $209,057 **Tax Assessed Value / Year:** $108,774 / 2020



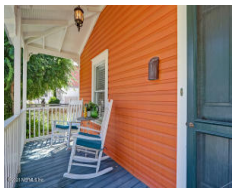
144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:		Baths:		Last Sale Date:	11/30/2020
SqFt:	708	Year Built/Eff:	1920/1964	Last Sale Price:	$123,000
Lot Size/Acres:	3,485/0.08			Est. Value:	$191,287

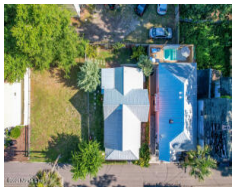
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7 **92 De Haven St, Saint Augustine, FL 32084** **APN: 207550 0000**

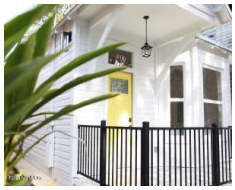
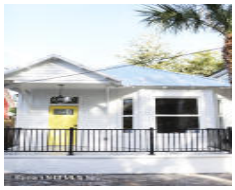





Public Record **Distance:** 0.3 mi **Estimated Value:** $416,952 **Tax Assessed Value / Year:** $129,891 / 2020

8 **90 De Haven St, Saint Augustine, FL 32084** **APN: 207560 0000**

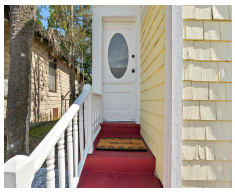
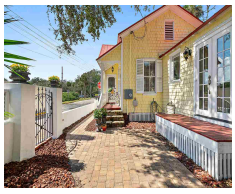





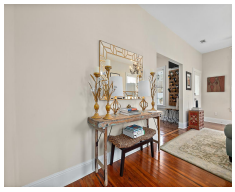


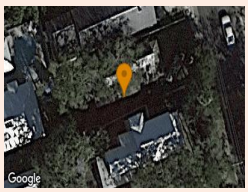
Public Record **Distance:** 0.3 mi **Estimated Value:** $191,967 **Tax Assessed Value / Year:** $121,154 / 2020

9 **50 Saint Francis St, Saint Augustine, FL 32084** **APN: 199730 0000**







144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:		Baths:		Last Sale Date:	11/30/2020
SqFt:	708	Year Built/Eff:	1920/1964	Last Sale Price:	$123,000
Lot Size/Acres:	3,485/0.08			Est. Value:	$191,287

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Public Record **Distance:** 0.4 mi **Estimated Value:** $269,224 **Tax Assessed Value / Year:** $192,410 / 2020

10 **172 Cordova St, Saint Augustine, FL 32084** **APN: 199990 0111**








Updated: 1/29/2021

Public Record **Distance:** 0.4 mi **Estimated Value:** $264,223 **Tax Assessed Value / Year:** $168,000 / 2020

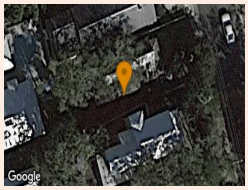
11 **172 Cordova St, Saint Augustine, FL 32084** **APN: 199990 0112**








Public Record **Distance:** 0.4 mi **Estimated Value:** $321,209 **Tax Assessed Value / Year:** $216,000 / 2020



144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:		Baths:		Last Sale Date:	11/30/2020
SqFt:	708	Year Built/Eff:	1920/1964	Last Sale Price:	$123,000
Lot Size/Acres:	3,485/0.08			Est. Value:	$191,287

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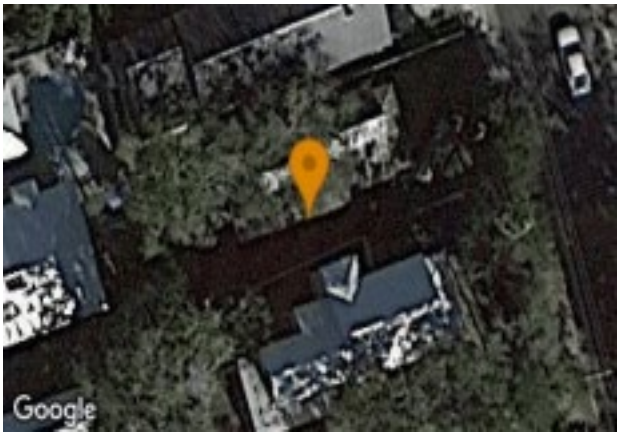
Received October 11, 2021
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Sales Comparable

144 M L King Ave, Saint Augustine, FL 32084-4840

APN: 211720 0000 / County: Saint Johns 9/16/2021

Subject Property



144 M L King Ave, Saint Augustine, FL 32084-4840

Owner Name: LLC

Mailing Address: Owner Status: 9310 OLD KINGS RD S #1702, JACKSONVILLE, FL 32257-8101

Length of Ownership: Current Occupancy: Owner Occupied

H & H REAL ESTATE INVESTING 9 Non-Owner Occupied

Single Family Residential

Status: Off Market

Property Type:

Beds: null Baths:

null Total Rooms:

Heating: Cooling: Forced air unit None

Distressed: Short Sale: No No

SqFt:

Lot Size/Acres: Year Built/Eff: 3,485 1920

Parking Type: 708

Floor Coverings:

HOA/COA:

Total Assd Val: Land Assd Val: Imp Assd Val: No $102,674

Pool:

Public Record Sales

Last Sale Date: 11/30/2020 Last Sale Price: $123,000 Last Purchase Method: Financed

Prior Sale Date: 11/30/2020 Prior Sale Price: $92,500 Prior Purchase Method: Cash

Assd Year: 2020

MLS Sales

Last Sale Date:

Last Sale Price:

Last Listing Date:

Last DOM:

Prior Sale Date:

Prior Sale Price:

Prior Listing Date:

Prior DOM:

Current Listing Status

Listing Status:

Listing Date:

Listing Price:

DOM:

Price Change Date:

Price Change Amount: Price Change %:

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Search Criteria

Data Set Public Record & MLS **Sale Date** 9/16/2020 - 9/16/2021 **Square Feet** 566 - 850 **Distance** 0.25 Miles **Status** SOLD

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144 M L King Ave, Saint Augustine, FL 32084-4840

APN: 211720 0000 / County: Saint Johns

Sale Price $123,000 $1,795 $340,000 $207,763 SqFt 708 660 816 766 Price/SqFt

$173.73 $2.48 $416.67 $268.37 Bedrooms - 2 3 2 Baths - 1 2 1 Lot Size/Acres 3,485/0.08 1,742/0.04 5,663/0.13 3,564/0.082 Year Built

1920 1900 1986 1951 Distance from Subject - 0 0.2 0.155



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144 M L King Ave, Saint Augustine, FL 32084-4840

APN: 211720 0000 / County: Saint Johns

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	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
A	MLS	145 Twine St	Sold	4/30/2021	$1,795	660	$2.72	2	1	1986	0.0 mi
B	MLS	136 Blanco St	Sold	7/04/2021	$2,000	808	$2.48	2	2	1930	0.1 mi
C	Public Record	136 Blanco St	Sold	3/29/2021	$250,000	808	$309.41	2	2	1930	0.1 mi
D	Public Record	118 Twine St	Sold	4/09/2021	$327,600	816	$401.47	3	1	1986	0.1 mi
E	Public Record	100 Lincoln St	Sold	11/16/2020	$340,000	816	$416.67	2	1	1900	0.2 mi
F	MLS	172 M L King Ave	Sold	4/09/2021	$279,000	731	$381.67	2	1	1956	0.2 mi
G	Public Record	172 M L King Ave	Sold	4/09/2021	$279,000	731	$381.67	2	1	1956	0.2 mi
H	Public Record	132 Pomar St	Sold	3/17/2021	$190,000	774	$245.48	2	1	1920	0.2 mi
I	MLS	132 Pomar St	Sold	3/17/2021	$190,000	774	$245.48	2	1	1920	0.2 mi
J	MLS	116 Moore St	Sold	2/22/2021	$213,000	754	$282.49	2	1	1986	0.2 mi
K	Public Record	116 Moore St	Sold	2/22/2021	$213,000	754	$282.49	2	1	1986	0.2 mi

144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:

Baths:

Last Sale Date: 11/30/2020

SqFt: 708

Year Built/Eff: 1920/1964

Last Sale Price: $123,000

Lot Size/Acres: 3,485/0.08

Est. Value: $191,287

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Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

144 M L King Ave, Saint Augustine, FL 32084-4840 APN: 211720 0000 / County: Saint Johns Status: Sold

Property Type: Single Family

APN: 211650 0000
145 Twine St, Saint Augustine, FL 32084 Owner

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Beds: 2 Baths: 1
SqFt: 660 Lot Size / Acres: 4,356/0.1 Year Built / Eff: 1986 / 1991
Parking Type:
Total Rooms: Heating: Central Date: 4/30/2021
Pool: No
Cooling: Central Floor Covering:
Amount: $1,795 Orig. List Date: 3/15/2021 DOM: 47

Owner Name:
Mailing Address:
Owner Status:
Occupancy: Occupied
Property Type: Single Family Status: Sold

APN: 210630 0000
136 Blanco St, Saint Augustine, FL 32084

Beds: 2 Baths: 2
SqFt: 808 Lot Size / Acres: 4,792/0.11 Year Built / Eff: 1930 / 1990
Parking Type:
Total Rooms: Heating: Central Date: 7/04/2021
Pool: No
Cooling: Central Floor Covering:
Amount: $2,000 Orig. List Date: 5/20/2021 DOM: 46

Owner Name: EWLE PROPERTIES LLC
Mailing Address: 116 MICKLER BLVD, SAINT AUGUSTINE, FL 32080 Owner Status: Owner Occupied
Occupancy: Occupied
Property Type: Single Family Status: Sold

APN: 210630 0000
136 Blanco St, Saint Augustine, FL 32084

Beds: 2 Baths: 2
SqFt: 808 Lot Size / Acres: 4,792/0.11 Year Built / Eff: 1930 / 1990
Parking Type:
Total Rooms: Heating: Central Date: 3/29/2021
Pool: No
Cooling: Central Floor Covering:
Amount: $250,000 Orig. List Date: DOM:

144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:
Baths:
Last Sale Date: 11/30/2020
SqFt: 708
Year Built/Eff: 1920/1964
Last Sale Price: $123,000
Lot Size/Acres: 3,485/0.08
Est. Value: $191,287

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APN: 210140 0000

Beds: 3 Baths: 1
Owner Name: ZILLOW HOMES PROPERTY TRUST

Mailing Address: 4343 N SCOTTSDALE RD #390, SCOTTSDALE, AZ 85251

Owner Status: Non-Owner Occupied

Occupancy: Occupied

118 Twine St, Saint Augustine, FL 32084
144 M L King Ave, Saint Augustine, FL 32084-4840 APN: 211720 0000 / County: Saint Johns

Property Type: Single Family

Status: Sold

Total Rooms: Heating: Central Date: 4/09/2021
2001 Amount: $327,600 Orig. List Date:
SqFt: 816 Lot Size / Acres: Pool: No
Parking Type: Cooling: Central Floor Covering: DOM:
5,663/0.13 Year Built / Eff: 1986 /

Owner Name: DAVID & DEVA THOMAS

Mailing Address: 210 FOREST HILL DR,

COCOA, FL 32926 Owner Status: Non-Owner

Occupied

Occupancy: Occupied
Property Type: Single Family Status: Sold

APN: 209700 0000
100 Lincoln St, Saint Augustine, FL 32084

Beds: 2 Baths: 1
Total Rooms: Heating: Central Date: 11/16/2020
2009 Amount: $340,000 Orig. List Date:
SqFt: 816 Lot Size / Acres: Pool: No
Parking Type: Cooling: Central Floor Covering: DOM:
2,178/0.05 Year Built / Eff: 1900 /

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied
Property Type: Single Family Status: Sold

APN: 212130 0000
172 M L King Ave, Saint Augustine, FL 32084

Beds: 2 Baths: 1
Total Rooms: Heating: Central Date: 4/09/2021
2001 Amount: $279,000 Orig. List Date:
SqFt: 731 Lot Size / Acres: Pool: No
Parking Type: Cooling: Central Floor Covering: 2/06/2021 DOM: 63
5,227/0.12 Year Built / Eff: 1956 /

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144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:
Baths:
Last Sale Date: 11/30/2020
SqFt: 708
Year Built/Eff: 1920/1964
Last Sale Price: $123,000
Lot Size/Acres: 3,485/0.08
Est. Value: $191,287

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Owner Name: JESSICA MARTIN
Mailing Address: 172 M L KING AVE, SAINT AUGUSTINE, FL 32084 Owner Status: Owner Occupied
Occupancy: Occupied

APN: 212130 0000
172 M L King Ave, Saint Augustine, FL 32084
Property Type: Single Family Status: Sold

Beds: 2 Baths: 1
SqFt: 731 Lot Size / Acres: 5,227/0.12 Year Built / Eff: 1956 / 2001
Parking Type:
Total Rooms: Heating: Central Date: 4/09/2021
Amount: $279,000 Orig. List Date:
Pool: No
Cooling: Central Floor Covering:
DOM:

Owner Name: DALLAS HANDY MAN LLC
Mailing Address: 77 BROOKSIDE LN, PALM COAST, FL 32137 Owner Status: Non-Owner Occupied
Occupancy: Occupied

APN: 208700 0000
132 Pomar St, Saint Augustine, FL 32084
Property Type: Single Family Status: Sold

Beds: 2 Baths: 1
SqFt: 774 Lot Size / Acres: 1,742/0.04 Year Built / Eff: 1920 / 1983
Parking Type:
Total Rooms: Heating: Central Date: 3/17/2021
Amount: $190,000 Orig. List Date:
Pool: No
Cooling: Central Floor Covering:
DOM:

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APN: 208700 0000
132 Pomar St, Saint Augustine, FL 32084

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied
Property Type: Single Family Status: Sold

Beds: 2 Baths: 1

SqFt: 774 Lot Size / Acres: 1,742/0.04 Year Built / Eff: 1920 / 1983

Parking Type:

Total Rooms: Heating: Central Date: 3/17/2021

Amount: $190,000 Orig. List Date:

Pool: No
Cooling: Central Floor Covering: 2/05/2021 DOM: 41

144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:

Baths:

Last Sale Date: 11/30/2020

SqFt: 708

Year Built/Eff: 1920/1964

Last Sale Price: $123,000

Lot Size/Acres: 3,485/0.08

Est. Value: $191,287

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Name:

Mailing Address:

Owner Status:

Occupancy: Vacant
144 M L King Ave, Saint Augustine, FL 32084-4840 APN: 211720 0000 / County: Saint Johns Status: Sold

Property Type: Single Family

APN: 208530 0000
116 Moore St, Saint Augustine, FL 32084 Owner

Beds: 2 Baths: 1

SqFt: 754 Lot Size / Acres: 1,742/0.04 Year Built / Eff: 1986 / 1989

Parking Type:

Total Rooms: Heating: Central Date: 2/22/2021

Amount: $213,000 Orig. List Date:

Pool: No
Cooling: Central Floor Covering: 10/29/2020 DOM: 117

Owner Name: KARINA ESCOBAR & CARLOS RIVERA Mailing Address: 65 PINE EDGE AVE, CENTRAL ISLIP, NY 11722 Owner Status: Non-Owner Occupied

Occupancy: Vacant
Property Type: Single Family Status: Sold

APN: 208530 0000
116 Moore St, Saint Augustine, FL 32084

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Beds: 2 Baths: 1

SqFt: 754 Lot Size / Acres: 1,742/0.04 Year Built / Eff: 1986 / 1989

Parking Type:

Total Rooms: Heating: Central Date: 2/22/2021 Amount: $213,000 Orig. List Date:

Pool: No
Cooling: Central Floor Covering:

DOM:

144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:

Baths:

Last Sale Date: 11/30/2020

SqFt: 708

Year Built/Eff: 1920/1964

Last Sale Price: $123,000

Lot Size/Acres: 3,485/0.08

Est. Value: $191,287

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Received October 11, 2021
Planning and Building Department

Updated: 8/23/2021

144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:		Last Sale Date:	11/30/2020
Baths:			
SqFt:	708		
Year Built/Eff:	1920/1964	Last Sale Price:	$123,000
Lot Size/Acres:	3,485/0.08		
		Est. Value:	$191,287

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Planning and Building Department

144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:		Last Sale Date:	11/30/2020
Baths:			
SqFt:	708		
Year Built/Eff:	1920/1964	Last Sale Price:	$123,000
Lot Size/Acres:	3,485/0.08		
		Est. Value:	$191,287

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144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:		Baths:	
		Last Sale Date:	11/30/2020
SqFt:	708		
Year Built/Eff:	1920/1964	Last Sale Price:	$123,000
Lot Size/Acres:	3,485/0.08		
		Est. Value:	$191,287

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Received August 20, 2021
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

■ **CERTIFICATE OF DEMOLITION**
❑ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0091

Receipt No. 2183577/2141326 Meeting Date September 16, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Synergy Fabrications, LLC
   Business (if applicable) Synergy Construction & Maintenance
   Address 2510 Crill Ave
   City Palatka State FL Zip 32177
   Daytime telephone 386-326-6222 Other phone/email accounting@buildsynergy.net

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

2. NAME OF PROPERTY OWNER H&H Real Estate Investing
   Business (if applicable) H&H Real Estate Investing, LLC
   Address 9310 Old Kings Rd S, Ste 1702
   City Jacksonville State FL Zip 32257
   Daytime telephone (required) 904-615-8937 Other phone _____

3. PROJECT STREET ADDRESS 144 Martin Luther King Ave

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 10 Block 2 Subdivision 5114 / 1925 - Buena Esperanza Parcel Number 2117200000

5. DATE OF CONSTRUCTION _____ Source: _____

6. HISTORIC STATUS (check all that apply)
   - ❑ Designated Local Landmark
   - ❑ Property individually listed on the National Register of Historic Places
   - ■ Contributing building in National Register Historic District
   - ❑ Listed on Florida Master Site File
   - ■ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)
   - ❑ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   - ■ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - ❑ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: Replace existing w/new hon

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

- ☐ Photographs of existing conditions including façade of the building.
- ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME Synergy Construction & Maintenance DATE 08/20/21

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME H&H Real Estate Investing, LLC DATE 8/20/21

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

NOTARY PUBLIC STATE OF FLORIDA

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

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APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

Hunter Hayden, H&H Real Estate Investing, LLC
Print Name of Owner

904-742-2658
Telephone Number

State of FLORIDA

County of DUVAL

Signed and sworn before me on this 20TH day of AUGUST, 2021

By HUNTER HAYDEN

Identification verified: ✓

Oath sworn: ✓ Yes ___ No

Notary Signature: Brittany Hyers

My Commission expires: 7/6/21

NOTARY PUBLIC
Expires 7/6/2025
Brittany Hyers
My Commission # HH 149432
STATE OF FLORIDA

Rev:022117

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Received August 17, 2021
Planning and Building Department

August 11, 2021

City of St Augustine
P.O. Box 210
St Augustine, FL 32085

Reference: 144 Martin Luther King Ave

To whom it may concern:

As requested, I performed an inspection of the above referenced property to determine if the existing structure is structurally sound.

A visual inspection of the entire structure revealed that, throughout the years, there was an additional made to the rear of the original structure and the addition is severely decayed, from the roof system through to the foundation.

The original structure inspection is as follows:

The inspection started at the foundation and the floor system. It was immediately noticed that the floor system was sagging. Typically, this is caused by settling of the piers and/or decaying floor joists. Upon visual inspection from underneath, it was noticed that the floor joists are severely rotten either from insects or wood/dry rot. The piers are cracked and the mortar that is within the joints of the bricks/cement blocks was failing and becoming delaminated. In each of the corners of the exterior, visible signs of severe wood decay were encountered. The corners show signs of moisture under the existing siding and mold was smelled when the exterior siding was removed to expose the framing.

In conclusion, it is the opinion of this engineer that this structure in in need of major repairs and mold remediation. The repairs and mold remediation would require the complete structure removal and replacement. The entire foundation and support system is failing/rotten and is not structurally sound.

If I can be of any further assistance, please feel free to contact me at 904-814-7633.

Thank you,

Robert G. Morgen Jr. P.E.
#58118

RGM ENGINEERING, INC.
Land Development-Permitting-Utilities
1928 River Lagoon Trace -- St. Augustine, Florida -- 32092

August 11, 2021

City of St Augustine
P.O. Box 210
St Augustine, FL 32085

Reference: 144 Martin Luther King Ave

To whom it may concern:

As requested, I performed an inspection of the above referenced property to determine if the existing structure is structurally sound.

A visual inspection of the entire structure revealed that, throughout the years, there was an additional made to the rear of the original structure and the addition is severely decayed, from the roof system through to the foundation.

The original structure inspection is as follows:

The inspection started at the foundation and the floor system. It was immediately noticed that the floor system was sagging. Typically, this is caused by settling of the piers and/or decaying floor joists. Upon visual inspection from underneath, it was noticed that the floor joists are severely rotten either from insects or wood/dry rot. The piers are cracked and the mortar that is within the joints of the bricks/cement blocks was failing and becoming delaminated. In each of the corners of the exterior, visible signs of severe wood decay were encountered. The corners show signs of moisture under the existing siding and mold was smelled when the exterior siding was removed to expose the framing.

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If I can be of any further assistance, please feel free to contact me at 904-814-7633.

Thank you,

Robert G. Morgen Jr. P.E.
#58118

Received September 7, 2021
Planning and Building Department

Jeff Rawls, CEM
CGC1507564 / CCC1326557
2510 Crill Ave, Palatka, FL 32177
O: 386-326-6222 / C: 386-937-1624
Jeff@buildsynergy.net

August 20, 2021

City of St Augustine
P.O. Box 210
St Augustine, FL 32085

Re: 144 Martin Luther King Ave

To whom it may concern:

The above referenced property was inspected by structural engineer, Robert G. Morgan. A copy of his inspection findings is attached, for your reference. In summary, in his professional opinion, this structure is in need of major foundation and structural repairs, as well as mold remediation. The repairs necessary would require the structure removal and replacement, as the entire foundation and support structure is failing and/or rotten and is not structurally sound.

In our estimation, the cost to rehabilitate the existing structure would be $200,000 or more vs the cost to demolish the existing structure and build a new home at approximately $125,000. Therefore, it is the opinion of this contractor that, in the best interest of our client, we should demolish the existing structure and replace that with a new home.

If additional information would be helpful and/or we can be of any further assistance, please feel free to contact me at 386-326-6222.

Respectfully submitted,

Jeff Rawls, CEM
Synergy Construction & Maintenance

Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department





Recevied August 31, 2021
Planning and Buildig Department

Recevied August 31, 2021
Planning and Buildig Department





Recevied August 31, 2021
Planning and Buildig Department

Recevied August 31, 2021
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Planning and Buildig Department



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Planning and Buildig Department



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Planning and Buildig Department



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Planning and Building Department





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Planning and Buildig Department



Recevied August 31, 2021
Planning and Buildig Department



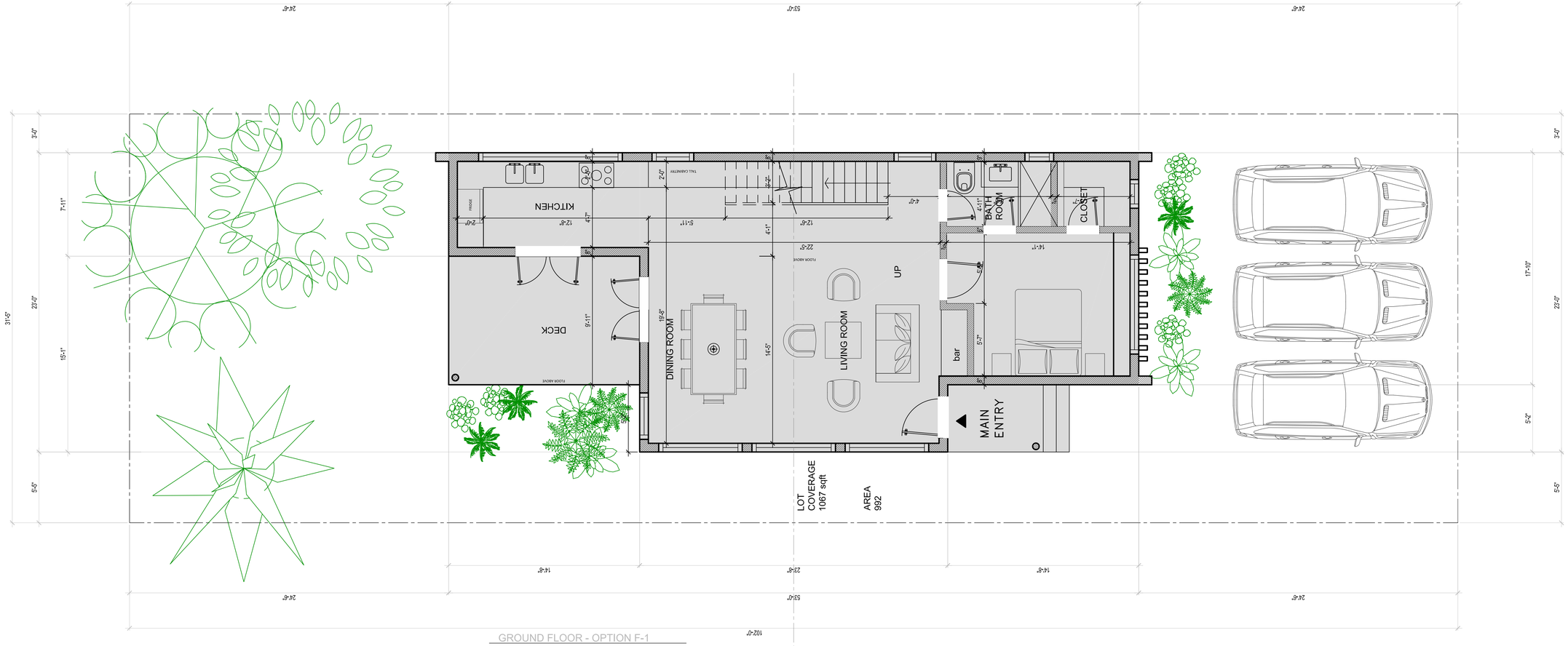
Received August 31, 2021
Planning and Buildig Department

PROPERTY FORCE

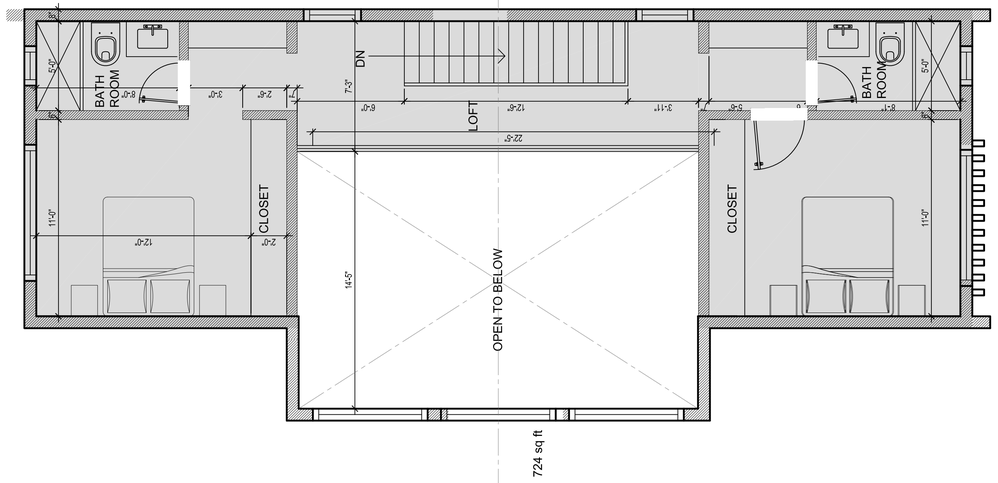
Received August 31, 2021
Planning and Buildig Department

PROPERTY FORCE

Received September 7, 2021
Planning and Building Department



GROUND FLOOR - OPTION F-1
1/4"=1'-0"



SECOND FLOOR - OPTION F-1
1/4"=1'-0"

SYMBOL LEGEND			
	NEW CONSTRUCTION SQ FT COUNTED		
	NEW CONSTRUCTION SQ FT NOT COUNTED		
	NEW PROPOSED WALL		
	DEMOLISHED WALL		
	WATER		
	GRASS		

DESIGN PROPOSAL - OPTION E-1
FLOOR PLAN
1/4"=1'-0"
GROUND FLOOR : 992 SQ FT
SECOND FLOOR: 724 SQ FT
LOT COVERAGE 1067

SANDRA HERRERA
SH - BULDING DESIGN
www.sandra-herrera.com
NY
516-884-1730
SH@SANDRA-HERRERA.COM

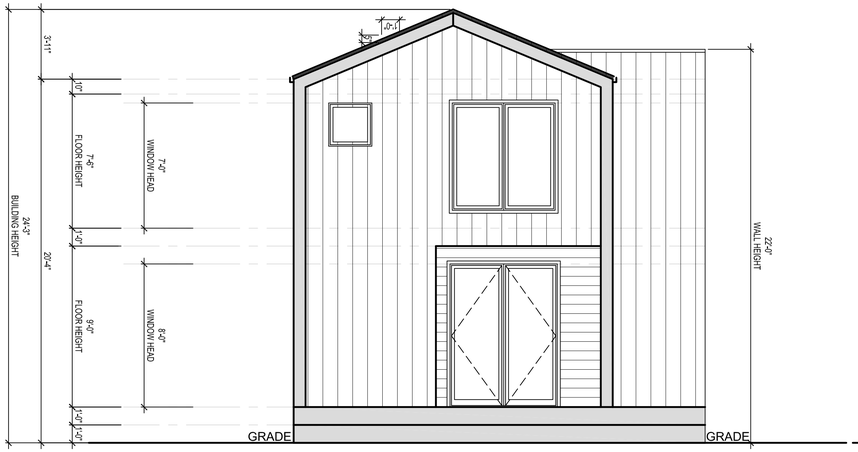
M L K R E S I D E N C E
SAINT AUGUSTINE - FLORIDA

DESIGN PROPOSAL FLOOR PLAN

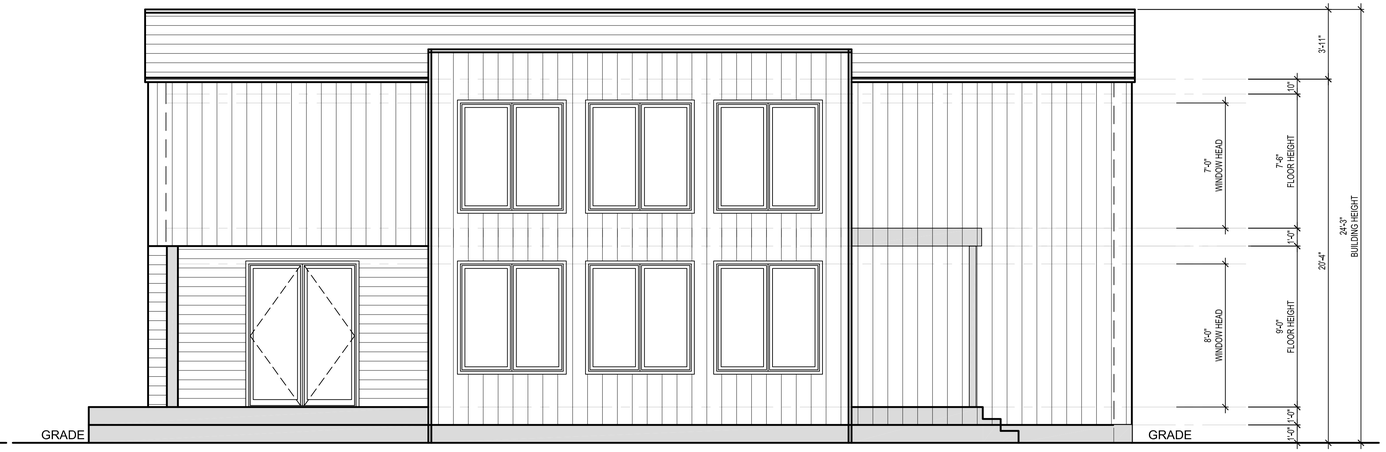
FOR REVIEW
DRAFT
09/03/2021

F-1

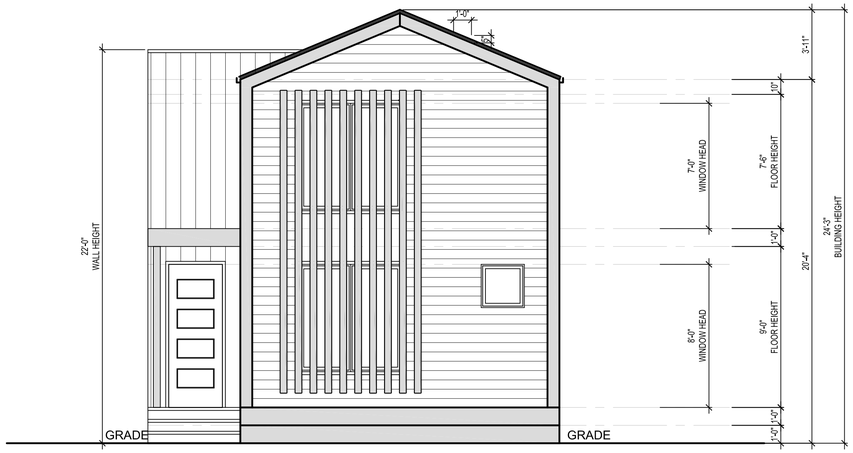
Received September 7, 2021
Planning and Building Department



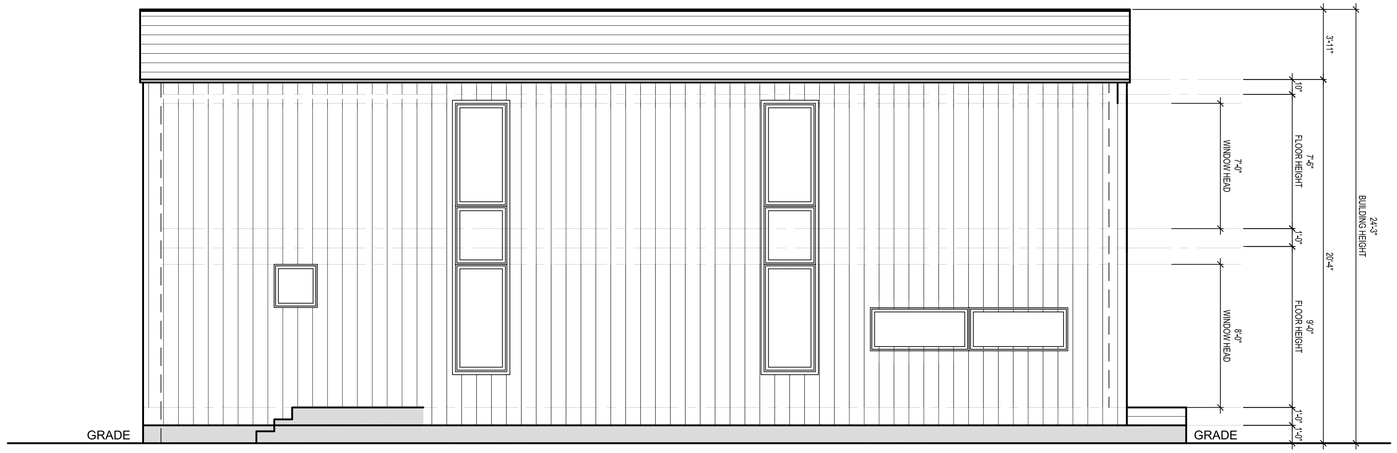
WEST REAR ELEVATION - OPTION F
1/4"=1'-0"



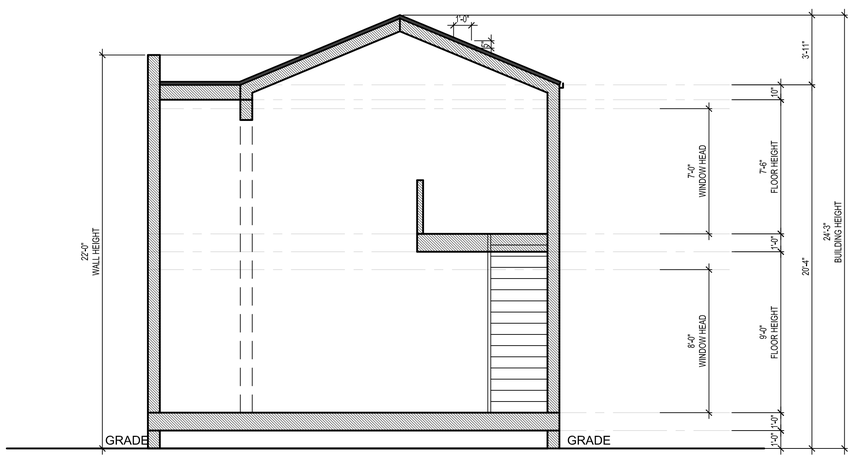
SOUTH SIDE ELEVATION - OPTION F
1/4"=1'-0"



EAST FRONT ELEVATION - OPTION F
1/4"=1'-0"



NORTH ELEVATION - OPTION F
1/4"=1'-0"



CROSS SECTION - OPTION F
1/4"=1'-0"

DESIGN PROPOSAL - OPTION F-1
ELEVATIONS - SECTION
1/4"=1'-0"

SANDRA HERRERA
SH - BULDING DESIGN
www.sandra-herrera.com
NY
516-884-1730
SH@SANDRA-HERRERA.COM

M L K R E S I D E N C E
SAINT AUGUSTINE - FLORIDA

DESIGN PROPOSAL ELEVATIONS SECTION

FOR REVIEW
DRAFT
09/03/2021

F-2

From:	Julie Courtney
To:	"Lindsay Lambert"
Cc:	Karen Clifford
Subject:	144 Martin Luther King Avenue - Certificate of Demolition Application received for Historic Architectural Review Board (HARB)
Date:	Thursday, August 26, 2021 12:48:00 PM
Attachments:	image002.png image003.png image004.png

RE: Project Address – 144 Martin Luther King Avenue

Please accept this email as acknowledgement of your Certificate of Demolition Application to the Historic Architectural Review Board meeting, **scheduled September 16, 2021 as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street).**

Additionally, this letter notifies you of the sufficiency of your Certificate of Demolition Application. We received the structural engineer's letter, but this is not as comprehensive as a condition assessment report that the application requires. At the least, accompanying photos should be submitted that clearly show the level of damage or deterioration of the building materials that were referenced in the letter. If you plan to submit proof of unreasonable or undue economic hardship documentation, we encourage you to do so, as this is an item checked under 10B of the application. If not provided prior to the meeting, the HARB will likely ask to see financial information on the costs to rehabilitate the properties versus the cost to demo and build new that takes into consideration the ad valorem tax exemption. This is not a requirement, but it is something we anticipate that the HARB will ask.

The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Additional materials will be accepted in the Planning and Building Department only **up to 10 days before the meeting (*to be received by September 6th*)** as per Resolution 2010-09. After that, the HARB has the discretion whether to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

Any updates, or additional and supporting materials for this Certificate of Demolition application should be emailed to harb@citystaug.com.

Please be aware that our staff will need to photograph the interior of the building, so will need to arrange a date and time with you that we can do that.

A copy of the staff report will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.

IMPORTANT NOTICE: **Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled**

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

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

Instr #2020109983 BK: 5114 PG: 1925, Filed & Recorded: 12/3/2020 1:39 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $861.00

Prepared by and return to:
Maria Pasquale
Giannell Title, LLC
600 Silks Run, Suite 2290
Hallandale Beach, FL 33009
(954) 449-6896

File Number: **FL20-M1125**

Parcel Identification No. **2117200000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

COPY

This Indenture made this **30** day of **November**, **2020** between **RE Property Holdings, LLC, a Florida Limited Liability Company** whose post office address is **600 Silks Run, Suite 2290, Hallandale Beach, FL 33009** of the County of **Broward**, State of **Florida**, grantor*, and **H&H Real Estate Investing, LLC, a Florida limited liability company,** whose post office address is **9310 Old Kings Road S., Suite 1702, Jacksonville, FL 32257** of the County of **Duval**, State of **Florida**, grantee*,

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

The South 31 feet 5 inches more or less, of Lot 10 of Block 2 of the Buena Esperanza Subdivision of the City of St. Augustine as per official map of said City dated, January 1, 1905.

And also described as:

Commence at the intersection of the Northerly right of way line of South Street and the Westerly right of way line of Martin Luther Avenue; thence North 16 degrees 52 minutes 05 seconds West, along the Westerly right of way said Martin Luther Avenue, a distance of 204.60 feet to the Southeasterly corner of said Lot 10, Block 2, said point also being the Point of Beginning; thence South 70 degrees 02 minutes 23 seconds West, along the Southerly line of said Lot 10, Block 2, a distance of 101.16 feet; thence North 16 degrees 25 minutes 38 seconds West, along the Westerly line of said Lot 10, Block 2 as established, a distance of 34.89 feet; thence North 70 degrees 30 minutes 39 seconds East, along the Southerly line of those lands described in Official Records Book 768, Page 1479, of the Public Records of said Saint Johns County, a distance of 100.85 feet to the Westerly right of way line of said Martin Luther Avenue; thence South 16 degrees 52 minutes 05 seconds East, along said right of way line, a distance of 34.04 feet to the Point of Beginning.

Property Address: 144 Martin Luther King Avenue, Saint Augustine, FL 32084

Subject to any and all restrictions, reservations, easements, and limitations of record, if any, provided that this shall not serve to reimpose same, zoning restrictions, and taxes for the year 2020 and subsequent years.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness #1 Signature

Witness #1 Printed Name: Nailah Parris

Witness #2 Signature

Witness #2 Printed Name: Amelia Diaz

RE Property Holdings, LLC, a Florida limited liability company

By: _____
Oliver Seidler, Authorized Representative of RE Property Holdings, LLC

COPY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30 day of **November**, **2020**, by Oliver Seidler, Authorized Representative of RE Property Holdings, LLC, a Florida limited liability company who ☒ is personally known to me or ☐ has produced a _____ as identification.

[Notary Seal]

Notary Public

Printed Name: Amelia Diaz

My Commission Expires: _____

Notary Public State of Florida
Amelia Diaz
My Commission GG 215877
Expires 05/09/2022

St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2117200000
Location Address	144 MARTIN LUTHER KING AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY S31.5 FT OF LOT 10 BLK 2 OR5114/1925 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.080
Homestead	N

Owner Information

Owner Name	H&H Real Estate Investing LLC 100%
Mailing Address	9310 OLD KINGS RD S STE 1702 JACKSONVILLE, FL 32257-0000

Map



Valuation Information

	2021
Building Value	$27,691
Extra Features Value	$0
Total Land Value	$94,640
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$122,331**
Total Deferred	$0
Assessed Value	**$122,331**
Total Exemptions	$0
Taxable Value	**$122,331**

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
2020	$26,962	$0	$75,712	$0	$0	$102,674	$89,448	$13,226	$89,448
2019	$24,383	$0	$75,712	$0	$0	$100,095	$81,316	$18,779	$81,316
2018	$23,897	$0	$69,888	$0	$0	$93,785	$73,924	$19,861	$73,924
2017	$23,897	$0	$62,899	$0	$0	$86,796	$67,204	$19,592	$67,204
2016	$23,897	$0	$54,600	$0	$0	$78,497	$61,095	$17,402	$61,095
2015	$23,897	$0	$43,680	$0	$0	$67,577	$55,541	$12,036	$55,541
2014	$18,820	$0	$34,944	$0	$0	$53,764	$50,492	$3,272	$50,492
2013	$18,820	$0	$27,082	$0	$0	$45,902	$45,902	$0	$45,902
2012	$18,820	$0	$23,587	$0	$0	$42,407	$42,407	$0	$42,407
2011	$19,290	$0	$26,208	$0	$0	$45,498	$45,498	$0	$45,498
2010	$20,231	$0	$29,120	$0	$0	$49,351	$49,351	$0	$49,351

Building Information

Building 1
Actual Area 974
Conditioned Area 708
Actual Year Built 1920
Use Single Family Residence
Style 01
Class N
Exterior Wall Aluminum Vinyl
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Metal
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning None
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	708	708
FINISHED OPEN PORCH	0	80
FINISHED OPEN PORCH	0	186
Total SqFt	708	974

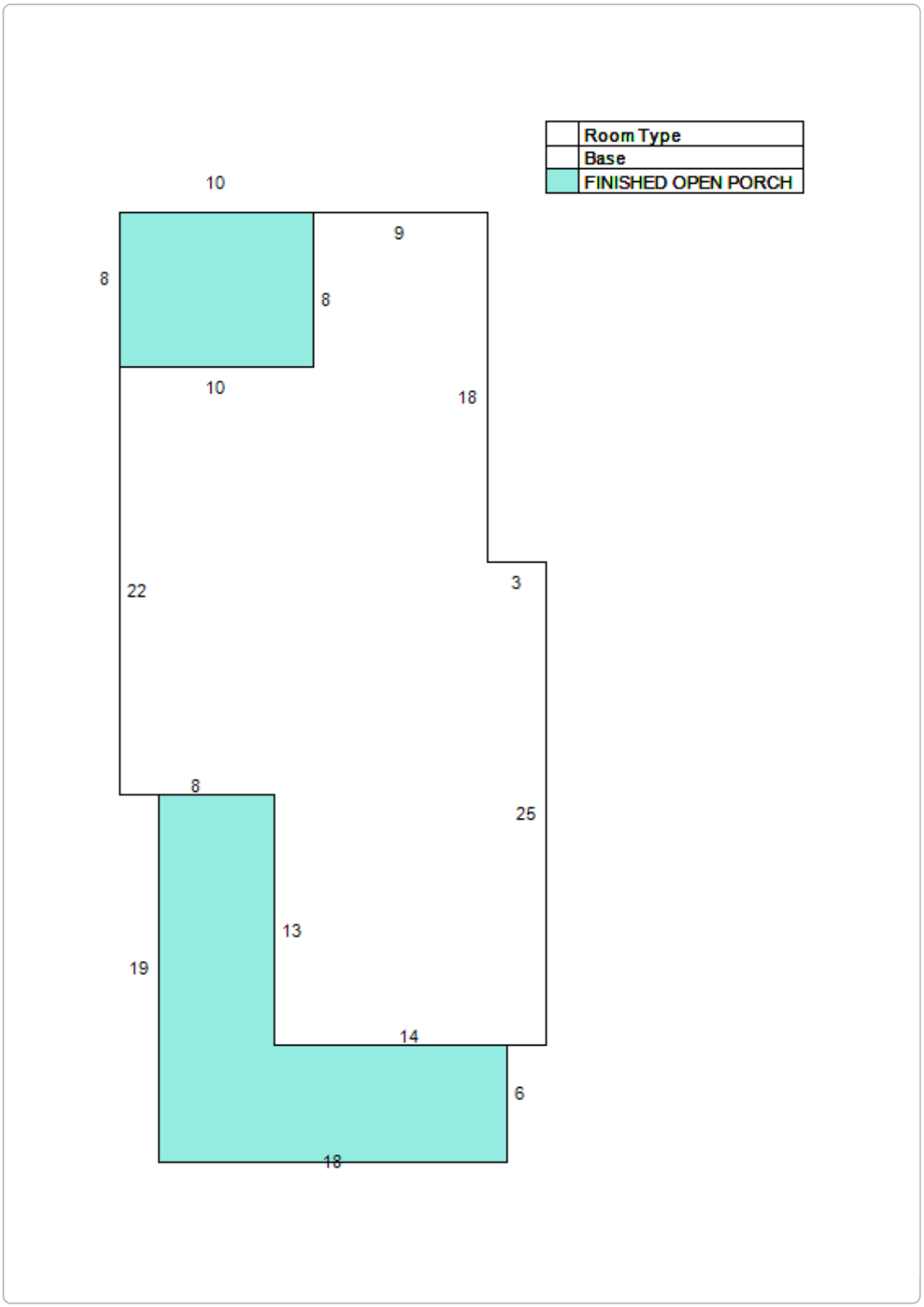
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	32	100	32	EF	$94,640

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/3/2020	11/30/2020	$123,000.00	WARRANTY DEED	5114	1925	U	I	RE PROPERTY HOLDINGS LLC	H&H REAL ESTATE INVESTING LLC
12/3/2020	11/30/2020	$92,500.00	WARRANTY DEED	5114	1923	U	I	SMITH DOROTHY L	RE PROPERTY HOLDINGS LLC
	4/5/1993	$100.00	QUIT CLAIM DEED	986	318	U	I	LOVETTE CARRIE B	SMITH DOROTHY L

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.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 6/19/2021, 12:20:21 AM

Version 2.3.127



Detail by Entity Name

Florida Limited Liability Company
SYNERGY FABRICATIONS, L.L.C.

Filing Information

Document Number	L01000002804
FEI/EIN Number	59-3700409
Date Filed	02/21/2001
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/07/2007
Event Effective Date	NONE

Principal Address

2510 Crill Ave
PALATKA, FL 32177

Changed: 03/20/2020

Mailing Address

2510 Crill Ave
PALATKA, FL 32177

Changed: 03/20/2020

Registered Agent Name & Address

RAWLS, JEFFREY H
2510 Crill Ave
PALATKA, FL 32177

Name Changed: 04/28/2008

Address Changed: 03/20/2020

Authorized Person(s) Detail

Name & Address

Title MGR

RAWLS, JEFFREY H
2510 Crill Ave
PALATKA, FL 32177

Annual Reports

Report Year	Filed Date
2019	03/20/2019
2020	03/20/2020
2021	03/08/2021

Document Images

03/08/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
03/20/2019 -- ANNUAL REPORT	View image in PDF format
01/30/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
01/20/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
02/15/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
11/07/2007 -- LC Amendment	View image in PDF format
11/05/2007 -- Reg. Agent Change	View image in PDF format
02/05/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
03/17/2004 -- ANNUAL REPORT	View image in PDF format
02/06/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
06/05/2002 -- ANNUAL REPORT	View image in PDF format
02/21/2001 -- Florida Limited Liabilites	View image in PDF format



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Submit

No Filing History

Fictitious Name Detail

Fictitious Name

SYNERGY CONSTRUCTION & MAINTENANCE

Filing Information

Registration Number	G19000033605
Status	ACTIVE
Filed Date	03/13/2019
Expiration Date	12/31/2024
Current Owners	1
County	MULTIPLE
Total Pages	1
Events Filed	NONE
FEI/EIN Number	NONE

Mailing Address

1100 CARR ST
PALATKA, FL 32177

Owner Information

SYNERGY FABRICATIONS, LLC
1100 CARR ST
PALATKA, FL 32177
FEI/EIN Number: 59-3700409
Document Number: L01000002804

Document Images

03/13/2019 -- Fictitious Name Filing View image in PDF format

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Fictitious Name Search
Submit

No Filing History

Detail by Entity Name

Florida Limited Liability Company
H&H REAL ESTATE INVESTING, LLC

Filing Information

Document Number	L13000156709
FEI/EIN Number	46-4093285
Date Filed	11/07/2013
Effective Date	11/07/2013
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY 21
Event Date Filed	06/27/2018
Event Effective Date	NONE

Principal Address

9310 OLD KINGS ROAD S
SUITE 1702
JACKSONVILLE, FL 32257

Changed: 03/31/2015

Mailing Address

9310 OLD KINGS ROAD S
SUITE 1702
JACKSONVILLE, FL 32257

Changed: 03/31/2015

Registered Agent Name & Address

HAWK, CARL
9310 Old Kings Rd S
Suite 1702
Jacksonville, FL 32257

Address Changed: 01/24/2016

Authorized Person(s) Detail

Name & Address

Title MGRM

HAWK, CARL

9310 Old Kings Rd S
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Annual Reports

Report Year	Filed Date
2019	04/17/2019
2020	06/30/2020
2021	04/23/2021

Document Images

04/23/2021 -- ANNUAL REPORT	View image in PDF format
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03/31/2015 -- ANNUAL REPORT	View image in PDF format
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Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 21, 2021 Meeting



Application PL2021-0118 Address: 307 Minorca Avenue

Applicant: Lester F. Sanders
Property Owner: Charles Sears

Project description: To demolish a residential building, constructed c. 1925 - 1927, that is recorded in the Florida Master Site File but is not located within a district. In addition, to evaluate the property by the Historic Architectural Review Board for designation as a local historical landmark using criteria and standards established by the National Register of Historic Places substituting importance to the City and State levels rather than the nation as a whole.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ1369
National Register:	N/A	Construction date:	c. 1925-1927
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2156100000		
Agenda Item:	7(c)	Previous Action(s):	COD continued

STAFF SUMMARY AND ANALYSIS:

1. This is an application for a Certificate Demolition for a residential building that was heard and continued by the HARB at the September 16, 2021 meeting.
2. Located in the Davis Shores Ocean View Section of the Davis Shores North neighborhood, on the south side of Minorca Avenue, the residential building sits on a large parcel comprised of four lots with a detached garage building to the south, multiple low one-story outbuildings that housed racing pigeons to the southeast, and a large inground swimming pool to the southwest of the house. According to the Florida Master Site File (FMSF) at the time of the 1980 survey, this building that was constructed between 1925 and 1927, **was one of the original 11 structures in Davis Shores**. One of the home's earlier owners was "Harold Ryman of Ryman-Thompson Real Estate firm which handled the Davis Shores properties after the 1926 land bust and death of D.P. "Doc" Davis, the developer of the subdivision."
3. Minorca Avenue was included on Sanborn maps starting around 1960. On the 1965 revised version, only the dwelling is visible. An example of the Mediterranean Revival style, the two-story building has a side facing gable clay tile roof and textured stucco cladding. Wood corbels project under the second-floor projecting bay on the front façade/north elevation. A 14-paneled wood front door is adorned by flanking coquina spiraled columns with a delicate fan-like coquina arch above. On the east end of the façade's main block, an arched set of French doors with sidelights has turned spindle wood trim. The front porch was later added, according to the FMSF survey, which is also evidenced by its roofline cutting across the arched detailing above the front door, and has a clay tile shed roof, exposed wood rafter tails, and is supported by iron panels with scrolled detailing. Windows are comprised of long rectangular openings on the front façade especially, combined with wider double-hung windows found on other elevations, and are grouped in triple, double, and single configurations. Many of the windows have been altered with vinyl replacement windows. The rear garage building has a front-facing gable roof, with vertical scalloped wood board trim underneath, stucco clad cement block walls, and what the FMSF called a servant's quarters, adjacent to the automobile bay. The wood outbuildings that housed pigeons have low gable roofs and openings covered with metal mesh and some corrugated metal panels.
4. Staff observed many cracks on the interior walls, a large portion of the plaster ceiling in a first-floor room removed due to water damage, another hole in the ceiling on the second floor, multiple areas of water damage or staining visible on ceilings and walls, as well as areas of soft spots in the wood floors, which appeared to be sloping toward the rear of the house. According to the applicant, the previous homeowner was very elderly and recently passed away, with the family now responsible for the property. After talking with prospective buyers, they have found that the four lots of land that the house is on is more valuable than the home that has been impacted by deferred maintenance. No plans for a replacement structure(s) were submitted and no design requirements are in place for this area.
5. The interior of the house appears to be largely unaltered with a large coquina fireplace mantel with carved detailing of a ship and 3 rosettes, turned iron stair railing, and period wood doors and hardware, light fixtures, and mid-century pink tiles in a bathroom. Care should be taken to retain or salvage these unique architectural details.
6. The Architectural Survey of Davis Shores and other historical records including the FMSF surveys suggest that the building may be eligible as a landmark or as part of a Multiple Property National Register designation. Due to this potential significance, more evidence of the building's ability to be rehabilitated should be considered, and also evaluated with the potential use of available preservation incentives.
7. Any redevelopment plans need to take the Tree and Landscape Ordinance into consideration and may require additional zoning review.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a **Certificate of Demolition** at **307 Minorca Avenue, with the following considerations or findings that can be determined by the HARB**:

1. The building has been noted in previous surveys and identified by historians as being significant. The HARB may consider whether the building has integrity and significance to warrant local landmark designation, which would make the building eligible for preservation incentives.
2. If the board finds it is not a candidate to be designated as a local landmark, that there is no economic hardship, and that the building's demolition does not impact the architectural/historical initegrity of the city, the HARB can approve the demolition and staff would recommend the following condisions.:
    a. For all exterior and interior salvagable historic materials including those listed under the Staff Analysis to be salvaged, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
    b. Archival documentation as per Section 28-89(2)d6: In accordance with Sec. 28-89(2)d6 …the board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.

Julie Courtney
Julie Courtney, Historic Preservation Planner

The HARB requested additional time and analysis of the building with respect to the local landmark criteria at the September 16th hearing. HARB is the designated authority to nominate local landmarks and based on the current designation the staff recommendation was not changed. Research materials from the St. Augustine Historical Society, Florida Master Site File and internet resources were newly researched and confirmed with this report. This supplemental material is attached on the following pages.

SUMMARY SCOPE OF WORK:

1. Full demolition of a residential building

EXCERPTED LANGUAGE FROM SECTION 28:

28-87(3) Responsibilities
The review of all applications for demolition permits for structures that are fifty (50) years old or older, which are listed on the Florida Master Site File maintained by the State of Florida Division of Historic Resources, or which have been designated as an historical landmark. Also, review all applications for demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark.

28-87(10) Responsibilities
Designate historical landmarks. As utilized herein the term "historical landmark" shall mean a building, object, site, or structure of the highest historical, architectural, cultural, or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city. In the event the historic architectural review board desires not to issue a demolition permit for a structure that is not fifty (50) years old, or older, the historic architectural review board shall initiate proceedings for designation of the structure as an historic landmark. In the designation of an historical landmark, the historic architectural review board shall evaluate the subject property using criteria and standards established by the *National Register of Historical Places substituting the importance of the resource to the city and state rather than the nation as a whole. No property shall be designated as an historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning of property. Any determination of the historic architectural review board shall be subject to appeal by any affected person to the city commission without any fee being charged or levied.

28-89(2)d Criteria for certificate of appropriateness or demolition review
...If the building or structure is of exceptional significance, is a contributing property to a National Register of Historic Places District or has been individually listed on the National Register of Historic Places, the board can deny the demolition if the board finds the removal of such building or structure will be detrimental to the historic and architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship.

28-2 Definitions
Exceptional significance means buildings or structures that are National or Local Landmarks, listed individually on the National Register of Historic Places, original Colonial buildings and other buildings and structures that meet the criteria for the National Register of Historic Places or Local Landmarks.

***National Register of Historic Places Criteria** (see also excerpted pages from the Bulletin)
The quality of significance in American (ST. AUGUSTINE) history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of significant persons in our past; or
C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. That have yielded or may be likely to yield, information important in history or prehistory

HARB should consider the following in evaluating the property for local significance:

1. There are limited examples of officially designated 'local landmarks' in the city for staff to establish a benchmark or comparison of significance and integrity that warrants a local landmark designation (The Record Building at 154 Cordova Street, Waterworks Building at 184 San Marco Avenue, and the Wisteria Cottage at 32-36 Granada Street are known designations).

2. Does the building possess integrity of location, design, setting, materials, workmanship, feeling, and association? The NPS defines historic integrity as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. Historic integrity enables a property to illustrate significant aspects of its past. Not only must a property resemble its historic appearance, but it must also retain physical materials, design features, and aspects of construction dating from the period when it attained significance. (*How to Complete the NR Registration Form*, NR Bulletin page 4)
   - *Staff comments: several or all of the aspects of integrity should be met. The location, design, setting, materials, workmanship, feeling, and association are intact enough to convey the historic appearance. The addition of the shed porch roof can be removed without affecting the integrity of the building. The arched window and door openings remain hidden but not destroyed behind this feature.*
   - *A site visit included an opportunity to inspect the interior, and while there are signs of deterioration, much of the historic design and materials remain intact.*

3. Is the building significant because of an association with historic events or patterns of activity? Does the existing building reflect in a tangible way the important historical associations? How have alterations or additions contributed to or detracted from the resource's ability to convey the feeling and association of the significant historic period? (*How to Complete the NR Registration Form*, NR Bulletin page 47)
   - *Staff comments: The building is associated with the original D.P. Davis plan for development of Davis Shores. This was a planned community that was not realized due to the real estate crash and subsequent Great Depression. However, the design of the street network, select landscape features, and 11 buildings were built before the crash - this is one of the remaining 10 that were fully constructed and one of the six single family residences. The 11th building (but first to be built) was the Davis Shores Sales Office that later became the Knights of Columbus which was demolished in 2004. The only major alteration is the addition of a shed roof and extended front porch, which can be removed without affecting the integrity of the building.*

4. Is the building significant because of an association with an individual, how long and when was the individual associated with the building and during what period in his or her life? What were the individual's significant contributions during the period of association? Are there other resources in the vicinity also having strong associations with the individual? If so, compare their significance and associations to that of the subject building. (*How to Complete the NR Registration Form*, NR Bulletin page 47)
   - *Staff comments: Significant individuals could be long-time or original inhabitants or individuals significant in their own right, independent of their duration in the building. During the building's historic period (50 years or more) it appears there were 3 individuals of note associated with this building: developer D.P. Davis, his sales agent Harold E.*

Ryman, who occupied the building before 1940 through 1965, and likely architect Carolos B. Schoeppl.

- *Harold Ryman of Ryman-Thompson Real Estate firm handled the Davis Shores properties after the 1926 land bust and death of D.P. "Doc" Davis, the developer of the subdivision. He represents the founding of what is known today as ThompsonBaker Agency that began in 1925.*
- *The other known local building associated with DP Davis include the temporary sales office in the remodeled Blenmore Hotel/Hamblen House that has again been recently renovated.*
- *Likely the architect was Carlos B. Schoeppl, of Davis Shores project architectural firm Schoeppl and Hedrick. Schoeppl trained at the Ecole des Beaux Arts and helped to popularize the Mediterranean Revival style in Texas and then Florida. His Vilano Beach Casino was lost to the storms of 1938-1939 and the Vaill House on Vaill Point Road does remain. In 1933 he moved to Miami and continued a prominent architectural career.*

5. Is the building significant for architectural, landscape, aesthetic, or other physical qualities, what are those qualities and why are they significant? Does the property retain enough of its significant design to convey these qualities? If not, how have additions or alterations contributed to or detracted from the significance of the resource?
    - *The architectural style is Mediterranean Revival which was popularized in St. Augustine during the D.P. Davis period and planned to be the prominent character of the entire Davis Shores development. The only major noted alteration is the addition of a front porch which only hides the original arched window and door openings, and does not detract from the building's historic integrity. The house sits on a large parcel of land comprised of four lots with mature landscaping.*

6. *The property was constructed on fill, and not likely to yield any significant archaeological information because any discoveries would exist out of context.*

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

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

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

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

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

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

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

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

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

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

The building was built c. 1925-27, so is more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or listed individually to the National Register of Historic Places, but is recorded on the Florida Master Site File. The Architectural Survey of Davis Shores and other historical records including the FMSF surveys suggest that the building may be eligible as a landmark or as part of a Multiple Property National Register designation.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. Minorca Avenue's streetscape has been visibly altered when comparing with the 1965 revised Sanborn map, which shows many of the lots were vacant, and likely even more so since the subject building's construction, with some of the newer or larger residential buildings on that street. The two-story building had a larger mass and scale compared to many of the mid-century period residential buildings that were constructed on Davis Shores, but has a noticeably smaller mass compared to the existing buildings along Minorca Avenue when looking at an aerial map.

3. The impact of the loss of the structure on the streetscape. The building has a unique typology for this street and was one of the original buildings on Davis Shores. While it has visibly deterioration with damage to the interior especially, the building has a unique form and historic character that contributes to the historic integrity of the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No plans for a replacement structure were submitted. Design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable and this is an application for partial demolition.

5. The historical or cultural merit of the structure. The building is not located in a district, but is listed on the Florida Master Site File, which indicated it was one of the original 11 structures in Davis Shores. While there currently is no National Register Historic District in Davis Shores, the more recent Florida Master Site File survey dated from 2015 indicated it retained integrity and could be eligible as contributing to a district and that it could be significant under a National Register Multiple Property designation.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building has a unique architectural style and character for the area, and historical significance being one of the original structures in Davis Shores, so the loss of this type of building would have a negative impact. With Davis Shores and Minorca Avenue having already been impacted by many buildings lost to demolition or modification, each demolition will further the overall significant impact to the historic fabric of the neighborhood, and streetscape.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The Mediterranean Revival style is not commonly found throughout Davis Shores especially, so is unique for this area. The house retains many of the architectural details indicative of this style on the exterior and interior.

8. *Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.* The building is one of the original 11 structures in Davis Shores, and is an example of the Mediterranean Revival style with a unique design, form, detailing, and authentic historic character for the neighborhood.

7. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* The concrete block building has a unique historic architectural style, details, and characteristics that would be difficult to reproduce authentically with new construction. New construction often has a different look and feel than historic buildings

9. *The justification for the proposed demolition.* The applicant indicated based on the deterioration of the building and the potential to redevelop the property, the approval to demolish all buildings on the property was desired.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No
Did applicant submit evidence of undue economic hardship? ☑ Yes ☐ No (Need more detailed and accurate estimates)

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Polk City Directory Research

STAFF PHOTOGRAPHS
307 Minorca Avenue

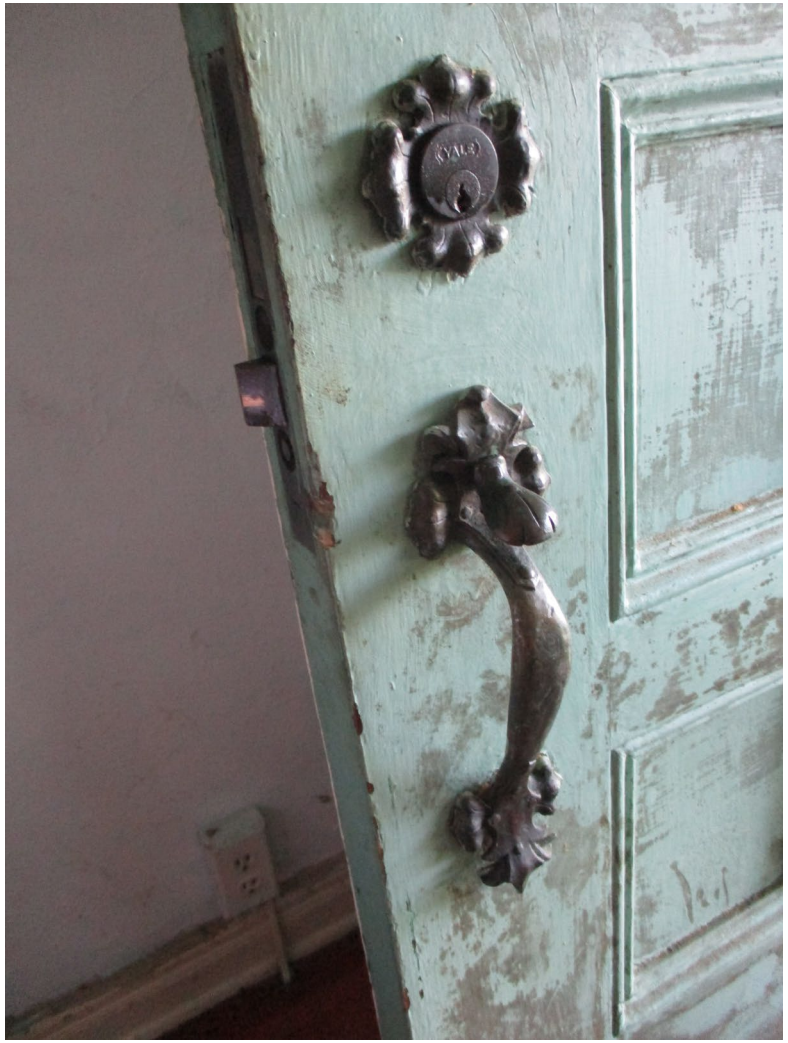




Front Facade / North Elevation

STAFF PHOTOGRAPHS
307 Minorca Avenue





Front Door

STAFF PHOTOGRAPHS
307 Minorca Avenue



Front Facade / North Elevation:
Coquina detailing around front door





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307 Minorca Avenue





Front Facade / North Elevation:
Under front porch

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307 Minorca Avenue





Front Facade / North Elevation:
French doors on east end

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STAFF PHOTOGRAPHS
307 Minorca Avenue





Front Facade / North Elevation:
East end of front porch

STAFF PHOTOGRAPHS
307 Minorca Avenue







Front Facade / North Elevation:
Corbels under upper bay,
clay tile roof, and chimney

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STAFF PHOTOGRAPHS
307 Minorca Avenue





Front Facade / North Elevation and West Elevation :
West end of front porch

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307 Minorca Avenue







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307 Minorca Avenue







Rear / South Elevation

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307 Minorca Avenue





East Elevation

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307 Minorca Avenue





Back yard

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307 Minorca Avenue







Outbuildings that housed racing pigeons to the southeast

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STAFF PHOTOGRAPHS

307 Minorca Avenue: Detached Garage to the southwest











STAFF PHOTOGRAPHS
307 Minorca Avenue





Inground swimming pool to the southwest

STAFF PHOTOGRAPHS
307 Minorca Avenue







Front yard:
looking south,
west and east

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STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior

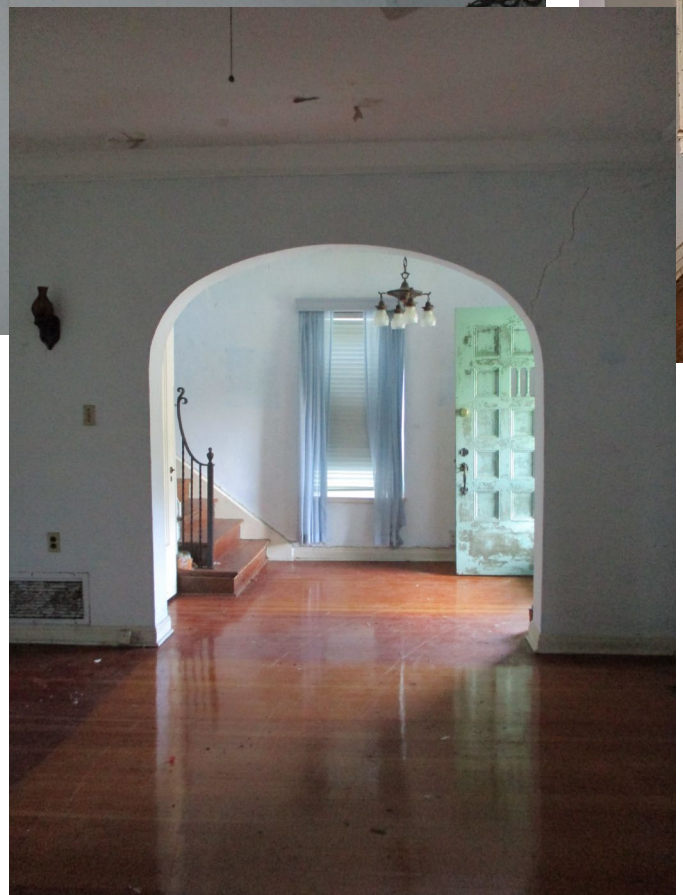




STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior







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STAFF PHOTOGRAPHS
307 Minorca Avenue : Interior



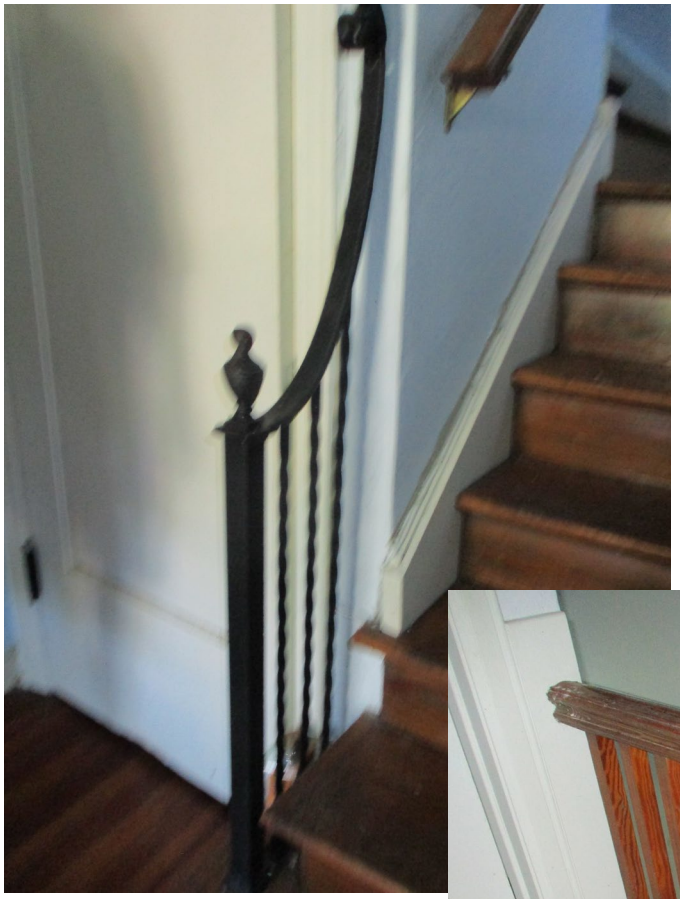




Coquina fireplace mantel

STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior



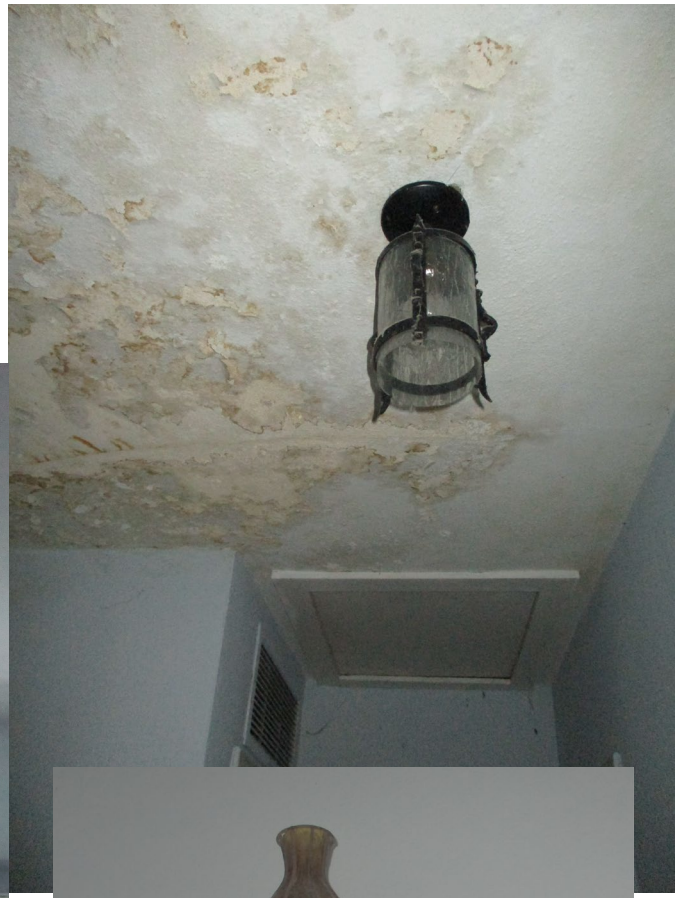




STAFF PHOTOGRAPHS
307 Minorca Avenue:
Interior











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307 Minorca Avenue: Interior





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307 Minorca Avenue: Interior





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307 Minorca Avenue: Interior





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307 Minorca Avenue: Interior





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307 Minorca Avenue







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307 Minorca Avenue: Interior





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307 Minorca Avenue: Interior





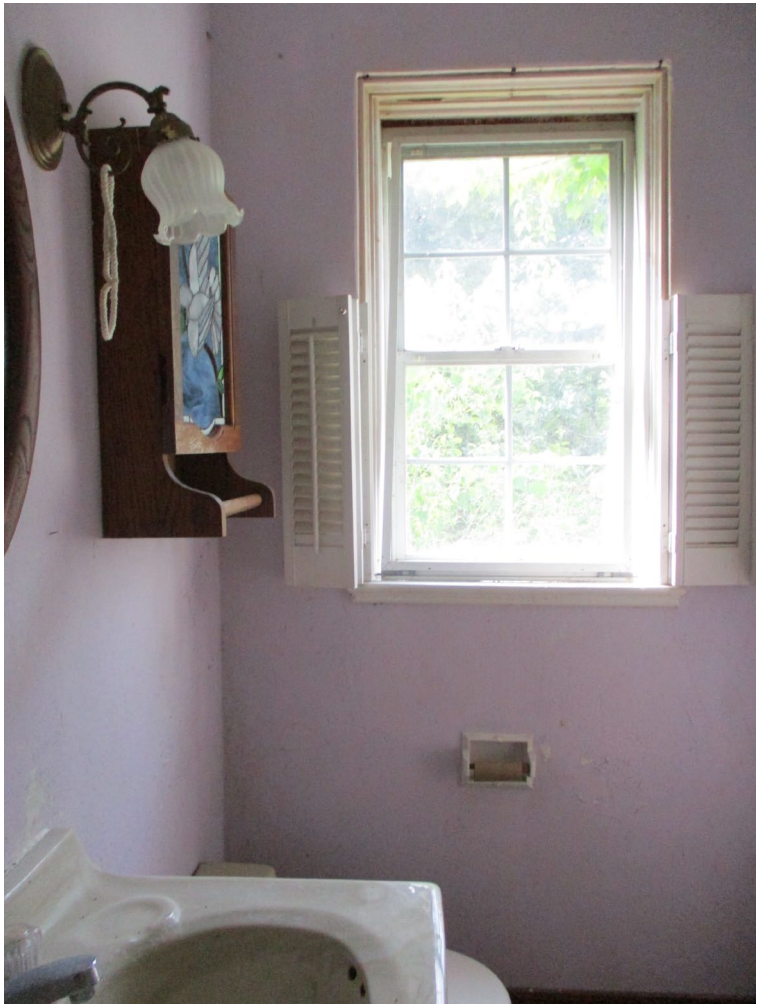
STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior

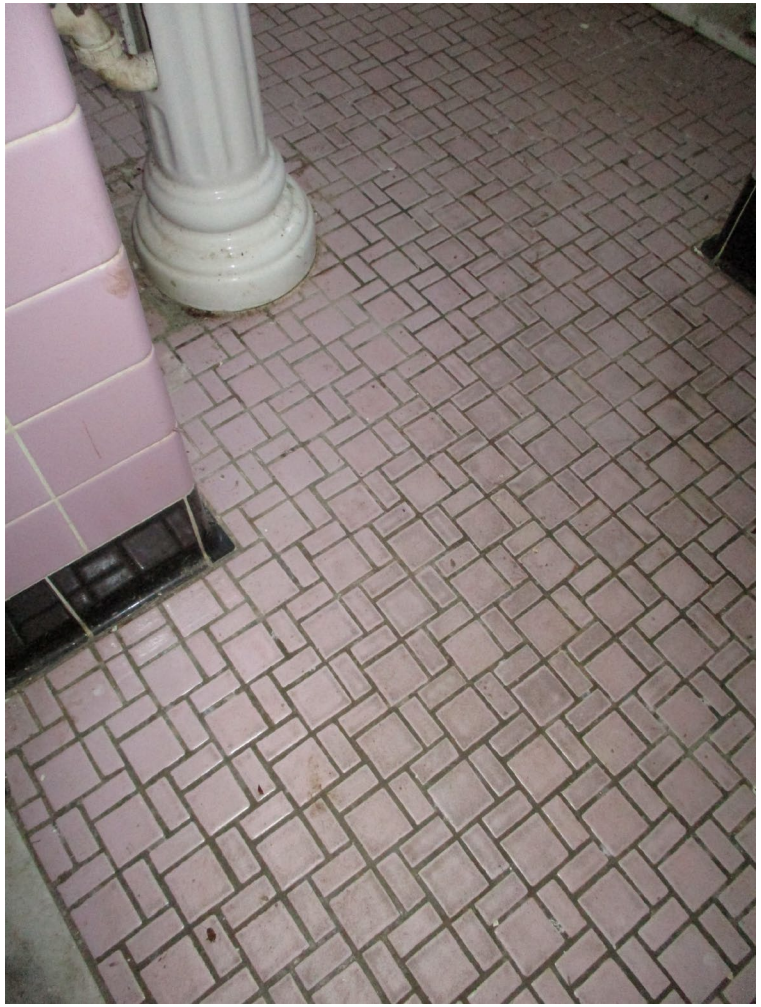




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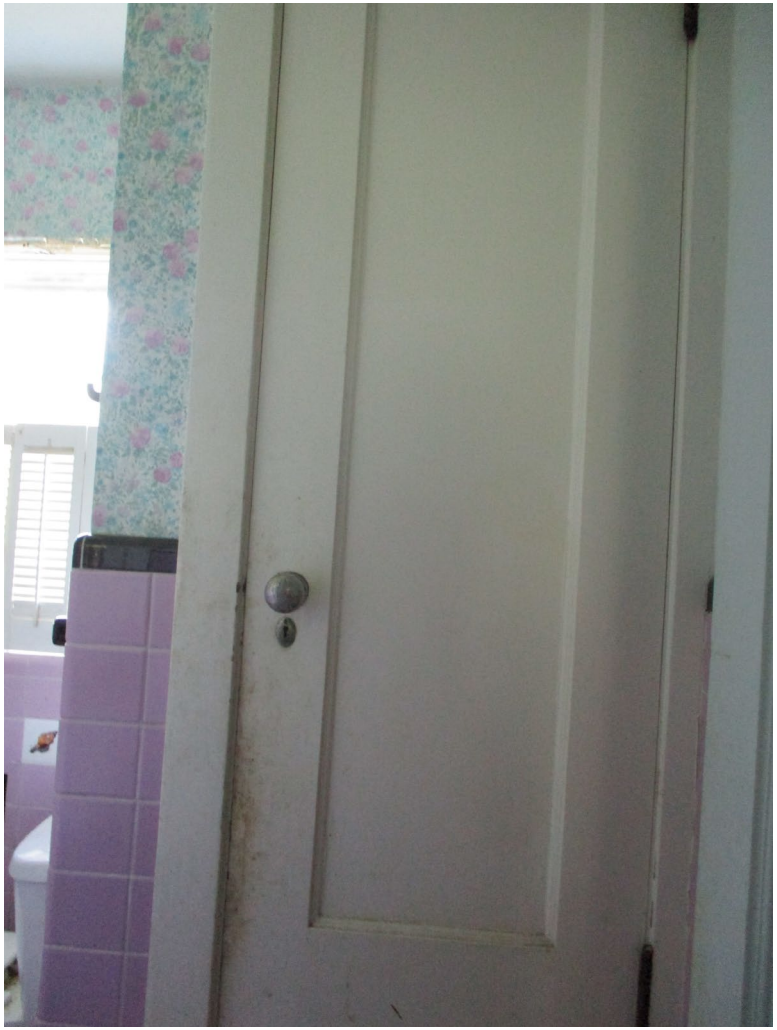
STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





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307 Minorca Avenue





STAFF PHOTOGRAPHS
307 Minorca Avenue:
Context Area – Looking north across Minorca Ave.





STAFF PHOTOGRAPHS
307 Minorca Avenue:
Context Area – Looking north across Minorca Ave.





FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1369 1009==

Site Name: RYMAN HOUSE 830== Survey Date: 8002 820==

Address: 307 Minorca, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Davis Shores (subdivision) 9 (block) 12, 13, 14 (lot) 868==

868==

Owner of Site: Name: Stanley T. and Helen Harrill;

Address: 307 Minorca

St. Augustine, Fla. 32084 902==

Occupant or Manager: Stanley T. Harrill (owner) 904==

Type of Ownership: Private 848== Zoning: RSE

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

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

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1927 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Mediterranean Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, textured 854==

Structural Systems: 856==

Features of Structure: (942)

Window Type: DHS, 4/4 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed porch 942==

Porches & Balconies: 1 story open front porch 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Stuccoed 882==

Roof Surfacing: Clay tile 882==

Ornament Exterior: Ornamental ironwork 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 0 954== Stories: 2 950==

Other: One of the original buildings in Davis Shores 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Real Estate

920==

Statement of Significance: (911==)

ARCHITECTURE

The Ryman House, a two-story Mediterranean Revival private residence, at 307 Minorca Street, was built between 1925 and 1927, and is one of the eleven original structures in the Davis Shores Subdivision. As is common with the other structures, this building exhibits traditional Mediterranean Revival features: a textured stucco exterior, a clay-tile roof, and ornamental ironwork. The one story open front porch is a later addition. Servants quarters were built in the garage.

Ten of the eleven 1920's building are scattered to the north of Anastasia Blvd., although there is a clustering along Arpieka, Montrano, and Minorca Avenues. The sole original building south of Anastasia Blvd. is found at 40 Coquina Avenue.

HISTORY

Until the mid-1920's, the northwest corner of Anastasia Island, the area west of Lighthouse Park, was a vast, swampy lowland with occasional peaks of high ground. In the colonial period, this low-lying zone served as a protective barrier to the struggling military outpost on the mainland, and a series of lookouts in the northern section and a watchtower in the current Lighthouse Park area surveyed the sea for friendly vessels and enemy intruders. The island also gave the townspeople their precious coquina whose quarries lie to the east of Escolta, then Quarry, Creek.(1) In 1740, General Oglethorpe of Georgia established a battery on high ground near the intersection of Oglethorpe Blvd. and Arredondo Avenue from where he unsuccessful bombarded the town and the Castillo de San Marcos for twenty-three days.(2)

When Spain ceded Florida to the United States in 1821, these undeveloped lowlands became federal property, and in 1855, the state of Florida, through its Internal Improvement Fund, acquired them for the purpose of encouraging and promoting the development of unproductive lands. For such reasons, the Trustees granted the marshland on north Anastasia Island to public transportation firms.(3) From 1858 to 1907, the bulk of Davis Shores area was owned by the St. Johns Railway Co., the Florida East Coast Railway Co., and/or the St. Augustine and South Beach Railway and Bridge Co. Two officers of the latter company, H. J. Ritchie

(over)

V. BIBLIOGRAPHY

1. Anon, "S. Agustins pars et terrae Florida." 1588; William Gerard Debrahm, "Plan of St. Augustine Inlet and Town with its Environs." 1766; Mariano de la Rocque, "Plano general de la Plaza de San Agustin de la Florida, Y sus inmediaciones." December 24, 1791; Francisco Cortazar, "Plano de la Ciudad de San Agustin." 1817; F.W. Dorr, "San Agustin and Vicinity, East Florida." 1859-60.

2. "Highlights of Oglethorpe's Siege, June 13th, July 20th, 1740, El Escribano, 4 (April, 1967), pp. 8-10.

and M. R. Bean, were promoters of the then developing Lighthouse Park area and were instrumental in establishing a trolley service across the mudflats to the beachfront community of "Anastasia."(4) A small section of the Davis Shores area, the section immediately north of Escolta Creek, was granted to the Florida Coast Line Canal and Transportation company in 1885 as State compensation for the company's plans to dredge and inland waterway from north Florida to the keys: the firm's President, Henry M. Flagler, and General Manager, George Miles, also had an interest in the FEC Railway. The Canal Company held this land until 1913.(5) From 1907 to 1925, the bulk of Davis Shores area was owned by the St. Johns Light and Power Company, also known as the St. Johns Electric Company. In 1922, the company released to the country a fifty foot causeway through its property so that Anastasia Blvd. could be opened between the planned Bridge of Lions and Lighthouse Park.(6)

Two events within the next three years permanetly altered the future of the marshlands. In 1923, the northern portion of Anastasia Island was incorporated into the city, and two years later, wealthy Florida land developer, D. P. "Doc" Davis, purchased all of the lowlands and proceded to raise the land by a massive dredge and fill operation. Davis Shores Subdivision, platted in late 1925 and early 1926, was to be a planned community, but the Florida Land bust of 1926 ended Davis' dream. Although many lots were sold, only eleven Mediterranean Revival structures were built: six houses, four apartments, and a office for the Davis Corporation. In 1927, the newly-completed bridge sadly led to a depressed area. Not until the prosperous post-World War II years did Davis Shores witness the rapid growth that Davis foresaw several decades earlier.(7)

The private residence at 307 Minorca Avenue became the residence of Harold Ryman, of Ryman-Thompson Real Estate firm which handled the Davis Shores properties after the 1926 land bust and the dealth of D. P. "Doc" Davis, the developer of the subdivision. The Ryman-Thompson firm now goes under the name of Thompson-Bailey.(8)

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3. "Abstract of Title for D. P. Davis Properties," HSAPB., p. 3.

4. St. Johns County Courthouse, Deed Records, Book BB, p. 136; Book 66, p. 162; Book H.H., pp. 308, 431; Book 22, p. 9; Misc. Book E, p. 285; "Abstract," p. 9.

5. Deed Records, Book EE, p. 76; Book 26, p. 408; Tatler, January 1, 1896, p. 2; March 28, 1900, p. 21. Also see Edward N. Akin, "The Sly Foxes: Henry Flagler, George Miles, and Florida's Public Domain," Florida Historical Quarterly, 58 (July, 1979), pp. 22-36.

6. Deed Records, Book 14, p. 74; Book 22, p. 551; Book 47, p. 47; Book 55, p. 316.

7. Ibid., Book 55, pp. 316 and 519; Book 58, p. 135; Book 62, p. 478; Map Book 3, pp. 97-132; Misc. Book N, pp. 7-8; Sanborn Fire Insurance Map, 1959; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), pp. 232-33.

8. Personal communication with Pierre Thompson.

☐ Original
☒ Update

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

Site #8 SJ01369
Field Date 3-24-2015
Form Date 3-24-2015
Recorder #

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

Site Name(s) (address if none) Ryman House — Multiple Listing (DHR only)
Survey Project Name Architectural Survey of Anastasia Is. Structures — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
307		Minorca	Avenue	

Address: 307 Minorca Avenue
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☐yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 17 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 2156100000 — Landgrant
Subdivision Name Davis Shores — Block 9 — Lot 12,13,14
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1924 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: Original address
Alterations: ☐yes ☐no ☒unknown Date: Nature
Additions: ☐yes ☐no ☒unknown Date: Nature
Architect (last name first): Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Mediterranean Revival — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. Shed 3.
Roof Material(s) 1. Barrel tile 2. Barrel tile 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) single and triple set wood 4/4 DHS with wood trim; paired replacement 6/6 vinyl on left side
Distinguishing Architectural Features (exterior or interior ornaments) low pitch gable roof with barrel tile; textured stucco finish
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) large lot deep setback with mature trees and vegetation

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☑yes ☐no ☐insufficient info — Date 9/3/15 — Init. AMM KEEPER – Determined eligible: ☐yes ☐no — Date NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8 SJ01369

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. _____
Structural System(s): 1. _____ 2. _____ 3. structural clay block
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. _____ 2. clay block
Main Entrance (stylistic details) single 15 panel wood door with wood screen door; multi-light french doors with divided side lights
Porch Descriptions (types, locations, roof types, etc.) open front porch with barrel tile and concrete floor supported by decorative ironwork

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource one of the original 11 buildings in Davis Shores -- see original form for significance and history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☒other methods (describe) Windshield Survey
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Retains integrity and could contribute to a district; Could be significant under a MPS.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

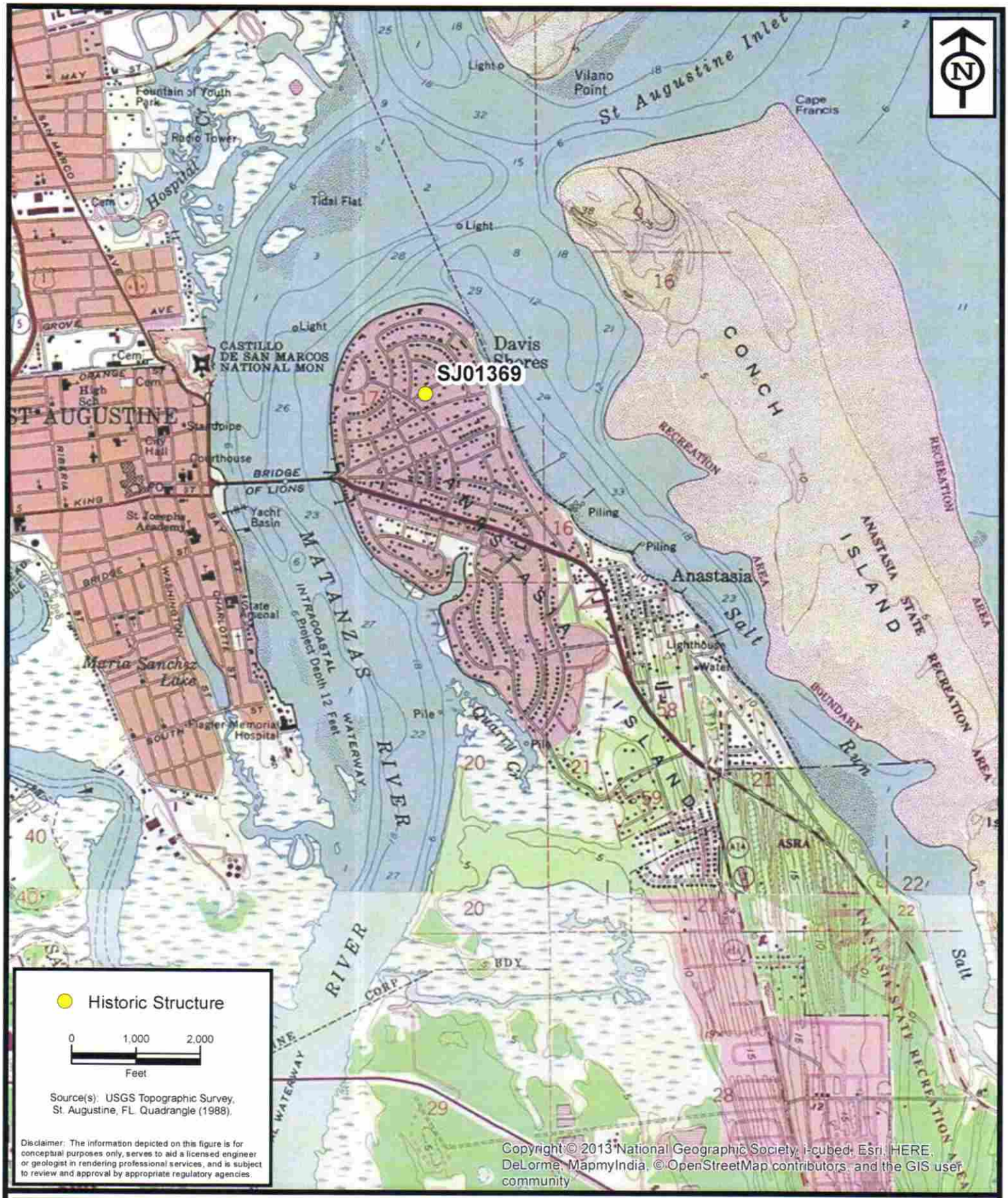
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

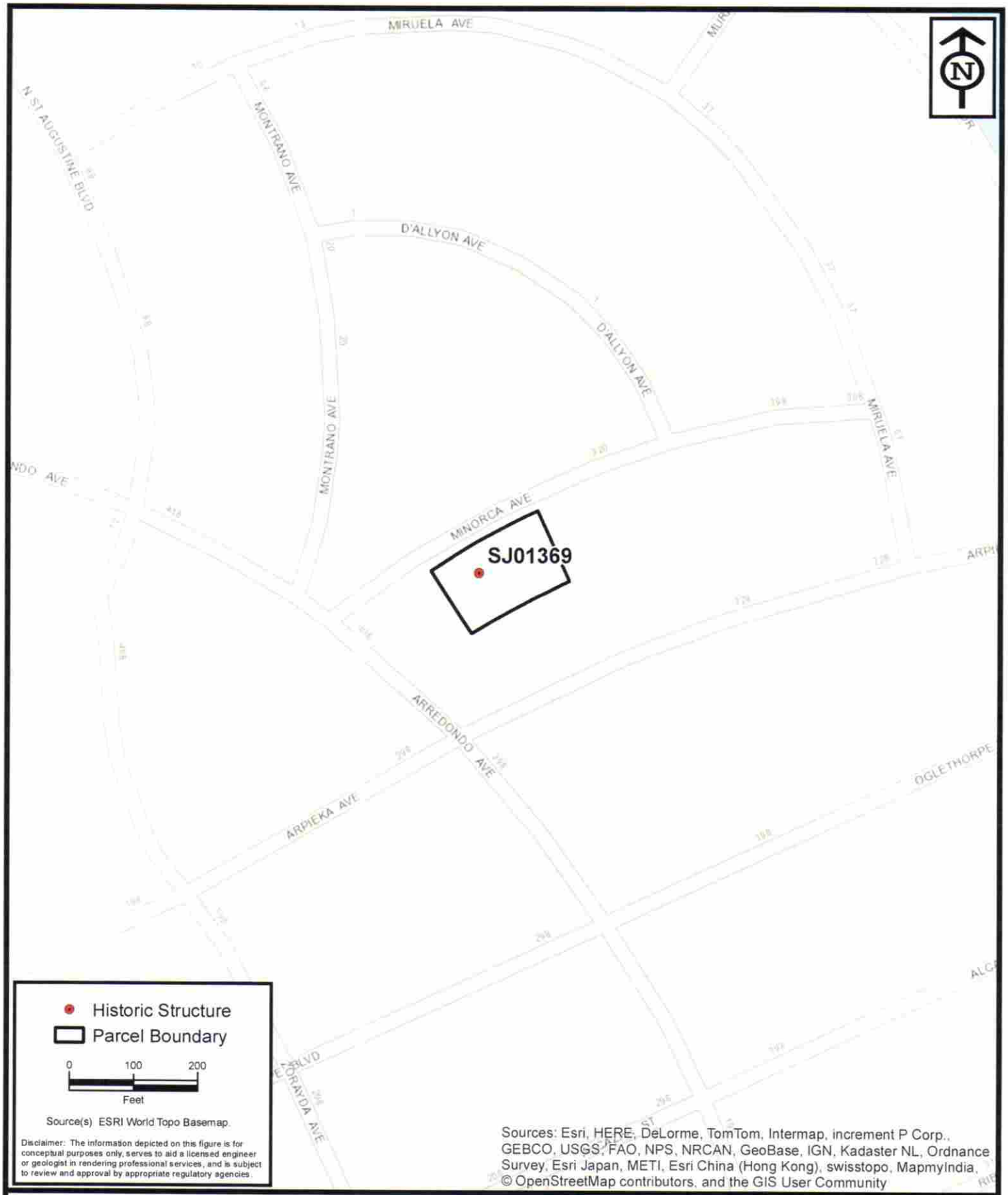
Project Location - SJ01369

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

Project:	AJ15055.00
Date:	Jun. 2015
Drwn/Chkd:	KWB/JRN
Figure:	1

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF_Previously_Recorded\Location\Project Location_SJ01369.mxd Date: 6/10/2015 4:54:40 PM



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

Parcel Location - SJ01369

City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

Project:	AJ15055.00
Date:	Jun. 2015
Drwn/Chkd:	KWB/JRN
Figure:	2

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF_Previously_Recorded\Site\Parcel Location_SJ01369.mxd Date: 6/10/2015 6:18:39 PM






307






307

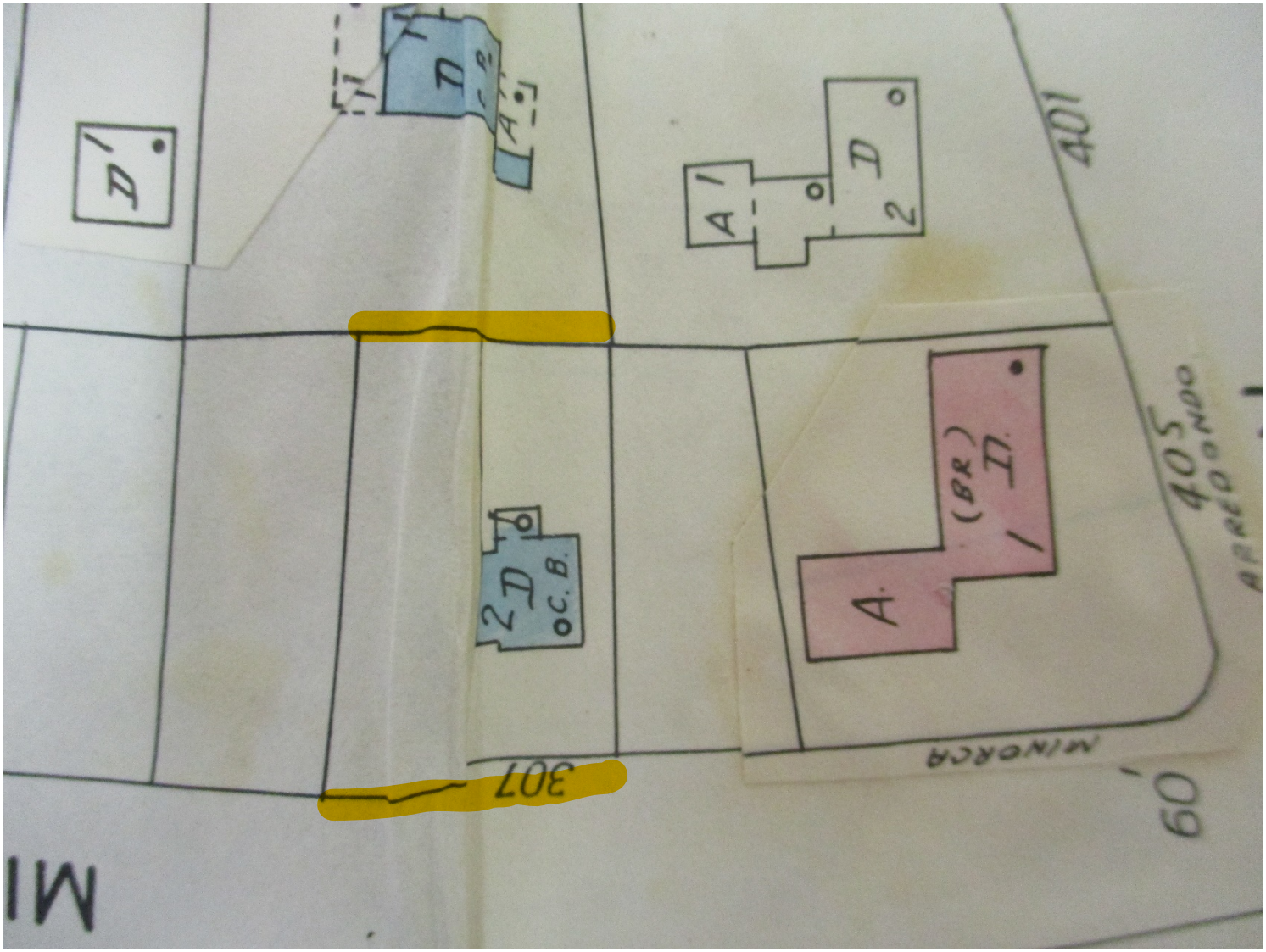




Sanborn Map (1930 revised to 1965): 307 Minorca Avenue (partially obscured by the fold of the map book)



Sanborn Map (1930 revised to 1965): 307 Minorca Avenue



307 Minorca Avenue (c. 1925-1927)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1940+	Harold E Ryman (Marion J)	(o)	Thompson-Ryman Realty Company, Davis Shores
1945	Harold E Ryman (Marion J)	(o)	Thompson-Ryman Realty Company, Davis Shores
1951	Harold E Ryman (Marion J)	(o)	Thompson-Ryman Realty Company, Davis Shores
1957	Harold E Ryman (Marion J)	(o)	Thompson-Ryman Realty Company, Davis Shores
1960	Harold E Ryman (Marion J)	(o)	--
1965	Harold E Ryman (Marion J)	(o)	--
1970	Stanley T Harrill (Helen E)	(o)	General Car Supervisor, FEC

+ 1940 was the first entry found for Minorca Avenue, and was only listed by street name, with no street number: no other owners were listed under this street. By 1951, 2 addresses were listed on Minorca Avenue; by 1957, 4 houses were listed.

(o) Owner
-- Not listed

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

September 16, 2021

Lester F. Sanders
2025 Marye Brant Loop N
Neptune Beach, FL 32266

cc: Charles Sears

Re: Certificate of Demolition – 307 Minorca Avenue – PL2021-0118

Dear Mr. Sanders,

On September 16, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to demolish a residential building, constructed c. 1925 - 1927, that is recorded in the Florida Master Site File but is not located in a district.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by October 11, 2021.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☐ Certificate of Appropriateness
☒ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	PL2021-0118
Applicant:	Lester F. Sanders
Owner:	Charles Sears
Address:	307 Minorca Avenue
Parcel Number:	2156100000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to demolish a residential building, constructed c. 1925 - 1927, that is recorded in the Florida Master Site File but is not located in a district.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 16, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the September 16, 2021, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☑ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RS-1.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to demolish a residential building, constructed c. 1925 - 1927, that is recorded in the Florida Master Site File but is not located in a district.

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- Consideration of local landmark designation including
- architectural integrity physical condition, historic value
- direct staff to notice landmark designation criteria
- Oct 21, 2021

DONE AND ORDERED, at a public hearing on the 16th day of September, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0118

REQUEST APPROVED / DENIED / CONTINUES

Sign Name

Cathy Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Cathy Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 16th day of September, A.D., 2021.

ELYSE ANDERSON
Commission # HH 131232
Expires May 19, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

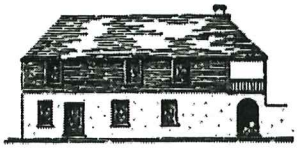
Elyse Anderson
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

RECEIVED

AUG 17 2021

Planning & Building Dept.



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION



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

Application Fee: ~~$300.00~~ full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0118

Receipt No. 21797165 Meeting Date September 16, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT LESTER F. SANDERS

   Business (if applicable) _____

   Address 2025 MARYE BRANT LOOP N.

   City NEPTUNE BEACH State FL. Zip 32266

   Daytime telephone 904.482.2003 Other phone/email SANDYSANDERS@COMCAST.NET

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

2. NAME OF PROPERTY OWNER CHARLES SEARS

   Business (if applicable) _____

   Address 1665 COPPERFIELD CIRCLE

   City TALLAHASSEE State FLORIDA Zip 32312

   Daytime telephone (required) 904-434-8093 Other phone _____

3. PROJECT STREET ADDRESS 307 MINORCA AVE.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 11,12,13,14 Block 9 Subdivision DAVIS SHORES Parcel Number 2156|00000

5. DATE OF CONSTRUCTION 1924-HOUSE GARAGE-UNKNOWN Source: CITY BUILDING DEPT.

6. HISTORIC STATUS (check all that apply)
   - ☐ Designated Local Landmark
   - ☐ Property individually listed on the National Register of Historic Places
   - ☐ Contributing building in National Register Historic District
   - ☐ Listed on Florida Master Site File
   - ☒ 50 years of age or older

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

RECEIVED
AUG 17 2021
Planning/Building Dept.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

☐ Photographs and/or drawings of elevations and architectural features to be removed.

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☒ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

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

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

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11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME LESTER SANDERS DATE 8-11-21

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Charles Sears DATE 8/11/2021

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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Owner's Authorization For Agent

LESTER F. SANDERS is/are hereby authorized TO ACT ON BEHALF OF Charles S. Sears 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: 307 Minorca Ave, St. Augustine, FL 32080

BY: _____
Signature of Owner

Charles Sears
Print Name of Owner

904-434-8093
Telephone Number

State of FLORIDA

County of LEON

Signed and sworn before me on this 6TH day of AUGUST, 2021

By CHARLES SEARS

TAYLOR GROSVENOR
MY COMMISSION # HH 018971
EXPIRES: July 8, 2024
Bonded Thru Notary Public Underwriters

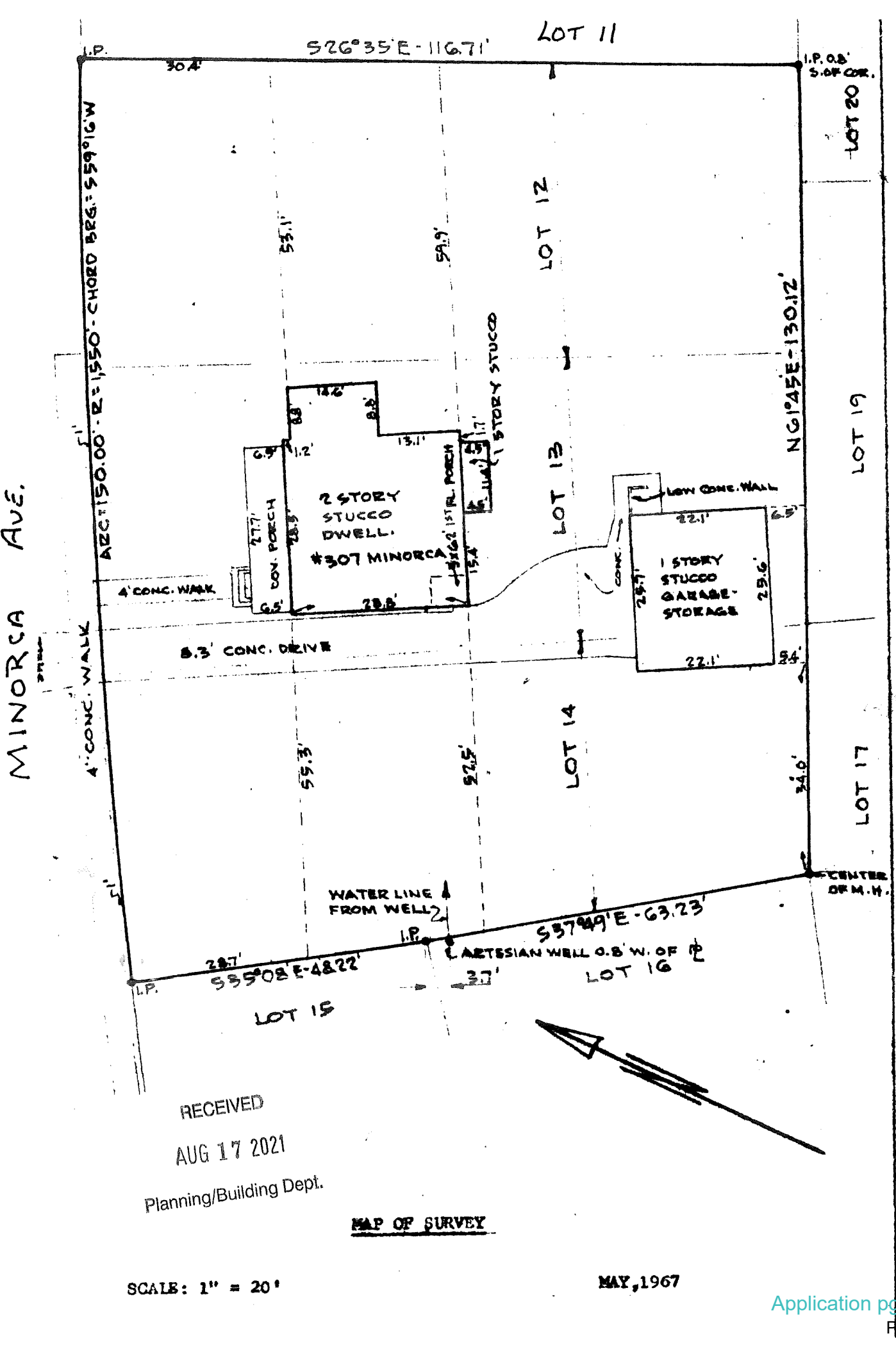
Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: JULY 8, 2024

Rev:022117



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MAP OF SURVEY

SCALE: 1" = 20'

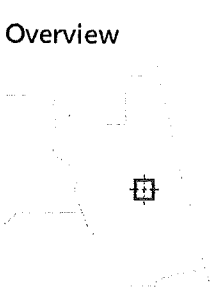
MAY, 1967

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PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL





Parcel ID	2156100000	**Physical Address**	307 MINORCA AVE SAINT AUGUSTINE
Property Class	0100 - Single Family	**Mailing Address**	SEARS CHARLES S 307 MINORCA AVE SAINT AUGUSTINE FL 32080-3814
Taxing District	City of St Augustine		
Acres	0.5		

Building Value	$109,795
Extra Feature Value	$21,507
Total Land Value	$406,125
Just Value	$537,427
Total Deferred	$317,567
Assessed Value	$219,860
Total Exemptions	$100,500
Taxable Value	$119,360

Last 2 Sales

Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

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.

Date created: 7/28/2021
Last Data Uploaded: 7/28/2021 12:18:37 AM

Developed by Schneider GEOSPATIAL

2020 NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

Deadline to file a petition with the Value Adjustment Board is 09/08/2020
Homestead Exemption Applications & TPP Returns can now be filed online at www.sjcpa.us

Real Estate
Parcel ID: 2156100000

36 6 - 9835

HARRILL STANLEY T ***
307 MINORCA AVE
SAINT AUGUSTINE FL 32080-3814

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 452
Legal Desc: 3-97 DAVIS SHORES LOTS 11 12 13 & 14 BLK 9 OR103/327 & OR417/695 &4570/712(L/E)

PROPERTY APPRAISER VALUE INFORMATION

	LastYear (2019)			ThisYear (2020)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	455,159	211,949	111,449	476,024	216,824	116,324
Schools	455,159	211,949	186,449	476,024	216,824	191,324
Municipality	455,159	211,949	111,449	476,024	216,824	116,324
Other	455,159	211,949	161,449	476,024	216,824	166,324

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.9500	551.67	4.6537	541.34	4.9500	575.80	9/08/20 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.9000	100.30	0.8444	98.22	0.9000	104.69	
County: Health Unit	0.0171	1.91	0.0160	1.86	0.0171	1.99	
Public Schools: Local	2.2480	419.14	2.1128	404.23	2.2480	430.10	9/15/20 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.8880	724.91	3.6541	699.12	3.7050	708.86	
City of St Aug	7.5000	835.87	6.9638	810.06	7.5000	872.43	9/03/20 5:05 PM Virtually at www.citystaug.com
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/03/20 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	5.17	0.0306	5.09	0.0320	5.32	9/10/20 5:30 PM 1314 Marcinski Rd, Jupiter, FL
Mosquito	0.2100	33.90	0.1971	32.78	0.2100	34.93	9/10/20 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0638	10.30	0.0598	9.95	0.0638	10.61	9/15/20 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2414	38.97	0.2287	38.04	0.2287	38.04	9/08/20 5:05 PM Virtually at www.sjrwmd.com
TOTAL PROPERTY TAXES	20.0503	2,722.14	18.7610	2,640.69	19.8546	2,782.77	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
Save Our Homes	All Taxes	259,200

EXEMPTIONS

Exemptions	Applies to	Value
Senior Exemption	County/City Taxes	50,000
Homestead	All Taxes	25,000
Homestead Band	Non-School Taxes	25,000
Widower	All Taxes	500

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307 Minorca Ave
St. Augustine, FL 32080



1

House Description

- 3 bedroom
- 1 ½ bathroom
- 2 story
- 1,890 sqft
- 550 sqft Garage- ½ bath
- Inground pool

2

St. Johns County Property Appraiser Information

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1180	Roof Cover	Clay Tile
Conditioned Area	1890	Interior Flooring	Carpet, Hardwood
Actual Year Built	1924	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Air Conditioning	Central
Class	N	Bedrooms	0
Exterior Wall	Concrete Stucco	Baths	
Roof Structure	Gable Hip		

3

St. Johns County Property Appraiser Information

Valuation Information

	2021
Building Value	$109,795
Extra Features Value	$21,507
Total Land Value	$406,125
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$537,427
Total Deferred	$317,567
Assessed Value	$219,860
Total Exemptions	$100,500
Taxable Value	$119,360

Just Value. Rule 12D-1.002(2), Florida Administrative Code, defines just value as: "The price at which a property, if offered for sale in the open market, with a reasonable time for the seller to find a purchaser, would transfer for cash or its equivalent, under prevailing market conditions between parties who have knowledge of the uses to which the property may be put, both seeking to maximize their gains and neither being in a position to take advantage of the exigencies of the other."

Fair Market Value. The Florida Supreme Court has ruled that just value and fair market value are legally synonymous, and that fair market value is defined as: "The amount a purchaser willing but not obliged to buy, would pay to one willing but not obliged to sell."

4

Request to Demolish

Reasons

- Condition of the house is deterring potential buyers
- Cost of renovation is high
- Lack of funding for renovation
- Condition of pool, garage and driveway

5

Reasons Against Renovation

Reasons

- High cost of renovation
- Negative return on investment
- Financial risk
- Economic hardship to owner
- Additional cost associated with pool, garage and driveway

6

To Renovate the House Must be Completely Gutted

Reasons

- Extensive water damage from leaks
- Wood rot
- Foundation issues
- Mold
- Rat & roach infestation
- Safety & health hazard
- Electrical system issues
- Major plumbing issues

7

Cost of Renovation

Per Homeadvisor.com

Gut Renovation Costs per Square Foot

It'll cost anywhere from **$100 to $200 per square foot** for a gut and renovation.

Per Homeguide.com

RENOVATION COST CALCULATOR BY HOME TYPE

Home type	Cost per square foot
Historical	$100 – $400

Remodeling return on investment

Most remodeling projects have a **50% to 85%** return on investment.

8

Estimated Cost for Renovation

*@$200 per Sqft. X 1,890 Sqft. = **$378,000

Estimated Value Added to the Building After Renovation

$378,000(renovation cost) X ***67%(ROI) = $253,260(added value)

*Using max value of Homeadvisor.com gut and renovation cost per sqft. due to the age of the structure and 2 levels.
**Does not include restoration cost of garage, pool, driveway, or yard.
***Using median value of Homeguide.com remodeling Return on Investment percentages.

9

Estimated Cost for Home Historical Renovation

*@$250 per Sqft. X 1,890 Sqft. = **$472,500

Estimated Value Added to the Building After Renovation

$472,500(renovation cost) X ***67%(ROI) = $316,575(added value)

*Using median value of Homeguide.com historical renovation cost per sqft.
**Does not include restoration cost of garage, pool, driveway, or yard.
***Using median value of Homeguide.com remodeling return on Investment percentages.

10


Links to websites & articles used
1. St. Johns County Property Appraiser property report
2. Homeadvisor.com
3. Homeguide.com
4. Florida Department of Revenue – The Florida Real Property Appraisal Guidelines

11

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DETERMINATION OF UNDUE ECONOMIC HARDSHIP WORKSHEET

SUBMITTED FOR CERTIFICATE OF DEMOLITON APPLICATION TO THE
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
PLANNING AND BUILDING DEPARTMENT

Property address:	**Board meeting date:**
307 Minorca Ave., St. Augustine, FL 32080	9/16/2021

Undue economic hardship: an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the commission seeks to place on the granting of a certificate.

The following items are included on the Certificate of Demolition as listed in our City Code Section 28-89(3)b. Note the burden of proof lies with the applicant to provide any or all of information listed below.

Check the following item(s) submitted to claim economic hardship:

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

APPLICANT/OWNER QUESTIONS *(please use separate sheet if needed)*

1A. What was the owner's intended use of the property at the time of purchase?
Home for a family member until his death. The intended use was to sell or rent after his passing.
2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?
The family member was already living in the home. The existing condition of the property was not known until this year by the owner.
3A. Did the owner research applicable City regulations prior to purchase of the property? If so, please cite to which sections of the Comprehensive Plan or Municipal Code support the application.
N/A
4A. If the demolition is approved, what is the owner's intended use of the property? Does this future intended use require other City approvals? If so, please list.
Sell the property.
5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)
Cost of rehabilitation $283,500 - $472,500 plus $27,500 for garage, cost for demolition $25,000.

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QUESTIONS FOR HARB CONSIDERATION:

1B. Is the evidence sufficient to understand the entire picture?
2B. Is the evidence relevant to proving that an existing or vested, reasonable use of the property would be permanently and directly restricted or limited? Separate irrelevant information.
3B. Does the evidence establish what it claims to show?
4B. Is the evidence based on credible sources?
5B. Are there any inconsistencies among the evidence that need clarification?

BASED ON THE EVIDENCE PROVIDED:

1C. What is the current level of economic return?
Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased
Annual gross and net income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period
Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior two years
Real estate taxes for the previous two years and assessed value of the property according to the two most recent assessed valuations
All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property
Form of ownership or operation of the property, whether ☐ sole proprietorship, ☐ for-profit or ☐ not-for-profit corporation, ☐ limited partnership, ☐ joint venture, or ☐ other _____
Any federal income tax returns relating to the property for the last two years
2C. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:
☐ Any real estate broker or firm engaged to sell or lease the property ☐ Reasonableness of price or rent sought by the applicant ☐ Any advertisements placed for the sale or rent of the property
3C. Feasibility of alternative uses for the property that could earn a reasonable economic return:
Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation
Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness
Estimated market value of the property: (a) in its current condition, (b) after completion of the proposed alteration or demolition, and (c) after renovation of the existing property for continued use
4C. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property? ☐ Yes ☐ No
5C. Knowledge of landmark designation or potential designation at time of acquisition: ☐ Yes ☐ No
6C. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs: ☐ Yes ☐ No

Index

Page 2 ☒ An estimate of the cost of the proposed construction, alteration, demolition, or removal.

Page 3 ☒ The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.

☐ An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.

Page 4 ☒ The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.

Page 5 ☒ The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.

☐ All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.

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Page 6 ☒ The assessed value of the property according to the two (2) most recent assessments;

Page 7 ☒ The real estate taxes for the previous two (2) years.

Page 8 ☒ The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.

☒ Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner, listed here: The condition of the dilapidated house is bringing the sales price down and driving away potential buyers.

Estimated Cost for Renovation at 307 Minorca Ave., St. Augistine, FL 32080:

1. *@$150 per Sqft. X 1,890 Sqft. = $283,500

2. **@$250 per Sqft. X 1,890 Sqft. = $472,500

*Using median value of Homeadvisor.com gut and renovation cost per sqft.

https://www.homeadvisor.com/cost/additions-and-remodels/remodel-multiple-rooms/?c_id=80951603539255&entry_point_id=34234227&msclkid=efa0a9d89bdc16cc4cf4c8e687d6378a#gut

**Use median value of Homeguide.com historical renovation cost per sqft.

https://homeguide.com/costs/house-remodeling-cost

Estimated cost of Demolition:

Quoted at $25,000

Estimated Market Value of the Property in its current condition:

1. Per St. Johns County Property Appraiser Office, the market value is currently $537,427

Valuation Information

	2021
Building Value	$109,795
Extra Features Value	$21,507
Total Land Value	$406,125
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$537,427
Total Deferred	$317,567
Assessed Value	$219,860
Total Exemptions	$100,500
Taxable Value	$119,360

Just Value. Rule 12D-1.002(2), Florida Administrative Code, defines just value as: "The price at which a property, if offered for sale in the open market, with a reasonable time for the seller to find a purchaser, would transfer for cash or its equivalent, under prevailing market conditions between parties who have knowledge of the uses to which the property may be put, both seeking to maximize their gains and neither being in a position to take advantage of the exigencies of the other."

Fair Market Value. The Florida Supreme Court has ruled that just value and fair market value are legally synonymous, and that fair market value is defined as: "The amount a purchaser willing but not obliged to buy, would pay to one willing but not obliged to sell."

2. Estimated value after demolition using St. Johns County Property Appraisers Office would be $406,125.

Annual Gross Income from the property in the previous two years:

- Zero dollars

Expenses for the previous two years:

- Real Estate Taxes:
  - 2019-$2,680.20
  - 2020-$2,697.55

The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.

- No mortgage on the property.

Assessed Value of the property according to the two most recent assessments:

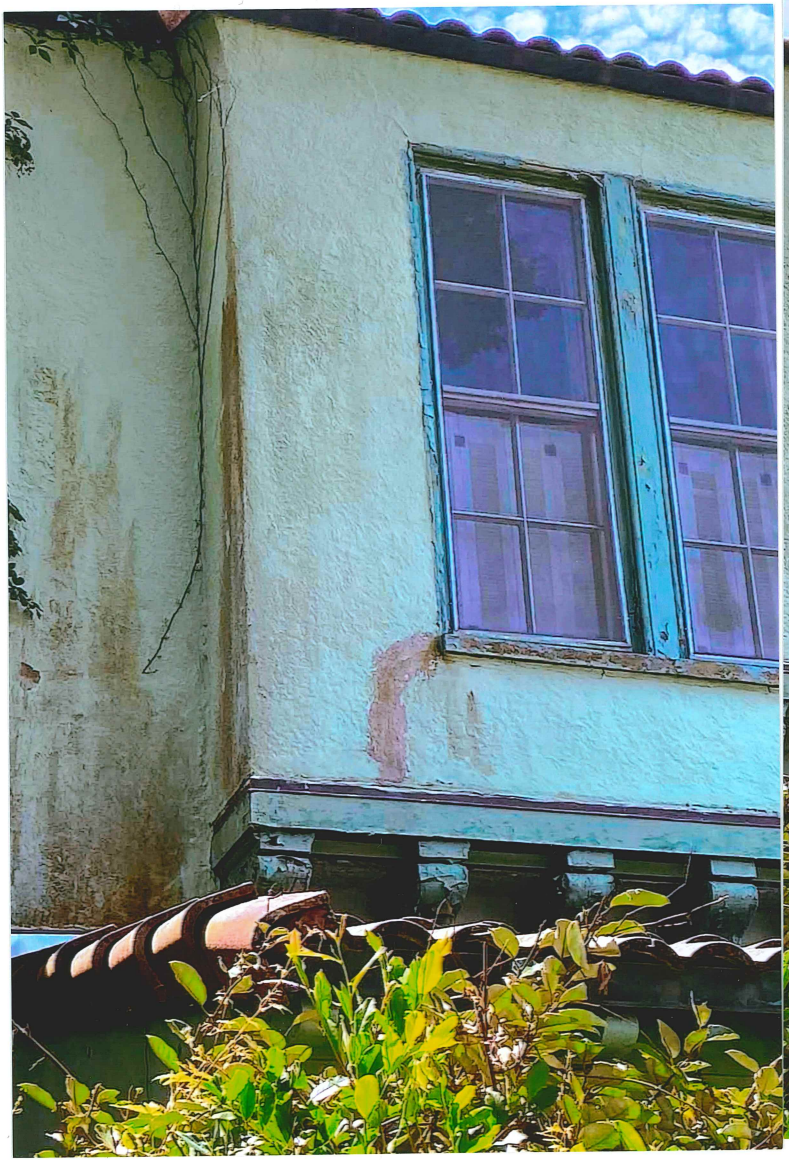
1. 2020 Assessed Value- $216,824
2. 2021 Assessed Value- $219,860

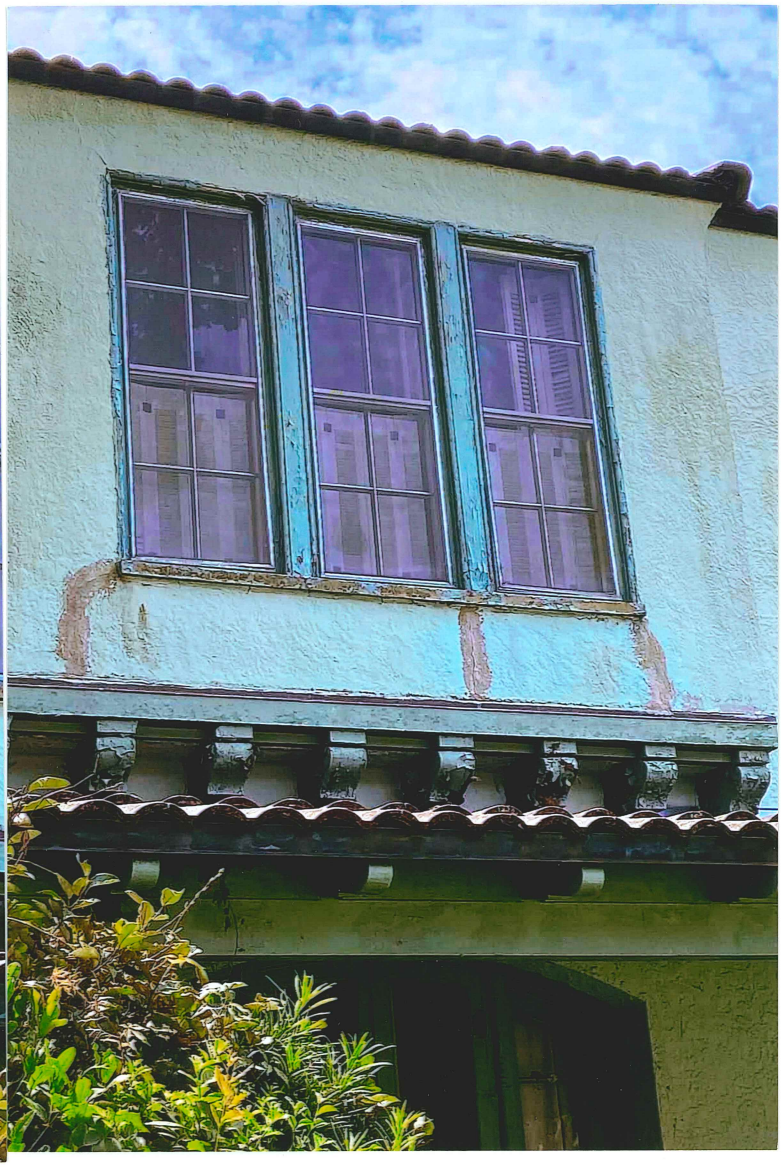
The real estate taxes for the previous two years.

1. 2020 Real Estate tax bill- $2,809.95
2. 2019 Real Estate tax bill- $2,791.87

The form of ownership of operation of the property.

1. Individual

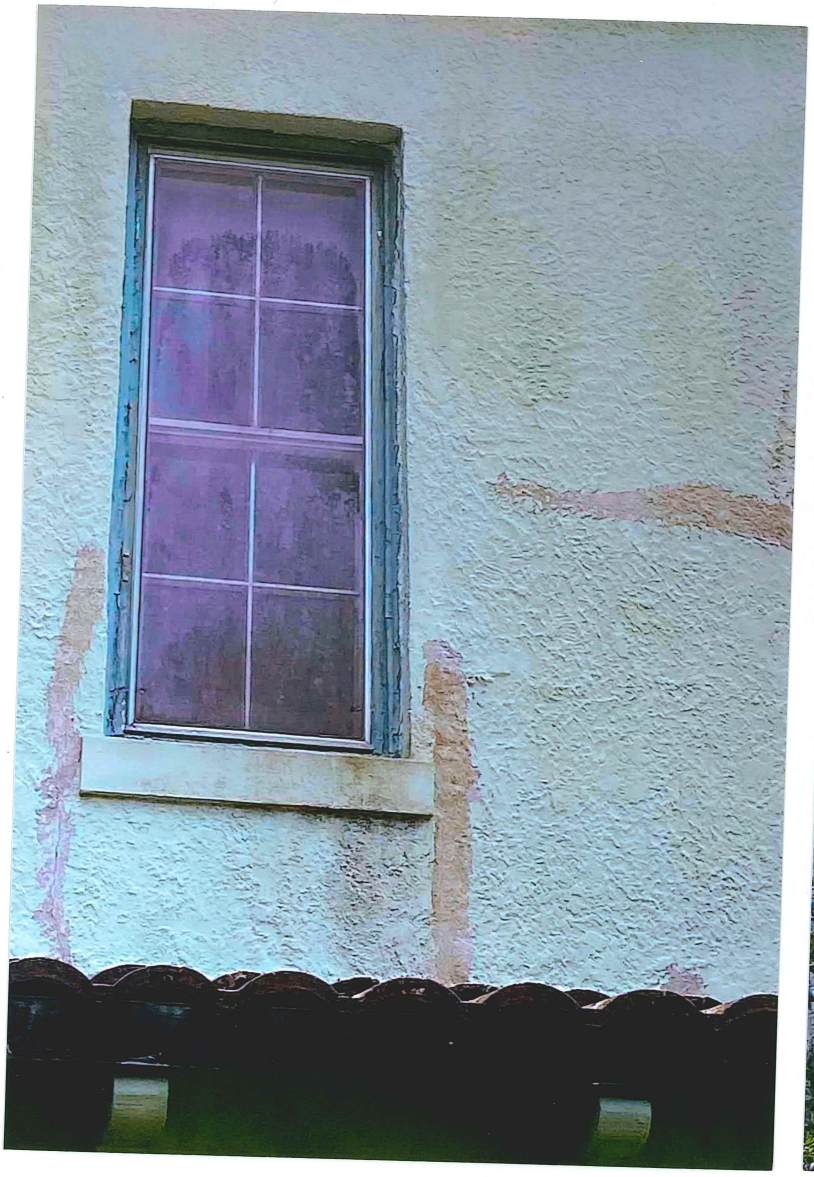


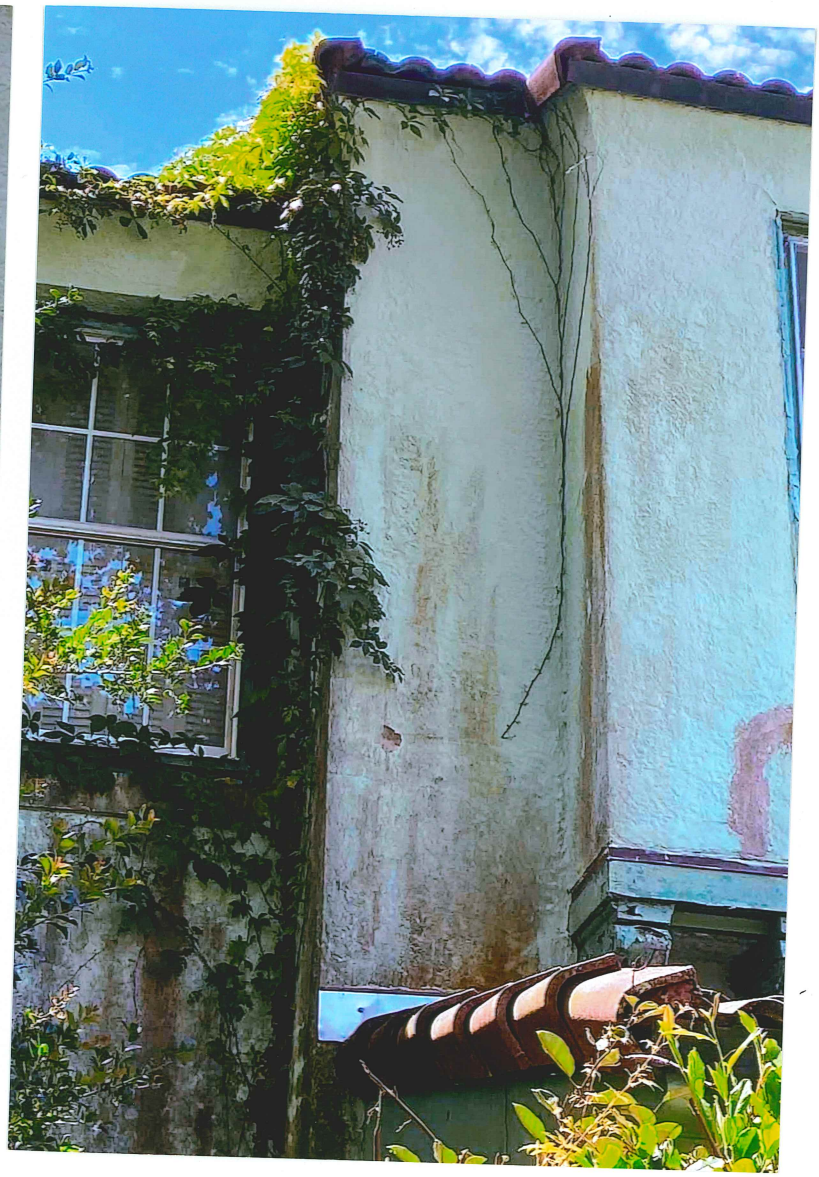


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(2) FRONT

(1) FRONT



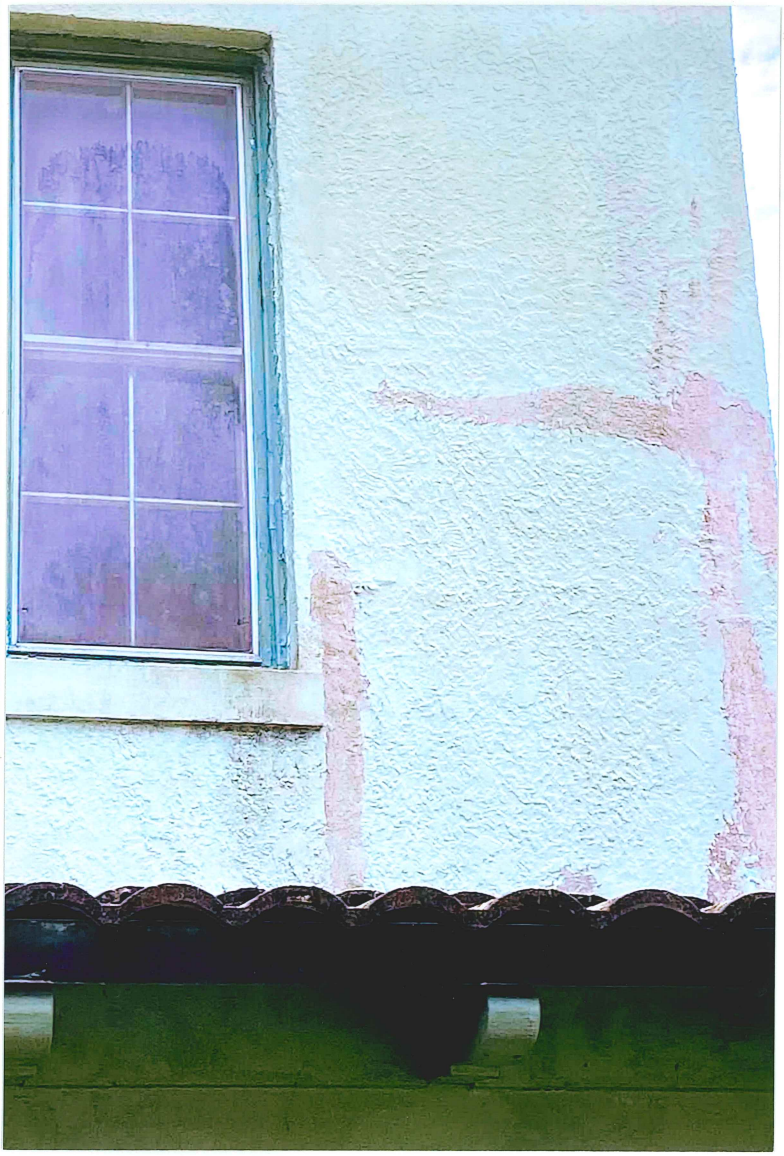


(4) FRONT RIGHT

~~(4) FRONT RIGHT~~

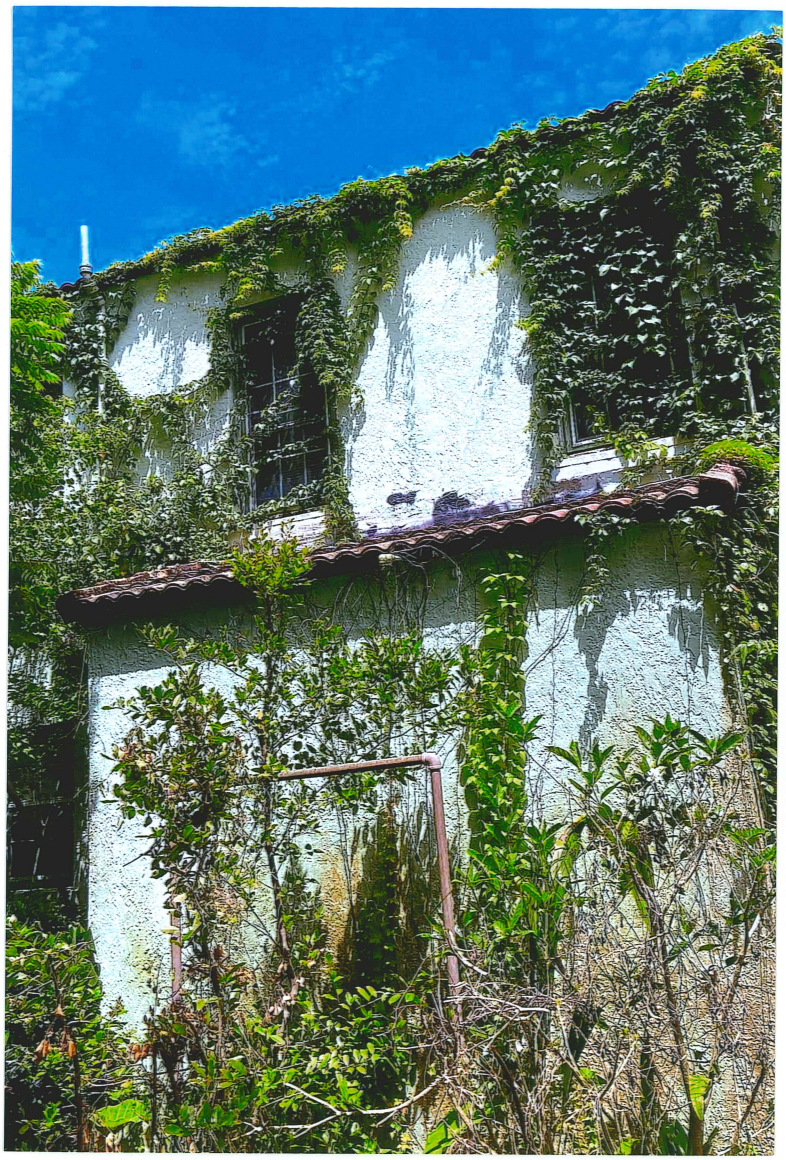
(3) FRONT LEFT





(6) FRONT LEFT

(5) FRONT RIGHT





(8) BACK

(7) FRONT RIGHT





(10) LEFT SIDE

(9) BACK





(11) FRONT PORCH CEILING

(11) RIGHT SIDE



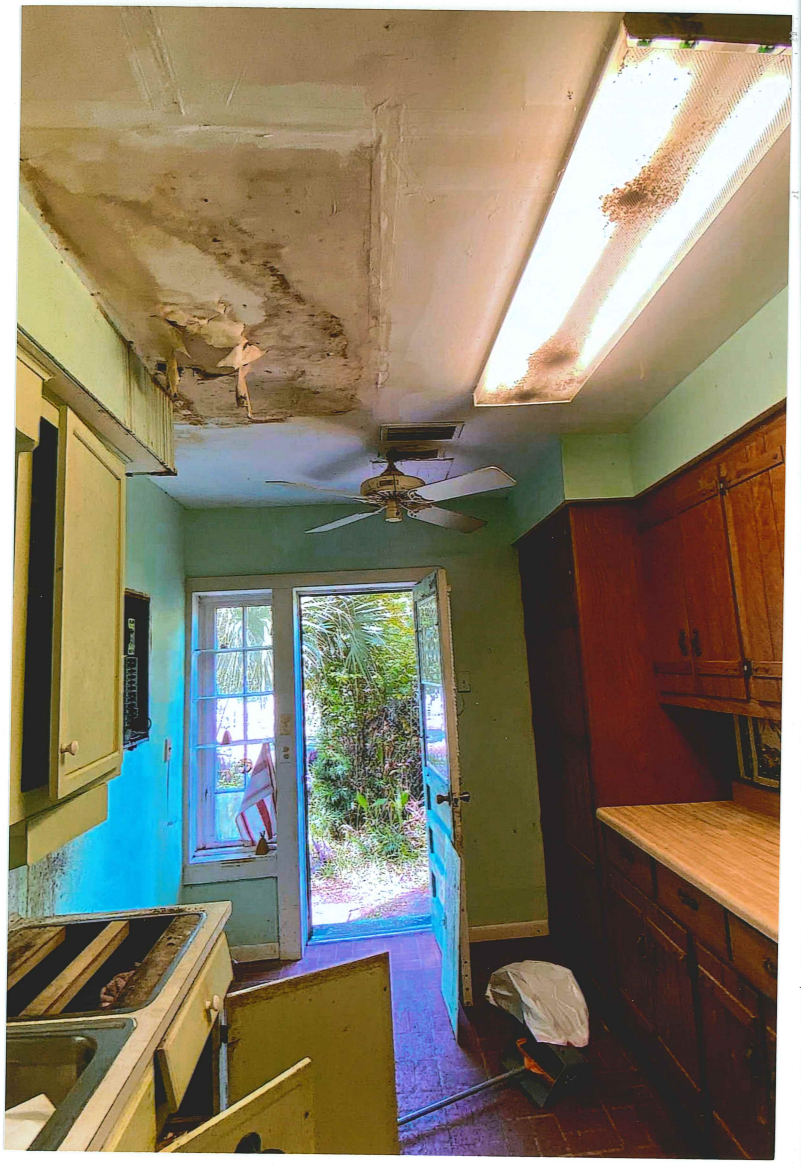


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(13) KITCHEN

(12) KITCHEN





(15) KITCHEN

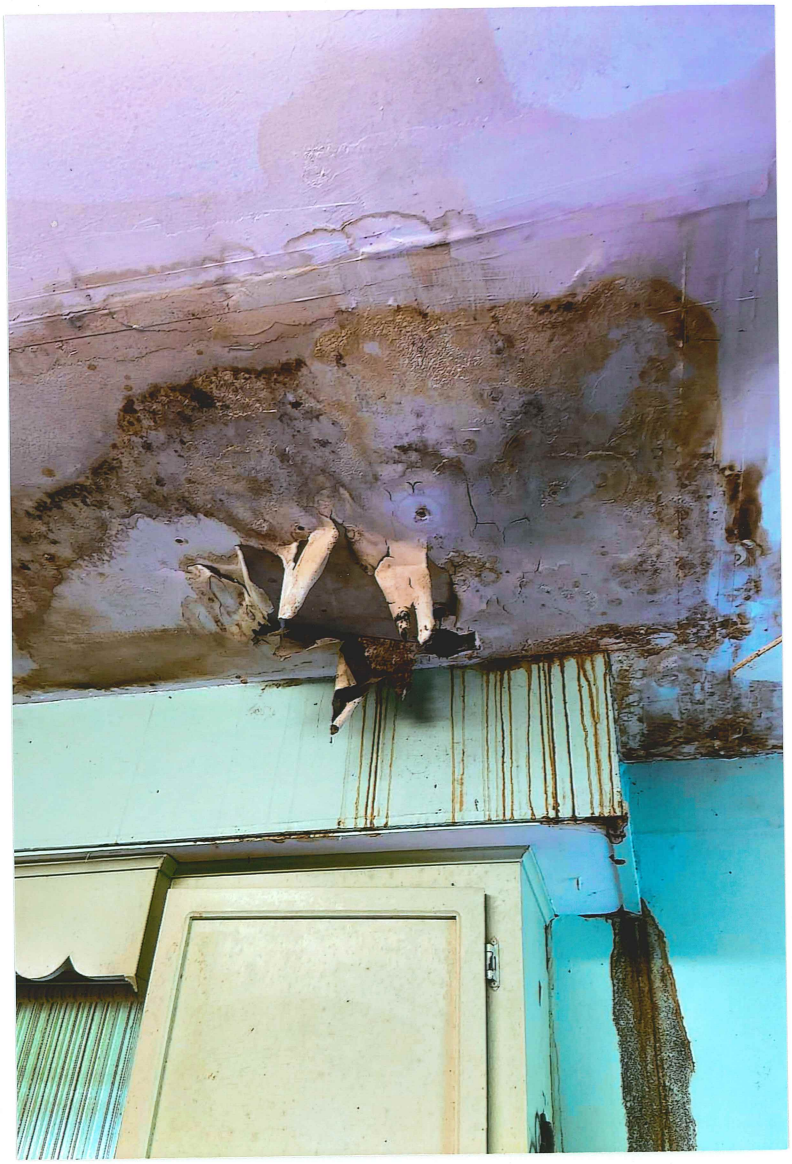
(14) KITCHEN





(19) KITCHEN

(16) KITCHEN





(19) KITCHEN

(18) KITCHEN





(20) DINING ROOM

(20) KITCHEN





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(22) DINING ROOM

(21) DINING ROOM





(24) Dining Room Ceiling

(23) Dining Room





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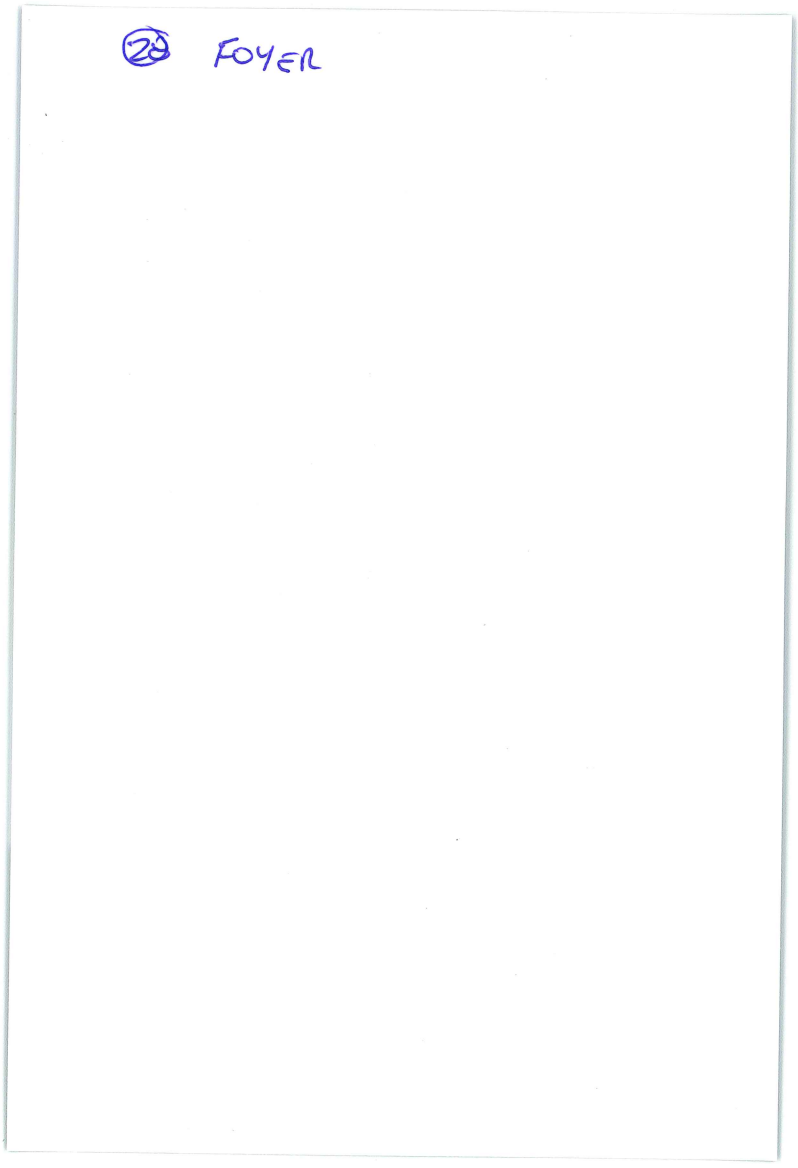
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(25) FOYER / LR





(28) FOYER



(27) LIVING ROOM







(30) LIVING ROOM

(29) LIVING ROOM





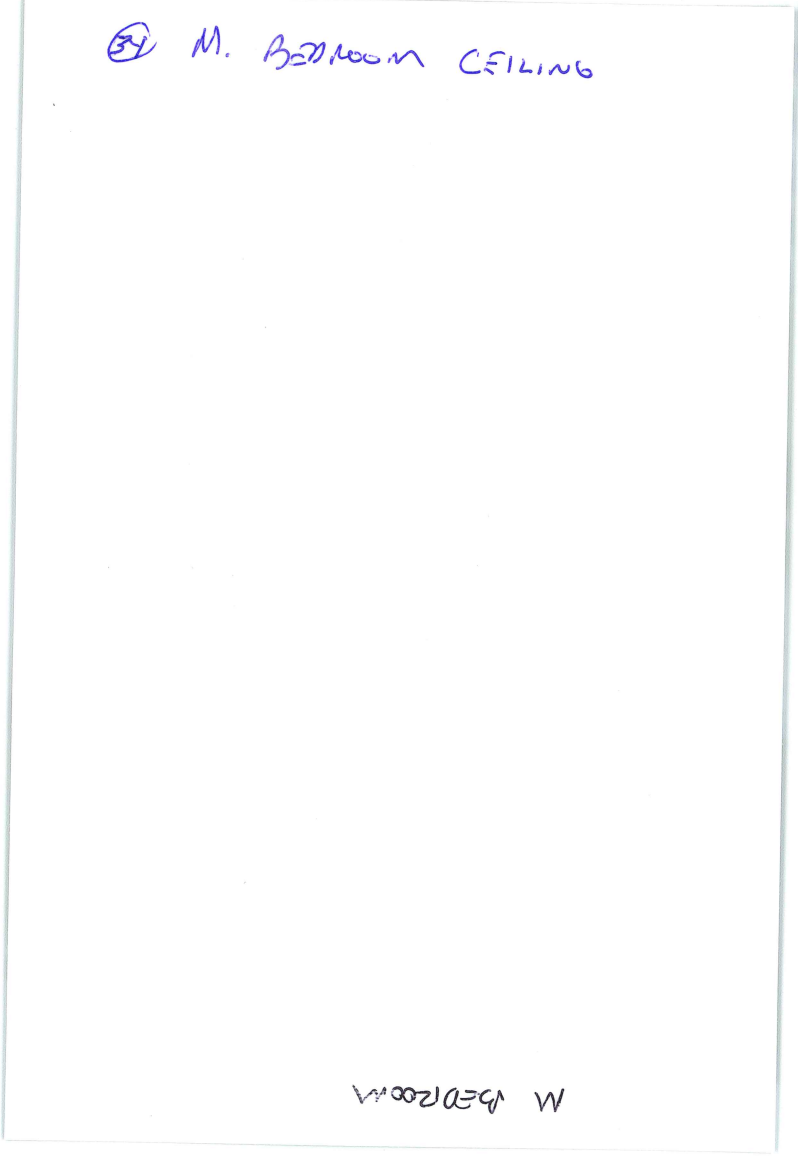
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(31) TOP OF STAIRS

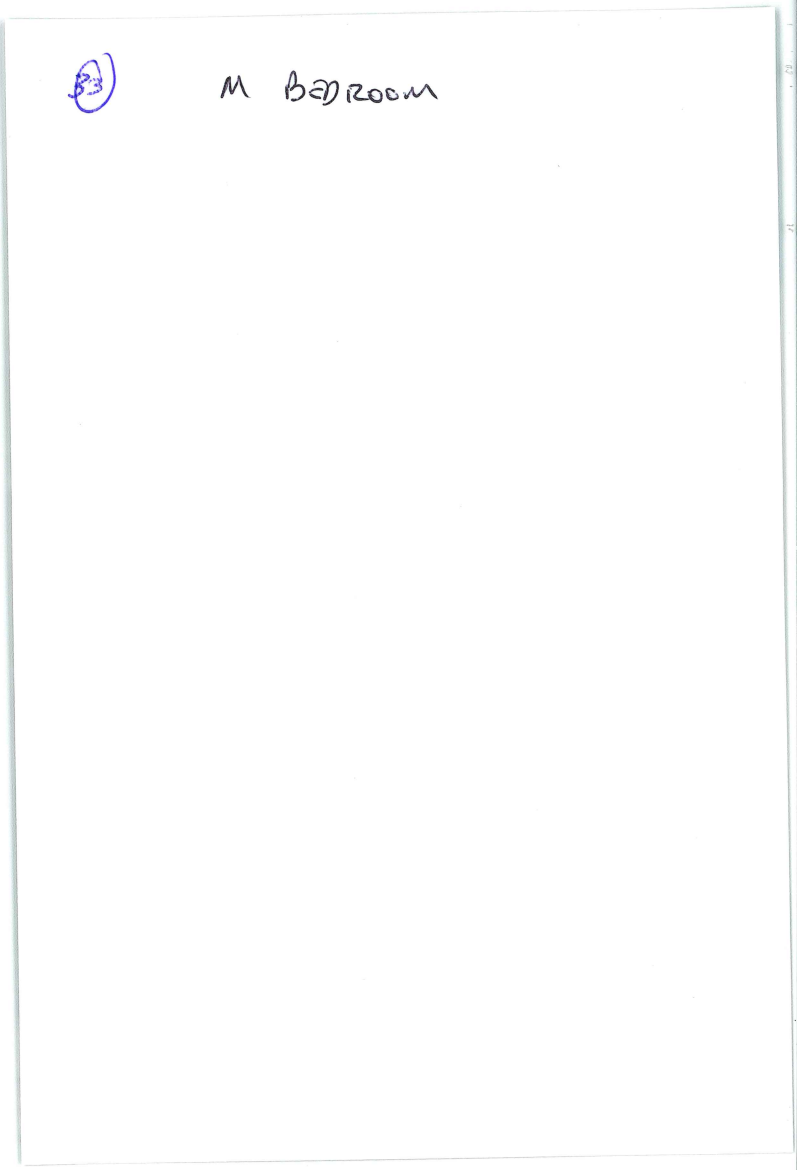




(84) M. BEDROOM CEILING



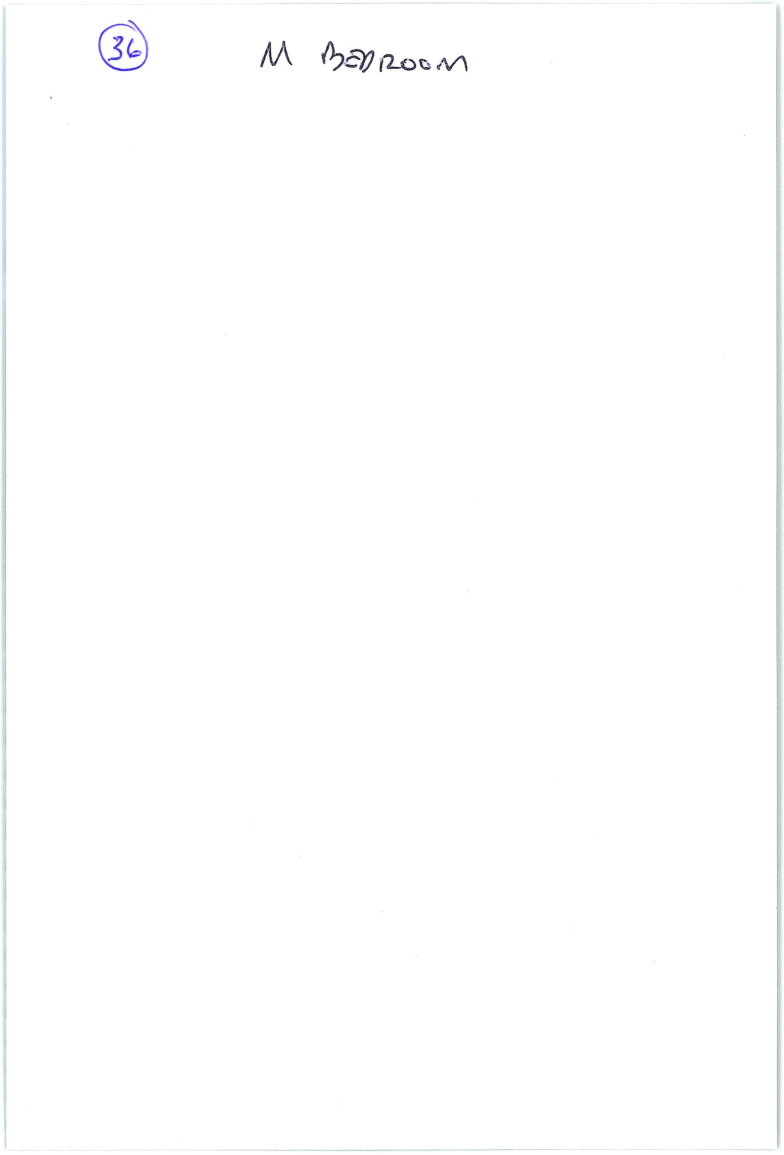
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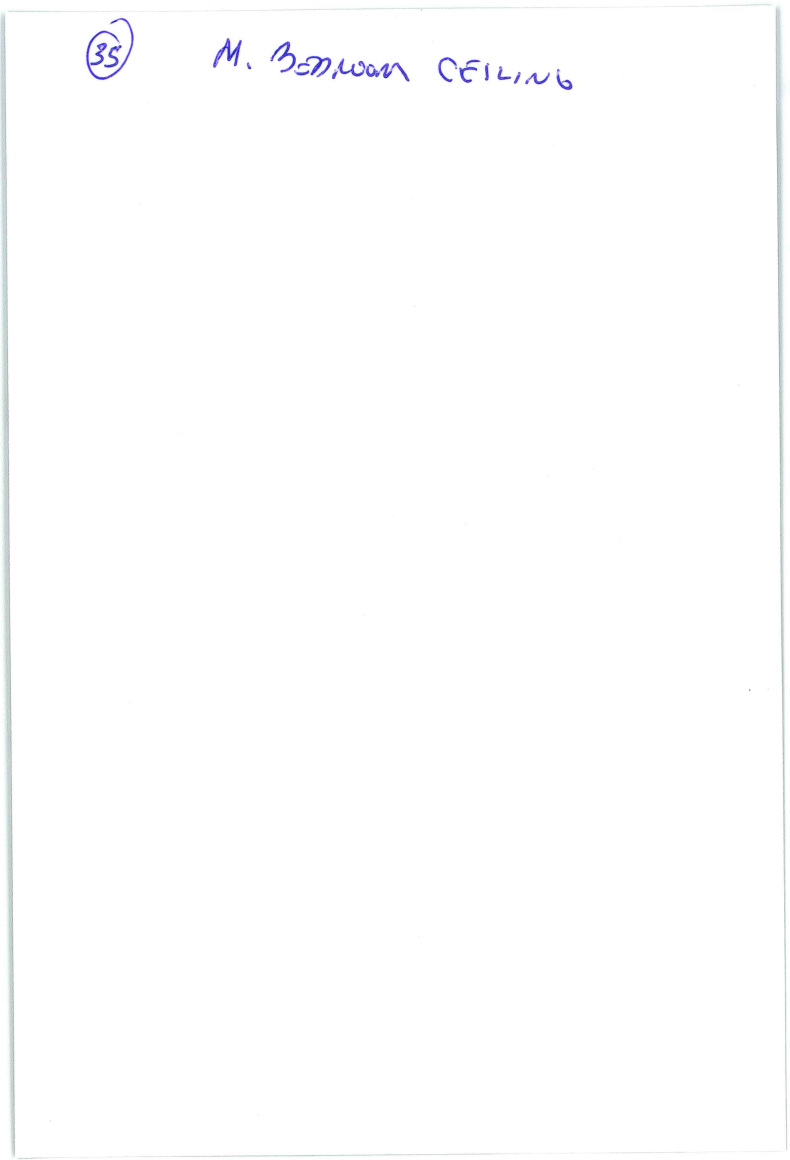




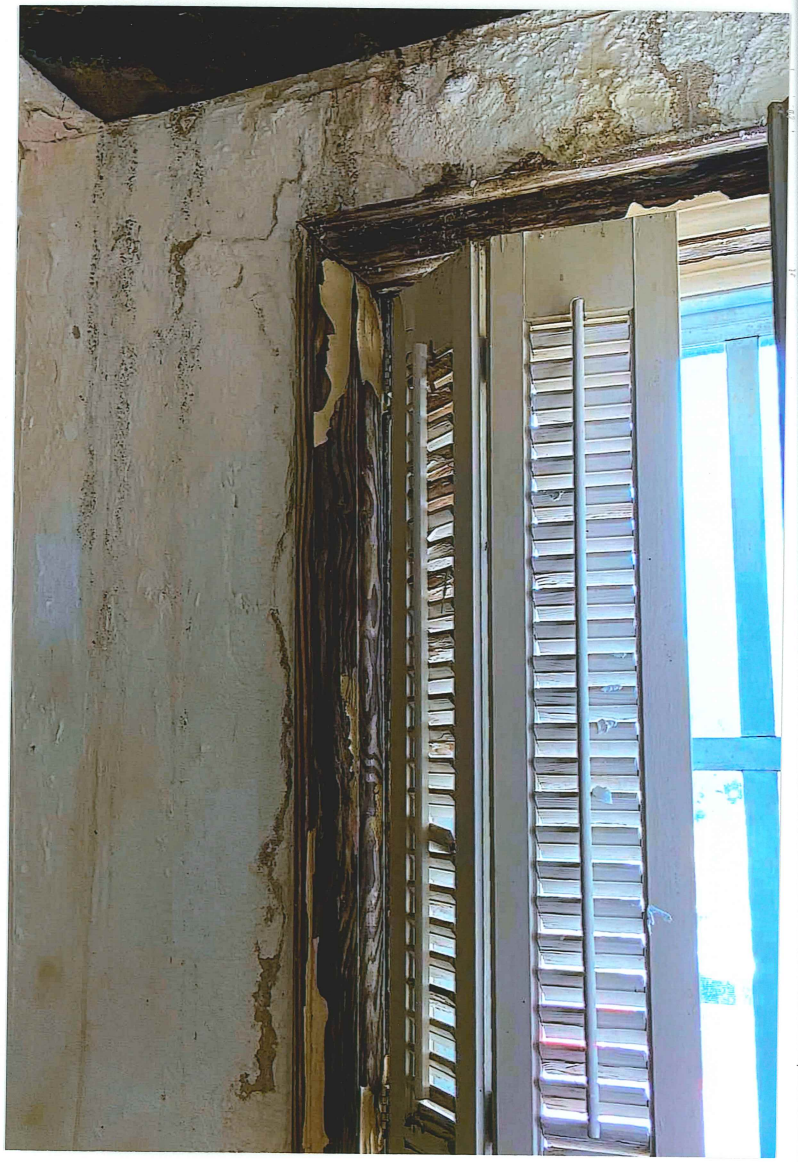


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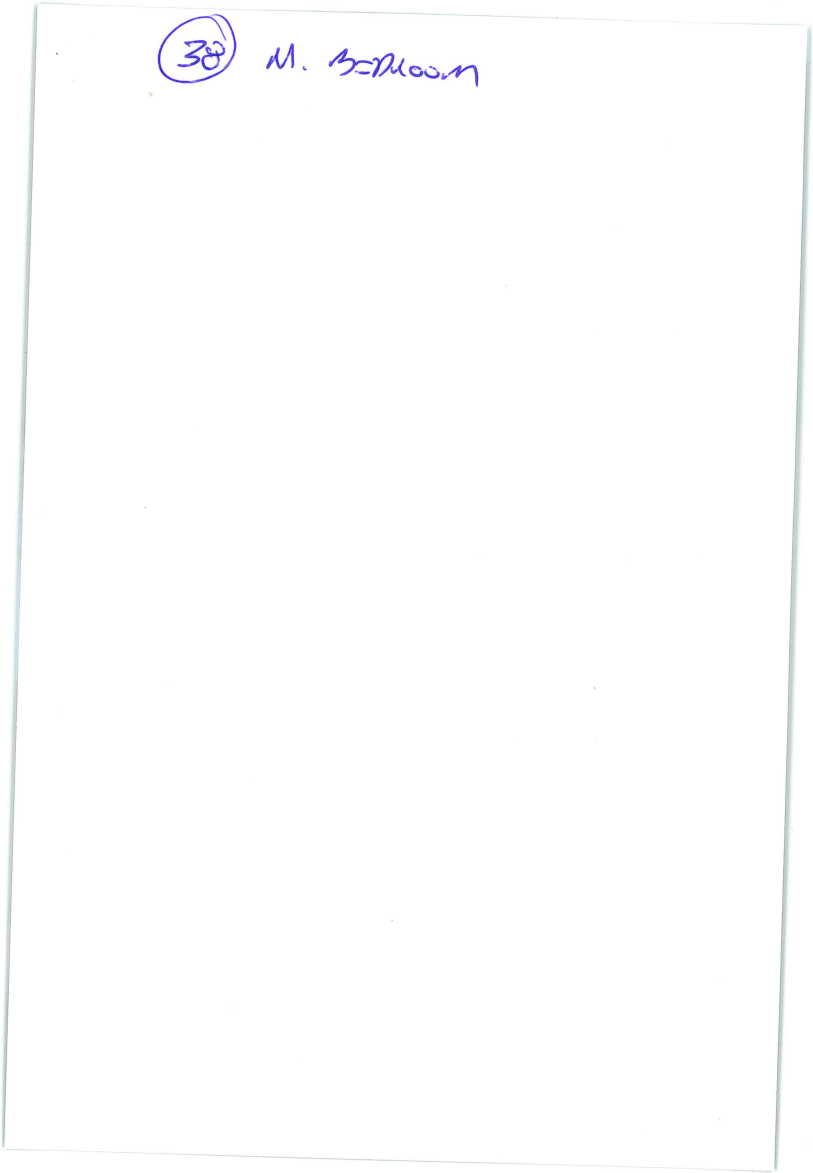


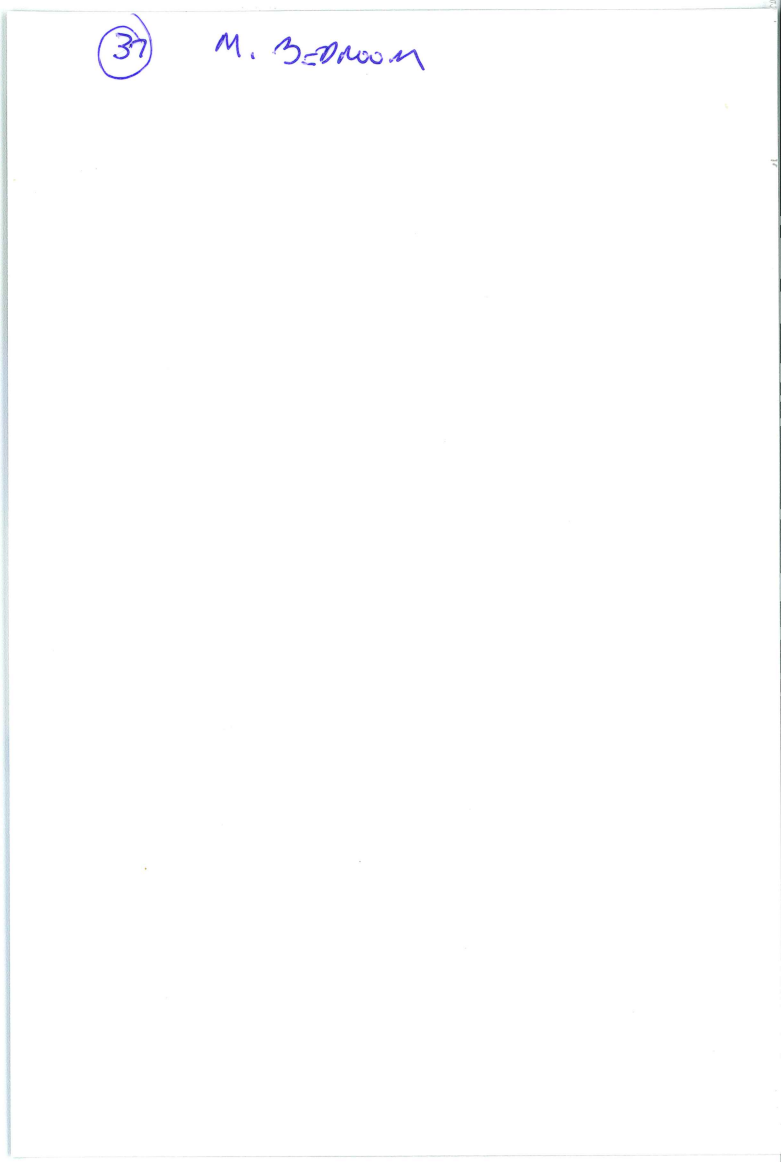






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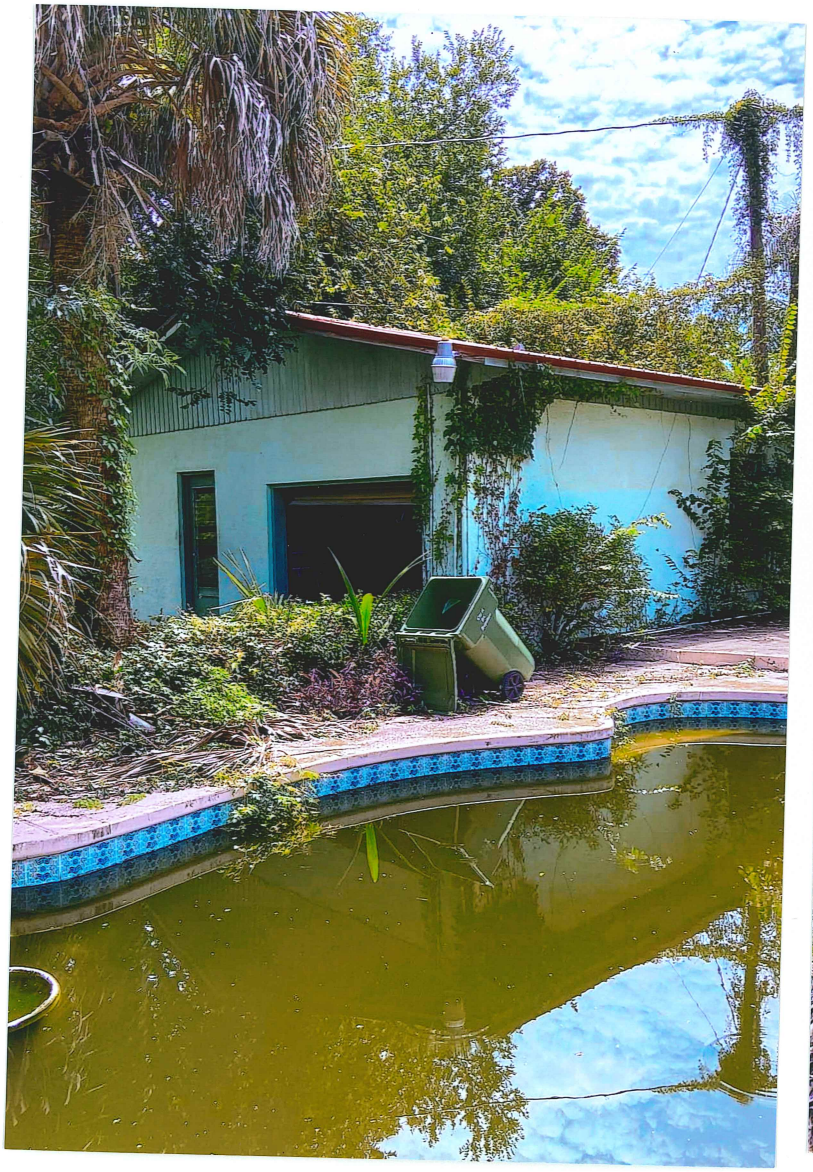


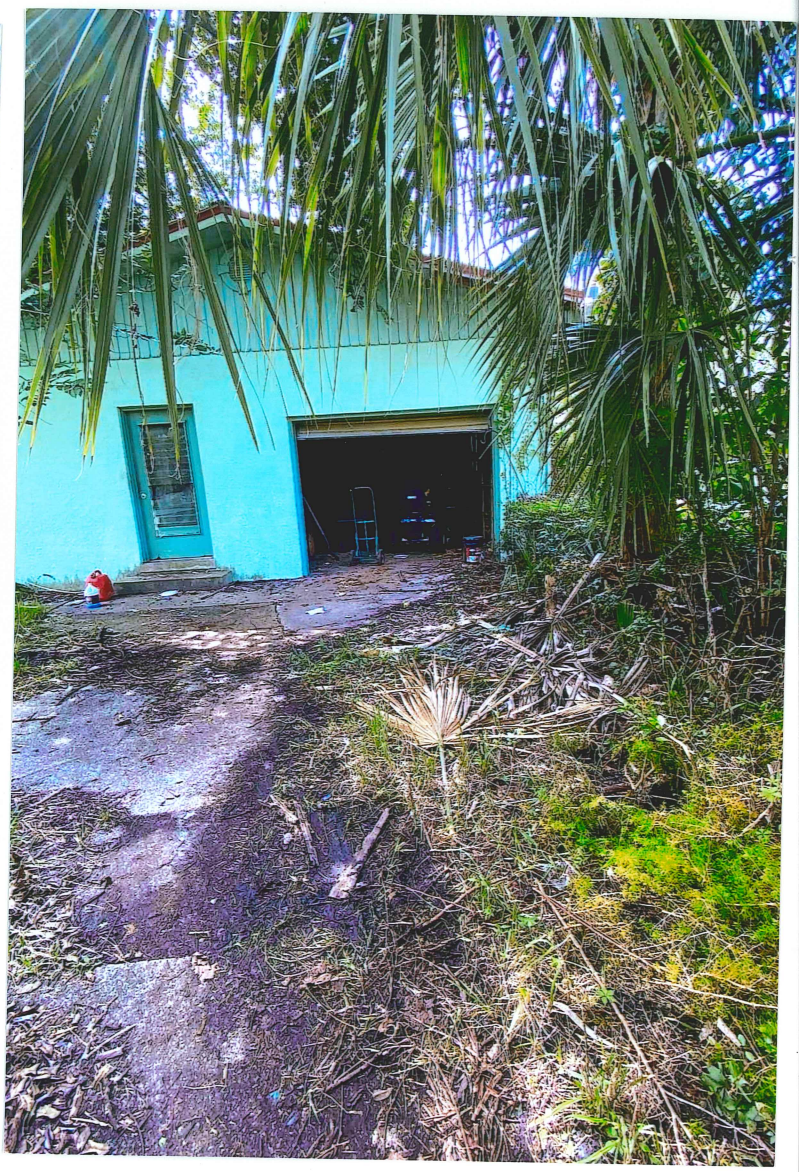


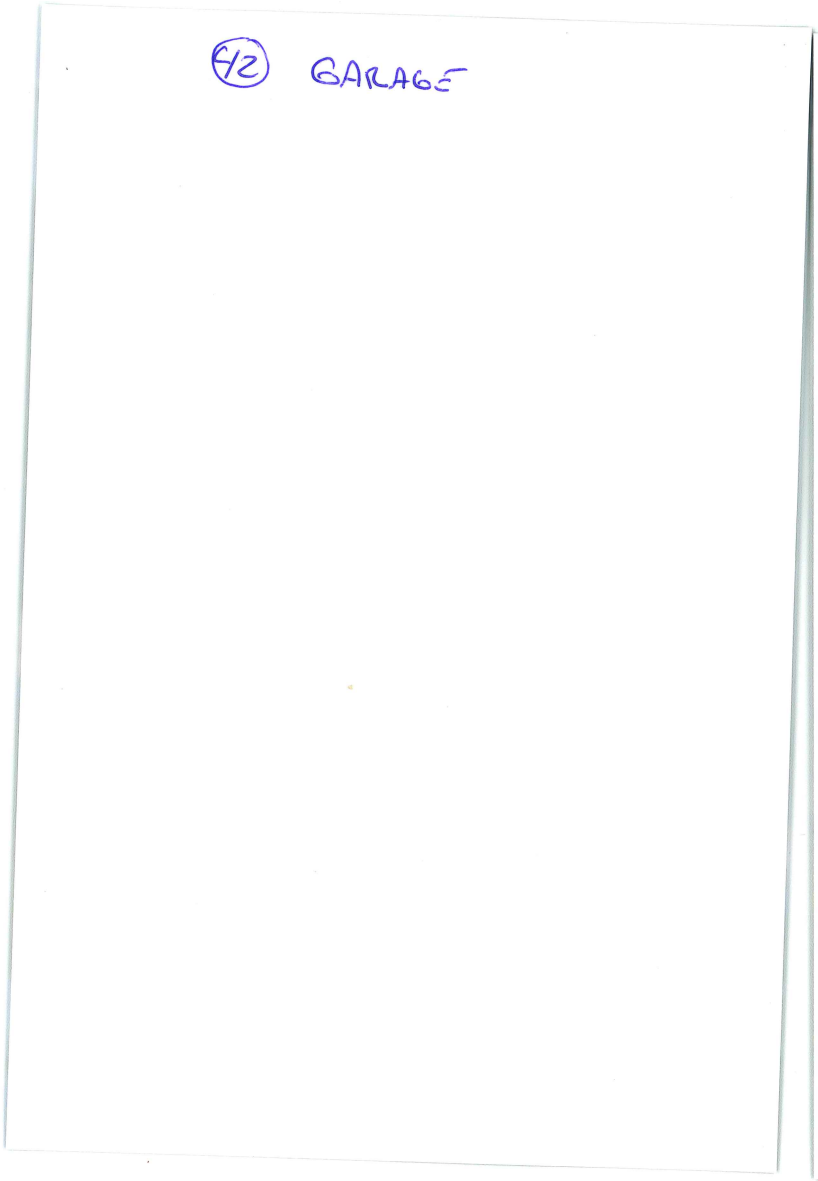
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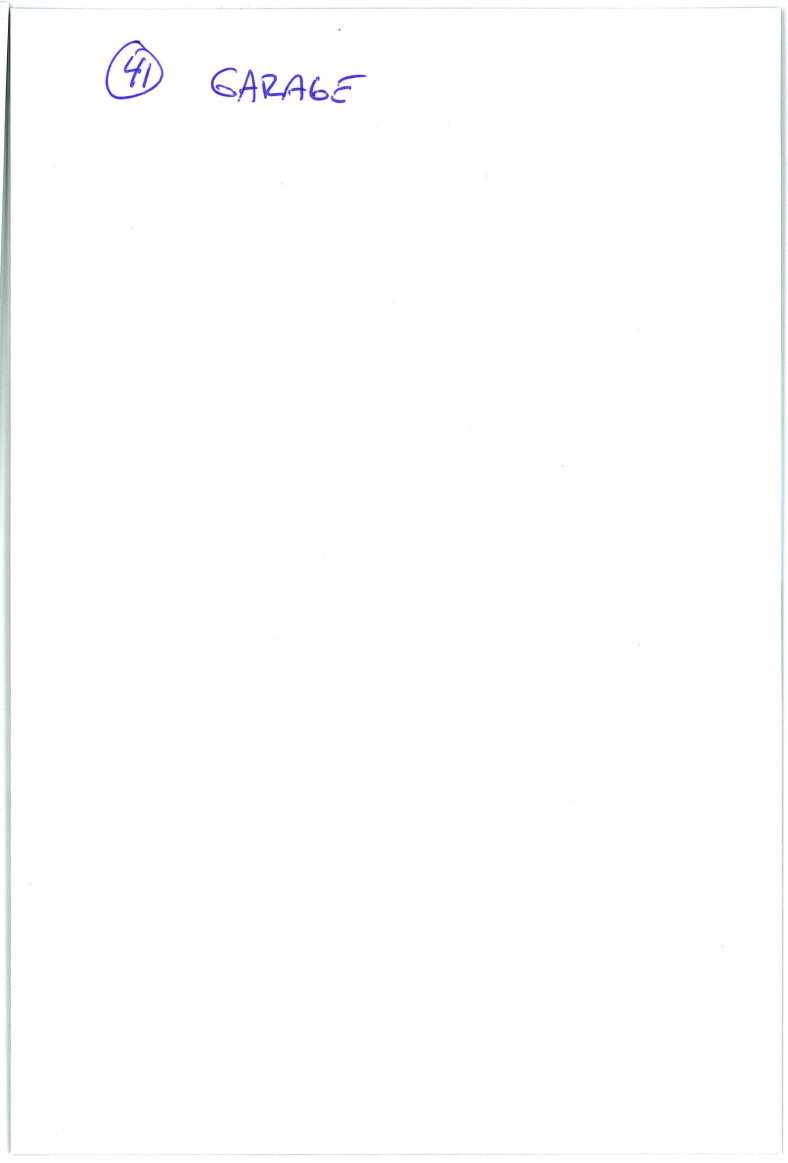
(40) DINING ROOM / KITCHEN

(39) M. BEDROOM

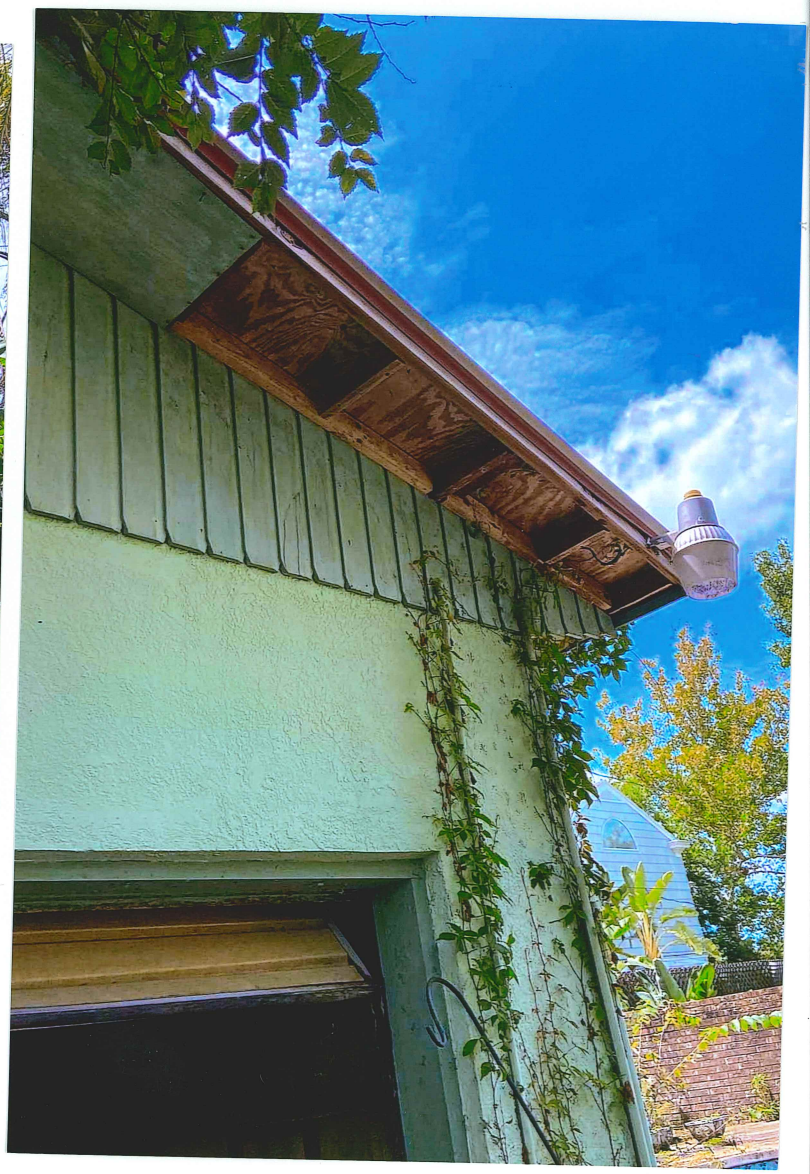


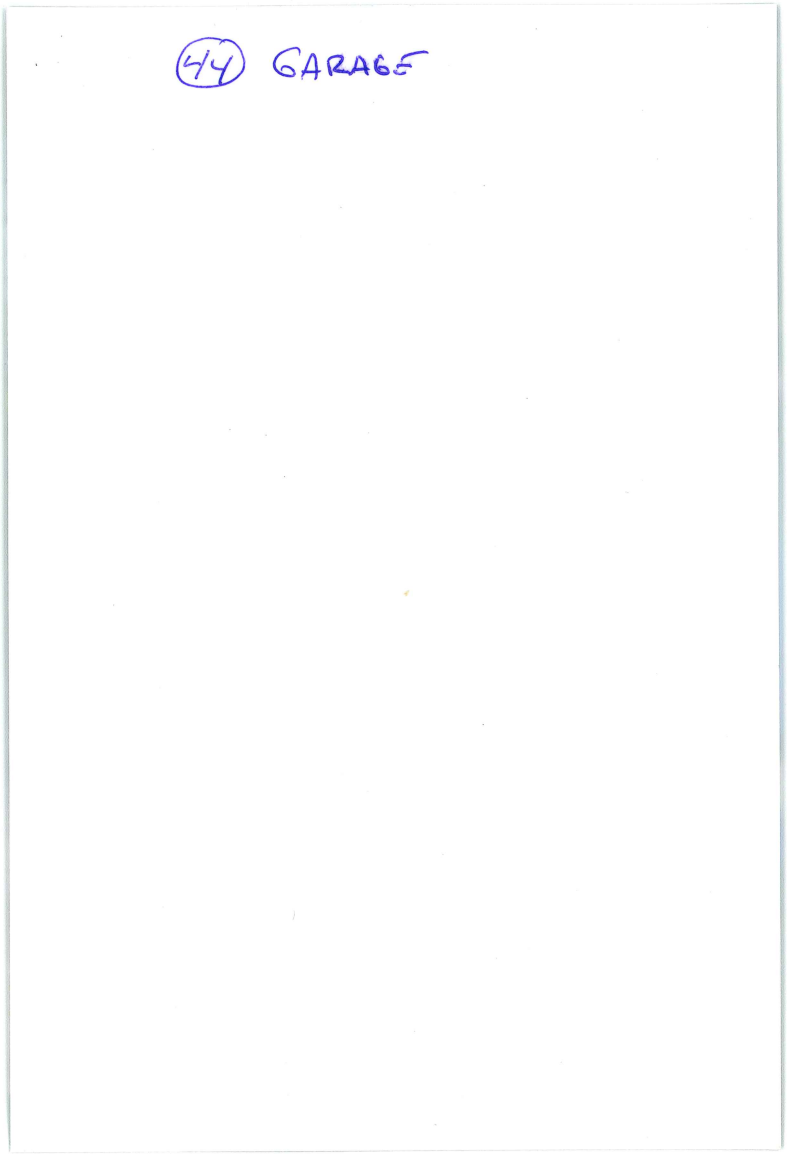



42
GARAGE


41
GARAGE






(44) GARAGE


(43) GARAGE

From:	Julie Courtney
To:	"sandysanders@comcast.net"
Subject:	REVISED EMAIL: 307 Minorca Avenue - Certificate of Demolition Application received for Historic Architectural Review Board (HARB)
Date:	Thursday, August 26, 2021 2:46:00 PM
Attachments:	image002.png image003.png image004.png

Hello Mr. Sanders,
Please accept this version of the sufficiency email for your records that confirms your application is for a full Certificate of Demolition. I will plan to meet you at 10 am on Monday, August 30th to take photos of the exterior and interior.

RE: Project Address – 307 Minorca Avenue

Please accept this email as acknowledgement of your Certificate of Demolition Application to the Historic Architectural Review Board meeting, **scheduled September 16, 2021 as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street).**

Additionally, this letter notifies you of the sufficiency of your Certificate of Demolition Application. The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Additional materials will be accepted in the Planning and Building Department only **up to 10 days before the meeting (*to be received by September 6th*)** as per Resolution 2010-09. After that, the HARB has the discretion whether to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

Any updates, or additional and supporting materials for this Certificate of Demolition application should be emailed to harb@citystaug.com.

A copy of the staff report will be emailed to you at the address provided on the application by the week of the meeting. If you do not receive it before the meeting date, please contact our department.

IMPORTANT NOTICE: **Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date.** If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of

the code. **Costs associated with legal notice will be assessed by the city and must be paid prior to the issuance of any development permit.** Costs associated for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

Instr #2018045432 BK: 4570 PG: 712, Filed & Recorded: 6/27/2018 1:49 PM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $0.70

Prepared by and return to:

Name: Charles S Sears
Address: [redacted]

Parcel ID Number: [redacted]

Space Above This Line for Recorder's Use

Life Estate Deed

This Deed executed this 27th day of June, 2018, between **Stanley T. Harrill**, a widower, of address [redacted] Grantors and [redacted] a widower, of address [redacted] as to a Life Estate*, with a remainderman interest to **Charles S Sears**, a married man, of address [redacted] Grantees:

COPY

WITNESSETH, That the Grantor, for good and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid to said Grantor in hand by said Grantees, the receipt of which is hereby acknowledged, does remise, release, and quit claim to the said Grantees, all the rights, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in **St. Johns County, Florida** to-wit:

Property Address:

[redacted]

Legal Description:

[redacted] **reserves a life estate and hereby retains any homestead rights he has in this property.**

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only property use, benefit and behalf of the said Grantees forever.

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

Signed, sealed and delivered in the presence of:

Witness's Signature

Shauna M. Mayer

Witness's Name

Theresa M. Burr

Witness's Signature

Theresa M. Burr

Witness's Name

Stanley T. Harrill, Grantor

[redacted]

COPY

State of Florida

County of St. Johns

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 27 day of June, 2018, by **Stanley T. Harrill** who has produced a Florida Driver's License as identification.

CHARLENE FERTEL
Notary Public - State of Florida
Commission # GG 112127
My Comm. Expires Jun 6, 2021

Notary Public, State of Florida

My Commission Expires: 06/06/2021

St. Johns County, FL

2021 TRIM Notice

2021 TRIM Notice (PDF)

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2156100000
Location Address	307 MINORCA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-97 DAVIS SHORES LOTS 11 12 13 & 14 BLK 9 OR103/327 & OR417/695 &4570/712(L/E) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.500
Homestead	Y

Owner Information

Owner Name	Sears Charles S 100%
Mailing Address	307 MINORCA AVE SAINT AUGUSTINE, FL 32080-3814

Map



Valuation Information

	2021
Building Value	$109,795
Extra Features Value	$21,507
Total Land Value	$406,125
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$537,427**
Total Deferred	$317,567
Assessed Value	**$219,860**
Total Exemptions	$100,500
Taxable Value	**$119,360**

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
2020	$111,567	$21,507	$342,950	$0	$0	$476,024	$216,824	$359,700	$116,324
2019	$91,200	$21,009	$342,950	$0	$0	$455,159	$211,949	$343,710	$111,449
2018	$53,088	$21,009	$324,900	$0	$0	$398,997	$207,997	$291,500	$107,497
2017	$53,088	$20,927	$293,312	$0	$0	$367,327	$203,719	$263,608	$103,719
2016	$54,415	$20,363	$293,312	$0	$0	$368,090	$199,529	$218,561	$149,529
2015	$57,070	$20,363	$225,625	$0	$0	$303,058	$198,142	$154,916	$148,142
2014	$56,211	$20,363	$189,525	$0	$0	$266,099	$196,569	$119,530	$146,569
2013	$57,460	$20,363	$153,425	$0	$0	$231,248	$193,664	$87,584	$143,664
2012	$59,958	$20,363	$135,240	$0	$0	$215,561	$190,427	$75,134	$140,427
2011	$61,208	$20,363	$150,266	$0	$0	$231,837	$184,881	$96,956	$134,881
2010	$63,706	$20,363	$166,962	$0	$0	$251,031	$182,149	$118,882	$132,149

Exemption Information

Exemption Type	Amount
Homestead	$25,000
Homestead Band	$25,000
Senior Exemption	$50,000
Widower	$500

Building Information

Building	1
Actual Area	1180
Conditioned Area	1890
Actual Year Built	1924
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Structure	Gable Hip
Roof Structure	Gable Hip
Roof Cover	Clay Tile
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Hardwood	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	7 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	168
2 STORY	1816	908
ENCLOSED FRAMED PORCH	0	30
BASE AREA	44	44
BASE AREA	30	30
Total SqFt	1890	1180

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (High)	0	0	0	0	550
Pool (Concrete)	0	0	0	0	480
Kool Deck	0	0	0	0	912
Masonry Wall	0	0	0	0	720
Residential Fence	0	0	0	0	1

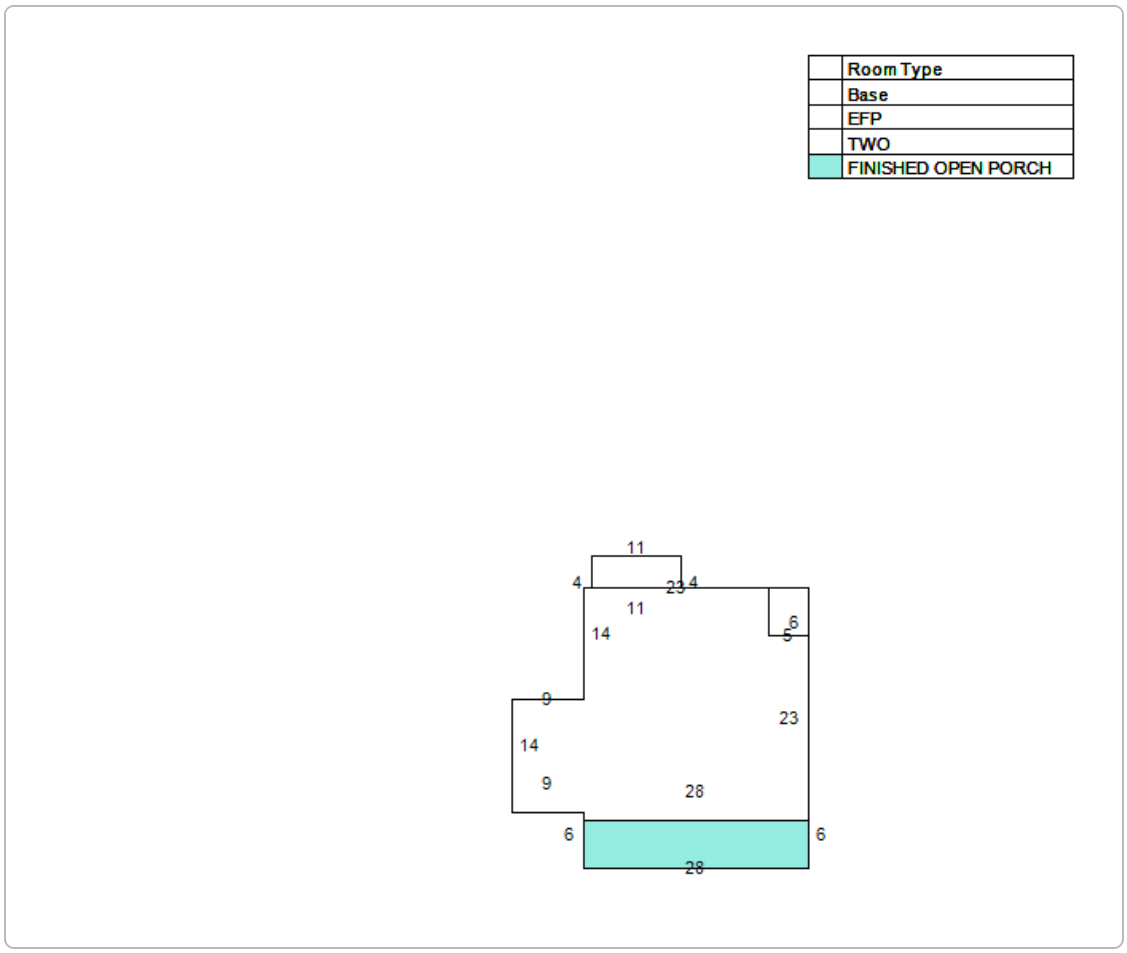
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	142	110	142	EF	$303,525
Single Family	48	110	48	EF	$102,600

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/27/2018	6/27/2018	$100.00	LIFE ESTATE	4570	712	U	I	HARRILL STANLEY T	HARRILL STANLEY T ***
7/2/1979	6/28/1979	$0.00	WARRANTY DEED	417	695	U	I	SEASIDE REBECCA LODGE #6	HARRILL STANLEY T,HELEN E
6/5/1967	6/5/1967	$0.00	WARRANTY DEED	103	327	U	I	RYMAN HAROLD E,MARION JU	HARRILL STANLEY THOMAS,HELEN EILZABETH

Sketch Information



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

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/20/2021, 12:17:51 AM

Version 2.3.141

From: Elijah George
To: Julie Courtney
Cc: Cliff Duch; Marquesa Cope; Fremont Latimer; Jeremy Marquis; Emily Phan
Subject: 21.20.1_44 Avenida Menendez_HARB Submittal
Date: Wednesday, October 13, 2021 9:32:58 AM

Hi Julie,

I hope all is well over there – I can't believe Jenny is no longer going to be part of your team at the City. I'm sure she will be missed.

We are still in the process of updating our submittal for 44 Avenida Menendez and are planning to be part of the November HARB meeting.

When should we have everything into you for review? I don't think we will need all the time, but wanted to see if it was 30 days out or 10 days prior to the meeting since it was previously continued.

Thanks for your help.

Elijah

Elijah George, RLA, Project Manager
ISA Certified Arborist #FL5927A
Marquis Latimer + Halback, Inc.
34 Cordova, Suite A
St. Augustine, FL 32084
904 826-5716 (c)
904.825.6747 (o)

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 21, 2021 Meeting



Application PL2021-0136 Address: 36 Granada Street

Applicant: Cronk Duch Architecture, LLC

Property Owner: 36 Granada, LLC

Project description: To partially demolish a commercial building, constructed c. 1905 - 1910, that is recorded in the Florida Master Site File but is not located in a district, including portions of the front facade, north elevation, and rear/west elevation, and to modify the existing fenestration.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ00872
National Register:	N/A	Construction date:	1905-1910
Archaeology Zone:	IIIA	Zoning District:	CL-1, pending rezoning to PUD
Parcel number:	2032400000		
Agenda Item:	8(a)	Previous Action(s):	Pending PUD

STAFF SUMMARY AND ANALYSIS:

1. Located on the west side of Granada Street between Cedar Street and the southwest corner of DeSoto Place, the property is in process of being rezoned as a Planned Unit Development (PUD).
2. Building permit applications were submitted for a proposed renovation of the building, which includes removal of several portions of exterior walls, a portion of the ceiling, roof parapet and altering the existing opening patterns for a building that is greater than 50 years old. While the project is not as clearly defined within current demolition parameters, the Architectural Guidelines for Historic Preservation (AGHP) states demolition is the permanent removal of significant architectural features which includes walls. The proposed project includes removal of enough exterior fabric that staff finds to warrant the need for HARB review.
3. The commercial building has been significantly altered over time including the opening patterns on the front façade and changes to the rear areas of the building. Staff has analyzed the proposed site plan in comparison with the Sanborn map updated through 1965. Older photographs show that the front façade clearly had storefront openings; the interior construction's in-progress images establish physical evidence of those patterns.
4. The Florida Master Site File indicates that the building was later stuccoed over and the storefronts covered up, at a time outside the structure's potential period of significance, likely when it became a bar and movie theater.
5. The length of the front façade as well as the length of the north and south facades is close to what was there historically, and the overall roof form appears to remain.
6. Removal of a portion of the parapet is not a detrimental impact, neither is adding windows, doors or a storefront, because the primary façade once had storefront openings and the building is not a designated historic building.
7. While the HARB has no design review authority in this area, staff recommends that preservation treatments be followed where applicable by not creating conjectural or false history by intentionally leaving stucco portions as if the stucco eroded away over time. This was a practice done many years ago but is not recognized as a model for preservation best practices.
8. Archaeology will be required for any demolition and construction work. Signage is permitted separately and not a part of this review nor is any artwork, but must be approved through the sign permit process. The applicant will need to consider any unique signage, zoning, tree/landscape, stormwater, or other issues as required by other city agencies.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **36 Granada Street** because it is not a local landmark or otherwise designated as a historic building and the partial demolition will not be detrimental to the historic integrity of the city.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

To partially demolish a commercial building, including portions of the front facade, north elevation, and rear/west elevation, and to modify the existing fenestration.

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

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

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

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

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

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

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

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

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

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

The building was built between 1905-1910 so is more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. The building is not in a district, but does face the HP-4 zoning district.

2. The contribution of the structure to the mass and scale of the streetscape. The building façade has been altered but the form and massing remain, along with its proximity being close to the street front, are important features of the streetscape.

3. The impact of the loss of the structure on the streetscape. The building is not proposed for full demolition and the features that will be removed will not negatively impact the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans for the renovation were provided and will improve the building's interaction with the streetscape by returning storefront opening patterns.

5. The historical or cultural merit of the structure. The building is recorded on the Florida Master Site File, but is not located in a district. No known significant historic or cultural association are associated with the building which has changed over time from the earliest period to include an auto and repair garage, bicycle shop and later to include a dry cleaner and multiple stores.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because there are no known significant cultural or architectural affiliations, the building is not designated as historic and is not eligible for individual designation.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is not representative of a significant type of style or an unusual style, further since the façade along the street front has been altered, the building does not have a high degree of integrity.

8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. The building meets neither of these conditions.

9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure. The building is not being fully demolished.

10. The justification for the proposed demolition. The applicant seeks to redevelop the property as shown in the plans included in the application packet to adapt for a different use.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Overlay map of proposed plan with 1930-1965 Sanborn
3. Florida Master Site File survey
4. Sanborn Maps

STAFF PHOTOGRAPHS
36 Granada Street





Front Façade / East Elevation

STAFF PHOTOGRAPHS
36 Granada Street





Front Façade / East Elevation: looking south down Granada Street

STAFF PHOTOGRAPHS
36 Granada Street





Front Façade / East Elevation

STAFF PHOTOGRAPHS
36 Granada Street





Front Façade / East Elevation: Looking north and west down Granada Street

STAFF PHOTOGRAPHS
36 Granada Street





Front Façade / East Elevation
and North elevation

STAFF PHOTOGRAPHS
36 Granada Street





Northeast corner, North Elevation and northwest corner





STAFF PHOTOGRAPHS
36 Granada Street





Southeast corner and South Elevation



STAFF PHOTOGRAPHS
36 Granada Street





Looking east:
Southeast corner and South Elevation

STAFF PHOTOGRAPHS
36 Granada Street





Southwest Corner and Rear Elevation; South Elevation along DeSoto Place





STAFF PHOTOGRAPHS
36 Granada Street







Rear/West Elevation

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DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

KEY NOTES:

1. SAW CUT EXISTING WALL TO PROVIDE NEW WALL OPENING PER PLAN AND NOM F.F.E. EL.
2. SCRAPE STUCCO FINISH TO EXPOSE EXISTING BRICK FACE FINISH. REPAIR DAMAGE, LOOSE BRICK, AND RE-TOOL DAMAGE JOINTS.
3. DEMO EXISTING CONCRETE SLAB AND PREPARE AREA TO RECEIVED NEW CONCRETE PAVER FINISH.
4. DEMO EXISTING CONCRETE SLAB AND PREPARE AREA TO RECEIVED NEW CONCRETE SLAB ON COMPACTED FILL.
5. EXISTING SLAB TO REMAIN. PREPARE SLAB TO RECEIVED NEW CONCRETE SLAB TOPPING.
6. PREPARE AREA TO RECEIVED NEW CONCRETE SLAB ON COMPACTED FILL.
7. INSPECT EXISTING FILLED IN OPENING FILLER. REPAIR AND RE-SEAL AS NEEDED.
8. DEMO EXISTING CONCRETE PLATFORM.
9. DEMO EXISTING PILASTER.

BAY 01
100

BAY 02
200

BAY 03
300

BAY 04
400

COVERED PATIO
100

REMOVE WOOD COLUMN, SEE STRUCTURAL FOR INSTRUCTION

EXISTING BAR TO BE PROTECTED. PRESERVE, RETROFIT AS NEEDED FOR RE-USE.

OUTLINE OF NEW WALL

OUTLINE OF NEW ROOF ABOVE

1 DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"

Permit Set - 07.01.2021

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CRONK DUCHI
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Phone: 904.355.0202 Fax: 904.355.0232
3841 North Ave. Studio 307, Palm Beach, Florida 33480
Office: 561.370.4332

SOUTHERN GROUNDS
GATHER TOGETHER

REVISION | DATE

ARCHITECT'S SEAL
STATE OF FLORIDA
CHRISTOPHER A. CRONK
REGISTERED ARCHITECT
CHRISTOPHER A. CRONK

CADD DWG. FILE NO.
SCALE:
SEE DRAWING
CADD USER ID:
1015
LEGAL DESCRIPTION:
PROJECT PHASE:
PERMIT SET ISSUE
PROJECT NUMBER:

SOUTHERN GROUNDS
ALDER & OAK
ST. AUGUSTINE
NEW CONSTRUCTION
36 GRANADA ST.
ST. AUGUSTINE
FLORIDA 32084

DEMO FLOOR PLAN

AD1.1

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 872 1009==

Site Name: 34-40 Granada Street 830== Survey Date: 7807 820==

Address: 34-40 Granada Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 46J (block) pt. 9 (lot) 868==

868==

Owner of Site: Name: Parrish, William E. and Carol;

Address: 36 Granada Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: DanJans (occupant) 904==

Type of Ownership: Private 848== Zoning: CBD

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

UTM: 17 (zone) 469680 (easting) 3306430 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Masonry vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Brick, wood, flush siding 854==

Structural Systems: Masonry, brick 856==

Features of Structure: (942)

Window Type: Fixed, single sheet 942==

Foundation: Brick wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: Porch 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built up 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Institutional 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Politics/Government, Transportation, Minorcans, Families 920==

Statement of Significance: (911==)

ARCHITECTURE

The one-story Masonry Vernacular commercial structure at 34-40 Granada Street was constructed between 1905 and 1910 and is one of the later buildings in this area. Formerly, before the south section of the building was erected, a large stable was on the site. Currently this is one of the oldest brick buildings in the city, although it has been stuccoed over and the front filled in.

This area is bordered and cut through by narrow, heavily traveled thoroughfares. It is adjacent to the downtown business district and reflects the parking problems of that area. It is bounded at the west by a largely abandoned industrial and warehouse district along Riberia Street. On the east it is bordered by what was filled land of Maria Sanchez Creek, transformed into the great hotels of the Flagler era. The whole area suffers from the fact that it has been zoned in commercial classifications, residential neighborhoods and all. It is a combined commercial, industrial and residential area where the residential sector has been losing out to the commercial one over the years. Significant buildings like the Buckingham Hotel, the Gilbert Villa and the Kellogg Cottage have been demolished for parking lots and other developments. The area once was famous in landscape architecture for its orange groves and rose gardens, but these, too, are gone. The area borders on sites listed on the National Register of Historic Places, including Markland, Hotel Ponce de Leon and Alcazar Hotel, and contains many significant buildings and groups of buildings. Along Bridge Street, and in the area of Weeden, Sanford, and Bravo Streets it is one of St. Augustine's most extensive Victorian neighborhoods. Also Block 46-A is an architectural curiosity of the city, containing more examples of different styles than any other single block.

HISTORY

The neighborhoods bounded by King, Bridge, Granada and Riberia Streets evolved out of five late 18th century Spanish land grants. The largest, encompassing three-quarters of the area, was given to Valentine Fitzpatrick, an Irishman who was chief physician at the royal hospital, and was later acquired by Fernando de la Maza Arredondo, Jr., one of the largest landholders in colonial Florida. The area was generally dedicated to citriculture, and

(over)

V. BIBLIOGRAPHY

1. Benjamin Clements, "Plan of the City of St. Augustine, 1834-35"; St. Johns County Court House, Deed Records, Book B and L, p. 52; Book C, p. 134; Book I-J, p. 174; Biographical File, St. Augustine Historical Society.

2. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; F. W. Dorr, "San Augustine and Vicinity, East Florda, 1860"; Deed Records, Book H, pp. 83, 84.

3. Map Book 2, p. 7, 1885 and 1894 Birds-Eye Views of St. Augustine; Sanborn Fire Insurance Map, 1930.

one orange grove along Bridge Street between Central Avenue and Granada Street was owned by Philip Edinburgh, a free Black, from 1801-1831.(1) Prominent early streets in the area include Bridge Street, a colonial thoroughfare which led to one of three late 18th century ferry crossings and a mid-19th century sawmill, and King Street, a public road opened in the 1820's which connected the old city with the newly completed San Sebastian River Bridge. Of all sections outside the colonial city, this area was the most intensively developed in the pre-Civil War years, particularly along the two principal streets.(2) Extensive residential development first occurred in the late 19th century, especially along Bridge, Sanford, Weeden and Bravo Streets. A number of stately buildings were then constructed along King Street, the Senator Gilbert residence and Zorayda Castle, and along Granada (formerly Bronson) Street, the Buckingham Smith Benevolent Home for Blacks, later a hotel. Another construction boom took place in the 1920's along Central Avenue and Cedar Street, and the western section of the street was platted at that time into Burt and Colee Subdivisions, the latter housing the stables for the St. Augustine Transfer Company.(3)

Before the current building was constructed on this site at 34-40 Granada Street, Bartolo Genovar had a large stable here.(4) Genovar was a well-known businessman and merchant in St. Augustine for nearly seven decades.(5) Members of the Genovar family descend from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777.

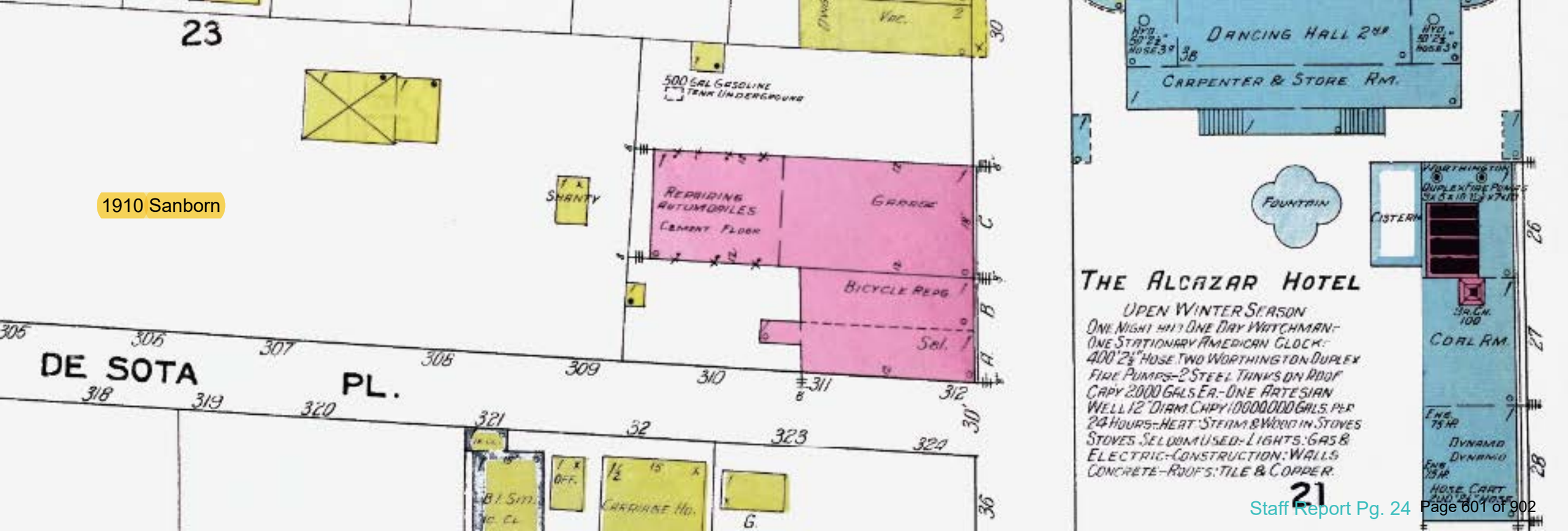
The current commercial building was built by 1910 and housed many different businesses over the years. One of the first occupants was Butterfield's Garage. At one time there was a bicycle repair shop on the south side of the building. E. J. Wishard, mayor of St. Augustine from 1933 to 1934, had his plumbing offices here for a time. In the 1960's it was the business adress for St. Johns Farmers Supply. Today the entire northern section of the building is occupied by a bar.(6)

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4. Sanborn Fire Insuarnce Maps, 1899, 1904, 1910, 1917.
5. St. Augustine City Directory, 1885, 1899, 1904, 1907, 1920-21, 1930, 1937.
6. Thomas Graham, The Awakening of St. Augustine: The Anderson Family 1821-1924 (St. Augustine, 1978), p. 268; City Directory, 1899, 1904, 1907, 1911-12, 1920-21, 1924-25, 1927-28, 1930; Historic Properties Inventory Research File.


DAN JANS
CIGAR
CHEVROLET


1904 Sanborn
23
Bicycle Repairing
Dwg 2d
Hair Dresser
Shanty
TRANSFER
DE SOTA
PL.
305
306
307
308
309
310
311
312
317
318
319
320
321
322
323
324
Sal 2
Vac/1st 2
Vac/1st 2
G
Swimming Pool
Dancing Hall 2d
Carpt'r & Store Rm
FOUN TRIN
CISTERN
Coal Rm
THE ALCAZAR HOTEL
OPEN WINTER SEASON. ONE NIGHT AND ONE DAY WATCHMAN. ONE STATIONARY AMERICAN CLOCK. 400' 2½" HOSE. TWO WORTHINGTON DUPLEX FIRE PUMPS. ½ STEEL TANKS ON ROOF CAP'Y 2,000 GALS EA. ONE ARTESIAN WELL 12" DIAM. CAP'Y 10,000,000 GALS PER 24 HOURS. HEAT: STEAM & WOOD IN STOVES STOVES SELDOM USED LIGHTS: GAS & ELEC. CONSTRUCTION: WALLS CONCRETE. ROOFS TILE & COPPER.
21


1910 Sanborn
23
500 GAL GASOLINE TANK UNDERGROUND
SHANTY
REPAIRING AUTOMOBILES
CEMENT FLOOR
GARAGE
BICYCLE REPG.
Sal.
DE SOTA PL.
305
306
307
308
309
310
311
312
318
319
320
321
32
323
324
30
36
OFF.
CARRIAGE HO.
G.
DANCING HALL 2nd
CARPENTER & STORE RM.
FOUNTAIN
CISTERN
WORTHINGTON
DUPLEX FIRE PUMPS
CORL RM.
DYNAMO
DYNAMO
HOSE CART
THE ALCAZAR HOTEL
OPEN WINTER SEASON
ONE NIGHT AND ONE DAY WATCHMAN:
ONE STATIONARY AMERICAN CLOCK:
400 2½" HOSE TWO WORTHINGTON DUPLEX
FIRE PUMPS-2 STEEL TANKS ON ROOF
CAPY 2000 GALS EA.-ONE ARTESIAN
WELL 12" DIAM CAPY 10000000 GALS PER
24 HOURS-HEAT: STEAM & WOOD IN STOVES
STOVES SELDOM USED-LIGHTS: GAS &
ELECTRIC-CONSTRUCTION: WALLS
CONCRETE-ROOFS: TILE & COPPER.
21

1917 Sanborn

GARAGE
CAPCY 35 CARS.
LIGHTS & POWER: ELECTRIC.
CEMENT FL.
(C. B.)
OFF.
IR. CL.
BURIED GASOL. TANK.
GRANADA
D.
Furnished Apartments
AUTO (IR. CL.)
AUTO. (IR. CL.)
SHANTY.
STGE
BL. SM. (IR. CL.)
REPAIRING AUTOMOBILES. WOOD FLOOR.
GARAGE
CAPCY 20 CARS NO POWER.
VACANT.
REPAIRING BICYCLES.
BURIED GASOL TANK.
FRAME 2º
HYD. 50' 2 HOSE
AUTOS. (IR. CL.)
SHED.
CARRIAGE HO.
JUNK.
2 NI
AME
STOV
2 WO
550'
CAPC
WAL
308
309
310
311
312
321
322
323
324
24
26
28
30
32
34
36
38

1924 Sanborn

1 A.

1 (C. B.) 2 A.

2½ Apartments

2

28

30

2 A. 2 2

8"

AUTO. REPAIRING

12

GARAGE

CAPCY. 30 CARS.

LIGHTS: ELEC. - NO POWER

CONC. FL.

CONC. FL.

S.

Bicycle Repair

310

311

312

6" W. PIPE

32

8"

A.

323

324

CARRIAGE HO.

STGE. & A.

WG

WG

(36)

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1 A C.B.

1 A

1 A (C.B.) 2

2 A

2½ Apartments

A 2 2

1

1 1 1

1930-1965 Sanborn

D

(C. B.)

Apartments

CONC. FL.

CONC. FL.

DRY CLEANG

GRANADA

DE SOTA

6" W. PIPE

←321 DE SOTA

W.G

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CITY OF ST AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☒ **CERTIFICATE OF DEMOLITION**

☐ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0136

Receipt No. 2200910 Meeting Date October 21, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Cronk Duch Architecture

   Business (if applicable) _____

   Address 1936 San Marco Blvd., Studio 101

   City Jacksonville State FL Zip 32207

   Daytime telephone 9046263452 Other phone/email joe@cronkduch.com

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

2. NAME OF PROPERTY OWNER 36 Granada LLC

   Business (if applicable) _____

   Address 77 Almera ST

   City St. Augustine State FL Zip 32084

   Daytime telephone (required) 904 647 2619 Other phone _____

3. PROJECT STREET ADDRESS 36 Granada Street

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 8+9 Block 46-J Subdivision _____ Parcel Number 2032400000

5. DATE OF CONSTRUCTION Feed store 1930s Source: Historical Photograph

6. HISTORIC STATUS (check all that apply)
   - ☐ Designated Local Landmark
   - ☐ Property individually listed on the National Register of Historic Places
   - ☐ Contributing building in National Register Historic District
   - ☐ Listed on Florida Master Site File
   - ☒ 50 years of age or older

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME Joseph S. Frank DATE 9/19/2021

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME 36 Granada LLC DATE 9/16/21

SIGNATURE OF 1st PROPERTY OWNER _____, manager

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

Received September 17, 2021
Planning and Building Department

CITY OF ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Cronk Duch Architecture is/are hereby authorized TO ACT ON BEHALF OF 36 Granada, LLC, 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:

36 Granada Street

BY: _____
Signature of Owner

Andrew Norgaut
Print Name of Owner

904-647-2619
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 16 day of September, 2021.

By Andrew Norgaut

Identification verified:

Oath sworn: _____ Yes ✓ No

Notary Signature: _____

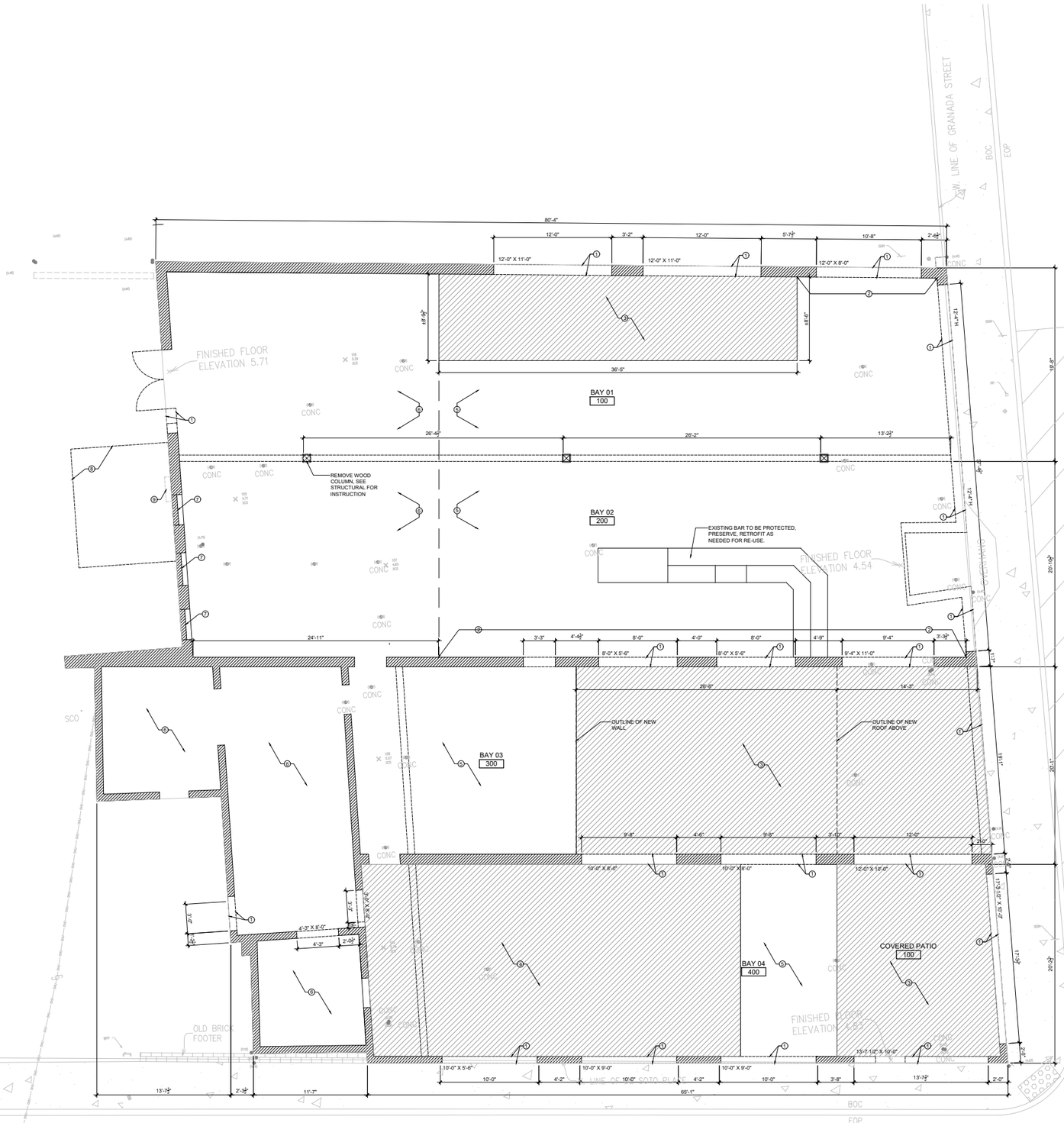
My Commission expires: 4/11/22

AMANDA SPETTEL
Notary Public - State of Florida
Commission # GG 206357
My Comm. Expires Apr 11, 2022
Bonded through National Notary Assn.

Rev:022117

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Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



KEY NOTES:

1. SAW CUT EXISITING WALL TO PROVIDE NEW WALL OPENING PER PLAN AND NEW FLR. EL.
2. SCRAPE STUCCO FINISH TO EXPOSE EXISTING BRICK FACE FINISH. REPAIR DAMAGE, LOOSE BRICK, AND RE-TOOL DAMAGE JOINTS.
3. DEMO EXISTING CONCRETE SLAB AND PREPARE AREA TO RECEIVED NEW CONCRETE PAVER FINISH.
4. DEMO EXISTING CONCRETE SLAB AND PREPARE AREA TO RECEIVED NEW CONCRETE SLAB ON COMPACTED FILL.
5. EXISTING SLAB TO REMAIN, PREPARE SLAB TO RECEIVED NEW CONCRETE SLAB TOPPING.
6. PREPARE AREA TO RECEIVED NEW CONCRETE SLAB ON COMPACTED FILL.
7. INSPECT EXISTING FILLED IN OPENING FILLER, REPAIR AND RE-SEAL AS NEEDED.
8. DEMO EXISTING CONCRETE PLATFORM.
9. DEMO EXISTING PILASTER.

1 DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"

Permit Set - 07.01.2021

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CRONK DUCH
ARCHITECTURE

SOUTHERN GROUNDS
GATHER TOGETHER

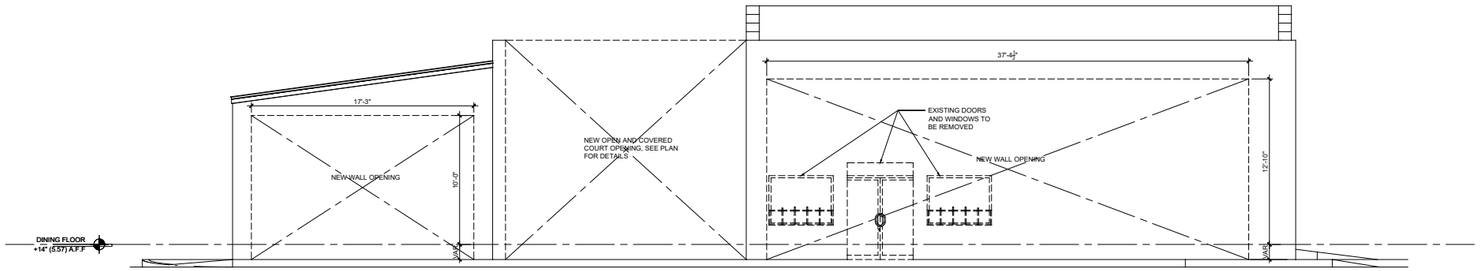
REVISION:	DATE

ARCHITECT'S SEAL
STATE OF FLORIDA
LIFFORD G. DUCH
AR 0014228
REGISTERED ARCHITECT

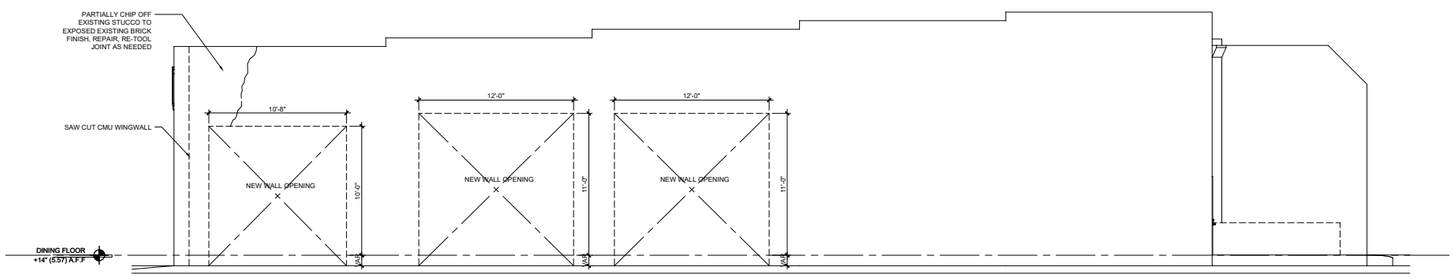
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SCALE:
CADD USER ID:
LEGAL DESCRIPTION:
PROJECT PHASE:
PROJECT NUMBER

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Planning and Building Department

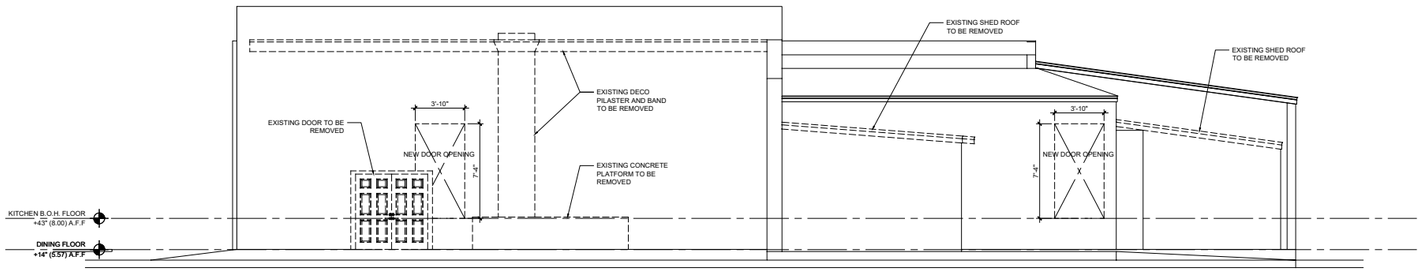
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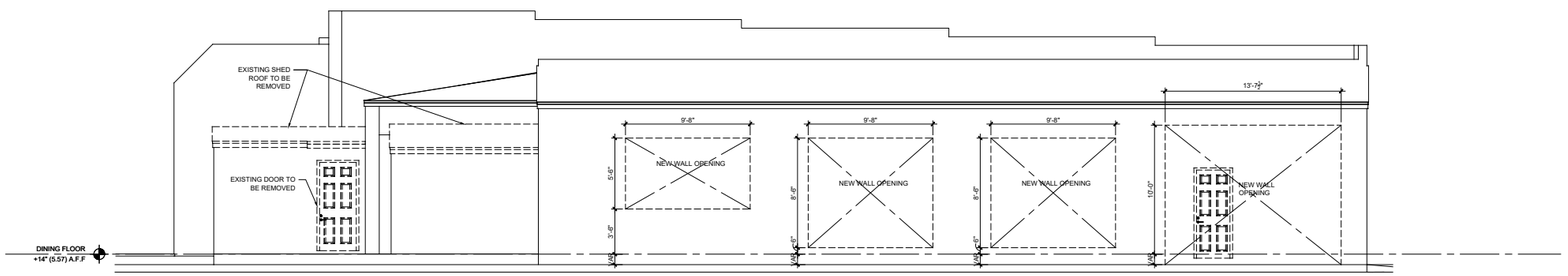
1 GRANADA STREET ELEVATION
SCALE: 1/4" = 1'-0"



2 GARDEN VIEW ELEVATION
SCALE: 1/4" = 1'-0"



3 PARKING VIEW ELEVATION
SCALE: 1/4" = 1'-0"



4 DE SOTO PLACE ELEVATION
SCALE: 1/4" = 1'-0"

Permit Set - 07.01.2021

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CRONK DUCH ARCHITECTURE

SOUTHERN GROUNDS GATHER TOGETHER

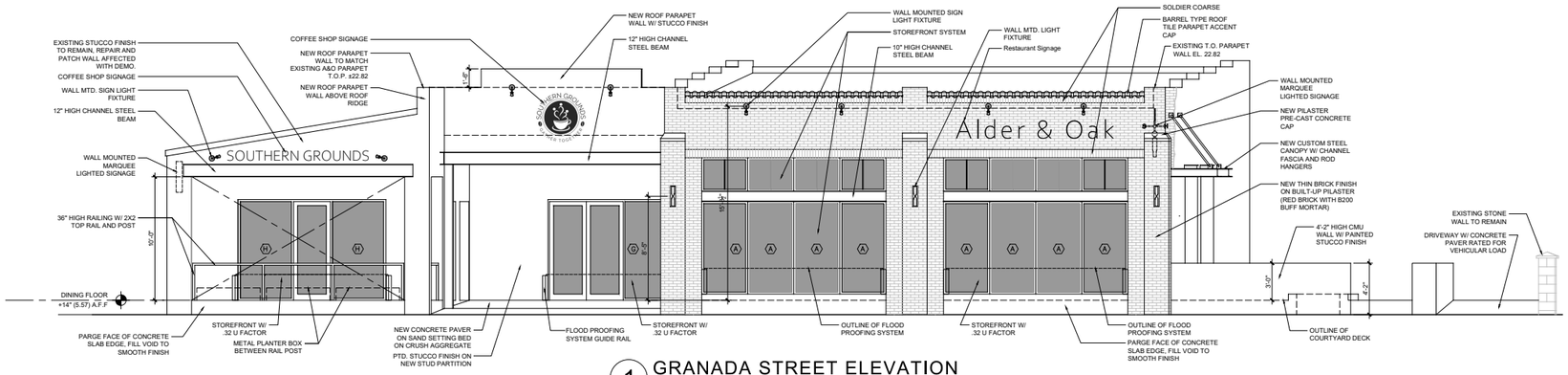
REVISION:	DATE

ARCHITECT'S SEAL
STATE OF FLORIDA
CLIFFORD G. DUCH
AR 0014227
REGISTERED ARCHITECT

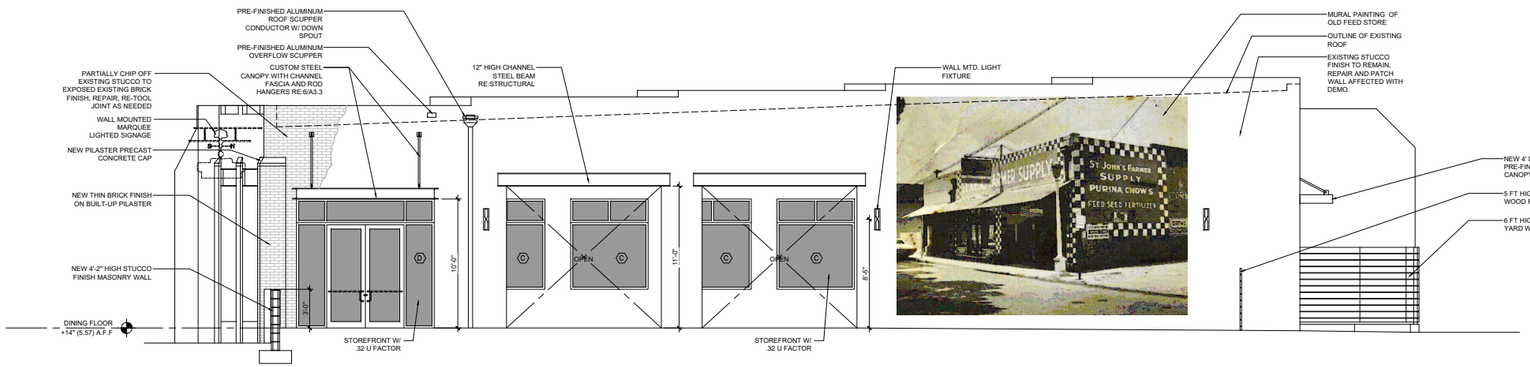
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SCALE:
CADD USER ID:
LEGAL DESCRIPTION:
PROJECT PHASE:
PROJECT NUMBER

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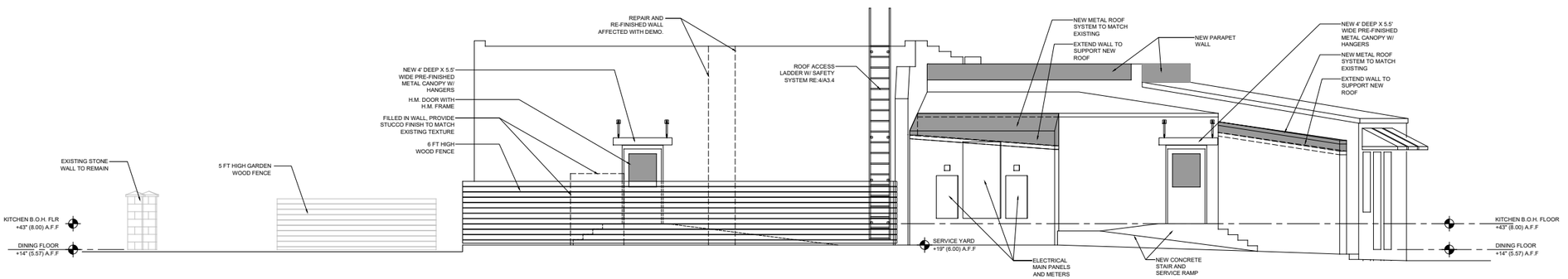
DO NOT MEASURE DRAWINGS
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1 GRANADA STREET ELEVATION
SCALE: 1/4" = 1'-0"



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SCALE: 1/4" = 1'-0"



3 PARKING VIEW ELEVATION
SCALE: 1/4" = 1'-0"

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CRONK DUCH ARCHITECTURE

SOUTHERN GROUNDS GATHER TOGETHER

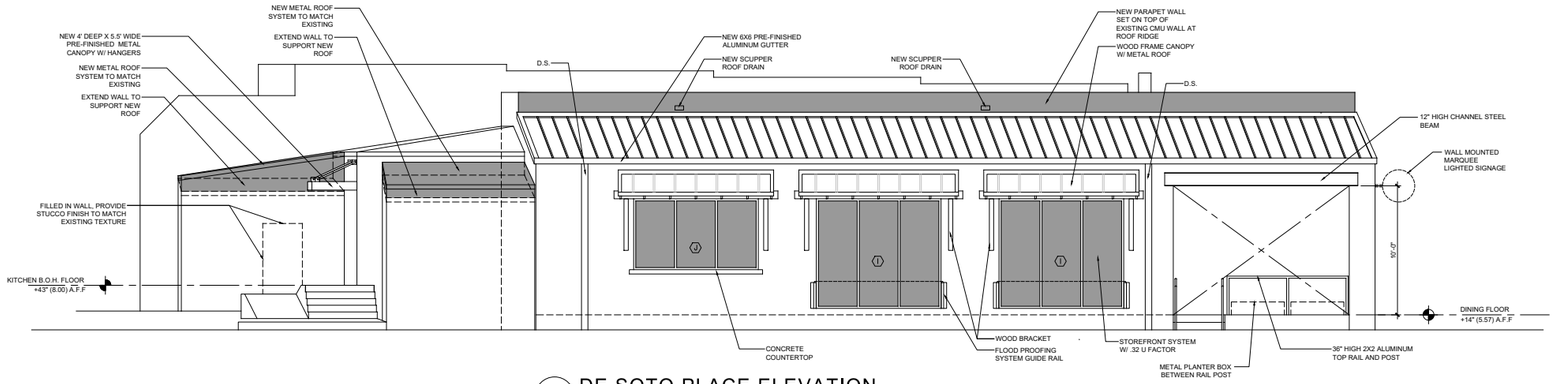
REVISION: | DATE

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STATE OF FLORIDA CLIFFORD G. DUCH AR 0014228 REGISTERED ARCHITECT

CADD DWG. FILE NO.
SCALE:
CADD USER ID:
LEGAL DESCRIPTION:
PROJECT PHASE:
PROJECT NUMBER

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DO NOT MEASURE
NOTIFY ARCHITECT OF ANY AND PRIOR TO CONSTRUCTION. SEE



1 DE SOTO PLACE ELEVATION

SCALE: 1/4" = 1'-0"

2 COURTYARD ELEVATION

SCALE: 1/4" = 1'-0"

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Instr #2021018822 BK: 5184 PG: 843, Filed & Recorded: 2/19/2021 1:27 PM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $27.00 Doc. D $10,500.00

PREPARED BY AND RETURN TO:

Repass Law
111 Solana Road, Suite B
Ponte Vedra Beach, FL 32082

File: 20-4164

WARRANTY DEED

THIS WARRANTY DEED is executed as of February 16, 2021, by **Kabo Investments, LLC, a Florida limited liability company** whose address is **323 St. George Street, St Augustine, Florida 32084** hereinafter called the "Grantor"), in favor of **36 Granada, LLC, a Florida limited liability company** whose address is: **77 Almeria Street, St. Augustine, Florida 32084** (hereinafter called the "Grantee).

Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($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 Grantee, all that certain land situated in **St. Johns** County, Florida (the "Property"), as more particularly described in the attached Exhibit "A".

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

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

AND, Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that Grantor fully warrants the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

The Property is subject to future taxes, easements, encumbrances and matters of record; however, this reference shall not serve to reimpose same.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sign: _____
Witness #1
Print: _____

Sign: _____
Witness #2
Print: _____

Kabo Investments, LLC, a Florida limited liability company

_____
Robert F. Wagner, Manager

_____
Karla A. Wagner, Manager

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I hereby certify that the foregoing instrument was acknowledged before me by means of physical presence or __ online notarization, this 12 day of February,2021 by Robert F. Wagner and Karla A. Wagner, Managers of Kabo Investments, LLC, a Florida limited liability company They [ ] are personally known to me or [ ] have produced _____ as identification.

Affix Notary Stamp or Seal Below:

CURTIS KEITH HARDY
MY COMMISSION # GG 354080
EXPIRES: July 11, 2023
Bonded Thru Notary Public Underwriters

_____
NOTARY PUBLIC – signature above

Printed Name:_____

EXHIBIT "A"

PARCEL 1:

BEGINNING AT A POINT ON THE NORTH LINE OF DESOTO PLACE, 135 FEET WEST OF THE WEST LINE OF GRANADA STREET, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF PROPERTY OF PARRISH; RUN THENCE WEST ALONG THE NORTH LINE OF DESOTO PLACE 7 FEET TO A POINT, RUN THENCE NORTH AND PARALLEL TO THE EAST LINE OF PROPERTY DESCRIBED IN DEED BOOK 228, PAGE 200 AND AT ALL TIMES 7 FEET WEST THEREOF, A DISTANCE OF 124.7 FEET MORE OR LESS TO A FENCE, WHICH FENCE IS THE NORTH LINE OF PROPERTY DESCRIBED IN DEED BOOK 228, PAGE 200; RUN THENCE EAST ALONG SAID FENCE LINE 7 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY DESCRIBED IN DEED BOOK 228, PAGE 200; RUN THENCE SOUTH AND ALONG EAST LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 228, PAGE 200, 124.7 FEET TO POINT OF BEGINNING; SAID PROPERTY BEING A PORTION OF BLOCK 46-J, CITY OF ST. AUGUSTINE, FLORIDA.

COPY

PARCEL 2:

BEGINNING AT THE NORTH CORNER OF GRANADA STREET AND PLAZA DE SOTO PLACE, IN THE CITY OF ST. AUGUSTINE, RUNNING THENCE NORTHERLY ON THE WEST LINE OF GRANADA STREET, 123 FEET, MORE OR LESS, TO LAND OF FULLER; THENCE WESTERLY ON FULLERS SOUTH LINE 127 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF THIS TRACT, KNOWN AS THE "BRAINARD TRACT", 123 FEET MORE OR LESS, TO THE NORTH LINE OF PLAZA DE SOTO PLACE; THENCE EASTERLY ON THE NORTH LINE OF PLAZA DE SOTO PLACE 133 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: A STRIP OF LAND BEGINNING 113 FEET NORTH FROM THE SOUTHEAST CORNER OF BUILDING OF BARTOLO GENOVAR ON WEST SIDE OF GRANADA STREET, SAID BUILDING BEING LOCATED ON NORTHWEST CORNER OF GRANADA STREET AND DESOTO PLACE, THENCE WEST 127 FEET.

St. Johns County, FL

2021 TRIM Notice

2021 TRIM Notice (PDF)

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2032400000
Location Address	36 GRANADA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Theatre COSA (COM) (610.26)
Tax Description*	CITY OF ST AUGUSTINE BLK 46-J E7FT OF LOT 8 & S113FT OF LOT 9 - 113FT ON GRANADA ST OR5184/843 *The Description above is not to be used on legal documents.
Property Use Code	Theaters (Owner Occupied) (3205)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.340
Homestead	N

Owner Information

Owner Name	36 Granada LLC 100%
Mailing Address	77 ALMERIA ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2021
Building Value	$505,169
Extra Features Value	$406
Total Land Value	$450,660
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$956,235**
Total Deferred	$174,274
Assessed Value	**$781,961**
Total Exemptions	$0
Taxable Value	**$781,961**

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
2020	$410,028	$406	$300,440	$0	$0	$710,874	$710,874	$0	$710,874
2019	$407,259	$406	$300,440	$0	$0	$708,105	$708,105	$0	$708,105
2018	$439,689	$446	$300,440	$0	$0	$740,575	$740,575	$0	$740,575
2017	$439,689	$446	$300,440	$0	$0	$740,575	$740,575	$0	$740,575
2016	$451,735	$446	$300,440	$0	$0	$752,621	$752,621	$0	$752,621
2015	$490,176	$446	$300,440	$0	$0	$791,062	$791,062	$0	$791,062
2014	$449,360	$0	$300,440	$0	$0	$749,800	$319,541	$430,259	$319,541
2013	$93,704	$0	$196,788	$0	$0	$290,492	$290,492	$0	$290,492
2012	$89,630	$4,693	$207,242	$0	$0	$301,565	$301,565	$0	$301,565
2011	$89,630	$4,693	$229,390	$0	$0	$323,713	$323,713	$0	$323,713
2010	$96,800	$4,693	$253,120	$0	$0	$354,613	$354,613	$0	$354,613

Building Information

Building	1
Actual Area	6578
Conditioned Area	6534
Actual Year Built	1880
Use	Theater
Style	04
Class	N
Exterior Wall	Concrete Stucco
Roof Structure	Rigid Frame

Roof Structure	Rigid Frame
Roof Cover	Modular Metal, Roll Composite
Interior Flooring	Concrete Finish, Vinyl Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Modular Metal	30%
Roofing Cover	Roll Composite	70%
Interior Walls	Drywall	100%
Interior Flooring	Concrete Finish	60%
Interior Flooring	Vinyl Tile	40%

Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	12 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Slab	100%
Condition	Good	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
BASE AREA	6534	6534
CANOPY (COMMERCIAL)	0	9
CANOPY (COMMERCIAL)	0	35
Total SqFt	6534	6578

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Concrete Paving	0	10	10	0	100
Concrete Paving	0	15	12	0	180

Land Information

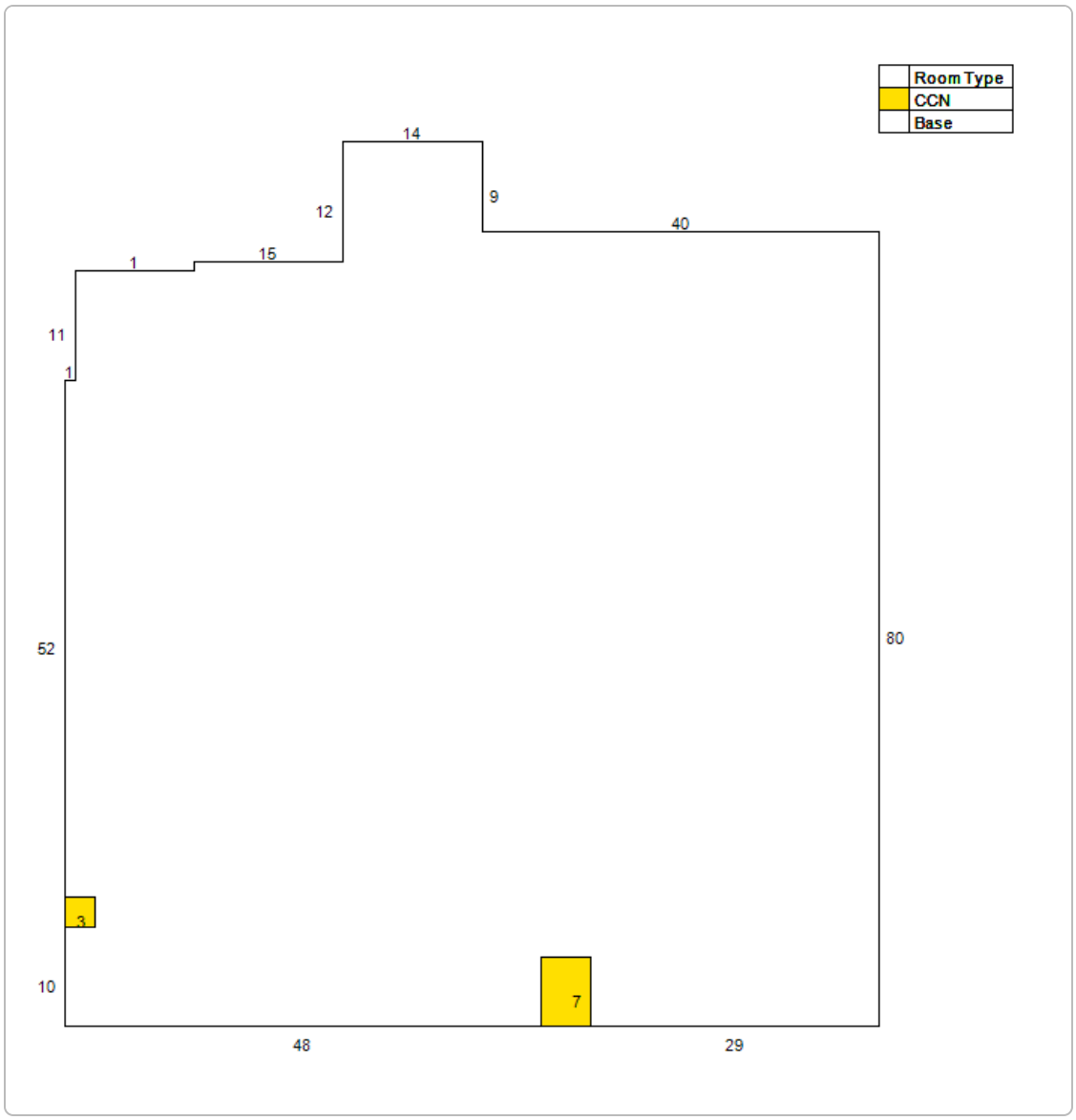
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Enclosed Theaters & Auditoriums	113	140	15022	SF	$450,660

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/19/2021	2/16/2021	$1,500,000.00	WARRANTY DEED	5184	843	Q	I	KABO INVESTMENTS LLC	36 GRANADA LLC
5/27/2014	5/23/2014	$1,000,000.00	TRUSTEES DEED	3883	507	Q	I	BABY'S FAMILY TRUST D: 1-1-05 BY PIERCE RENEE L TRUSTEES	KABO INVESTMENTS LLC
	2/3/2005	$100.00	WARRANTY DEED	2377	1238	U	I	PIERCE KENNETH L & EUNICE B	NEYBERT KENNETH G & PIERCE RENEE L TRUSTEES
	12/1/1982	$100,000.00		565	766	U	I		PIERCE KENNETH L,EUNICE B
	1/1/1977	$0.00		325	349	U	I		

Sketch Information

Application Packet pg 65



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.
User Privacy Policy
GDPR Privacy Notice

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Version 2.3.147



Detail by Entity Name

Florida Limited Liability Company
CRONK DUCH ARCHITECTURE, LLC.

Filing Information

Document Number	L08000041308
FEI/EIN Number	26-2516356
Date Filed	04/24/2008
Effective Date	04/18/2008
State	FL
Status	ACTIVE

Principal Address

1936 San Marco Blvd.
Suite 101
JACKSONVILLE 32207 UN

Changed: 01/11/2017

Mailing Address

1936 San Marco Blvd.
Suite 101
JACKSONVILLE, FL 32207

Changed: 01/11/2017

Registered Agent Name & Address

CRONK, JOSEPH S
1936 San Marco Blvd.
Suite 101
JACKSONVILLE, FL 32207

Name Changed: 02/17/2010

Address Changed: 01/11/2017

Authorized Person(s) Detail

Name & Address

Title Manager

Duch, Clifford G

4116 PALOMA POINT COURT
JACKSONVILLE, FL 32217

Title Manager

Cronk, Joseph S
124 DIEGO ISLAND COURT
ST. AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2019	02/12/2019
2020	01/16/2020
2021	01/11/2021

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/16/2020 -- ANNUAL REPORT	View image in PDF format
02/12/2019 -- ANNUAL REPORT	View image in PDF format
08/16/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/23/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
02/21/2015 -- ANNUAL REPORT	View image in PDF format
02/15/2014 -- ANNUAL REPORT	View image in PDF format
01/29/2013 -- ANNUAL REPORT	View image in PDF format
01/27/2012 -- ANNUAL REPORT	View image in PDF format
04/15/2011 -- ANNUAL REPORT	View image in PDF format
02/17/2010 -- ANNUAL REPORT	View image in PDF format
02/23/2009 -- ANNUAL REPORT	View image in PDF format
04/24/2008 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
36 GRANADA, LLC

Filing Information

Document Number	L21000051977
FEI/EIN Number	NONE
Date Filed	01/28/2021
Effective Date	01/28/2021
State	FL
Status	ACTIVE

Principal Address

77 ALMERIA STREET
ST AUGUSTINE, FL 32084

Mailing Address

77 ALMERIA STREET
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

ALSOP PROPERTY MANAGEMENT, LLC
77 ALMERIA STREET
ST AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

KILLEBREW, JESSE
77 ALMERIA STREET
ST AUGUSTINE, FL 32084

Title MGR

NORGART, ANDREW
77 ALMERIA STREET
ST AUGUSTINE, FL 32084

Annual Reports

No Annual Reports Filed

Document Images

01/28/2021 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 21, 2021 Meeting



Application 2021-0119 Address: 181 Martin Luther King Avenue

Applicant: Jerry D. Bain

Property Owner: Jerry D. Bain

Project description: To demolish a residential building constructed c. 1910-1917, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, to include removal of the roof, rear elevation and porch, elements of the front porch, and fenestration modifications.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ0438
National Register:	Lincolnville National Register Historic District: Contributing	Construction date:	c. 1910-1917
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2128300000		
Agenda Item:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located on the east side of Martin Luther King Avenue, formerly named Central Avenue, between Duero and Cerro Streets, this residential building is contributing to the Lincolnville National Register Historic District.
2. This Certificate of Demolition application is for modifications to the existing one-story house, including the removal of the roof for the addition of a second story, the removal of the rear wall and porch, and for other alterations. Staff informed the applicant/owner that the extent of the proposed demolition will significantly change and further compromise the architectural integrity of the 1910-1917 contributing building and may also be found to exceed the threshold of partial demolition. The COD application requirements for a full demolition were explained, which include a condition assessment by a Florida licensed architect or engineer because it is located as a contributing property to a National Register Historic District, and that proof of unreasonable or undue economic hardship materials may also be submitted. A full COD application fee was paid but a condition assessment or documents related to economic hardship were not received at this time.
3. The existing house has been modified over time. According to the Florida Master Site File (FMSF) survey from the late 1970s, asbestos shingles at one point covered the original wood siding, and the survey photo shows different windows and a partially enclosed front porch. Since then, the house was lifted and has been extensively remodeled with new board and batten type siding, different windows, the front porch opened up and railing added across. Removing and changing all historic exterior materials from the exterior has already compromised the architectural integrity as a contributing structure. The application team indicated that the interior has also been completely remodeled on the interior.
4. Sanborn maps revised to 1961 show that the front porch originally wrapped around to the south side, a rear porch was inset along the rear elevation, and the rear wing that extends eastward had not been yet added. Another 1-story building was adjacent to the 1-story detached garage that is still located to the northeast of the house.
5. Although plans were submitted for the house to be altered as a two-story building, only the demolition of the existing building can be considered for this application, as the HARB does not have design review authority on new construction for this area. However, the proposed changes will make the house unrecognizable when compared to the original contributing house or even the currently existing house.
6. Any proposed additions are subject to zoning, setback, and building permit requirements; an Archaeological Review was completed when the house was elevated but additional review may be needed depending on the project scope.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **take the following actions for a Certificate of Demolition** at **181 Martin Luther King Avenue**:

1. Review as a partial demolition with the finding that the house has already lost its architectural integrity with the changes over time that resulted in the removal of all historic exterior materials and alterations to significant features like the porches
2. Continue the application to allow the applicant time to provide the required condition assessment and optional economic hardship information, if the HARB determines that the proposed demolition exceeds the threshold of a partial demolition

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

Demolition of a residential building to include removal of the roof, rear elevation and porch, elements of the front porch, fenestration modifications, and other alterations to the exterior.

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

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

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

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

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

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

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

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

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

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

The building was built c. 1910-1917, so is more than 50 years old. The building is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is a contributing structure to the Lincolnville National Register Historic District and is recorded on the Florida Master Site File.

The requirements have not been sufficiently met for a regular Certificate of Demolition application, which include a condition assessment by a Florida licensed architect or engineer for contributing buildings of historic districts.

DEMOLITION REVIEW CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as many of the residential buildings that are in the immediate area.

3. The impact of the loss of the structure on the streetscape. Although this is not a significant building typology, the permanent loss of a historic building that contributes to the historic district with the remaining intact architectural form and character will negatively impact the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans for the proposed one-story residential building to be expanded to a two-story house were submitted with this application; however, design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable.

5. The historical or cultural merit of the structure. The building is contributing to the Lincolnville National Register District, and is listed on the Florida Master Site File, but appears to have had original building materials replaced over time, especially in in recent years. No evidence was discovered that the building is the work of a master or that the residence has historical significance.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because the building is located in the Lincolnville National Register Historic District, and there have already been many buildings lost to demolition in this district in particular, each demolition will further the overall significant impact to the historic fabric of the district, neighborhood, and streetscape. Although the proposed plans do not show a full demolition of a building, the planned demolition and alterations may exceed the threshold of partial demolition and the architectural integrity of the existing contributing building will be lost.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the Frame Vernacular style that has been altered with newer exterior materials and the modification of the front and rear porch. The building is not unusual or particularly unique and was a typical building style in Lincolnville.

8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. The Frame Vernacular style design is found throughout St. Augustine, but many examples have been demolished in Lincolnville.

9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure. The wood frame building's front and rear porch does not have a unique style or characteristics that would be difficult to reproduce, but new construction and changing exterior finishes often have a different look and feel than the historic as is evident with the alterations that were more recently done.

10. ***The justification for the proposed demolition.*** The owner/applicant seeks to modify and enlarge the existing one-story house to a two-story house.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☐ Yes ☑ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Lincolnville Survey Update showing demolitions

STAFF PHOTOGRAPHS
181 Martin Luther King Avenue





Front façade / west elevation
and south elevation

STAFF PHOTOGRAPHS
181 Martin Luther King Avenue





Front façade / west elevation
and south elevation

STAFF PHOTOGRAPHS
181 Martin Luther King Avenue





Front façade / west elevation
and north elevation

STAFF PHOTOGRAPHS
181 Martin Luther King Avenue





Rear façade / east elevation
and southeast corner

STAFF PHOTOGRAPHS
181 Martin Luther King Avenue



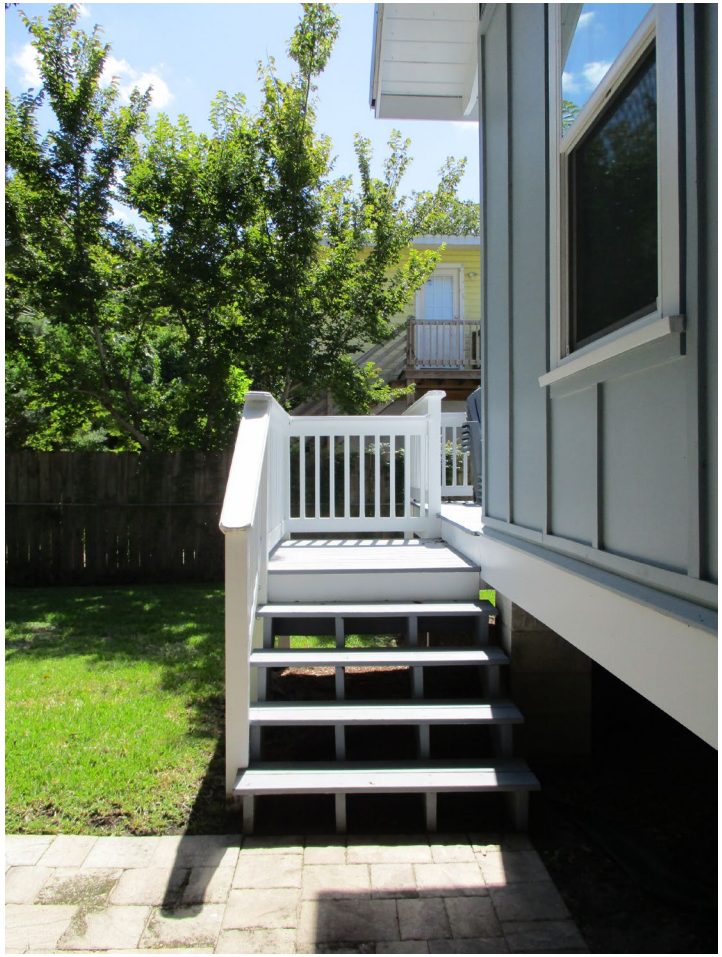


Rear façade / east elevation and northeast and southeast corners



STAFF PHOTOGRAPHS
181 Martin Luther King Avenue





Rear façade / east elevation
and southeast corner

STAFF PHOTOGRAPHS
181 Martin Luther King Avenue







Detached garage at and northeast corner and back yard

STAFF PHOTOGRAPHS
181 Martin Luther King Avenue: Context Area







STAFF PHOTOGRAPHS
181 Martin Luther King Avenue: Context Area





STAFF PHOTOGRAPHS
181 Martin Luther King Avenue: Context Area







FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ438 1009==

Site Name: 181 Central Avenue 830== Survey Date: 7901 820==

Address: 181 Central Avenue, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Buena Esperanza (subdivision) 11 (block) 18 (lot) 868==

868==

Owner of Site: Name: McPherson, John and Ella Mae;

Address: 181 Central Avenue

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS2

NR Classification Category: Building 916== Recording Date: 8010 832==

UTM: 17 (zone) 469790 (easting) 3305350 (northing) 890== Location: T07S (T) R30E (R) S19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1917 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: T-shape 966==

Exterior Fabrics: Asbestos shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2 942==

Foundation: Concrete block wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Shed porch 942==

Porches & Balconies: One story L-shaped porch on front 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Square wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 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 one and one-half story Frame Vernacular residence at 181 Central Avenue was constructed between 1910 and 1917, and is one of the later houses built in this neighborhood. The original wood siding has been covered over with asbestos shingles. It has a one-story open porch with square wood posts on the front.

Buena Esperanza Subdivision contains some of the finest and some of the most modest homes in St. Augustine, reflecting different periods and different plans for the development of the area. The area was developed by, and served as the home of, prominent Victorian builders and suppliers of building materials like G. E. Hood, whose mill on Riberia Street provided much of the gingerbread used in local construction, and Heth Canfield, who owned the Canfield Lumber Company and was president of the St. Augustine Improvement Company which developed Buena Esperanza. In its early development, along Oneida, South, Central, Cerro and Blanco Streets, it was one of the outstanding Victorian neighborhoods of St. Augustine. It included two of the largest estates in the city: "Three Oaks" at 175 Oneida Street and "Villa Rosa" at 187 Oneida. Its southern boundary, below Cerro Street, was the grounds of the St. Augustine Country Club--now a city park and sewage treatment facility. The early development was primarily White. A later infill of more modest houses, generally one story, and some influenced by the Bungalow style, were designed as Black residences. The area is bounded on the east and west by marshes and the San Sebastian River and Maria Sanchez Creek. Boatyards and some small stores along Riberia are industrial and commercial uses along the western boundary of this primarily residential neighborhood. Threats to the area include heavy traffic on Riberia and South Streets and drainage problems when it rains. There are several unpaved streets in the area. There is also a problem of housing deterioration, though several Victorian houses on Oneida Street have been restored recently.

HISTORY

The southwestern tip of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this

[over]

V. BIBLIOGRAPHY

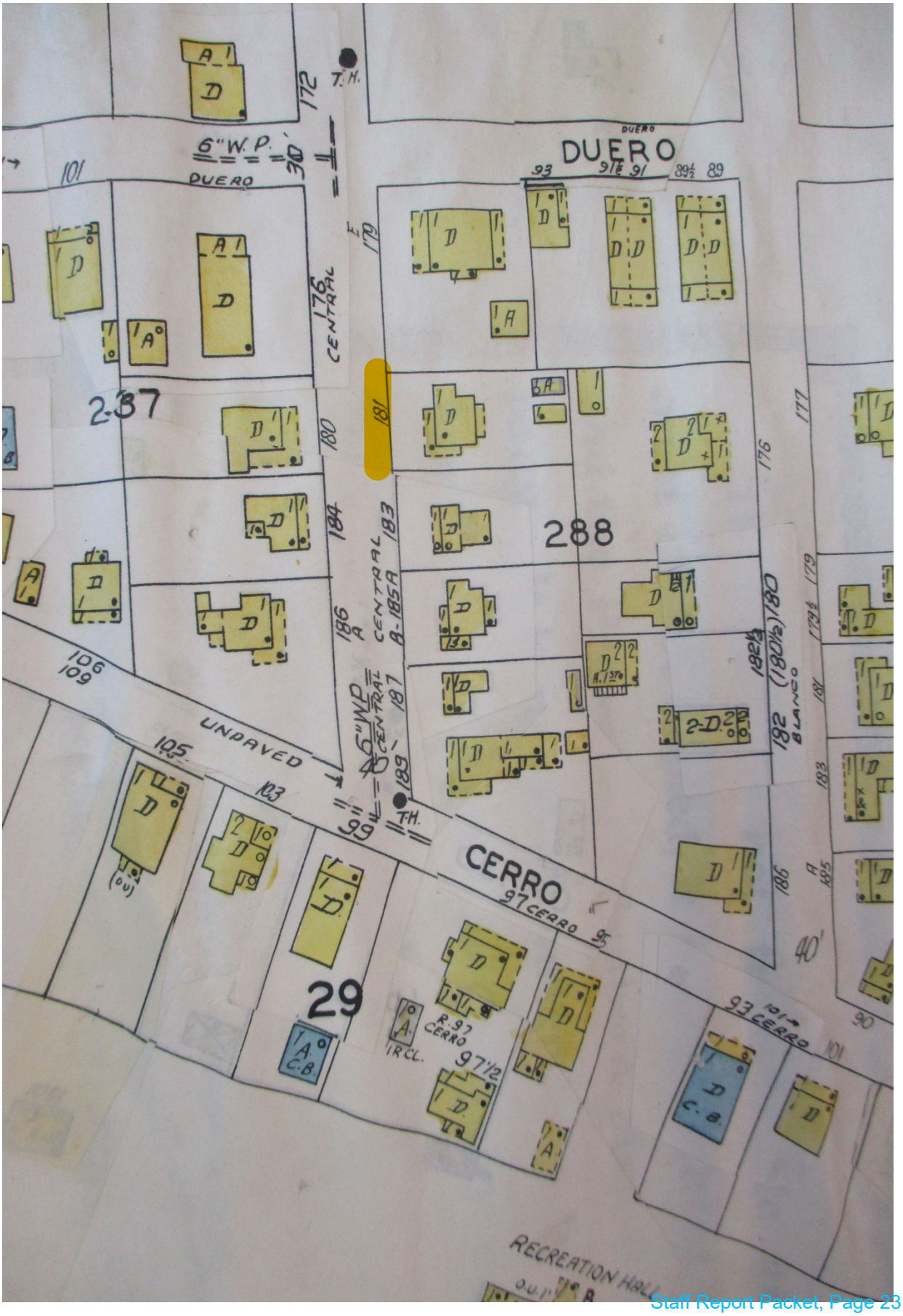
1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

2. Deed Records, Book K, pp. 101 and 288; Book N, p. 575; Book O, pp. 141, 265 and 504; Book Q, pp. 346 and 354; Book GG, pp. 558, 564-565; Book KK, p. 250; 1894 Birds-Eye View of St. Augustine.

area and contained a mission church and redoubt. Bernardo Segui, a Minorcan merchant, acquired this property in the early 19th century and developed one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promoter, built a plantation home on part of the tract and attempted but failed to promote residential construction on the northern fringes of the estate. Further development did not occur until 1885-1891 when the St. Augustine Improvement Company, a local real estate development firm, purchased and subdivided the Buena Esperanza Subdivision. Development proceeded quickly and by 1894 over thirty Victorian style residences were built in the tract, mainly along Oneida Street. Construction continued, however, over the next thirty-five years.[2]

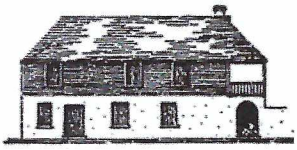


Sanborn Map (1930 revised to 1961)
181 Martin Luther King Avenue (formerly Central Avenue)




La Quinta Pl
Granada St
Cordova St
Palm Row
Artillery Ln
Avilés St
Cadiz St
Bravo Ln
St George St
Charlotte St
Bridge St
Marina
Martin Luther King Ave
Cedar St
Desoto Pl
Bravo St
Bridge St
Dumas St
Oneida St
Washington St
St Francis St
City Gabes Park
Cordova St
Samford St
Weeden St
St Francis St
St Benard St
De Haven St
Meaher St
Kings Ferry Way
Lincoln St
Lovett St
Keith St
Maria Sanchez Lake
Maria Sanchez Lake Park
Twine St
Blanco St
Oneida St
Cerro St
Eddie Vickers Park
National Register Districts
LincoInville
Structures (479)
Destroyed Structures (123)
Parcels (1,093)
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Received August 20, 2021
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0119

Receipt No. 2209040 Meeting Date October 21, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT JERRY D. BAIN
   Business (if applicable) _____
   Address 9925 W. 159 ST
   City OVERLAND PARK State KS. Zip 66221
   Daytime telephone 913-927-8373 Other phone/email _____

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

2. NAME OF PROPERTY OWNER JERRY D. BAIN
   Business (if applicable) _____
   Address 9925 W. 159TH ST.
   City OVERLAND PARK State KS. Zip 66221
   Daytime telephone (required) 913 927 8373 Other phone _____

3. PROJECT STREET ADDRESS 181 MARTIN LUTHER KING AVE.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 18 Block 11 Subdivision BUENA ESPERANZA Parcel Number _____

5. DATE OF CONSTRUCTION 1956 Source: FLORIDA MASTERSITE FILE

6. HISTORIC STATUS (check all that apply)
   - ☐ Designated Local Landmark
   - ☐ Property individually listed on the National Register of Historic Places
   - ☐ Contributing building in National Register Historic District
   - ☑ Listed on Florida Master Site File
   - ☑ 50 years of age or older

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

Received August 20, 2021
Planning and Building Department

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

☑ Photographs and/or drawings of elevations and architectural features to be removed.

☑ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☐ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

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

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

Received August 20, 2021
Planning and Building Department

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME JERRY D. BAIN DATE 8/20/21

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME JERRY D. BAIN DATE 8/20/21

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received August 20, 2021
Planning and Building Department

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

Received August 18, 2021
Planning and Building Department



Received August 19, 2021
Planning and Building Department



Received September 15, 2021
Planning and Building Department

Received August 19, 2021
Planning and Building
Department

Received August 18, 2021
Planning and Building Department

ROOFED SF FOOTPRINT INFORMATION

ENCLOSED RESIDENCE SF FOOTPRINT	1192 SF
GARAGE SF	384 SF
TOTAL FOOTPRINT	1576 SF

SITE PLAN

TOTAL ROOFED GROUND FOOTPRINT	~~1576 SF~~
LOT SF	5350 SF (NON-CONFORMING???)
NEW LOT COVERAGE	29.54 % (35% MAX)

ZONING

ZONED	RS-2
MAX HEIGHT	30'
USAGE	RESIDENCE

TYPE OF CONSTRUCTION

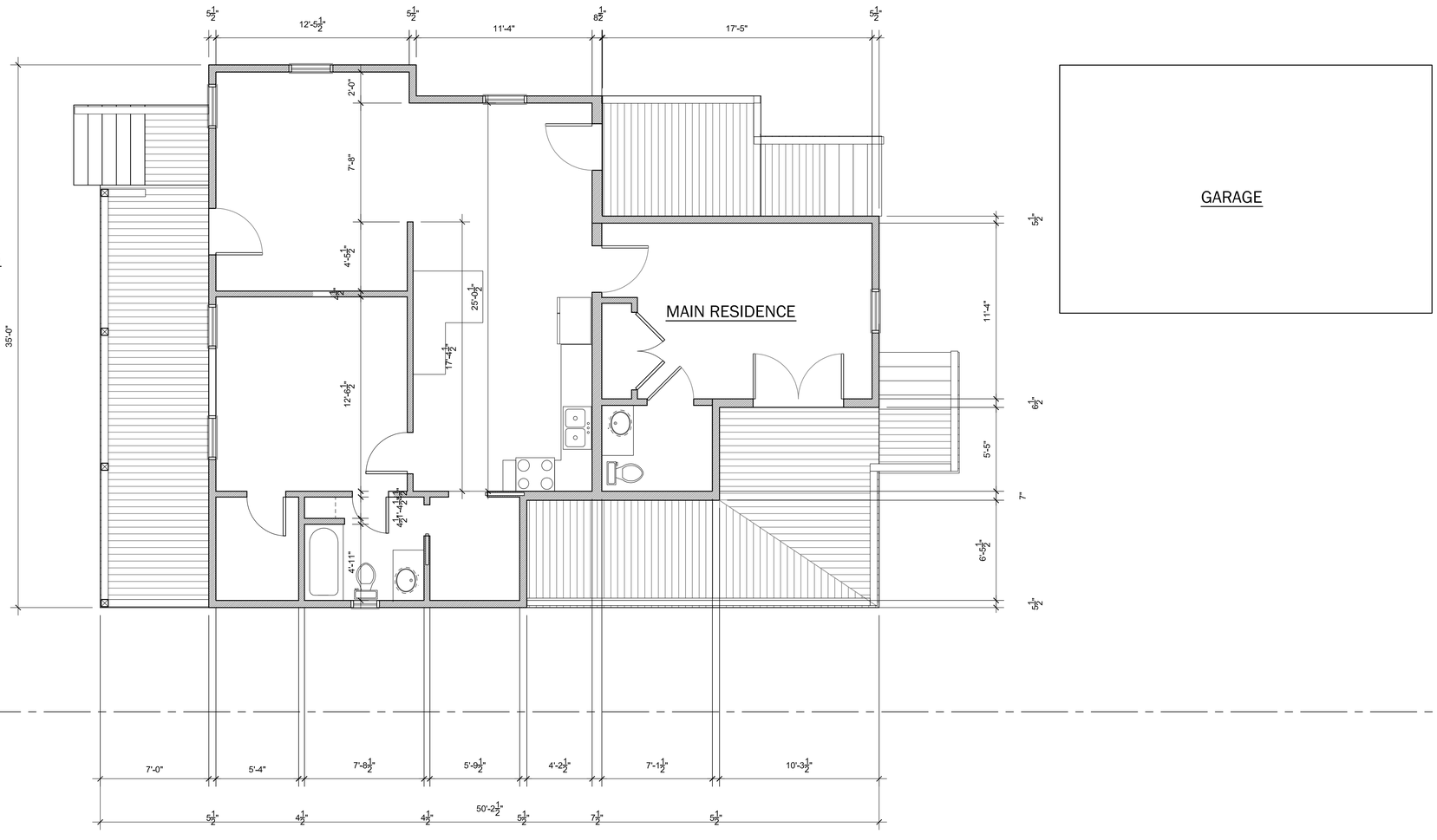
TYPE V B

OCCUPANCY CLASSIFICATION

R

STRUCTURE HEIGHT AND NUMBER OF STORIES RESIDENCE

HEIGHT OF STRUCTURE	18'-11"
NUMBER OF STORIES	1



EXISTING
1st FLOOR PLAN
1/4"=1'-0"
NORTH

REVISIONS

DRAWN BY: NPG
SCALE: NA
DATE: 16 MAY 2021

NATHAN GOLDBERGER

FLOOR PLAN

BAIN ADDITION & MOD.
181 M L KING AVE
ST. AUGUSTINE, FL 32084

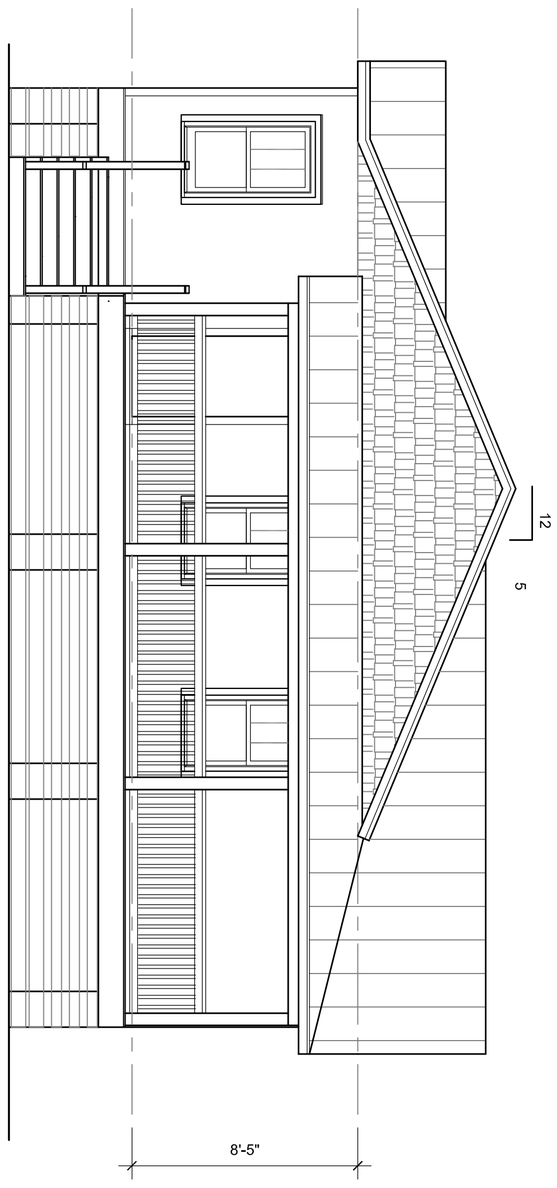
Nathan Goldberger
(904) 377-6492
natgoldberger@gmail.com

SHEET
A1

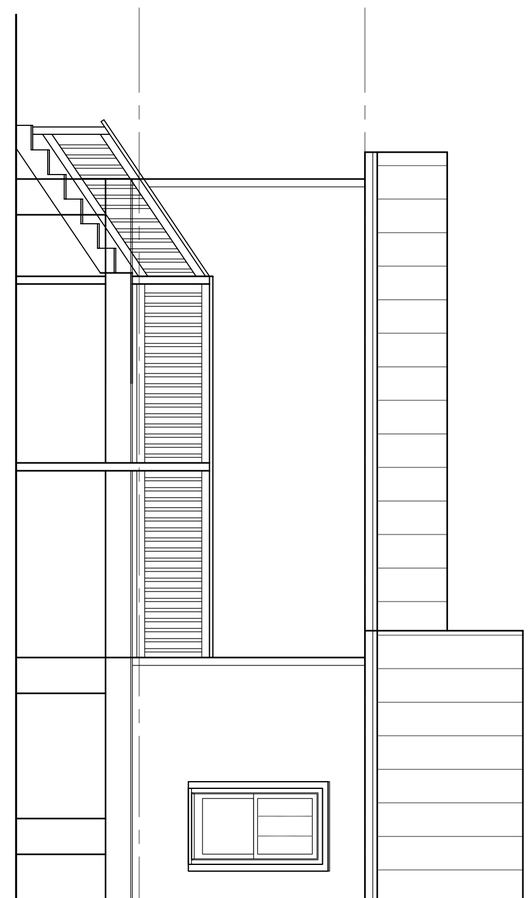
EXISTING
ELEVATIONS

1/4"=1'-0"

FRONT - WEST

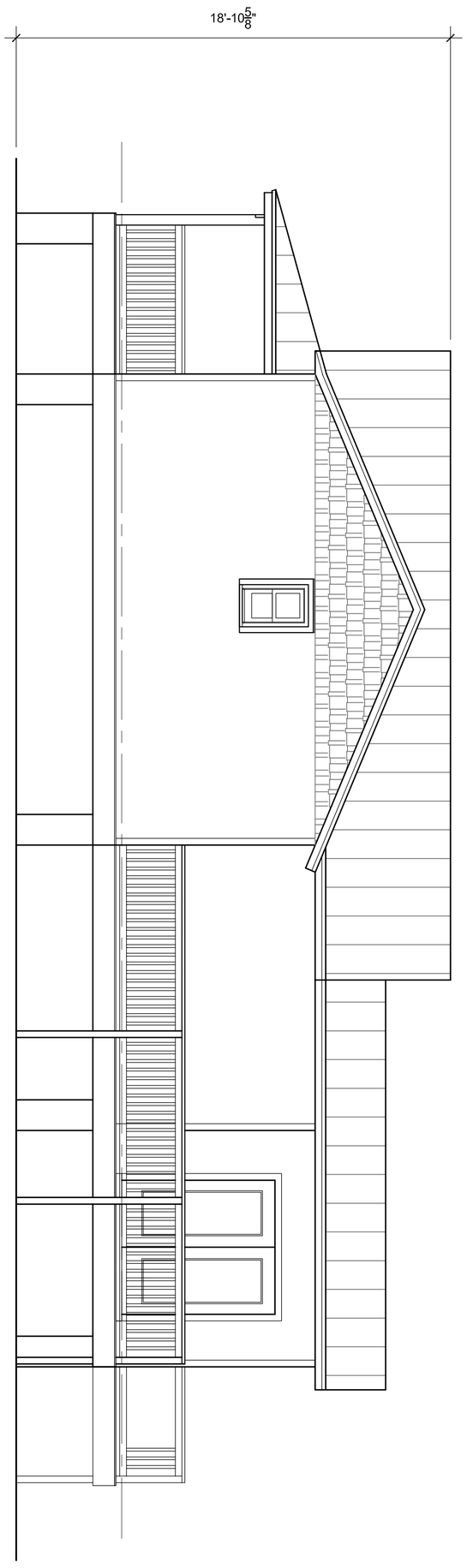


SIDE - SOUTH

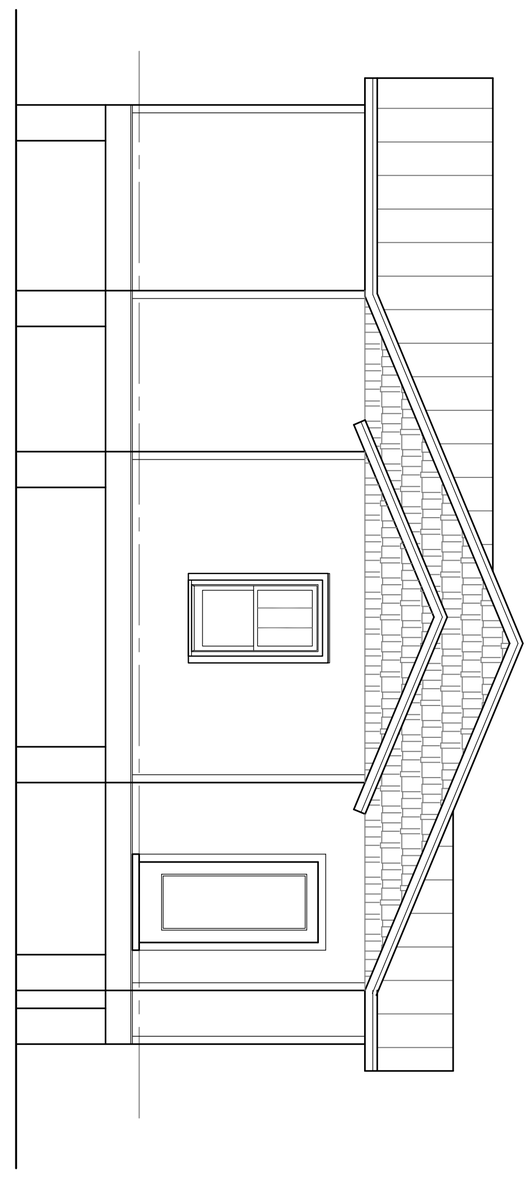


18'-10 5/8"

SIDE - NORTH



REAR - EAST



Nathan Goldberger
(904) 377-6492
nategoldberger@gmail.com

SHEET A2

BAIN ADDITION & MOD.

181 M L KING AVE
ST. AUGUSTINE, FL 32084

ELEVATIONS

.

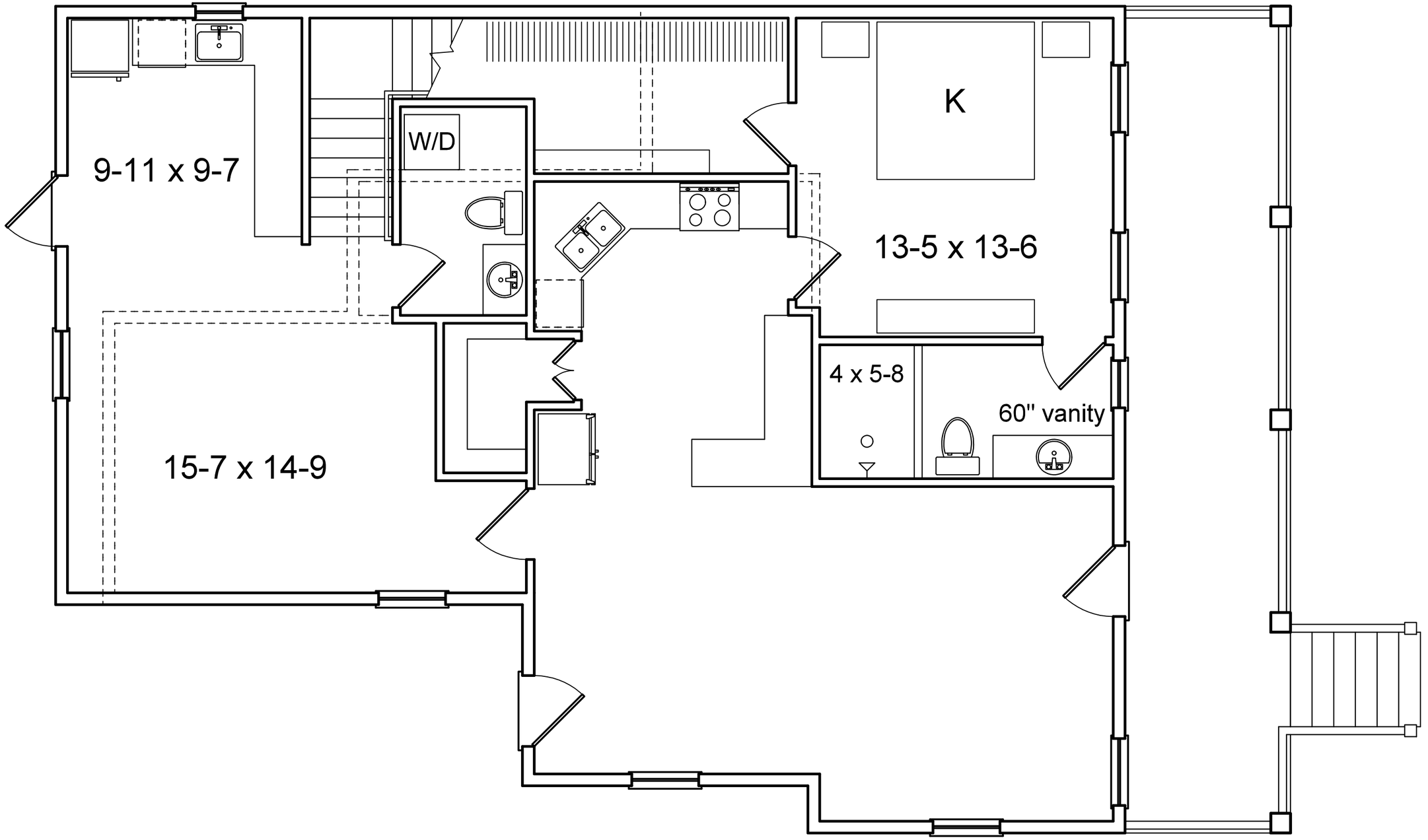
NATHAN GOLDBERGER

DRAWN BY: NPG
SCALE: NA
DATE: 16 MAY 2021

REVISIONS

Received August 18, 2021
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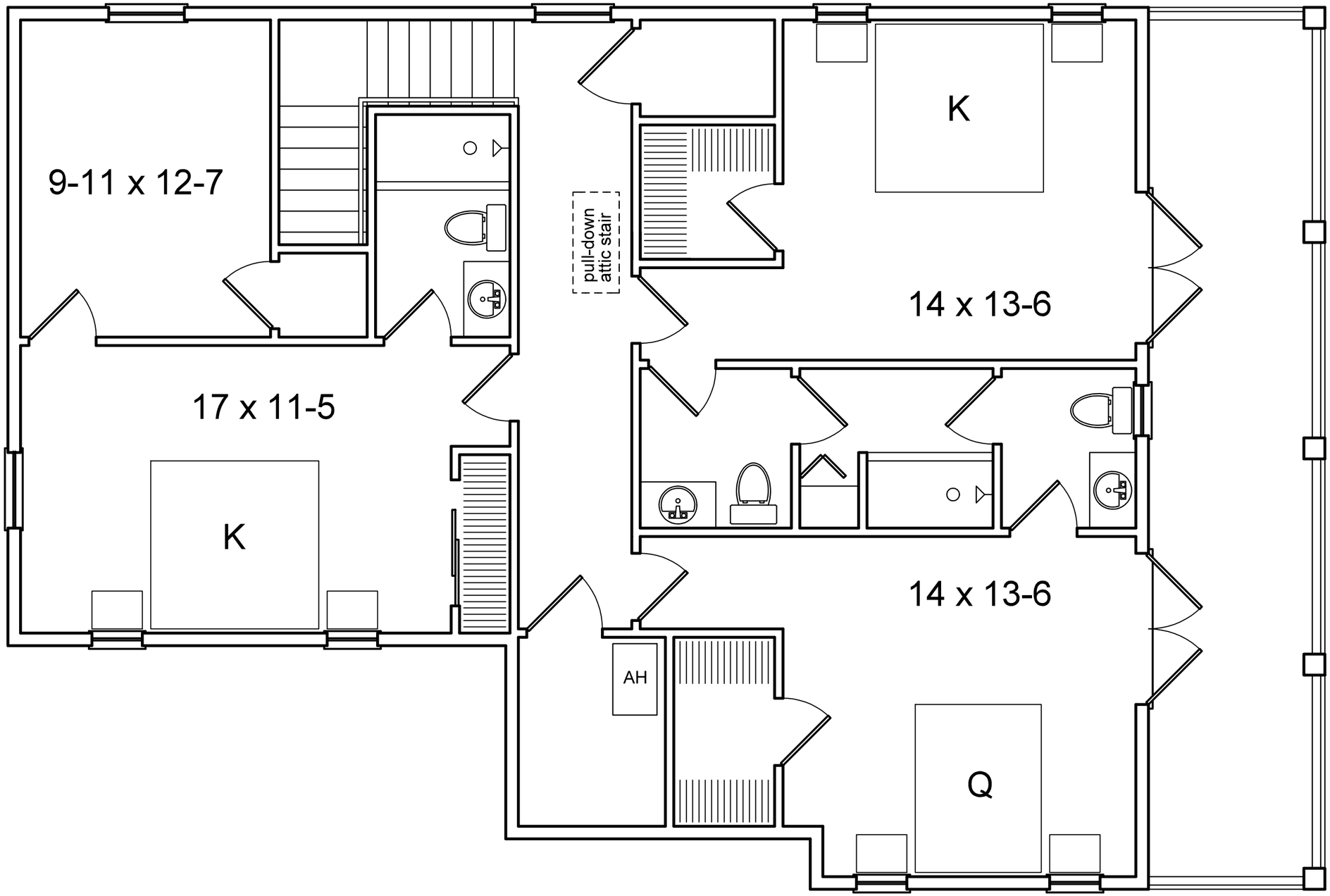


DESIGN APPROVAL DRAWINGS

1365 LSF

Application Pg. 11

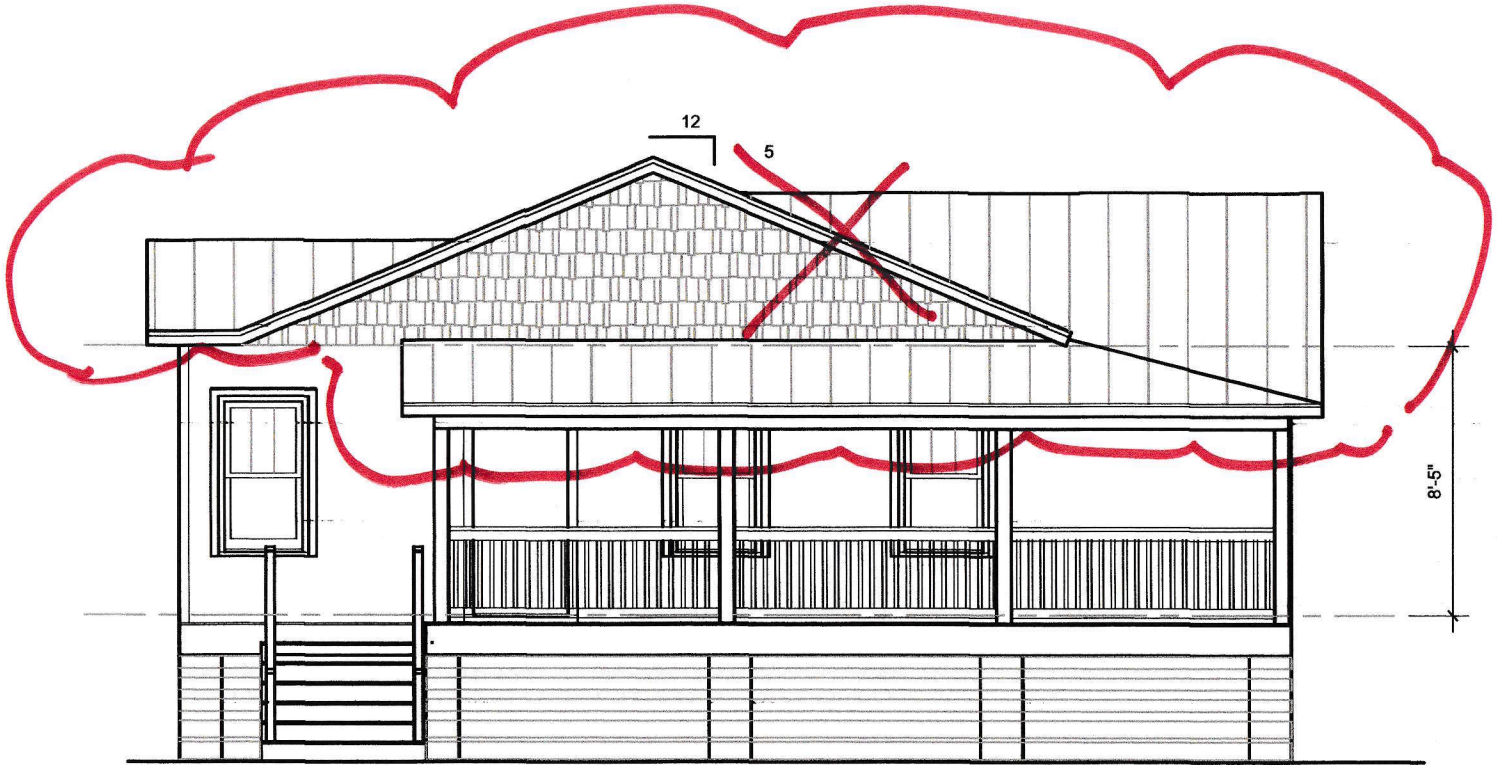
Received August 18, 2021
Planning and Building Department



DESIGN APPROVAL DRAWINGS

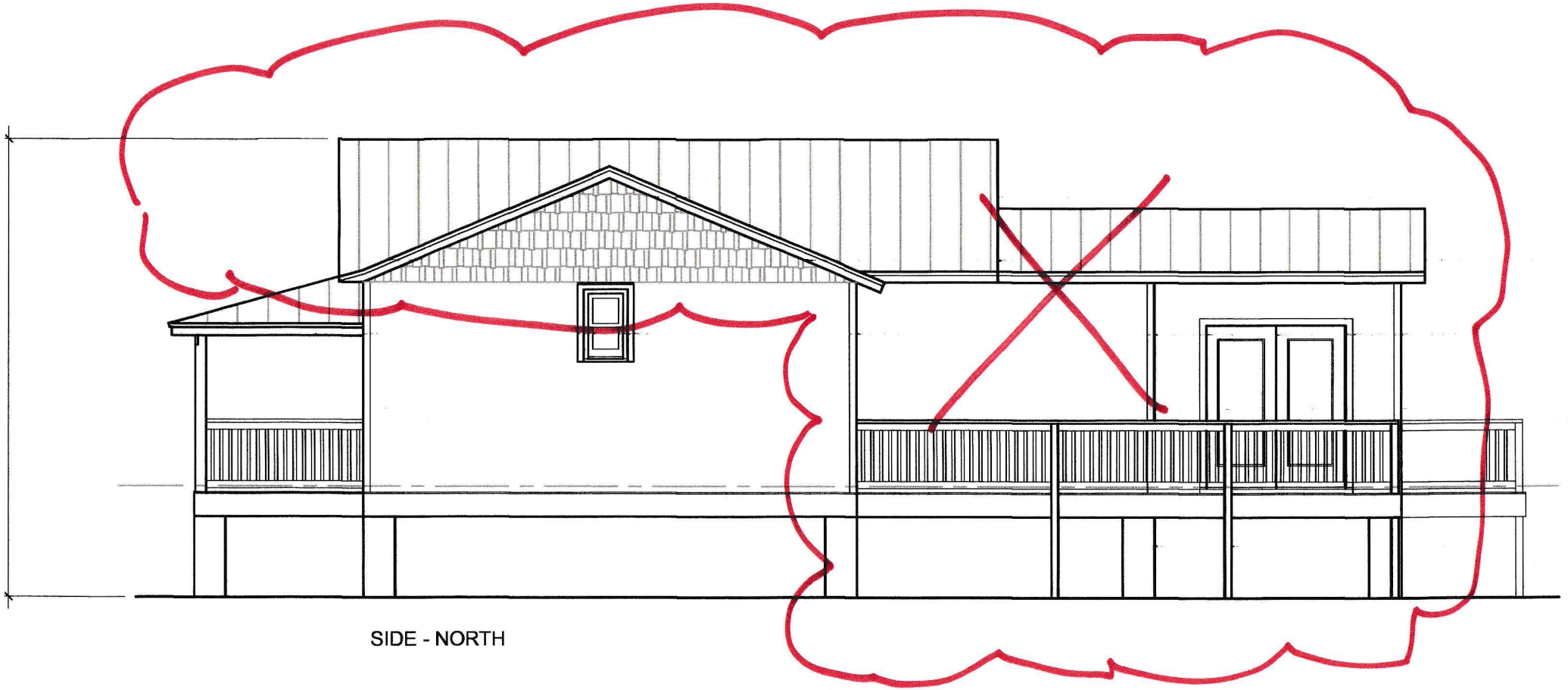
1365 LSF

Application Pg. 12



FRONT - WEST

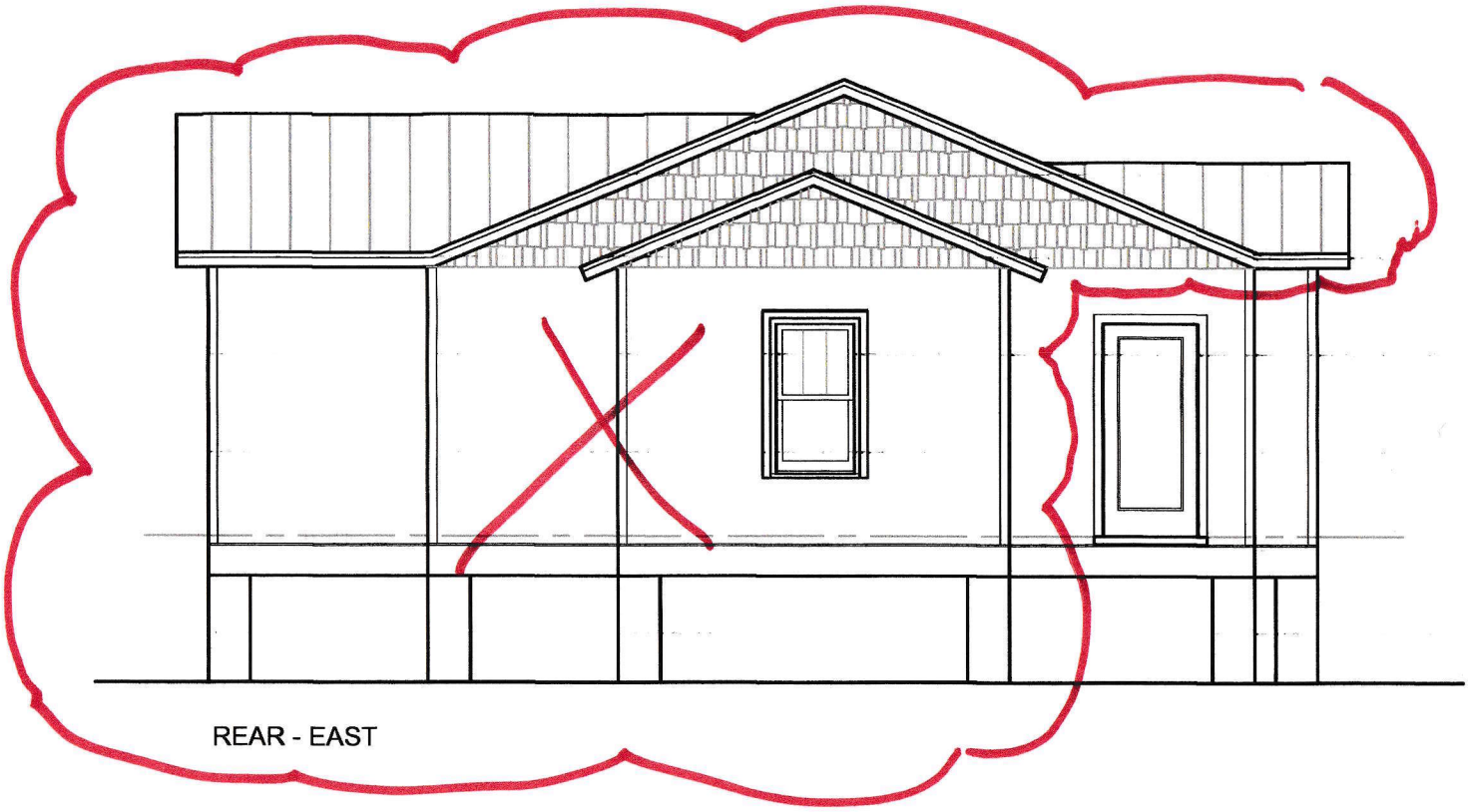
Received September 9, 2021
Planning and Building Department



SIDE - NORTH



SIDE - SOUTH


REAR - EAST

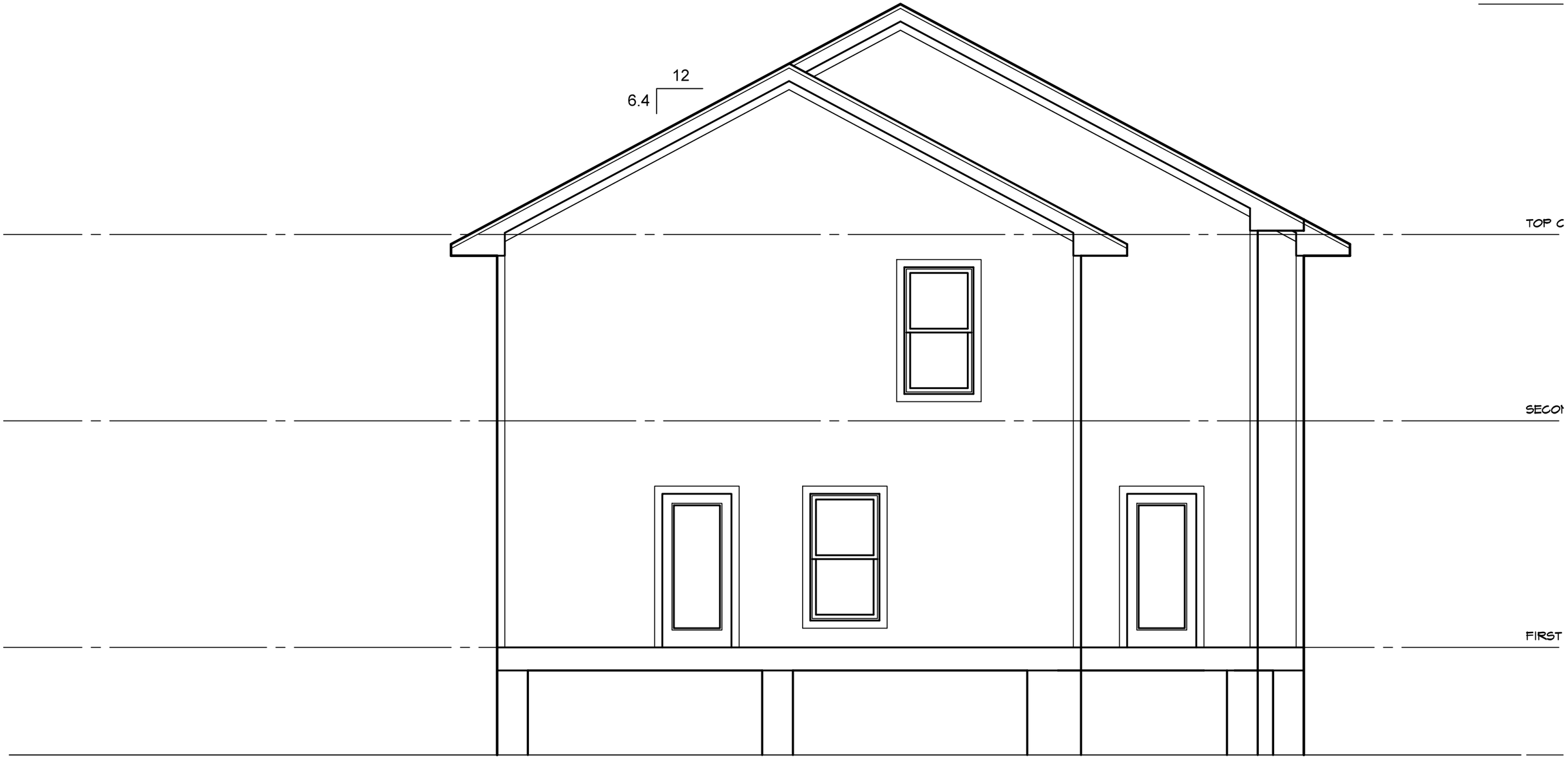
Received August 18, 2021
Planning and Building Department



DESIGN APPROVAL DRAWINGS

FRONT

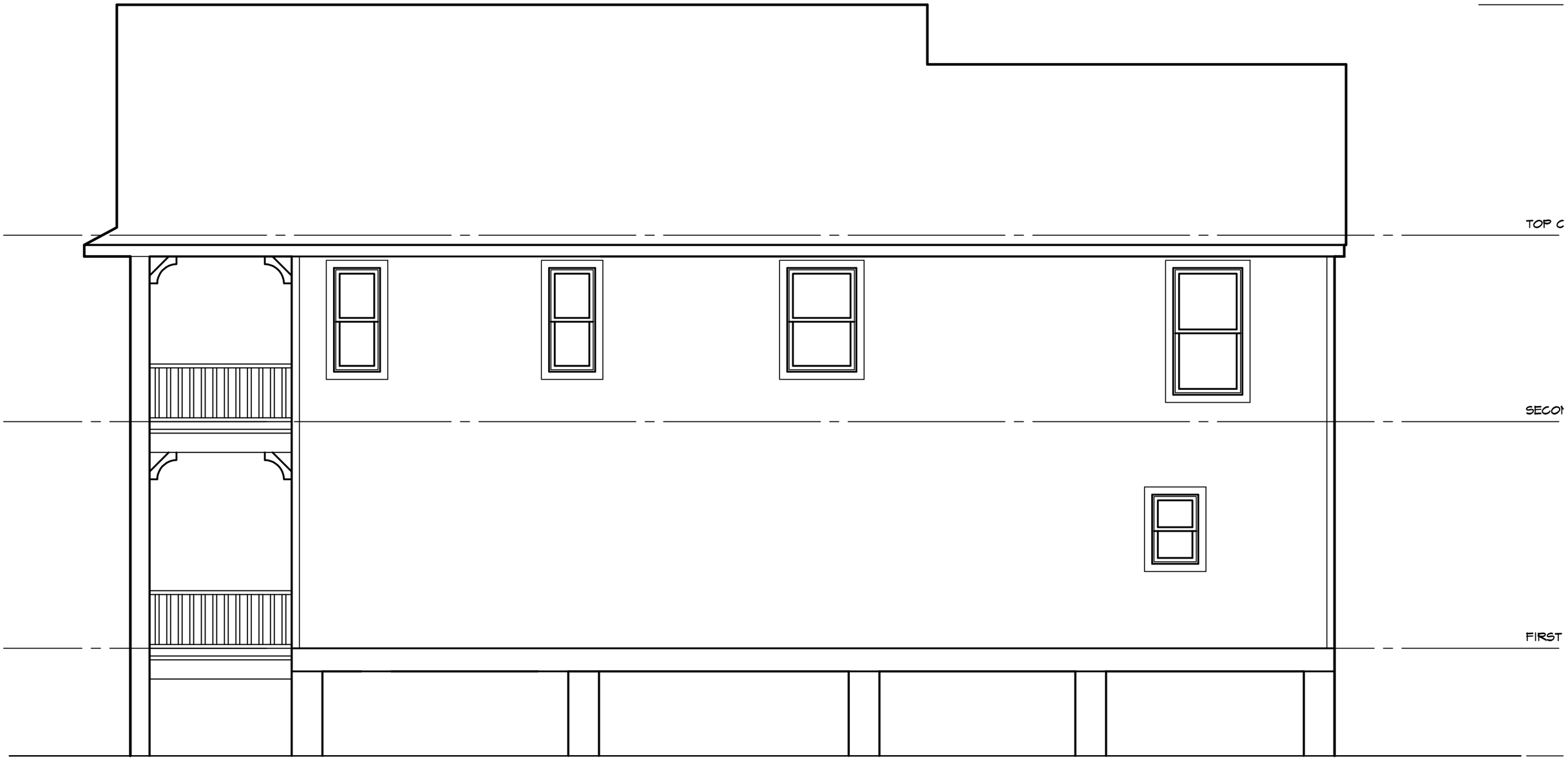
Received August 18, 2021
Planning and Building Department



DESIGN APPROVAL DRAWINGS

REAR

Received August 18, 2021
Planning and Building Department



DESIGN APPROVAL DRAWINGS

RIGHT SIDE

Received August 18, 2021
Planning and Building Department



DESIGN APPROVAL DRAWINGS

LEFT SIDE

Instr #2020051958 BK: 4977 PG: 1325, Filed & Recorded: 7/1/2020 8:20 AM #Pgs:2
Brandon Patty,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $2,625.00

Prepared by and return to:
Andrea N. Wright
Attorney at Law
Andrea N. Wright, LLC d/b/a Wright Firm
323 Anastasia Blvd.
Saint Augustine, FL 32080
904-808-1200
File Number: **20-0605**

Parcel Identification No. **212830-0000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 29th day of **June, 2020** between **VV Investment Property, LLC, a Florida limited liability company** whose post office address is **16 A Riberia Street, Saint Augustine, FL 32084** of the County of **Saint Johns**, State of **Florida**, grantor*, and **Jerry D. Bain, a married man** whose post office address is **9925 W. 159th Street, Overland Park, KS 66221** of the County of **Johnson**, State of **Kansas**, grantee*,

COPY

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

Lot 18, Block 11, Buena Esperanza Subdivision in the City of St. Augustine, as per Official Map of City, dated January 1, 1905, Saint Johns County, Florida.

Parcel Identification Number: 212830-0000

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness Name: Christie Bellamy

Witness Name: Andrea Wright

VV Investment Property, LLC, a Florida limited liability company

By: _____
John Vonasek, Managing Member

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me by means of [X] physical presence, this 29th day of June, 2020 by John Vonasek, Managing Member of VV Investment Property, LLC, a Florida limited liability company, on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

ANDREA N. WRIGHT
MY COMMISSION # GG 290956
EXPIRES: February 5, 2023
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Andrea Wright

My Commission Expires: _____

COPY

St. Johns County, FL

2021 TRIM Notice

2021 TRIM Notice (PDF)

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

12/2/2020

© CycloMedia (https://cyclomedia.com/)

Parcel ID	2128300000
Location Address	181 MARTIN LUTHER KING AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY LOT 18 BLK 11 OR4977/1325 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.120
Homestead	N

Owner Information

Owner Name	Bain Jerry D 100%
Mailing Address	9925 W 159TH ST OVERLAND PARK, KS 66221-0000

Application Pg. 23

Map



Valuation Information

	2021
Building Value	$139,937
Extra Features Value	$9,450
Total Land Value	$151,125
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$300,512**
Total Deferred	$0
Assessed Value	**$300,512**
Total Exemptions	$0
Taxable Value	**$300,512**

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
2020	$125,885	$9,667	$120,900	$0	$0	$256,452	$237,446	$19,006	$237,446
2019	$52,696	$4,968	$120,900	$0	$0	$178,564	$178,564	$0	$178,564
2018	$53,505	$4,968	$111,600	$0	$0	$170,073	$170,073	$0	$170,073
2017	$41,537	$3,865	$100,440	$0	$0	$145,842	$145,842	$0	$145,842
2016	$40,199	$1,510	$87,188	$0	$0	$128,897	$106,605	$22,292	$106,605
2015	$42,069	$1,510	$69,750	$0	$0	$113,329	$96,914	$16,415	$96,914
2014	$33,868	$1,510	$55,800	$0	$0	$91,178	$88,104	$3,074	$88,104
2013	$35,340	$1,510	$43,245	$0	$0	$80,095	$80,095	$0	$80,095
2012	$36,077	$1,510	$37,665	$0	$0	$75,252	$75,252	$0	$75,252
2011	$37,549	$1,510	$41,850	$0	$0	$80,909	$80,909	$0	$80,909
2010	$39,022	$1,657	$46,500	$0	$0	$87,179	$87,179	$0	$87,179

Building Information

Building	1
Actual Area	1265
Conditioned Area	1076
Actual Year Built	1940
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Siding
Roof Structure	Gable Hip

Roof Structure	Gable Hip
Roof Cover	Metal
Interior Flooring	Carpet, Ceramic Tile, Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2

Category	Type	Pct
Exterior Wall	Concrete Siding	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	50%
Interior Flooring	Carpet	30%
Interior Flooring	Ceramic Tile	20%

Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
FRAME ADDITION	60	60
BASE AREA	883	883
FRAME ADDITION	63	63
FINISHED OPEN PORCH	0	189
FRAME ADDITION	70	70
Total SqFt	1076	1265

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Deck (Unattached)	0	0	0	0	326
Garage Unfinished (Average)	0	0	0	0	460
Residential Fence	0	0	0	0	250

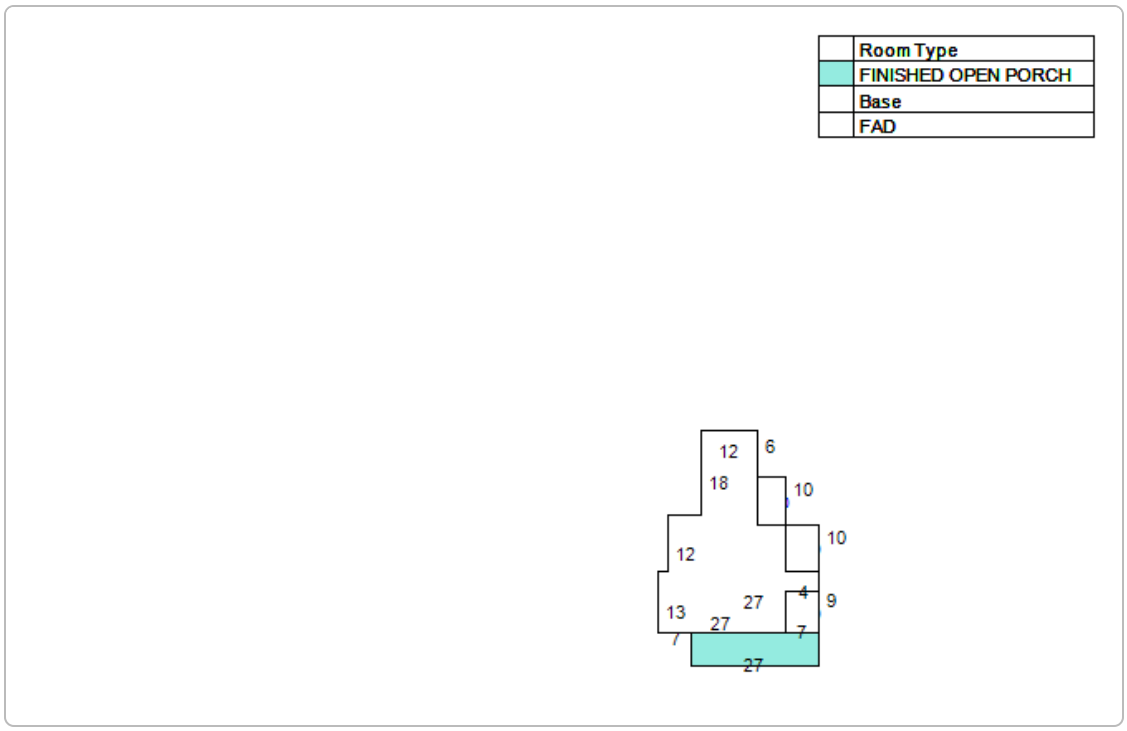
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	105	50	EF	$151,125

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/1/2020	6/29/2020	$375,000.00	WARRANTY DEED	4977	1325	Q	I	VV INVESTMENT PROPERTY LLC	BAIN JERRY D
4/6/2018	4/6/2018	$140,000.00	WARRANTY DEED	4528	908	U	I	MATANZAS MORTGAGE COMPANY	VV INVESTMENT PROPERTY LLC
7/13/2016	7/7/2016	$50,000.00	WARRANTY DEED	4222	1083	U	I	COOMES J B	MATANZAS MORTGAGE COMPANY
	7/17/2008	$100.00	PERSONAL REP	3106	73	U	I	MC PHERSON ELLA MAE ESTATE BY P/REP	COOMES J B
	2/25/2008	$0.00	LETTERS OF ADMN	3049	122	U	I	MC PHERSON ELLA MAE (DECD)	BEDSOLE JAMES E
2/26/2008	12/30/2007	$0.00	WILL	3049	118	U	I		MC PHERSON ELLA MAE (DECD)

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.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/20/2021, 12:17:51 AM

Version 2.3.141

Application Pg. 26

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 21, 2021 Meeting



Application PL2021-0137 Address: 115 Bridge Street

Applicant: John Valdes & Associates, Inc.

Property Owner: Joseph Griffin

Project description: To partially demolish a residential building, constructed c. 1800, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the roofs of the front and side porches, dormers, and historic accessory structures.

Architectural Style:	Frame/Masonry Vernacular	Florida Master Site File:	SJ00384
National Register:	Lincolnville National Register Historic District: Contributing	Construction date:	c. 1800 (NRHD nomination)
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2068500000		
Agenda Item:	8(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This is an application for a Certificate of Partial Demolition for the removal of roofs of the front and rear porches, the dormers, rear carport, and possible historic accessory structures for a residential building located in the Dumas Tract neighborhood, on the south side of Bridge Street, and on the southwest corner with Sanford Street, the Lincolnville National Register Historic District nomination lists the property as a contributing with the construction date as c. 1800. The Florida Master Site File (FMSF) survey states the wood frame portion was constructed around 1845, but the coquina section was earlier, and has a similar appearance as other late colonial buildings in the city.
2. Named "Yallaha," this was once a plantation house for a former orange grove and according to the attached FMSF survey, "is the oldest surviving building in the southwest peninsula of St. Augustine." Architectural descriptions of the stuccoed coquina and wood frame 1-1/2 story structure and the important and interesting history and historical associations are detailed in the FMSF survey, as well as a summary of some of many alterations over the years that includes multiple remodels, some of the coquina being used throughout the city, buildings on the property moved, and the building's first floor being once used as a welfare and food stamp office, as also indicated on the 1965 Sanborn map revision.
3. While the building has suffered from deferred maintenance/demolition by neglect over many years, and elements of the proposed demolition are noticeably in disrepair or are in different states of collapse, such as the porch roofs, great care should be taken to not demolish more than what is required in the initial efforts to stabilize this historically and architecturally significant house that the building owner intends to rehabilitate.
4. Because of the importance of knowing where the proposed demolition is to start and end on the exterior, demolition plans were requested by staff, were provided by the applicant, and included in the application packets. Notations on the plans indicate the elements that have failed including the porch roof, wood columns and railings. In addition, the plans note that there may be extensive structural damage to the rear rooflines on the coquina section and to the roof in areas adjacent to the dormers, and indicate some of the known areas of extensive wood decay/termite damage. More areas appear to be proposed for demolition than what was indicated on the application, such as the wood porch elements. Clarification is needed if all areas shown on the demolition plan is proposed with the current project scope.
5. The permanent removal of the porches and dormers would have a negative impact to the architectural integrity of the significant building. While the intent may be to rebuild some of the proposed elements, the HARB has no design review authority for new construction in this area, so can currently only consider the proposed areas for demolition.
6. City staff, including the Building Official, walked through the house with the new property owner and observed areas of decay and deterioration. A building permit has been issued for interior non-structural demolition and exploratory work to further assess the structural integrity.
7. Any redevelopment plans may require additional zoning review; the proposed demolition and any new construction may require Archaeological Review. The landscape and tree ordinance should be considered.

STAFF RECOMMENDATION:

Based on a review of the AGHP, without the support of evidence to the contrary, staff finds that the board **can take the following actions for a Certificate of Partial Demolition at 115 Bridge Street:**

1. Approve with the finding by the HARB that the removal of the proposed elements requires a compromise to mitigate against further damage to the structure and the following conditions in accordance with Section 28-89(2)d6:
    a. At the applicant's expense, salvage and preservation of any coquina and other salvageable materials for reuse in the restoration of the house or other historic properties.
    b. At the applicant's expense, the recording of the structure for archival purposes prior to the partial demolition. The recording may include, but shall not be limited to, photographs and measured drawings.
2. Continue if the HARB determines more information is needed on the existing conditions or the project areas proposed for demolition, or if proposed replacement plans are requested.

SUMMARY SCOPE OF WORK:

To partially demolish a residential building, including the roofs of the front and side porches, dormers, and historic accessory structures. The subsequent demolition plans indicate more areas on the roofs and porches may be planned.

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

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

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

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

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

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

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

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

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

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

The original coquina portion of the building was built c. 1800 to before 1845, so is more than 50 years old. The building is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is listed as a contributing structure to the Lincolnville National Register Historic District and is recorded on the Florida Master Site File.

The requirements have been sufficiently met for a partial COD application.

DEMOLITION REVIEW CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building is set back from the street and on a large parcel, that was historically even more expansive when it was an orange grove.

3. The impact of the loss of the structure on the streetscape. While the historical context of the overall orange grove setting has changed over the years, the building is important with a similar appearance to later Spanish Colonial buildings in the city. Although the property has been altered over time, the permanent loss of a historic building that contributes to the historic district with the remaining intact historic architectural character will negatively impact the streetscape. This is a partial demolition application and a permanent removal of significant features like porches and dormers will have a negative impact to the character of the historic district.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The applicant did not submit plans for replacements. Design review is not required in this area. With the visible existing conditions of the proposed elements for demolition being in various states of deterioration, which is significant in areas, their removal may represent a compromise that is needed in order to address the issues caused by differed maintenance. Permanent removal of the significant features proposed would negatively the architectural integrity of this important property and to the overall historic district. Vacant lots in neighborhoods with a regular development pattern are not desirable.

5. The historical or cultural merit of the structure. The FMSF survey states that this is "the oldest surviving building in the southwest peninsula of St. Augustine," with its construction date estimated from the first half of the 1800s. It is also located in the Lincolnville National Register Historic District as a contributing structure. The property has important associations as an orange grove and with the people that lived there.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The application is for a proposed Certificate of Partial Demolition and the removal of the unsound elements may allow the overall house to be better preserved. Losing such a historically significant building and one that is contributing to a historic district would have a negative impact on many levels. Because the building is located in the Lincolnville National Register Historic District, and there have already been many buildings lost to demolition in this district in particular, each demolition will further the overall significant impact to the historic fabric of the district, neighborhood, and streetscape.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the Frame and Masonry Vernacular style with a similar appearance to late Spanish Colonial buildings in the city, but has been altered over time. The building is unique for this area and is not a typical building style in Lincolnville. It has an authentic historic vernacular character that new construction often does not replicate.

8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. There are only a couple Territorial buildings in the city and was said to be the oldest surviving building in this area of the city by the FMSF survey.

9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure. Some of the proposed elements for demolition do not have characteristics that would be difficult to reproduce, but the proposed new construction portions will have a different look and feel than the existing house and other historic buildings.

10. The justification for the proposed demolition. The applicant sited the existing deteriorating conditions of the proposed elements for demolition.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Map
4. Lincolnville Survey Update showing demolitions

STAFF PHOTOGRAPHS
115 Bridge Street





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FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 384 1009==

Site Name: YALLAHA 830== Survey Date: 7811 820==

Address: 115 Bridge Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Dumas Tract (subdivision) C (block) 1,2, pt 3, pt 4 (lot) 868==

MULTI 8SJ3248 868==

Owner of Site: Name: Forrester, Wm. H. & Lucille E.;

Address: 115 Bridge Street,

St. Augustine, FL 32084 902==

Occupant or Manager: Forrester, William & Lucille 904==

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

NR Classification Category: Building 916== Recording Date: 8010 832==

UTM: 17 (zone) 469380 (easting) 330620 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

(x) Excellent 863==

( ) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: C + 1845 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame & Masonry Vernacular (Plantation Style) 964==

Plan Type: L-shape 966==

Exterior Fabrics: Stucco, wood board & batten, weatherboard; coquina wood novelty shingles 854==

Structural Systems: Masonry, stone (coquina); wood frame, 856==

Features of Structure: (942)

Window Type: DHS 8/8, french doors casement 15 pane, blinds, attic louver side lights 942==

Foundation: Stone (coquina) wall, brick wall 942==

Roof Type: Gable intersecting 942==

Secondary Roof Structures: Porch, hip; dormers, gable; shed loggia, shed dormer 942==

Porches & Balconies: Large one story L-shaped porch wrapping around north and east side; open loggia on South 942==

Chimney Location: Offset lateral slope; end exterior ridge 942==

Materials: (882)

Chimney: Stone coquina stuccoed 882==

Roof Surfacing: Wood shakes 882==

Ornament Exterior: Decorative bargeboards, arched loggia 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 1½ 950==

Other: One of the great estates of St. Augustine 956==

Surroundings: Residential 864==

Relationship to Surroundings: Oldest house in area, set back on large grounds 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Landscape Architecture, Archaeology Historic, Military, Politics/Government, Tourism, Blacks, Literature. 920==

Statement of Significance: (911==)

ARCHITECTURE

"Yallaha," the orange grove plantation house at 115 Bridge Street, is the oldest surviving building in the southwest peninsula of St. Augustine. It is 1½ stories high and L-shaped with two main sections, one wood frame and the other coquina. The entire building has a coquina wall foundation. The wood frame section was built about 1845. The coquina section is earlier. It is similar in appearance to other late colonial buildings in the city, but it does not appear on either the 1821 or 1833 maps of the City. Deeds in the 1820's and 1830's do mention buildings being on the orange grove property. Archaeological investigation will be necessary to provide a more conclusive date for the coquina section of the building. Both the wooden and coquina sections were stuccoed, with ashlar scoring that was popular in the territorial period. The house has undergone a number of changes over the years. In the 1890's, two-story shingled sections were added on the west and south. The present owner, William Forrester, moved the western addition a number of feet over the Weeden Street and re-sided it. Today it is a separate residential building. He lowered the southern addition so it matched the height of the rest of the building. He has restored the exterior of the building to the basic lines shown in two sketches of the house by E. R Townsend that appeared in the New York Daily Graphic on March 30, 1876. The interior of the house has been remodeled to fit different uses over the years. For several years it was used as a welfare and Food Stamp Office. Today the downstairs is a residence, with two apartment upstairs. Some of the coquina from the interior walls was removed and used as facing on the county courthouse building--the old Cordova Hotel. Other coquina from the building was used to make a base for the old "Alicia Hospital" sign in from of Flagler Hospital. The house has a square coquina well on its rear patio. Square wells were popular in the Territorial period. Another one can be found at "Markland" on King Street, a house which was begun in 1839. Although much of the orange grove was long ago developed as a residential neighborhood, this house retains large grounds, and is one of the great estates of St. Augustine. The large magnolia tree at the northern corner of the house is one of the oldest in the city.

The western part of Dumas Tract was a late Victorian development of previous orange grove lands. In the late 19th century streets were cut

(over)

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Ciudad de San Agustin de la Florida", May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida', December 24, 1791; St. Johns County Courthouse, Deed Records, Book K, p. 34; Book B and L, p. 75.

2. Deed Records, Book N, pp. 131, 543; Book O, p. 244; Book P, pp. 43, 48; Book Z, pp. 48, 114, 182; Book NN, p. 110; Book OO, p. 291; Misc. Book E, p. 474; Map Book 1, p. 96.

through the area and a number of large houses were built along Central, Bridge, Sanford and Weeden Streets. It is a fairly consistent Victorian neighborhood, within walking distance of downtown. Among buildings in the area of particular interest are the old orange grove house at 115 Bridge Street, which is partly built of coquina; and the former St. Benedict School, which is one of the oldest brick buildings in town. There is an infill of smaller homes in the area from a later period of development, particularly along Riberia Street. The area is threatened generally with traffic problems along Riberia, Bridge and Central. There is also a problem of housing deterioration--though this is a neighborhood where many older homes have been fixed up in recent years.

HISTORY

In the mid-18th century, the western section of Dumas Tract Subdivision was the location of a redoubt and one of the three late colonial San Sebastian River ferry crossing, both sites being at the end of present-day Bridge Street. The area also is in the vicinity of the 18th century Indian village of Palica. The section formed by Central Avenue, Riberia, Bridge and DeHaven Streets corresponds with the early 19th century Spanish land grants of Juan Bousquet, a Spaniard and one of the royal physicians, and Gaspar Papy, a Greek and prosperous merchant who came to St. Augustine in 1777 from the ill-fated New Smyrna colony. Both men developed some of the first commercial orange groves in Florida on their properties.(1) Peter Sken Smith, St. Augustine's most ambitious land speculator in the Territorial period, purchased both tracts in 1838, renaming the groves Yallaha, the Seminole word for orange, and subdiving the land the same year. His scheme failed and in 1845 Yallaha was sold to Rose B. Dumas, wife of Peter Dumas, then county clerk and one of the leaders of the Florida Radical Republicans after the Civil War. The Dumas' soon built their extant plantation home, which at 115 Bridge Street is the oldest structure in the southwest peninsula and one of the few surviving pre-Civil War buildings in the city. In 1890, their dauthter, Stella, sold Block D to the Catholic Church which within the next twenty-five years constructed a school and church complex for the Black Catholics of Lincolnville. With the exception of several lots along Central Avenue and the family homestead, Stella Dumas sold the estate in 1895 to J. H. Salter, a local real estate developer, who subdivided the grove the same year. Development proceeded rapidly along Sanford and Weeden Streets, the later having been extended south of Bridge Street, and the area became a White neighborhood for Florida East Coast Railway workers, merchants, and building contractors. Construction along Riberia occured in the 1920's when the area was becoming a Black neighborhood.(2) Weeden Street was named after Dr. Frederick Weedon, mayor of St. Augustine in 1835-36, Osceola's physician and decapitator of the Seminole Chief. Sanford Street was named after General Henry S. Sanford, founder of the Central Florida city bearing the family surname, Florida's biggest land developer before Flagler, and, through his Florida Land and Colonization Company, a real estate promoter in the area north of Dumas Tract.(3)

This piece of property has had a number of different names over the years. When it was owned by the Spanish surgeon it was known as the "Bousquet Grove." In the early American period it was acquired by Peter Mitchell, a member of the Legislative Council, and known as the "Mitchell Grove." When it was later owned by Peter Sken Smith and P. B. Dumas, it was known as "Yallaha."

Smith acquired the property in 1838 from Theodore Flotard, a St. Augustine merchant who came to a sad end.(4) The St. Augustine News reported in 1842:

> "Mr. Theodore Flotard, a respectable citizen of this place, committed suicide on Wednesday last, by cutting his throat with a razor. He had taken off his coat and cravat and hung them on an orange tree, beneath which he ended his career. Mr. F. Had been, a short time since, confined in the Lunatic Asylum at Columbia, S.C., but having recovered, returned home, and up to the day of his death, he seemed very composed and sensible."(5)

He was buried in Tolomato Cemetery beneath a headstone with the inscription:

> "Coldly fell on him the world's chilly gaze, Till hopeless he turned from its cheerless rays. He that was nobly a stranger to fear, Till scorched by adversity's blighting air. Oh, may we not hope that he will be blest By him who has promised us endless rest."

General Peter Skenandoah Smith (1795-1858) who acquired the grove from Flotard, and named it"Yallaha," came from a wealthy family in upstate New York. His father was a partner of John Jacob Astor. His younger brother, Gerrit Smith (1797-1874) was a prominent abolitionist and philanthropist who provided 3,000 homesteads for Black families in New York--many of whom had escaped slavery in the south. Gerrit Smith was said to be the wealthist member of congress, where he served in the 1850's, but "He had found the vulgarity, the whiskey drinking, and tobacco--spitting too much for his sensitive nature and had resigned."(7) Gerrit Smith was one of the "Secret Six" who financed John Brown's raid on Harper's Ferry in 1859. After the Civil War, in a move towards Sectional Reconciliation, he helped bail former Confederate President Jefferson Davis out of jail.

Peter Sken Smith, who had become a general in New York by appointment of Governors DeWitt Clinton and Daniel D. Tompkins, came to St. Augustine in the 1830's for reasons of health. He was afflicted by a malady that caused him to lost all the hair on his face and head. He was also--according to his brother's biographer--"in middle life almost a chronic inebriate, in his last days underniable insane."(8)

In St. Augustine, Smith became a large landowner and was one of the promoters of North City as a new residential area. He built a large home next to Trinity Episcopal Church Hall a century later this was enlarged and opened as the St. George Hotel. It was torn down during World War II.

Shenandoah Street (originally Skenandoah) in North City bears his middle name. He was named after an Oneida Indian Chief.

Smith had a religious reconversion in the 1830's and became a prominent member and elder of the Presbyterian Church in St. Augustine--even paying the minister's salary. He was involved in a long conflict with the other elder, Elias B. Gould, and eventually drove him out of the church. Gould was the publisher of the East Florida Herald, the town's only newspaper, so Smith supported the creation of a rival, the St. Augustine News. The two men and their papers took different positions on questions like slavery, statehood and economic development.

A measure of the bitterness provoked can be seen in an article by James Gould (Elias' son) after Smith had driven the Goulds out of the Presbyterian Church.

Gould called Smith the "prime mover of all the agitation" and "brother of the notorious Abolitionist Gerrit Smith, of Peterboro, N.Y." He wrote:

> "His delight is turnoil and confusion, and he glories in excitement. His boast is his public spirit, and while pretending to improve the condition of his fellow citizens, and to bring capital into the country, buys everything on long credit. Reports say his notes are afloat to an immense amount."
>
> "Office, power and place are his peculiar ambition. A broken down politician . . . a twice defeated candidate for a seat in Congress, he left his home to retrieve his broken fortunes in Florida. Here he has openly professed himself a whig; but now from the happy faculty he has of making himself 'all things to all men; I believe he will profess himself anything, whenever his convenience or interests require the change."(9)

To attacks like this, Smith's paper, the News, reported by saying: "a villiain's Censure is extorted praise."(10)

In St. Augustine his properties were forclosed and auctioned off for nonpayment of taxes. Yallaha Grove, which Smith had purchased for $5,000 was auctioned off for just one tenth that amount.(11) The purchaser, Samuel L. Burrit of Jacksonville, in turn sold the grove to Mrs. Rose Dumas, wife of County clerk P. B. Dumas.(12)

Peter B. Dumas (1792-1869) is said to have been a relative of famous French novelist Alexander Dumas, author of The Three Musketeers and The Count of Monte Cristo. He served as clerk of court in St. Johns County beginning in 1840.

In his 1848 book Sketches of St. Augustine, Dr. Rufus Sewall described the Dumas property:

> "'Yallaha' is the neat cottage residence of P.B. Dumas. It is the Indian word for orange. Yallaha is situated on the river St. Sebastian, and is distinguished for the beauty

and healthfulness of its position, and also for the delicious strawberries which enrich its blushing gardens in the month of March.

"It was in orange times the site of a beautiful and extensive grove of trees, variegated with green foliage and golden fruit and fragrant blossoms.

"It is the purpose of the proprietor to elect on his grounds commodious boarding establishments."(13)

In 1934 Charles F. Hopkins, then 81, reminisced about a childhood adventure he had on the Dumas property:

"Many years ago a man by the name of Dumas owned the property now belonging to the estate of the late J. C. Heartt, on Bridge Street. Mr. Dumas had a lot of blackberries growing in his field, and would not allow anyone to have them but girls. George Gibbs and I dressed as girls, and were admitted. We had not been in the field long before someone said we were not girls at all, but boys, dressed in girls' clothes. You should have seen us scamper out of that field. When we left, however, we carried some of the berries with us."(14)

When Dumas died in 1869, the newspaper ran this obituary:

"P. B. Dumas, Esg., a native of France, but for many years a residence of this city, died last Monday night, from a stroke of Apoplexy, in the seventy-seventh year of his age. Mr. Dumas has been a prominent man in this section, in his day, and has held various offices in the city, State and County.

"Of late he has lived in seclusion, advancing years, with its infirmities, compelling him to retire from all public business."(15)

Dumas' widow and children continued to own Yallaha for the next quarter of a century. In 1885 we have this sketch:

"H.B. Dumas, Orange Grove.--The grove owned by Mr. Dumas is one of the oldest in St. Augustine. It is located on Bridge Street, and comprises about 15 acres, ten of which are in seedling. The oranges upon this place are all of the best quality, and the grove contains some very old trees. Beside oranges, Mr. Dumas is successfully engaged in pecans culture, having a number of fine trees prpducing both the round and the flat pecan. These nuts, owing to their desirable quality, have been taken to California for planting. The family residence is a fine type of the Southern masion, surrounded by tropical

flowers and fruits, which are grown in great variety. The place of Mr. Dumas, like most of those about St. Augustine, is a Spanish grant. It was originally granted to Peter Bosquet, and has been owned by three Peters in succession, Mr. Peter Dumas, the father of the present proprietor, being the last. Mr. H.B. Dumas, the present proprietor, is a native of Baltimore, about 50 years of age. During the war he served in the Chatham Artillery Company of Savannah, Ga., and subsequently came to this point and located as above."(16)

The 1886 St. Augustine directory lists Dumas in the real estate business. There is an advertisement for:

"DUMAS TRACT! CHOICE LOTS FOR SALE, On Dumas and Central Avenue., St. Augustine, FL. Address, H.B. Dumas, Bridge Street, St. Augustine Florida."(17)

In 1893 H.B. Dumas' sisters, Stella and Rosina, sold the family homestead to Michael H. Spades, a wealthy Indianan.(18)

An 1899 volume give this biographical sketch of Spades:

"SPADES, Michael II., is a retired dry goods merchant of Indianapolis. Ind., whose large wealth gives him rank as a capitalist. He is a citizen whose career in his boyhood, youth and young manhood, has many of the charms of romance. He possessed those traits of character--pluck and patience. Vigilance and industry, integrity and self reliance--required in a poor boy to make headway in the world.

"He is the son of Cyril S. Spades and was born at Cincinnati. O., February 15, 1845. His father was a native of Baden-Baden, Germany, far-famed for its hot springs and beautiful scenery, and came to the United States when two years of age, and was reared in Ripley county,. Indiana. He was educated for the profession of civil engineer, to which he deveted most of his manhood years. and 'Spades Station,' a pretty and thriving village on the Big Four railroad, which he founded, still perpetuates his name a fitting tribute to his memory.

"He was a man of superior attainments and justly noted for capabilities and unsullied integrity of character, and was universally esteemed. He was the father of three children, of whom the subject of this sketch along survives. He led a useful life and died in 1849, when Michael was only four years of age, and without any patrimonial aid in soothing the read to success in life.

"The rudimental education of Michael was completed in the public school of Lawrenceburg. Ind., when he was thirteen, which was necessarily sadly deficient as an equipment

for the battles of life. Such is the general conclusion, but Michael had made good use of his school opportunities, and it is just here that the boy's inherent qualities of mind force come into view. Poor, but industrious, loving and obedient, he went to work undaunted. He had never read the Latin proverb, Labor Omnia Vincet, but at thirteen years of age he put the aphorism to its severest test by exhaustive labor in a brickyard, early and late, beginning in the morning while the stars were shining and continuing his task until they re-appeared to light his pathway home, receiving the opulent wages of $1.25 a week, or 25 cents a day, and this dreary task he pursued for three long years. The boy did not bemoan his fate. He was not troubled about divinities that shaped our end. He had never heard of that one tide which leads on to fortune. He was heroic, and graduating from the brickyard, he obtained a clerkship in a dry goods story of Lawrenceburg, at the princely salary of $8.00 a month. Such facts read like fiction and yet they have their compensations. They are the schools of experience. They teach patience and frugality, salf-reliance and determination to overcome obstacles in the pathway of progress.

"When young Spades entered the Lawrenceburg dry goods store at $8.00 a month, he struck the Shakespearean tide that leads on to fortune.

"To be a successful retail dry goods merchant, a man must be very much an artist. He must have refined tastes in colors and shades. His patrons are largely the devotees of fashion, rules her votaries with despotic sway, and Mr. Spades was equal to the emergency. He came to Indianapolis in 1864 and entered the large dry goods establishment of James E. Robertson, in whose employment he served four years. They were years of uninterrupted advancement in the knowledge of the business, developing those quialties essential to merchantile success and winning the unquialfied apporval of Mr. Robertson, who, referring to his business career while in his employ, and subsequently when at the head of a great dry goods establishment in Indianapolis, has only words of the highest commendation of his tact and ability as a salesman and judge of goods required to meet the requirements of the dry goods business. He says Mr. Spades was 'exceedingly kind and courteous to all who visit the store, tidv and tasteful in his attire, he had evidently chosen the vocation for which he was peculiarly fitted. Mr. Robertson aided him in the purchase of his first stock of goods, which, says Mr. Robertson,'was the beginning of his most remarkable business career,' and adds, 'I have never been acquainted with any one who overcame so

many obstacles in so short a time, and he deserves much credit for what he has accomplished.'

"From the day Mr. Spades began business in his his own name, his career was one of phenomental success. His store was constantly througed with customers, the 'common people' and the elite of the city. After one year, larger store rooms had to be obtained, and the capacious quarters in the Hubbard block were secured, where he remained for ten years.

"In 1878, Mr. Spades purchased of H.B. Claflin of New York city the large commercial block, numbered 6 and 8, West Washington Street, where for nine years he conducted his immense business. His sales aggregating from $400.000 to $500.000 a year.

"In 1888, Mr. Spades retired from mercantile pursuits and became engaged in real estate transactions, in which his operations have been on a large scale, and he is now the owner of the magnificent Windsor block on Illinois Street, directly north of the Bates house.

"From the first Mr. Spaded has had faith in Indianapolis as a commercial and business center, and has invested large amounts of capital in the city, and is also the owner of large properties elsewhere.

"Mr. Spades was married June 26, 1873, to Miss Hestor A. Cox, daughter of Jacob Cox of Indianapolis. Mrs. Spades is one of the sweetest singers of Indianapolis, whose rich and rare vocal endowments long since placed her in the lead of the lady vocalists of the city, indeed, it is doubtful if Mrs. Spades has her equal as a vocal interpreter of sentiment in the State. Mr. Spades is also a cultured musician, excelling in his mastery of the violin, as instrument which better interprets thought, sentiment and emotion, pathos, pathos, pity and joy than any other instrument known to our civilization, and which in the hands of such renowned masters as Paganini, Vieuxtemp, and Ole Bull, and many others have made the world better by their achievement Mr. and Mrs. Spades occupy a beautiful home on one of the most famous residence street of Indianapolis, where the blending melodies of voice and violin make the path of duty as beautiful as if it were strewn with flowers, and where they entertain their friends with the most cultured and refined hospotalities.

"In reciting the record of Mr. M. H. Spades, it is seen that from his boyhood to the present he has been a devotee of progress. Without means of influential friends, he has by a life of energy and integrity won a place in the front rank of the Men of Progress of Indiana.

"He has never been a politician in the ordinary acceptation of the term, and has never aspired to official position, but he has always been mindful of the public welfare, and when the demand for parks engaged the public attention, with

a liberality deserving eulogium. Mr. Spades donated to the city ten acres of valuable suburban land for park purposes, which has been named 'Spades Park,' and which will preserve his name fresh in the memory of the present and coming generations as long as the season dress the sod in emerald beauty and robe the trees in shade producing foliage.

"Mr. Spades is still in the prime of a vigorous manhood, and has carned the right to such satisfaction of liesure and repose as wealth brings to the favorities of fortune, or those who win victories over impecuniosity by snapping their fingers in the face of fate and move on to higher elevations. With hosts of friends and a happy home, Mr. Spades is not required to lost sleep over the future, and need not give himself unrest over coming events."(19)

The Tatler, the society newspaper of the Flagler era, reported frequently on the activities of the Spades family. In 1894:

"Mrs. M. H. Spades of Indianapolis, has become a citizen of St. Augustine, having purchased the Dumas property on Bridge Street, near the St. Sabastian, and adapted it to her needs. The house has been remodeled and rebuilt, the grounds beautified, making it one of the most beautiful places in St. Augustine. This has long been one of the landmarks of the city, the grounds containing beautiful trees of a century's growth and a perfect wilderness of tropical shrubbery; this has been transformed into well kept grounds. Mrs. Spades is very charming gentlewoman, with a bright daughter, Miss Julia, and two sons younger."(20)

One of her social events was reported the next month:

"Mrs. M. A. Spades gave a very delightful recption in honor of her guests, Mrs. Carrie B. Johnson and Mrs. D. W. Williams of Cincinnati, Miss Stevens of Cleveland, and Miss Whitcomb of Indianapolis, Wednesday evening last. Her beautiful home on Bridge Street was prettily decorated and bright when the friends bidden to host her guest arrived. The evening was delightfully spent with music and bright conversation. Mrs. Johnson is an accomplished musician, making the piano her special fort and playing the most difficult pieces with ease. She has been a pupil of Movzkouski. She played without notes, 'Entucelles,' one of his compositions, displaying wonderful technique. A Berceuse from Chopin, tender and delicate, was equally well given as was 'Rondo Capriceisso.' It is a matter or regret that her visit was so short. Mrs. Spades also delighted her

guests with her singing. She has a sweet, flexible voice, under perfect control, an excellent method, singing 'Oh, that we were young' by Nevins; another of his, 'One Spring Morning,' was equally delightful. She also sang one of two child songs beautifully. Among the guests enjoying the evening were Mrs. O. H. Rawson, Mr. James E Ingraham, Mrs. Harry Bevins, Mr. Louis Braddock, Miss Travis, Mrs. General Devereux, Miss Marion Devereux of Cincinnati, Judge Charles Swayer, Mr. John King, Mr. Harrell, Mr. Sponzeuburg, Miss Joyce, Mr. Marsh, Mr. and Mrs. H. J. Ritchie and others. A delicious collation was served during the evening."(21)

In 1895 it was reported:

"Mrs. M. A. Spades, whose home on Bridge street is the quaintest and prettiest in the city, is entertaining an old and dear friend, Mrs. Langdon of New York."(22)

Later that year there was another visitor:

"Mrs. Nichols of Indianapolis, who is thoroghly in touch with the leading temperance reformers of the conntry, will spend some time in the city a guest of Mrs. M. H. Spades in her pretty home on Bridge Street. The local W.C.T.U. are arranging for her to deliver several lectures or talks while here. She will address the colored people, a mother's meeting and probably a lecture on 'Boys.' The time and place has not been determined."(23)

Another special event was reported in 1896:

"A very unique entertainment was given at the pretty home of Mr. and Mrs. M. H. Spades on Rue des Ponts, Villa de lincoln last Saturday night. An original program was carefully prepared and faithfully performed, those present declaring it the affair of the season, for surpassing cake-walks in amusement and originality."(24)

That year the Tatler, also reported the Spades' acquisition of a new home in Indianapolis:

"Mrs. Myron H. Spades, who with her family enjoyed the winter months in their quaint home in this city, will occupy a handsome house on Meridian Street, Indianapolis, hereafter, a recent puchase of Mr. Spades, where the works of art, engravings, books and bric-a-brac collected by them when abroad and visiting the large cities of this country will aid in making more beautiful. Mrs. Spades is also collecting china and bric-a-brac here for the same purpose. Happily Mr. and Mrs. Spades will not give up their

home here, but continue to come here for the winter, where the good lady takes an, active interest in church and charitable work, as well as leading in many social affairs. Miss Julia Spades, the only daughter, is a favorite in society, especially with the young people."(25)

In 1897 some modifications of the Bridge Street house were reported:

"Mr. and Mrs. Myron H. Spades, of Indianapolis, Ind., are occupying their quaint cottage on Bridge Street, and adding several rooms and redecorating it. Mr. and Mrs. Spades have been winter residents for the past four years, having a charming and hospitable home and numberless friends who accord them a hearty welcome each year. Mrs. Spades has especially identified herself with all good works here as in her northern home. Miss Spades, a very attractive and clever young lady returns with them, and Master Cryil, the youngest son is also here."(26)

Several social functions were reported in the Tatler that year:

"Mrs. M. H. Spades gave a very elegant luncheon on Monday last in hornor of her cousin and visitor, Mr. Wright of Indianapolis, and Mrs. E. K. Foster of Sanford, who is visiting Mrs. James E. Ingraham. Covers were laid for ten. Those enjoying the delicious lunch were Mrs. Charles Swayne, Mrs. J. E. Ingraham, Mrs. Charles Stuart-Bailey, Mrs. Eddy of New York, Mrs. Deborah Shedd, Mrs. J. V. White and Mrs. Marcotte. The luncheon was served in courses. During the afternoon Mrs. Spades sang most delightfully several ballads, Miss Spades accompanying her. The home of Mrs. Spades is one of the most attractive in the city, quaint and bright, with handsome rugs and draperies gathered by its mistress in foreign lands, and here the most delightful hospitality is dispensed and enjoyed by a large circle of friends."(27)

A week later:

"Mrs. M. H. Spades gave a luncheon party Monday at one-thirty. Covers were laid for ten. The guests were Mrs. James E. Ingraham, Mrs. Lemuel O. Rawson, Mrs. A. Anderson, Mrs. Thomas M. Woodruff, Mrs. Wright of Indianapois, Mrs. Roomer Gills, Mrs. Clarence B. Knott, Mrs. Gardiner, and the hostess, sitting down. The luncheon was served in courses, following an old-time pretty custom, the daughter of the house, Miss Spades, serving her mothers' friends."(28)

And in March:

"Mrs. M. H. Spades entertained a number of her friends Friday night with a Welch Rarebit party. Colonial D. R. Larnard, Major

and Mrs. Taylor, Army people at the Alcazar, were among the guests. Mr. and Mrs. J. E. Ingraham were among the pleasant people present."(29)

That was the last year they spent at the Bridge Street house. An article on "Cottage Life in St. Augustine" in 1898 reported:

"Mrs. Myron H. Spades, of Indianapolis, has a quaint winter home on Bridge Street, with large, bright rooms, artistically adorned, broad piazzas and large grounds, aid in making it a delightful home. This winter Mrs. Spades is spending with Mr. and Mrs. James E. Ingraham, her family remaining at home. Mr. and Mrs. A. J. Marble and daughter, of Chicago, are occupying this attractive house this year. Mr. Marble is an invalid, consequently takes no part in social life."(30)

The Ingrahams, with whom Mrs. Spades stayed, were prominent figures. James E. Ingraham was Henry Flagler's Chief Lieutenant in St. Augustine. He was a vice president of the Florida East Coast Railway, and served as mayor of St. Augustine from 1915-20. He was also a pioneer explorer of the Everglades. In 1899 it was reported:

"Mrs. M. H. Spades has purchased the lot at the corner of Seville and Carrera Streets, opposite the residence of Mr. James E. Ingraham, and will at once erect a handsome residence there."(31)

And a couple of months later there was this further report:

"Mrs. M. H. Spades, of Indianapolis, who sold her home on Bridge Street to Mr. A. J. Marble, of Chicago, expects to have her new home at the corner of Sevilla and Correra Streets ready for occupancy by December. This house promises to be a very attractive addition to the handsome homes in the neighborhood. Plans are now being prepared and the house will be a model of comfort and elegance. Mrs. Spades spent the early part of the week here, returning from a trip to Miami and Nassau with Mr. and Mrs. J. E. Ingrahm, whom she accompanied there. On their return from Nassau they went up the Miami river to the Everglades, ann up new river to Mr. Stranahan's camp, spending the night there in their launch. About twenty-five Indians were in camp near them. Their account of their experience sitting about a camp-fire, surrounded by these strange creatures is weird enough, Mrs. Spades singing for them, to their great delight. The trip includes a visit to Palm Beach. Mrs. Spades has now gone to Asheville to join Miss Spades, who is there under the doctor's care, but improving constantly."(32)

Two of the Spades Children became involve in politics. Julia Spades in 1902 married Francis P. Fleming Jr., whose father was a former governor of Florida. Cyril Cox Spades, who lived in St. Augustine from the 1920's until his death in 1973 at the age of 85, served as a Republican National Committeeman during the Eisenhower Administration.

Back in 1897 the Tatler had reported:

> "Recent arrivals at the Valencia are Mr. and Mrs. Andrew J. Marble and Miss Helen B. Marble of Chicago, who expect to spend the winter here."(33)

In 1898 they reported:

> "Mr. and Mrs. A. J. Marble and daughter, Miss Marble, of Chicago, have taken the quaint home of Mr. and Mrs. M. H. Spades, of Indianapolis, on Bridge Street, where they will spend the season. Mr. and Mrs. Marble and daughter have been guests of the Valencia for the past month, having spent last winter there."(34)

After they rented the house for a season, they bought it in 1899:

> "Mr. A. J. Marble, of Chicago, who occupied the Spades Mansion last season and this, purchased the property on Wednesday. Mr. Marble is an invalid, and, with his wife and daughter, has throughly enjoyed the broad verandas and beautiful grounds, as well as the quaint interior."(35)

A. J. Marble was a real estate man from Chicago, and was one of the founders of the Art Institute in that city. He was crippled with arthritis, and added an elevator to the west wing of the house at 115 Bridge Street. This ran from a billiard room on the first floor to a bedroom, bath and porch on the second. The elevator could take him up and down in his wheel chair.(36)

A. J. Marble died at the turn of the century, but the property remained in the family. In 1901 the Tatler reported:

> "Mrs. A. J. Marble is again occupying her handsome home on Bridge Street, coming quite early in the season. Her household includes her daughter, Miss Marble and Mr. Jonas Coe Heartt, of Troy, who devotes a great deal of time to improving the large and beautiful grounds surrounding the house. At this time Miss Throope and Miss Emmet, of Dickens, Ill., are visiting Mrs. and Miss Marble."(37)

Later that year Miss Marble and Mr. Heartt were married. The Tatler reported:

> "It is with extreme pleasure and heartiest congratulations we announce the marriage of Miss Marble, a winter resident of this city coming from Chicago, and Mr. Jonas

Coe Heartt of Troy, New York. The marriage was celebrated in New York City on the eleventh of November. Rev'd Doctor Robert Collyer, of the Church of the Messiah officiating. Mr. and Mrs. Heartt spent several weeks in Washington, arriving here about December first. They are now residing at the home of Mrs. Marble, on Bridge Street."(38)

Heartt was a member of a prominent family from Troy, N.Y. His grandfather, Jonas Coe Heartt (1793-1874) was a hardware merchant who served as mayor of Troy and Speaker of the State Legislature. His father, Jonas Scholifield Heartt (1813-1890) was a foundry owner and manufacturer of railroad car wheels.

In 1903 the Tatler reported on their return from a trip:

"Mr. and Mrs. Jonas Coe Heartt and Mrs. A. J. Marble returned from their Nassau trip during the week and are again in their pictureque home on Bridge Street, having spent the night of their home coming at the Alcazar. Accompanying them home were Mr. Church, of New York, and his daughter, Miss Church. All were enthusiatic over Nassau and the Colonial although heretofore they had been adherents of the Royal Victoria."(39)

In St. Augustine Heartt served as Secretary of the Buckingham Smith Benevolent Association, which was established by a bequest of scholar and diplomat Buckingham Smith (1810-1871) to provide care for aged and indigent Blacks.

Heartt died in the 1920's and his widow died in the early 1930's. The Bridge Street house was left to Mrs. Francis Heartt Raub, a sister of Jonas C. Heartt. Her husband William L. Raub was a teacher of philosophy at Knox College in Galesburg, Illinois, before retiring and moving to St. Augustine. Mr. Raub died in 1952 and Mrs. Raub in 1953. The St. Augustine Record reported:

"Mrs. Franses Raub, 115 Bridge Street, passed away in a local hospital Saturday morning.

"She was native of Troy, N.Y. and came to St. Augustine in 1933 with her husband, the late William L. Raub. She was a member of Trinity Episcopal Church. She was a member of the Women's Exchange and was active in American Red Cross during World War II."(40)

In 1954 the property on Bridge Street was purchased from Mrs. Raub's estate by F. Charles Usina, a long-time member of the State House Representatives, and co-owner of the St. Augustine Alligator Farm. Usina Auctioned off the furniture in the house, then sold the property at the end of 1955 to William A. Forrester.(41)

Forrester, a building contractor, fixed up and occupied the old caretaker's house at 59 Weeden Street (which was later sold and demolished.) The main building at 115 Bridge Street was occupoed for a time by Carl Mayo, who operated a nursery there call the Magnolia Manor. When that was unsuccessful, Forrester moved into the Bridge Street house. He remodeled the house several times. The west wing was moved, and became a separate residence at 55 Wheeden Street.

The first floor of 115 Bridge Street was used for several years as a welfare and Food Stamp Office, with a residence on the second floor. Finally Forrester and Boyd Parker built a new office on the northwest corner of the property. This

building, at 117 Bridge Street, is probably the last one constructed of locally produced coquina concrete block, purchased from the North City Stoneworks when it went out of business.

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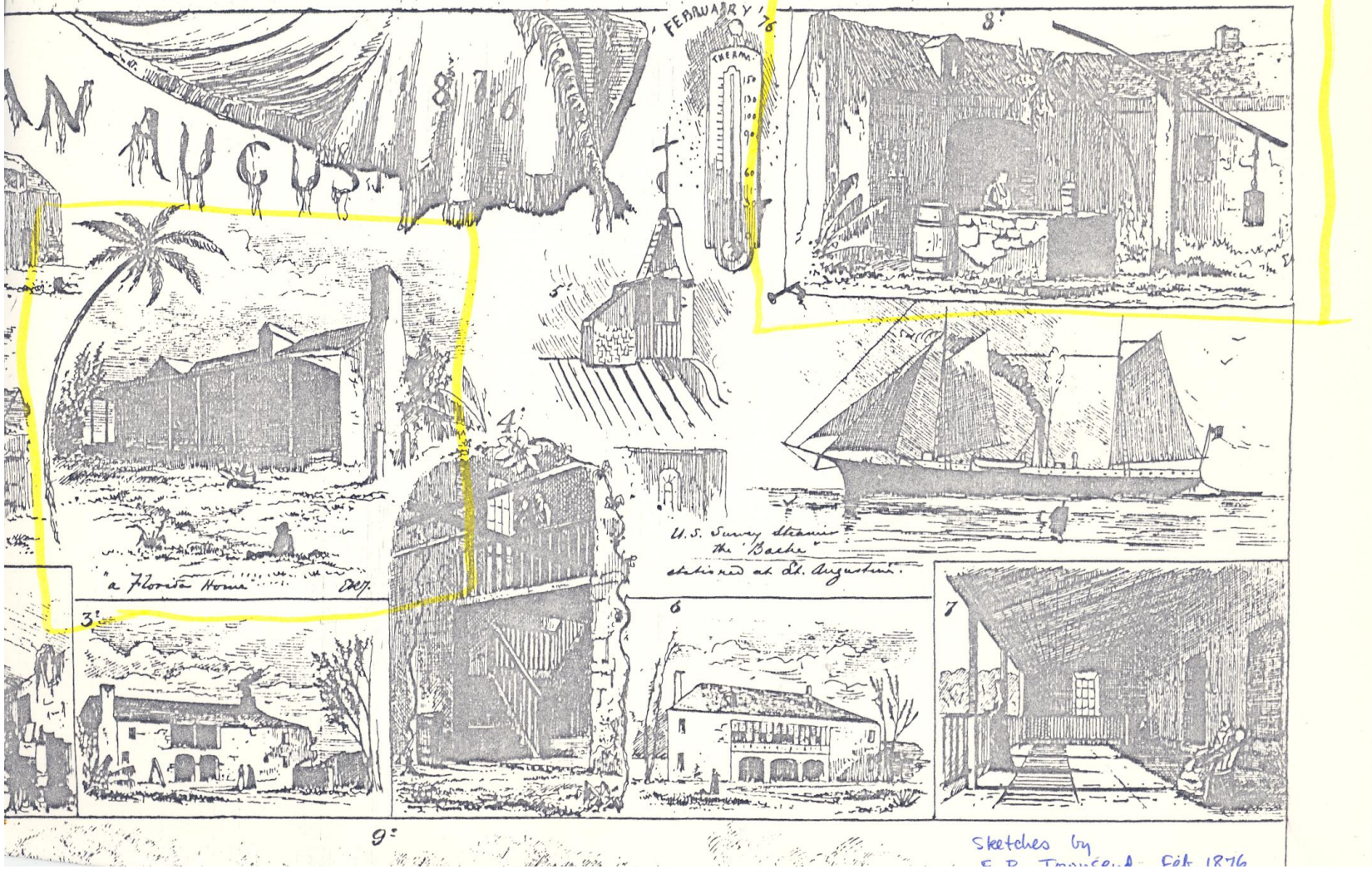
3. HPI Research File.
4. St. Johns County Courthouse Deed Book N, p. 131.
5. St. Augustine News, Saturday, March 19, 1842.
6. Tatler, February 25, 1899, p. 16.
7. (Richard O. Boyer, The Legend of John Brown (New York: Knopf, 1973) p. 531.)
8. Ralph Volney Harlow Gerrit Smith (New York: Holt, 1939) p. 3.
9. Florida Herald and Southern Democrat, July 5, 1839.
10. St. Augustine News, May 15, 1840.
11. Deed Book P, p. 43.
12. Ibid., p. 48.
13. Dr. Rufus Sewall, Sketches of St. Augustine (New York, 1848) p. 62.
14. St. Augustine Record, October 21, 1934, p. 13.
15. St. Augustine Examiner, Saturday, September 11, 1869, p. 2.
16. Webb Florida (1885), p. 196.
17. Webb's St. Augustine Directory, (1886), p. 305.
18. Deed Book TT, p. 239.
19. Will Cumback and J. B. Maynard (editors), Men of Progress Indiana (Inadianapolis, 1899), pp. 515-7
20. Tatler, January 13, 1894, p. 9.
21. Ibid., February 24, 1894, p. 4.
22. Ibid., January 12, 1895, p. 16.
23. Ibid., March, 7, 1895, p. 3.
24. Ibid., Marhc 14, 1896, p. 8.
25. Ibid., April 4, 1896, p. 6.
26. Ibid., Ibid., January 23, 1897, p. 7.
27. Ibid., February 13, 1897, p. 6.
28. Ibid., February 20, 1897, p. 5.
29. Ibid., March 13, 1897, p. 7.
30. Ibid., March 19, 1898, p. 3.
31. Ibid., January 28, 1899, p. 8.
32. Ibid., April 1, 1899, p. 17.
33. Ibid., January 16, 1877, p. 8.
34. Ibid., January 15, 1898, p. 10.
35. Ibid., January 13, 1899, p. 17.
36. (Information provided by William L. Raub, Jr., 1500 Sheridan Road, Wilmette, Illinois, in a letter dated January 23, 1980.)
37. Tatler, January 26, 1901, p. 7.
38. Ibid., January 11, 1902, p. 5.
39. Ibib., January 17, 1903, p. 5.
40. (St. Augustine Record, Sunday, December 20, 1953, p. 8-A.)
41. (Official Records Book 209, p. 103; Book 224, p. 177.)





et, Page 43




AUGUST 1876
FEBRUARY 76
THERM.
8.
4.
U.S. Survey Steamer "Bache" stationed at St. Augustine.
"a Florida Home"
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7
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Sketches by

Sanborn Map (1917)
115 Bridge Street



Sanborn Map (1930 revised to 1965)
115 Bridge Street





CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0137

Receipt No. 2203050 Meeting Date October 21, 2021

Advertising Costs $ _____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT JOHN VALDES
   Business (if applicable) JOHN VALDES + ASSOC. INC
   Address 1395 US-1 SOUTH SUITE 1
   City ST AUG State FL Zip 32084
   Daytime telephone _____ Other phone/email _____

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

2. NAME OF PROPERTY OWNER JOSEPH GRIFFIN
   Business (if applicable) N/A
   Address 5243 EAST GRANDVIEW RD
   City SCOTTSDALE State AZ Zip 85254
   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 115 BRIDGE ST

4. LEGAL DESCRIPTION OF PROPERTY #SEE ATTACHED
   Lot # Block # Subdivision ODUMAS/ CITY Parcel Number 2068500000
   CHARES TINGLEY

5. DATE OF CONSTRUCTION 1848 Source: ST AUG. HISTORICAL SOCIETY

6. HISTORIC STATUS (check all that apply)
   ☑ Designated Local Landmark
   ☐ Property individually listed on the National Register of Historic Places
   ☑ Contributing building in National Register Historic District
   ☑ Listed on Florida Master Site File
   ☑ 50 years of age or older

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

8 PROPOSED REPLACEMENT BUILDING/FEATURE: _____

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☑	☐	Building addition (REAR CARPORT/STORAGE STRUCTURE (SEE ATTACHED PHOTOS)
☐	☐	☐	Outbuilding/Accessory building
☑	☐	☐	Roof structures (dormers, chimneys, etc.) Specify: FAILED PORCH ROOFS + DORMERS
☐	☐	☐	Porch/Deck/Balcony Specify: PORCH ROOFS HAVE COLLAPSED (SEE ATTACHED PHOTOS
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify:
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

☑ Photographs and/or drawings of elevations and architectural features to be removed.

☑ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☐ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

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

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

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

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

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

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

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

PRINT APPLICANT'S NAME JOHN VALDES DATE 9/20/21

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME JOSEPH GRIFFIN DATE 9/14/21

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

Florida Statute 286 0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based

Received September 20, 2021
Planning and Building Department

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

LES THOMAS ARCH. is/are hereby authorized TO ACT ON BEHALF OF JOSEPH GRIFFIN, 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: Joseph Griffin
Signature of Owner

Joseph Griffin
Print Name of Owner

602 882 1979
Telephone Number

State of Arizona

County of Maricopa

Signed and sworn before me on this 14 day of September, 2021

By Joseph Griffin.

Identification verified:

Oath sworn: X Yes____ No

Notary Signature: Laurie Roza

My Commission expires: 3/31/2024

Laurie Roza
Notary Public - Arizona
Maricopa County
Commission # 578377
My Commission Expires
March 31, 2024

Rev:022117

ST AUGUSTINE
EST 1565

Owner's Authorization For Agent

JOHN VALDES is/are hereby authorized TO ACT ON BEHALF OF JOSEPH GRIFFIN, 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: Joseph Griffin
Signature of Owner

Joseph Griffin
Print Name of Owner

602 882 1979
Telephone Number

State of Arizona

County of Maricopa

Signed and sworn before me on this 14 day of Septembe, 20 21

By Joseph Griffin.

Identification verified:

Oath sworn: X Yes ____ No

Notary Signature: Laurie Roza

My Commission expires: 3/31/2024

Laurie Roza
Notary Public - Arizona
Maricopa County
Commission # 576377
My Commission Expires
March 31, 2024

Rev.022117


Received September 20, 2021
Planning and Building Department



Received September 20, 2021
Application Pg. 8
Planning and Building Department



Received September 20, 2021
Application Pg. 9
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Received September 20, 2021
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Received September 20, 2021
Application Pg. 11
Planning and Building Department



Received September 20, 2021
Application Pg. 12
Planning and Building Department



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Received October 11, 2021
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BUILDING FOOTAGE INFORMATION

1st FLOOR CONDITIONED SPACE ——— 1,969 Sq. Ft.±
2nd FLOOR CONDITIONED SPACE ——— 1,460 Sq. Ft.±
PORCH ——— 756 Sq. Ft. ±
CARPORT ——— 530 Sq. Ft. ±
BUILDING FOOTPRINT ——— 3,459 Sq. Ft.±
LOT SIZE ——— N/A Sq. Ft.
LOT COVERAGE ——— N/A %

STRUCTURE INFORMATION

MEAN ROOF HEIGHT ——— 0'-0"
TOTAL ROOF HEIGHT ——— 0'-0"
NUMBER OF STORIES ——— 1 1/2

TYPE OF CONSTRUCTION

TYPE VB
PROJECT IS LOCATED EAST OF I-95
WIND-BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

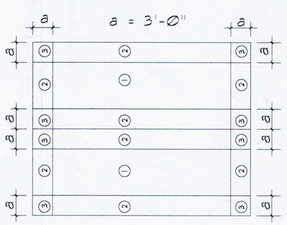
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION

1. BASIC WIND SPEED (3 SECOND GUSTS) —— 130 M.P.H.
2. WIND IMPORTANCE FACTOR ——— 1.0
3. WIND EXPOSURE CATEGORY ——— B
4. INTERNAL PRESSURE COEFFICIENT +.18 OR -.18
5. COMPONENT & CLADDING WIND LOADS Lbs./Sq.FT.

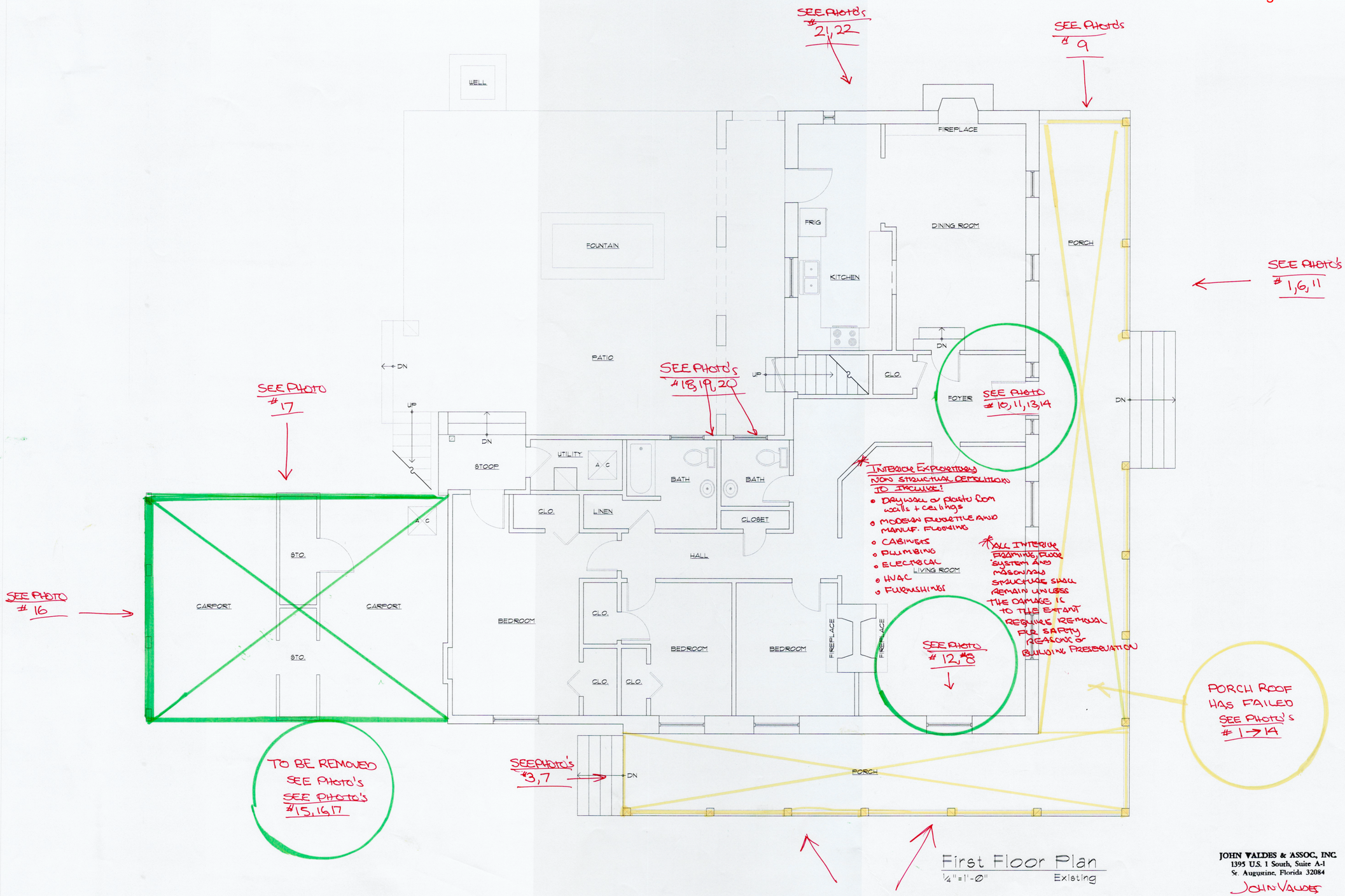
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

	EFFECTIVE WIND AREA Ft. Sq.							
	10		20		50		100	
ROOF								
1	10.5	-25.9	10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-28.1
WALL								
4	25.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	25.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

ROOF OVERHANG	10	20	50	100
	-37.3	-36.7	-35.2	-35.1
	-61.5	-48.3	-30.8	-17.6


a
a = 3'-0"
a
a
a

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First Floor Plan
1/4"=1'-0" Existing

JOHN VALDES & ASSOC, INC.
1395 U.S. 1 South, Suite A-1
St. Augustine, Florida 32084

JOHN VALDES
OCT 6, 2021

NOTE:
CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

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

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	10.05.21
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

SHEET
A2

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Application Pg. 16



Second Floor Plan

1/4"=1'-0" Existing

SEE PAGE A-2
for interior demolition
comments

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1395 U.S. 1 South, Suite A-1
St. Augustine, Florida 32084
JOHN VALDES
OCT 6, 2021

NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

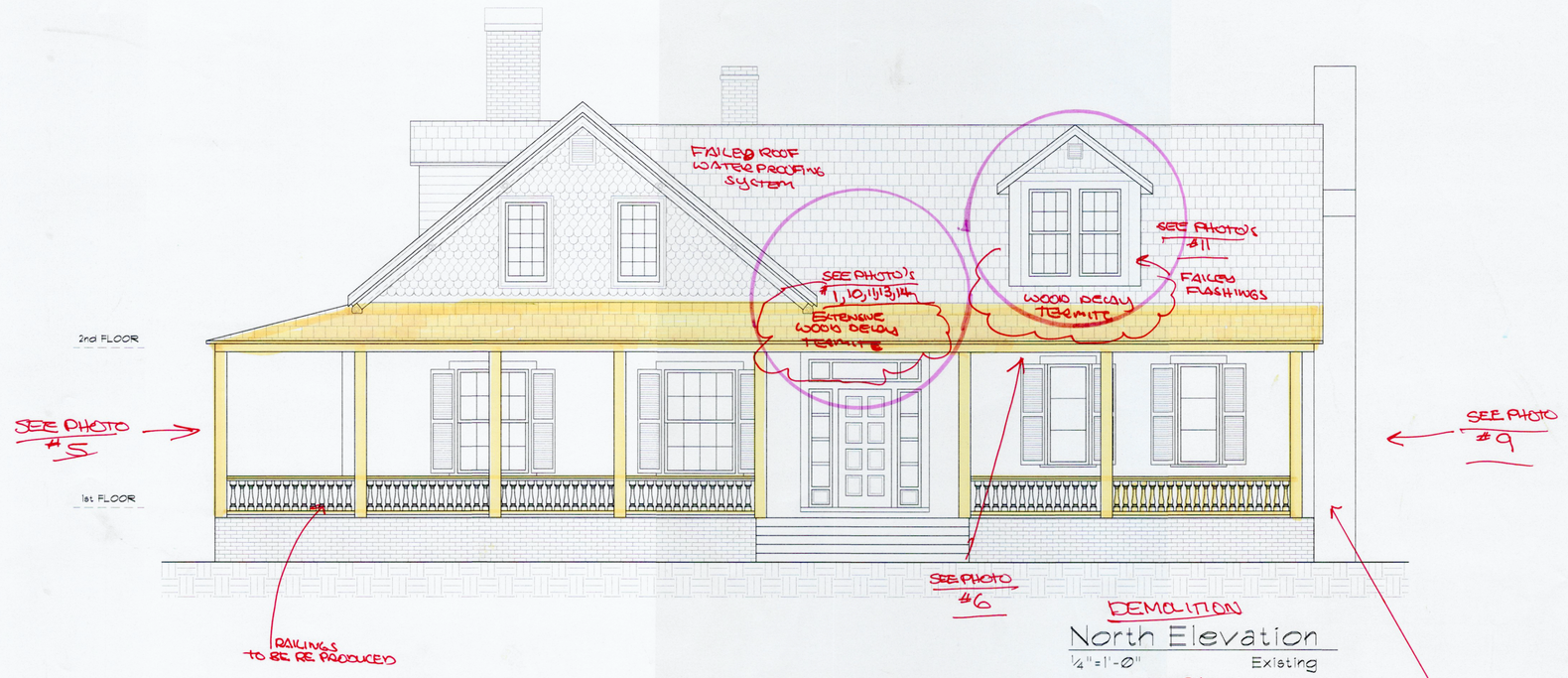
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	10.05.21
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

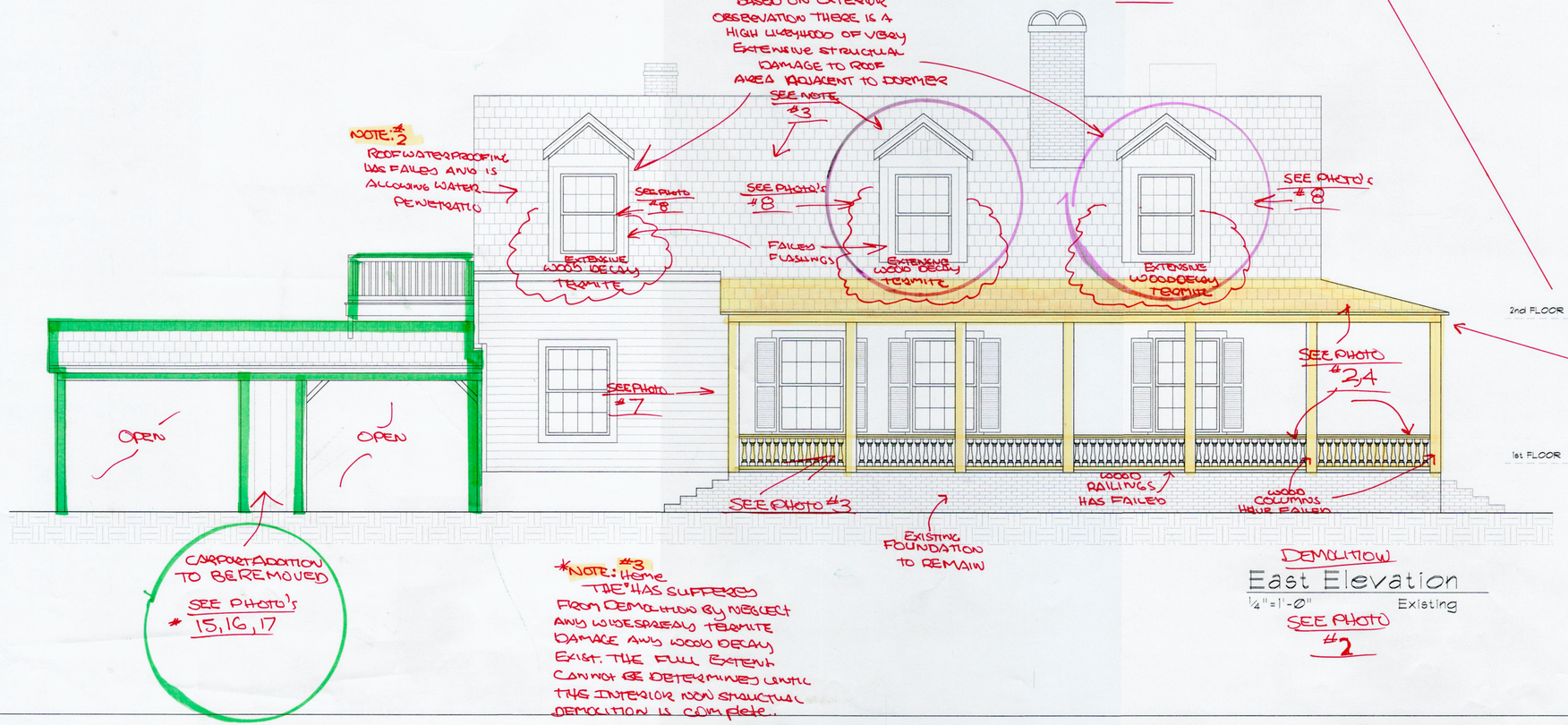
SHEET
A3

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DEMOLITION
North Elevation
1/4"=1'-0" Existing

SEE PHOTO #1



*NOTE: #3 Home THE HAS SUFFERED FROM DEMOLITION BY NEGLECT ANY WIDESPREAD TERMITE DAMAGE AND WOOD DECAY EXIST. THE FULL EXTENT CANNOT BE DETERMINED UNTIL THE INTERIOR NON STRUCTURAL DEMOLITION IS COMPLETE.

DEMOLITION
East Elevation
1/4"=1'-0" Existing
SEE PHOTO #2

JOHN VALDES & ASSOC, INC.
1395 U.S. 1 South, Suite A-1
St. Augustine, Florida 32084
JOHN VALDES
OCT 6, 2021

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

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

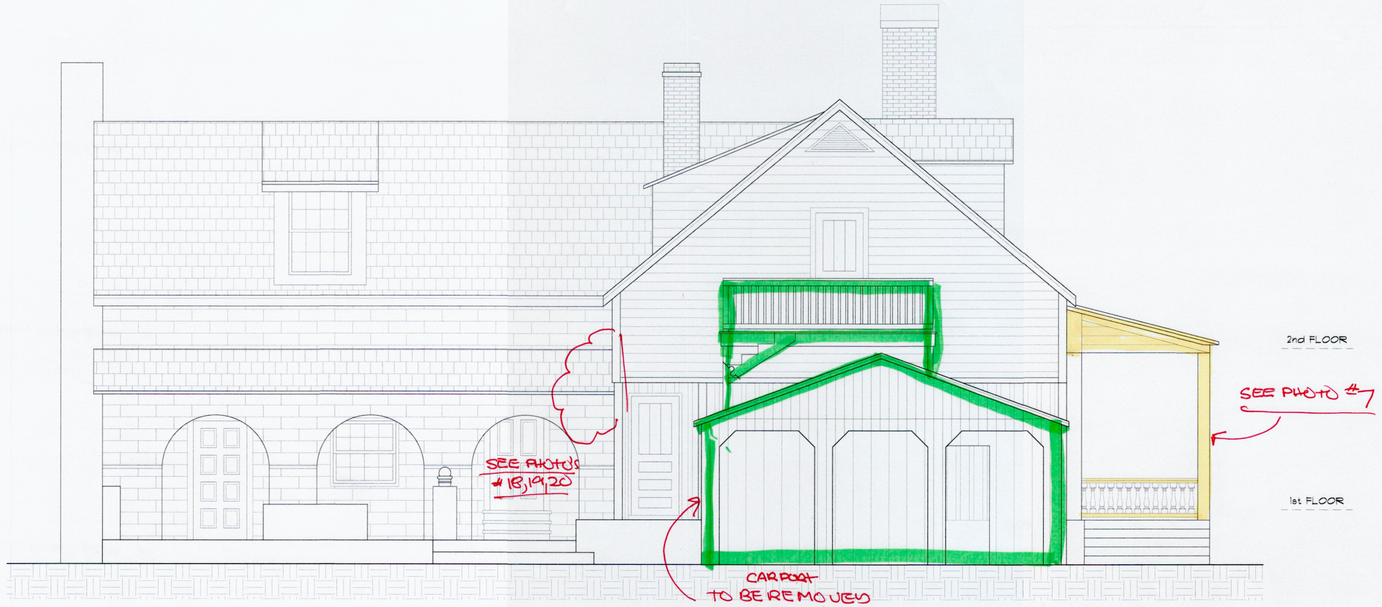
BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	10.05.21
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

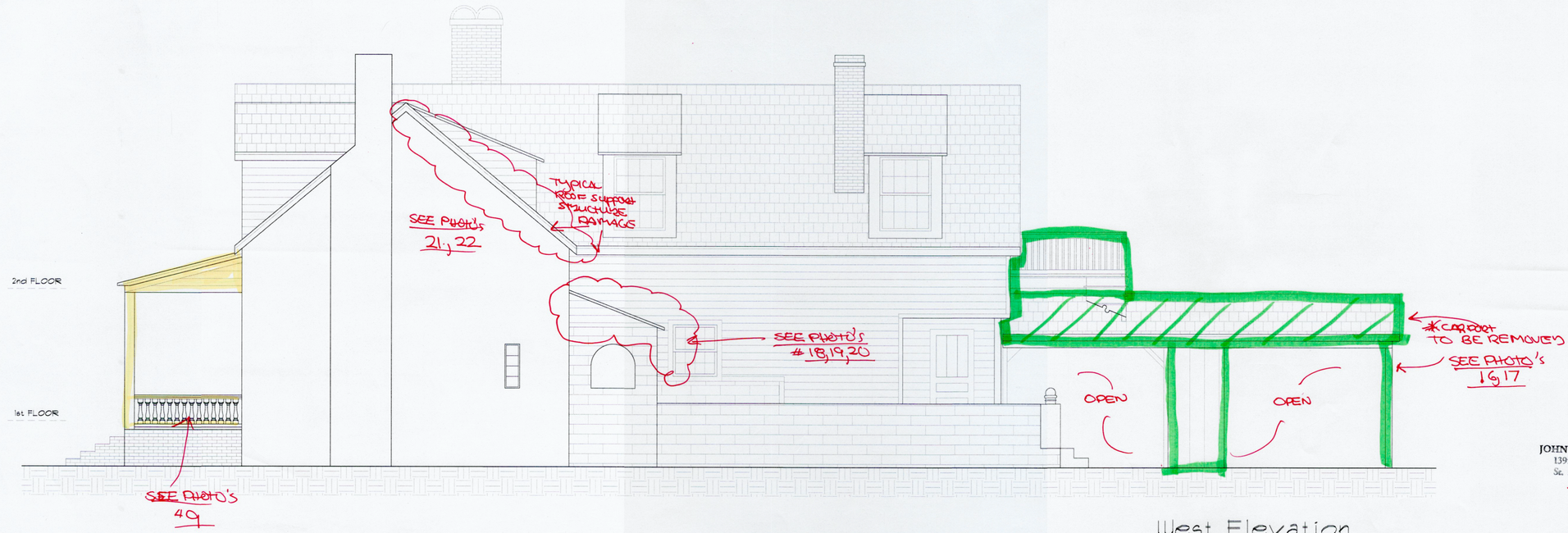
SHEET
A4

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Application Pg. 18



South Elevation
1/4"=1'-0" Existing



West Elevation
1/4"=1'-0" Existing

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1395 U.S. 1 South, Suite A-1
St. Augustine, Florida 32084
JOHN VALDES
OCT 6, 2021

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

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

BUILDING RENOVATION
GRIFFIN RESIDENCE
115 BRIDGE STREET, ST. AUGUSTINE, FLORIDA

Date:	10.05.21
Scale:	AS NOTED
Drawn:	MURPHY
File:	GRIFFIN

SHEET
A4

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St. Augustine, Florida 32084

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JOHN BAILES & ASSOC., INC.
1395 U.S. 1 South, Suite A-1
St. Augustine, Florida 32084



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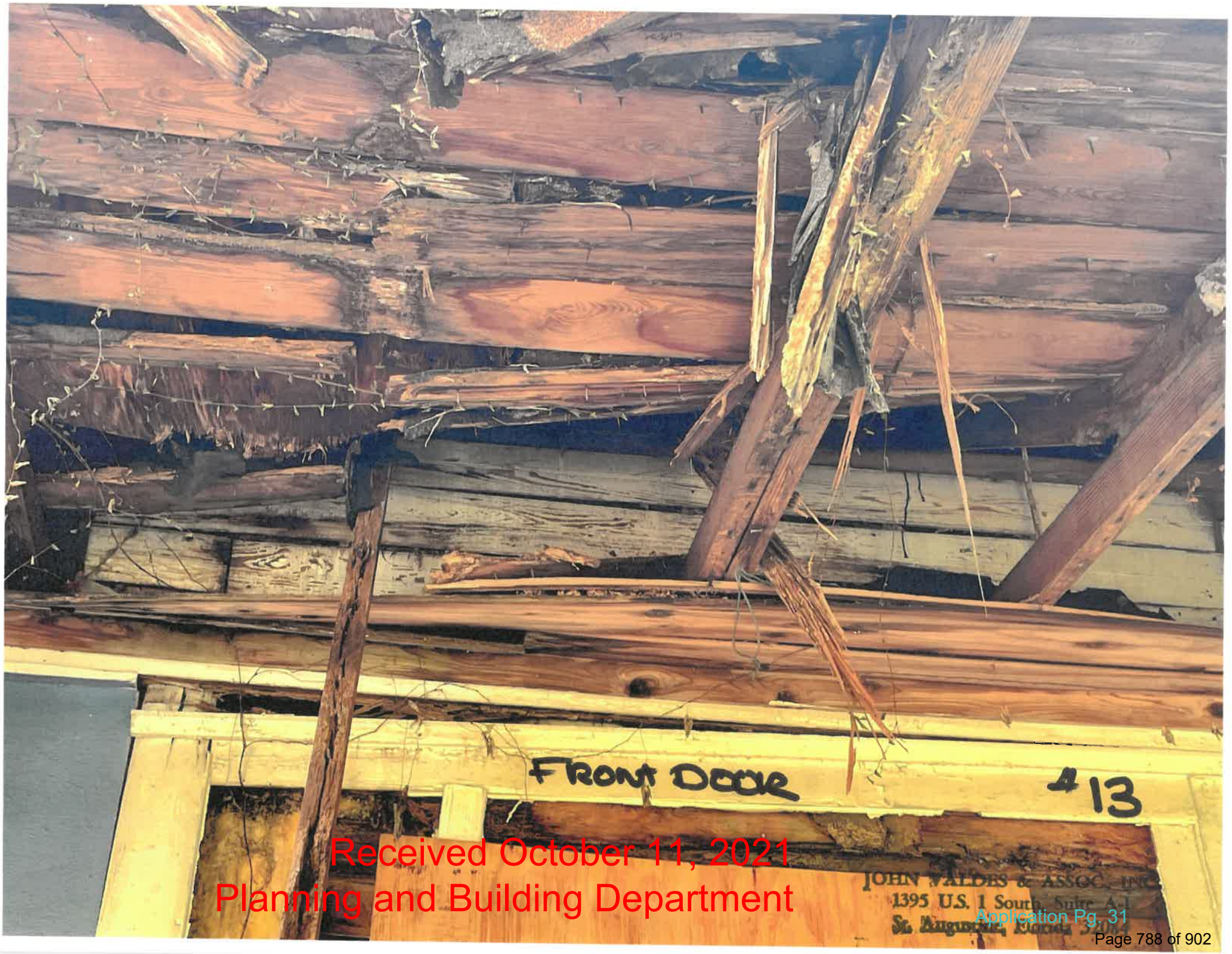



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St. Augustine, Florida 32084
#11
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TRESPASSING

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16

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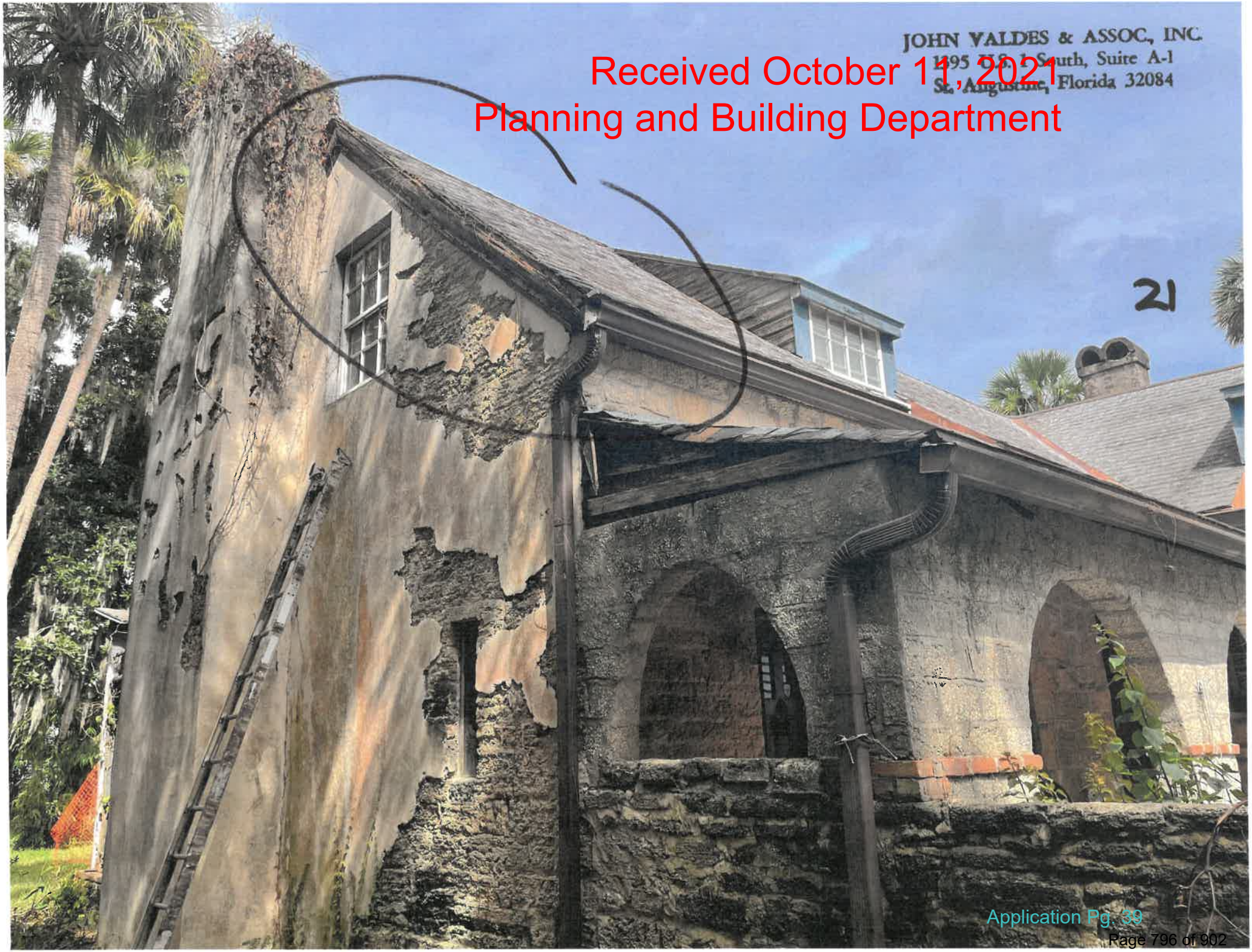
Received October 11, 2021
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Received October 11, 2021
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JOHN WALDES & ASSOC., INC.
1395 U.S. 1 South, Suite A-1
St. Augustine, Florida 32084
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St. Augustine, Florida 32084

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Instr #2021087139 BK: 5337 PG: 918, Filed & Recorded: 8/6/2021 11:05 AM #Pgs:7
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $61.00 Doc. D $5,705.00

Prepared by and return to:
Pamella Gesell
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080
(904) 471-2553
File No 2021-6547

Parcel Identification No 206850-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **6th day of August, 2021** between **Faith E. Elsen, a single woman, Christian A. Elsen, a single man, Jonathan W. Elsen, a single man, Angelica J. Elsen, a single woman, Gloria H. Elsen, a single woman, and Bethany Grace Elsen, a single woman**, Grantors, to **Joseph Griffin, a married man**, whose post office address is **5243 East Grandview Road, Scottsdale, AZ 85254,** of the County of Maricopa, State of Arizona, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of EIGHT HUNDRED FIFTEEN THOUSAND AND 00/100 (815,000.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, Florida, to-wit:

A TRACT OF LAND IN THE CITY OF ST. AUGUSTINE BEING LOTS 1, 2, 3, 4, 5 AND 7, BLOCK C, DUMAS TRACT, AS PER OFFICIAL CITY MAP DATED 1923, EXCEPTING THEREFROM PROPERTY DESCRIBED IN DEED BOOK 231, PAGE 455, DEED BOOK 251, PAGE 160, DEED BOOK 257, PAGE 510, OFFICIAL RECORDS BOOK 1059, PAGE 1146 AND OFFICIAL RECORDS BOOK 1030, PAGE 631, ALL OF THE OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Dmitry Bratslavsky

WITNESS
PRINT NAME: Ingrid Craig

Faith E. Elsen
167 South 33rd Street
Richmond, CA 94804

STATE OF California
COUNTY OF Contra Costa

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 28 day of July, 2021, by Faith E. Elsen.

INGRID CRAIG
COMM. # 2333124
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
MY COMM. EXP. SEP. 3, 2024

Signature of Notary Public
Print, Type/Stamp Name of Notary
Ingrid Craig
Personally Known:_____ OR Produced Identification: X
Type of Identification
Produced: California Drivers License

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kayla Matthews
WITNESS
PRINT NAME: Kayla Matthews

Kim Collins
WITNESS
PRINT NAME: Kim Collins

Christian A. Elsen
211 W. Main Street
Ponoma Park, FL 32181

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 29 day of July, 2021, by Christian A. Elsen.

Kayla Matthews
Signature of Notary Public
Print, Type/Stamp Name of Notary

KAYLA MATTHEWS
Notary Public - State of Florida
Commission # HH 098025
My Comm. Expires Jun 22, 2025
Bonded through National Notary Assn.

Personally Known:_____ OR Produced Identification: X
Type of Identification Produced: valid drivers license

COPY

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kayla Matthews
WITNESS
PRINT NAME: Kayla Matthews

Kim Collins
WITNESS
PRINT NAME: Kim Collins

Jonathan W. Elsen
112 Timberwood Drive
St. Augustine, FL 32084

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 28th day of July, 2021, by Jonathan W. Elsen.

Kayla Matthews
Signature of Notary Public
Print, Type/Stamp Name of Notary

KAYLA MATTHEWS
Notary Public - State of Florida
Commission # HH 098025
My Comm. Expires Jun 22, 2025
Bonded through Nationa. Notary Assn.

Personally Known:_____ OR Produced Identification: X
Type of Identification Produced: valid drivers license

COPY

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Michael Behrens

WITNESS
PRINT NAME: Caille Polnett

Angelica J. Elsen
743 Bernice Court
Orlando, FL 32825

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 22 day of July, 2021, by Angelica J. Elsen.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Caille Polnett
Notary Public
State of Florida
My Commission Expires 08/29/2022
Commission No. GG 253762

Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: Florida Drivers License

COPY

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Christina M. Guyette

WITNESS
PRINT NAME: Kayla Matthews

Gloria H. Elsen
3736 Helicon Drive
Jacksonville, FL 32223

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 23rd day of July, 2021, by Gloria H. Elsen.

Signature of Notary Public
Print, Type/Stamp Name of Notary

CHRISTINA M. GUYETTE
Notary Public - State of Florida
Commission # HH 081801
My Comm. Expires Mar 13, 2025
Bonded through National Notary Assn.

Personally Known:_____ OR Produced Identification: ✓
Type of Identification Produced: Valid drivers license

COPY

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Anuradha Iyer

WITNESS
PRINT NAME: Tamara Smith

Bethany Grace Elsen
Bethany Grace Elsen
1193 Brafforton Way
Tallahassee, FL 32311

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 23rd day of JULY, 2021, by Bethany Grace Elsen.

ANURADHA IYER NOTARY My Comm. Expires July 17, 2023 No. GG 356086 PUBLIC STATE OF FLORIDA

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: ___ OR Produced Identification: ✓
Type of Identification Produced: FL Drivers License

COPY

St. Johns County, FL

2021 TRIM Notice

2021 TRIM Notice (PDF)

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2068500000
Location Address	115 BRIDGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY PT OF LOT 1 ALL LOT 2 PT OF LOT 3 LOT 4 (EX S75FT) & PT OF LOT 5 BLK C (EX OR1030/631 & OR1059/1146) OR5337/918 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Dumas Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	1.040
Homestead	N

Owner Information

Owner Name	Griffin Joseph 100%
Mailing Address	115 BRIDGE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2021
Building Value	$120,583
Extra Features Value	$0
Total Land Value	$550,550
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$671,133**
Total Deferred	$0
Assessed Value	**$671,133**
Total Exemptions	$0
Taxable Value	**$671,133**

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
2020	$100,478	$0	$550,550	$0	$0	$651,028	$651,028	$0	$651,028
2019	$83,699	$0	$555,450	$0	$0	$639,149	$639,149	$0	$639,149
2018	$106,157	$623	$511,785	$0	$0	$618,565	$618,565	$0	$618,565
2017	$108,369	$2,407	$460,615	$0	$0	$571,391	$490,374	$131,017	$440,374
2016	$132,697	$2,407	$399,841	$0	$0	$534,945	$451,320	$133,625	$401,320
2015	$137,901	$2,407	$319,875	$0	$0	$460,183	$416,749	$93,434	$366,749
2014	$112,696	$2,407	$255,900	$0	$0	$371,003	$371,003	$0	$371,003
2013	$116,794	$2,407	$198,323	$0	$0	$317,524	$301,065	$66,459	$251,065
2012	$120,892	$2,407	$172,733	$0	$0	$296,032	$296,032	$50,000	$246,032
2011	$122,941	$2,407	$191,925	$0	$0	$317,273	$317,273	$50,000	$267,273
2010	$127,039	$2,407	$213,250	$0	$0	$342,696	$342,696	$50,000	$292,696

Building Information

Building	1
Actual Area	4144
Conditioned Area	2876
Actual Year Built	1900
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Stucco, Wood
Roof Structure	Gable Hip

Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	6
Baths	4

Category	Type	Pct
Exterior Wall	Stucco	50%
Exterior Wall	Wood	50%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%

Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	12 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
1.5 STORY	2876	1917
PATIO	0	576
FINISHED OPEN PORCH	0	168
FINISHED OPEN PORCH	0	784
OUTSIDE STAIRS	0	144
FINISHED OPEN PORCH	0	35
FINISHED CARPORT	0	520
Total SqFt	2876	4144

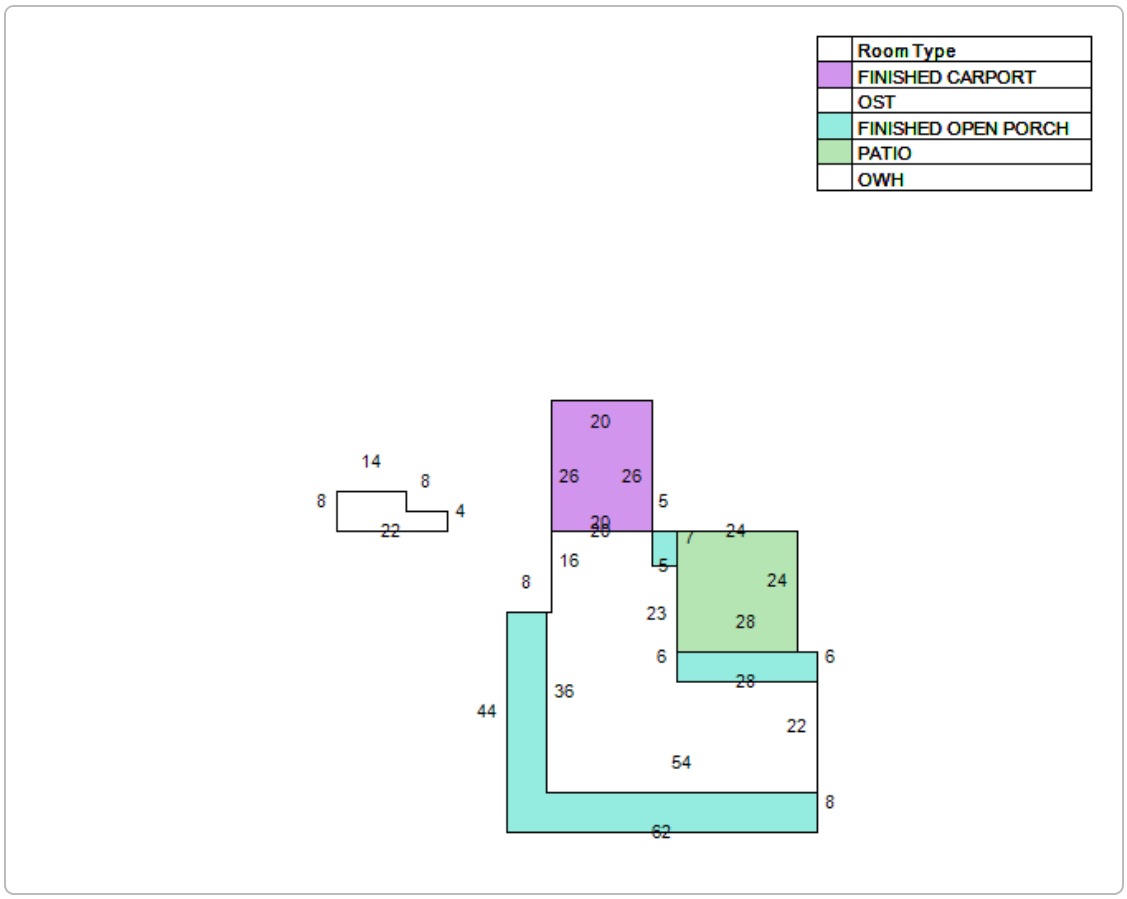
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	175	236	175	EF	$550,550

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/6/2021	8/6/2021	$815,000.00	WARRANTY DEED	5337	918	Q	I	ELSEN FAITH E ET AL	GRIFFIN JOSEPH
	5/8/2006	$0.00	QUIT CLAIM DEED	2712	1005	U	I	ELSEN DAVID C *** ETAL	ELSEN DAVID C ***
	8/17/2005	$0.00	ORDER DET HX REAL P	2516	1953	U	I	ELSEN SUSAN H D ESTATE	ELSEN DAVID C ***
	1/25/2005	$0.00	LETTERS OF ADMN	2371	1790	U	I	ELSEN SUSAN H D ESTATE	ELSEN SUSAN H D TRUST (LETT OF ADMIN)
	9/2/1998	$0.00	WARRANTY DEED	1347	2019	U	I	ELSEN SUSAN H	ELSEN SUSAN H D TRUSTEE
	5/15/1998	$100.00	WARRANTY DEED	1330	198	U	I	FORRESTER PHILLIP W	ELSEN SUSAN H
	5/15/1998	$100.00	PERSONAL REP	1330	195	U	I	FORRESTER LUCILLE ESTATE-FORRESTER KENNETH PR	ELSEN SUSAN H
	9/2/1997	$0.00	OTHER INSTRUMENT	1261	814	U	I	FORRESTER LUCILLE (DECEASED 8/3/97)	FORRESTER LUCILLE E ESTATE (LETT OF ADMIN)
	4/6/1995	$0.00	WILL	1261	810	U	I	FORRESTER LUCILLE	FORRESTER LUCILLE (WILL)
	12/1/1981	$0.00		522	228	U	I		FORRESTER LUCILLE
	1/1/1980	$0.00		477	648	U	I		

Sketch Information



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

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Last Data Upload: 9/21/2021, 12:23:40 AM

Version 2.3.147



Detail by Entity Name

Florida Profit Corporation
JOHN VALDES & ASSOCIATES, INC.

Filing Information

Document Number	P93000026081
FEI/EIN Number	59-3176078
Date Filed	04/08/1993
State	FL
Status	ACTIVE

Principal Address

1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Changed: 02/17/2009

Mailing Address

1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Changed: 02/17/2009

Registered Agent Name & Address

VALDES, JOHN
1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Address Changed: 02/17/2009

Officer/Director Detail

Name & Address

Title DP

VALDES, JOHN O
1395 US HWY 1 S, SUITE A
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2019	03/07/2019
2020	03/20/2020
2021	02/10/2021

Document Images

02/10/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
03/07/2019 -- ANNUAL REPORT	View image in PDF format
02/16/2018 -- ANNUAL REPORT	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
03/11/2016 -- ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
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03/26/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
04/14/2008 -- ANNUAL REPORT	View image in PDF format
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02/07/2006 -- ANNUAL REPORT	View image in PDF format
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01/17/2002 -- ANNUAL REPORT	View image in PDF format
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04/13/2000 -- ANNUAL REPORT	View image in PDF format
05/05/1999 -- ANNUAL REPORT	View image in PDF format
07/31/1998 -- ANNUAL REPORT	View image in PDF format
05/07/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 21, 2021 Meeting



Application PL2021-0132 Address: 160 Oneida Street

Applicant: John Valdes & Associates, Inc.

Property Owner: Charles M. Sapp

Project description: To demolish a residential building constructed c. 1885-1894, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the roof, second floor, the front porch, and much of the first floor.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01509
National Register:	Contributing to the Lincolnville National Register Historic District	Construction date:	1894
Archaeology Zone:	IIC	Zoning District:	RS-2
Parcel number:	212370 0000		
Agenda Item:	8(d)	Previous Action(s):	Certificate of Demolition F2018-0118 (withdrawn)

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Demolition (COD) application follows a previous application by the same building owner for a full demolition which was heard by the HARB and continued on September 20 and October 18, 2018, and January 17, 2019, before being subsequently withdrawn. Minutes from the 2018 and 2019 meetings indicate the HARB found that the undated condition assessment eventually submitted did not describe a lack of structural integrity of the building and also noted the important historical associations to the property (10.18.2018); the architectural and historic integrity that existed with the building, the case of economic hardship was not clearly made, an accurate comparison was still needed of the cost to rehab (the building qualified for ad valorem tax exemption) versus to demolish and build new, steps for meeting building codes due to its historic status, and concern of losing historic buildings in the Lincolnville historic district (1.17.2019).
2. The current application was submitted as a partial demolition; however, the demolition plan included indicates that the roof, the second floor, the two-story front porch and most of the first floor is proposed for demolition. Areas to remain on the existing house's first floor level include portions of the front façade, with the bay to be rebuilt, and the north elevation wall, with modified window openings. New siding to match the existing is proposed for the remaining areas and new additions. The building owner indicated interest in saving areas of the second floor that are sound and to salvage those materials if they cannot be left in place and has gone to the length of removing nails form all the exposed lumber for that purpose.
3. There is a risk that if approved as a partial demolition and the remaining portions of the house are unable to be saved, a full Certificate of Demolition application approval will still be required. Staff informed the applicant that the extent of the proposed demolition will also compromise the architectural integrity as a c.1885-1894 contributing structure. Therefore, staff recommends this COD application be changed from a partial demolition application, and has explained the full COD application requirements, which include: an application fee of $300 and a condition assessment report by a Florida licensed architect or engineer experienced with historic buildings (because it is a contributing property to the Lincolnville National Register Historic District), and that proof of unreasonable or undue economic hardship materials may also be submitted. The building owner requested that the 2018 engineer's assessment submitted for the previous COD application be included in the current packet. Nothing further than the originally submitted application documents was received at this time.
4. The Florida Master Site File survey lists important residents including the president of the St. Augustine Transfer Company, James L. Colee, who served in the State Legislature and as a County Commissioner, and Henry F. Galliard, an officer in the Florida Coast Line and Canal Transportation Company, a manager of the Indian River Navigation Company, and who served locally as city mayor in the 1890s, police commissioner, and postmaster.
5. The 2018 engineer's report noted the extensive termite damage and wood rot was throughout, framing members were not adequate for the existing spans, and the need for major repairs and mold remediation that would require removal of members. The interior had previously been stripped down to the framing with plywood laid over the floor joists. Staff observed the termite damage and how some of the vertical framing stops short of fully tying into the bottom plates. There does not appear to be water damage from above, but the owner noted there had been water in the first-floor level of the home after hurricane flooding.
6. One of the original houses in the Buena Esperanza Subdivision, according to the FMSF, since the previous COD application the two-story house was lifted about 5' and the first floor of the open two-story front porch (on the southeast corner) was removed. Many of the original windows of the house appear to have been previously replaced with aluminum windows, but the wood corner boards and novelty siding, and prominent bay window with wood 2/2 windows on the first floor remain.
7. Plans were submitted showing a new two-story structure will be added to/around the east and north wall portions that are proposed to remain. Only the demolition of the existing building can be considered for this application as the HARB does not currently have design review authority on new construction for this area.
8. Any redevelopment plans may require additional zoning review and may require additional Archaeological Review.

STAFF RECOMMENDATION:

Based on a review of the AGHP, discussions by the HARB for a previous Certificate of Demolition application (F2018-0118), and without the support of evidence to the contrary, staff finds that the board **can take the following actions for a Certificate of Demolition at 160 Oneida Street:**

1. Review the application as a Certificate of Partial Demolition.
2. Continue the application to allow the applicant time to provide updated and a more comprehensive structural assessment and economic hardship information, if the HARB determines that the proposed demolition exceeds the threshold of a partial demolition.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

The application was submitted for a Certificate of Partial Demolition. Demolition plans submitted with the application and included in the packet indicate that the roof, the second floor, the two-story porch, and most of the first floor is proposed for demolition of the two-story residential building. The areas to remain on the existing house's first floor level include portions of the front façade and part of the north elevation wall. The building owner indicated interest in saving areas of the second floor that are sound and to salvage those materials if they can not be left in place.

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

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

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

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

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

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

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

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

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

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

The building was built c. 1885-1894, so is more than 50 years old. The building is not in a Historic Preservation Zoning District, but is contributing to the Lincolnville National Register Historic District, and is recorded on the Florida Master Site File.

The requirements have been sufficiently met for a Partial Certificate of Demolition application. The building owner requested the condition assessment from 2018 to be added to the application packet, which has been included by staff. For a full demolition application, an application fee of $300 required and updated and more complete economic hardship materials may be provided. The building owner was encouraged to complete the Determination of Undue Economic Hardship Worksheet.

DEMOLITION REVIEW CRIERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. N/A

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as many of the residential buildings that are in the neighborhood with a similar age.

3. The impact of the loss of the structure on the streetscape. Although this is not a significant building typology, the permanent loss of a historic building that contributes to the historic district with the remaining intact historic architectural character will negatively impact the streetscape.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The applicant submitted plans for a proposed two-story residential building to be added onto what is proposed to remain. While the proposed plans include elements similar to the existing house, the resulting building may still look like new construction. Design review is not required in this area. Vacant lots in neighborhoods with a regular development pattern are not desirable.

5. The historical or cultural merit of the structure. The majority of the existing historic house is proposed for demolition. The permanent loss of a building that contributes to the Lincolnville National Register District, with what is left of its intact architectural character, will negatively impact the streetscape.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because the building is located in the Lincolnville National Register Historic District, and there have already been many buildings lost to demolition in this district in particular, each demolition will further the overall significant impact to the historic fabric of the district, neighborhood, and streetscape. Although this was submitted as a Certificate of Partial Demolition application, the planned demolition appears to exceed partial demolition and the architectural integrity of the existing contributing building will be lost.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the Frame Vernacular style. While the building is not unusual or particularly unique and is a typical building style in Lincolnville, it has an authentic historic vernacular character that new construction often does not replicate.

8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. The Frame Vernacular style design is found throughout St. Augustine, but many examples have been demolished in Lincolnville.

9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure. Although the wood frame building does not have a unique style or characteristics that would be difficult to reproduce, the proposed new construction portions will have a different look and feel than the existing house and other historic buildings.

10. The justification for the proposed demolition. The building owner sited the existing condition and the cost to rehab and seeks to redevelop the property with a new and larger two-story house/addition proposed to tie into the portions of the front façade and north elevation's one-story walls to remain from the existing house, which will be modified with a different fenestration pattern and new siding.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Polk City Directory Research from 2018 staff report (COD F2018-0118)
5. HARB meeting minutes from Certificate of Demolition application F2018-0118
6. Lincolnville Survey Update showing demolitions

STAFF PHOTOGRAPHS
160 Oneida Street





Front Façade / East Elevation

STAFF PHOTOGRAPHS
160 Oneida Street





Entrance and two-story porch on
Front Façade / East Elevation

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160 Oneida Street







Front Façade / East Elevation's Two-Story Porch and South Elevation

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160 Oneida Street







Bay Window on
Front Façade / East Elevation:
to be rebuilt

STAFF PHOTOGRAPHS
160 Oneida Street





Bay Window on
Front Façade / East Elevation:
to be rebuilt

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160 Oneida Street





Front Façade / East Elevation's Two-Story Porch and South Elevation

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160 Oneida Street





South Elevation

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160 Oneida Street





Rear / West Elevation

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160 Oneida Street



Termite Damage







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160 Oneida Street





Corner of Rear / West and North Elevations

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160 Oneida Street





North Elevation

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160 Oneida Street





North Elevation

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160 Oneida Street





Rear / West Elevation

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160 Oneida Street





Rear / West Elevation

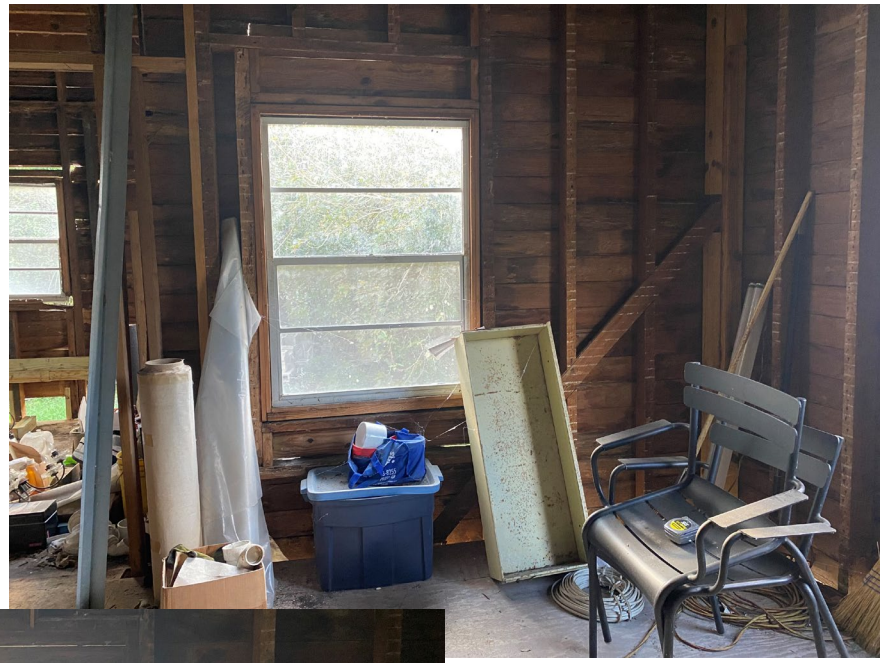
STAFF PHOTOGRAPHS
160 Oneida Street: Interior





STAFF PHOTOGRAPHS
160 Oneida Street

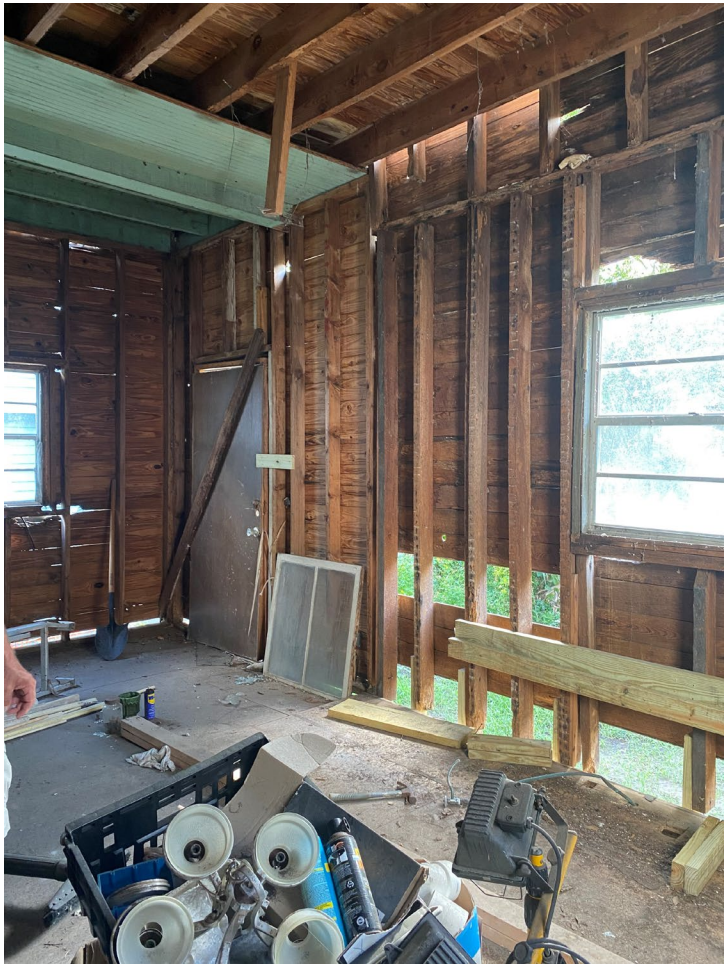






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160 Oneida Street





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160 Oneida Street







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160 Oneida Street: Second Floor Interior





STAFF PHOTOGRAPHS
160 Oneida Street: Second Floor Interior





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160 Oneida Street: Second Floor Interior





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160 Oneida Street







STAFF PHOTOGRAPHS
160 Oneida Street: Context Area







Looking westward to the south and north

STAFF PHOTOGRAPHS
160 Oneida Street: Context Area





Eastward across Oneida Street:
Looking south and north

STAFF PHOTOGRAPHS
160 Oneida Street: Context Area





Looking south and north

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1509 1009==

Site Name: 160 Oneida Street 830== Survey Date: 7901 820==

Address: 160 Oneida Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Buena Esperanza (subdivision) 7 (block) 8 (lot) 868==

MULTIPLE ST3348 868==

Owner of Site: Name: Mayer, Bettie J.;

Address: 160 Oneida Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Andreu, Fred 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469865 (easting) 3305500 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1894 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, dropside, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2, 2/2 (metal) 942==

Foundation: Concrete block piers 942==

Roof Type: Hip, intersecting 942==

Secondary Roof Structures: Hip porch, hip bay 942==

Porches & Balconies: 2 story porch, open on both 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 2 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Transportation, Engineering, Politics/Government, Minorcans, Railroads 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 160 Oneida Street was constructed between 1885 and 1894, and is one of the earlier houses in this neighborhood. It has a small two-story open porch on the front.

Buena Esperanza Subdivision contains some of the finest and some of the most modest homes in St. Augustine, reflecting different periods and different plans for the development of the area. The area was developed by, and served as the home of, prominent Victorian builders and suppliers of building materials like G. E. Hood, whose mill on Riberia Street provided much of the gingerbread used in local construction, and Heth Canfield, who owned the Canfield Lumber Company and was president of the St. Augustine Improvement Company which developed Buena Esperanza. In its early development, along Oneida, South, Central, Cerro and Blanco Streets, it was one of the outstanding Victorian neighborhoods of St. Augustine. It included two of the largest estates in the city: "Three Oaks" at 175 Oneida Street and "Villa Rosa" at 187 Oneida. Its southern boundary, below Cerro Street, was the grounds of the St. Augustine Country Club--now a city park and sewage treatment facility. The early development was primarily White. A later infill of more modest houses, generally one story, and some influenced by the Bungalow style, were designed as Black residences. The area is bounded on the east and west by marshes and the San Sebastian River and Maria Sanchez Creek. Boatyards and some small stores along Riberia are industrial and commercial uses along the western boundary of this primarily residential neighborhood. Threats to the area include heavy traffic on Riberia and South Streets and drainage problems when it rains. There are several unpaved streets in the area. There is also a problem of housing deterioration, though several Victorian houses on Oneida Street have been restored recently.

HISTORY

The southwestern tip of the St. Augustine peninsula was called Buena Esperanza [Good Hope] during the Spanish occupation of the city. The early 18th century Indian village of Pocotalaca was scattered throughout this area and contained a mission church and redoubt. Bernardo Segui, a Minorcan merchant, acquired this property in the early 19th century and devel-

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustin de la Florida", Havana, May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763; St. Johns County Courthouse, Deed Records, Book I-J, pp. 158 and 393.

2. Deed Records, Book K, pp. 101 and 288; Book N, p. 575; Book O, pp. 141, 265 and 504; Book Q, pp. 346 and 354; Book GG, pp. 558, 564-565; Book KK, p. 250; 1894 Birds-Eye View of St. Augustine.

3. St. Johns County Court House, Deed Records, Deed Book 7, p. 225; St. Augustine City Directory, 1885, 1899, 1907, 1911-12;

oped one of the first commercial orange groves in Florida.[1] In the 1830's, Augustus Poujaud, a local economic promoter, built a plantation home on part of the tract and attempted but failed to promote residential construction on the northern fringes of the estate. Further development did not occur until 1885-1891 when the St. Augustine Improvement Company, a local real estate development firm, purchased and subdivided the Buena Esperanza Subdivision. Development proceeded quickly and by 1894 over thirty Victorian style residences were built in the tract, mainly along Oneida Street. Construction continued, however, over the next thirty-five years.[2]

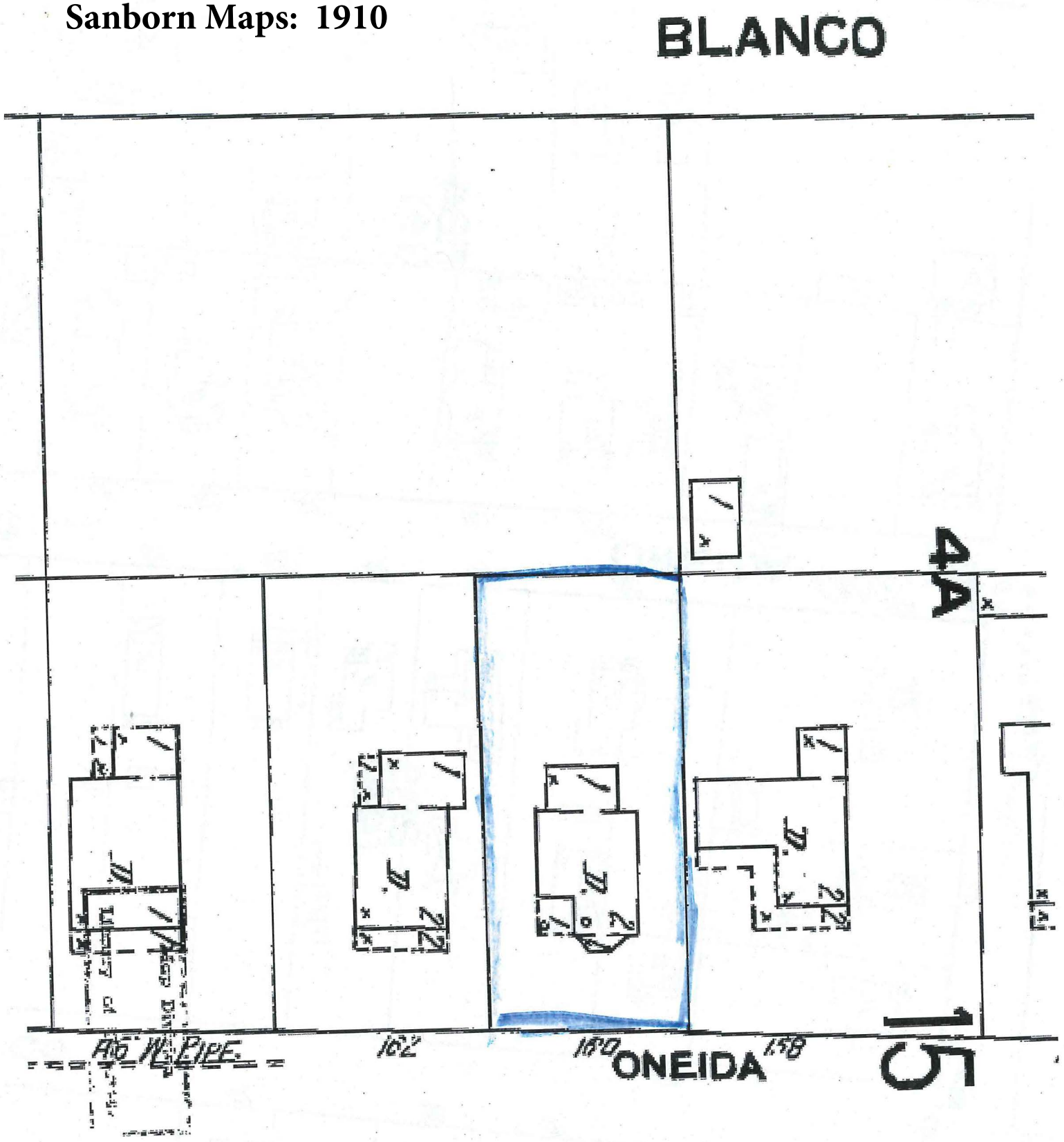
The property at 160 Oneida Street has been owned by several men important to the history and growth of St. Augustine. In 1901, James L. Colee sold the property to Henry F. Gaillard. County Commissioner Colee was president of the St. Augustine Transfer Company and served in the State legislature. His company provided carriages for residents and, with the advent of the automobile, Colee turned this mode of transportation into a sight-seeing service for visitors. Gaillard, too, was active in city government as police commissioner and postmaster. For many years he was an officer in the Florida Coast Line and Canal Transportation Company, and manager of Indian River Navigation Company. He also served as mayor of St. Augustine in the 1890's.[3] From Gaillard, the property passed to William Moody, president of the City Council and a clerk for the C. F. Hamblen Hardware Company. By the late 1920's, the house was the residence of Rupert B. Pyle, a local building contractor.[4]

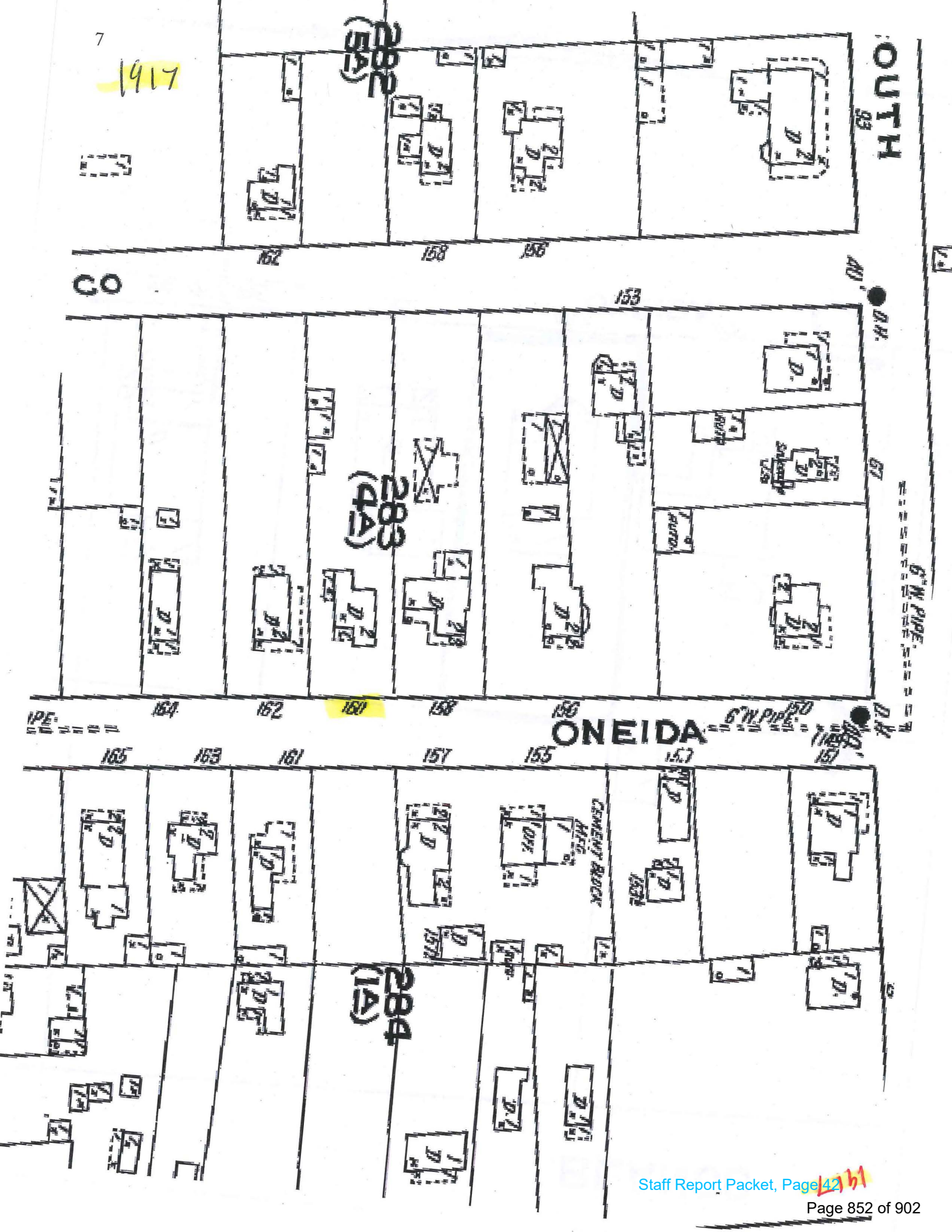
W. S. Webb, Webb's Historical, Industrial and Biographical Florida [New York, 1886], p. 300; Interview by Karen Harvey with B. M. Hall, January, 1979; E. J. Elliot, Elliot's Florida Encyclopedia [Jacksonville, 1889], p. 238; Tatler, January 18, 1896, p. 14; City Directory, 1885, 1899; Thomas Graham, The Awakening of St. Augustije: The Anderson Family, 1821-1924 [St. Augustine, 1979], p. 268.

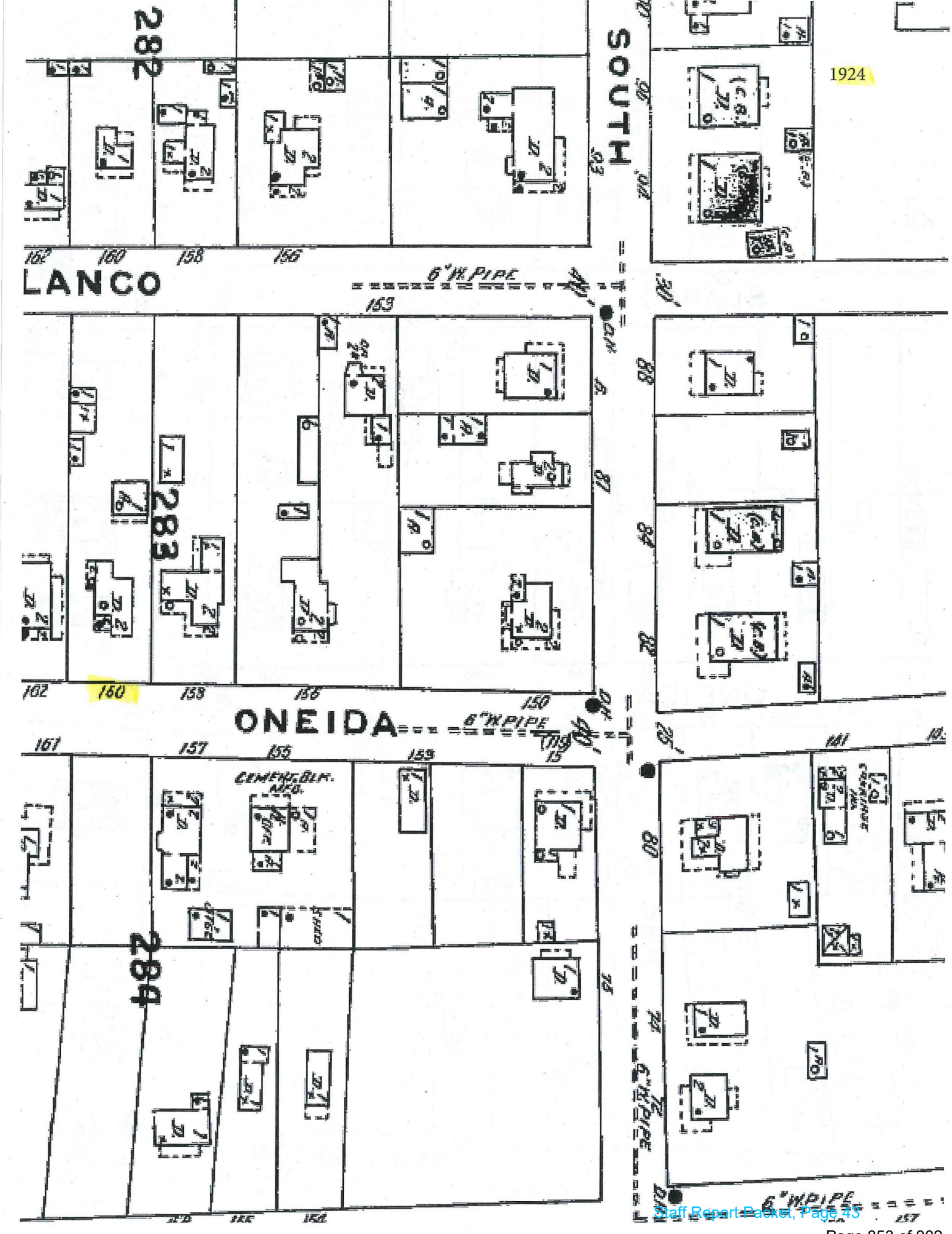
4. St. Augustine City Directory, 1911-12, 1927-28; Historic Properties Inventory Research File.

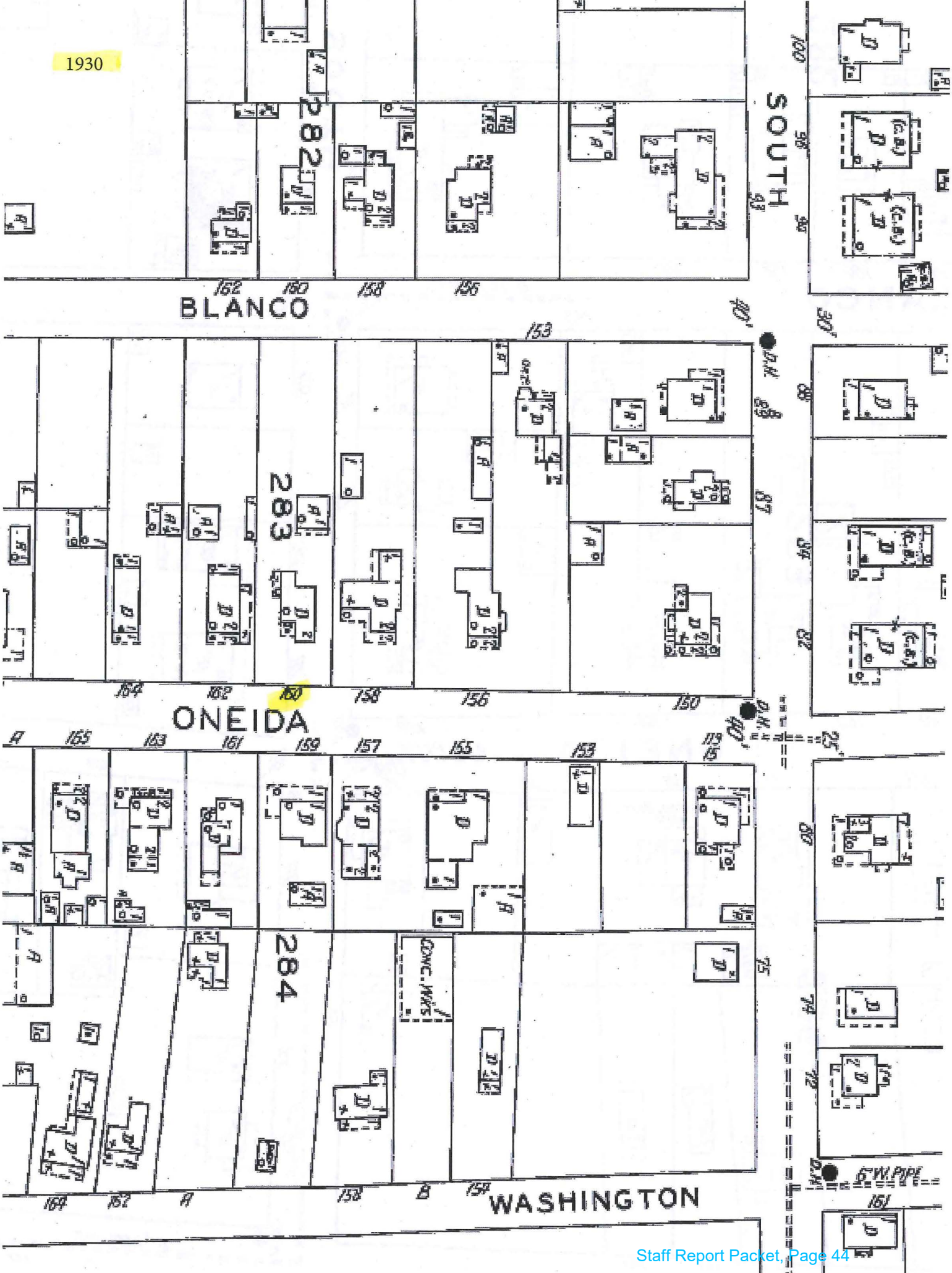


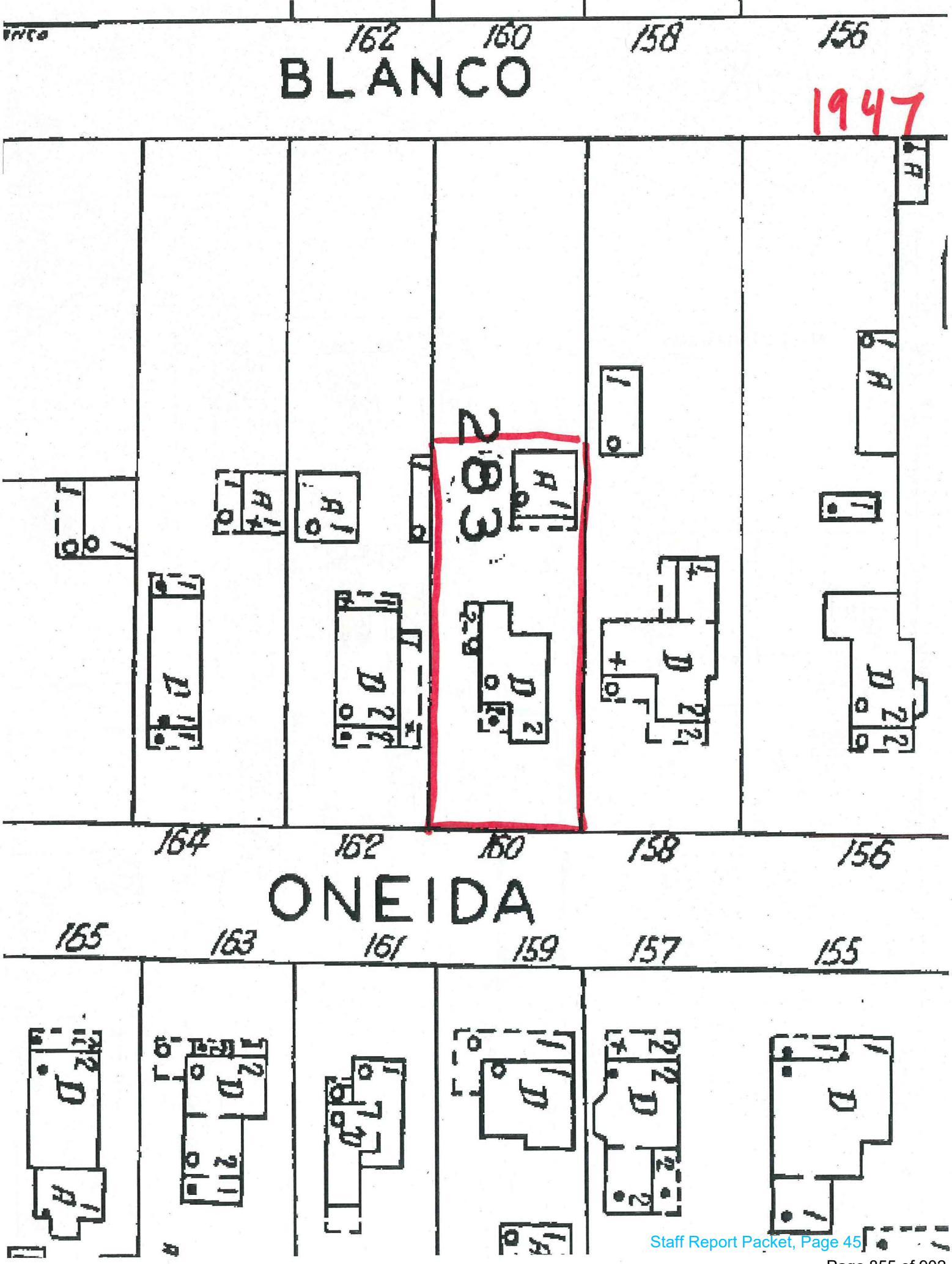
Sanborn Maps: 1910

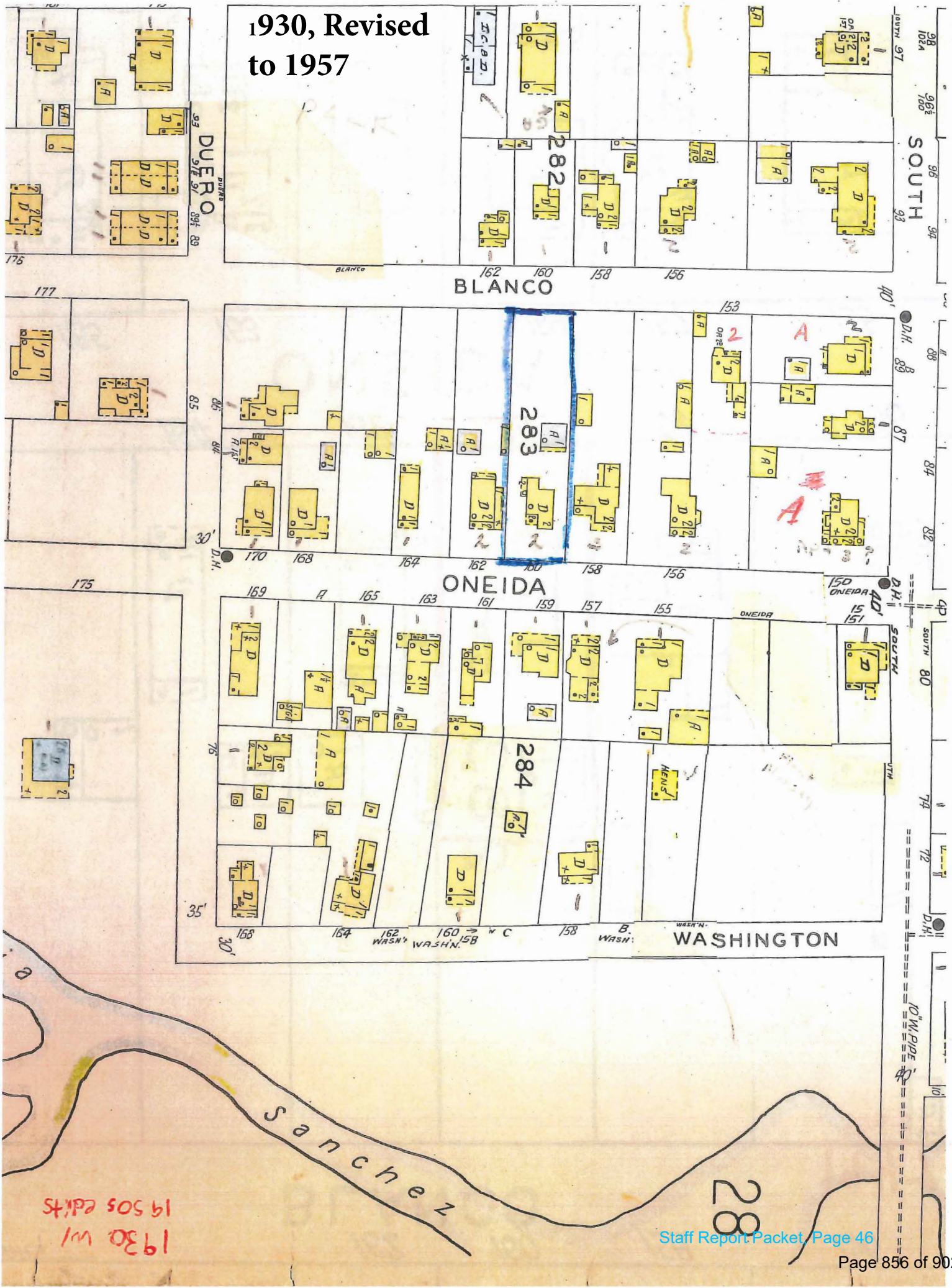



7
1917
OUTH
CO
ONEIDA
6" W. Pipe
CEMENT BLOCK


1924
SOUTH
LANCO
6" W. PIPE
ONEIDA
6" W. PIPE
CEMENT & BLK. MFG.
6" W. PIPE


1930
282
SOUTH
BLANCO
283
ONEIDA
284
WASHINGTON
6" W. PIPE


162
160
158
156
BLANCO
1947
2833
164
162
160
158
156
ONEIDA
165
163
161
159
157
155


1930, Revised to 1957
DUERO
SOUTH
BLANCO
ONEIDA
WASHINGTON
Sanchez
282
283
284
285
1930 w/ 1950s edits

SAHS POLK CITY DIRECTORY RESEARCH

160 Oneida

DATE(S)	NAME	SYMBOLS	PROFESSION
1899	William Moody		
1904	William Moody		
1911-1912	William Moody		
1914-1915	William Moody		
1920	J.J. Swan		
1924-1925	J.D. Mays		
1930	WM C. Cox		
1937	Thos. E. Wroten		
1940	Vacant		
1945	Nelson T. Bishop		
1951	George Harris		
1955	Mrs. Margaret M. McRae		
1960	Vacant		
1965	Lawrence H. Mayer		
1970	Mrs. Bettie J. Mayer		
1975	Mrs. Fred Andreu		
1980	Fred Andreu		
1984-1985	Mrs. Bettie J. Mayer		
1990	Fredk. Andreu		
1995	Frederick Andreu		
2000	Frederick Andreu		
Dec. 2006	Freddie J. Andreu Bettie J. Andreu		

Avenue to allow the applicant time to provide additional information for the condition assessment and information on the engineer's background.

Jan Peaver reviewed the application and asked what further information was needed.

Ex Parte Communication:

(None)

19 certified notices were sent, 8 were returned in favor and 5 had comments.

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

The Board discussed:

- Desired submittal items:
  - Structural Condition Assessment report with photographs from a licensed engineer or architect with proof of credentials
  - Sketch plan of potential replacement structure
- Recommendation that the applicant meet with staff to review examples of a complete application

MOTION

Mr. Weaver MOVED to CONTINUE application 2018-0117 to the October 18, 2018 meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:
AYES: Weaver, Duncan, Benoit, Wingo, Wallace
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

9. (b) 2018-0118 – Charles M. Sapp and Emily S. Pugh – Applicant and Owner 160 Oneida Street

To demolish a building constructed in 1894 that is a contributing building to the Lincolnville National Register Historic District and that is listed on the Florida Master Site File.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Demolition for **160 Oneida Street** to allow the applicant time to provide the condition assessment.

Charles Sapp reviewed the application stating that he had engaged an engineer and was awaiting a condition assessment report.

Ex Parte Communication:

(None)

23 certified notices were sent, 3 were returned in favor and 2 had comments.

MOTION

Mr. Weaver MOVED to CONTINUE application 2018-0118 to the October 18, 2018 meeting. The motion was SECONDED by Mr. Benoit.

There was a brief discussion regarding the possibility of making a case for economic hardship, which was optional, as well as the applicant's option to provide drawings of a replacement structure, which was not required. The Board also discussed alterations to the exterior of the structure that could indicate a lack of historic integrity.

VOTE ON MOTION:
AYES: Weaver, Benoit, Wingo, Duncan, Wallace
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

10. Other Business

10. (a) Discuss and provide recommendation for the Historic Preservation Master Plan

with courtesy copy provided to staff and that a demolition permit no be issued until documents sufficient for a building permit are submitted to staff. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:
AYES: Weaver, Benoit, Roark, Wingo
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (b) 2018-0118 – Charles M. Sapp and Emily S. Pugh – Applicant and Owner
160 Oneida Street

To demolish a building constructed in 1894 that is a contributing building to the Lincolnville National Register Historic District and that is listed on the Florida Master Site File.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Demolition for **160 Oneida Street** to provide the applicant time to confirm whether the building faces structural failure and/or whether the building can be feasibly salvaged.

Charles Sapp was available for questions and gave a brief history of his search for an engineer to provide a condition assessment report.

Ex Parte Communication:

(None)

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

The Board discussed the following:

- Condition assessment report was not dated and Mr. Sapp clarified that the final inspection had been October 8, 2018 and the inspection process had begun after the previous meeting
- Important historical associations and structural integrity
- Assessment did not address or describe a lack of structural integrity in the building

Mr. Sapp stated that second floor joists were not properly supported and that renovations to the structure had caused structural deficiencies. He stated that costs to restore the home were outside their financial means.

The Board continued discussing the following:

- Substantial improvement requirements in the code may require that the structure be raised if the applicant restored the home
- Proof of economic hardship if the applicant wished to go that route including the estimated costs of rehabilitating the structure versus constructing a replacement

MOTION

Mr. Weaver MOVED to CONTINUE application 2018-0118 to the January 17, 2018 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:
AYES: Weaver, Benoit, Roark, Wingo
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. Certificates of Demolition

7. (a) 2018-0126 – Carolyn Moore and Troy Blevins – Applicant
Carolyn Moore – Owner
91 Coquina Avenue

To demolish a building constructed in 1959 that is listed in the Florida Master Site File and not listed in a National Register Historic District.

Bob Bonner waived his right to a presentation and agreed with staff recommendations.

Ex Parte Communication:

(None)

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

It was clarified that the item was expedited because the proposed changes affected only parts of the structure that were previously added and not an original feature of the historic structure.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application 2018-0178 for 306 St. George Street with the condition to clarify the foundation design as listed in the staff report. The motion was SECONDED by Ms. Wingo.

Ms. Wallace noted that the site was within an archeological zone and the applicant stated he was aware of the requirements associated with the zone.

VOTE ON MOTION:
AYES: Weaver, Wingo, Benoit, Wallace, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Certificate of Demolition 2018-0118 – Charles M. Sapp and Emily S. Pugh – Applicant and Owner
160 Oneida Street

To demolish a building constructed in 1894 that is a contributing building to the Lincolnville National Register Historic District and that is listed in the Florida Master Site File.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can take the following actions for the Certificate of Demolition for **160 Oneida Street**:

1. **APPROVE** the proposal if the Board determined that denying the application would cause undue economic hardship
2. **CONTINUE** the proposal to give the applicant time to confirm whether the building faces structural failure and/or whether the building can be feasibly salvaged

Charles Sapp reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 3 were returned in favor, and 2 had comments.

Public hearing was opened.

Tom Schubert spoke in favor of the application citing that the structure had no historical integrity. He felt that the neighborhood would rather see an appropriate replacement structure along the street that could be easily designed with appropriate character.

B.J. Kalaidi cited the history of the abandoned structure. She spoke against the application and felt the building could be saved.

Public hearing was closed.

The Board discussed:

- Historic and architectural integrity were present in the structure
- Case for economic hardship was not clear

- Property qualified for Ad Valorem Tax Exemption if it were rehabilitated
- Desire to see comparison in costs of rehabilitation versus demolition and reconstruction from qualified contractors or engineers
- Concern for the loss of historic properties in Lincolnville at the risk of losing National Register Historic District status
- Steps for meeting necessary building codes and possible variances due to historic status

MOTION

Ms. Wallace MOVED to CONTINUE application 2018-0118 at 160 Oneida Street to the February 21, 2019 meeting in order that the applicant may provide the required information discussed during the hearing. The motion was SECONDED by Weaver.

VOTE ON MOTION:
AYES: Wallace, Weaver, Benoit Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (b) Certificate of Appropriateness 2018-0121 – Don Crichlow & Associates – Applicant
Steven and Linda Lohrke – Owner
320 Charlotte Street

To construct a second-story onto an existing one-story Frame Vernacular home and to build a two-story garage apartment.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **320 Charlotte Street** to allow the applicant to consider reducing the garage addition to one story and reducing the vertical elements of rear additions to be compatible with the height, scale, size, and placement of the historic building.

Don Crichlow reviewed the application with a presentation.[2]

Ex Parte Communication:

(None)

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

The Board discussed:

- Changes to the rear addition were more in keeping with scale of the existing structure
- Desire to see physical examples of two-story garage apartments along the street, similar to the proposed, which the applicant noted were primarily stand-alone structures
- Design of proposed two-story garage overpowered the historic structure due to the height and forward setback
- Recommendation to lower dormer further to further reduce impact on the historic structure
- Desire for single-story garage addition rather than proposed two-story garage apartment

Mr. Crichlow presented an altered plan which illustrated a garage design that matched the 20 foot height of the existing historic structure.

The Board continued discussion regarding:

- Recommendation to also lower the stairwell roof
- Desire to see more detailed renderings of newly proposed lower-profile garage apartment

[2] Attached to original minutes

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness for **57 Marine Street (a.k.a. 154 Avenida Menendez)** with the following condition:

1. The applicant redesign the window on the western elevation to make it more compatible with the historic building.

Les Thomas agreed to staff conditions and waived the presentation.

Ex Parte Communication:

(None)

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

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application 2019-0005 with the condition as indicated in the staff report. The motion was SECONDED by Ms. Wallace.

VOTE ON MOTION:
AYES: Weaver, Wallace, Benoit, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Certificate of Demolition 2018-0118 – Charles M. Sapp and Emily S. Pugh – Applicant and Owner
160 Oneida Street

To demolish a building constructed in 1894 that is a contributing building to the Lincolnville National Register Historic District and that is listed in the Florida Master Site File.

Applicant withdrew the application prior to the meeting.

6. (b) Certificate of Appropriateness 2018-0121 – Don Crichlow & Associates – Applicant
Steven and Linda Lohrke – Owner
320 Charlotte Street

To construct a second-story onto an existing one- story Frame Vernacular home and to build a two- story garage apartment.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness for **320 Charlotte Street** with the following conditions:

1. HARB finds that the alterations conform with the AGHP and with the Secretary of the Interior Standards for Rehabilitation.
2. The pergola is reduced in size to fit a residential scale
3. The window on the eastern elevation of the secondary structure is centered or a second window is added

Don Crichlow reviewed the application regarding changes from the previous plan, including removal of the two-story garage.

Ex Parte Communication:

(None)

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

The Board discussed the following:

- Staff recommendations
- Zoning concerns, including the rear non-conforming rear and side setbacks


National Register Districts
Lincolnville
Structures (479)
Destroyed Structures (123)
Parcels (1,093)
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
La Quinta Pl
Granada St
Cordova St
Palm Row
Avilés St
Cadiz St
Bravo Ln
St George St
Charlotte St
Bridge St
Martin Luther King Ave
Desoto Pl
Cedar St
Bravo St
Bridge St
Dumas St
Oneida St
Samford St
St Francis St
City Gabes Park
Marina
De Haven St
Meade St
Kings Ferry Way
Lincoln St
Lovett St
Keith St
Washington St
Maria Sanchez Lake
Maria Sanchez Lake Park
Twine St
Blanco St
Cerro St
Eddie Vickers Park



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☑ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0132

Receipt No. 2195633 Meeting Date October 21, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT John Valdes
   Business (if applicable) John Valdes & Associates
   Address 1395 US Hwy 1 S, Suite A
   City St. Augustine State FL Zip 32084
   Daytime telephone (904) 824-6150 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Charles M Sapp
   Business (if applicable) _____
   Address 1744 NW 7th PL
   City Gainesville State FL Zip 32603
   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 160 Oneida Street

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 8 Block 7 Subdivision Buena Esperanza Parcel Number 2123700000

5. DATE OF CONSTRUCTION 1892 Source: CITY M.SITE PH.

6. HISTORIC STATUS (check all that apply)
   ☐ Designated Local Landmark
   ☐ Property individually listed on the National Register of Historic Places
   ☐ Contributing building in National Register Historic District
   ☐ Listed on Florida Master Site File
   ☑ 50 years of age or older

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

☑ Photographs and/or drawings of elevations and architectural features to be removed.

☑ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☑ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

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

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

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

Received September 10, 2021
Planning and Building Department

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

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

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

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

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

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

PRINT APPLICANT'S NAME JOHN VALDES DATE 9/10/21

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME _____ DATE 9-10-2021

SIGNATURE OF 1st PROPERTY OWNER Charles M Sapp

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

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

_____

BY: _____
Signature of Owner

Charles M Sapp
Print Name of Owner

352-317-7540
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 10th day of September, 2021.

By Charles M Sapp

Identification verified:

Oath sworn: _____ Yes ✓ No

Personally known to me and by physical presence

Notary Signature: Lucile M Allen

My Commission expires: 3/15/2024

LUCILE M ALLEN
Notary Public - State of Florida
Commission # GG 935821
My Comm. Expires Mar 15, 2024
Bonded through National Notary Assn.

Rev:022117

RGM ENGINEERING, INC.
Land Development-Permitting-Utilities
1928 River Lagoon Trace -- St. Augustine, Florida -- 32092

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October 8, 2018

Reference: 160 Onieda Street

To whom it may concern:

As requested, I performed an inspection of the above referenced address. The inspection was to determine if an existing structure was structurally sound.

The weather was sunny with temperature in the 90's.

Mr. Sapp retained RGM Engineers, Inc to inspect the structure at the above address.

The following are the findings:

The structure has been stripped and modified to the point it no longer retains its original historic character. The most appealing architectural feature still present (the bay-front windows) are not original to the structure, they are an older addition.

All of the following have been removed from the structure most recently in the 1970's remodeling:

- All but three of the exterior windows (Three remaining must be removed due to rot and decay) the new widow added in the 70's are inexpensive aluminum windows considerably smaller than the original openings
- All original doors and fixtures
- All Plumbing fixtures
- Porch railings, posts, and decorative supports
- Stoops
- Staircase, banister and railing
- Fireplaces and stoves
- Interior molding and woodwork
- Exterior molding wood work

The interior layout has been modified to accommodate additions cutting into the structural integrity of the building it being of a balloon construction.

The2nd floor joists across the majority of the structure are unsafe due to the extensive termite damage and wood rot. They are original 2"X4" are over spanned and need complete replacement.

The following area will need to be removed and replaced (reason):

All corners of the floor support beams (wood rot)
100% of the floor and sub floor (Termite Damage)
All exterior wall and framing area 3' under the replacement window openings (water damage/wood rot/termite)
Front, lower and upper porch (wood rot/termite)

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Stair case (termite/dry rot/70's poor remodel)
72% of the exterior siding (wood rot/termite/water0
Large sections of the balloon framing (due to termite damage will not grip anchoring nails)
Six of the foundation piers have shifted and settled (missing/settling/detreating materials)
The structure does not have plumbing, electrical beyond knob and tube, a kitchen or heat & air.
To avoid future flooding, it will need to be raised 14" and a new foundation constructed.

In conclusion, it is of the opinion of this engineer that this structure is in need of major repairs The repairs and mold remediation would require a complete structure removal and replacement. Today there are termite damaged decayed building materials to work around. The building assessment in this area would be better served to demolish the current structure and have Mr. Sapp and Mrs. Pugh rebuild a similar home on the lot conforming to the feel of the current structure. The owners have conveyed to me that is their plan. The current house plan they have developed with their architect and draftsman uses the same footprint squaring off the back NW corner and adding a sitting porch across the back.

If the purpose is to honor the history of the neighborhood and preserve this would contribute to that mission.

If I can be of any further assistance, please feel free to contact me at 904-814-7633.

ROBERT GEORGE MORGEN, JR. LICENSE No 58118 STATE OF FLORIDA PROFESSIONAL ENGINEER

10-8-16

Thank you,

Robert G. Morgen Jr. P.E.
#58118

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ENGINEERING, INC.

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1928 River Lagoon Trace -- St. Augustine, Florida -- 32092

Reference: Engineering Qualifications

To whom it may concern:

I would like to introduce myself. My name is Robert G Morgen Jr. , P.E. Attached you will find my resume with all my formal personal specifications.

I have been in Northeast Florida my entire engineering career. I have completed projects from Palm Bay, Florida, to Universal Studios, to Yulee, Florida and all areas in between. The relationships that I have built throughout the years with all the agencies involved with permitting has become an invaluable asset. I pride myself on communicating with contractors at all levels to ensure that all aspects of the projects are considered.

My experience in Historical restoration, repair and removal here in the region covers, St. Augustine, the Palatka City River Front Restoration Project, other historic areas of Northeast Florida. My experience is broad and extensive having been both the lead engineer on projects as well as working as a team with others.

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Robert G. Morgen Jr. P.E.

1928 River Lagoon Trace
St. Augustine, FL 32092
(904) 814-7633
rgmdownunder@comcast.net

Civil Engineer

EDUCATION

Audubon High School	Graduate class of 1986	High School Diploma
St. Johns River Community College	Graduate class of 1992	Associates of Arts.
Florida State University	Graduate class of 1996	Bachelors of Science (Civil Engineering)

MILITARY EXPERIENCE

Active duty Army	**October 1986 – October 1989**	**Combat Engineers**
Army National Guard	**August 1991 – August 1992**	**Defense Air Artillery**

Military Record Form DD214 is available upon request

PROFESSIONAL EXPERIENCE

June 1995 – March 1997
The Stellar Group -
Title: Project Engineer

First full time position after graduating Florida State University. Primarily assisted in the design of refrigeration buildings as a structural engineer. Design included concrete tilt up panels, concrete foundations, steel beams, steel / concrete columns and steel roof membranes.

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April 1997 – February 1999
Bessent, Hammock, & Ruckman (BHR)
Title: Project Engineer

Responsible for land development, engineering and design. All design involved using storm water modeling software (AD Icpr and PONDS). This software is the accepted modeling software of the SJRWMD and FDOT. Experience was permitting with SJRWMD, FDOT, City of Jacksonville, City of St. Augustine and St. Johns County. Some of the clients / projects were Jacksonville Naval Air Station (several drainage studies on runways), the City of St. Augustine (Riberia St. park drainage analysis), Florida School for the Deaf & Blind (streets and drainage improvements) and City of St. Augustine Beach (14th Street drainage improvements & permitting).

March 1999 – May 2002
City of St. Augustine –
Title: Utility Engineer

Responsible for plan review, design and construction of all water and sewer distribution systems. Also, designed and built storm water projects when the City Public Works Department was on a critical time path. All projects required full engineering design, preparing construction specifications, creation of an engineers estimate for budgeting, putting the project out to bid, award the contract and provide construction management to complete the project through the as-built phase. This consisted of managing subcontractors and supervising city construction crews to complete projects. During this time the Professional Engineering license was obtained.

May 2002 – Present
RGM Engineers, Inc. aka RGM Engineering, Inc.
Title: Owner / President.

Performed all AutoCAD design and engineering calculations. Storm water design projects required being proficient in storm water modeling and analysis. The software used for modeling is AD Icpr and PONDS. This software is the accepted software of the SJRWMD and the FDOT. Other disciplines of engineering are streets / roadway, utility, marine and structural construction plans. Complete and detailed reports had to be generated to acquire permits. Several disciplines of engineering design were implemented as follows:

Drainage / Streets & Roadway Design Engineering – Projects ranged in size from less than one acre commercial buildings to over 25 acre subdivisions. Engineering included all utilities, environmental coordination with consultants, storm water design, site planning and permitting through all agencies. Streets / Roadway projects consisted of implementing Florida Department of transportation standards and providing the construction management to complete construction. Providing full cross sections of the roadway design as needed. To design the streets / roadways, a storm water model had to be completed to demonstrate full permitting requirements and drainage analysis to prevent flooding.
Software used to accomplish modeling are:

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AD Icpr, PONDS, Excel, and Powerpoint
Reports were generated using all Microsoft office software

Utility Engineering – Sanitary sewer system rehabilitation. Lift Station design for many systems that have to be upgraded from a septic system. New design for lift Stations in commercial projects or sub-divisions.

Structural Engineering projects - range in size from small residential home additions to full house plans to commercial structural build out design to include life safety and full architectural plans. All materials were specified with economics and construction feasibility taken into account.

Marine Construction – Engineering design of retaining walls. Steel & vinyl sheet piles, wooden, and concrete. Along with boat houses and the related docking structures.

Construction management consisted of coordination with the owners and contractors. This required receiving bids, specifying materials, awarding the contract and supervising contractors through completion and producing final inspection reports.

Some projects completed as RGM Engineers Inc. are the following:

The North Florida Ship Yards, Concrete repair of major spalling of the steel reinforced concrete dry docking facility constructed in 1941. Responsible for all inspections and construction techniques of the repair. The repair / inspections involved the complete prep, analysis of the damage or decay, selection of the appropriate repair method and preservation of the repaired area.

Vigor Marine in Seattle Washington, concrete dry docking facility. Responsible for all inspections and providing an extensive report for the repair of this facility.

Universal Studios in Orlando Florida, responsible for inspection and construction implementation on several of the reinforced concrete pedestals for the Hulk roller coaster.

The City of St. Augustine Beach projects include: Revision of the stormwater master plan for the city, Splash Park, A Street restrooms & parking area, 10th & 11th Street restrooms & parking area, FDOT permitting for irrigation crossing on SR312, FDOT permitting for the business signs on A1A, Maratea pedestrian crossing and Madrid Street FDOT drainage permit.

Robert Marshall: 120,000 sf commercial development, permitting involved large scale stormwater modeling for drainage analysis and all structural / architectural buildouts.

Watson woods sub-division: Approx. 25 acres, provided complete design to include streets, drainage, utilities and full site plan development.

In living in the oldest city (St. Augustine, Fl.) there have been many structures that were constructed in the late 1800's and early 1900's that were completely restored to original condition under the direct supervision and management of RGM Engineers, Inc. Structures range in size from single family homes to large 30,000 sf commercial / multifamily conversions of these historic buildings.

In addition to the above, professional responsibility for the design and construction management of several office buildings, multi family, daycare / preschools, and restaurants.

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Land Development-Permitting-Utilities
1928 River Lagoon Trace – St. Augustine, Florida – 32092

CERTIFICATIONS

Professional Engineer, Florida State Board of Professional Regulations

REFERENCES

• Chris Cannan	Utility Department	St. Johns County	904-347-3037
• Marie Hobbs –	Zoning	St. Johns County	904-823-2474
• Steve Alexander-	Attorney		904-824-9789
• David Shoar -	St. Johns County Sherriff		904-669-1877
• David Messenger-	St. Johns County Sherriff Deputy Director		904-669-4449
• Robert Marshall-	Principle Real World Builders		904-540-1493
• Michael Pierce –	Principle Pierce & Sons Construction		904-692-2049
• Mark Chattin –	Retired Dir of Pub Works	City of St. Augustine Beach	904-669-4325
• Henry Green –	Principle Green Family Investments		904-829-6858
• Everett Frye –	Supervising Professional Engineer SJRWMD		904-448-7913
• Ed Paucek –	Principle Black Star Corp.		904-794-7787
• Bill Harriss –	Former City Manager for the City of St. Augustine		904-824-7122
• Howard White –	Director of the St. Johns County Building Department		904-827-6803
• Sid Ansbaucher –	Environmental Attorney Grey / Robinson P.A.		904-483-8088

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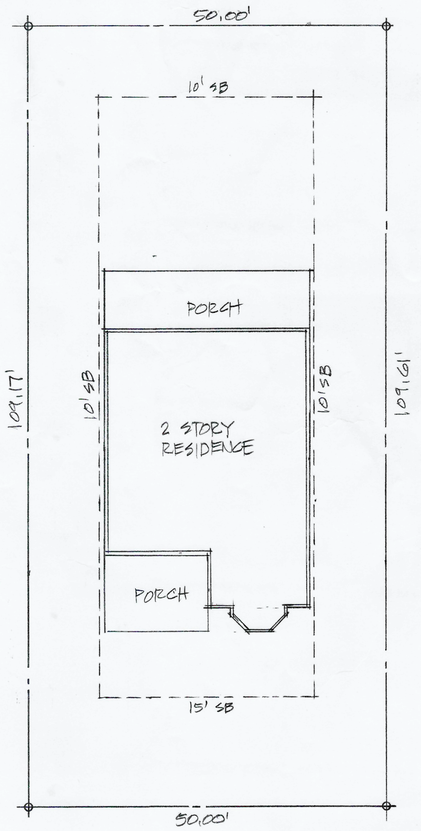
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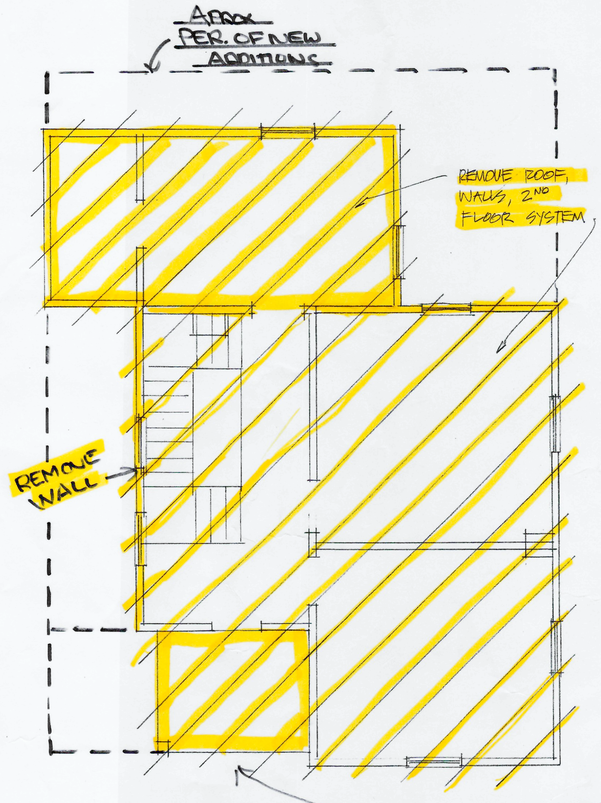


Application pg. 19

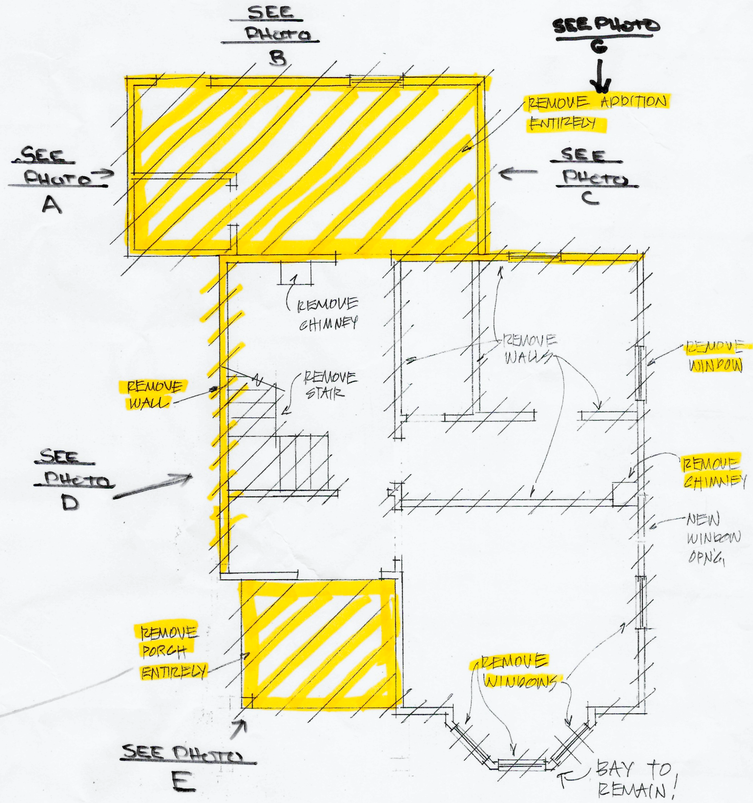
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SITE PLAN
1"=10'



2ND FLOOR DEMOLITION PLAN
1/4"=1'



1ST FLOOR DEMOLITION PLAN
1/4"=1'

SEE PHOTO F

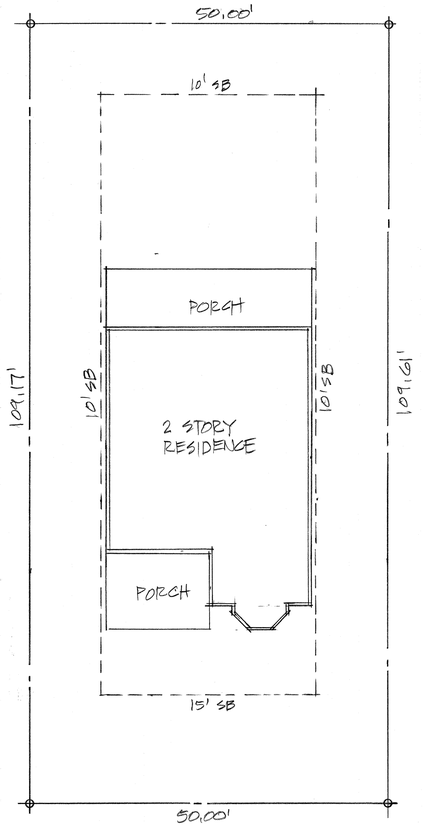
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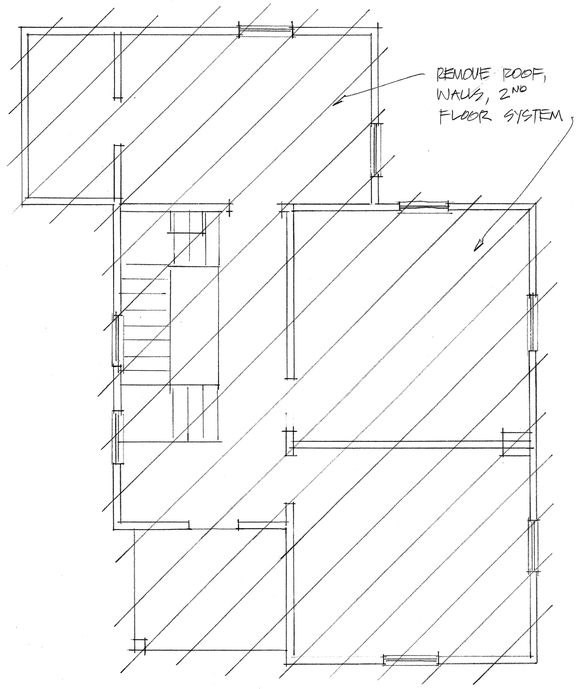
Andrew Kaplan, architect
Lic. No. AR0007873
P.O. Box 13893, Gainesville, FL 32604
Ph: 352.373.2726 / E-mail : kaplanarchitect@gmail.com
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Date:
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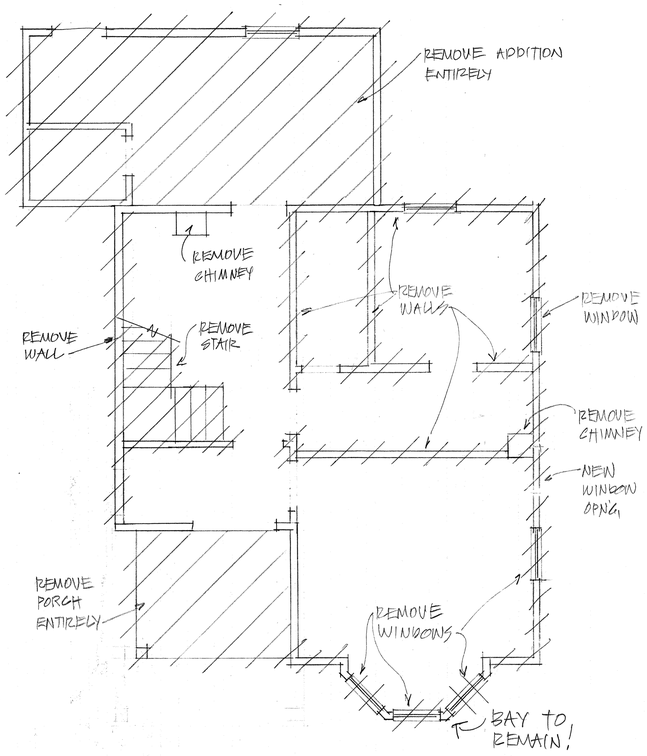
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SITE PLAN
1"=10'



2ND FLOOR DEMOLITION PLAN
1/4"=1'



1ST FLOOR DEMOLITION PLAN
1/4"=1'

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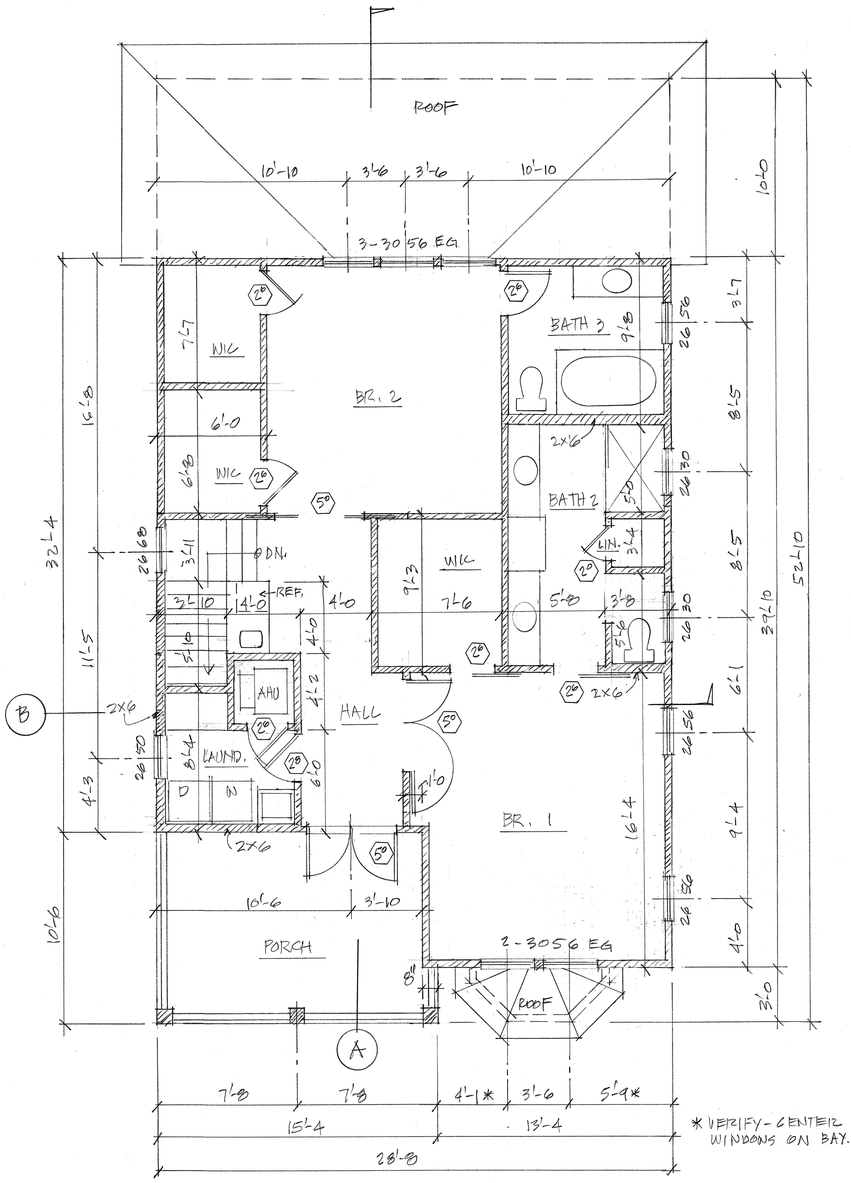
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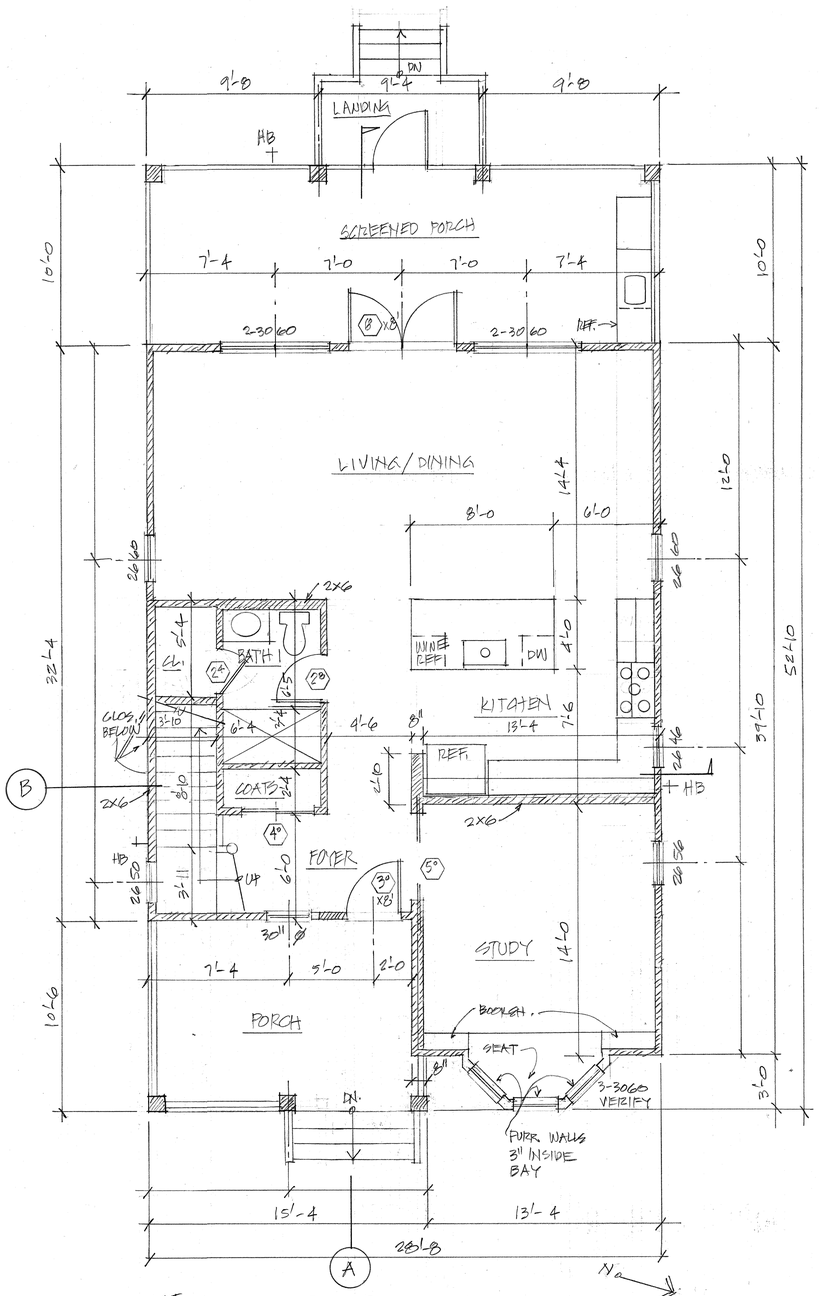
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2ND FLOOR PLAN

1/4"=1'



1ST FLOOR PLAN

1/4"=1'

AREAS:

1ST FL. HEAT/COOL	1052 S.F.
2ND FL. HEAT/COOL	1011 S.F.
TOTAL HEAT/COOL	2063 S.F.
1ST FL. FRONT PORCH	150 S.F.
1ST FL. BACK PORCH	287 S.F.
2ND FL. FRONT PORCH	150 S.F.
TOTAL	2650 S.F.

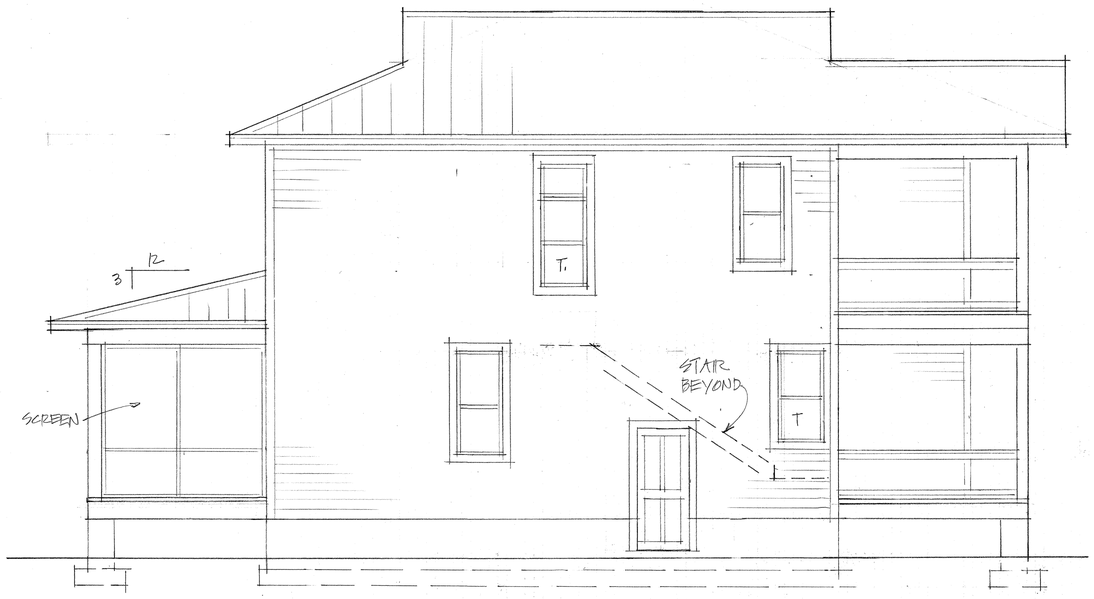
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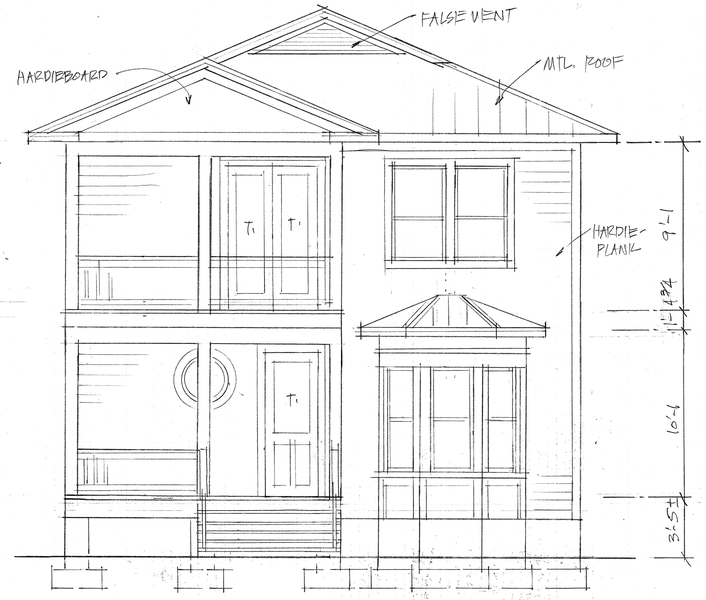
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SOUTH ELEV.

1/4"=1'



EAST ELEV.

1/4"=1'



NORTH ELEV.

1/4"=1'



WEST ELEV.

1/4"=1'

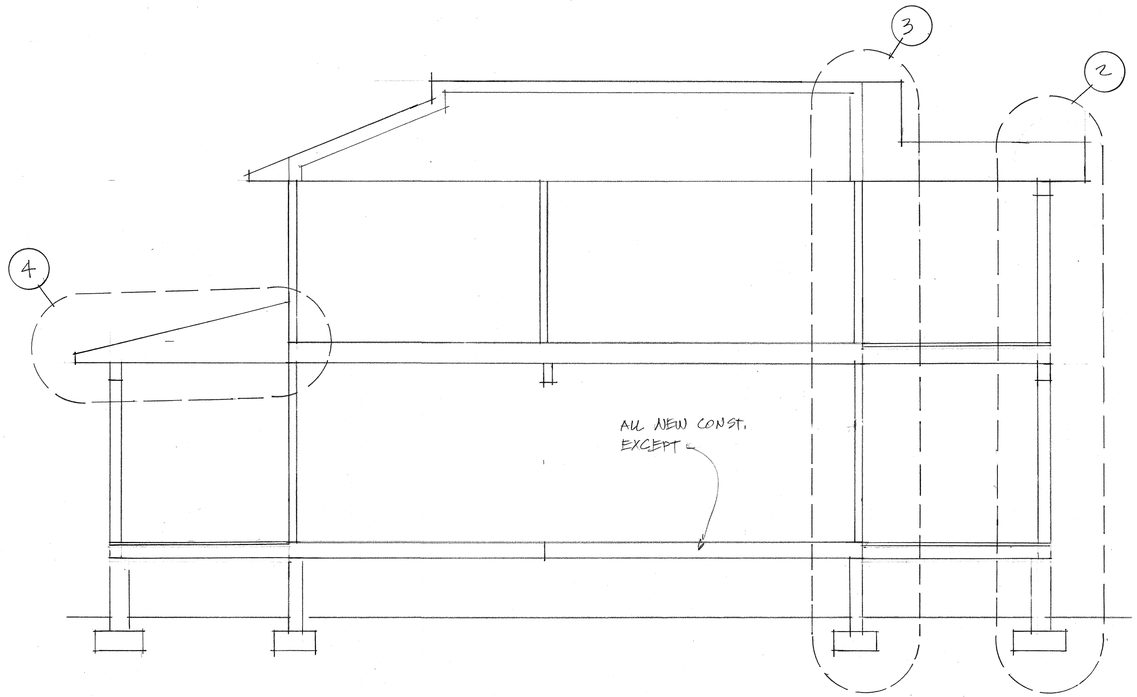
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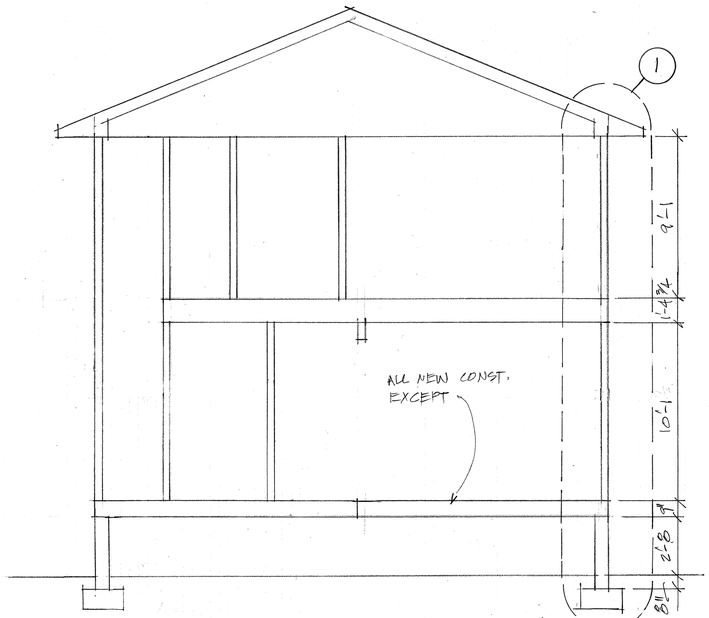
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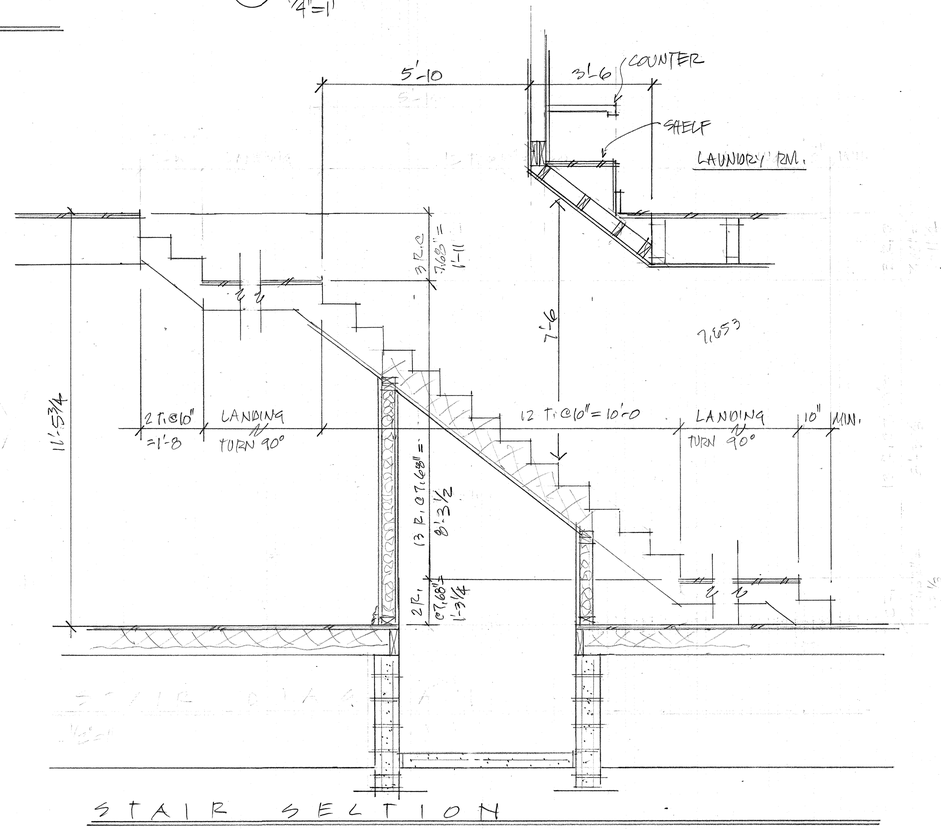
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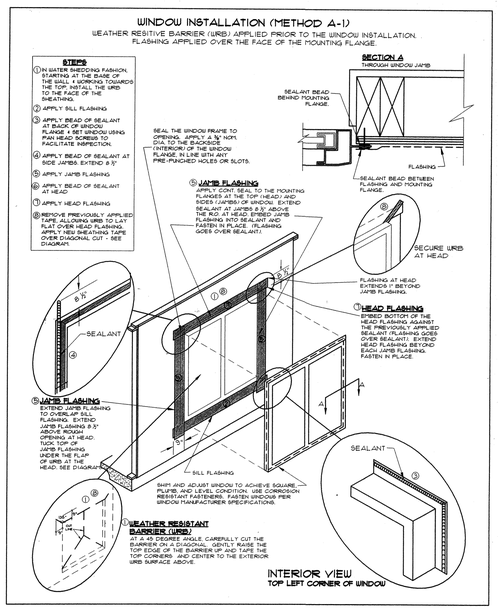
A BUILDING SECTION
1/4"=1'



B BUILDING SECTION
1/4"=1'



STAIR SECTION
1/2"=1'



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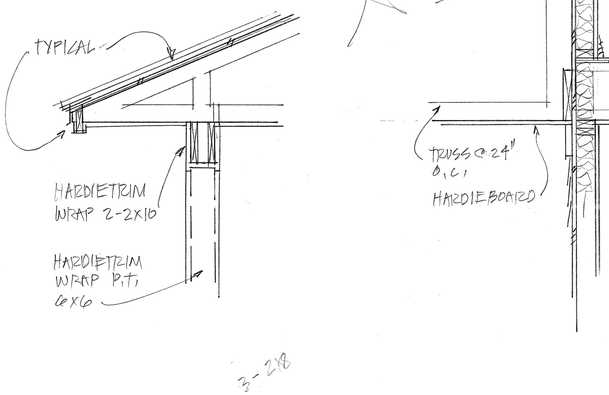
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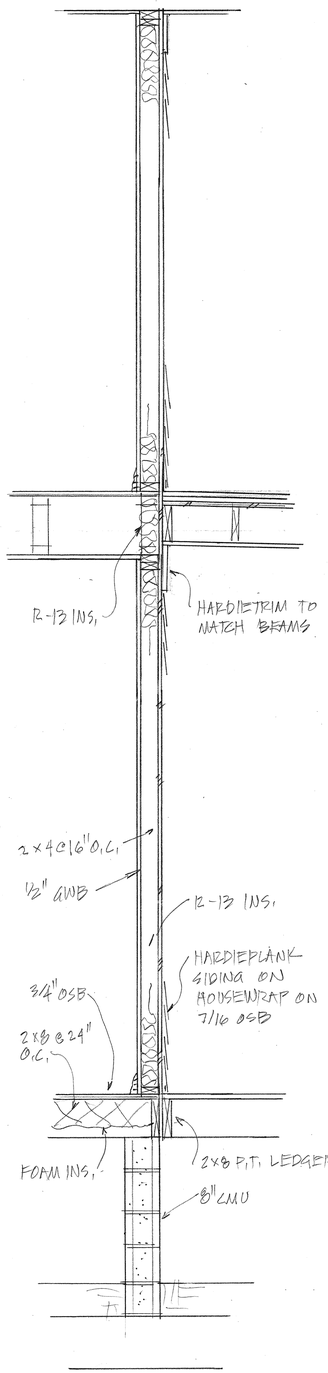
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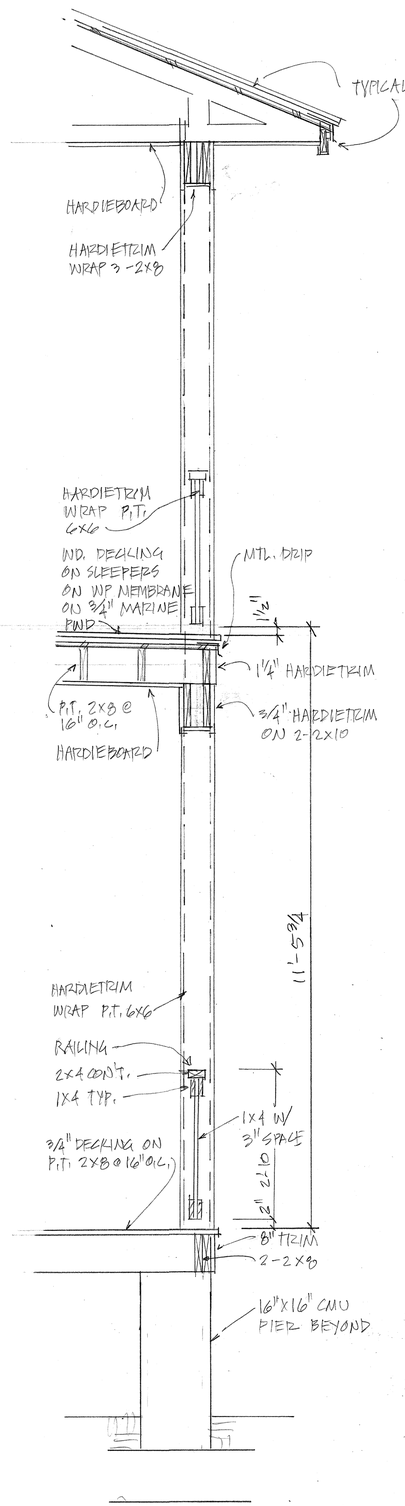
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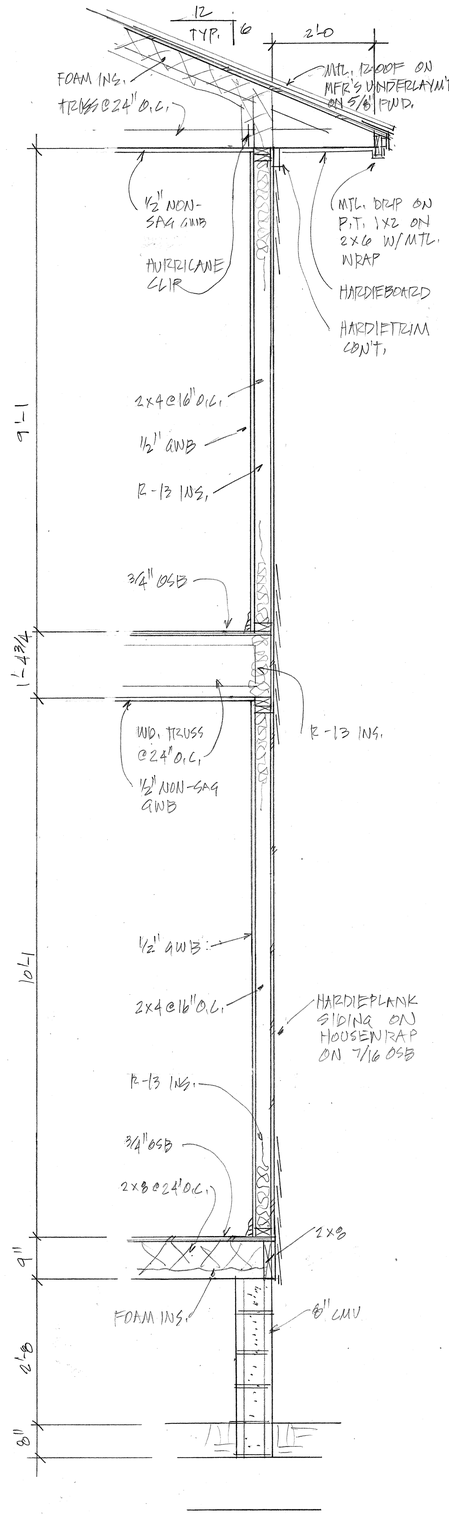
4 PORCH SECTION
3/4"=1'



3 PORCH SECTION
3/4"=1'



2 PORCH SECTION
3/4"=1'



1 TYPICAL WALL SECTION
3/4"=1'

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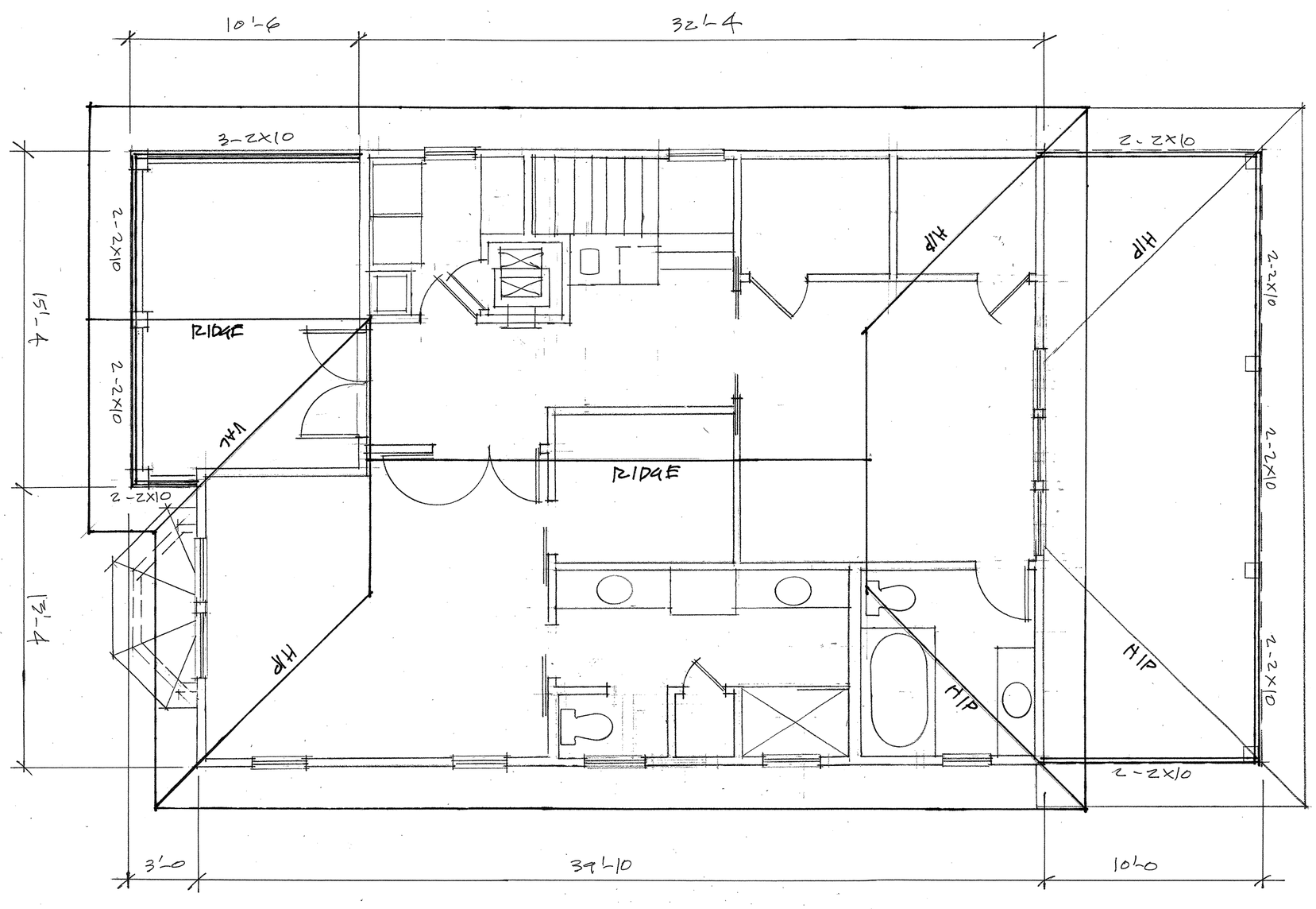
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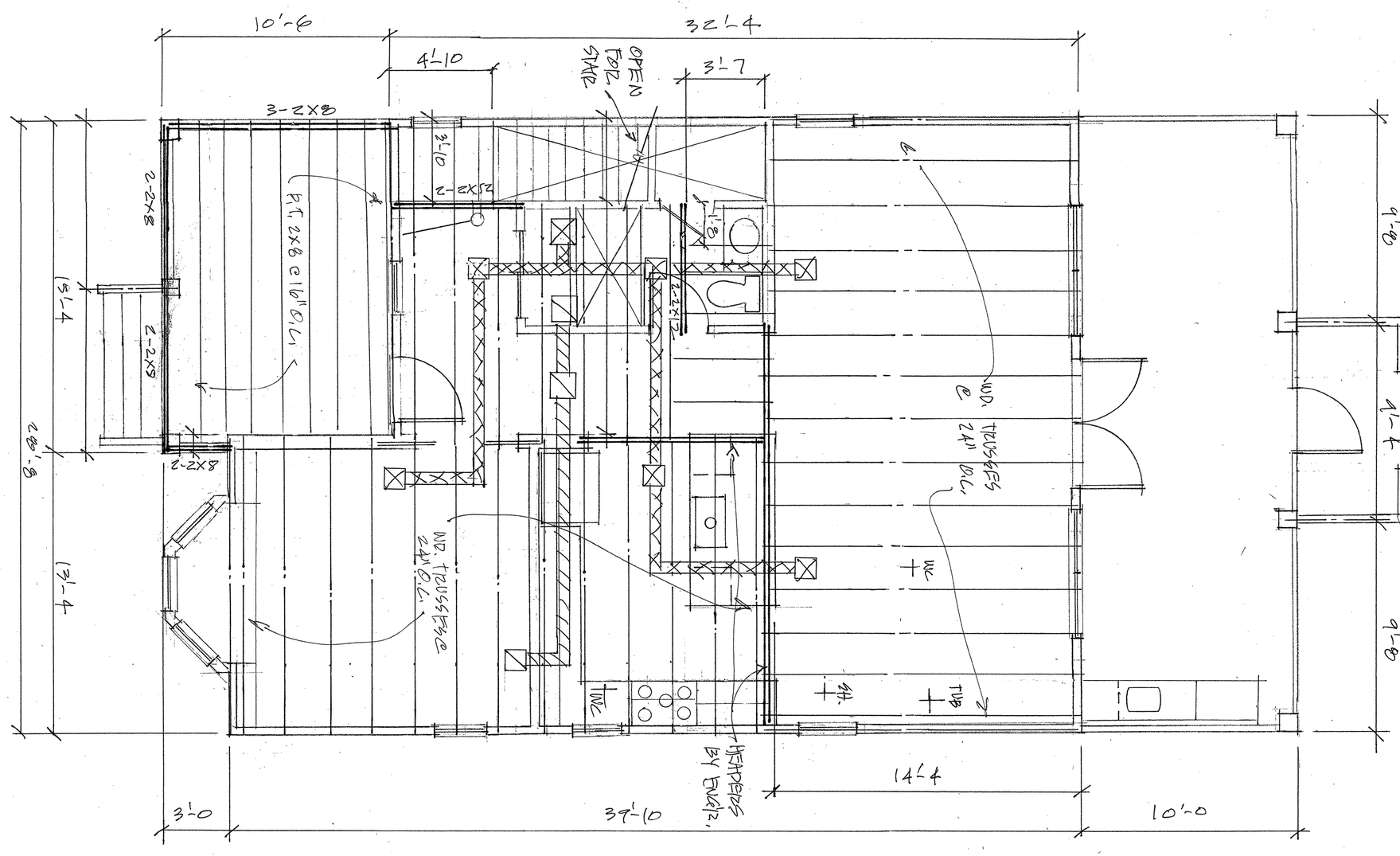
ROOF PLAN

1/4"=1'



2ND FLOOR FRAMING W/HVAC CONCEPT

1/4"=1'



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Date:		Planning	**160 ONEIDA STREET**
Sheet of A-6		Interiors	**ST. AUGUSTINE, FLORIDA**
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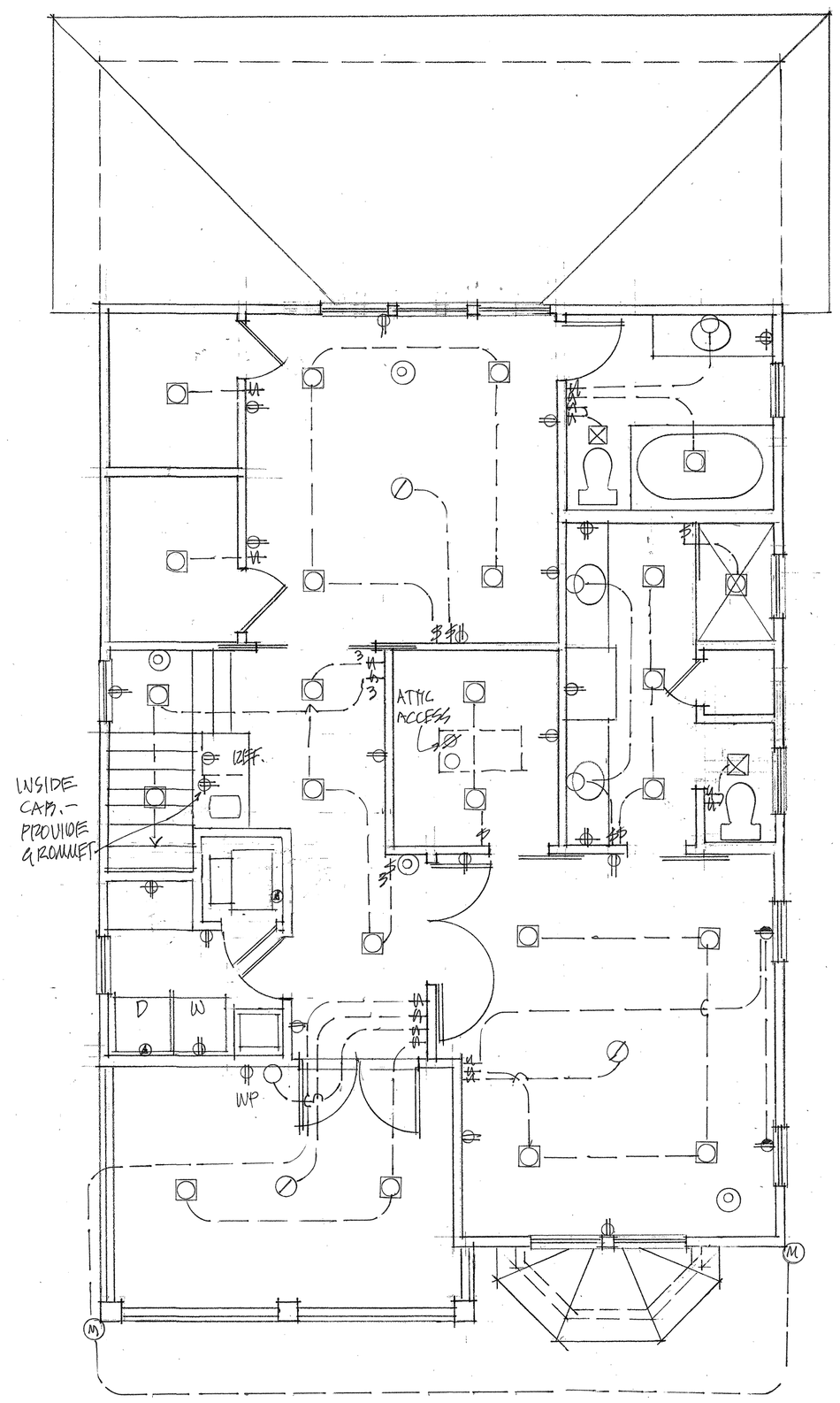
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ELECTRICAL LEGEND

- DUPLEX RECEPTACLE @ 16" AFF
- G.F.I. RECEPTACLE @ 46" AFF
- WP WATERPROOF G.F.I. RECEPT.
- EQUIP. RECEPT.
- DATA JACK
- TELEVISION JACK
- EXHAUST FAN
- EXHAUST FAN W/ LIGHT
- LIGHT FIXTURE
- RECESSED LED
- CEILING FAN
- CEILING FAN W/ LIGHT
- SMOKE DETECTOR
- TOGGLE SWITCH
- 3 TOGGLE SWITCH, 3-WAY
- LED STRIP
- SWITCHED RECEPTACLE
- DISCONNECT

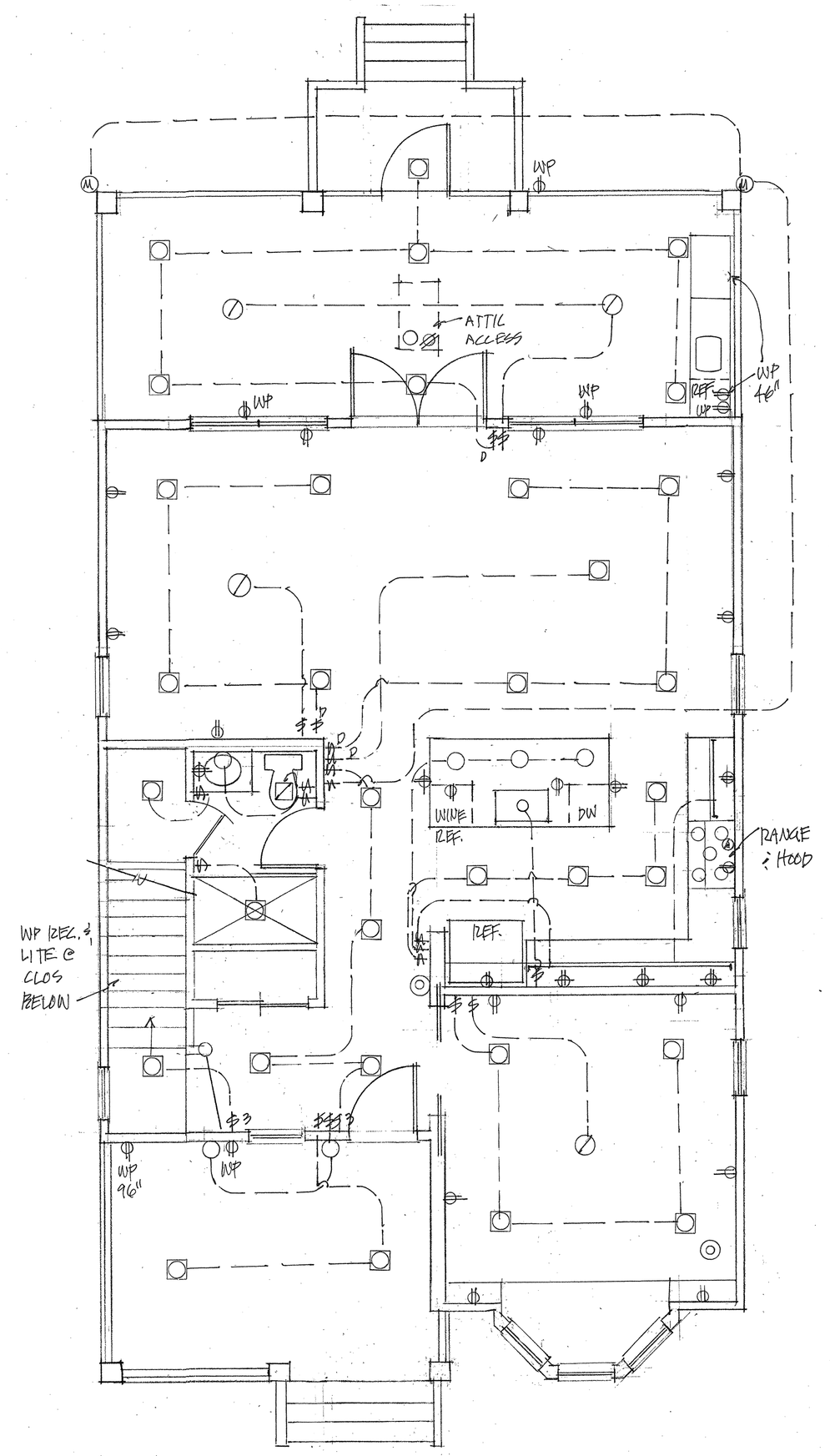
M MOTION

D DIMMER



2ND FLOOR ELECTRICAL PLAN

1/4" = 1'



1ST FLOOR ELECTRICAL PLAN

1/4" = 1'

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SAPP/PUGH RESIDENCE RENOVATION

160 ONEIDA STREET

ST. AUGUSTINE, FLORIDA

Architecture
Planning
Interiors

Andrew Kaplan, architect
Lic. No. AR0007873

P.O. Box 13893, Gainesville, FL 32604
Ph: 352.373.2726 / E-mail : kaplanarchitect@gmail.com

Project Number: 2020-22

Date:

A-7

Sheet of 7

Instr #2015065634 BK: 4099 PG: 88, Filed & Recorded: 10/15/2015 4:09 PM #Pgs:2
George Lareau,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $455.00

Prepared by and after recording, please send to:
Craig M. Herzog
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:15-11652
Consideration: $65,000.00 (Sixty Five Thousand dollars & no cents)

This Warranty Deed

Made this **October 9, 2015 A.D.** By
Bettie J. Andreu f/k/a Bettie J. Mayer, an unmarried woman hereinafter called the grantor,
to **Charles M. Sapp and Emily S. Pugh, husband and wife,** whose post office address
is: 1744 NW 7th Place Gainesville, FL 32603, hereinafter
called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of **$65,000.00 (Sixty Five Thousand dollars & no cents)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Johns County, Florida**, viz:

COPY

Lot 8, Block 7, Buena Esperanza, in the City of St. Augustine, Florida, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 212370-0000

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s).

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any. Subject to taxes and assessments for the current year.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2014.**

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

Signed, sealed and delivered in our presence:

[1] Vicki L Mayer

Witness Printed Name Vicki L Mayer

[2] Jennifer F. Brown

Witness Printed Name Jennifer Brown

Bettie J. Andrew (Seal)

Bettie J. Andrew f/k/a Bettie J. Mayer

Address:206 Zeagler Drive Apt. #13 Palatka, FL 32177

State of FLORIDA
County of Putnam

The foregoing instrument was acknowledged before me this October 13, 2015, by Bettie J. Andrew f/k/a Bettie J. Mayer, who [ ] is/are personally known to me or [X] who has produced A VALID DRIVER'S LICENSE(S) as identification.

JENNIFER F. BROWN
MY COMMISSION # EE 851358
EXPIRES: February 2, 2017
Bonded Thru Notary Public Underwriters

[NOTARY SEAL]

Jennifer F. Brown

Notary Public
Print Name:Jennifer Brown
My Commission Expires: 02/02/2017

COPY

St. Johns County, FL

2021 TRIM Notice

2021 TRIM Notice (PDF)

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2123700000
Location Address	160 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY LOT 8 BLK 7 OR4099/88 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.130
Homestead	N

Owner Information

Owner Name	Sapp Charles M Etal 100% Pugh Emily S 100%
Mailing Address	1744 NW 7TH PL GAINESVILLE, FL 32603-0000

Map



Valuation Information

	2021
Building Value	$5,136
Extra Features Value	$0
Total Land Value	$154,375
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$159,511**
Total Deferred	$18,160
Assessed Value	**$141,351**
Total Exemptions	$0
Taxable Value	**$141,351**

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
2020	$5,001	$0	$123,500	$0	$0	$128,501	$128,501	$0	$128,501
2019	$48,048	$0	$123,500	$0	$0	$171,548	$171,548	$0	$171,548
2018	$47,090	$0	$114,000	$0	$0	$161,090	$161,090	$0	$161,090
2017	$48,267	$247	$102,600	$0	$0	$151,114	$151,114	$0	$151,114
2016	$50,622	$247	$89,062	$0	$0	$139,931	$139,931	$0	$139,931
2015	$52,976	$297	$71,250	$0	$0	$124,523	$30,095	$119,428	$5,095
2014	$42,645	$346	$57,000	$0	$0	$99,991	$29,856	$95,135	$4,856
2013	$44,499	$396	$44,175	$0	$0	$89,070	$29,415	$84,655	$4,415
2012	$45,426	$445	$38,475	$0	$0	$84,346	$28,923	$80,423	$3,923
2011	$47,280	$495	$42,750	$0	$0	$90,525	$28,081	$87,444	$3,081
2010	$49,134	$544	$47,500	$0	$0	$97,178	$27,666	$94,512	$2,666

Building Information

Building	1
Actual Area	981
Conditioned Area	1519
Actual Year Built	1910
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood
Roof Structure	Gable Hip

Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Plaster
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	0
Baths	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Plaster	100%
Interior Flooring	Pine Wood	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Forced Air	100%

Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
2 STORY	1488	744
FRAME UTILITY	0	80
BASE AREA	31	31
FINISHED OPEN PORCH	0	63
FINISHED OPEN PORCH	0	63
Total SqFt	1519	981

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	270

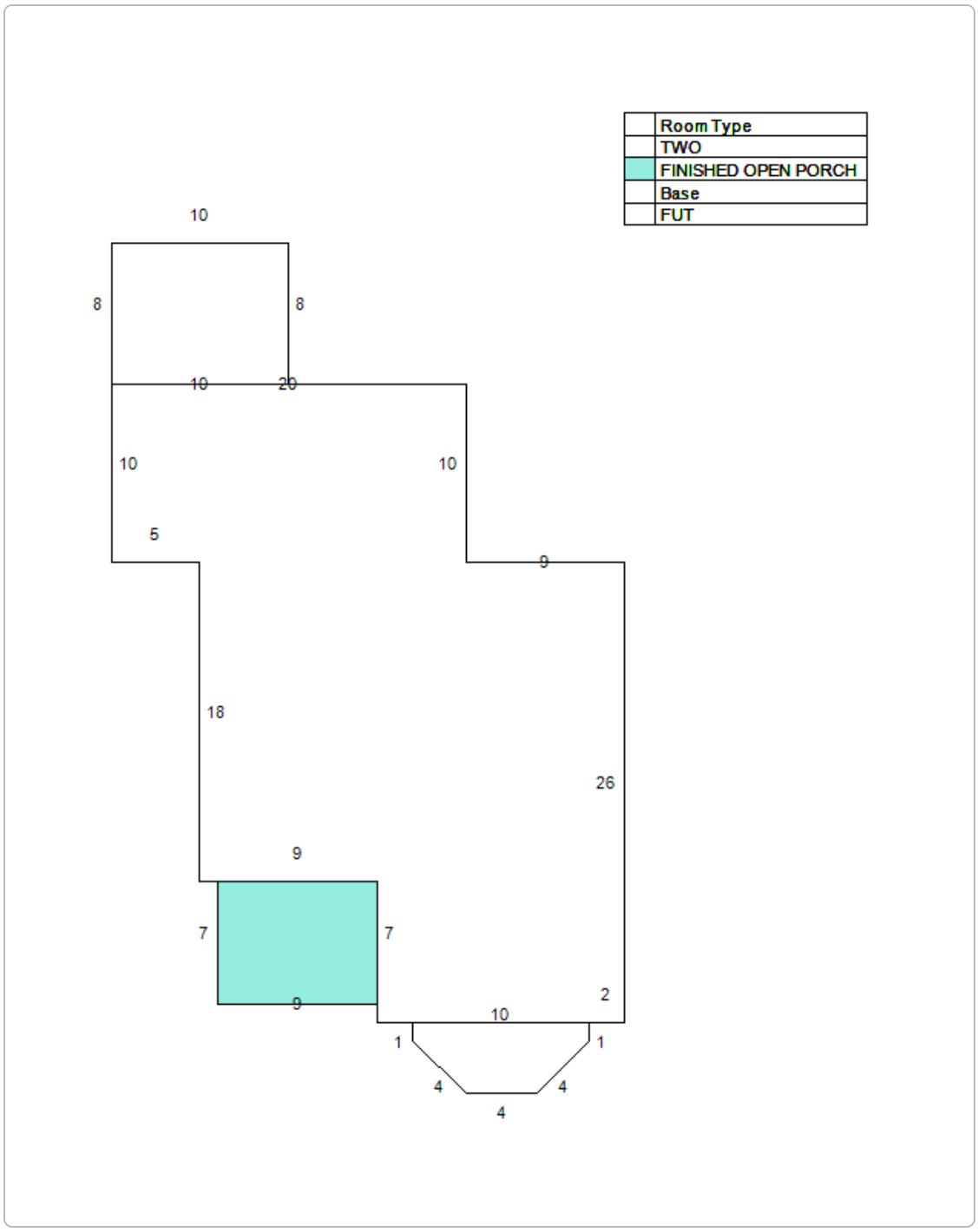
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	110	50	EF	$154,375

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/15/2015	10/9/2015	$65,000.00	WARRANTY DEED	4099	88	U	I	ANDREU BETTIE J FKA MAYER	SAPP CHARLES M & EMILY S PUGH

Sketch Information



No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Version 2.3.146



Detail by Entity Name

Florida Profit Corporation
JOHN VALDES & ASSOCIATES, INC.

Filing Information

Document Number	P93000026081
FEI/EIN Number	59-3176078
Date Filed	04/08/1993
State	FL
Status	ACTIVE

Principal Address

1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Changed: 02/17/2009

Mailing Address

1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Changed: 02/17/2009

Registered Agent Name & Address

VALDES, JOHN
1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Address Changed: 02/17/2009

Officer/Director Detail

Name & Address

Title DP

VALDES, JOHN O
1395 US HWY 1 S, SUITE A
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2019	03/07/2019
2020	03/20/2020
2021	02/10/2021

Document Images

02/10/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
03/07/2019 -- ANNUAL REPORT	View image in PDF format
02/16/2018 -- ANNUAL REPORT	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
03/11/2016 -- ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
03/26/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
01/31/2012 -- ANNUAL REPORT	View image in PDF format
03/03/2011 -- ANNUAL REPORT	View image in PDF format
03/26/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
04/14/2008 -- ANNUAL REPORT	View image in PDF format
01/26/2007 -- ANNUAL REPORT	View image in PDF format
02/07/2006 -- ANNUAL REPORT	View image in PDF format
01/22/2005 -- ANNUAL REPORT	View image in PDF format
02/12/2004 -- ANNUAL REPORT	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format
01/17/2002 -- ANNUAL REPORT	View image in PDF format
01/31/2001 -- ANNUAL REPORT	View image in PDF format
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Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: October 21, 2021

Re: Planning and Building Permits – Historic Preservation Districts

During the month of September 2021, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

REPAIR MAINTENANCE AND NEW CONSTRUCTION

262 St. George Street (Interior remodel of bathrooms and kitchen)

34 Aviles Street (Build new 10’ x 10’ entry and install new wood doors)

69 St. George Street (Replace upstairs window with 15 Panel door, replace window on back of building with 6 panel door, repair, refurbish, replace cabinets, adjust plumbing/electrical to accommodate new equipment layout, HARB approved)

6 Aviles Street (Install walk-in cooler)

287 St. George Street (Existing kitchen remodel)

1 King Street (Repair failing bar floor with like per like framing and finish)

174 Avenida Menendez (Repair stucco, replace OSB Board, replace any damaged studs, paint to match existing main house, replace insulation)

115 Bridge Street (Interior, non-structural exploratory demolition)

95 Cordova Street (Fire sprinkler installation)

279 St. George Street (Upgrade fire suppression system)

12 Avenida Menendez (Install new fire suppression system)

98 St. George Street (Install water heater)

88 Marine Street (Replace existing roof cover with architectural shingles)

139 St. George Street (Emergency repair of partially collapsed tile roof)

24 Avenida Menendez (TPO over existing color – white)

SIGNS

30 St. George Street (1 new 1.6 sf wood hanging sign)

32 Charlotte Street (1 new 6 sf bracket sign)



Candice Seymour, Planning and Building Clerk

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

DATE: October 21, 2021

RE: **Other Business Item 10(a)**

Staff Memorandum to Summarize the Planning and Zoning Board (PZB) October 5, 2021 meeting discussion related to proposed demolition and partial demolition ordinance and language.

This memorandum is intended to update the Historic Architectural Review Board (HARB) regarding the discussion of revising the demolition and partial-demolition language in the land development code, and as an Addendum to the AGHP by the Planning and Zoning Board (PZB).

The PZB discussed this issue at both their June 1, 2021 and October 5, 2021, meetings regarding the potential impacts of demolition and partial demolition within the City's historic neighborhoods. Code updates and clarifications were discussed including potential impacts on the historic integrity of the City's National Register Districts as demolitions and partial demolitions are carried out.

At the June 1st PZB meeting the PZB requested that staff conduct additional outreach and specifically mail information letters to the over 1600 property owners that may be affected by new legislation to require design review for the new construction after demolition or partial demolition outside of the local historic districts.

Since June, and prior to the October 5th meeting, the City conducted several interviews, met with the chairs of the Neighborhood Association Council, developed material posted on the city website, and conducted three (3) workshops and/or webinars related to the subject. Additionally, the city did mail information directly to over 1600 property owners. The letter and information sent is attached for your information.

As part of the review and adoption of the Historic Preservation Master Plan and the updated Historic Preservation Element of the Comprehensive Plan the HARB has been discussing the issue of demolition and partial demolition. The implications of demolition on historic preservation within the community and community character also came to light after the devastating hurricanes of 2016 and 2017, and a subsequent increase in requests for demolition, partial demolition, and relocations of structures.

During the November 19, 2020 HARB meeting the board provided direction to staff to continue articulating the proposed partial demolition review procedures focusing on critical

building elements. There were five critical elements of the historic building envelope identified: roofs, windows, exterior finishes, porches/balconies/stoops, and foundations. The HARB gave feedback on which items could be considered for administrative approval and which items should require HARB approval.

The direction to staff was to include graphics and examples so that the review procedure would be clear to the public, staff, and applicants alike. This document was provided to the PZB. The goal was to encourage historic property owners to choose the path of rehabilitation and restoration of original features first and compatible new elements second. This work culminated in an Addendum document to the AGHP which is intended to provide clarity and be adopted by the City Commission.

To be enforceable, changes to the city code are also required. The proposed Ordinance was also reviewed by the PZB. The PZB did express some concerns related to "architectural" review of structures outside of the local historic districts. The PZB did acknowledge that it values maintaining the integrity of the seven (7) National Register Districts, and understands the critical nature of maintaining certain architectural integrity thresholds within the federally designated National Register Districts.

The PZB recognized the difficulty in administering historic preservation concepts, such as, character, texture, materials, patterns, and similar context when it comes to rehabilitating structures without guidelines. The PZB asked for more clarity, possible incentives, available information and completed surveys to identify contributing properties or properties that have potential to be contributing be more accessible to the public, and the need to better define partial demolition.

Staff recognizes that this item has been discussed extensively by HARB. The PZB is set to provide additional discussion at their regularly scheduled meeting Tuesday, November 2, 2021. Updated materials based on PZB's discussion will be provided to the boards and the public prior to the PZB's November meeting.

Thank you for your attention to this matter. If you have any questions, please call Julie Courtney at (904) 209-4283 or email at jcourtney@citystaug.com or myself at (904) 209-4320 or email at askinner@citystaug.com.

_____

Amy McClure Skinner, AICP
Deputy Director
Planning and Building Department