CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A – AMENDED*

THURSDAY, NOVEMBER 18, 2021 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)*

   a) PL2021-0146* — First Coast Equity Builders, LLC - Applicant
   Stanley & Catherine Paris - Owners
   22 Dolphin Drive
   To demolish a residential building, constructed c. 1948, that is recorded in the Florida Master Site File and not located in a district.

6. Certificate of Appropriateness

   a) PL2021-0149 — Michael Skjerning
   165 Cordova Street
   To enclose three total first floor window openings at the rear of the north and south elevations and to construct a driveway gate adjacent to the north elevation.

7. Certificate of Demolition and Partial Demolition

   a) PL2021-0147 — Emergency Services and Homeless Coalition of St. Johns County, Inc. - Applicant and Owner
   62-1/2 Chapin Street
   To demolish a residential building, constructed c. 1924-1930, that is recorded in the Florida Master Site File and not located in a district.

b) PL2021-0148*
Administratively Withdrawn
Thomas Bryant, III - Applicant and Owner
132 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.

8. Continued Items from the previous HARB meetings

a) PL2021-0128
Certificate of Appropriateness
Continuing from October 21, 2021
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) PL2021-0121
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).

c) 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.

d) 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.

e) PL2021-0118
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.

f) PL2021-0132
Certificate of Demolition
Continuing from October 21, 2021
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. Certificate of Appropriateness: After-the-Fact

a) PL2021-0134
Continuing from October 21, 2021
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.

b) PL2021-0152
260 St George St., LLC - Applicant and Owner
260 St. George Street
For after-the-fact replacement of wood windows and replacement of wood siding in a different manner than approved by the HARB in April 2021.

10. Planning and Building Staff Communications

a) Planning and Building Staff Approved Permits Report

11. Other Business

a) Review and Approval of 2022 HARB Meeting Schedule

12. Adjournment

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

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

STAFF REPORT AND RECOMMENDATION

Prepared for November 18, 2021, Meeting



Application PL2021-0146 Address: 22 Dolphin Drive

Applicant: First Coast Equity Builders LLC

Owner: Stanley & Catherine Paris

Project description: To demolish a residential building, constructed c. 1948, that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Minimal Traditional	Florida Master Site File:	SJ06007
National Register:	N/A (See #4 below)	Construction date:	c. 1948
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2194400000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located in the south Davis Shores area on an odd-shaped corner lot, the residential building sits southeast of the intersection of Dolphin Drive and Arricola Avenue. 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. This address does not appear on the list of substantially damaged properties from either Hurricanes Matthew or Irma, but did have water in the interior from the past storms, according to the building owner.
3. Simple in its design with a L-shape plan, the house has a cross gabled roof with asbestos diamond shaped shingles, a concrete block structure with stucco cladding, vertical wood weatherboard under the gables, and three-over-one and one-over-one wood windows in triple, double, and single arrangements. Minimal in architectural detailing, there are no unique or significant elements to the building.
4. The one-story building was likely altered over time especially on the side and rear, as the Sanborn Map revised to 1965 shows a 1-story side porch connecting the house and the attached garage.
5. The Davis Shore architectural survey noted that it could be a potentially contributing building to a National Register historic district with a concentration of similarly styled buildings. However, there is no district in place.
6. A letter and accompanying plans recently submitted by the applicant for a replacement structure indicate that a new three-story single-family building is proposed with a smaller overall building footprint and placed in a different position on the lot so that it will not encroach on the required setbacks as the existing building currently does, with only the upper two floors to be habitable. While the proposed mass, scale, and design appears to be very different than the existing low to the ground one-story house, no design requirements are in place for this area. For designs of replacement buildings, 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. The new house will be under the 35' maximum.
7. Any redevelopment plans need to take the Tree and Landscape Ordinance 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 **22 Dolphin Drive** because it is not a local landmark or otherwise designated as a historic building.

1. For any salvagable historic materials, including the wood windows, to be salvaged if possible, 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 Officer

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 around 1948 and 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 CRITERIA (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 the numerous one-story residential buildings that are in the neighborhood with a similar age. Some newer and larger, multi-story houses have been constructed on Dolphin Drive over the years.

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 similar in pattern to other post-WWII, rectangular or L- shaped buildings under a gable roof.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. A replacement three-story house is planned according to plans submitted by the applicant. Vacant lots are not desirable in residential areas.

5. The historical or cultural merit of the structure. The building is listed 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. The building is not designated as historic or located in a historic district. 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. The proposed three-story replacement structure will further change the streetscape. 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 simple Mid-Century Modern buildings constructed during the post-WWII era. The building is not unusual or particularly unique.

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 is commonly found throughout St. Augustine particularly in the Davis Shores neighborhoods.

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. Is 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 redevelop the property with a single-family home.

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

STAFF PHOTOGRAPHS
22 Dolphin Drive





STAFF PHOTOGRAPHS
22 Dolphin Drive





STAFF PHOTOGRAPHS
22 Dolphin Drive





STAFF PHOTOGRAPHS
22 Dolphin Drive







STAFF PHOTOGRAPHS
22 Dolphin Drive







STAFF PHOTOGRAPHS
22 Dolphin Drive





STAFF PHOTOGRAPHS
22 Dolphin Drive





STAFF PHOTOGRAPHS
22 Dolphin Drive





STAFF PHOTOGRAPHS
22 Dolphin Drive





STAFF PHOTOGRAPHS
22 Dolphin Drive





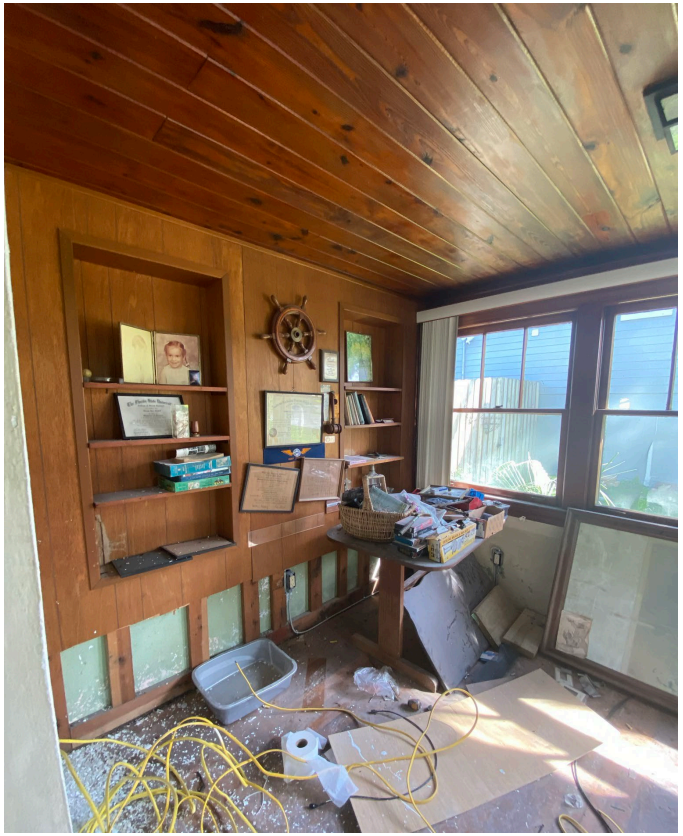
STAFF PHOTOGRAPHS
22 Dolphin Drive





STAFF PHOTOGRAPHS
22 Dolphin Drive





STAFF PHOTOGRAPHS
22 Dolphin Drive





STAFF PHOTOGRAPHS
22 Dolphin Drive

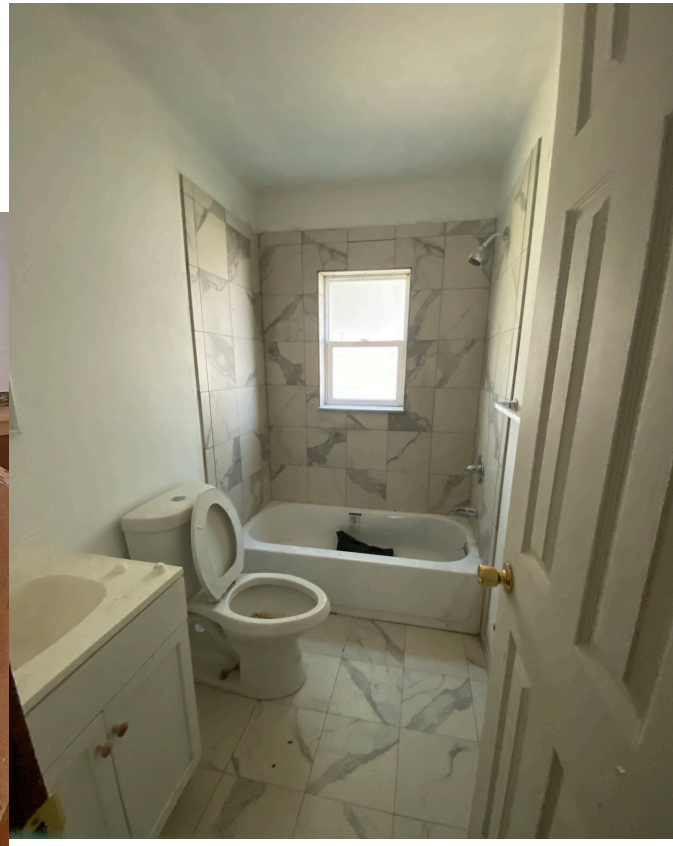




STAFF PHOTOGRAPHS
22 Dolphin Drive







STAFF PHOTOGRAPHS
22 Dolphin Drive: Context Area





STAFF PHOTOGRAPHS
22 Dolphin Drive: Context Area





STAFF PHOTOGRAPHS
22 Dolphin Drive: Context Area



☒ Original
☐ Update



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

Site #8 SJ06007
Field Date 4-23-2015
Form Date 4-23-2015
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) 22 Dolphin Drive — 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:	22		Dolphin	Drive	

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 # 2194400000 — 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: 1948 ☐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 ext fabric
Additions: ☒yes ☐no ☐unknown — Date: — Nature expanded garage
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 Minimal Traditional — Exterior Plan L-shaped — Number of Stories 1
Exterior Fabric(s) 1. Stucco — 2. Wood/Plywood — 3.
Roof Type(s) 1. Gable — 2. — 3.
Roof Material(s) 1. — 2. — 3. Asbestos Shingles
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.) 3/1 wood SHS single and paired single panel picture window flanked by corner sets with support
Distinguishing Architectural Features (exterior or interior ornaments) Min detail pitch roof cross gable - Jalousie window on door.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Corner low with alley access to 2 car garage - mature palms cedar 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 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 # SJ06007

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Unknown 2. _____ 3. _____
Foundation Type(s): 1. Unknown 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) front poor obscured by decorative screen door

Porch Descriptions (types, locations, roof types, etc.) small square front stoop with Gable roof supported by square stucco columns.

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource alterations Retains Integrity.

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) _____

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 _____

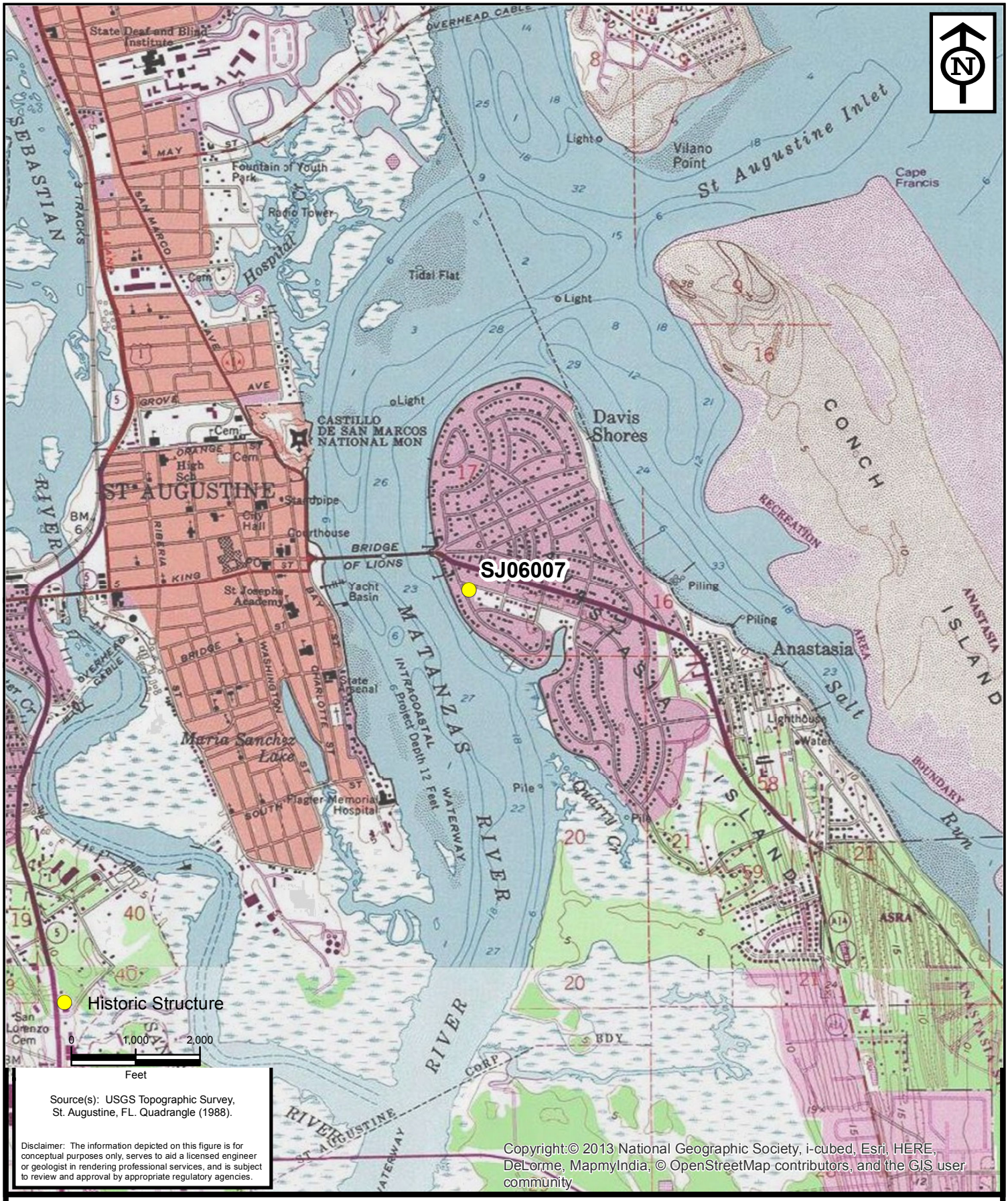
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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 - SJ06007

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Staff Report pg. 27

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150504\location\Project Location_SJ06007.mxd Date: 6/1/2015 10:20:44 AM



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

Parcel Location - SJ06007

City of St. Augustine
Historic Structure Survey

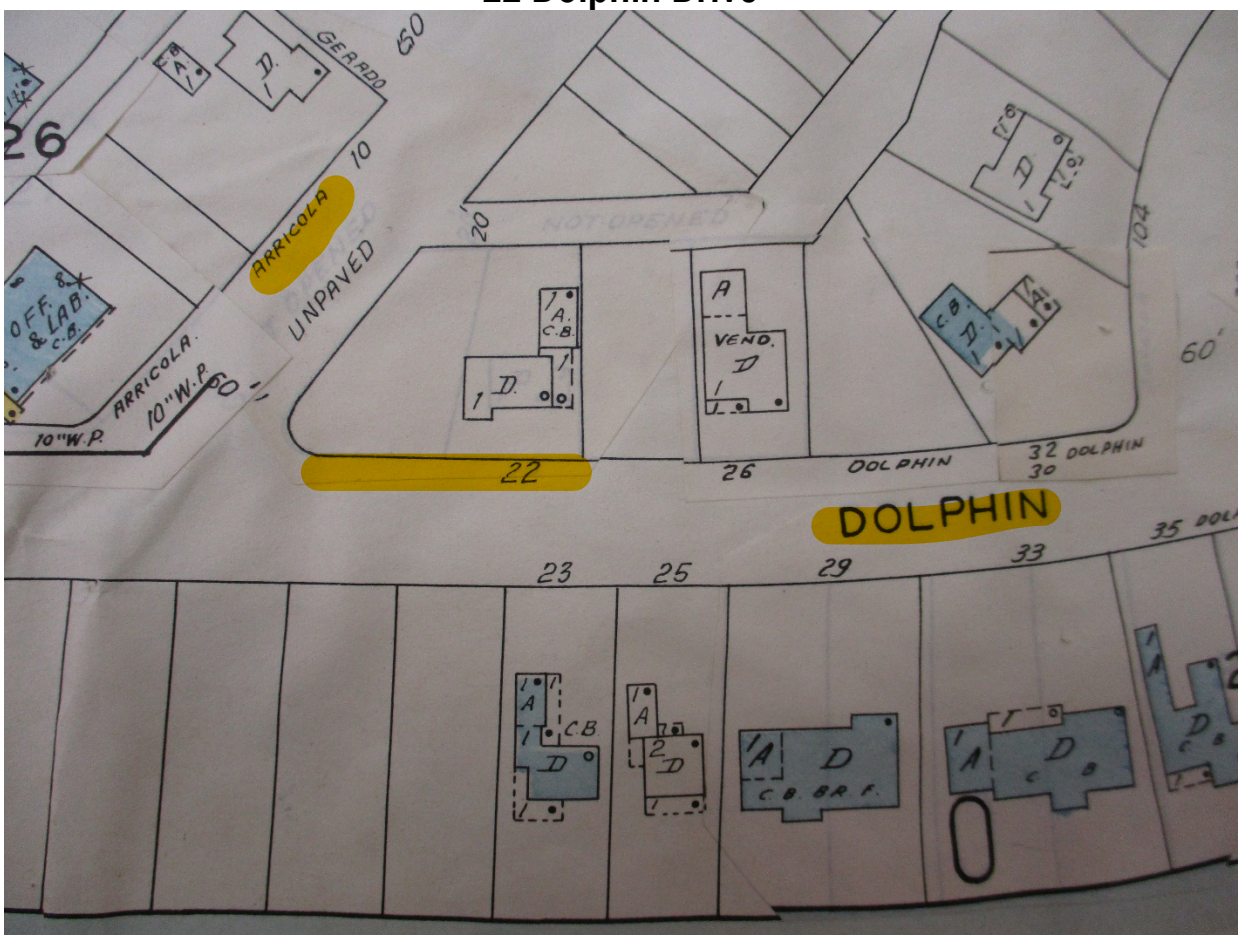
St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150504\site\Parcel Location_SJ06007.mxd Date: 6/1/2015 5:16:34 PM



Sanborn Map (1930, Revised to 1965), Sheet 35
22 Dolphin Drive

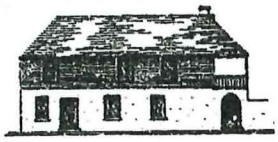




RECEIVED

SEP 23 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. PL2021-0146

Receipt No. 2204466 Meeting Date November 18, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Randy Baker
   Business (if applicable) First Coast Equity Builders LLC
   Address 8033 Byzd Landing Ct
   City Jacksonville State FL. Zip 32244
   Daytime telephone 904-225-8844 Other phone/email FCEBLLC@gmail.com

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

2. NAME OF PROPERTY OWNER Stanley & Catherine Paris
   Business (if applicable) _____
   Address 19 Dolphin Dr
   City St. Augustine State FL. Zip 32080
   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 22 Dolphin Drive

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 18 & P Block 43 Subdivision Davis Shores Sub Parcel Number 219444 00000

5. DATE OF CONSTRUCTION 1940 Source: FMSF

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 Single Family

RECEIVED

SEP 23 2021

Planning/Building Dept.

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

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

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

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

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

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

PRINT APPLICANT'S NAME Brandy Baker DATE 9/23/21

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME _____ DATE 9/23/21

SIGNATURE OF 1st PROPERTY OWNER X _____

PRINT 2nd OWNER'S NAME CATHERINE PARIS DATE 23 Sept 21

SIGNATURE OF 2nd PROPERTY OWNER X _____

PRINT 3rd OWNER'S NAME Stanley Paris DATE 9/23/21

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
SEP 23 20
Planning/Building Dept.

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

SEP 23 2021

Planning/Building Dept.

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Randy Baker is/are hereby authorized TO ACT ON BEHALF OF Stanley V Paris, 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

Stanley V Paris
Print Name of Owner

904-814-2000 cell
Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 23rd day of September, 2021.

By Stanley V. Paris

Identification verified: FL Driver Licesase

Oath sworn: _____ Yes X No

Notary Signature: _____

My Commission expires: 5/13/22

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

Rev:022117

Received September 23, 2021
Planning and Building Department



Received September 23, 2021
Planning and Building Department



Received September 23, 2021
Planning and Building Department



Received September 23, 2021
Planning and Building Department



Received September 23, 2021
Planning and Building Department



Received September 23, 2021
Planning and Building Department



Received September 23, 2021
Planning and Building Department



Application Pg. 11

Received September 23, 2021
Planning and Building Department



Received September 23, 2021
Planning and Building Department



Application Pg. 13

Received September 23, 2021
Planning and Building Department



Received September 23, 2021
Planning and Building Department



Received September 23, 2021
Planning and Building Department





Received September 23, 2021
Planning and Building Department



Received September 23, 2021
Planning and Building Department

The
CASTILLO
Group
A Florida Corporation

Designers Engineers
Building Science Consultants

FL CoA Nº 32137
6550 Roosevelt Blvd.
Jacksonville, FL 32244
(904) 680-6279

November 8, 2021

Julie Courtney
Historic Preservation Officer
Planning & Building Department
City of St. Augustine
jcourtney@citystaug.com

RE: 22 Dolphin Drive
St. Augustine, FL

Conceptual Design for Proposed New Single-Family Construction

Ms. Courtney:

This firm has been engaged to initiate planning and design for the new single-family residence to be built at 22 Dolphin Drive (a.k.a. 2322 *or* Lots 18 & 19, Block 43, Davis Shores Ocean View Section). The existing home at the site is in a state of significant disrepair, is poorly elevated with respect to applicable FEMA design criteria, and features multiple set-back encroachments to the zoning regulations prescribed for the area.

According to St. Johns County records, the subject property is zoned RS-1, requiring 20' front and rear setbacks, 15' side yard setbacks, a 75' minimum width, and not less than 10,890 square feet of lot area; while allowing a maximum 25% lot coverage of buildings/structures, and a maximum 35' building height. Additionally, FEMA designates the flood zone applicable to the site as "AE-7," resulting in a required minimum finished floor elevation of 9' MSL when adjusted for the requirements of the local Authority Having Jurisdiction (AHJ).

The lot measures 10,891 square feet, exceeding the requirement of 10,890. The lot width measures 122.98', exceeding the requirement of 75'. The existing grade of the lot varies from about 4.0' to about 5.0' (MSL), and the finished floor elevation of the existing home is estimated at approximately 6.0'.

The existing home is sited 5.0' off of the side property line, resulting in a 10' encroachment into the side yard setback requirements of RS-1 zoning. Additionally, the existing home is sited 8.22' off of the rear property line, resulting in an 11.78' encroachment into the rear yard setback requirements of RS-1 zoning. Further, the building footprint of the existing residence is 2,794 square feet, resulting in a lot coverage of 25.7% - or exceeding that allowed by the subject zoning by over 70 square feet or 0.7%.

The proposed replacement single-family home is compliant with all of the aforementioned criteria where the existing home fails. Its structural footprint is smaller, at 2,410 square feet, resulting in a compliant lot coverage of only 22.1%. Additionally, its footprint fits completely within the front, rear, and side yard setbacks as previously described. Its design, with exclusively parking (garage) and storage on the lower level, elevates the lowest habitable finished floor to approximately 15' MSL, or about 6' above that required by the AHJ, substantially enhancing resistance to flooding. And, lastly, the highest element of the proposed residence, the roof peak, is under the 35' height limitation associated with RS-1 zoning.

The new home, as proposed, features two habitable floor levels above the aforementioned parking level with approximately 3,758 square feet of living space (total) as well as 924 square feet of covered outdoor living space (on multiple levels), a stucco exterior finish, a tile roof and impact-resistant vinyl windows and composite doors. The construction will meet or exceed the criteria prescribed by the 2020 version (current) of the Florida Building Code-Residential and its referenced Standards.

The proposed new construction addresses all of the shortcomings of the failed existing construction, while simultaneously substantially enhancing the livability, durability and aesthetics of the property and the neighborhood.

Best Regards,

Richard Woodward, GC, PE
Licensed Professional Engineer, NC, 043303
Certified General Contractor, AR, FL, LA, MS, TN
Licensed Mold Assessor, MRSA1493
Licensed Mold Remediator, MRSR664
Certified Building Contaminant Assessor, 10BCA0154
Certified Building Contaminant Technician, 10BCT0355
Certified Residential Wind Technician, 12RWT0470
Certified Sealed Stucco Technician, 18SST0010
Certified EPA RRP Lead Renovator, R-R-19139-15-02361
Desk: (904) 680-6271
Cell: (904) 813-2326

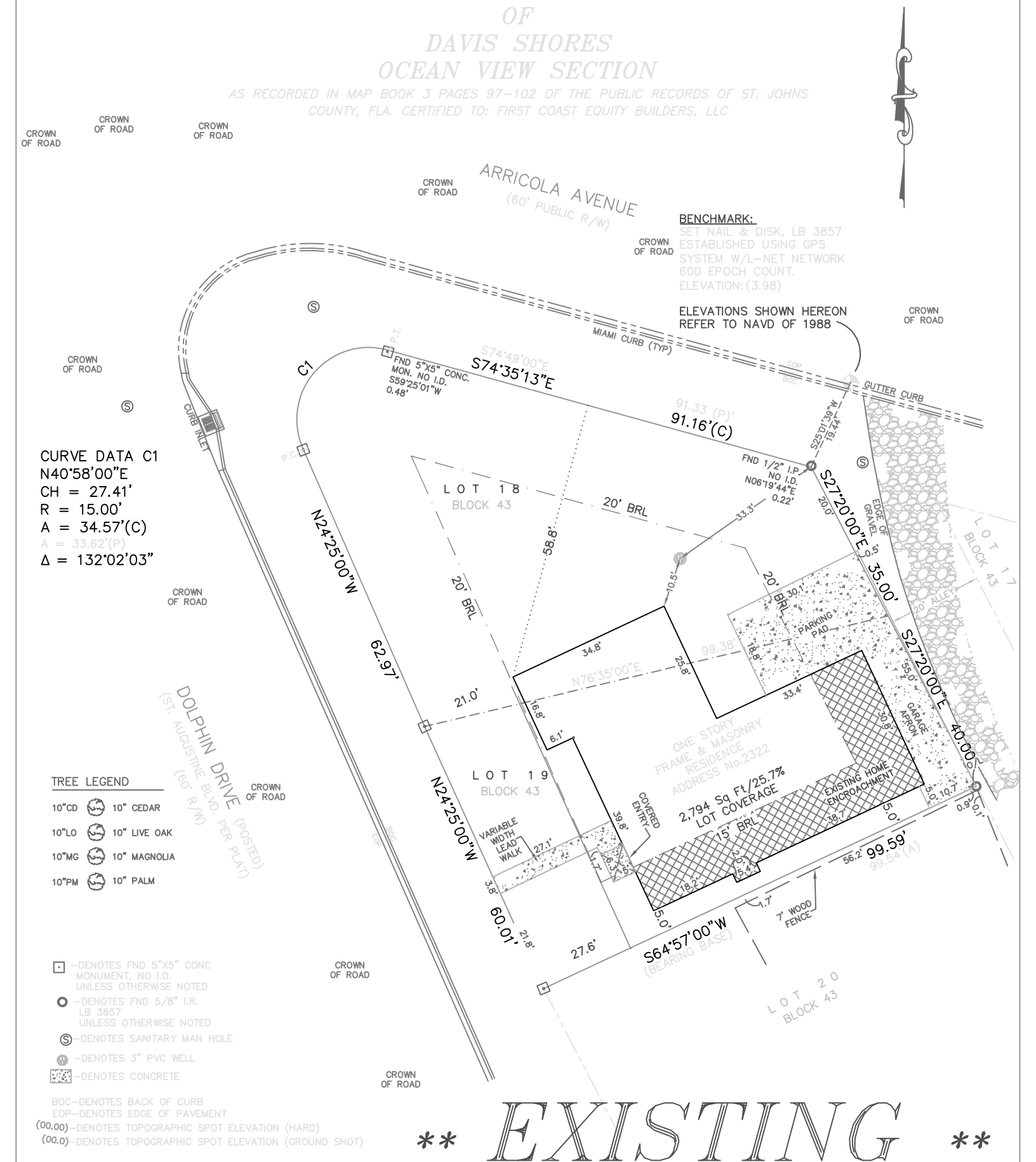
richard.woodward@bldr.com

Received November 8, 2021
Planning and Building Department

MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF

LOTS 18 &19 BLOCK 43 AS SHOWN ON MAP OF DAVIS SHORES OCEAN VIEW SECTION

AS RECORDED IN MAP BOOK 3 PAGES 97–102 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA. CERTIFIED TO: FIRST COAST EQUITY BUILDERS, LLC



** EXISTING **

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNDERGROUND ENCROACHMENTS NOT LOCATED

Received November 8, 2021
Planning and Building Department

MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF

LOTS 18 &19 BLOCK 43 AS SHOWN ON MAP OF DAVIS SHORES OCEAN VIEW SECTION

AS RECORDED IN MAP BOOK 3 PAGES 97–102 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA. CERTIFIED TO: FIRST COAST EQUITY BUILDERS, LLC

CROWN OF ROAD

ARRICOLA AVENUE (60' PUBLIC R/W)

BENCHMARK:
SET NAIL & DISK, LB 3857
ESTABLISHED USING GPS SYSTEM W/L-NET NETWORK 600 EPOCH COUNT.
ELEVATION: (3.98)

ELEVATIONS SHOWN HEREON REFER TO NAVD OF 1988

MIAMI CURB (TYP)

GUTTER CURB

CURB INLET

FND 5"X5" CONC. MON. NO I.D. S59°25'01"W 0.48'

C1

S74°35'13"E 91.16'(C)

91.33 (P)

S25°01'39"W 19.44'

FND 1/2" I.P. NO I.D. N06°19'44"E 0.22'

S27°20'00"E 35.00'

EDGE OF GRAVEL

CURVE DATA C1
N40°58'00"E
CH = 27.41'
R = 15.00'
A = 34.57'(C)
A = 33.62'(P)
Δ = 132°02'03"

LOT 18
BLOCK 43

20' BRL

N24°25'00"W 62.97'

20' BRL

20' BRL

N76°35'00"E 99.38'

FUTURE THREE STORY FRAME & MASONRY RESIDENCE
COVERED FOOTPRINT: 2,410 Sq. Ft.
22.1% LOT COVERAGE

LOT 19
BLOCK 43

15' BRL

S27°20'00"E 40.00'

0.9'

0.1'

LOT 17
BLOCK 43

N24°25'00"W 60.01'

56.2' 99.59'

99.54'(A)

S64°57'00"W
(BEARING BASE)

1.7'

7' WOOD FENCE

LOT 20
BLOCK 43

DOLPHIN DRIVE (ST. AUGUSTINE BLVD. PER PLAT) (60' R/W) (POSTED)

TREE LEGEND

10"CD	10" CEDAR	10"LO	10" LIVE OAK
10"MG	10" MAGNOLIA	10"PM	10" PALM

⊡ –DENOTES FND 5"X5" CONC MONUMENT, NO I.D. UNLESS OTHERWISE NOTED

O –DENOTES FND 5/8" I.R. LB 3857 UNLESS OTHERWISE NOTED

Ⓢ –DENOTES SANITARY MAN HOLE

Ⓦ –DENOTES 3" PVC WELL

–DENOTES CONCRETE

BOC–DENOTES BACK OF CURB
EOP–DENOTES EDGE OF PAVEMENT
(00.00)–DENOTES TOPOGRAPHIC SPOT ELEVATION (HARD)
(00.0)–DENOTES TOPOGRAPHIC SPOT ELEVATION (GROUND SHOT)

** PROPOSED **

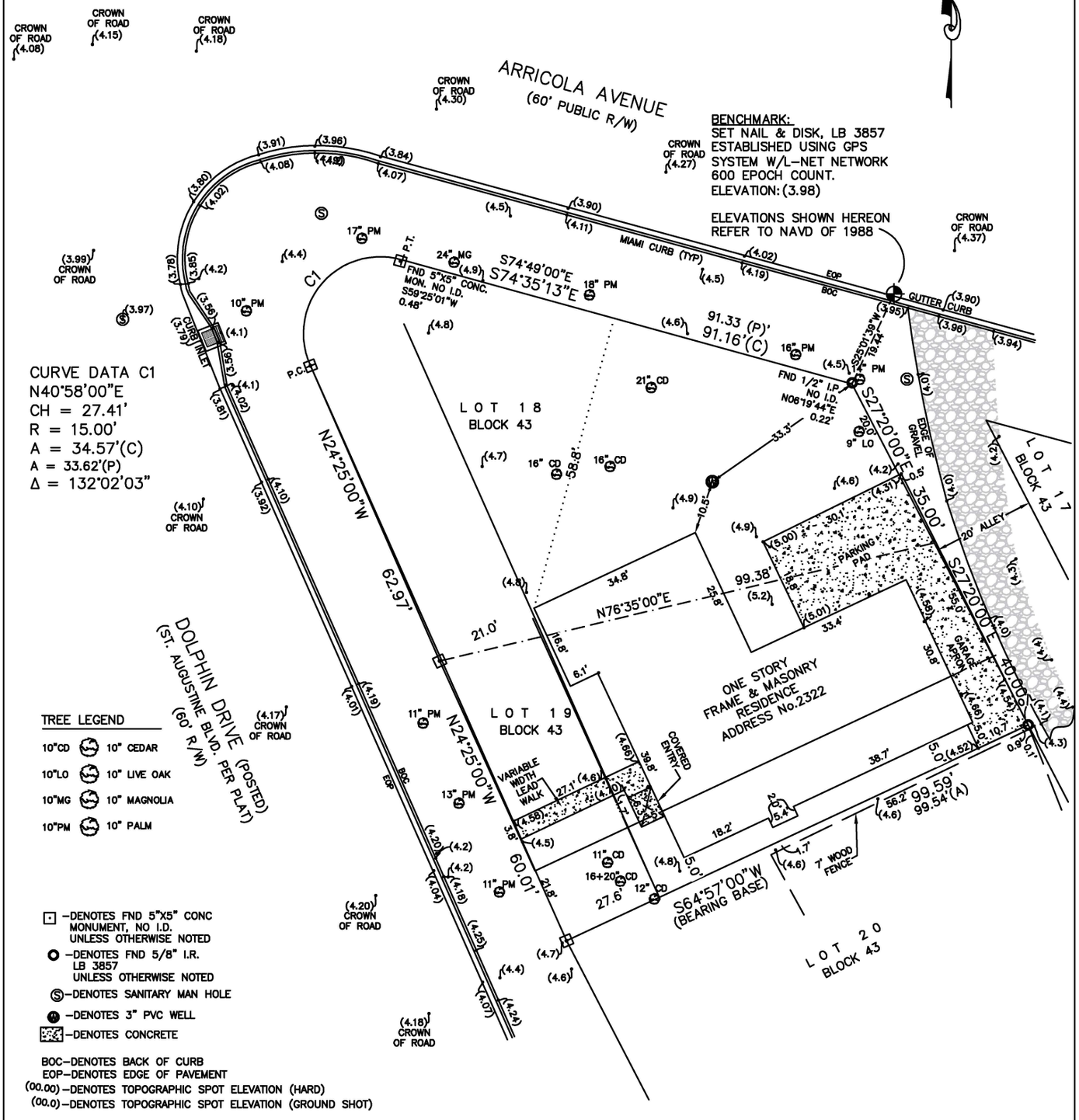
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNDERGROUND ENCROACHMENTS NOT LOCATED

Received November 8, 2021
Planning and Building Department

MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF LOTS 18 &19 BLOCK 43 AS SHOWN ON MAP OF DAVIS SHORES OCEAN VIEW SECTION

AS RECORDED IN MAP BOOK 3 PAGES 97–102 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA. CERTIFIED TO: FIRST COAST EQUITY BUILDERS, LLC



TREE LEGEND

10"CD — 10" CEDAR
10"LO — 10" LIVE OAK
10"MG — 10" MAGNOLIA
10"PM — 10" PALM

⊡ –DENOTES FND 5"X5" CONC MONUMENT, NO I.D. UNLESS OTHERWISE NOTED
O –DENOTES FND 5/8" I.R. LB 3857 UNLESS OTHERWISE NOTED
Ⓢ–DENOTES SANITARY MAN HOLE
–DENOTES 3" PVC WELL
–DENOTES CONCRETE

BOC–DENOTES BACK OF CURB
EOP–DENOTES EDGE OF PAVEMENT
(00.00)–DENOTES TOPOGRAPHIC SPOT ELEVATION (HARD)
(00.0)–DENOTES TOPOGRAPHIC SPOT ELEVATION (GROUND SHOT)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "AE" EL.(7.0) AS SHOWN ON FLOOD INSURANCE RATE MAP 0318 J FOR ST. JOHNS COUNTY, FLORIDA, F.I.R.M. INDEX DATE 12–07–18

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS – 3751 SAN JOSE PLACE, SUITE 15 – JACKSONVILLE, FLORIDA, 32257 – 904/279–0088 – LICENSED LAND BUSINESS NO. 3857

Legend

COV.	= COVERED	F.F.E.	= FINISH FLOOR ELEVATION
FND.	= FOUND	A/C	= AIR CONDITIONER
ESM'T	= EASEMENT	I.D.	= IDENTIFICATION
CONC	= CONCRETE	P.R.M.	= PERMANENT REFERENCE MONUMENT
MON.	= MONUMENT	P.T.	= POINT OF TANGENCY
I.P.	= IRON PIPE	P.C.P.	= PERMANENT CONTROL POINT
I.R.	= IRON ROD	P.C.	= POINT OF CURVE
Δ	= DELTA ANGLE	P.R.C.	= POINT OF REVERSE CURVE
CH	= CHORD	P.C.C.	= POINT OF COMPOUND CURVE
A	= ARC LENGTH	B.R.L.	= BUILDING RESTRICTION
R	= RADIUS	F.P.&L.	= FLORIDA POWER & LIGHT
(C)	= CALCULATED	(TYP.)	= TYPICAL
(D)	= DEED	NGVD	= NATIONAL GEODETIC VERTICAL DATUM
(P)	= PLAT	NAVD	= NORTH AMERICAN VERTICAL DATUM
(R)	= RADIAL LINE	N.T.S.	= NOT TO SCALE
℄	= CENTER LINE	LB	= LICENSED BUSINESS
R/W	= RIGHT-OF-WAY	P.I.	= POINT OF INTERSECTION
(A)	= ACTUAL	EOW	= EDGE OF WATER
(M)	= MEASURED	TOB	= TOP OF BANK

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17–6, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2647
MICHAEL A. GARRETT, No. 6643

SCALE 1"=20'

DATE 10–22–21

FLORIDA REGISTERED SURVEYOR AND MAPPER

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

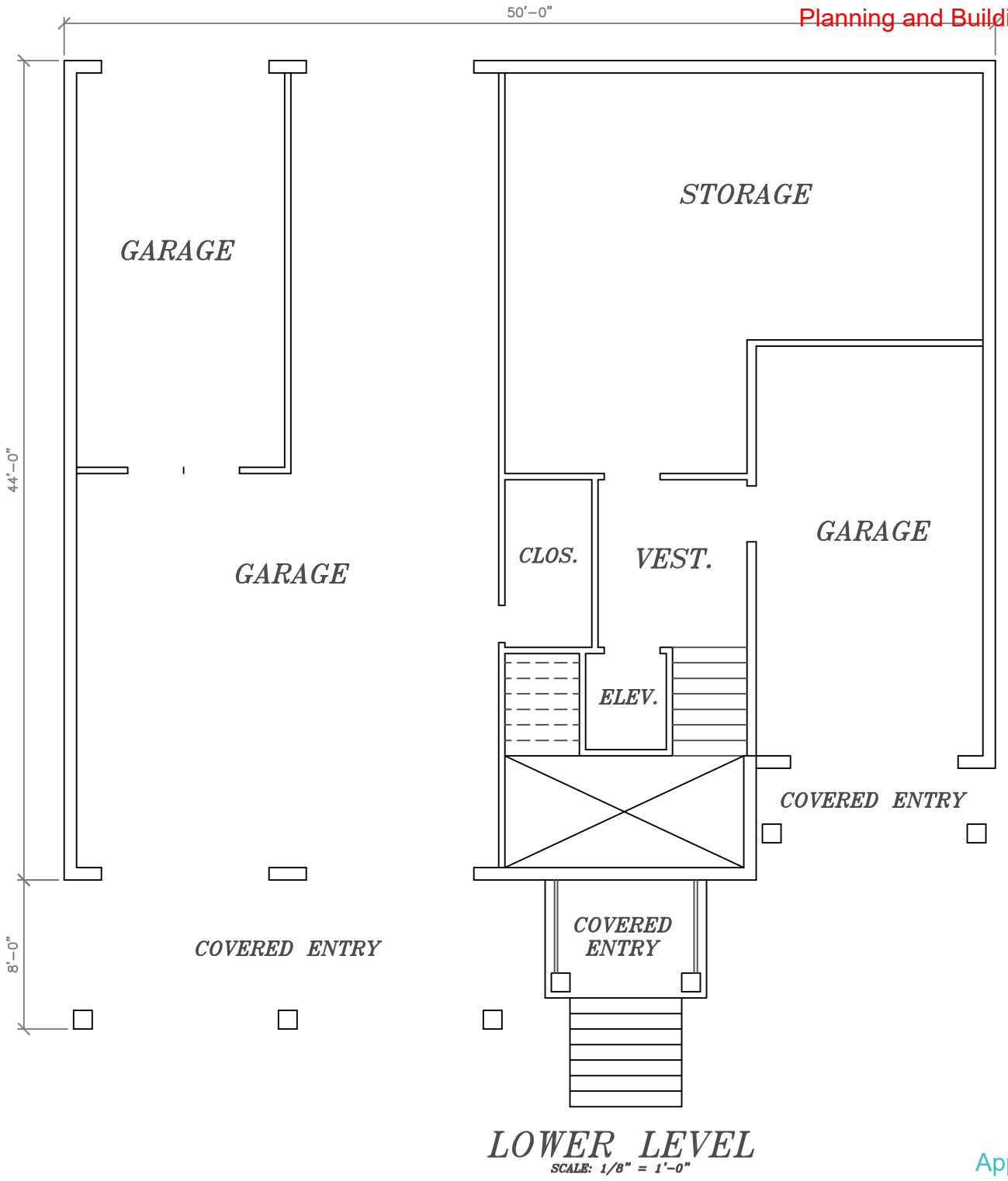
F.B. NOTES D.C. 91315–194358 DR. BY MS DIR. C:\USERS\RICHARD.WOODWARD\DESKTOP\RW2021\PARIS HOME ORDER NO. 194358–BND–TOPO–TR–MTG FILE 91315



FRONT ELEVATION

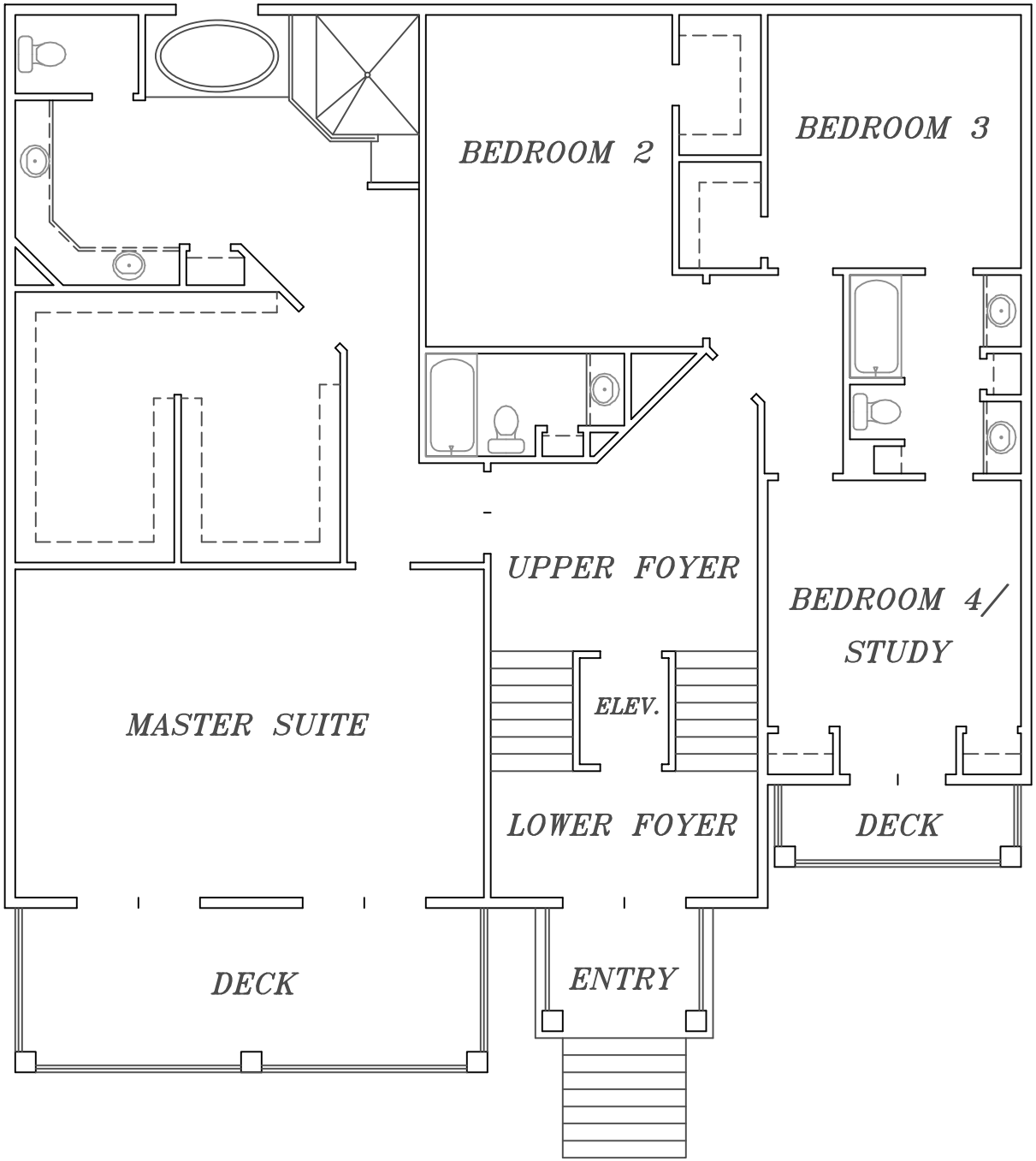
SCALE: 1/8" = 1'-0"

Received November 8, 2021
Planning and Building Department



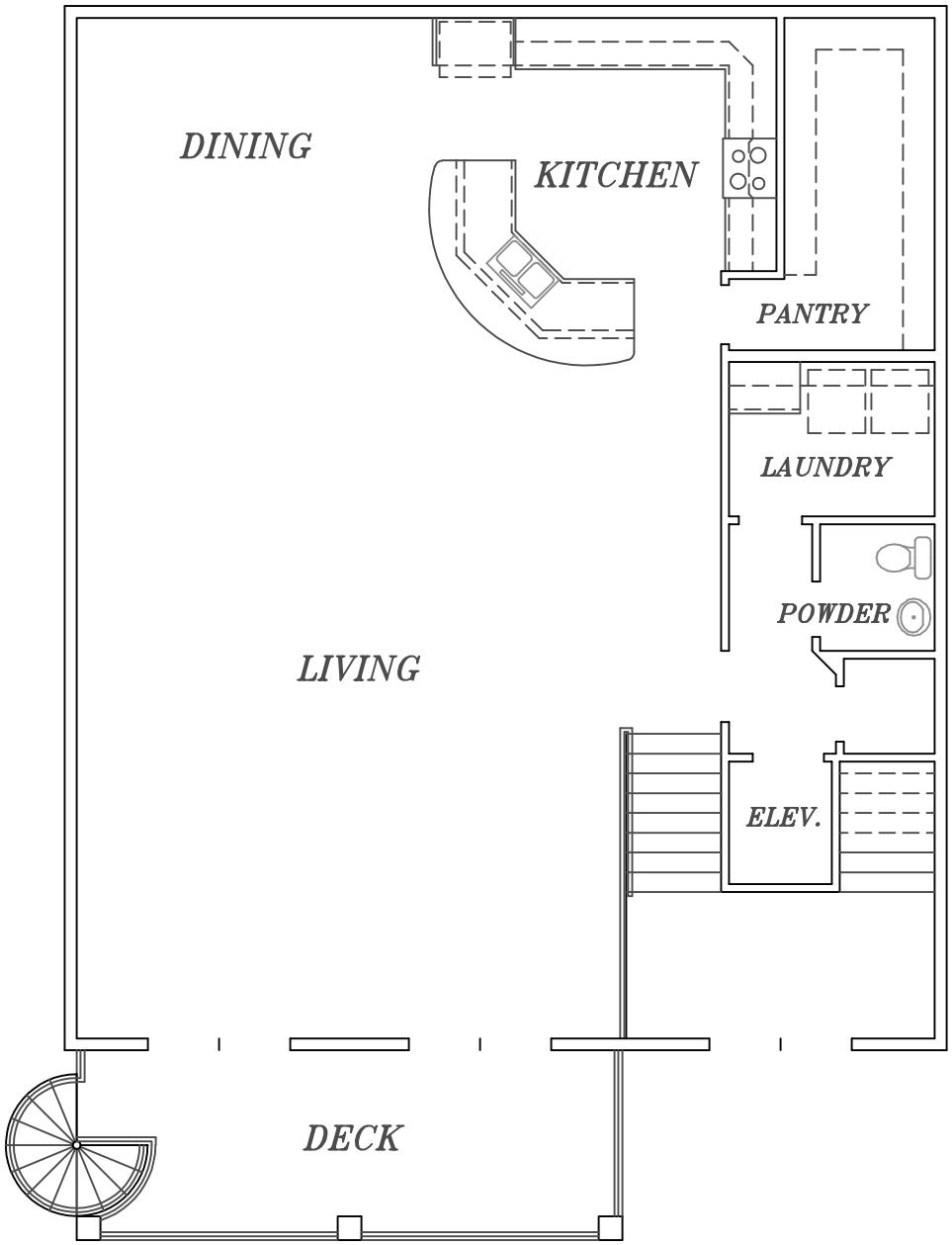
LOWER LEVEL
SCALE: 1/8" = 1'–0"

Received November 8, 2021
Planning and Building Department



INTERMEDIATE LEVEL
SCALE: 1/8" = 1'-0"

Received November 8, 2021
Planning and Building Department



TOP FLOOR
SCALE: 1/8" = 1'-0"

Instr #2021055166 BK: 5266 PG: 1411, Filed & Recorded: 5/17/2021 10:07 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,937.50

Prepared by:
Cindy Brown
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 21-852-CB

Parcel ID: 219440-0000

Warranty Deed

This Indenture made this **11th day of May, 2021** BETWEEN **Robert A. Sutliff, an unmarried man** GRANTOR*, whose post office address is 22 Dolphin Drive, St. Augustine, FL 32080, and **Stanley Paris and Catherine Paris, husband and wife**, GRANTEE*, whose post office address is 19 Dolphin Drive, St. Augustine, FL 32080.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

Lot (s) 18 and 19, Block 43, Davis Shores Ocean View Section, according to the map or plat thereof, as recorded in Map Book 3, Page (s) 97 through 102, of the Public Records of St. Johns County, Florida.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2021 and Subsequent Years.

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

*Singular and plural are interchangeable, as context requires.

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

Robert A. Sutliff

WITNESSES

Witness: Cindy Brown

Witness: Billie Farris

COPY

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [✓] physical presence or [ ] online notarization on **May 11, 2021** by **Robert A. Sutliff** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Notary Public State of Florida
Billie Farris
My Commission GG 358488
Expires 09/21/2023

Notary Public: Billie Farris
My commission expires: 9-21-2023

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2194400000
Location Address	22 DOLPHIN DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-99 DAVIS SHORES LOTS 18 & 19 BLK 43 OR5266/1411 *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	19.3368
Acreage	0.250
Homestead	N

Owner Information

Owner Name	Paris Stanley,Catherine 100% Paris Catherine 100%
Mailing Address	19 DOLPHIN DR SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2022
Building Value	$168,999
Extra Features Value	$583
Total Land Value	$204,795
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$374,377**
Total Deferred	$0
Assessed Value	**$374,377**
Total Exemptions	$0
Taxable Value	**$374,377**

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

Historical Assessment Information

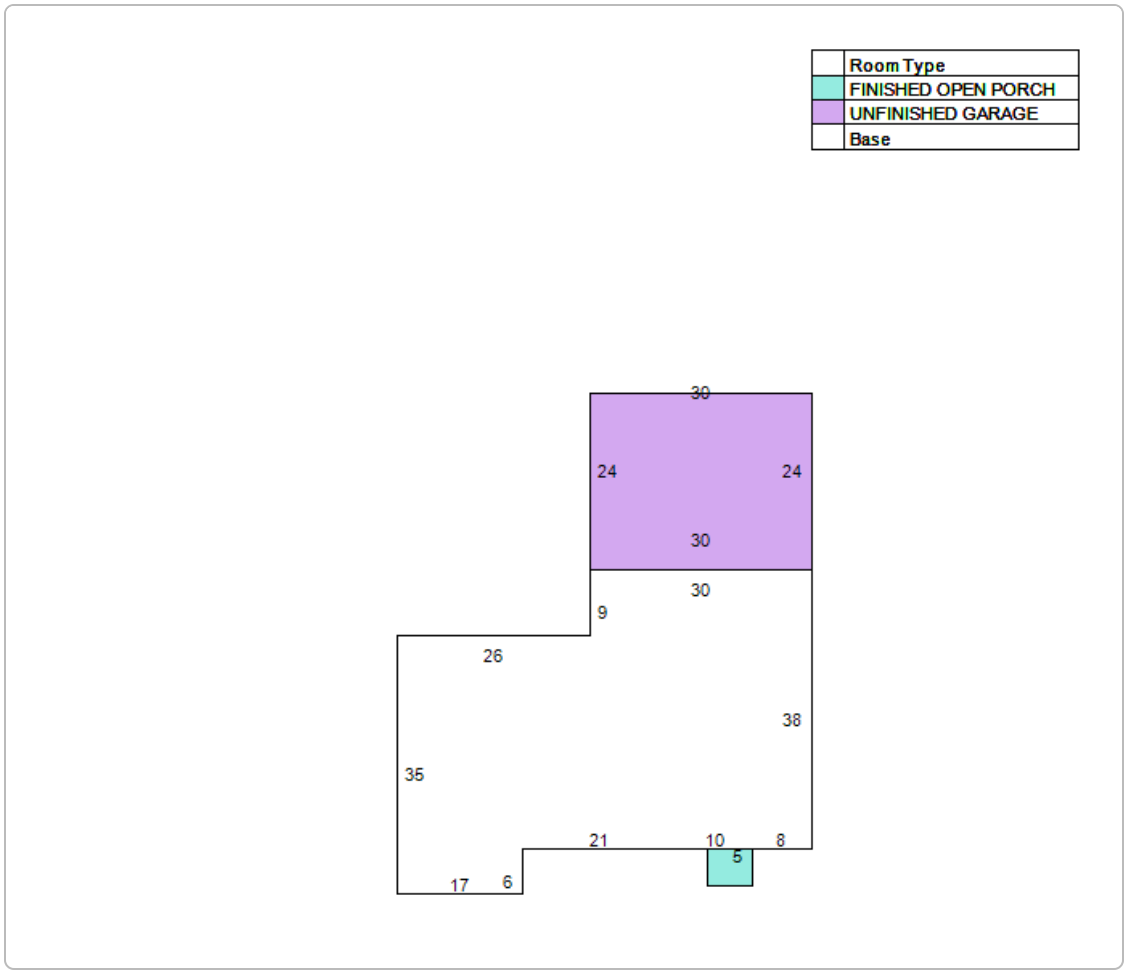
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$171,379	$632	$204,795	$0	$0	$376,806	$274,333	$152,473	$224,333
2020	$115,237	$680	$182,040	$0	$0	$297,957	$270,545	$77,412	$220,545
2019	$103,494	$729	$163,836	$0	$0	$268,059	$264,462	$53,597	$214,462
2018	$105,017	$777	$163,836	$0	$0	$269,630	$259,531	$60,099	$209,531
2017	$54,030	$826	$147,908	$0	$0	$202,764	$202,764	$50,000	$152,764
2016	$87,315	$729	$147,908	$0	$0	$235,952	$221,195	$14,757	$221,195
2015	$90,380	$729	$113,775	$0	$0	$204,884	$201,086	$3,798	$201,086
2014	$86,505	$729	$95,571	$0	$0	$182,805	$182,805	$0	$182,805
2013	$89,388	$729	$77,367	$0	$0	$167,484	$167,484	$0	$167,484
2012	$90,830	$729	$68,197	$0	$0	$159,756	$159,756	$0	$159,756
2011	$93,714	$729	$75,774	$0	$0	$170,217	$170,217	$0	$170,217
2010	$95,155	$729	$84,194	$0	$0	$180,078	$75,666	$154,412	$25,666

Building Information

Building	1
Year Built	1948
Actual Area	2746
Conditioned Area	1996
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Block, Stucco
Roof Cover	Cement Fiber Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	2

Description	Conditioned Area	Actual Area
BASE AREA	1996	1996
UNFINISHED GARAGE	0	720
FINISHED OPEN PORCH	0	30
Total SqFt	1996	2746

Sketch Information



Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Concrete Paving	0	0	0	0	504

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	111	100	111	EF	$204,795

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/17/2021	5/11/2021	$562,500.00	WARRANTY DEED	5266	1411	Q	I	SUTLIFF ROBERT A	PARIS STANLEY,CATHERINE
3/23/2016	12/3/2012	$100.00	QUIT CLAIM DEED	4166	369	U	I	SUTLIFF LESTER D 3RD	SUTLIFF ROBERT A
2/19/2010	1/27/1995	$0.00	QUIT CLAIM DEED	3288	635	U	I	SUTLIFF LESTER D JR,DOROTHY M	SUTLIFF LESTER D 3RD

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: 10/22/2021, 12:20:11 AM

Version 2.3.154



Detail by Entity Name

Florida Limited Liability Company
FIRST COAST EQUITY BUILDERS, LLC

Filing Information

Document Number	L16000038430
FEI/EIN Number	81-1894485
Date Filed	02/24/2016
Effective Date	02/18/2016
State	FL
Status	ACTIVE
Last Event	LC REVOCATION OF DISSOLUTION
Event Date Filed	04/30/2018
Event Effective Date	03/31/2018

Principal Address

8033 BYRD LANDING CT
JACKSONVILLE, FL 32244

Mailing Address

8033 BYRD LANDING CT
JACKSONVILLE, FL 32244

Registered Agent Name & Address

BAKER, RANDY
8033 BYRD LANDING CT
JACKSONVILLE, FL 32244

Name Changed: 07/25/2016

Authorized Person(s) Detail

Name & Address

Title MGR

BAKER, RANDY
8033 BYRD LANDING CT
JACKSONVILLE, FL 32244

Annual Reports

Report Year	Filed Date
2019	03/31/2019

2020	03/11/2020
2021	03/02/2021

Document Images

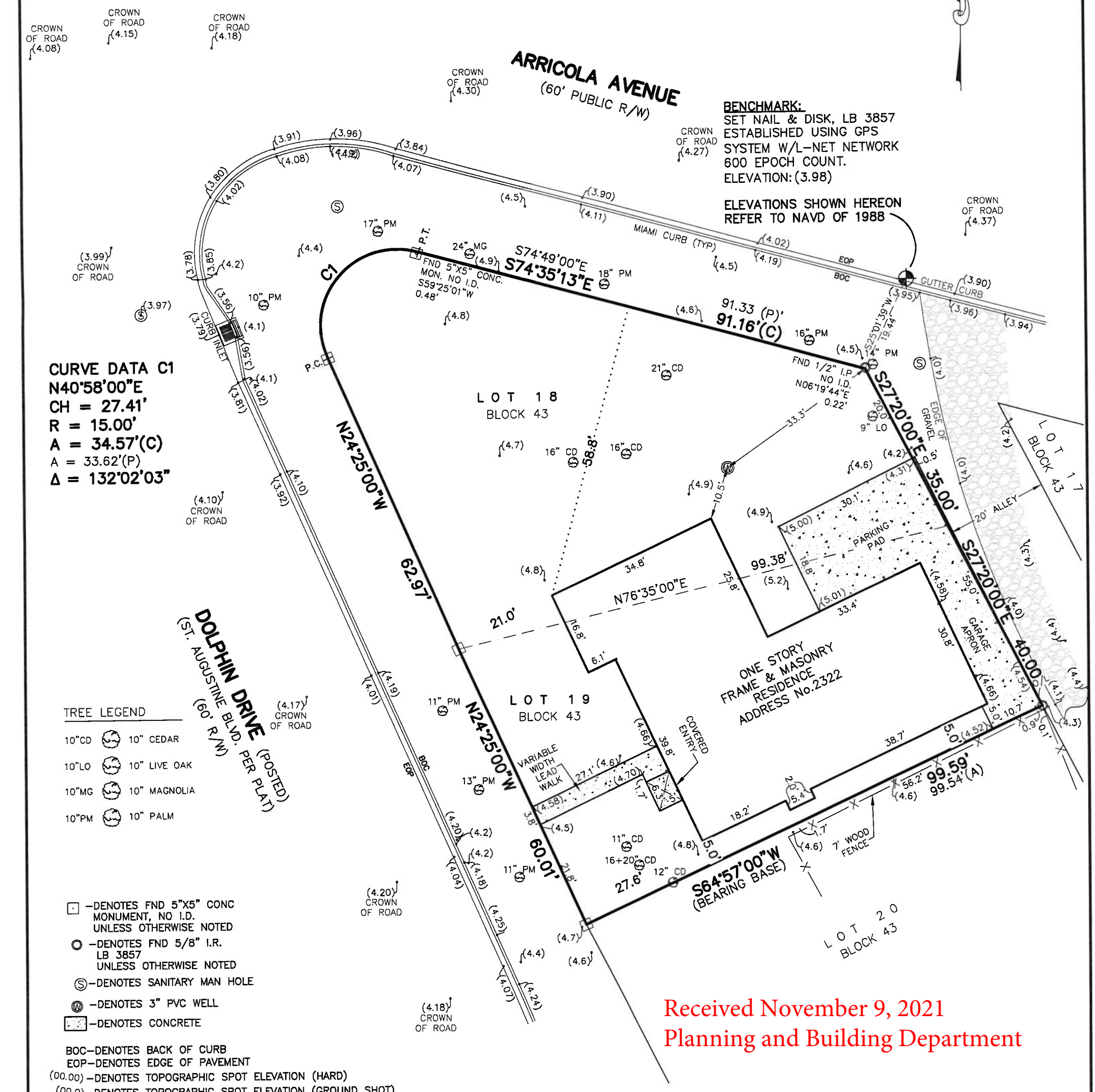
03/02/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- ANNUAL REPORT	View image in PDF format
03/31/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- LC Revocation of Dissolution	View image in PDF format
03/31/2018 -- VOLUNTARY DISSOLUTION	View image in PDF format
03/27/2018 -- ANNUAL REPORT	View image in PDF format
02/24/2017 -- ANNUAL REPORT	View image in PDF format
07/25/2016 -- LC Amendment	View image in PDF format
02/24/2016 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF

LOTS 18 &19 BLOCK 43 AS SHOWN ON MAP OF DAVIS SHORES OCEAN VIEW SECTION

AS RECORDED IN MAP BOOK 3 PAGES 97–102 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA. CERTIFIED TO: FIRST COAST EQUITY BUILDERS, LLC



Received November 9, 2021
Planning and Building Department

□ –DENOTES FND 5"X5" CONC MONUMENT, NO I.D. UNLESS OTHERWISE NOTED

○ –DENOTES FND 5/8" I.R. LB 3857 UNLESS OTHERWISE NOTED

Ⓢ–DENOTES SANITARY MAN HOLE

Ⓦ –DENOTES 3" PVC WELL

▨ –DENOTES CONCRETE

BOC–DENOTES BACK OF CURB
EOP–DENOTES EDGE OF PAVEMENT
(00.00) –DENOTES TOPOGRAPHIC SPOT ELEVATION (HARD)
(00.0) –DENOTES TOPOGRAPHIC SPOT ELEVATION (GROUND SHOT)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "AE" EL.(7.0) AS SHOWN ON FLOOD INSURANCE RATE MAP 0318 J FOR ST. JOHNS COUNTY, FLORIDA, F.I.R.M. INDEX DATE 12-07-18

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS – 3751 SAN JOSE PLACE, SUITE 15 – JACKSONVILLE, FLORIDA, 32257 – 904/279-0088 – LICENSED LAND BUSINESS NO. 3857

Legend

COV.	= COVERED	F.F.E.	= FINISH FLOOR ELEVATION
FND.	= FOUND	A/C	= AIR CONDITIONER
ESM'T	= EASEMENT	I.D.	= IDENTIFICATION
CONC	= CONCRETE	P.R.M.	= PERMANENT REFERENCE MONUMENT
MON.	= MONUMENT	P.T.	= POINT OF TANGENCY
I.P.	= IRON PIPE	P.C.P.	= PERMANENT CONTROL POINT
I.R.	= IRON ROD	P.C.	= POINT OF CURVE
Δ	= DELTA ANGLE	P.R.C.	= POINT OF REVERSE CURVE
CH	= CHORD	P.C.C.	= POINT OF COMPOUND CURVE
A	= ARC LENGTH	B.R.L.	= BUILDING RESTRICTION
R	= RADIUS	F.P.&L.	= FLORIDA POWER & LIGHT
(C)	= CALCULATED	(TYP.)	= TYPICAL
(D)	= DEED	NGVD	= NATIONAL GEODETIC VERTICAL DATUM
(P)	= PLAT	NAVD	= NORTH AMERICAN VERTICAL DATUM
(R)	= RADIAL LINE	N.T.S.	= NOT TO SCALE
℄	= CENTER LINE	LB	= LICENSED BUSINESS
R/W	= RIGHT-OF-WAY	P.I.	= POINT OF INTERSECTION
(A)	= ACTUAL	EOW	= EDGE OF WATER
(W)	= WITNESS	TOB	= TOP OF BANK

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2647
MICHAEL A. GARRETT, No. 6643

SCALE 1"=20'

DATE 10-22-21

11/1/2021
FLORIDA REGISTERED SURVEYOR AND MAPPER

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

F.B. NOTES D.C. 91315-194358 DR. BY MS DIR. P:\2021 (89282)\FIRST COAST EQUITY BUILDERS LLC ORDER NO. 194358-BND-TOPO-TR-MTG FILE 91315

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 18, 2021 Meeting



Application PL2021-0149 Address: 165 Cordova Street

Applicant: Michael Skjerning

Property Owners: Michael Skjerning

Project description: To enclose three total first floor window openings at the rear of the north and south elevations and to construct a driveway gate adjacent to the north elevation.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ00664
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	c. 1924-1930
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1996400000		
Agenda Item:	6(a)	Previous Action(s):	COD for Garage 2013-0119; COA 2021-0028

STAFF SUMMARY AND ANALYSIS:

1. This is a Certificate of Appropriateness (COA) application for a residential house that is located on the east side of Cordova Street, between Bridge and St. Francis Streets. Located within the HP-1 zoning district, the c. 1924-30 house is a contributing structure to the St. Augustine Town Plan National Register Historic District.
2. In March 2021, the HARB approved a COA application to re-establish a door opening on the rear façade and modify the stoop at that location, and for other modifications to the site, including adding a wood property fence, and constructing a small storage outbuilding and an inground pool in the rear.
3. For this new COA application, enclosure of windows towards the first-floor rear of the house is proposed for two double-hung windows on the north elevation and a large pair of double casement windows on the south elevation.
4. According to the applicant/owner, the proposed enclosures of these openings are to accommodate modifications to the interior floorplan and to help to reduce noise from the HVAC units below and nearby on the adjacent property. The openings will be enclosed to match the existing stucco exterior.
5. The Architectural Guidelines for Historic Preservation (AGHP) recommends "retaining window openings where they contribute to the architectural character of the building." However, the impact for this project scope may be minimal as there are numerous windows on each of these side elevations and the particular locations of these windows are set back from the street front. Additionally, neighboring buildings are close by on either side, which screens the full view of these side elevations from the streetscape, unless positioned at certain angles.
6. Adding a 10' wide and 5' high wood double gate across the driveway is also proposed with this application and will be setback a few feet from the front façade of the house and adjacent building and connecting to the north elevation of the house. The proposed gate is to match the 6' high wood board privacy fence with minimal spacing (3/8") between the pickets that was already approved to extend from the rear corner of the house's north elevation, with a single gate across the driveway, and along the property line perimeter on the rear and sides, which was approved by the HARB in March. The applicant highlighted two preferred options with wood bands at top, but also various examples of available designs and photos of other driveway gates found in the HP-1 district.
7. According to the AGHP, privacy fences should be recessed from the wall plane on street side elevations, which this gate is slightly, and later period fences should be at least four feet high, but should be less than five feet high adjacent to the street, with the proposed double gate right at 5' high. A slightly shorter and less contemporary looking wood panel gate should be considered, such as dog-ear pickets that match the approved property fence.
8. Any redevelopment or new building plans 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 **APPROVE** a **CERTIFICATE OF APPROPRIATENESS at 165 Cordova Street if the HARB finds the proposed project scope meets the applicable Secretary of the Interior's Standards 9, and 10 (for the driveway gate)** with the following conditions:

1. For any salvagable historic materials, including the wood windows, to be salvaged if possible, 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.
2. To make the gate slightly shorter, use black/bronze hardware, and similar dog-ear pickets of the previously approved fence.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1) Enclose 3 window openings towards the first-floor rear of the house: two double-hung windows on the north elevation and a large pair of double casement windows on the south elevation.
2) Add a wood double gate (with two 5' gates or 10' wide overall / 5' high) across the driveway to be setback a few feet from the front façade of the house and adjacent building and connecting to the north elevation of the house. The proposed gate is to match the 6' high wood board privacy fence with minimal spacing (3/8") between the pickets that was previously approved under COA2021-0028.
Confirmation that the gate will be sealed with the matching natural cedar stain is needed.

CITY CODES/DESIGN GUIDELINES:

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 8, 9, and 10 apply.

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.

Post-1821

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

Fences, Walls and Gates

Do...

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

Don't...

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

Post-1821

Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

The only materials permitted are stucco over masonry, poured coquina or tabby concrete, coquina stone, wood and iron. The level of detail should be appropriate for style of the primary building. Fences should be painted white or left unpainted. Walls may be painted white or left natural.

Modern wood vertical board privacy fences are generally appropriate only on side and rear elevations. These privacy fences should be recessed from the wall plane on street side elevations.

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

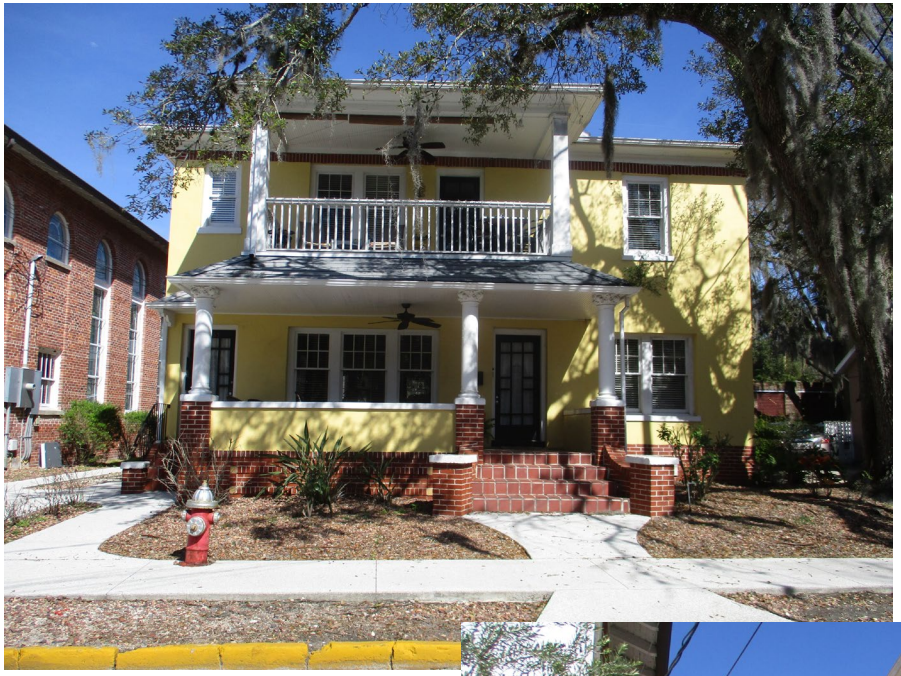
Ornate cast iron fences are appropriate only for Queen Anne, Colonial Revival, Classical Revival and other highly styled buildings.

American Territorial period (1821-1845) fences and walls should be at least five and one-half feet high. Later period fences should be at least four feet high, but should be less than five feet high adjacent to the street.

ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Sanborn Maps

STAFF PHOTOS:
165 CORDOVA STREET







Driveway gate is proposed to north of the house and two of the window openings proposed for enclosure are on the north/side elevation, first floor level at the rear of the house

STAFF PHOTOGRAPHS
165 Cordova Street





North elevation, first floor level:
Two window openings proposed for enclosure

STAFF PHOTOS:
165 CORDOVA STREET





Looking east and looking west: Driveway gate is proposed to north of the house, setback slightly from the front facade, and two of the window openings proposed for enclosure are on the north/side elevation, first floor level at the rear of the house (Photos taken for March HARB meeting)

STAFF PHOTOS:
165 CORDOVA STREET





A double paired casement window opening is proposed for enclosure on the south elevation, first floor level at the rear of the house (Photos taken for March HARB meeting)

STAFF PHOTOS:
165 CORDOVA STREET





A double paired casement window opening is proposed for enclosure on the south elevation, first floor level at the rear of the house

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. 8 SJ 664 1009==

Site Name: 165 Cordova Street 830== Survey Date: 7808 820==

Address: 165 Cordova Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 38 (block) South 50' of West ½ of lot 4 (lot) 868==

868==

Owner of Site: Name: Banta, William A. & Euadna;

Address: 83 Comares Avenue # 2-C

St. Augustine, FL 32084 902==

Occupant or Manager: Meehan, Thomas E. (occupant) 904==

Type of Ownership: Private 848== Zoning: HP-1

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

UTM: 17 (zone) 469825 (easting) 3306300 (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: Priv. Res. 838== Present Use: Priv. Res. 850==

Date: +1930 844== Period: 20th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, brick 854==

Structural Systems: Masonry, hollow clay tile 856==

Features of Structure: (942)

Window Type: DHS 4/1, 6/1 942==

Foundation: Brick wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: Porch 942==

Porches & Balconies: Two-story porch on front, screened. 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick stuccoed 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Hood brackets, cast concrete columns 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 2 950==

Other: 956==

Surroundings: Mixed Residential/Institutional 864==

Relationship to Surroundings: Next door to an Synagogue 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion

920==

Statement of Significance: (911==)

ARCHITECTURE

The two-story Masonry Vernacular residence at 165 Cordova Street was constructed between 1924 and 1930, and is one of the later houses in this neighborhood. The exterior has been stuccoed over masonry and brick. There are cast concrete columns with capitals on the first floor of the two-story open front porch. Both the first and second story porches are enclosed with screening. Hood brackets are visible on the front entrances to the side of the porch.

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

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British

(over)

V. BIBLIOGRAPHY

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

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

3. St. Augustine City Directory, 1934.

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

At various times the house at 165 Cordova Street has been used as a residence for the Rabbies of the Congregation Sons of Israel Synagogue next door. In 1934 it was the home of Rabbi Joseph Levine and his wife Leah.(3)

ARCHAEOLOGY

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

☐ Original
☒ Update

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

Site #8 SJ00664
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) 165 CORDOVA STREET — **Multiple Listing** (DHR only)
Survey Project Name Inv. of Structures within the St. Augustine NRHD — **Survey #** (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	165		CORDOVA	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:**
Tax Parcel # 1996400000 — **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: 1930 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Apartment — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☒yes ☐no ☐unknown — Date: — Nature porches, windows
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 Colonial Revival — **Exterior Plan** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. Brick 3.
Roof Type(s) 1. Hip 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2. Porch
Windows (types, materials, etc.) single, paired and triple set wood DHS 6/6 inset in to masonry wall with masonry sill

Distinguishing Architectural Features (exterior or interior ornaments) Hood brackets, case concrete columns; decorative facia and brickwork at facia and on porch

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) rear carport for multiple cars constructed of concrete block, normal set back

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 SJ00664

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. stuccoed
Structural System(s): 1. Masonry - General 2. 3. Hollow clay tile
Foundation Type(s): 1. Continuous 2. wall
Foundation Material(s): 1. Brick 2.
Main Entrance (stylistic details) patterned multi-pane single wood doors under porch

Porch Descriptions (types, locations, roof types, etc.) Two-story porch on front, with round ionic columns and brick piers first floor with tapered columns on second floor

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource see original form by D. 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. 3. 5.
2. 4. 6.

DOCUMENTATION

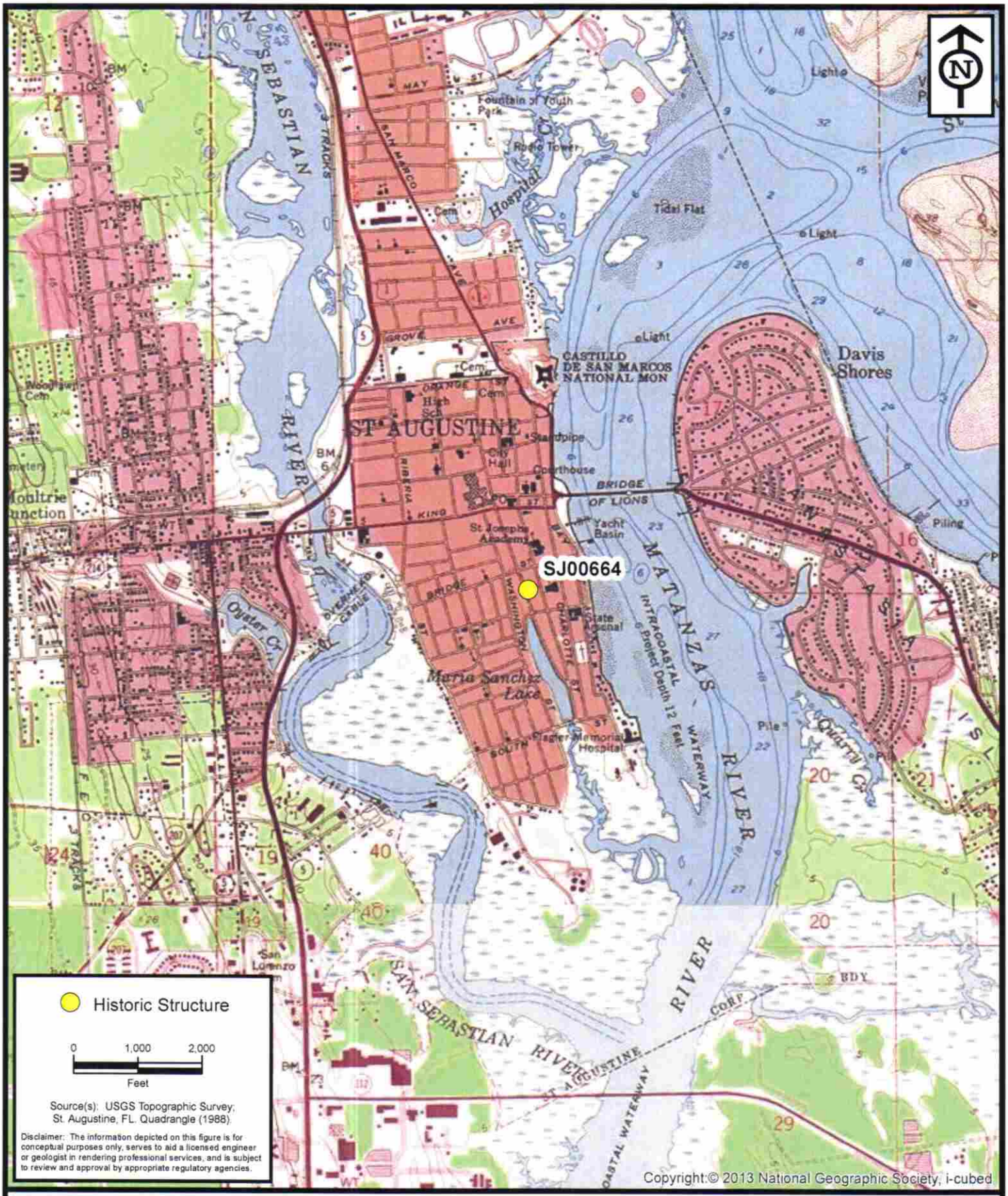
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Maintaining organization
Document description File or accession #'s
2) Document type Maintaining organization
Document description File or accession #'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

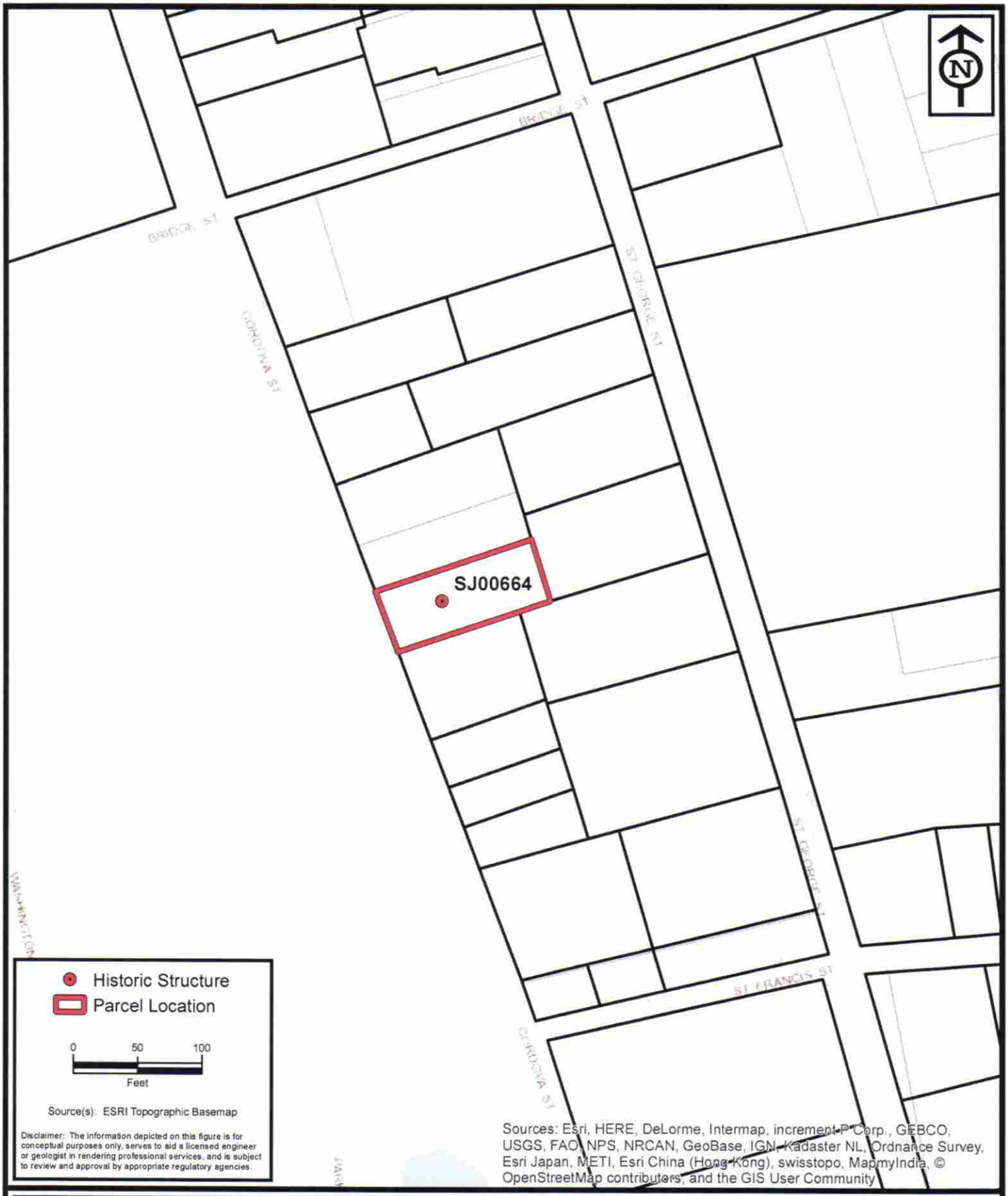
Project Location - SJ00664

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\SJ00664\Location.mxd Date: 1/28/2016 3:58:22 PM



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

Parcel Location - SJ00664

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\SJ00664\Parcel.mxd Date: 2/1/2016 3:04:50 PM

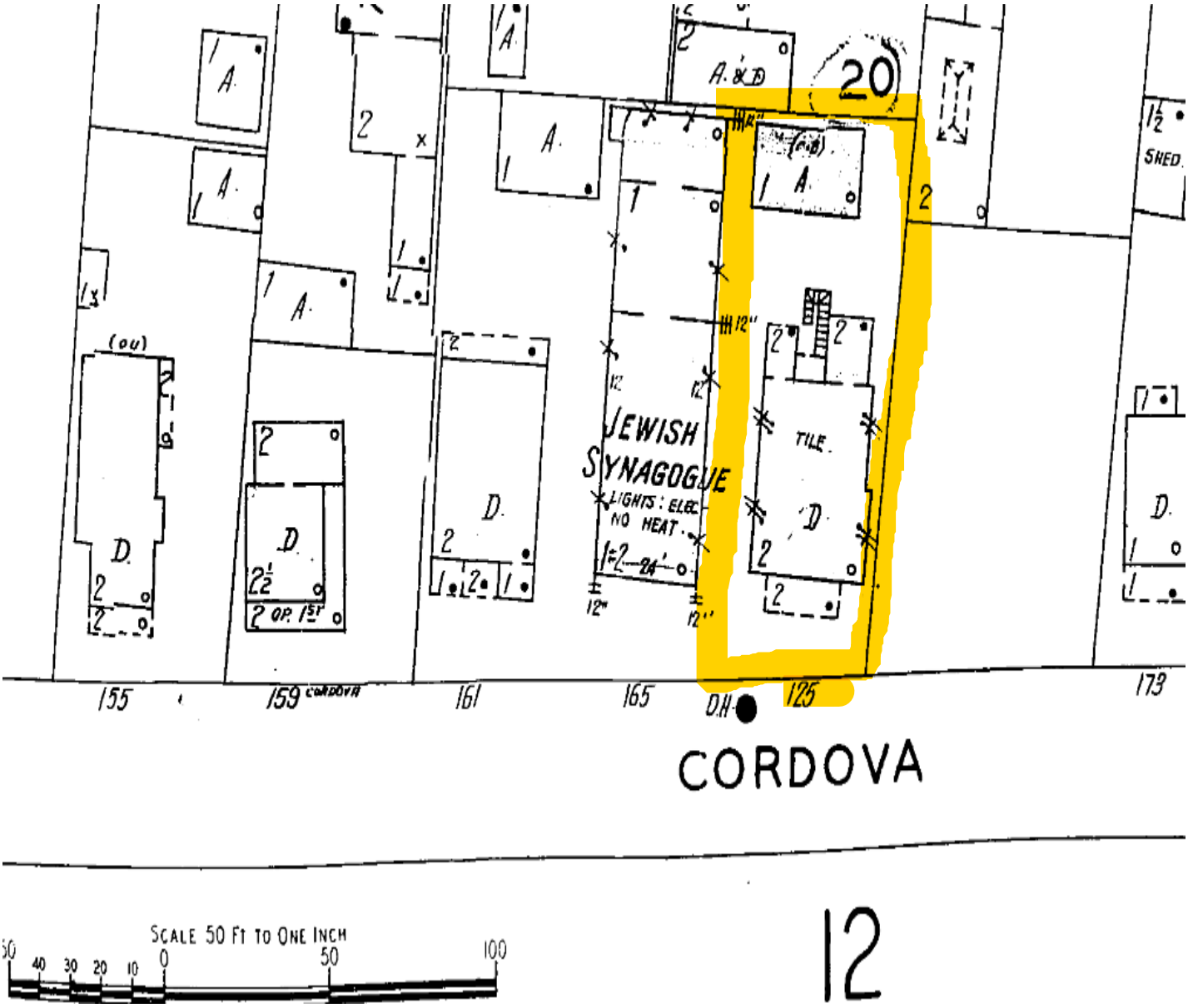


et, Page19



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 13 Revised to 1947



NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

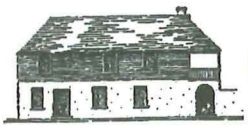
RECEIVED

OCT 21 2021

Planning/Building Dept.

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. PL 2021-0149

Receipt No. 2223565

Meeting Date: November 18, 2021

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

1. NAME OF APPLICANT Michael Skjerning

   Business (if applicable) _____

   Address 165 Cordova Street

   City St. Augustine State FL Zip Code 32084

   Daytime telephone 864-752-8950 Other phone/email michaelskjerning@gmail.com

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

2. NAME OF PROPERTY OWNER Michael Skjerning

   Business (if applicable) _____

   Address 165 Cordova Street Apt C

   City St. Augustine State FL Zip Code 32084

   Daytime telephone (required) 864-752-8950 Other phone _____

3. PROJECT STREET ADDRESS 165 Cordova Street

4. LEGAL DESCRIPTION: Lot S50.5 FT of Block 38 Subdivision _____ Parcel 1996400000

5. EXISTING USE Residential PROPOSED USE Residential

6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☒	Windows Eliminate 3 windows to accomodate a bath and kitchen
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

RECEIVED
OCT 21 2021
Planning/Building Dept.

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☐ New awning/canopy
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☒ New fence/wall/gate Establish driveway 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)

Elimination of 3 windows in order to upgrade a kitchen and establish a second full bath. Windows will be replaced by stucco - See PDF for details

Establish a driveway gate to avoid trespassing on the property and previous challenges with theft. See PDF for details

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 Michael Skjerning

SIGNATURE OF APPLICANT _____ DATE 10/21/2021

PRINT OWNER'S NAME Michael Skjerning

SIGNATURE OF OWNER _____ DATE 10/21/2021

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.

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 Elevation Photos would work
☐	☐	☐	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 Specs/photos of all hardware; Sections showing where it will be attached on each side

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:

More/larger photos (not smaller PowerPoint inserted versions) that show the project aeas and a better view of the overall elevations that they are on would be helpful

Project number: PL2021-0149 Project Address: 165 Cordova Street

Reviewed by: Julie Courtney Date: 10.28.21

Received October 21, 2021
Planning and Building Department

Window and Driveway gate project
165 Cordova

In support of November 18th 2021 HARB meeting



Received October 21, 2021
Planning and Building Department

Project Description

- ❑ Our property located on 165 Cordova Street in H1 and is in need of upgrades having an impact that requires HARB approval.

A. We would like install a new kitchen and also a have need for an extra full bath, current we only have one. Upgrades require that we remove 3 windows towards the very back of the residence.
We are asking for HARB's approval.

B. Secondly our driveway is very exposed. To deter frequent trespassing on our property (theft challenges + tourists admiring the Synagogue's beautiful leaded stain glass-windows) we would like to establish a driveway gate similar to what many neighbors in H1 have done. We are asking for HARB's approval of a driveway gate.

Before and after window removal – (towards back of home)





Before Driveway Gate → *After Driveway Gate*





A. Window removal north side, Kitchen renovation- Rendering

Received October 21, 2021
Planning and Building Department

Current state



Future state





- Removing this window will give some wall space and allow for the range and hood

- Removing this window will accommodate a kitchen pantry



- With windows removed and replaced by brick <u>Reduced noise</u> from Synagogue's 2 new large A/C's placed right outside of the existing windows will be an added benefit

Application pg. 7

A. Window removal south side, added bathroom – Rendering

Received October 21, 2021
Planning and Building Department

View from **rear** of the residence



- Removing this window above the A/C's will give some wall space where none exists today and allow for a vanity, closet and a mirror.



- With windows removed and replaced by stucco <u>Reduced noise</u> from 3 A/C's placed right outside of the existing windows will be an added benefit



Application pg. 8

A. Window removal …. just viewed from different angle

Received October 21, 2021
Planning and Building Department

View from **South side** of the residence



- Same - Wall space where none exists today, allows for a vanity, closet and a mirror.



- Same - Reduced noise from the 3 A/C's placed right outside of the existing windows



Application pg. 9

B. Adding a driveway gate - 165 Cordova Site plan

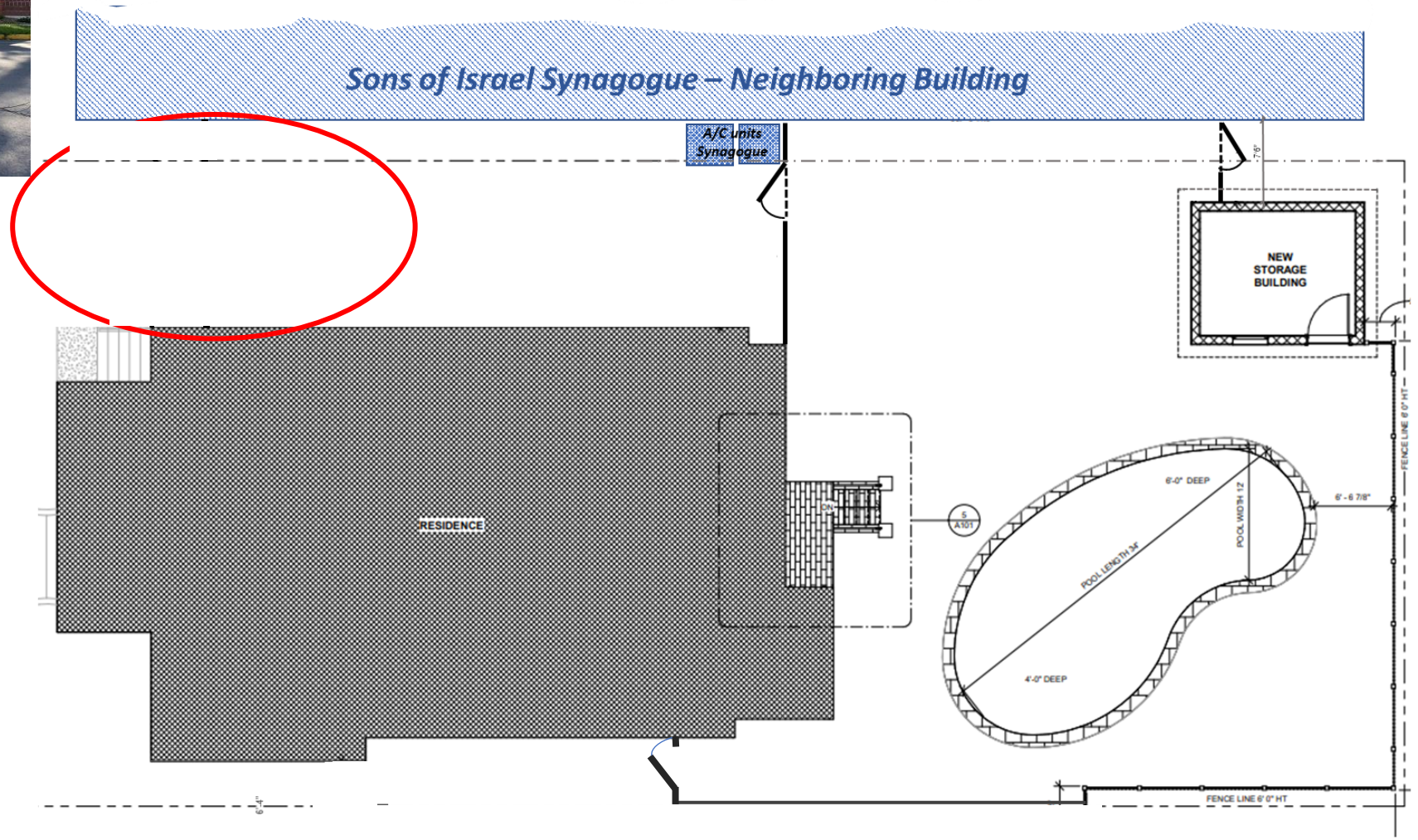
Received October 21, 2021
Planning and Building Department

Increased safety and privacy
through elimination of trespassers in driveway





Cross section:
5’tall driveway gate -
Placed clear of the stucco
on the synagogue

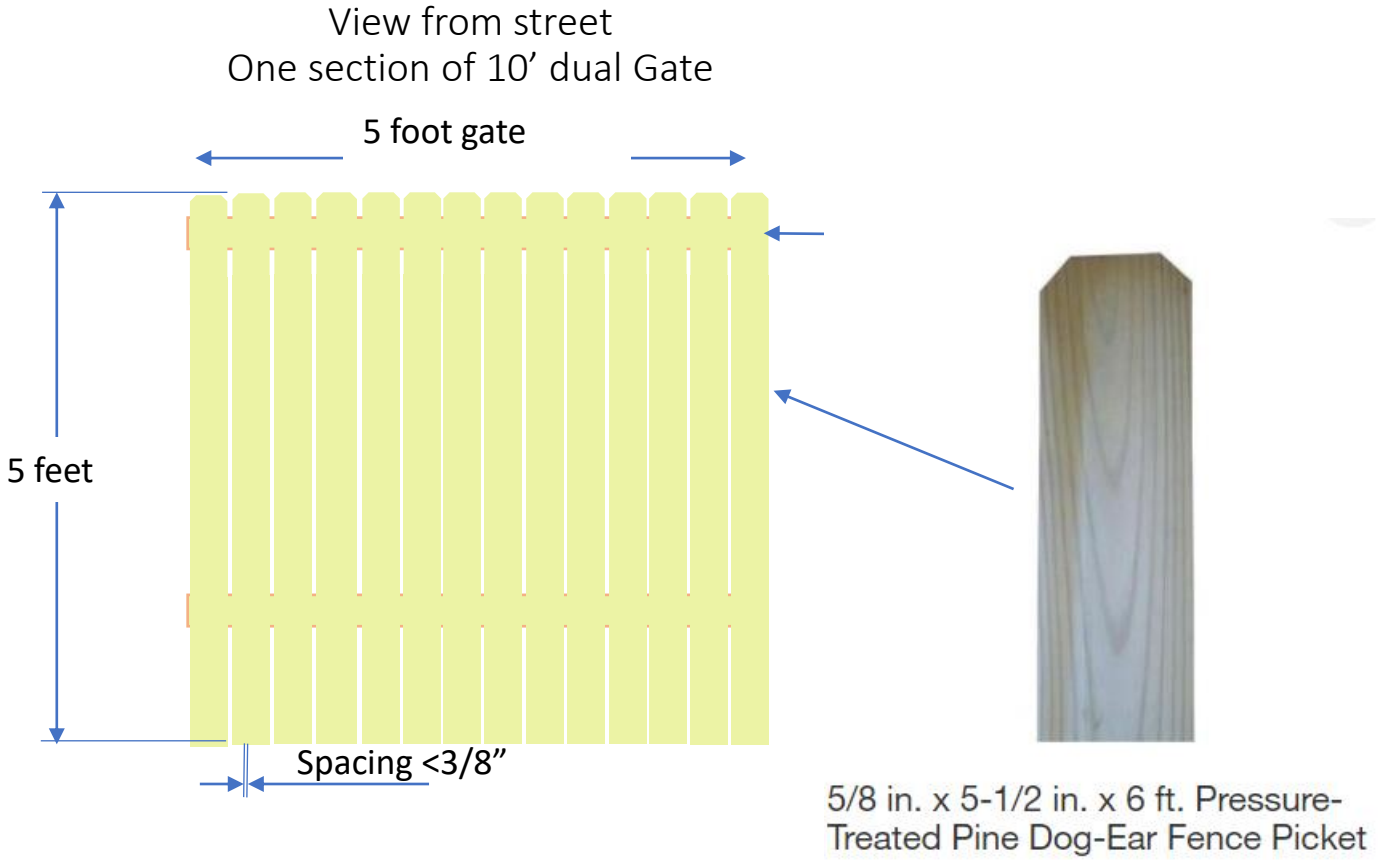


Application pg. 10

B. Adding a driveway gate - Design detail of potential Gate

Our proposal to stay close to the style of the fence around the property

Received October 21, 2021
Planning and Building Department



- Our thought is to have the driveway gates be "solid" similar to the look of the fence (Pg. 8)
  - Compared to a rod iron gate, a solid gate design offers less view of the driveway = Increased security/privacy
  - This design matches many gates in H1, incl. on masonry buildings like ours. (see pages 11 & 12 for examples)
  - Our preferences: Please see Page 8
- Guidance from HARB is requested to consider other gate designs, should our preference (pg. 8) not be deemed appropriate.
- Page 10 shows designs that we would also feel may be appropriate.
- Reference pages 11 & 12 show typical gates found in H1

Gates, alarms and all applicable construction will comply with FBC (Florida Building Code) Section 424.2.17.

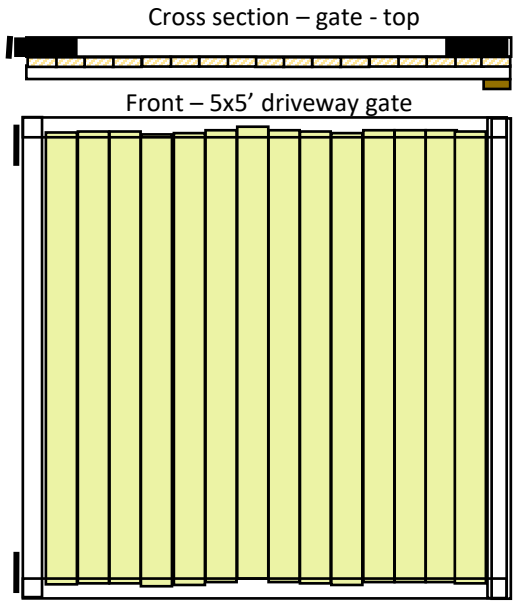
Received October 21, 2021
Planning and Building Department

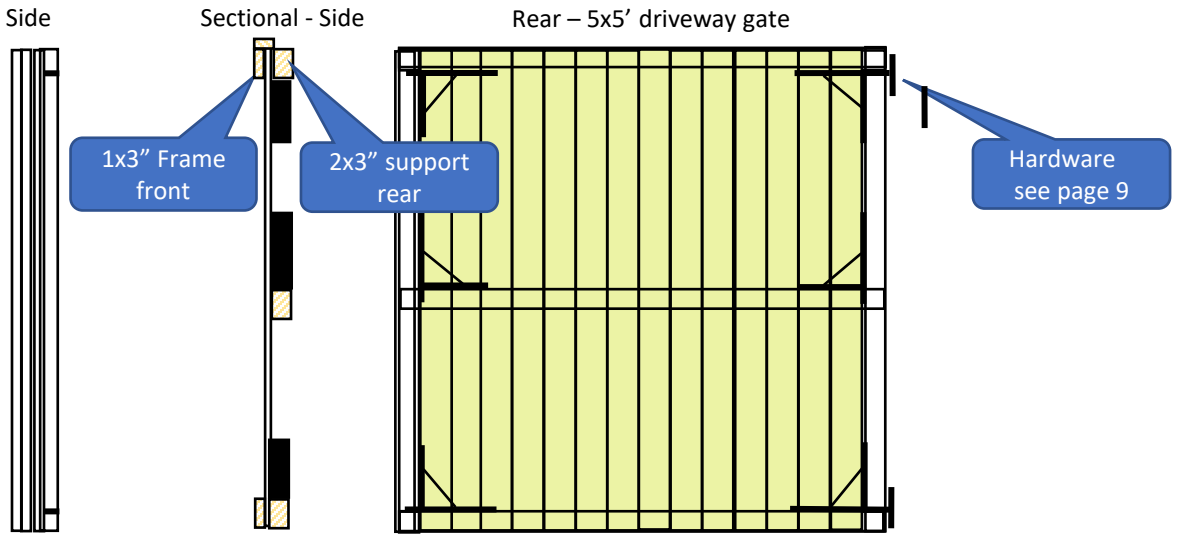
B. Adding a driveway gate - 165 Cordova

Our Top two - gate designs, if acceptable to HARB





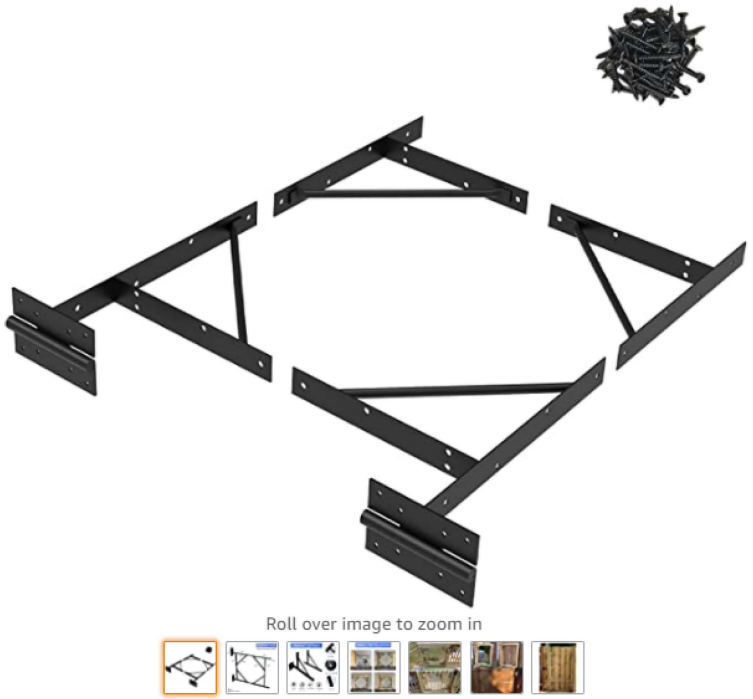




Application pg. 12

Received October 21, 2021
Planning and Building Department

B. For reference only: Gate design



Gate Corner Bracket Heavy Duty Wood Fence No Sag Gate Kit Gate Brace Bracket for Shed Doors, Driveway Gates, Corral Gates, Wood Windows

Brand: Qualward

4.4 out of 5 stars 18 ratings

Price: $30.99 prime & FREE Returns

Get $10 off instantly when you add a debit card to your account. **Click to add.**
Terms Apply

- SOLID GATE BRACE: The gate corner brace bracket made of heavy duty steel, sturdy and durable, and not easy to rust or oxidize. No sag gate bracket kit will last a long time even in a high salt environment
- CORRETS SAGGING GATES: Quickly and effectively controls sagging on wood. Durable Construction brace building brackets to hang your wood gates well. Good craftsmanship, not as slim as other gate accessories brackets
- EASY INSTALLATION: The no sag gate kit come with n
  Simple DIY project takes 15-20 minutes and is easily a
- Fits various lumber sizes - 2x4's, 2x3's, 2x6's, etc. Pack
  board or gate
- BEST CHOICE TO REHANG A GATE: The heavy duty ga
  shed doors, driveway gates, corral gates, wood windo
  gates, livestock stall doors, and utility gates to protect
  equipment.

› See more product details

$30.99
prime & FREE Returns

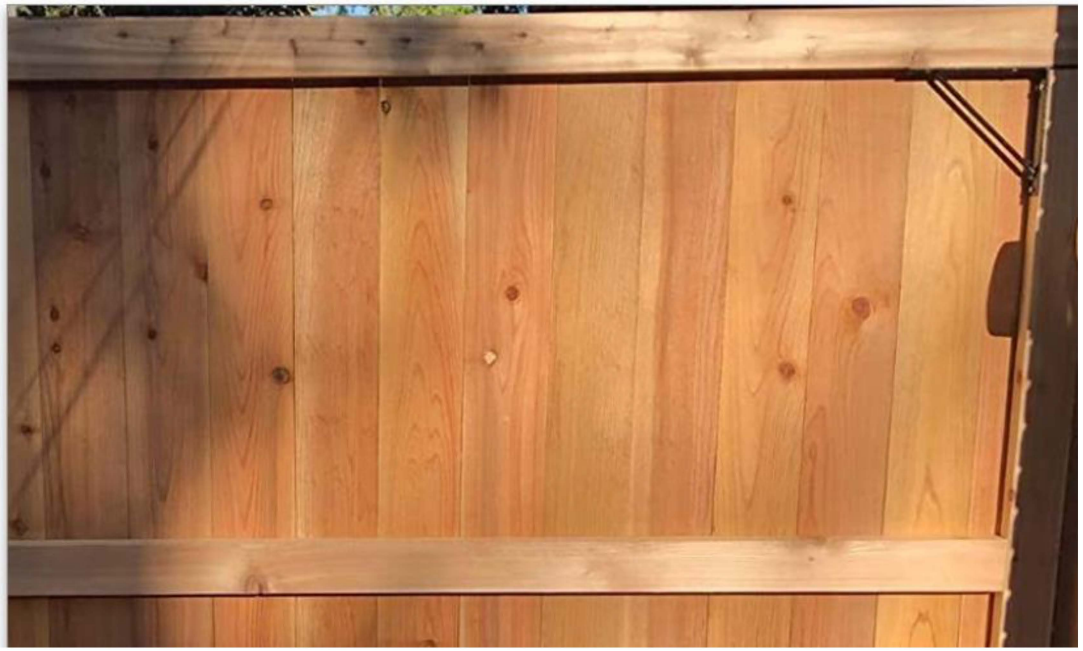
FREE delivery: **Wednesday, Oct 6**
Order within 5 hrs and 53 mins
Details

FREE Amazon Day delivery: **Wednesday, Oct 6** with fewer boxes

Deliver to Michael - St Augustine 32084

In Stock.

Qty: 1



Received October 21, 2021
Planning and Building Department

B. Adding a driveway gate - 165 Cordova

Our tier 2 gate designs, should our preferred design not be accepted







* H1 gate (located on Bridge Street)



H1 gate located on Charlotte Street





** Driveway gate from across the street from us on 164 Cordova Street.
"SEE THROUGH" – DUE TO SECURITY CONCERNS
THIS WOULD BE OUR LEAST FAVORABLE CHOICE

B. For reference – Some examples of typical driveway gates in H1

Received October 21, 2021
Planning and Building Department











B. For reference – Some examples of typical driveway gates in H1

Received October 21, 2021
Planning and Building Department











For reference: Synagogue approval of Fence/Gate adjacency to their property

Received October 21, 2021
Planning and Building Department

October 20, 2021

First Congregation
Sons of Israel

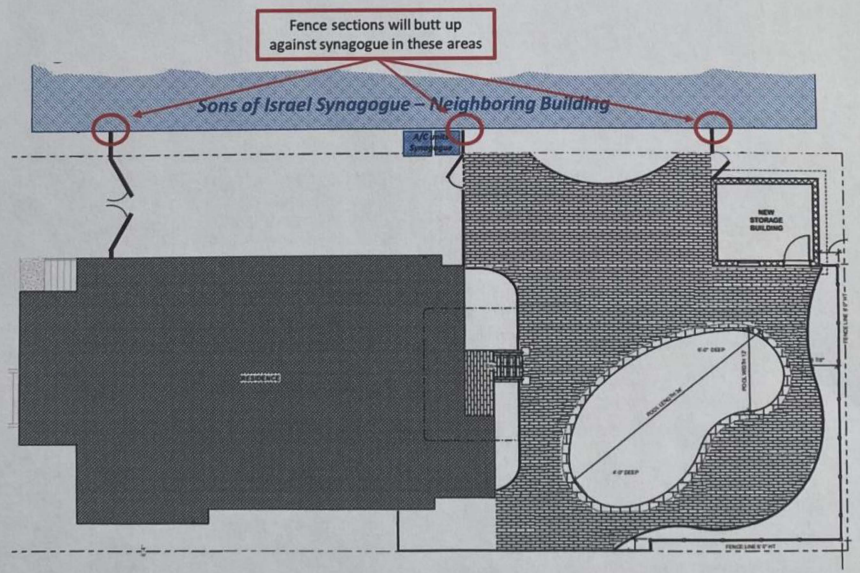
This is to advise that the First Congregation Sons of Israel, does not object to our neighbors Michael and Kirsten Skjerning of 165 Cordova Street, St. Augustine, FL, 32084 installing a fence connecting to the Synagogue of 161 Cordova Street, St. Augustine, FL, 32084 at the three locations as shown on the site plan below.

Signature:

Printed name: Les Stern

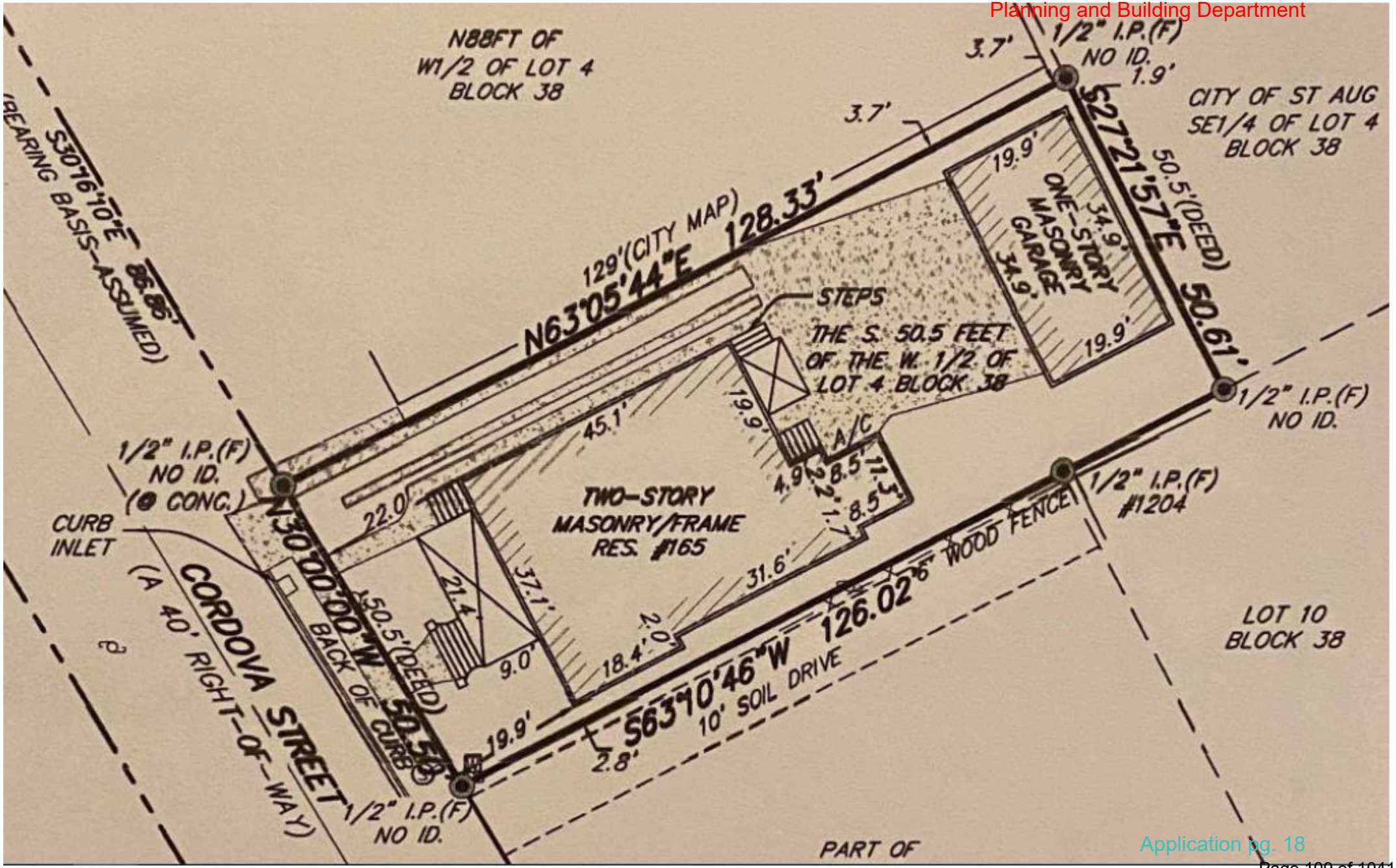
Title: President of the First Congregation Sons of Israel

165 Cordova – Site plan



Received October 21, 2021
Planning and Building Department

For reference, Survey:



Public Records of St. Johns County, FL Clerk # 2013066009, O.R. 3797 PG 1493,
10/02/2013 at 12:38 PM REC. $9.00 SUR. $9.50 Doc. D $3220.00

(1)

Prepared by and return to:
Vickie A. Rianda

Island Title of St. Augustine LLC
2085 A1A South Suite 206
St. Augustine, FL 32080
904-471-7272
File Number: **13-08513**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **30th** day of **September, 2013** between **Dwayne D. Keller and Donna E. Partin, husband and wife,** whose post office address is **8 Stratford Lane, Mechanicsburg, Pennsylvania 17050**, grantor, and **Michael Skjerning and Kirsten L. Skjerning, husband and wife,** whose post office address is **325 Sassafras Drive, Easley, South Carolina 29642**, grantee:

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

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

COPY

The South fifty and one-half feet (50 1/2 feet) of the West half of Lot 4, Block 38 of City of St Augustine, according to the official map thereof dated June 12, 1923, filed in the office of the Clerk of Circuit Court of St. Johns County, Florida.

Parcel Identification Number: 199640-0000

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: JOSEPH FIVAZ

Dwayne Keller (Seal)

Witness Name: AMAN KAUR

Donna E. Partin (Seal)

State of ~~Arizona~~ California
County of Alameda

The foregoing instrument was acknowledged before me this 26th day of September, 2013 by Dwayne D. Keller and Donna E. Partin, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

FRED J. DELLAR
COMM. #1987309
NOTARY PUBLIC • CALIFORNIA
CONTRA COSTA COUNTY
Commission Expires Aug 3, 2016

Notary Public

Printed Name: Fred J Dellar

My Commission Expires: 3 Aug 16

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1996400000
Location Address	165 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG S50.5FT OF W1/2 LOT 4 BLK 38 OR3797/1493 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.150
Homestead	N

Owner Information

Owner Name	Skjerning Michael,Kirsten L 100% Skjerning Kirsten L 100%
Mailing Address	165 CORDOVA ST APT C SAINT AUGUSTINE, FL 32084-5013

Map



Valuation Information

	2022
Building Value	$308,544
Extra Features Value	$6,300
Total Land Value	$234,600
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$549,444**
Total Deferred	$0
Assessed Value	**$549,444**
Total Exemptions	$0
Taxable Value	**$549,444**

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
2021	$313,864	$6,300	$234,600	$0	$0	$554,764	$554,764	$0	$554,764
2020	$341,974	$6,300	$196,350	$0	$0	$544,624	$544,624	$0	$544,624
2019	$345,999	$6,300	$196,350	$0	$0	$548,649	$548,649	$0	$548,649
2018	$351,323	$6,300	$196,350	$0	$0	$553,973	$531,595	$22,378	$531,595
2017	$356,646	$4,211	$196,350	$0	$0	$557,207	$483,268	$73,939	$483,268
2016	$361,969	$4,211	$178,500	$0	$0	$544,680	$439,335	$105,345	$439,335
2015	$294,176	$4,211	$137,700	$0	$0	$436,087	$387,319	$48,768	$387,319
2014	$223,967	$4,211	$123,930	$0	$0	$352,108	$352,108	$0	$352,108
2013	$116,220	$4,211	$103,275	$0	$0	$223,706	$223,706	$0	$223,706
2012	$116,220	$4,211	$103,275	$0	$0	$223,706	$223,706	$0	$223,706
2011	$128,354	$5,053	$114,750	$0	$0	$248,157	$248,157	$0	$248,157
2010	$131,782	$5,053	$127,500	$0	$0	$264,335	$264,335	$0	$264,335

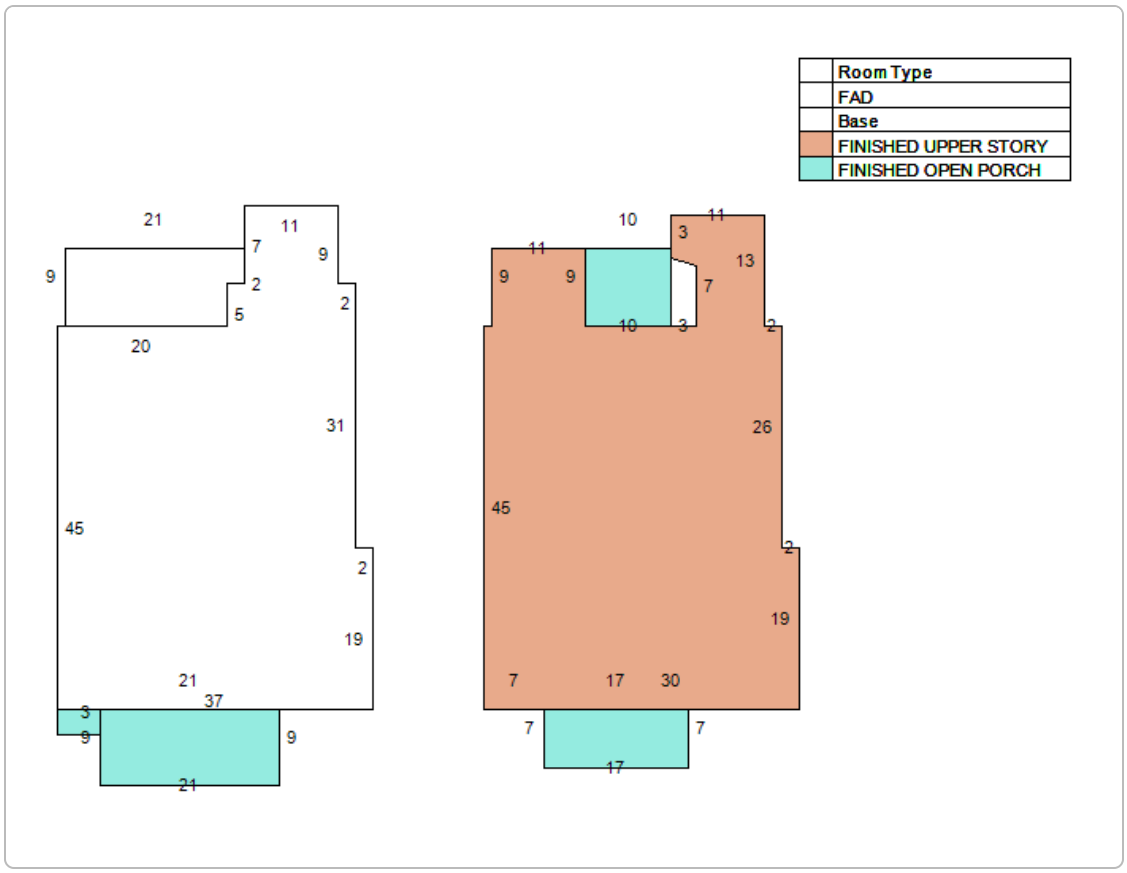
Building Information

Building	1
Year Built	1920
Actual Area	4235
Conditioned Area	3822
Use	Multi-Family less than 10 units
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	90
FINISHED UPPER STORY	1833	1833
FINISHED OPEN PORCH	0	119
BASE AREA	1787	1787
FRAME ADDITION	179	179
FINISHED OPEN PORCH	0	15

FINISHED OPEN PORCH	0	189
FRAME ADDITION	23	23
Total SqFt	3822	4235

Sketch Information



Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	700

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	50	130	50	EF	$234,600

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/2/2013	9/30/2013	$460,000.00	WARRANTY DEED	3797	1493	Q	I	KELLER DWAYNE D,PARTIN DONNA E (H&W)	SKJERNING MICHAEL,KIRSTEN L
	3/15/2005	$465,000.00	WARRANTY DEED	2396	1959	Q	I	MC NABB JAMES M,JANET J	KELLER DWAYNE D,PARTIN DONNA E (H&W)
	8/1/1983	$72,000.00		603	870	Q	I		MC NABB JAMES M,JANET J
	1/1/1978	$45,900.00		394	478	U	I		

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: 10/22/2021, 12:20:11 AM

Version 2.3.155

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 18, 2021, Meeting



Application PL2021-0147 Address: 62-1/2 Chapin Street

Applicant and Owner: Emergency Services and Homeless Coalition of St. Johns County

Project description: To demolish a residential building, constructed c. 1924-1930, that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00508
National Register:	N/A	Construction date:	c. 1924-1930
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1042700000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located in Greeno Tract neighborhood of West Augustine, the structure is located on a block of similar buildings that is bounded by Palmer Street to the west, Chapin Street to the south, and Nesbit Avenue to the east. This building is not fronting a street, but is set back on a large parcel to the north of /behind a row of buildings that front Chapin Street.
2. The Florida Master Site File (FMSF) in 1979 listed the building in fair condition and deterioration as threats to the site. Rectangular in plan, with a front facing gable metal roof and exposed rafter tails, the one-story residential building has a front porch with a low pitch hip roof and rear porch with shed roof, is covered in drop and novelty wood siding, and the windows have been altered with vinyl replacements.
3. A representative for the applicant/property owner indicated the series of one-story cottages on a shared parcel may have been built as homes for railroad workers around the foreman's earlier built and larger two-story house. The layout of similar simply styled homes on a shared parcel with the railroad track running a block south of Chapin Street makes this a feasible possibility. However, more research would be needed to verify this, as nothing in this regard was mentioned on the Florida Master Site File surveys for this building or the Sanborn Maps.
4. The more recent FMSF completed in 2020 during an architectural survey of West Augustine stated the building was in good condition and would contribute to a National Register Historic District; however, there is no district in place.
5. The Sanborn Map from 1930, revised to 1961, shows the house in its current form, but without the rear porch.
6. According to the organization that owns the complex that this is located within, many of its cottage buildings serve as interim housing for 23 homeless families, and this building is currently used by these families for related services/amenities (laundry, food pantry, children's reading room). The E.S.H.C. organization expressed that having a safe building for the families is a big concern. They have also been informed that a replacement building would ultimately cost less than rehabbing and maintaining the existing building. Other buildings on the site have been rehabilitated through the efforts of partnerships, but they feel despite ongoing maintenance of this building it is in a worse condition.
7. Staff observed deteriorated/areas of loss in the wood members visible on the exterior, unlevel interior doors and windows, and sloped floors, and encouraged the additional submittal of documentation on the existing building condition, and costs to rehab vs. replace with new.
8. 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 need to take the Tree and Landscape Ordinance 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 take the following actions on a **Certificate of Demolition** at **62-1/2 Chapin Street**:

1. **APPROVE** because it is not a local landmark or otherwise designated as a historic building, with the following condition:
    a. For any salvagable historic materials to be salvaged if possible 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.
2. **CONTINUE** to consider designating the overall complex as a local historic landmark.

Julie Courtney
Julie Courtney, Historic Preservation Officer

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 between 1924 and 1930, and 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, which states that the building could be contributing to a National Register Historic District.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRITERIA (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 the numerous one-story residential buildings that are on the shared parcel and in the neighborhood with a similar age.

3. The impact of the loss of the structure on the streetscape. The building is not visible from the streetscape but is part of a larger complex situated on a shared parcel.

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 replacement building were not submitted by the applicant. A modular/prefabricated building was mentioned as a possible replacement structure.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. More research is needed to determine if there is a historic association through being part of a potential railroad worker's complex.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The more recent Florida Master Site File stated that it would not be eligible to be individually designated on the National Register, although it could contribute to a national historic district if one were created.

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 simple type of frame vernacular buildings found throughout the city, especially West Augustine, and is not unusual or particularly unique.

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 is commonly found throughout St. Augustine. If the possible association as being part of a railroad worker housing complex was confirmed, it would be part of a unique set of buildings.

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 frame building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction or a prefabricated building could be significantly different in appearance.

8. ***The justification for the proposed demolition.*** The applicant seeks to replace the building with a new one because they feel like it will be overall less expensive and require less ongoing maintenance than rehabilitating the existing 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

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

STAFF PHOTOGRAPHS
62-1/2 Chapin Street





STAFF PHOTOGRAPHS
62-1/2 Chapin Street





STAFF PHOTOGRAPHS
62-1/2 Chapin Street





STAFF PHOTOGRAPHS
62-1/2 Chapin Street





STAFF PHOTOGRAPHS
62-1/2 Chapin Street





STAFF PHOTOGRAPHS
62-1/2 Chapin Street



Staff Report Pg. 12

STAFF PHOTOGRAPHS
62-1/2 Chapin Street





STAFF PHOTOGRAPHS
62-1/2 Chapin Street





STAFF PHOTOGRAPHS
62-1/2 Chapin Street





STAFF PHOTOGRAPHS
62-1/2 Chapin Street





STAFF PHOTOGRAPHS
62-1/2 Chapin Street







STAFF PHOTOGRAPHS
62-1/2 Chapin Street





STAFF PHOTOGRAPHS
62-1/2 Chapin Street





STAFF PHOTOGRAPHS
62-1/2 Chapin Street







STAFF PHOTOGRAPHS
62-1/2 Chapin Street







STAFF PHOTOGRAPHS
62-1/2 Chapin Street







STAFF PHOTOGRAPHS
62-1/2 Chapin Street: Context Area





STAFF PHOTOGRAPHS
62-1/2 Chapin Street: Context Area





STAFF PHOTOGRAPHS
62-1/2 Chapin Street: Context Area







Staff Report Pg. 25

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ508 1009==

Site Name: 62½ Chapin Avenue 830== Survey Date: 7908 820==

Address: 62½ Chapin Avenue, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Greeno Tract (subdivision) 9 (block) 1, 2 (ex. N. 65') (lot) 868==

868==

Owner of Site: Name: Smith, William Est.;

Address: c/o Murphy, Alma

247 W. King Street 902==

Occupant or Manager: St. Augustine, Fla. 32084 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 468225 (easting) 3306760 (northing) 890== Location: T07S (T) R29E (R) S41 (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==

(x) 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: +1930 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, dropside, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 1 story open front porch 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, corrugated 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 0 954== Stories: 1 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Set behind a row of similar houses 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 was constructed between 1924 and 1930.

The Ravenswood area contains one of the more extensive Victorian residential developments in St. Augustine, particularly along Masters Drive and Spring Street. Later infill, on previously vacant land, was largely influenced by the early 20th century Bungalow style. There are a number of post-World War II tract developments on the fringes of older neighborhoods. On the north, the 1920's Florida Boom Period development of Santa Rosa left a number of substantial Mediterranean Revival residences. Because of the sparse early development, many areas were used for agriculture and some of the old buildings still have unusually large lots. The once-famous scenic drive "Around the Horn" went through this part of town. "Ponce de Leon Springs" was a tourist attraction in this area. Ravenswood today is threatened generally by drainage problems, traffic along Masters Drive, some housing deterioration, and the zoning of residential areas into commercial categories.

HISTORY

West Augustine or, as it was earlier called, New Augustine, developed in the late 19th and early 20th centuries as a suburb to the city of St. Augustine and was not incorporated into the municipality until 1922. During the British period [1763-84], all of West Augustine was part of the plantation owned by Anglican minister, John Forbes, which the Spanish governor divided into four separate grants in the late 18th and early 19th century.[1] The northernmost and largest tract was granted in 1785 to Francisco and Juan Triay, two enterprising Minorcan farmers, and extended from Oyster Creek to present-day Theodore Street. Between 1794 and 1822 the land was the property of Corsican Jose Peso de Burgo, a prosperous local merchant, who developed some of the first commercial orange groves in Florida and constructed a plantation home.[2] West Point graduate, Col. Francis Dancy, mayor of St. Augustine from 1838-40 and son-in-law of Territorial Governor, Robert Reid, acquired the

[over]

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], III, 708.
2. Ibid.; Biographical File, SAHS.
3. St. Johns County Courthouse, Deed Records, Book M, p. 411; Biographical File, SAHS.
4. Deed Records, Book P, p. 343; Book Q, pp. 333-334; Book S, p. 259; Book U, p. 692; St. Augustine Examiner, September 8, 1866; Wanton S. Webb, ed., Webb's Historical, Industrial and Biographical Florida, [New York, 1885], p. 200; St. Augustine City Directory, 1924-25.

Staff Report Pg. 28

property in 1837.[3] The section of Dancy tract generally north of King Street was purchased in 1870 by John F. Whitney of New York, a relative of Eli Whitney and founder of the St. Augustine Press. Whitney subdivided the land in 1874, thereby creating the first subdivision in West Augustine, but restricted propery owners to Northerners only. Whitney's Ravenswood developed much more slowly than planned, with most construction dating from the 20th century, although sections of earlier development remain. Ravenswood has been resubdivided into nine subdivisions between 1888 and 1926, including Greeno and Dancy Tracts and H. L. Fulger, the later bearing the name of a Black employee of the Florida East Coast Railway.[4]

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

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

Site#8 SJ00508
Field Date 2-11-2020
Form Date 2-18-2020
Recorder # ESI

Site Name(s) (address if none) 62 1/2 CHAPIN AVE — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Survey Part IV — 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
60		CHAPIN	ST	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 29E — Section 41 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1042700000 — 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: 1930 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1930 — To (year): _____
Current Use Other — From (year): _____ — To (year): 2020
Other Use Nonprofit/charity — From (year): _____ — To (year): 2020
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature: windows, 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 demolition review

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Drop siding — 2. _____ — 3. _____
Roof Type(s) 1. Gable — 2. Hip — 3. _____
Roof Material(s) 1. Sheet metal:5V crimp — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

replacement 6/6 & 1/1 sash

Distinguishing Architectural Features (exterior or interior ornaments)

window surrounds, corner boards, exposed rafter tails

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

this building is being used as an outbuilding for the nonprofit

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)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site #8 SJ00508

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details)

centrally located, panel door w attached screen door, on open porch

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

entry, shed roof, wood supports & railing w uncovered deck extension, accessed via wood steps from either side of deck w wood handrails; rear, open, shed, wood supports & railing

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

This 1930 Frame Vernacular building is in good condition. It has a Gable roof, Drop siding, and is 1 story.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select 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) City Staff

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)

This building would contribute a district. There are no known significant architectural associations or features and as such it is not individually eligible.

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 _____

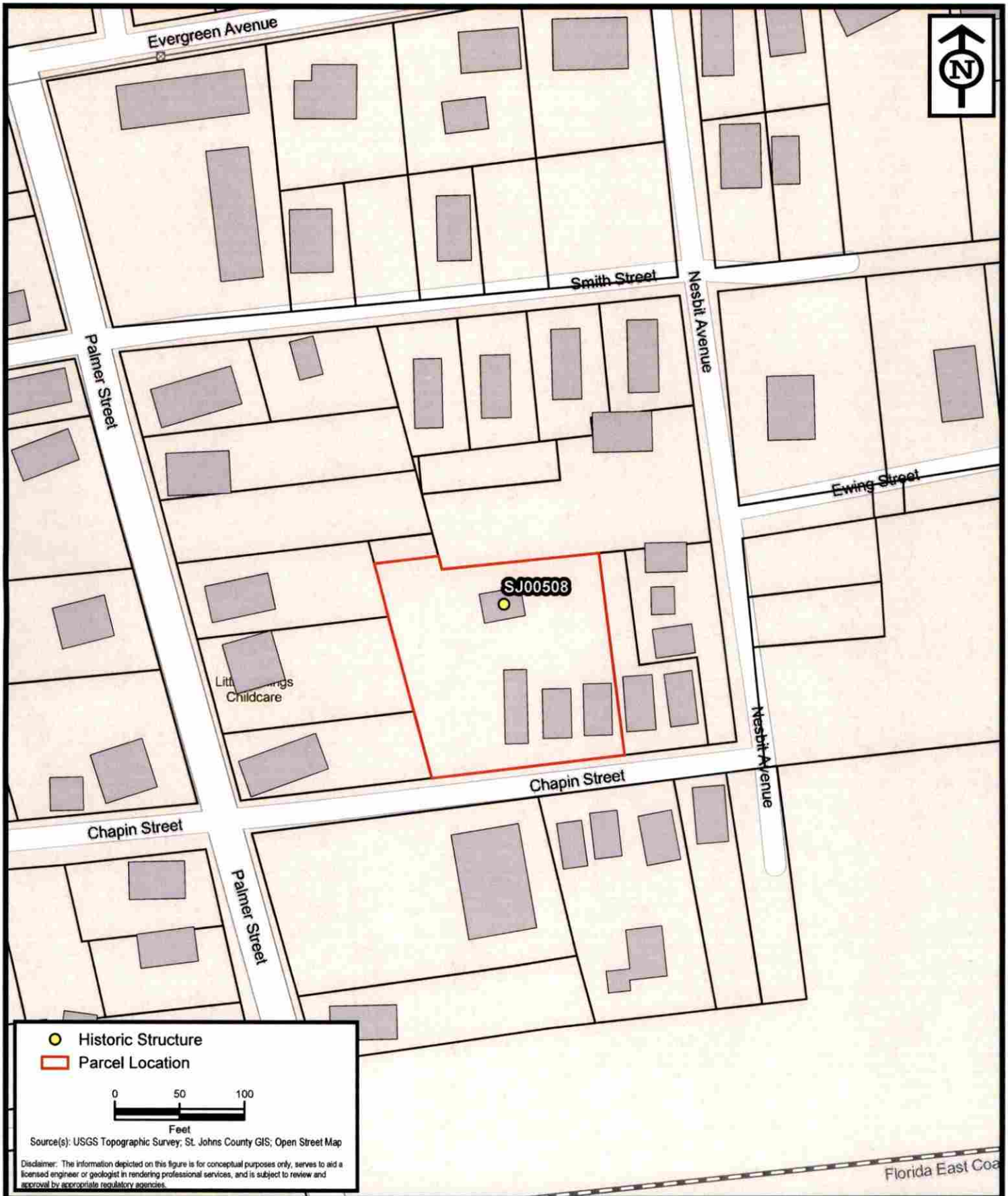
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7220 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

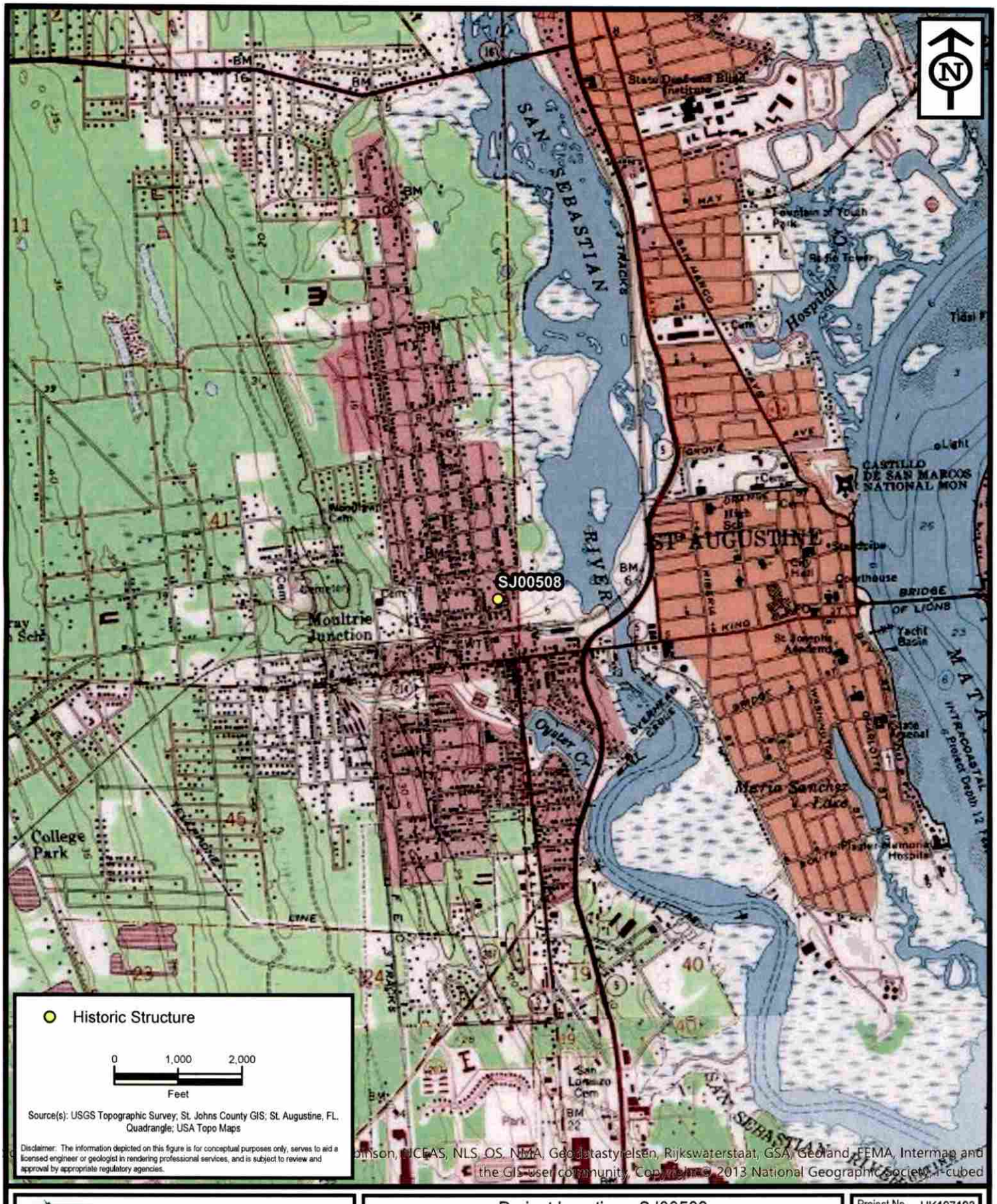
Parcel Location - SJ00508

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 2/16/2020 12:28 PM



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ00508

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	2

Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 2/16/2020 12:28 PM



ort Pg. 34




62 1/2

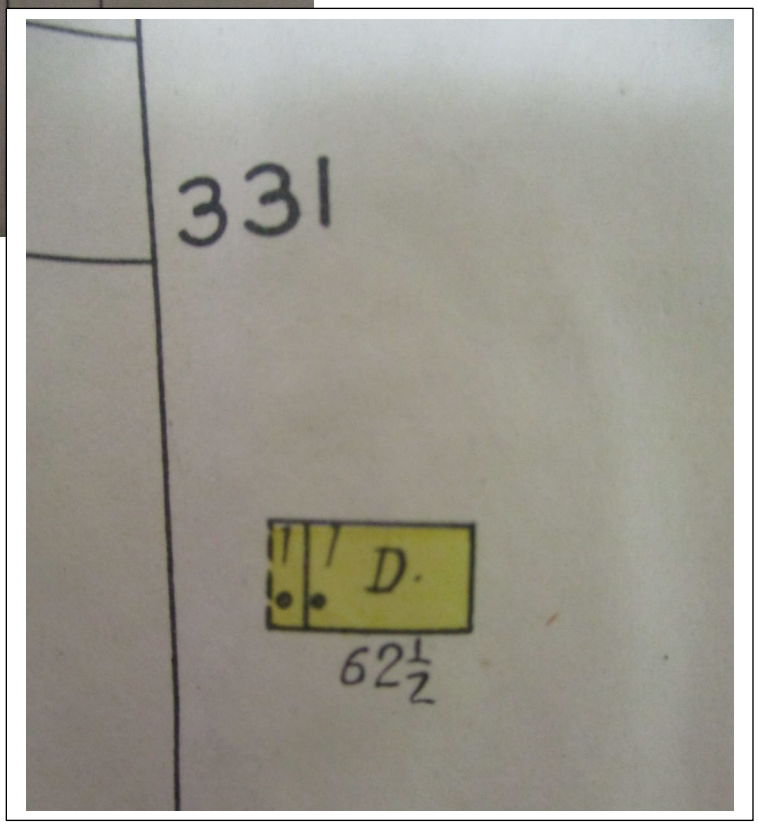






Sanborn Map (1930, Revised to 1965)
62-1/2 Chapin Street





Sanborn Map (1930, Revised to 1965)
62-1/2 Chapin Street



RECEIVED

OCT 07 2021

Planning/Building

CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION



- [x] **CERTIFICATE OF DEMOLITION**
- [ ] **CERTIFICATE OF RELOCATION**

Application Fee: ~~$300.00 full~~/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-8147

Receipt No. 2214278 Meeting Date November 18, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Jeanne Moeller
   Business (if applicable) Emergency Services and Homeless Coalition of St Johns County, Inc.
   Address 62 Chapin St
   City St Augustine State FL Zip 32084
   Daytime telephone 904-824-6623 Other phone/email homelesscoalition@comcast.net

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

2. NAME OF PROPERTY OWNER Emergency Services and Homeless Coalition of St Johns County, Inc.
   Business (if applicable) Emergency Services and Homeless Coalition of St Johns County, Inc.
   Address P.O. Box 3422
   City St. Augustine State FL Zip 32085-3422
   Daytime telephone (required) 904-824-6623 Other phone 904-819-0059

3. PROJECT STREET ADDRESS 62 1/2 Chapin St

4. LEGAL DESCRIPTION OF PROPERTY
   Lot____ Block____ Subdivision Greeno Tract Parcel Number 104270000

5. DATE OF CONSTRUCTION 1925 Source: SJC Property Appraiser

6. HISTORIC STATUS (check all that apply)
   - [ ] Designated Local Landmark
   - [ ] Property individually listed on the National Register of Historic Places
   - [ ] Contributing building in National Register Historic District
   - [ ] Listed on Florida Master Site File
   - [x] 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.
   - [x] 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: Rebuild, similar footprint

RECEIVED

OCT 07 2021

Planning/Building

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
OCT 07 2021
Planning/Building Dept.

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME Jeanne Moeller DATE 10/5/2021

SIGNATURE OF APPLICANT Jeanne Moeller

PRINT 1st OWNER'S NAME Jane K Wertmann DATE 10/5/2021

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.

RECEIVED

OCT 07 2021

Planning/Building Dept.

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Jeanne Moeller is/are hereby authorized TO ACT ON BEHALF OF ESHC of St Johns County, 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: Jeanne Moeller
Signature of Owner

Jeanne Moeller
Print Name of Owner

904-460-6670
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 6th day of October, 2021.

By Deborah Redding

Identification verified: Known to me

Oath sworn: ____Yes____ No

Notary Signature: Deborah Redding

My Commission expires: 12/22/2023

Rev:022117

ST. JOHNS COUNTY PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL





Legend

☐ Parcels

Parcel ID	1042700000	**Physical Address**	60 CHAPIN ST SAINT AUGUSTINE	**Building Value**	$123,471	**Last 2 Sales**			
						Date	**Price**	**Reason**	**Qual**
Property Class	0800 - Multi-Family (Less than 10 Units)			**Extra Feature Value**	N/A	6/15/2001	$178000	11	U
		Mailing Address	EMERGENCY SERVICES & HOMELESS COALITION OF ST JOHNS COUNTY PO BOX 3422 SAINT AUGUSTINE FL 32085-3422			n/a	0	n/a	n/a
Taxing District	City of St Augustine			**Total Land Value**	$78,617				
Acres	0.59			**Just Value**	$202,088				
				Total Deferred	$13,238				
				Assessed Value	$188,850				
				Total Exemptions	$188,850				
				Taxable Value	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: 10/7/2021
Last Data Uploaded: 10/7/2021 12:57:20 AM

Developed by Schneider GEOSPATIAL

ST. JOHNS COUNTY PROPERTY APPRAISER

St. Johns County, FL

RECEIVED
OCT 07 2021
Planning/Building Dept.

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	1042700000
Location Address	60 1/2 CHAPIN ST 60 CHAPIN ST 62 1/2 CHAPIN ST 62 CHAPIN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Greeno Tract (474)
Tax Description*	(1) GREENO TRACT BLK 9 S162.4 FT OF LOTS 1 & 2 (EX E90FT) & S162.4FT OF E50FT OF LOTS 5 6 7 & 8 OR1615/1633 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Greeno Tract - A Resubdivision of Ravens
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.590
Homestead	N

Owner Information

Owner Name	Emergency Services & Homeless 100%
Mailing Address	COALITION OF ST JOHNS COUNTY PO BOX 3422 SAINT AUGUSTINE, FL 32085-3422

Map



RECEIVED
OCT 07 2021
Planning/Building Dept.

Valuation Information

	2022
Building Value	$123,471
Extra Features Value	$0
Total Land Value	$78,617
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$202,088
Total Deferred	$13,238
Assessed Value	$188,850
Total Exemptions	$188,850
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
2021	$125,564	$0	$78,617	$0	$0	$204,181	$171,682	$204,181	$0
2020	$125,940	$0	$63,052	$0	$0	$188,992	$156,075	$188,992	$0
2019	$114,848	$0	$63,052	$0	$0	$177,900	$141,886	$177,900	$0
2018	$107,557	$0	$58,604	$0	$0	$166,161	$128,987	$166,161	$0
2017	$73,871	$0	$55,581	$0	$0	$129,452	$117,261	$129,452	$0
2016	$66,468	$0	$44,242	$0	$0	$110,710	$106,601	$110,710	$0
2015	$56,447	$0	$40,463	$0	$0	$96,910	$96,910	$96,910	$0
2014	$54,730	$0	$40,463	$0	$0	$95,193	$95,193	$95,193	$0
2013	$52,304	$0	$40,463	$0	$0	$92,767	$92,767	$92,767	$0
2012	$54,039	$0	$40,268	$0	$0	$94,307	$94,307	$94,307	$0
2011	$55,276	$0	$44,520	$0	$0	$99,796	$99,796	$99,796	$0
2010	$74,880	$0	$68,990	$0	$0	$143,870	$143,870	$143,870	$0

Exemption Information

Exemption Type	Amount
Non-Profit	$188,850

Building Information

Building	1
Actual Area	780
Conditioned Area	640
Actual Year Built	1925
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood
Roof Structure	Gable Hip

Roof Structure	Gable Hip
Roof Cover	Metal
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	1
Baths	

Category	Type	Pct
Exterior Wall	Wood	100%

RECEIVED
OCT 07 2021
Planning/Building Dept.

Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Minimum	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	640	640
FINISHED OPEN PORCH	0	32
FINISHED OPEN PORCH	0	108
Total SqFt	640	780

Building	2
Actual Area	762
Conditioned Area	640
Actual Year Built	1925
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
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	2
Baths	1

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Minimum	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	640	640
FINISHED OPEN PORCH	0	32
FINISHED OPEN PORCH	0	90
Total SqFt	640	762

Building	3
Actual Area	762
Conditioned Area	640
Actual Year Built	1925
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
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	2
Baths	1

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%

RECEIVED
OCT 07 2021
Planning/Building Dept.

Electrical	Minimum	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	640	640
FINISHED OPEN PORCH	0	32
FINISHED OPEN PORCH	0	90
Total SqFt	640	762

Building	4	**Roof Structure**	Gable Hip
Actual Area	747	**Roof Cover**	Metal
Conditioned Area	640	**Interior Flooring**	Pine Wood
Actual Year Built	1925	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Forced Air
Style	01	**Air Conditioning**	None
Class	N	**Bedrooms**	2
Exterior Wall	Wood	**Baths**	1
Roof Structure	Gable Hip		

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Forced Air	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Minimum	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	640	640
FINISHED OPEN PORCH	0	75
FINISHED DECK	0	32
Total SqFt	640	747

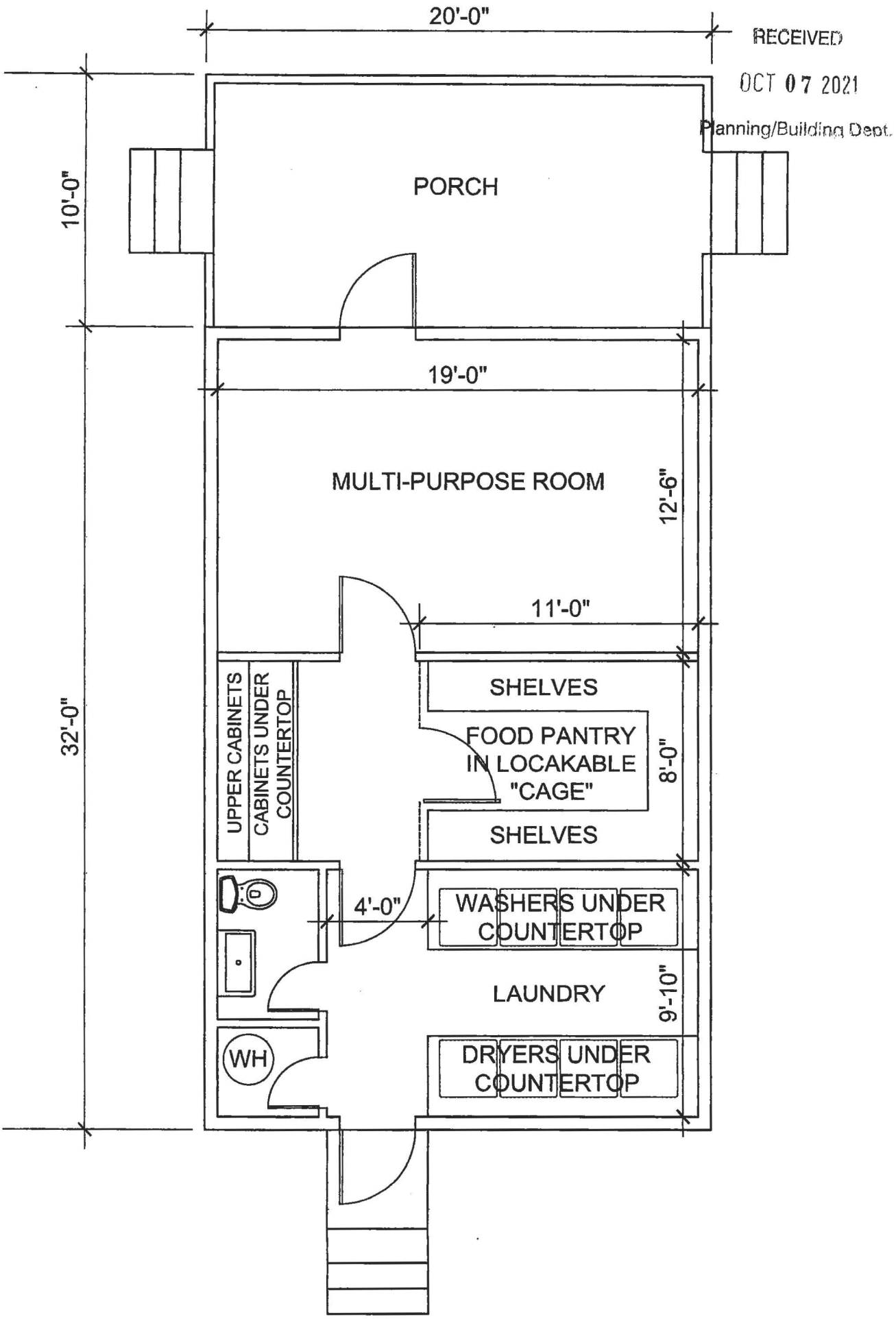
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	90	155	102	EF	$62,817
Multi-Family (Less than 10 Units)	50	80	4000	SF	$15,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/15/2001	$178,000.00	WARRANTY DEED	1615	1633	U	I	SMITH CAROLYN BOYD ETAL	EMERGENCY SERVICES & HOMELESS COALITION SJC
	7/1/1985	$0.00		678	495	U	I		SMITH CAROLYN BOYD

Sketch Information

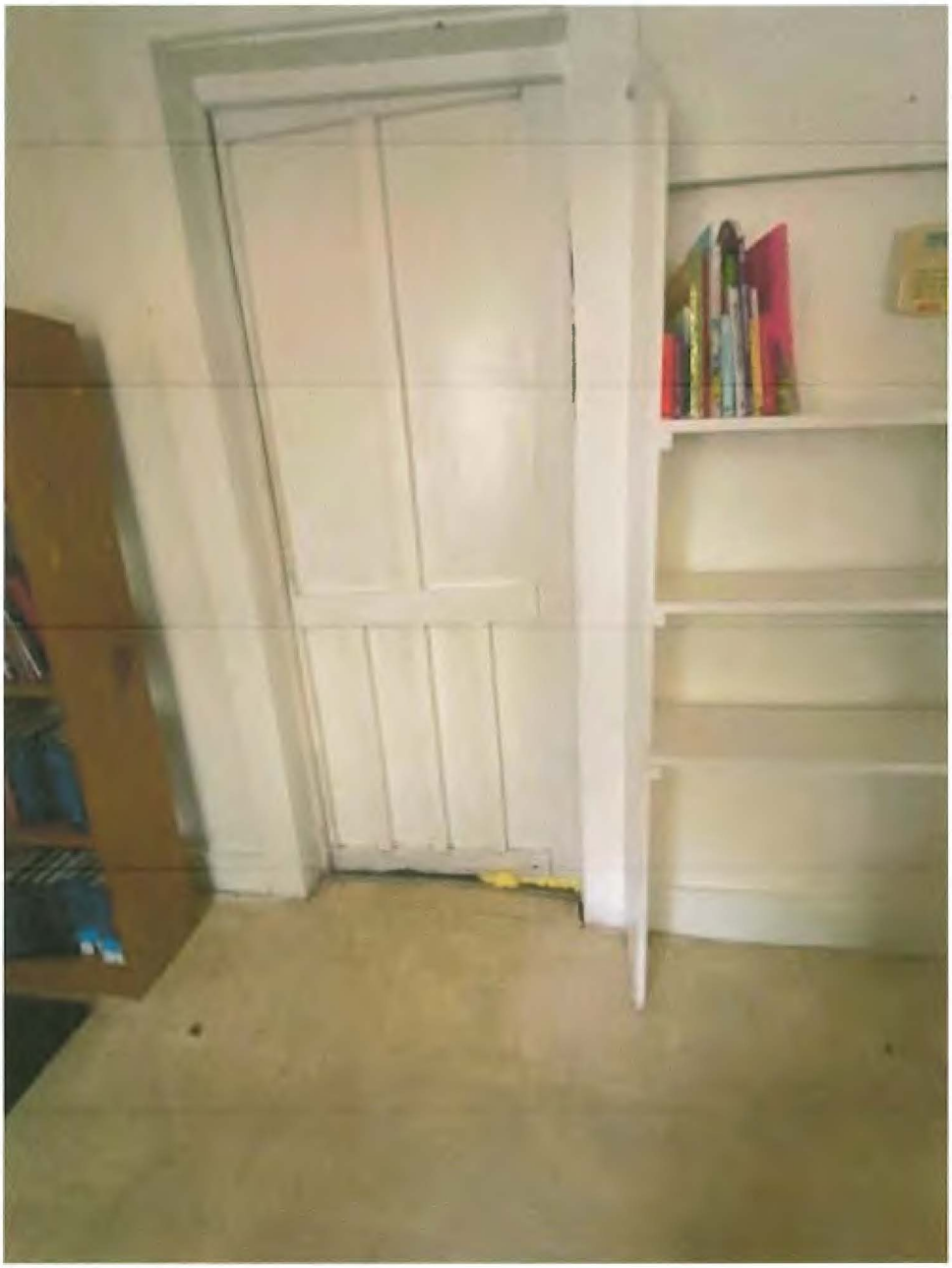

20'-0"
RECEIVED
OCT 07 2021
Planning/Building Dept.
10'-0"
PORCH
19'-0"
MULTI-PURPOSE ROOM
12'-6"
11'-0"
32'-0"
SHELVES
FOOD PANTRY
IN LOCAKABLE
"CAGE"
8'-0"
SHELVES
UPPER CABINETS
CABINETS UNDER
COUNTERTOP
4'-0"
WASHERS UNDER
COUNTERTOP
LAUNDRY
9'-10"
WH
DRYERS UNDER
COUNTERTOP

RECEIVED
OCT 07 2021
Planning/Building Dept.

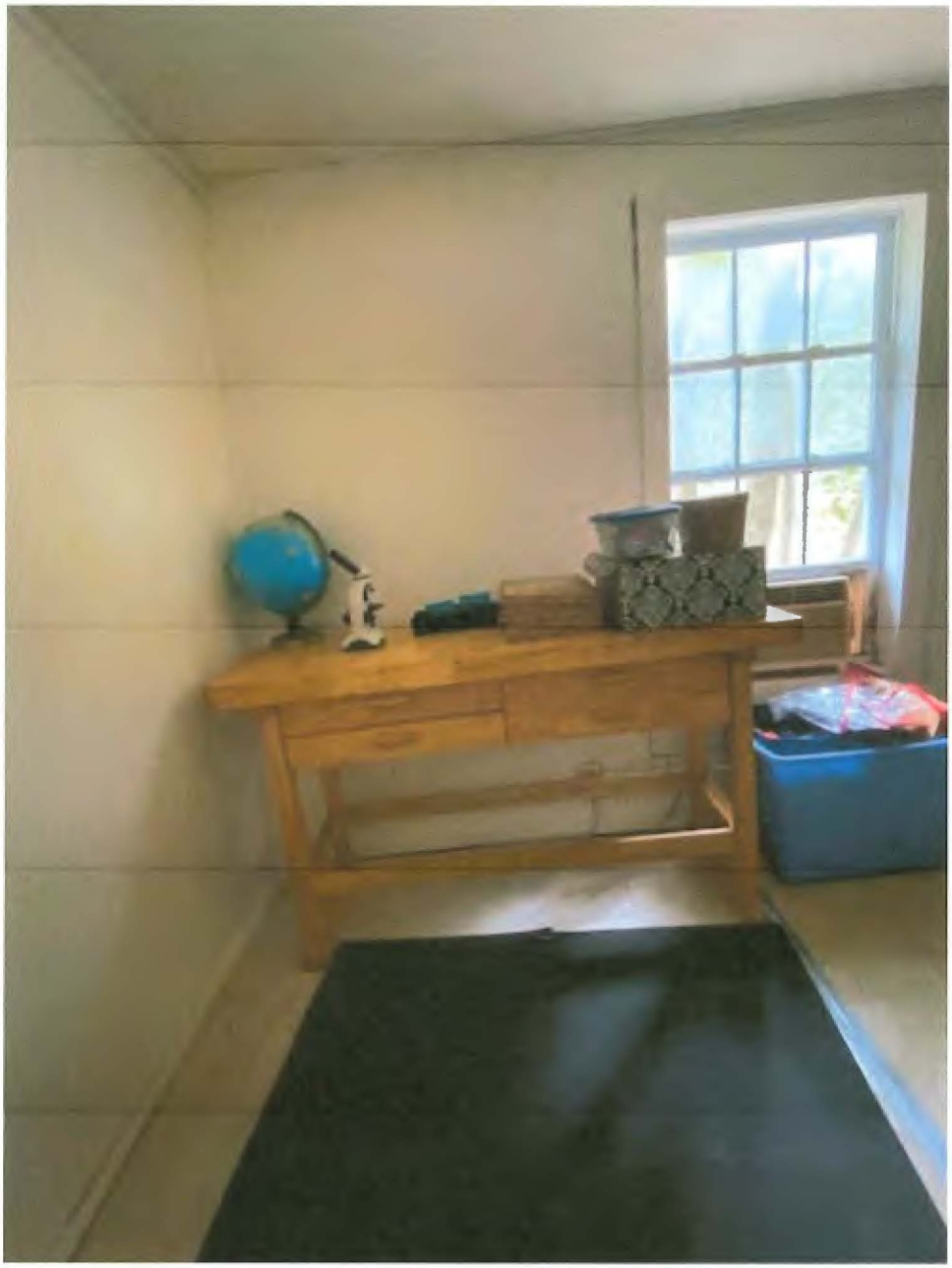


- IMG_7059.MOV (6 MB)
- IMG_7053.jpg (218 KB)
- IMG_7054.jpg (212 KB)
- IMG_7055.jpg (210 KB)
- IMG_7057.jpg (117 KB)
- IMG_7058.jpg (118 KB)
- IMG_7060.jpg (237 KB)
- IMG_7061.jpg (140 KB)
- IMG_7062.jpg (198 KB)
- IMG_7063.jpg (209 KB)
- IMG_7064.jpg (224 KB)

RECEIVED
OCT 07 2021
Planning/Building Dept.



RECEIVED
OCT 07 2021
Planning/Building Dept



RECEIVED
OCT 07 2021
Planning/Building Dept.



RECEIVED
OCT 07 2021
Planning/Building Dept.



RECEIVED
OCT 07 2021
Planning/Building Dept.



RECEIVED
OCT 07 2021
Planning/Building Dept.



RECEIVED
OCT 07 2021
Planning/Building Dept.



Jane <jane.weizmann@gmail.com> 10/6/2021 2:44 PM

Pics

To Homeless Coalition <homelesscoalition@comcast.net>

RECEIVED
OCT 07 2021
Planning/Building Dept.

Jane Weizmann
Sent from my iPhone

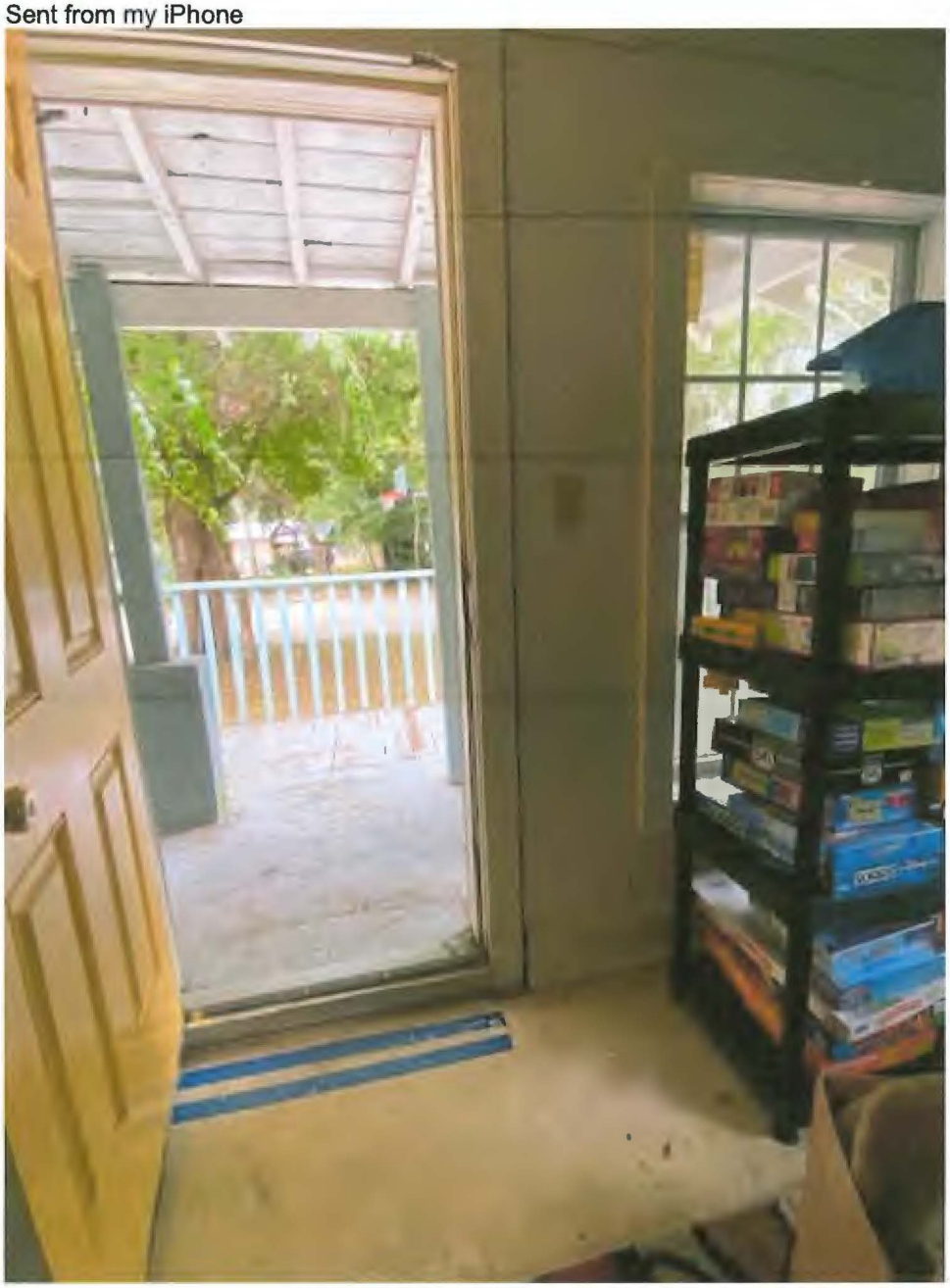


Jane <jane.weizmann@gmail.com> 10/6/2021 2:41 PM

To Homeless Coalition <homelesscoalition@comcast.net>

RECEIVED
OCT 07 2021
Planning/Building Dept.

Jane Weizmann
Sent from my iPhone



- IMG_7077.jpg (131 KB)

RECEIVED
OCT 07 2021
Planning/Building Dept.



RECEIVED
OCT 07 2021
Planning/Building Dept.



RECEIVED
OCT 07 2021
Planning/Building Dept.



RECEIVED
OCT 07 2021
Planning/Building Dept.



RECEIVED
OCT 07 2021
Planning/Building Dept.



RECEIVED
OCT 07 2021
Planning/Building Dept.



3
(2)

LAND TITLE of America

Record and Return to:

Prepared by:
J. Russell Collins
Land Title of America Group
139 King Street
St. Augustine, Florida 32084
L19661
Parcel Account Number: 104450-0000

Public Records of
St. Johns County, FL
Clerk# 01-030420
O.R. 1615 PG 1633
11:53AM 06/19/2001
REC $9.00 SUR $1.50
Doc Stamps $1,246.00

(Space above for recording information)

WARRANTY DEED

THIS INDENTURE made this **15th** day of **June, 2001** BETWEEN **CAROLYN BOYD SMITH, individually, conveying her fee simple and/or life estate interests, ALMA THERESA MURPHY, individually, conveying her fee simple and/or life estate interests, CAROLYN BOYD SMITH, as Personal Representative of the Estate of ALMA TANNER MURPHY, deceased, CAROLYN BOYD SMITH, as Personal Representative of the Estate of LUCINDA S. CALHOUN, also known as LUCINDA SMITH CALHOUN, deceased**, GRANTOR*, whose post office address is 54 Spring Street, St. Augustine, Florida 32084-0429, and **EMERGENCY SERVICES AND HOMELESS COALITION OF ST. JOHNS COUNTY, INCORPORATED, a Florida non-profit corporation**, GRANTEE*, whose post office address is P.O. Box 3422, St. Augustine, Florida 32085-3422.

COPY

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF. GRANTORS HEREIN WARRANT THAT THE ATTACHED DESCRIBED PROPERTY IS NOT THEIR CONSTITUTIONAL HOMESTEAD PROPERTY. **SUBJECT TO Covenants, Restrictions, Easements of Record, if any, and all taxes for the year 2001 and thereafter. Property conveyed is NOT the homestead of the Grantors.**

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

*Singular and plural are interchangeable, as context requires.

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

WITNESSES

Witness: MARK ALBERT

Witness: J. RUSSELL COLLINS

Carolyn Boyd Smith
CAROLYN BOYD SMITH

Alma Theresa Murphy by Carolyn Boyd Smith
ALMA THERESA MURPHY, by CAROLYN BOYD SMITH, her attorney- in-fact

Carolyn Boyd Smith
CAROLYN BOYD SMITH, Personal Representative of the Estate of ALMA TANNER MURPHY

Carolyn Boyd Smith
CAROLYN BOYD SMITH, Personal Representative of the Estate of LUCINDA S. CALHOUN

COUNTY OF ST. JOHNS
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on **June 15th, 2001** by **CAROLYN BOYD SMITH** who has produced Driver's License as identification.

[Seal]

J. RUSSELL COLLINS
NOTARY PUBLIC, State of Florida
My Comm. Expires April 5, 2004
Comm. No. CC911906

Notary Public: J. RUSSELL COLLINS
My commission expires: April 5, 2004

(Space above reserved for recording office)

EXHIBIT "A"
Legal Description

Parcel 1: A parcel of land lying in Block 11, GREENO TRACT as recorded in the Official Records of St. Johns County, Florida and being more particularly described as follows:

For a POINT OF COMMENCEMENT begin at the North line of Florida East Coast Railway Company's property and the Easterly right of way line of Palmer Street as now established; thence along said right of way of Palmer Street, North 15 degrees 20 minutes 00 seconds West, 284.50 feet; thence leaving said right of way of Palmer Street, North 82 degrees 45 minutes 00 seconds East, 412.00 feet to the Easterly right of way line of Nesmith Street, said point also being the POINT OF BEGINNING of the herein described property; thence along said right of way of Nesmith Street, North 06 degrees 21 minutes 59 seconds West, 185.00 feet; thence leaving said right of way of Nesmith Street, North 80 degrees 16 minutes 34 seconds East, 110.00 feet; thence North 07 degrees 16 minutes 53 seconds West, 80.00 feet to the Southerly right of way line of Ewing Street as now established; thence North 80 degrees 16 minutes 34 seconds East, 500 feet, more or less to a point on the marsh; thence meander Southwesterly 225.00 feet, more or less to a point; thence South 82 degrees 43 minutes 04 seconds West, 412.00 feet to the Easterly right of way of Nesmith Street and the POINT OF BEGINNING.

Parcel 2: A parcel of land lying in Block 12, GREENO TRACT as recorded in Official Records of St. Johns County, Florida, and being more particularly described as follows:

For a POINT OF COMMENCEMENT begin at the Southerly right of way of Chapin Street as now established and the Easterly right of way of Palmer Street as now established; thence along said right of way of Chapin Street, North 89 degrees 58 minutes 04 seconds East, 227.8 feet to the POINT OF BEGINNING; thence continuing along said right of way of Chapin Street, North 89 degrees 58 minutes 04 seconds East, 169.29 feet; thence leaving said right of way, South 155.07 feet to the Northerly property line of Florida East Coast Railway Company's property; thence along said Northerly line of Florida East Coast Railway Company's property South 86 degrees 45 minutes 19 seconds West, 158.09 feet; thence North 03 degrees 59 minutes 50 seconds West, 164.32 feet to the Southerly right of way of Chapin Street and the POINT OF BEGINNING.

Parcel 3: A parcel of land lying in Block 9, GREENO TRACT as recorded in the Official Records of St. Johns County, Florida and being more particularly described as follows:

For a POINT OF BEGINNING, begin at the Intersection of the West right of way line of Nesmith Street as now established and the South right of way line of Smith Street as now established; thence along said right of way of Nesmith Street run South 00 degrees 01 minutes 01 seconds East, 189.50 feet; thence leaving said right of way of Nesmith Street, North 88 degrees 15 minutes 17 seconds West, 67.03 feet; thence run South 88.82 feet; thence North 89 degrees 58 minutes 04 seconds East, 45.00 feet; thence South 68.00 feet to the Northerly right of way of Chapin Street as now established; thence along said right of way of Chapin Street, South 89 degrees 58 minutes 04 seconds West, 216.53 feet; thence leaving said right of way of Chapin Street, North 08 degrees 34 minutes 00 seconds West, 52.34 feet; thence North 89 degrees 42 minutes 58 seconds West, 148.27 feet to the Easterly right of way of Palmer Street as now established; thence along said right of way of Palmer Street, North 08 degrees 26 minutes 43 seconds West, 77.30 feet; thence South 89 degrees 31 minutes 52 seconds East, 148.83 feet; thence North 08 degrees 34 minutes 00 seconds West, 49.74 feet; thence East 50.00 feet; thence North 06 degrees 08 minutes 53 seconds West, 4.95 feet; thence North 00 degrees 01 minutes 34 seconds East, 97.63 feet; thence South 89 degrees 58 minutes 26 seconds East, 107.49 feet; thence North 00 degrees 01 minutes 34 seconds East, 66.72 feet to the Southerly right of way of Smith Street, a 20 foot right of way as now established; thence along said right of way of Smith Street, South 89 degrees 03 minutes 16 seconds East, 107.50 feet to the POINT OF BEGINNING.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1042700000
Location Address	60 1/2 CHAPIN ST 60 CHAPIN ST 62 1/2 CHAPIN ST 62 CHAPIN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Greeno Tract (474)
Tax Description*	(1) GREENO TRACT BLK 9 S162.4 FT OF LOTS 1 & 2 (EX E90FT) & S162.4FT OF E50FT OF LOTS 5 6 7 & 8 OR1615/1633 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Greeno Tract - A Resubdivision of Ravens
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.590
Homestead	N

Owner Information

Owner Name	Emergency Services & Homeless 100%
Mailing Address	COALITION OF ST JOHNS COUNTY PO BOX 3422 SAINT AUGUSTINE, FL 32085-3422

Exemption Information

Exemption Type	Amount
Non-Profit	$188,850

Map



Valuation Information

	2022
Building Value	$123,471
Extra Features Value	$0
Total Land Value	$78,617
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$202,088**
Total Deferred	$13,238
Assessed Value	**$188,850**
Total Exemptions	$188,850
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
2021	$125,564	$0	$78,617	$0	$0	$204,181	$171,682	$204,181	$0
2020	$125,940	$0	$63,052	$0	$0	$188,992	$156,075	$188,992	$0
2019	$114,848	$0	$63,052	$0	$0	$177,900	$141,886	$177,900	$0
2018	$107,557	$0	$58,604	$0	$0	$166,161	$128,987	$166,161	$0
2017	$73,871	$0	$55,581	$0	$0	$129,452	$117,261	$129,452	$0
2016	$66,468	$0	$44,242	$0	$0	$110,710	$106,601	$110,710	$0
2015	$56,447	$0	$40,463	$0	$0	$96,910	$96,910	$96,910	$0
2014	$54,730	$0	$40,463	$0	$0	$95,193	$95,193	$95,193	$0
2013	$52,304	$0	$40,463	$0	$0	$92,767	$92,767	$92,767	$0
2012	$54,039	$0	$40,268	$0	$0	$94,307	$94,307	$94,307	$0
2011	$55,276	$0	$44,520	$0	$0	$99,796	$99,796	$99,796	$0
2010	$74,880	$0	$68,990	$0	$0	$143,870	$143,870	$143,870	$0

Building Information

Building	1
Year Built	1925
Actual Area	780
Conditioned Area	640
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	1
Baths	

Description	Conditioned Area	Actual Area
BASE AREA	640	640
FINISHED OPEN PORCH	0	32
FINISHED OPEN PORCH	0	108
Total SqFt	640	780

Building	2	**Roof Cover**	Composite Shingle
Year Built	1925	**Roof Structure**	Gable Hip
Actual Area	762	**Interior Flooring**	Pine Wood
Conditioned Area	640	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Forced Air
Style	01	**Air Conditioning**	Window
Class	N	**Bedrooms**	2
Exterior Wall	Wood	**Baths**	1

Description	Conditioned Area	Actual Area
BASE AREA	640	640
FINISHED OPEN PORCH	0	32
FINISHED OPEN PORCH	0	90
Total SqFt	640	762

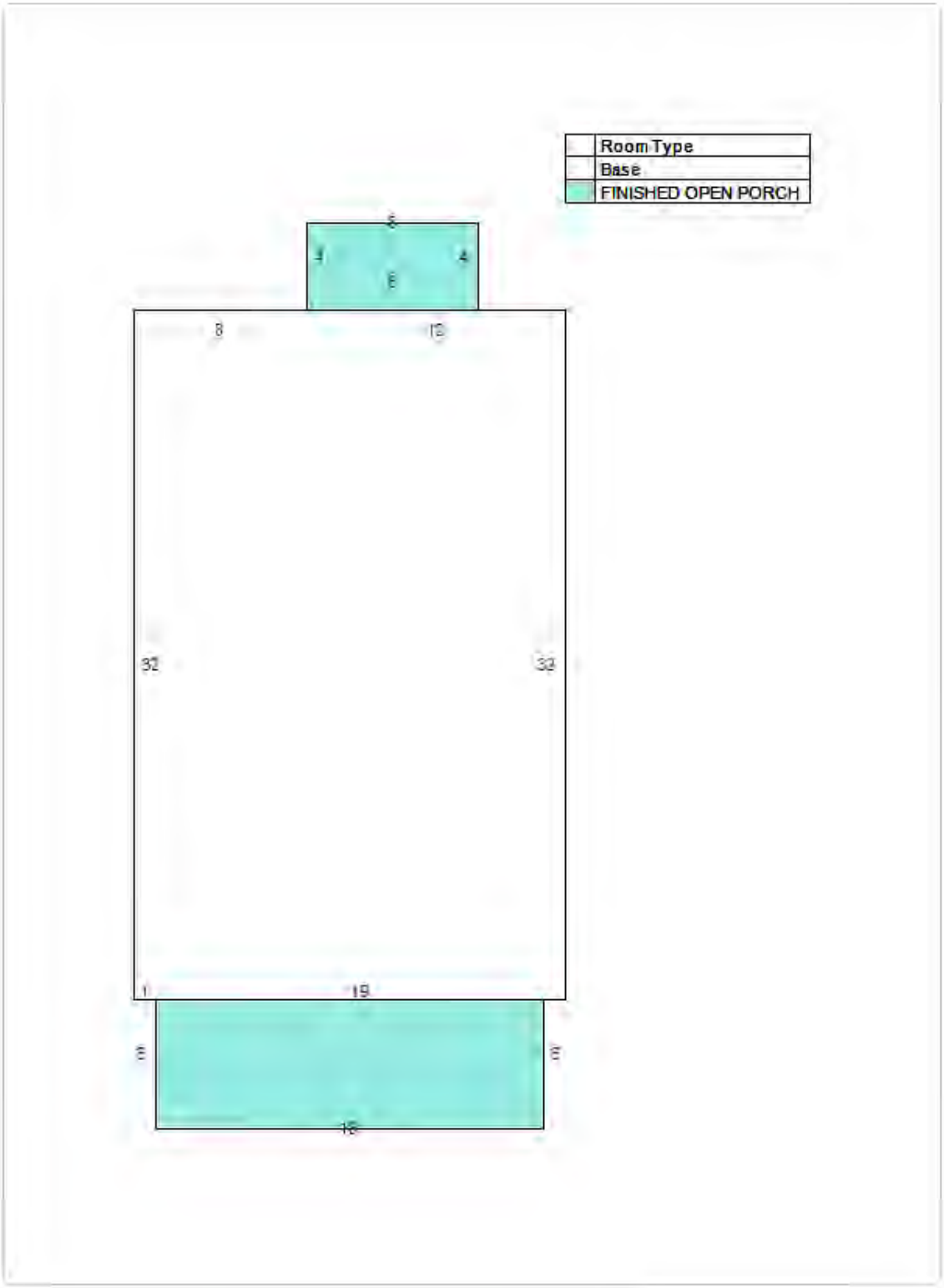
Building	3	**Roof Cover**	Composite Shingle
Year Built	1925	**Roof Structure**	Gable Hip
Actual Area	762	**Interior Flooring**	Pine Wood
Conditioned Area	640	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Forced Air
Style	01	**Air Conditioning**	Window
Class	N	**Bedrooms**	2
Exterior Wall	Wood	**Baths**	1

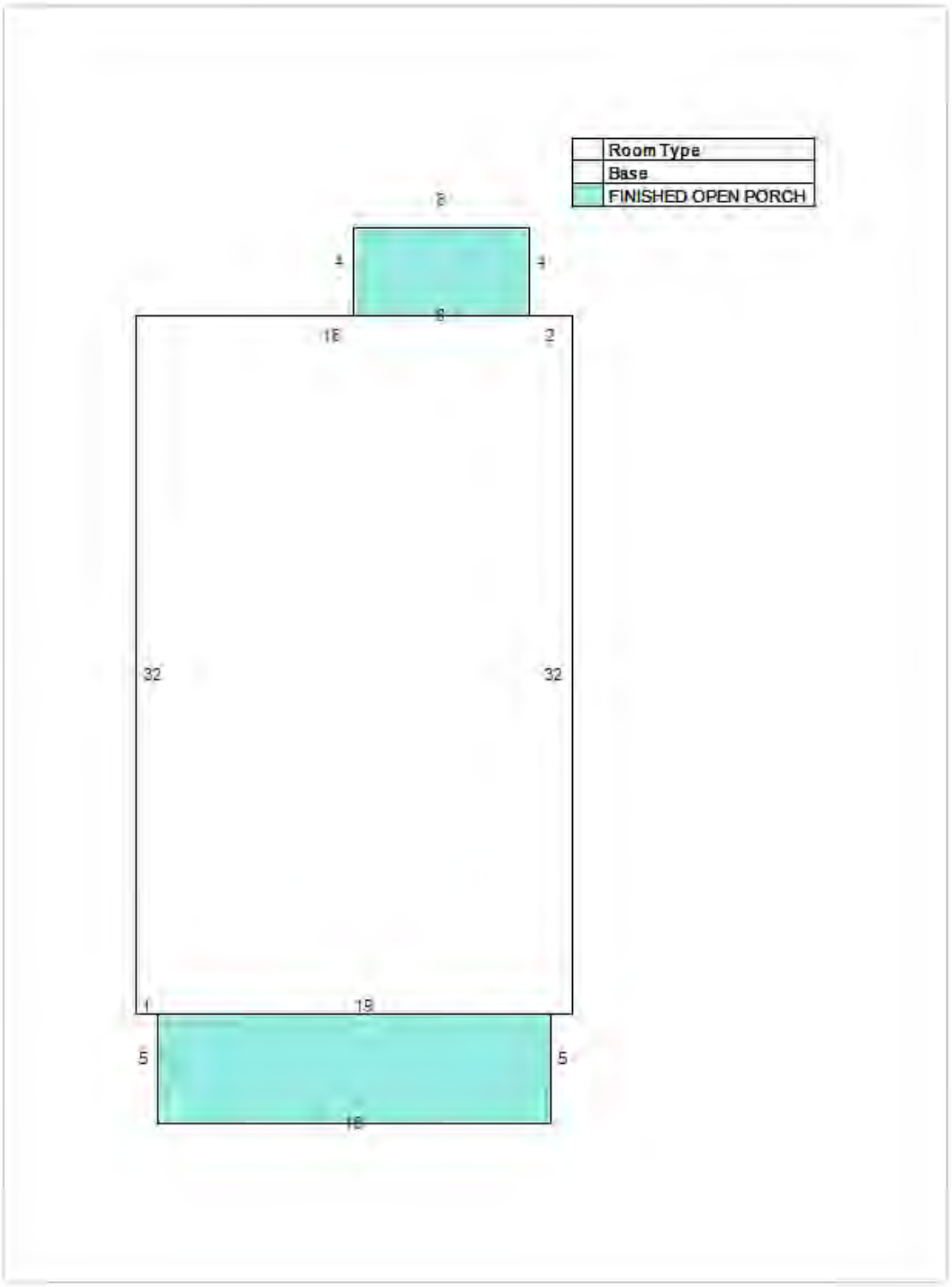
Description	Conditioned Area	Actual Area
BASE AREA	640	640
FINISHED OPEN PORCH	0	32
FINISHED OPEN PORCH	0	90
Total SqFt	640	762

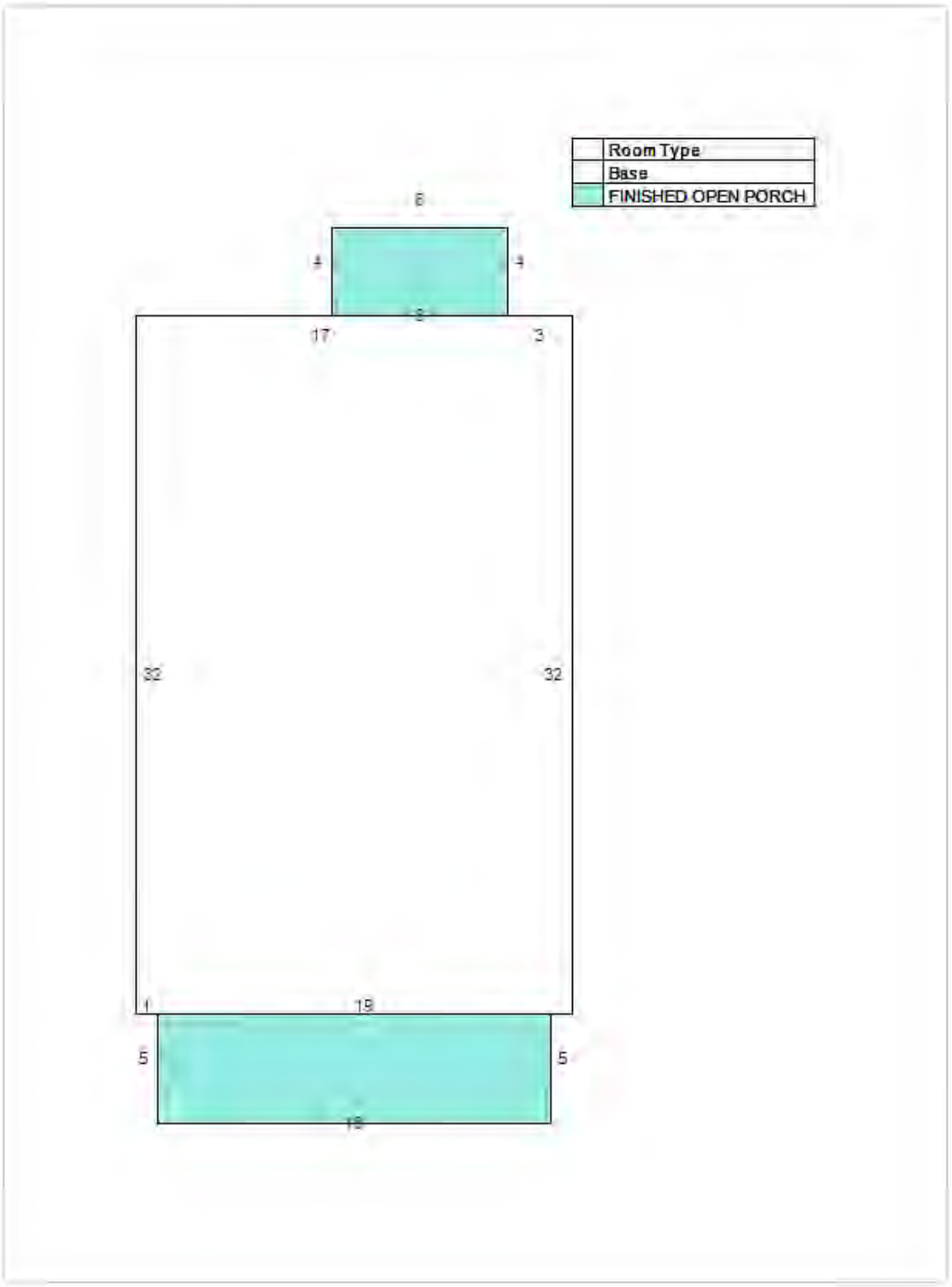
Building	4	**Roof Cover**	Metal
Year Built	1925	**Roof Structure**	Gable Hip
Actual Area	747	**Interior Flooring**	Pine Wood
Conditioned Area	640	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Forced Air
Style	01	**Air Conditioning**	None
Class	N	**Bedrooms**	2
Exterior Wall	Wood	**Baths**	1

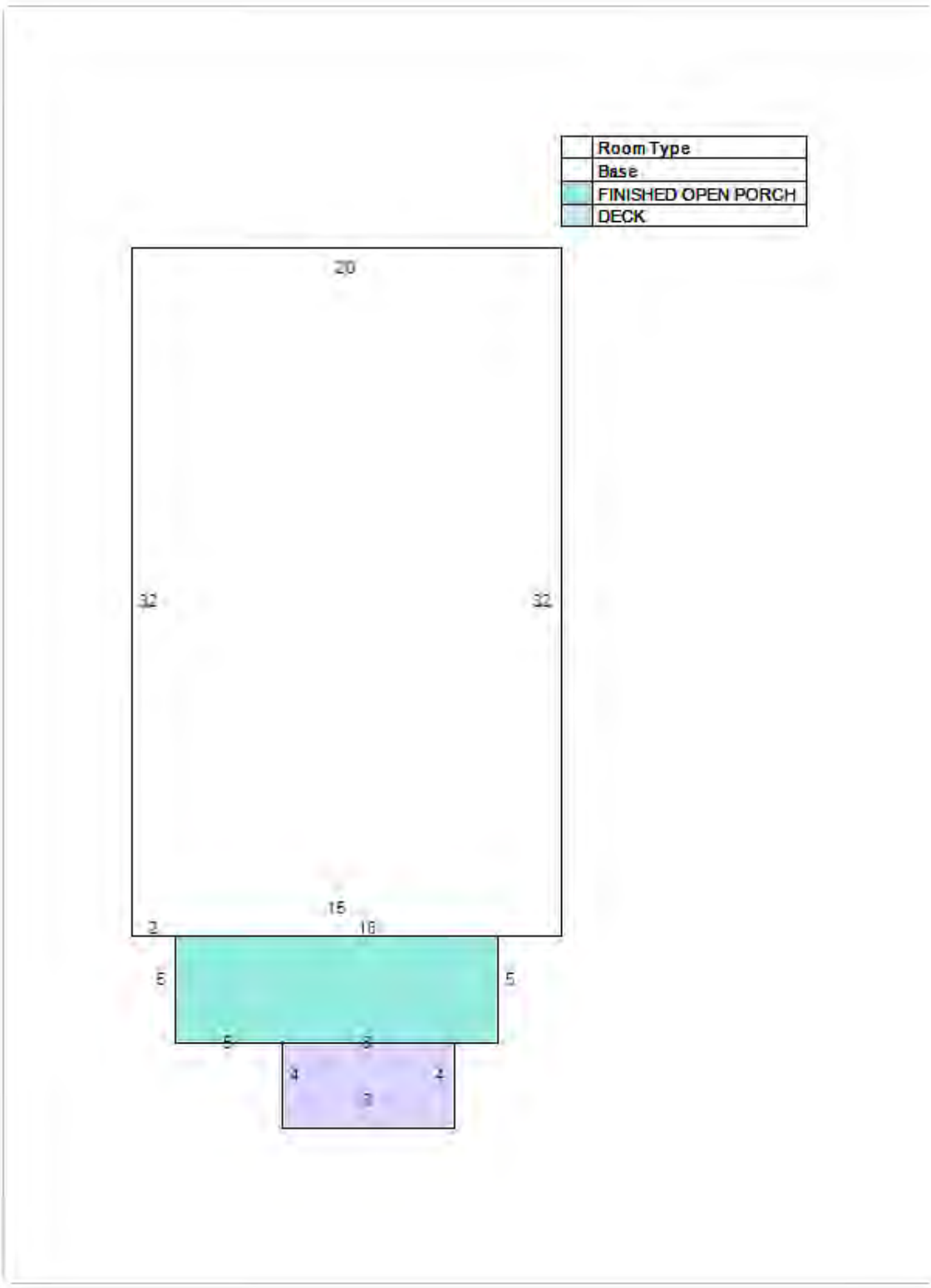
Description	Conditioned Area	Actual Area
BASE AREA	640	640
FINISHED OPEN PORCH	0	75
FINISHED DECK	0	32
Total SqFt	640	747

Sketch Information


Room Type
Base
FINISHED OPEN PORCH
6
4
4
8
8
16
32
32
1
19
6
6
16


Room Type
Base
FINISHED OPEN PORCH
8
4
4
8
16
2
32
32
1
19
5
5
16


Room Type
Base
FINISHED OPEN PORCH
6
4
4
17
3
32
32
1
19
5
5
19



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	90	155	102	EF	$62,817
Multi-Family (Less than 10 Units)	50	80	4000	SF	$15,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/15/2001	$178,000.00	WARRANTY DEED	1615	1633	U	I	SMITH CAROLYN BOYD ETAL	EMERGENCY SERVICES & HOMELESS COALITION SJC
	7/1/1985	$0.00		678	495	U	I		SMITH CAROLYN BOYD

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

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

Last Data Upload: 10/22/2021, 12:20:11 AM

Developed by Schneider GEOSPATIAL

Version 2.3.154



Detail by Entity Name

Florida Not For Profit Corporation
EMERGENCY SERVICES AND HOMELESS COALITION OF ST. JOHNS COUNTY, INCORPORATED

Filing Information

Document Number	N98000006787
FEI/EIN Number	59-3547712
Date Filed	11/25/1998
State	FL
Status	ACTIVE

Principal Address

62 CHAPIN ST.
ST AUGUSTINE, FL 32084

Changed: 01/13/2003

Mailing Address

P O BOX 3422
ST AUGUSTINE, FL 32085-3422

Changed: 01/06/2005

Registered Agent Name & Address

HARDEN, CARLEY J
405 Casurina Circle
ST. AUGUSTINE, FL 32086

Address Changed: 01/05/2015

Officer/Director Detail

Name & Address

Title Director

HOBBS, CHARLES R
P O BOX 3422
ST AUGUSTINE, FL 32085-3422

Title TREASURER

Blackburn, Debra

62 CHAPIN ST.
ST AUGUSTINE, FL 32084

Title S

HARDEN, CARLEY J
405 Casurina Circle
ST AUGUSTINE, FL 32086

Title President

MOELLER, JEANNE
245 Wildwood Dr
#79
ST AUGUSTINE, FL 32086

Title Director

Weldon, Johnny
10233 Lake Pines Rd
Jacksonville, FL 32257

Title VP

Weizmann, Jane
201 Marshside Dr
ST AUGUSTINE, FL 32080

Title Director

Carmichael, Beverly
46 Valencia St
ST AUGUSTINE, FL 32084

Title Director

Carmichael, Don
46 Valencia St
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	01/06/2020
2021	01/11/2021
2021	06/18/2021

Document Images

06/18/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/06/2020 -- ANNUAL REPORT	View image in PDF format
01/03/2019 -- ANNUAL REPORT	View image in PDF format

01/08/2018 -- ANNUAL REPORT	View image in PDF format
02/01/2017 -- ANNUAL REPORT	View image in PDF format
02/02/2016 -- ANNUAL REPORT	View image in PDF format
01/05/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
01/16/2009 -- ANNUAL REPORT	View image in PDF format
01/07/2008 -- ANNUAL REPORT	View image in PDF format
02/07/2007 -- ANNUAL REPORT	View image in PDF format
03/08/2006 -- ANNUAL REPORT	View image in PDF format
01/06/2005 -- ANNUAL REPORT	View image in PDF format
02/06/2004 -- ANNUAL REPORT	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format
02/11/2002 -- ANNUAL REPORT	View image in PDF format
02/01/2001 -- ANNUAL REPORT	View image in PDF format
03/03/2000 -- ANNUAL REPORT	View image in PDF format
02/27/1999 -- ANNUAL REPORT	View image in PDF format
11/25/1998 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

MEMORANDUM

TO Julie Courtney

DATE November 12, 2021

RE 132 Martin Luther King Avenue

On November 10, 2021, I inspected 132 Martin Luther King Avenue to determine the damage that was caused by a fire that the structure sustained. It is my opinion that this structure should be demolished as soon as possible.

My inspection of the structure was limited to the first floor due to the dilapidation of the structure and the possible structural compromise of the staircase due to the fire. I also reviewed pictures that were taken the day of the fire. The fire occurred in the front two-thirds of the structure. There was charring on the wall studs, ceiling/floor joists and stairs. The fire appears to have gone through the second floor and reached the underside of the roof.

Due to the possibility of structural damage that was caused by the fire and the dilapidation of the entire building, it is my opinion the demolition of the structure is warranted as soon as possible. Doing so would remove the possibility of injury or collapse of the building.

Respectfully,

Richard "Buddy" Schauland, CBO, CFM
Building Official
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.209.4327 | Mobile: 904.495.6701
Email: rschauland@citystaug.com
Web: www.CityStAug.com

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.

DATE: For the November 18, 2021 HARB Meeting

RE: Agenda item 8(a)

8. Continued Items from the previous HARB meetings

a)	PL2021-0128 Certificate of Appropriateness Continuing from October 21, 2021	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.

Please note that this application was continued at the October 21, 2021 HARB meeting. Since that meeting, the applicant submitted an email with photographs of the church before previous repairs were made and stucco work was done. These are included in the front of the application packet. However, the majority of the photos are for the side wing that faces St. George Street and is not part of the project area indicated on the application as the original church building. This wing is not visible as being part of the church on the 1884 Sanborn map, included in the attachments Staff has asked that the applicant provide a site or building plan to confirm which part of the church is proposed for the mineral based coating. No additional information was received; therefore, the November 18 staff report and attachments remain unchanged from the October meeting, except for the two notations regarding the application being continued.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 18, 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. *(Continued from the October 21, 2021 HARB meeting)*

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:	8(a)	Previous Action(s):	COA F2014-0131

STAFF SUMMARY AND ANALYSIS:

This Certificate of Appropriateness (COA) application was heard at the October 21, 2021 and continued. The HARB requested more information and samples. Only one photograph showing the original portion of the church before previous repairs /stucco work was provided by the applicant. Therefore, the following staff report remains unchanged:

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.

STAFF SUMMARY AND ANALYSIS (continued):

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.
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 Officer

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

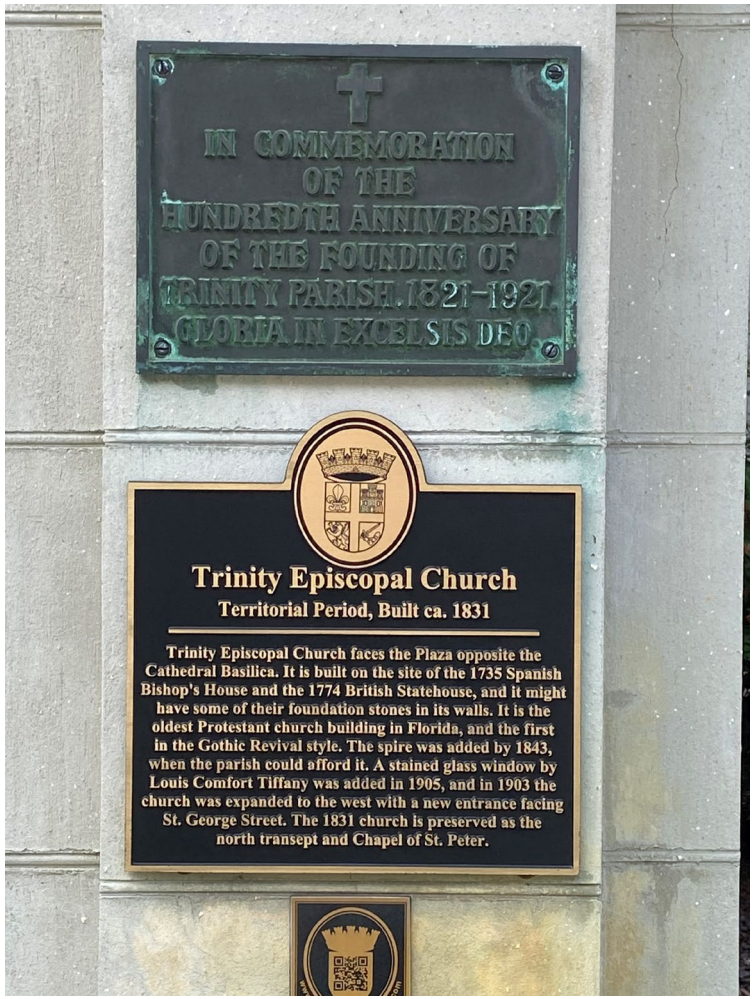
STAFF PHOTOGRAPHS
215 St. George Street



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 masonry 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) ~~SJ~~1913
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

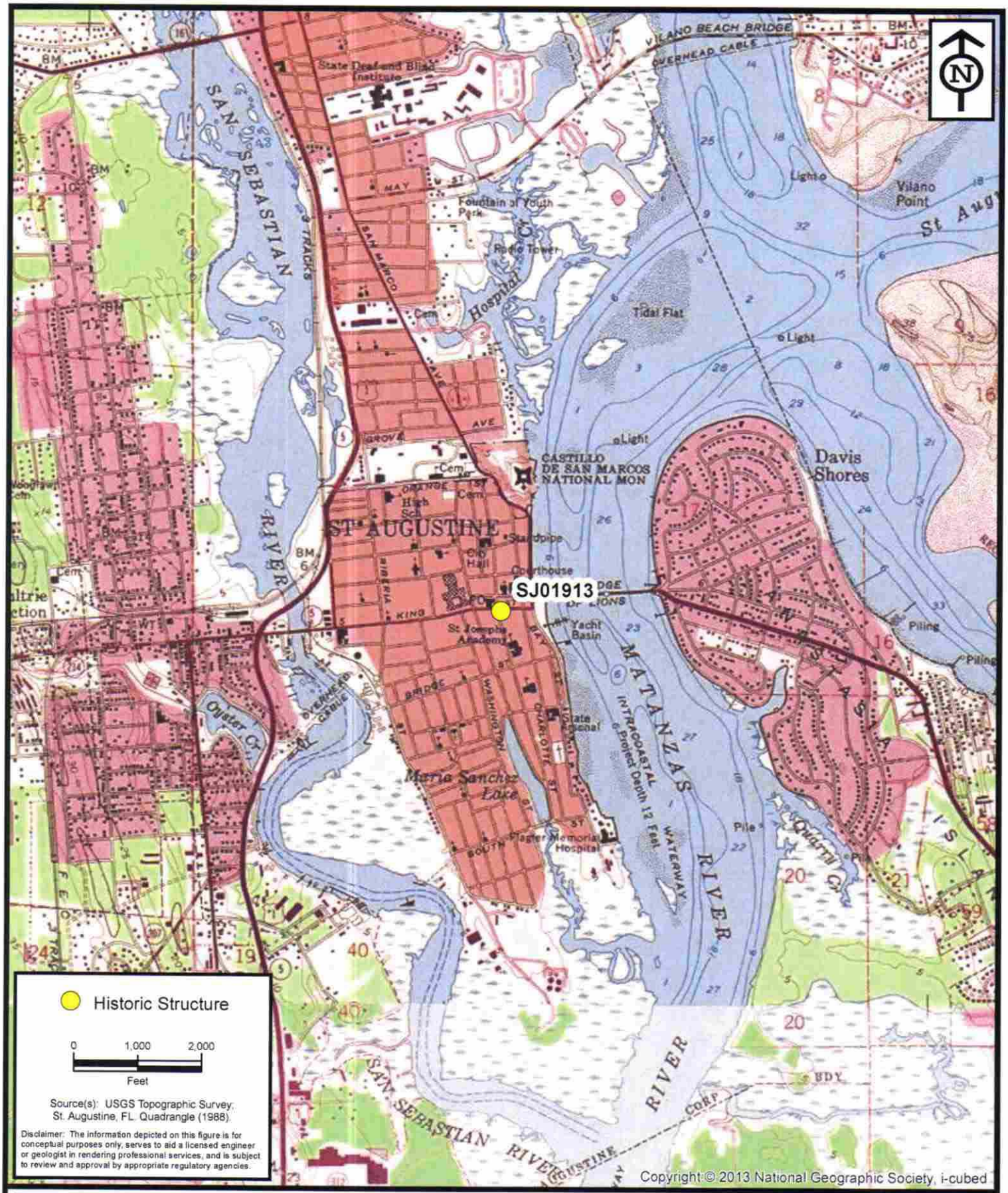
Required Attachments

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

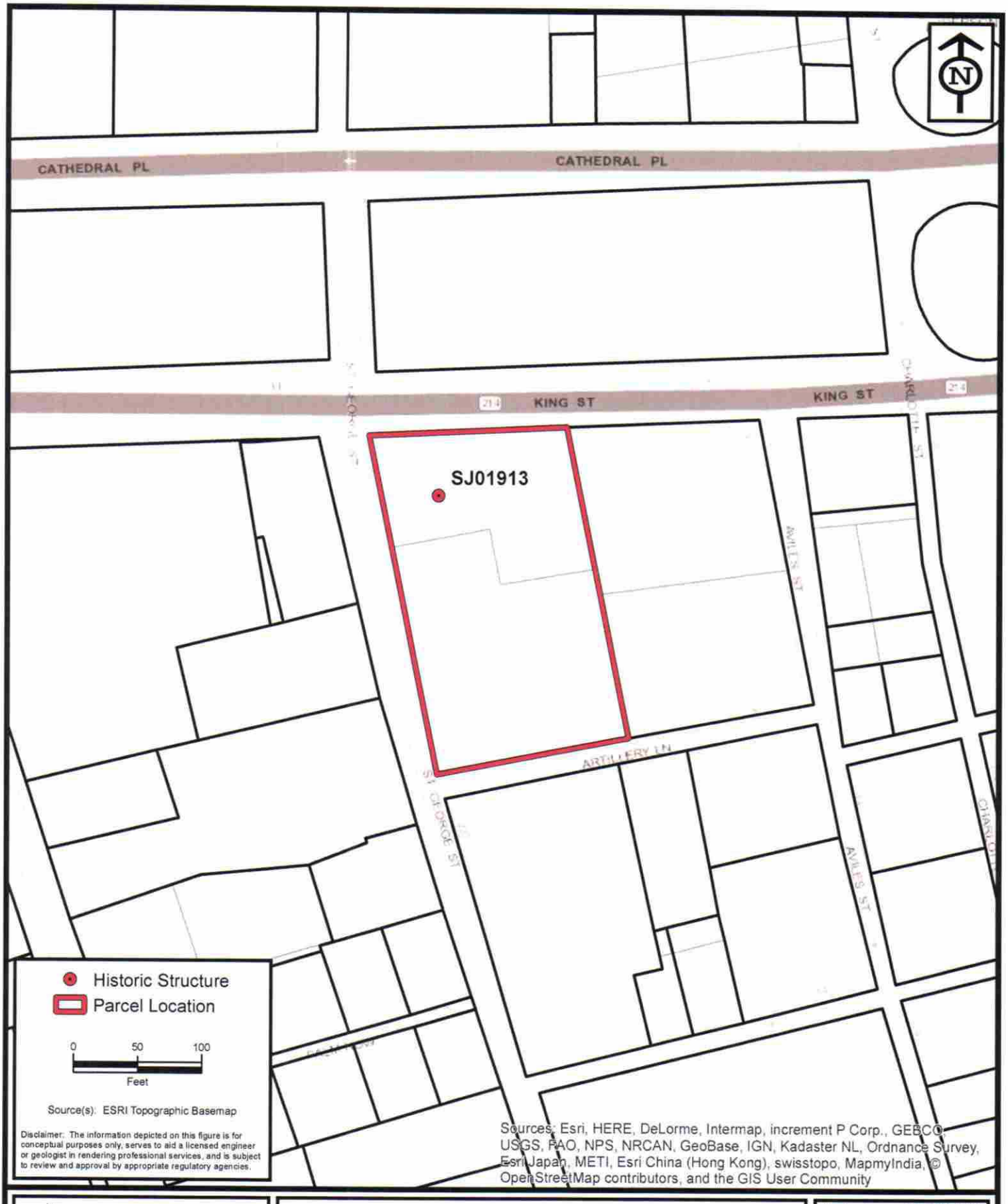
City of St. Augustine Historic Structure Survey

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)

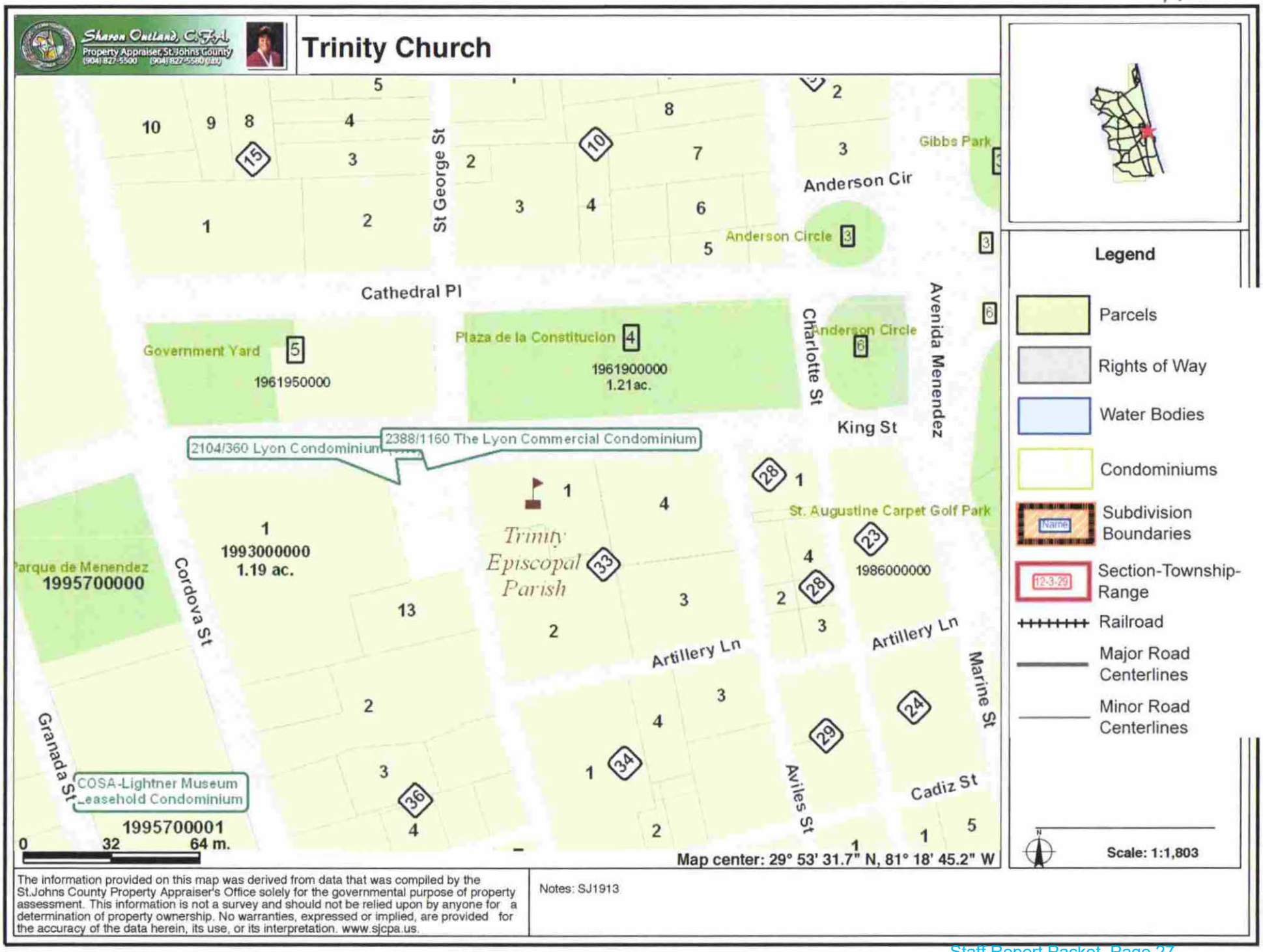
Building Number	Element Code	Element Description	Type Code	Type Description
1	EW	Exterior Wall	15	Concrete Stucco
1	RS	Roofing Structure	13	Wood Truss
1	RC	Roofing Cover	7	Composite Shingle
1	IW	Interior Walls	3	Drywall
1	IF	Interior Flooring	18	Slate
1	IF	Interior Flooring	5	Carpet
1	HT	Heating Type	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 g alteration since 1831

March 19, 2013

Call Jim Abbott on Monday 4/1 out until 4/8

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

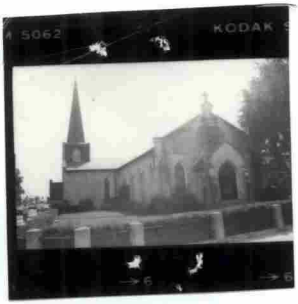
Trinity, Florida's oldest Episcopal Parish, dates to 1821, and the site upon which it stands formerly held the English Constitution House, which was destroyed when St. Augustine was returned to Spain. When Florida became a territorial procession of the United States on February 19, 1821, St. Augustine 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.

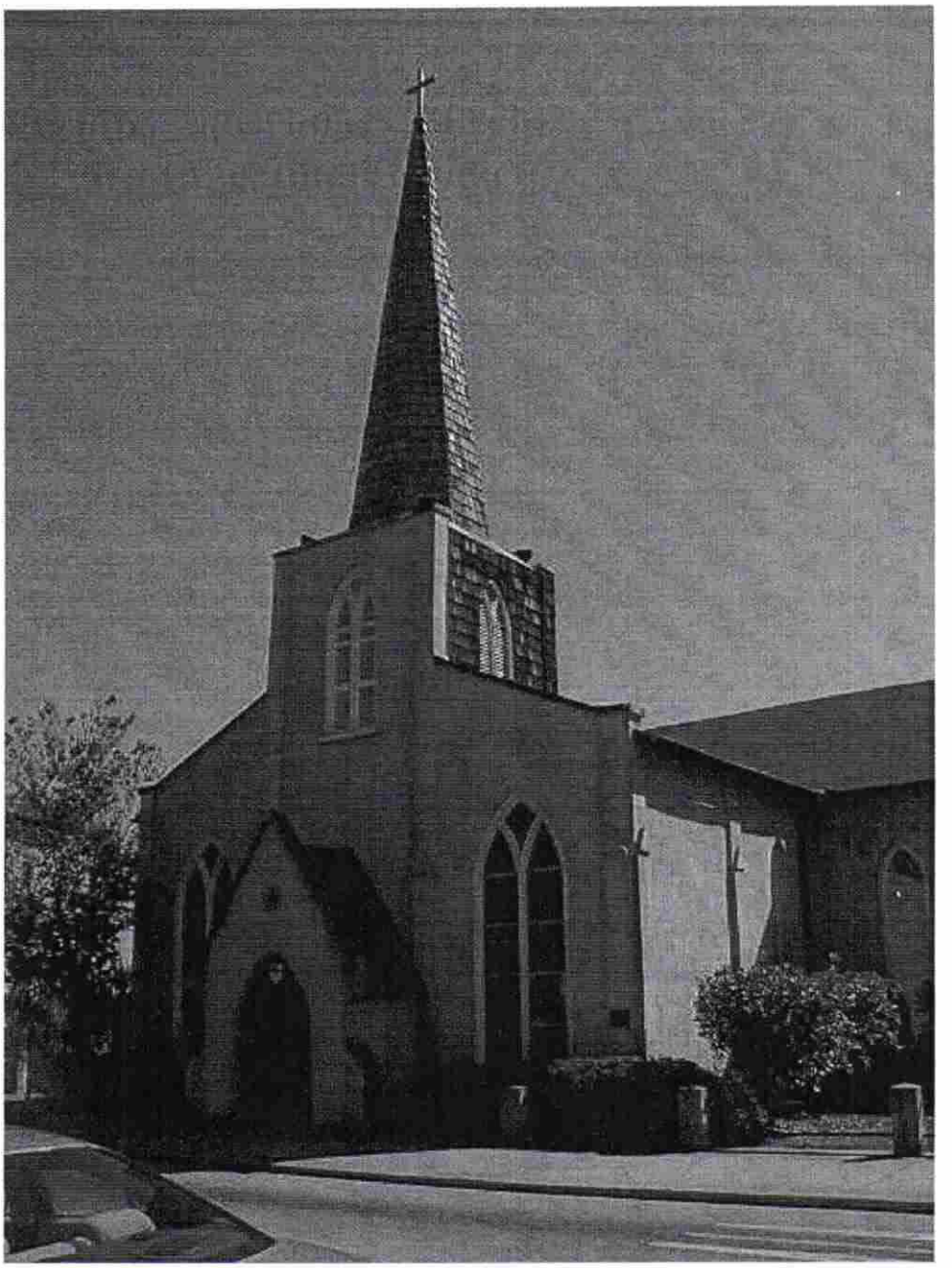
Lay leaders of Trinity with national importance include George Fairbanks a founder of the University of the South and the Historical Society of Florida. He is also author of the first comprehensive history of Florida and the first to draw on original documents. A lifelong Episcopalian, Fairbanks served 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.

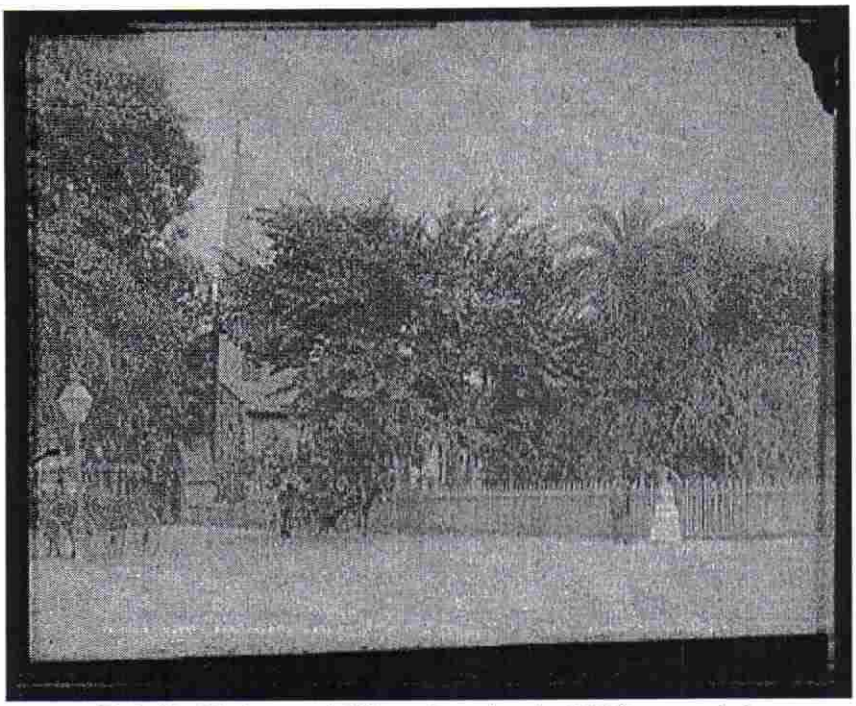

5062
KODAK

Site #8-SJ 1918
1913

Trinity Episcopal Church - St. Augustine Florida



Site #8-SJ 1913 ~~1918~~

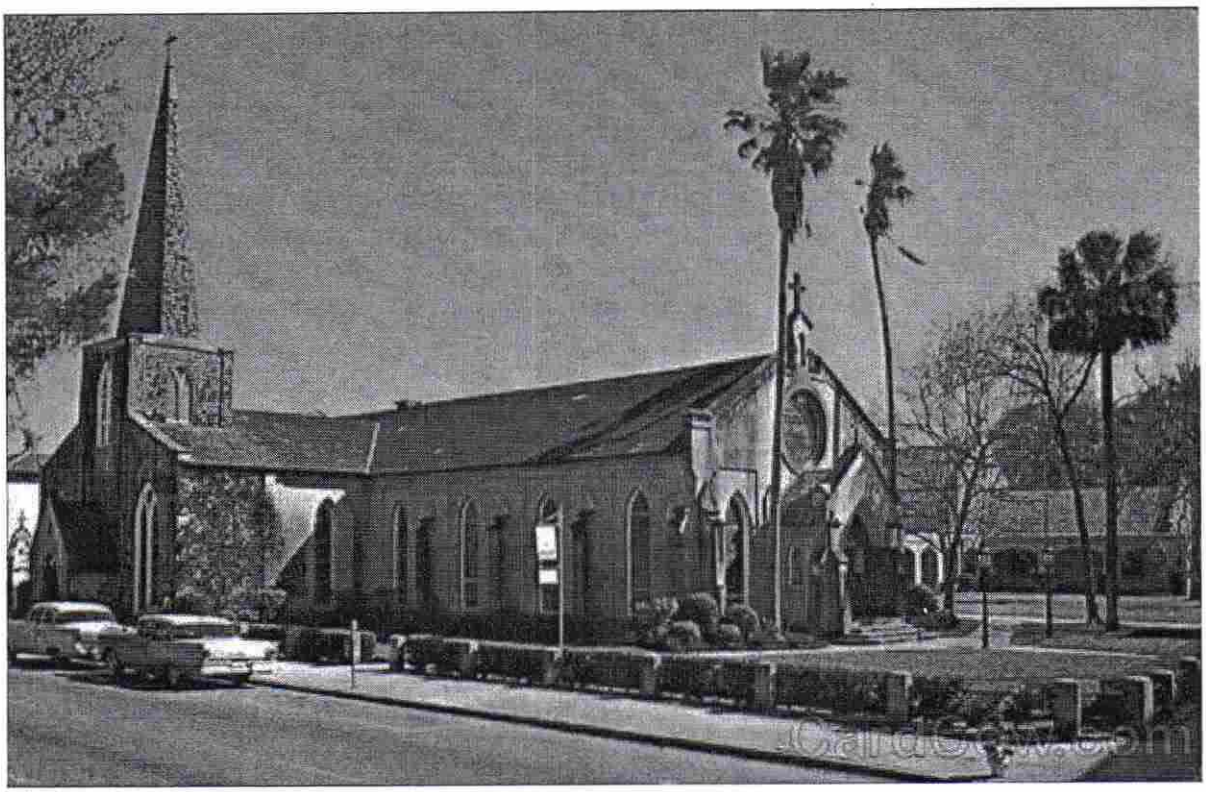


Trinity Episcopal Church prior to 1900 remodel
Library of Congress

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

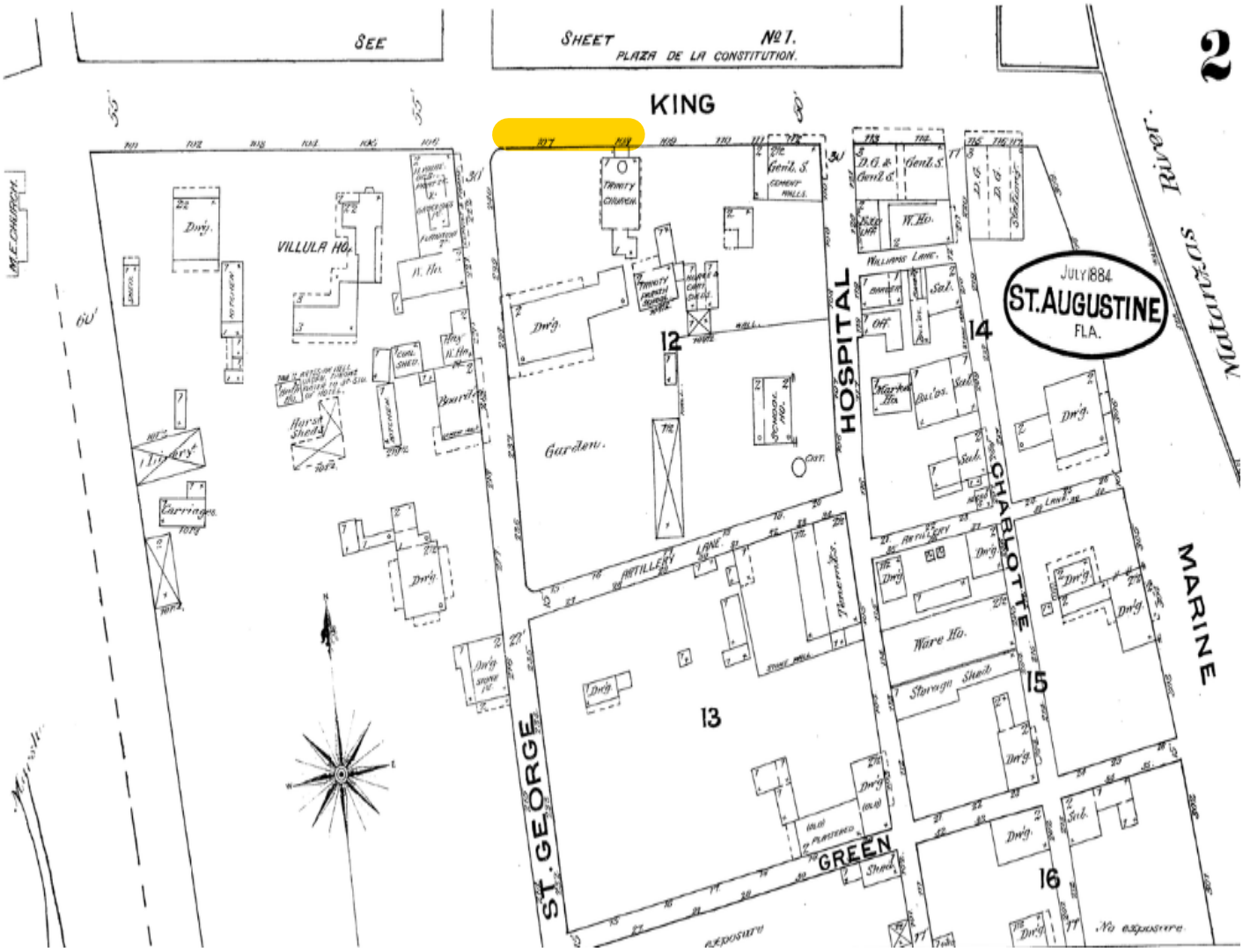

TRINITY
PARISH
CHURCH





ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1884, Sheet 2



NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

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

---

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

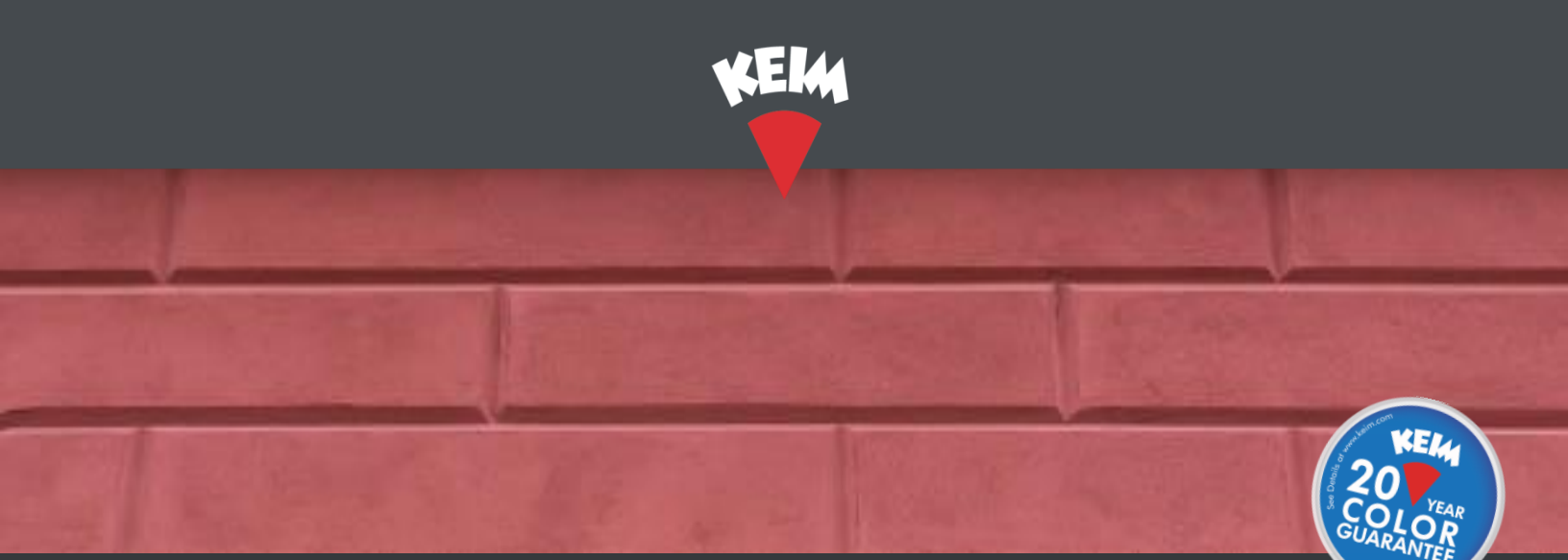
From the inventor of mineral silicate paints, and rounding out the Soldalit® system is Soldalit—Arte providing a titanium free sol-silicate paint with incredible color clarity and vibrancy. Purest minerals deliver the rarest and most vibrant colors without the muting influence of white. Durability and 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.

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

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

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

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

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

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

October 21, 2021

Boston Painting Services
1148 S Winterhawk Drive
Saint Augustine, FL 32086

cc: Trinity Episcopal Parish

Re: Certificate of Appropriateness – 215 St. George Street – PL2021-0128

Dear Mr. Boston,

On October 21, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to apply a mineral based coating to the existing exterior stucco of the original church building.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the November 18, 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 10 days before the meeting, or by November 8, 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.:	PL2021-0128
Applicant:	Boston Painter Services
Owner:	Trinity Episcopal Church of St. Augustine
Address:	215 St. George Street
Parcel Number:	1992000000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to apply a mineral based coating to the existing exterior stucco of the original church building.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 21 , 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 October 21, 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 HP-2.
4. The above-described Certificate of Appropriateness 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 apply a mineral based coating to the existing exterior stucco of the original church building.

Subject to the following conditions:

- Continue to the November 18, 2021 HARB meeting.
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of October, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0128

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine 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, Catherine 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 21st day of October, 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 NOVEMBER 18, 2021 HARB MEETING

2021-0128: 215 ST. GEORGE STREET

Materials submitted by Applicant

From:	Danny Boston
To:	Julie Courtney
Subject:	Fw: Trinity Church Photos
Date:	Thursday, October 21, 2021 4:13:11 PM

Julie,
I am forwarding you an email from Ken Smith that he sent today with pictures of the church prior to the repairs made. It shows a coating on the church at that time. As well, after speaking with Father Matt I will be providing samples and as he stated the cracks and bricks showing through the stucco are not an asset. The way the building sits in 2021, is not the way the building was designed to look, and not the way it looked when the stucco was replaced ten years ago.

Danny Boston
Boston Painting Services LLC
www.boston-painting.com
facebook/ Boston Painting Services
Phone:904.501.3281
Fax:904.471.0027
e-mail:danny@boston-painting.com

----- Forwarded Message -----
From: Ken Smith <ksmith@ksarch.org>
To: Danny Boston <dannyboston94@yahoo.com>
Sent: Thursday, October 21, 2021, 12:51:09 PM EDT
Subject: Trinity Church Photos

Danny, these photos were taken before and after one of our previous repair projects at Trinity Church.

Sorry to be late. I hope this helps.

Ken

Kenneth R. Smith, FAIA, President

KENNETH SMITH ARCHITECTS, INC.

110 Cypress Landing

Saint Johns, Florida 32259

Telephone:904 -281-0002–Cell 904-234-7200

Received October 21, 2021
Planning and Building Department



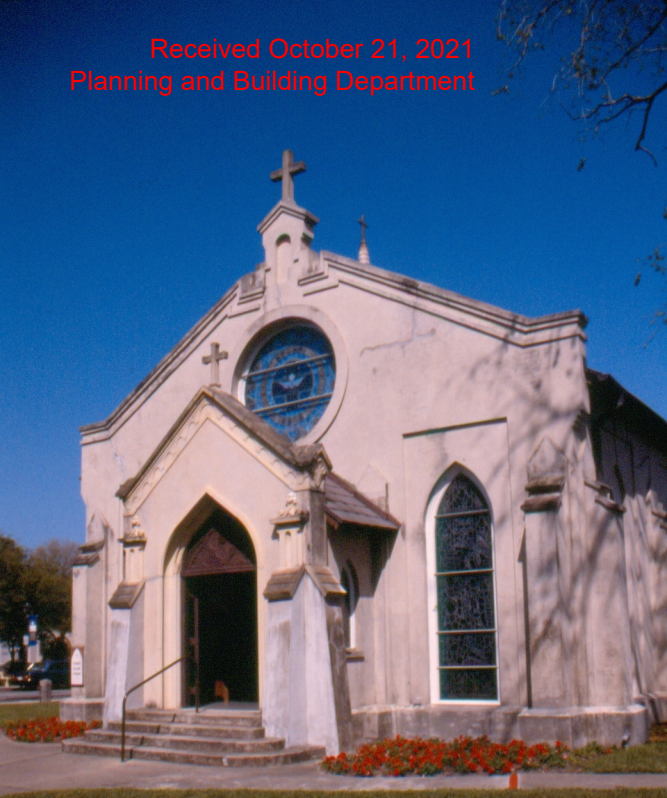
Received October 21, 2021
Planning and Building Department



Received October 21, 2021
Planning and Building Department



Received October 21, 2021
Planning and Building Department

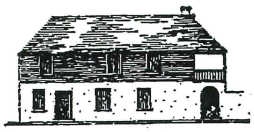


Received October 21, 2021
Planning and Building Department



RECEIVED
SEP 09 2021
Planning/[illegible]g Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. 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_____

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

RECEIVED
SEP 09 2021
Planning/Building Dept.

- ☐ 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

RECEIVED
SEP 09 2021
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.

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

---

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

RECEIVED
SEP 09 2021
Planning/Building Dept.

1746

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

Application Pg. 9



RECEIVED
SEP 23 202
Planning/Building Dept.


After
IN MEMORIAM
CLOSED
RECEIVED
SEP 23 2021
Planning/Building Dept.


Before
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.

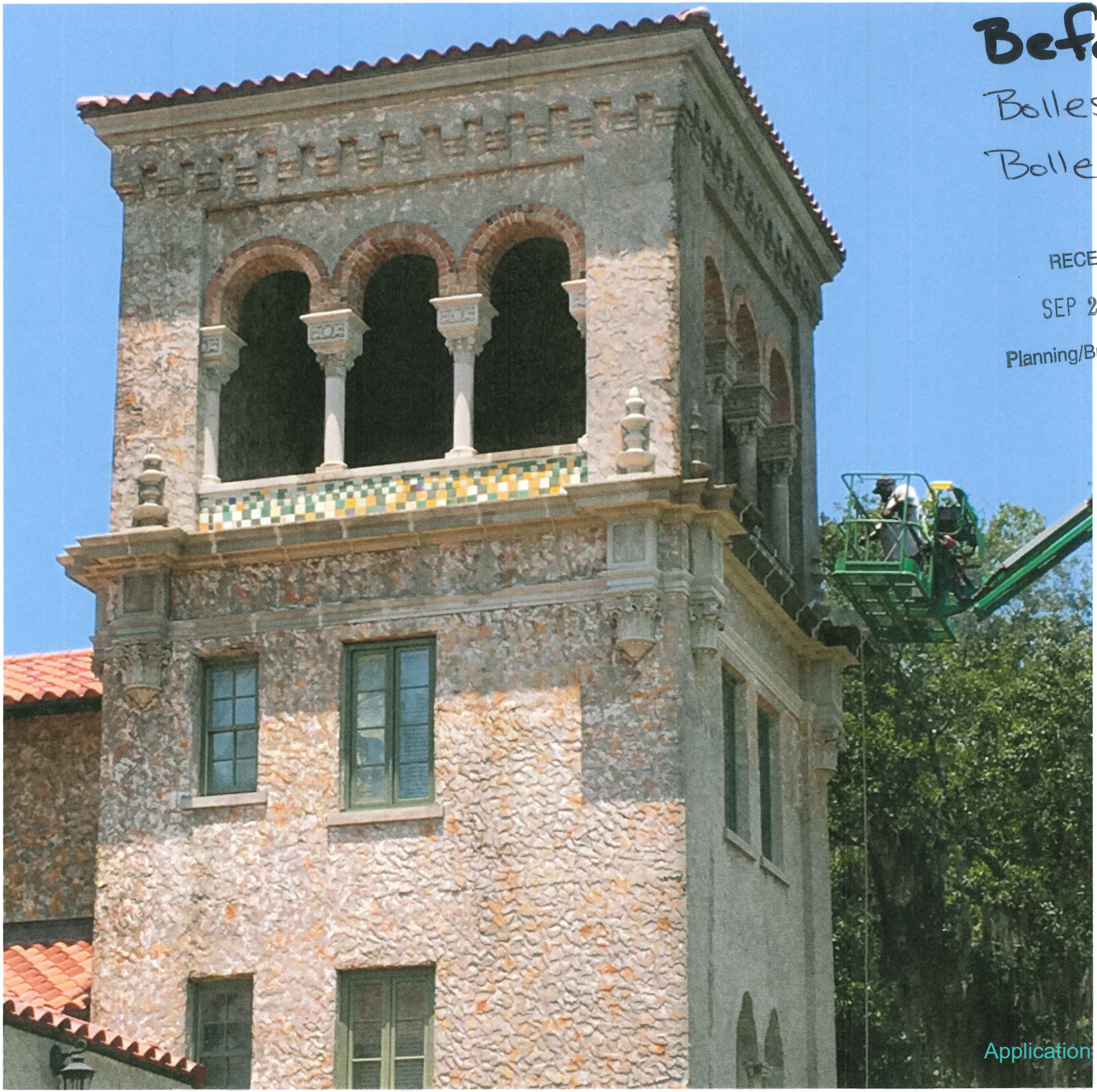
The historic character of Bolles Hall and value to the school as the original campus structure was enhanced by the excellence with which the waterproof coating was applied. The building now truly takes you back in time 100 years.

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

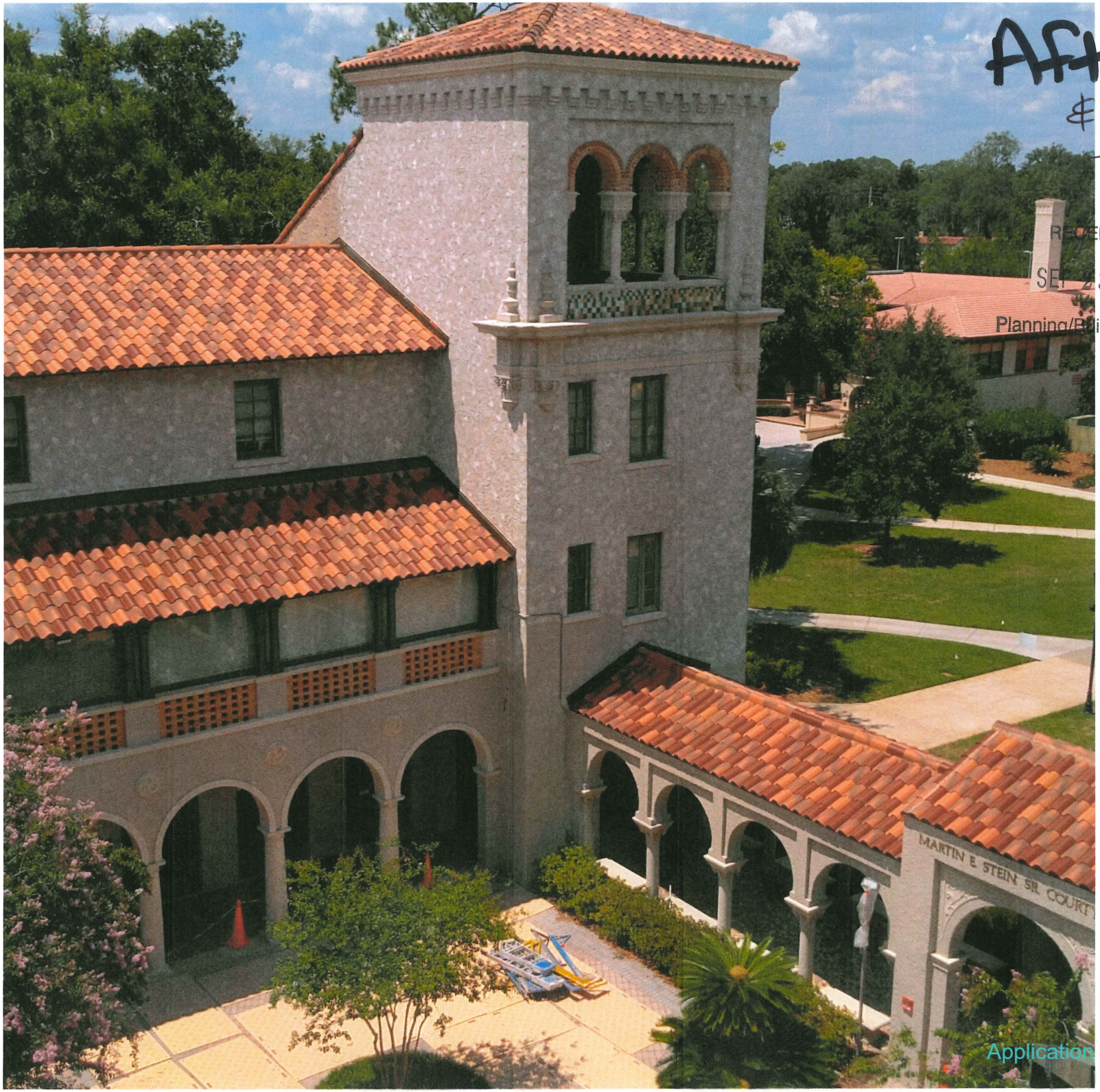
Bolles ~~School~~

RECEIVED

SEP 23 2021

Planning/Building Dept.


Before
RECEIVED
SEP 23 2021
Planning/Building Dept.



After
& in progress
Bolles Hall

RECEIVED
SEP 23 2021
Planning/Building Dept.


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 ~~The Rev~~ David F Weidner 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

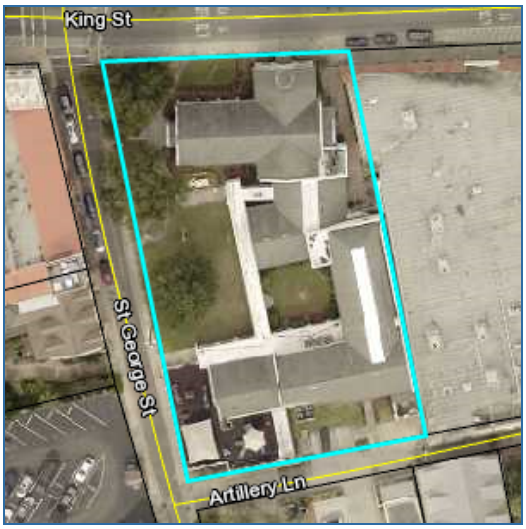


Parcel ID	1992000000
Location Address	215 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 1 & 2 BLK 33 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	City 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

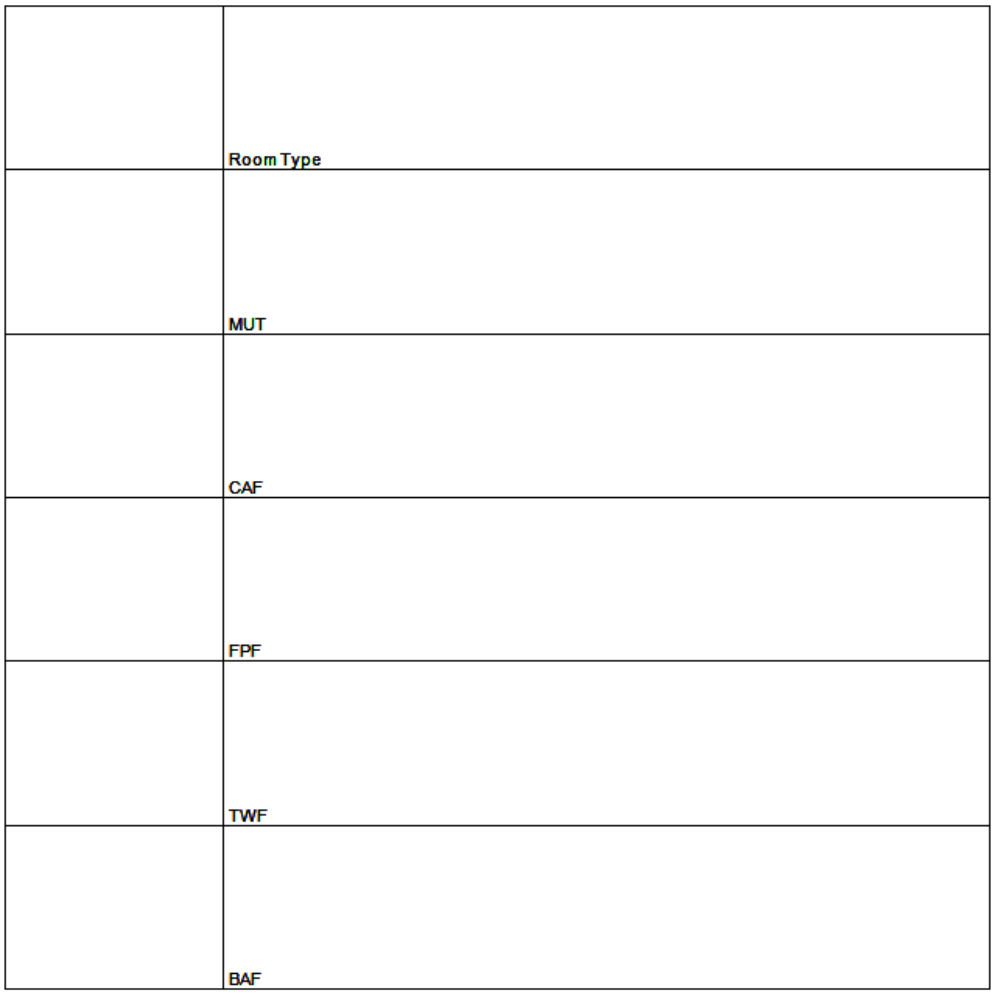
Land Information

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



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: 7/16/2021, 12:44:18 AM

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 November 18, 2021 Meeting



Application PL2021-0121 Address: 44 Avenida Menendez
(110 Charlotte Street)

Applicant: CD + Urban

Property Owner: 44 Avenida Menendez, LLC

Project description: To construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building.
(Following Opinion of Appropriateness application approval on July 15, 2021; COA application continued from September 16, 2021 HARB meeting)

Architectural Style:	New Construction; Espinosa-Sanchez House: Spanish Colonial	Florida Master Site File:	Espinosa-Sanchez House (110 Charlotte Street): SJ02504
National Register:	St. Augustine Town Plan Historic District (Espinosa-Sanchez House is Contributing)	Construction date:	New construction; Espinosa-Sanchez House c. 1702 – 1756
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1963400000		
Agenda Item:	8(b)	Previous Action(s):	OOA 2021-0059

STAFF SUMMARY AND ANALYSIS:

CONTEXT: *PLEASE REFER TO PAGE 4 FOR SUMMARY/ANALYSIS OF REVISED PLANS RECEIVED*

- This Certificate of Appropriateness application was continued at the September 16, 2021 HARB meeting and follows an Opinion of Appropriateness (OOA) application that was approved at the July 15, 2021 HARB meeting. Please refer to the previous OOA staff reports for more details on the context of the site and the architectural requirements of the HP-2 zoning district and the September COA staff report and plans to more fully compare changes to the proposed design.
- 44 Avenida Menendez, which also has the address 110 Charlotte Street, faces the bay of the Matanzas River to the east and Charlotte Street to the west, and is on the southeast parcel of Charlotte and the pedestrian alley portion of Treasury Street. One of the few buildings dating from the First Spanish period, the Espinosa-Sanchez House, fronts the Charlotte Street side of the parcel, and is detailed on the attached FMSF survey.
- New buildings in HP-2 are required to be in the form of "reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821," with the First Spanish Period design recommended, according to the Architectural Guidelines for Historic Preservation, and conform to the design characteristics found in Manucy's *The Houses of St. Augustine* or other listed accredited authoritative sources.
- HARB's approval of the OOA design, was based on some level of compromise, balancing the FDOT requirements and the AGHP and zoning requirements to have the structure built to the street.
- Conditions and recommendations placed with the HARB OOA approval include: to see staff comments for the 2nd story fenestration patterns, for the south structure to have openings compatible to the First Spanish Period, for Spanish Colonial roof materials and details to be applied, to color coordinate with adjacent properties, and to provide all details for the COA to be able to be addressed expediently. Unresolved concerns also included the height of the proposed property wall, and if the well adjacent to the drive-through building is being removed.
- Compatibility with Spanish Colonial Site Plan: As with the OOA application, the applicant included the 1764 Puente Map and Sanborn Maps to indicate the historic pattern of buildings on this property. While historically Colonial buildings did not front the Matanzas Bay but instead Charlotte Street, the Zoning Code and AGHP requires building to be on the street front.
    a. Similar to the OOA's latest revised plans, the proposed COA plans meet the character of a Spanish Colonial building with the 2-story building's front façade/east elevation set directly on the street front, fronting Avenida Menendez as an enclosed space, with a 2nd floor covered porch resting squarely on top of the first. Varying levels of wall heights continue on both edges.
    b. The one-story building continues to be set back from a wall that is proposed along the property line with a small plaza in between. The applicant acknowledged that a zoning variance application will need to be approved by the PZB for this since the zoning code requires a larger setback.
    c. While the existing wall along Treasury Street is to remain, a new 6' high concrete wall with new service gates and 2 new pairs of wood gates are shown on the site plan, at the south end of the west property line, with new stucco masonry unit (SMU) walls of various sizes shown on either side of the proposed new 2-story building along the east property line.
- The length of the pergola has been shortened so it no longer extends to the Espinosa-Sanchez House.
- Compatibility with Spanish Colonial Building Plan: As with the OOA application, the COA submittal includes excerpts from Manucy and the revised submission includes design inspiration from the Arrivas and Salcedo Houses.

STAFF SUMMARY AND ANALYSIS (continued):

Architectural details: (On the 2-story building) In the COA plans, a wood shake roof replaces the OOA metal roof and Hardie Board Artisan clapboard siding replaces the wood shake siding on the second floor. A wider chimney is now shown, with the top treatment also modified with tapered moldings similar to the existing chimney on the Espinosa-Sanchez house and profile highlighted by Manucy, instead of the triangulated cover from the OOA plans. On the north elevation, arched openings on an outer wall continue to create an arcade. The property line wall wraps around to the south, and three double-hung windows remain. Rooftop seating on this portion of the building remains.

Landscape Plans:
The applicant provided visual identification of the proposed plant materials along with indications that they are either Florida natives, AGHP listed materials, or on the Floridata website.

Other requirements that must be met:

Zoning Requirements: See the Zoning Requirements for HP-2 under the City Codes section of this report. A scaled proposed site plan was provided with this submittal. Any elements of the design plan that do not meet the zoning stands will require application to the Planning and Zoning Board (PZB). The PZB can take into consideration approval of the design by the HARB during their review.

The proposed project meets ground-disturbance criteria outlined in the Archaeological Preservation Ordinance. An archaeological review application should be submitted well in advance of the permitting process to avoid any potential construction delays.

STAFF SUMMARY AND ANALYSIS (continued):

REVISIONS FROM THE PREVIOUS PLANS OBSERVED / REMAINING CONCERNS:

Windows and Doors:

1. On the 2-story building East Elevation: The AGHP states that street doors should not contain glazing. No examples were found in Manucy or the AGHP for paired French doors. Compared to the previously reviewed plans, the two centered paired French doors on the second floor have been replaced with double hung 6/6 windows flanked by shutters, but a paired set of taller, fully glazed French doors remains on each end with the transoms removed from above.
2. On the 1-story building East Elevation: The one-story building opening was revised with a large single arched opening, which includes a fully glazed door, sidelights, and transom above. A pair of wood doors are shown open against the façade, on either side of the opening. The architectural context still does not appear to meet the Spanish Colonial scale, which may also be in relation to the symmetry still being used. The applicant responded to recommendations of an arched entry with a single wood door, but the scale and use of the fully glazed transom, door, and sidelights within the opening does not meet the appearance that this building is an accessory/utilitarian type building. A smaller arched opening with an adjacent window may be more compatible to the Colonial design.
3. On the 2-story building North Elevation: Window and door forms still include paired French doors, but without the transom windows that were on previous plans for the 2nd floor. The concern of not being compatible with the Spanish Colonial period design because of the proportion of open space has been somewhat addressed with the removal of the two large, glazed openings on the west end of both level, as well as the east end of the north elevation. These have been replaced with double hung windows on the 1st floor level and a single French door on the 2nd.
4. On West Elevation: Arched openings with a single door and sidelights still remain on the 1st floor level but have been modified from the Mediterranean Revival style fan light appearance, but the case has not been fully made on keeping these in this design which is required to be influenced by the Spanish Period. The 2nd floor's openings have been visibly reduced and has a greater solid to void ratio.
5. Specific information is needed about the proposed windows to determine if wood or aluminum clad windows are proposed.

Walls and Gates:

6. Property wall heights continue to be stepped, especially around the south end of the front property line, and in areas do not meet the Spanish period recommended heights, especially on these areas of the east property line. The use of lower-height walls relates to time periods after the Colonial periods. To the north of the east property line, the wall is uniformly taller and is greater in height than where it ties into on Treasury Street wall. Staff asked for heights to be provided by the applicant for these walls and more details to be provided on all walls and gates. The AGHP requires the height of street walls to be a minimum of 5.5' tall with openings in the wall/gates between 50" maximum and 40" minimum.
7. The actual entrance gate on the east property line remains and appears as more of a garden wall gate, but the pergola flat arch element above has been replaced with a simple squared stucco arch.

Other Elements:

8. More detailed plans are still needed for the proposed pergola/trellis in the rear courtyard and for above the east entrance gate.
9. Designs need to be submitted for all outdoor furniture of a permanent nature so that they can be reviewed for compatibility.

Landscape Plan (Remaining Concerns/Revisions Noted):

10. More landscaping was added, which will help to soften the hardscape elements that are dominate on the site. Landscaping and site details should conform to the Pre-1821 palette. The water feature and fire pit seem like contemporary features.
11. The wood inlay in the coquina concrete has been replaced with a tabby accent band.

STAFF RECOMMENDATION:

Based on a review of the AGHP, the previous discussions of the HARB for the OOA application and at the September meeting for the COA application, and without the support of evidence to the contrary, staff finds that the board **can take the following actions regarding a CERTIFICATE OF APPROPRIATENESS at 44 Avenida Menendez**:

1. APPROVE if the board finds that the revised plans are compatible with the AGHP and/or Manucy's *Houses of St. Augustine (Staff to provide suggested conditions)*
2. CONTINUE with a finding that the overall design is not compatible with the AGHP and/or Manucy's *Houses of St. Augustine* and to allow time for these outstanding issues to be resolved.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Remove the existing drive-through building (estimated construction date 1993 by the St. Johns County Property Appraiser) to replace with new building. Remove existing well adjacent to north elevation of drive-through building and existing ticket building on the northeast corner of the property
2. Construct a two-story building that fronts Avenida Menendez with a side facing gable on hip roof, a 2nd-story wraparound porch on the north, and east elevations with hip roof on north end over the first-floor enclosed building. Another 2nd story porch is proposed on the west elevation.
   To the south, a set-back one-story wing building with flat roof to accommodate restaurant seating extends westward toward Charlotte Street to a rooftop mechanical area.
   Exterior stair cases are proposed for both buildings.

   <u>Proposed building materials include:</u>
   a) Wood shake shingle roof
   b) Hardie Board Artisan clapboard siding
   c) 3-coat traditional smooth coat stucco
   d) Wood 8-lite French doors with rectangular transoms on 2nd story north, east, and west elevations and fanlight transoms on 1st floor west elevation
   e) Kolbe windows with white finished frames
   f) Wood shutters
   g) White canvas awnings projecting 48" over certain openings
   h) Terra cotta scuppers on south building's parapet wall
   i) Light fixtures (mounted and hanging) with black finish
   j) Dark bronze door hardware
   k) Copper half round gutters
3. No changes are proposed for the Espinosa-Sanchez House (c. 1702 – 1756) that fronts Charlotte Street, which will remain in its existing location on the shared lot.
4. Create a courtyard with a fountain, a large pergola oriented east/west, landscaping, and outdoor restaurant seating to the north and to the rear or west, with a round cut coquina firepit adjacent to the Espinosa-Sanchez House chimney, and water feature
5. Construct a stepped CMU stucco wall of varying heights on east property line, along Avenida Menendez, with a double gate on the north end.
6. Construct a new 6' high concrete wall with service gates and 2 new pair of wood gates to replace the existing masonry wall that fronts Charlotte Street and connects to the west elevation of the Espinosa-Sanchez House

CITY CODES/DESIGN GUIDELINES:

Zoning Requirements for HP-2:

1. Maximum lot coverage: the lesser of 70% or 7,000 square feet sum of all buildings and the maximum lot coverage for the main structure is the lesser of 2,500 square feet or 50% of the total lot size. NOTE: there are no variances to lot coverage, any excess would require rezoning to PUD.
2. Setbacks: Front = Main building must be located on the street frontage. The main building shall not exceed the lesser of 80% of the lot width or 40 feet. Secondary buildings (those under 15 feet in height) which connect to a main building shall be set back the lesser of 40% of total lot depth or 40 feet. Main buildings on the same lot shall be separated by minimum of 20 feet.

   Rear = 3 feet minimum

   Side = 3 feet minimum with the exception that Spanish Colonial reproduction structures may be located on the north property line when no windows or doors are located in the north facade and there is a six-foot minimum setback on the south property line.
3. Height: No portion of peaked roof main buildings or structures shall exceed 35 feet, 2½ stories. No portion of flat-roofed main buildings or structures shall exceed 30 feet, 2 stories. No portion of secondary buildings or structures and connections shall exceed fifteen (15) feet.

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 apply.

1. **Compatible new use**
2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
7. **Cleaning with Gentlest Possible Method**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

New Construction

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

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

Site Plans and Building Setbacks

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

Height, Width and Massing

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

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

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

Horizontal Rhythms

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

Roof Forms

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

Proportion of Openings

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

Materials

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

Architectural Styles for New Construction

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

HP-2 and HP-3

Reconstructions in the St. Augustine Style with all the permutations of development from 1565 to 1821, are the only forms of new construction permitted in Historic Preservation-Two and -Three (HP-2 and HP-3). All new structures, regardless of use, shall conform to the design characteristics described in The Houses of St. Augustine 1565-1821, by Albert Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority.

* New construction within these districts must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821). Reproductions reflecting First Spanish Period design are recommended. See sections below regarding pre-1821 designs for new construction.

Pre-1821 Designs for New Construction

*** Pre-1821 Site Plans**
For buildings constructed in the St. Augustine Style, the front facade is located directly on the street. If the finished floor elevation requires it, the building may be set back the width of one step. If more steps are required, they must be within the building.

The remainder of the front property line is enclosed by a wall or fence. Most properties should be completely enclosed by a wall or fence.

Buildings are usually oriented to the south or east, with the building constructed on the north or west property line. This arrangement provides both shade and a usable side yard.

On all First Spanish Period and most Second Spanish Period buildings, the entrance to the house is through a gate into the yard, loggia or porch. The door into the building itself is under the loggia or porch or faces the yard. The British introduced doors into the street facade, although in many instances the Spanish style entry was retained.

*** Pre-1821 Building Plans**
There are three basic building plan types in the St. Augustine Style. These are the Common Plan, St. Augustine Plan and the Wing Plan.

The Common Plan is a simple one or two room building used by both the Spanish and the British. Quite often, the longer dimension of the building was perpendicular to the street. This type of building grew and expanded with the fortune and family of the owner, usually in single file.

The St. Augustine Plan is an adaptation of the Common Plan to the Florida climate. A loggia or gallery, usually located on the south or east facade, provides shade and shelters doors and windows. A Common Plan building could be converted to the St. Augustine Plan by the addition of a loggia or gallery. The British retained this building plan and adapted it for several new buildings.

The Wing Plan is an expansion of a Common Plan or St. Augustine Plan building through the addition of a wing. This plan may be L-shaped or (less commonly) U-shaped. Usually, a gallery on the inside of the building connects the rooms.

In general, facades should be simple and balanced, often symmetrical, and almost devoid of decoration. There is a rhythm of solids and voids, with a greater proportion of solid wall to doors and windows.

Pre-1821 Design Considerations
In Colonial St. Augustine, the design tools of the builder were the compass and tradition. The use of T-squares, angles and grids was unknown. Proportions were often determined by circles, arcs and the tradition of the “Golden Rectangle” of classical Greece.

The Spanish building tradition - the large openings, shaded facades and covered loggias serving as outdoor rooms - reflects the need for shade and cooling breezes in the hot climates of both southern Europe and Florida. The British building tradition - chimneys, glazed windows and dormers, and direct entries - reflects the need for warmth and light in the cooler climates of northern Europe and British North America.

Due to the climate in St. Augustine, some Spanish design elements were retained and replicated by the British. Likewise, some features introduced by the British were absorbed into Second Spanish Period design.

Pre-1821 Spanish buildings exhibit different proportions than pre-1821 British buildings. This is caused by the use of different systems of measurement. The British system is based on the English foot and yard that are familiar to us today. The Spanish system is based on the *vara*, which is approximately 33.33 inches. The British system has given us expressions of measurement such as the "ten foot pole" and "six feet under," and the common six feet high privacy fence. The Spanish equivalent, the two vara wall, is five and one-half feet high. The difference in measurements is important to consider in matters of scale and proportion. In massing and in height-to-width ratios, historically correct measurements and proportions are essential.

Wall heights of Spanish buildings can vary widely from wall heights in British buildings. While the six and one-half vara (eighteen feet, one-half inch) wall is within half an inch of a British eighteen feet high wall, the four vara (eleven feet, one inch) wall is nearly one foot off both the British ten feet and twelve feet walls.

Interior doors on Spanish buildings are commonly one vara (33.33 inches) wide, while interior doors on British buildings are commonly thirty-three inches wide. However, the next larger size British door is thirty-six inches wide, while the next larger size Spanish door is one and one-third varas (44 inches wide).

The most common street doors on Spanish buildings are one and one-half varas (50 inches) wide, while the most common street doors on British buildings are forty-two or forty-eight inches wide.

To avoid confusion, all dimensions in these guidelines are provided in inches and feet.

Fences, Walls and Gates
Do...
- Retain and repair existing historic fences, walls and gates.

Don't...
- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Pre-1821
The fence or wall is an extension of the building along the front property line. All front property lines must be enclosed by a fence or, more commonly, a masonry wall. All First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall and then through a door in the side of the building facing the yard. This is one of the defining features of St. Augustine Plan architecture. All exposed side and rear yards must be enclosed as well.

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

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

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

Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used. Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

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

The most appropriate gate width is fifty inches with the smallest opening being forty-four inches.

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

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

Traditionally, most landscaping consisted of herb and vegetable gardens, flower gardens, fruit trees, and vines grown on a trellis or wall. Trees and shrubs should be native or documented as having been introduced prior to 1821, and must reflect the small scale of pre-1821 buildings. Design concepts from the 18th Century should be used for flower, vegetable and herb gardens. Foundation plantings are not appropriate.

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

Trellises should be constructed of simple round wooden posts and poles.

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

Masonry bench seating is appropriate within loggias.

Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

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

Floors for loggias and galleries may be either poured coquina concrete or tabby.

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.
Parking areas must be completely screened by a solid board fence or wall at least five and one-half feet high. Entries and exits should be as small as possible and should not exceed twenty feet in width. All openings should have functional gates to screen parking areas from the street. Residential parking should be designed so that vehicles are screened by fences, walls or buildings. Unscreened parking adjacent to the street is inappropriate.

Historic Plant Materials

A list of plant materials is provided in the Architectural Guidelines for Historic Preservation (AGHP) for use by developers so that when landscaping is required by the City Code for a construction project, historically appropriate plant materials can be used.

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File
3. Sanborn Maps
4. City Code of Ordinances (Sec. 28-89(b)(1)
5. Pages from Albert Manucy's *The Houses of St. Augustine 1565-1821* (1992)

STAFF PHOTOGRAPHS
44 Avenida Menendez







East Elevation of drive-through building proposed to
be replaced with a new
two-story restaurant building
and
On south end of property, looking west

STAFF PHOTOGRAPHS: 44 Avenida Menendez



East Elevation of drive-through building proposed to be replaced with a new two-story restaurant building;
On south end of property, looking west;
On north end of building, looking east towards Avenida Menendez and Matanzas Bay





STAFF PHOTOGRAPHS
44 Avenida Menendez





East Elevation of drive-through building proposed to be replaced with a new two-story restaurant building; looking south from Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





West Elevation of drive-through building proposed to be replaced
with a new two-story restaurant building,
looking northeast and east

STAFF PHOTOGRAPHS
44 Avenida Menendez





From Treasury Street pedestrian alley:
North Elevation of drive-through building proposed to be replaced
with a new two-story restaurant building;
East elevation of Espinosa-Sanchez House (built between 1702 – 1756),
which fronts Charlotte Street on the same property

STAFF PHOTOGRAPHS
44 Avenida Menendez



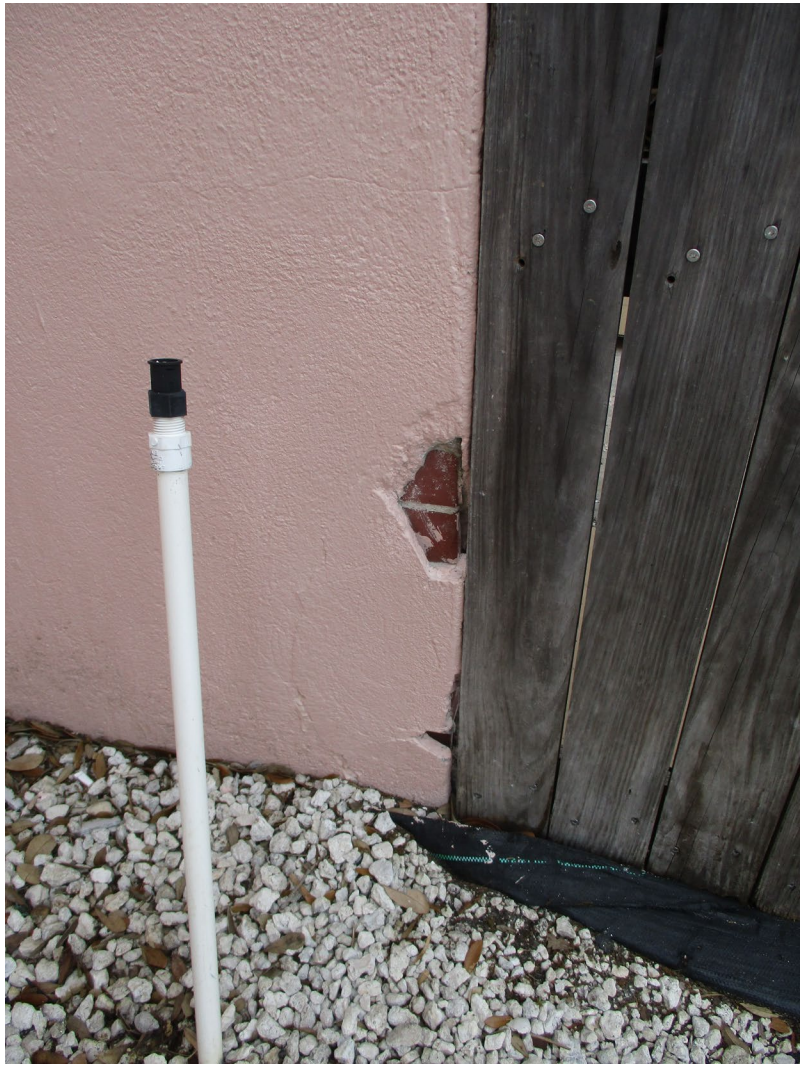
North Elevation of drive-through building proposed to be replaced with a new two-story restaurant building and East elevation of Espinosa-Sanchez House (built between 1702 – 1756), which fronts Charlotte Street on the same property



STAFF PHOTOGRAPHS
44 Avenida Menendez







East elevation and south elevation of chimney and coquina wall of Espinosa-Sanchez House (built between 1702 – 1756), which fronts Charlotte Street on the same property

STAFF PHOTOGRAPHS
44 Avenida Menendez







East and south elevations of Espinosa-Sanchez House
(built between 1702 – 1756),
which fronts Charlotte Street on the same property

STAFF PHOTOGRAPHS: 44 Avenida Menendez









South and East elevations of Espinosa-Sanchez House (built between 1702 – 1756), which fronts Charlotte Street on the same property

STAFF PHOTOGRAPHS: 44 Avenida Menendez







West elevation of Espinosa-Sanchez House
(built between 1702 – 1756),
which fronts Charlotte Street on the same property
and has been referenced as 110 Charlotte Street:
Looking north and south down Charlotte Street
and at intersection with Treasury Street

STAFF PHOTOGRAPHS
44 Avenida Menendez





Looking east from Charlotte Street at west elevation of Espinosa-Sanchez House (built between 1702 – 1756), where Treasury Street becomes pedestrian alley

STAFF PHOTOGRAPHS: 44 Avenida Menendez







From Treasury Street (pedestrian alley portion, east of Charlotte Street):
-Looking east toward Avenida Menendez;
-Looking southeast at masonry wall along north elevation of Espinosa-Sanchez House (built between 1702 – 1756);
-Looking west toward Charlotte Street

STAFF PHOTOGRAPHS
44 Avenida Menendez





Looking south and southwest from property of project area

STAFF PHOTOGRAPHS
44 Avenida Menendez





On Charlotte Street looking east toward project area
and from southwest corner of project area property

STAFF PHOTOGRAPHS
44 Avenida Menendez





Looking north and west from within property of project area

STAFF PHOTOGRAPHS: 44 Avenida Menendez









On northeast corner of property, fronting Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





Context area: looking north down Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





Context area: looking south down Avenida Menendez

STAFF PHOTOGRAPHS
44 Avenida Menendez





Context area: looking east across Avenida Menendez towards Matanzas Bay

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Spanish Colonial style building, the Espinosa-Sanchez House (formerly known as the Perez-Snow House), was built between 1702 and 1756 and is one of the surviving colonial structures in St. Augustine. Moreover, the building is only one of the structures that date from the First Spanish period. The coquina building is also notable for its durability over the centuries. It has undergone several major renovations from the late 18th century and has survived two major fires along the bayfront. The Espinosa-Sanchez House was restored in 1965 to its mid-18th century configuration and general appearance by the exchange (now Atlantic) Bank of St. Augustine.

As is common in colonial architecture, the house abuts the street line at the intersection of Charlotte and Treasury Streets, and one of the principal entrances is off of the loggia to the east. Unlike most First Spanish Period buildings, however, there is a main entrance directly off the street onto Charlotte Street. This door could have been added in the Second Spanish Period during extensive remodeling for commercial purposes.

The current L-Shaped configuration of the house is similar to its 18th century plan, one of the few surviving examples of the Wing Plan as defined by Manucy in The Houses of St. Augustine (p. 58). The Wing Plan "is characterized by a main structure of two or more rooms, plus a substantial wing or two which makes the plan an L, U, or H. In its better aspects, with attractive arcades or galleries around a patio, it was somewhat pretentious layout for the residence of a government official or a prominent family." Historical Research has shown that the first documented owner, and probably builder, of the house in the late First Spanish period, Don Diego de Espinosa, was part of St. Augustine's small merchantile-planter elite and was therefore capable of erecting a more ostentatious wing-plan structure which also has an arcaded loggia to the rear. Today, only the North-South rectangular section of the building is part of the original structure. The east wing, demolished sometime between 1860 and 1884, probably around 1870, was rebuilt in the early 1920's.

The four original First Spanish period arches in the loggia are the most notable features of the building. This row of round arches supports an extension of the main shingled gable roof. The pillars are neoclassic

(Over)

V. BIBLIOGRAPHY

1. Juan Jose Elicio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial Sity," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; St. Augustine Record, April 7, 1914; July 4, 1937;

in concept with simple moldings serving as the capital. Wood chamfered posts are found in the porch along the south end of the building. Other notable features include 9/6 windows, three decarative doors, and a Spanish type chimney, built in the 1960's, attached to the east facade of the east wing. A coquina wall extends east of the north facade along Treasury Street.

The building has undergone a number of dramatic changes since the mid-18th century, most particulary in its size, configuration, fenestration, and roof line. Sometime between 1785 and 1798, a flat roof replaced the original wood frame gable roof. The second major alteration involved the addition of a coquina second floor over both wings in the late 1790's. A photograph taken around 1870 shows how the building probably looked from the late colonial through the Civil War era. The 2½ story structure was crowned by a series of dormers which were sided diagonally with word. The shuttered windows were of the 9/6 variety, and there were three doors on the Charlotte Street facade, a central doorway and two at both ends. The central doorway exhibited one of the best examples of colonial post-and-lintel frontispiece ornamentation. Two plan pilasters resting a top a coquina base flanked the door. The capitals were simple, similar to those on the stone pillars in the rear arcades and to others found on plans drawn by royal engineer Mariano de la Roque in the 1790's. Moreover, three rosettes adorned the rectangular lintel which rested on the doorway and capitals.

Shortly after this picture was taken, a new owner removed the masonry second floor and probably the east wing. As in the 18th century, a flat parapet roof replaced a gable roof. Perhaps at this time, but at least by 1884, a gabled-foor frame board and batten second floor was built over the northern half of the structure. This addition exhibited ornamentation inspired by the Carpenter Gothic Style in vogue a decade or so before. Decorative curved lintels were placed over the four window openings on Charlotte Street and lattice was installed over the windows. The frame second floor probably was destroyed in the 1887 fire that ravaged that section of the town, but the older masonry structure survived the devastation. A photograph from the mid-1890's shows the building without the partial second floor. By this time, however, the North doorway, and the two windows flanking the central doorway had been bricked-in and plastered.

The 20th century brough another series of radical changes to the building. In the process of converting the building into apartments, a shingled second floor was added over the entire masonry downstairs sometime between 1910 and 1914. A balconey boldly projected over Charlotte Street. The south and North windows were converted into doorways, and the south doorway was filled-in. History once again repleated itself as the 1914 bayfront fire destroyed the newly-completed second floor. Once more, the up-again, down-again old building was one-story in height.

The long-time proprietors of the structure, elbridge and Fanny Snow, were responsible for the next series of alterations in the early 1920's. They built the east wing, thus returning the building to its First Spanish period contiguration. And in an attempt to blend this outbuilding with the new main residence along Bay Street (Avenida Menendez), they added some Mediterranean Revival touches to the building, including barrel roof tile and casement windows.

The property was purchased by the Exchange Bank in 1963, and after archaeological investigations conducted by Dr. Hale Smith of FSU confirmed the colonial origin of the building, the bank undertook plans to restore it to its First Spanish Period appearance. The arcaded loggia was retained, double-hung 9/6 windows were installed, a new coat of stucco was added, and a chimney

was built in the east wing. Several changes were not in keeping with the character of the colonial building. Far too much of the coquina facade was left exposed, and the decorative post-and-lintel frantispiece was not restored to the Charlotte Street side. Serious consideration should be given to converting the bland border around the doorway into its former decorative grandeur.

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is today an area that combines a commercial business district, tourist attractions, and some residential units. The buildings date from colonial times to the present, with a sprinkling from each period, with no one style having a visual dominance in the area. The neighborhood has been touched by restoration efforts over the years. Some older buildings have been remodeled and some new ones have been constructed in the St. Augustine Colonial Revival style. The ambiance of the area is different than that found in the restored area just to the north. This area has narrow colonial street patterns and six colonial buildings which are scattered along five streets. But as a business district it is faced with modern problems of traffic and parking--the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping, and the putting of backs of buildings on public display. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels. The eastern section of this area was burned over by major fires in 1887 and 1914, leaving developments in later architectural styles in an area earlier known for its colonial ambiance. The area is bordered on the west by the Ponce de Leon Hotel (now Flagler College) and on the east by the seawall and bayfront, long a famous scenic attraction. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Burt, Joaneda, and Perez-Snow Houses.(1) In the Territorial period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late 19th century. By this time Spanish Street had become one of several exclusive Black residential neighborhoods outside Lincolnville with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses, and a bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has

the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

The colonial structure at 44 Avenida Menendez is best known for its long association with two prominent colonial and American period families, the Espinosa and Sanchez clans, and for its association with the Snow family 20th century St. Augustine fame. The building tradionally has been called the Perez-Snow House, but historical and architectural research indicates that a more appropriate name should be the Espinosa-Sanchez House.

The building was constructed in one of the most densely developed areas of the colonial city, i.e, The 1½ blocks south of the Plaza on Charlotte Street. The first documented owner, and probable builder, of the original one-story, L-shape house was Don Diego de Espinosa, one of the colonial's most prominent planter-ranchers in the late First Spanish Period. Espinosa was largely responsible for the development of Diego Plains (Palm valley area) and the construction there of Fort San Diego. After his death in 1756, his daughter, Josefa de la Encarnacion Espinosa, inherited the property was transferred to Jesse Fish when England gained possession of Florida in 1763-64, and at some point in the twenty-one year British rule, Fish leased the coquina house to unknown parties.(4)

Parez died in Havana in the 1770's, and when his widow returned to her hometown after Spain regained Florida in 1784, she proceeded to buy her former property. On March 17, 1785, she bought the house and lot from Jesse Fish for 200 pesos, the same price which Fish officially charged Perez in 1764 for taking custody of the house. Two interesting details surface in the deed. The coquina house had a wood frame roof ("Cubierta de madera"), and the alley to the north, now known as Treasury Street, was called "Paniagua" or "Bread and water."(5)

Josefa was one of the highly respected women in St. Augustine before her death in 1797. She was the widow and daughter of prominent residents in the old days and currently the benefactor of her St. Augustine-born nephews, Nicolas, Bernardino, and Jose Sanchez. The Sanchez boys, then all in their early twenties, were the sons of Antonia Espinosa, another daughter of Diego, and Jose Sanchez de Ortigosa, and were the nephews of East Florida's most influential and prominent resident in the Second Spanish period, don Francisco Xavier Sanchez. It is interesting to note that Bernardino and Jose were also the brothers-in-law to their uncle for having married the sisters of his wife, Maria del Carmen Hill. All three of the Sanchez boys became influential in their own right by retaining and consolidating Espinosa-Sanchez family land in the Diego Plains area and by venturing into large-scale mercantile activities. Moreover, Bernardino served as public interpreter in the early 19th century.(6)

Apprantly the Espinosa-Sanchez house at the corner of Treasury and Charlotte Streets was not the family homestead, but was used as rental property. The 1788 Rocque map lists Bernardino Sanchez as owner of the now flat roofed, L-shape building who was leasing the house to Juan Jose del Toro.(7) In December 1798, forteen months after the death of Josefa at about the age of 70, Jose Sanchez and Francisco Xavier Miranda, a nephew by marriage, sold the family estate to their uncle, Francisco Xavier Sanchez.(8) Sanchez, always the entrepreneur, bought the "deteriorated, flat-roofed house," rebuilt it, and

added a coquina second story with a shingled gable roof. It is likely that Sanchez added the decorative post-and-lintel frontispiece. On September 5, 1799, he sold the renovated, enlarged structure for 1714 pesos to the Mercantile firm of Miranda & Co., owned by his nephews, Jose and Bernardino and their brother-in-law, Francisco Xavier Miranda. The Company purchased the building as its warehouse, and presumably it served in that capacity until the death of the principals disbanded the firm in the last decade of colonial rule.(9) On one occasion, in 1814, we know that one of Miranda's relatives, Juan Rajo, was living in the warehouse.(10)

In 1816 and 1818, Christina Hill, the widow of Jose Sanchez, bought the other two-thirds interest in the house from the other widows.(11)

The 1834 Clements Map of St. Augustine lists this as the property of the heirs of Joseph Sanchez. It remained in the Sanchez family until after the Civil War.

Daniel Edgar, a wealthy New Yorker began acquiring property in this area in 1869 with a view towards building a winter residence on the bayfront. In putting together a large lot, he purchased from many different owners. During the Civil War some of the land had been acquired in tax sales by B.E. Carr, a prominent local merchant and founder of the Magnolia Hotel, and by John Hay, private Secretary to President Abraham Lincoln (and later Secretary of State under Theodore Roosevelt). Edgar acquired their interests in 1869. That same year he acquired another part of the property from Venancio Sanchez and his son W.J. Sanchez. Venancio was leading 19th Century Merchant who served as Mayor of the city after the Civil War, and was later Spanish Consul at St. Augustine. W.J. Sanchez was a hotel owner and a banker who developed in North City Subdivision that bears his name.(12)

In 1873 Edgar bought at public auction on the courthouse steps the real estate belonging to the Estate of Christina Hill Sanchez including this old colonial building.(13)

Having thus put together a fairly large piece of land, he proceeded to have built a large Second Empire style home with a mansard roof and widows walk on the top, overlooking the bayfront. The work was done by St. Augustine's leading builder of the time, Capt. Thomas House, who also built the Sunnyside House and the Lorillard Villa.(14)

As the bayfront house went up, the Colonial building on the Charlotte Street side of the lot came down - from 2½ stories to 1. It was used as coal, wood and storage shed while the Edgars owned the property. The Edgar House was considered one of the finest in St. Augusitne. An 1885 directory noted:

> "Of late there is a new city springing up consisting of private of modern architecture, among which may be mentioned the ornate villas of Franklin W. Smith, Kingsland, Lorillard, Edgar, Howard, Alexander, Wilson and others. The social atmosphere surrounding St. Augustine is more like that of Newport than any wateringplace in the South, and as a fashionable resort it will continue to increase in population and importance."(15)

The 1887 fire brought great destruction of this part of town. The Carr House, just to the south, was destroyed, but the Edgar House was spared.

In 1893 the Tatler, the society newspaper of the Flagler era, noted:

"This delightful house has been one of the landmarks of this city for many years, its owner endeaving herself to a large circle of acquaintances by her many charities and graciousness."(16)

In 1894 it was reported:

"Mrs. Edgar, owner of the handsome cottage on the Bay, corner of Treasury Street, arrived at her residence early this month. Mrs. Edgar has many friends here, is interested in the work of Trinity Parish, contributing largely to it. Mrs. Edgar spent last winter in the South Carolinas and will be heartly welcomed this season."(17)

In 1898 it was noted:

"Mrs. Edgar whose home on the Bay is one of the most elegant in the city, is now en residence. Mr. Dan Edgar, her son, is also here spending a great deal of time at the Yacht Club, where he is an honored member."(18)

That same year an article describing "Cottage Life in St. Augutine" reported:

"There are a number of more modern houses that . . . antedate the great hotels by some years, and that were built and occupied by their first owners, and held in veneration for the past decade, their occupants forming a charming social circle, and interesting themselves in the quaint old town. Among these is the Edgar Home, on the Bay, stately and dignified, and the winter home of Mrs. Edgar and her sons."(19)

In 1905 the Edgar estate sold the property to Eliza Joseph. Mrs. Joseph was a partner in H.W. Davis & Co., which operated a clothing and Men's Furnishings store in the Cordova Hotel building. Her husband Bernhard Joseph was a retired merchant tailor with the firm of Joseph & Meyerson.(20) According to an 1885 directory:

"The members of the above firm are both natives of Germany. Mr. Joseph came to this country in 1863, and Mr. Meyerson in 1869 . . . Messrs. Joseph & Meyerson began business in December, 1883, as merchant tailors and dealers in gents' furnishing and fancy goods, millinery, etc. They have a fine store desirable located in the St. Augustine Hotel building, facing the plaza. A stock of goods is carried of the value of $6000, and a large and prosperous business is enjoyed."(21)

The Josephs occupied the Edgar House on the Bayfront and some time after 1910 they enlarged the colonial building on Charlotte Street by adding a shingled second story with a balcony, which they rented out as apartments. Both the bayfront house and the apartments were casualties of the disastrous fire that swept the area in April 1914. The St. Augustine Evening Record reported:

"The Joseph house on Bay Street, a palatial residence and a familiar landmark, went down in the seething mass."

The list of fire losses included:

"B. Joseph, beautiful home on the Bay and flats on Charlotte Street, loss thirty thousand dollars; insurance fifteen thousand."

In 1887 the house to the south had been destroyed, and this one spared. In 1914 the situation was reversed. The newspaper reported:

"The fire was checked on the east by the Waters of the bay, and on the south it was stopped in the spacious grounds surrounding the Joseph home."

The front page of the paper printed a message of appreciation:

"Mr. and Mrs. B. Joseph and family wish to extend their sincerest thanks and appreciation to all those who have been so thoughtful and so hospitable to them since their loss of their home in Thursday's fire. The many deeds of kindness and friendship are deeply appreciated."(22)

A photograph taken after the fire shows the bayfront home completely leveled, and the colonial building behind it gutted, with only the coquina walls of the first story still standing.

The choice lot was soon rebuilt upon. By 1917 a two story Mediterranean Revival style dwelling, typical of the Florida Boom period, was erected on the site of the Edgar House. The remains of the colonial building to the rear were remodeled to serve as a garage for the house. By 1924 the two buildings were connected by a 1 story passageway, and by 1930 the south half of the garage was remodeled for residential purposes.(23)

Mrs. Joseph sold part of her property in 1916 to Theodore V. Pomar, comptroller of the Florida East Coast Railway, and the rest in 1921 to Clarence S. Coe.(24)

In 1922 and 1923 both the Coe and Pomar properties were acquired by Elbridge Gerry Snow, a winter resident. His widow occupied the house for many years after his death(25)

After Mrs. Snow's death, the property was sold in 1963 by her son, Arthur Marsh, to the Exchange Bank of St. Augustine. Another son, Sterling Marsh, was president of the Bank, and had formerly resided in the house.(26)

The St. Augustine Record reported:

"Progress and preservation don't always go hand in hand, but when the Exchange Bank of St. Augustine recently acquired the Snow property on Bay Street, it took the first step in an expansion plan that will encompass both.

"This historic area, once the winter home of Elbridge Gerry Snow, extends from the present Drysdale property on Bay Street to Treasury Street, from Bag through to Charlotte Street, and lies directly across from the bank's present parking lot.

"Clearing and landscaping the area will begin immediately to provide an additional parking facility for the bank's customers, room for future expansion, and to give a handy two-way passage between the bank and Bay Street.

For preservation, however, one building will be left standing. Located at the corner of Charlotte and Treasury Streets and not familiar to many but the old-timers, is a building whose history can be traced back to 1764, the Perez-Sanchez House. This building will be restored to its original condition as a part of St. Augustine's

over-all Restoration Program."(27)

Archeological investigations were carried on at the site, followed by restoration efforts. When the project was complete, the newspaper reported:

> The focal attraction is the restored Perez-Sanchez House at the corner of Treasury and Charlotte Street in the old Spanish area of St. Augustine. The house dates back to at least 1764 and is considered one of the best examples still in existence of a St. Augustine house of the First Spanish Period.
>
> "Only the stone walls and archways and tabby floors marked the original building when the Exchange Bank started the restoration project.
>
> "Now the building has been restored to its original magnificent lines of the First Spanish Period. As one walks through the beautifully restored archways which marked the rear L-Shaped loggia of the original home, a door is opened into a modern world of today. The restored house is the business quarters of Edmiston and McGhin, certified public accountants.
>
> "In contrast to the restored beauty of the exterior of the building, the interior offers the type of office space found in modern business buildings. Attractive wood paneling covers the interior walls throughout the airconditioned building. The separate offices of A.J. McGhin, Jr. and W.C. Edmiston, Jr. are furnished in good taste. At the end of the L-Shaped hallway there is an atrractive conference room and library dominated by a restored fire place which existed in the original building.
>
> "The Exchange Bank's project is an outstanding examples of how provate interest can help advance the restoration program by blending history with business. The restored structure remains on the city and county tax rolls."(28)

February 5, 1950; May 14, 1950; Sanborn Fire Insurance Map, 1884-1958; St. Augustine City Directory, 1885, 1899, 1904.

3. East Florida Papers, Testamentary Proceedings, Bundle 301, doc. 16, folio 35; Puente, "Plano . . . de San Agustin," no. 205; Espinosa and Sanchez family files, SAHS; Homeowners File, HSAPB.
4. Archivo General de Indias, Papeles Procedentes de Cuba, Legajo 372 (Feb. 10, 1772), no. 293; EFP, Testamentary Proceedings, Reel 5 (old system), case no. 14.
5. EFP, Escrituras, Bundle 366, fol. 184; Testamentary proceedings, Reel 5 (old system), case no. 27.
6. Sanchez and Espinosa family files, SAHS.
7. Rocque, "Plano Particular. . . de San Agustin," no. 127.
8. EFP, Escrituras, Bundle 371, fol. 339.
9. Ibid., Bundle 372, fol. 100.
10. Ibid., Bundle 379, fol. 286.
11. Ibid., Bundle 314, doc. 3, fol. 37; Bundle 380, fol. 434; Bundle 382, doc. 7, fol. 673.
12. St. Johns County Records, Deed Book R, pp. 650, 652, 655, 660, 665. Thomas Graham The Awakening of St. Augustine (St. Augustine, 1968), pp. 31, 59, 267. St. Augustine city Directories, 1885, 1904, 1911-12, 1924-5.
13. St. Augustine Record, Sunday, July 4, 1937; Deed Book V, p. 66.
14. Webb's Florida (1885), p. 201.
15. Ibid., p. 195.

16. Tatler, Jan. 21, 1893, p.9.
17. Ibid., Jan. 13, 1894, p. 8.
18. Ibid., Jan. 27, 1898, p. 15.
19. Ibid., March 19, 1898, p. 2.
20. Deed Book 8, p. 504; St. Augustine City Directory 1907-8.
21. Webb's Florida (1775) p. 198.
22. St. Augustine Evening Record, Tuesday April 7, 1914, pp. 1 & 9.
23. Sanborn Fire Insurance Maps of St. Augustine, 1917, 1924, 1930.
24. Deed Book 40, p. 147; Book 44, p. 493.
25. Deed Book 45, pp. 177 & 251. St. Augustine City Directories 1924-1962.
26. Official Records Book 42, pp. 617 & 621. City Directories, 1949, 1962.
27. St. Augustine Record June 16, 1963.
28. Ibid., April 17, 1965.

ADDENDUM:

Further information about the building at 44 Avenida Menendez, its owners and occupants, can be found in the following reports in the St. Augustine Weekly Record:

May 29, 1903, p. 3 - Armenian artist pursues Miss Edgar and winds up in insane asylum.

May 12, 1904, p. 8 - Miss Julia Lorillard Edgar will wed Richard H. Williams, Jr.

And in the St. Augustine Record:

Nov. 4, 1907, p. 5 - Death of Mrs. Daniel Edgar.

Jan. 16, 1911, p. 4 - B. Joseph adding second story to 44 Avenida Menendez.

April 2-3, 1914 - Great fire in St. Augustine destroys Joseph house and others.

Jan 12, 1916, p. 1 - Joseph House ruins being torn down.

Jan. 13, 1916, p. 1 - Plans for new Joseph house.

July 7, 1916, p. 1 - Ruins of 1914 fire used by movie makers to depict European war scenes.

Aug. 11, 1916, p. 1 - Foundations being laid for new Joseph house.

Oct. 13, 1921, p. 6 - Col. C. S. Coe sells 44 Avenida Menendez to E. G. Snow. Also p. 4.

March 2, 1922, p. 4 - Coe returns to St. Augustine after serving as Miami City Manager.

April 4, 1922, p. 7 - Coe will develop subdivision at Eau Gallie - biographical sketch.

Nov. 28, 1921, p. 4 - Mrs. Marsh weds E. G. Snow.

Jan. 20, 1922, p. 1 - Elbridge Gerry Snow, president of Home Insurance Co. - biographical sketch.

Jan. 17, 1926, Section 3, p. 4 - Mrs. Snow's garden described in detail.

May 13, 1946, p. 3 - Architect Frank E. Cleveland of Boston studies Snow House.

And in the St. Johns County Herald:

July 30, 1915, p. 7 - B. Joseph dies at summer home in Maine.

Page 1

☐ Original
☒ Update

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

Site #8 SJ02504
Field Date 5-4-2016
Form Date 5-4-2016
Recorder # _____

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

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

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	110		Charlotte	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1971600000 — 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: 1756 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Dentist/Medical/Professional office — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature 1/1/65
Additions: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Spanish Colonial — Exterior Plan L-shaped — Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Coquina block 3. _____
Roof Type(s) 1. Gable 2. _____ 3. intersecting
Roof Material(s) 1. Wood shingles 2. _____ 3. wood shakes
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single wood DHS 9/6 with wood lintels and sills; shutters; attic louvre

Distinguishing Architectural Features (exterior or interior ornaments) decorative doors; arched loggia

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info — Date _____ — Init. _____ 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 SJ02504

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. brick
Structural System(s): 1. Masonry - General 2. Coquina block 3. _____
Foundation Type(s): 1. Continuous 2. wall
Foundation Material(s): 1. _____ 2. coquina
Main Entrance (stylistic details) paired 6/panel door inset into coquina on Charlotte Street and single wood panel door with multi-lights under loggia
Porch Descriptions (types, locations, roof types, etc.) one-story arcaded loggia to east

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See previous form 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. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

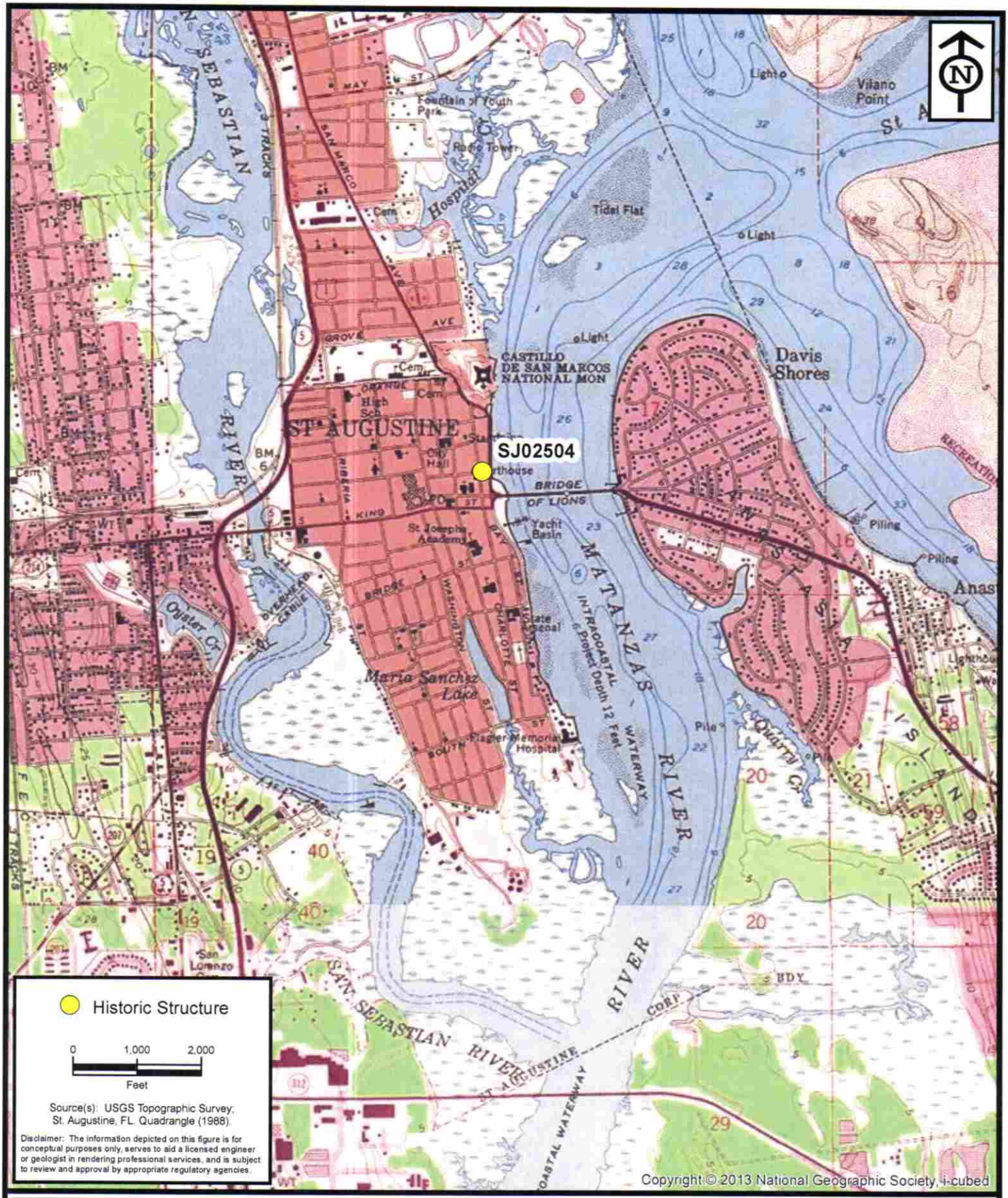
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
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 - SJ02504

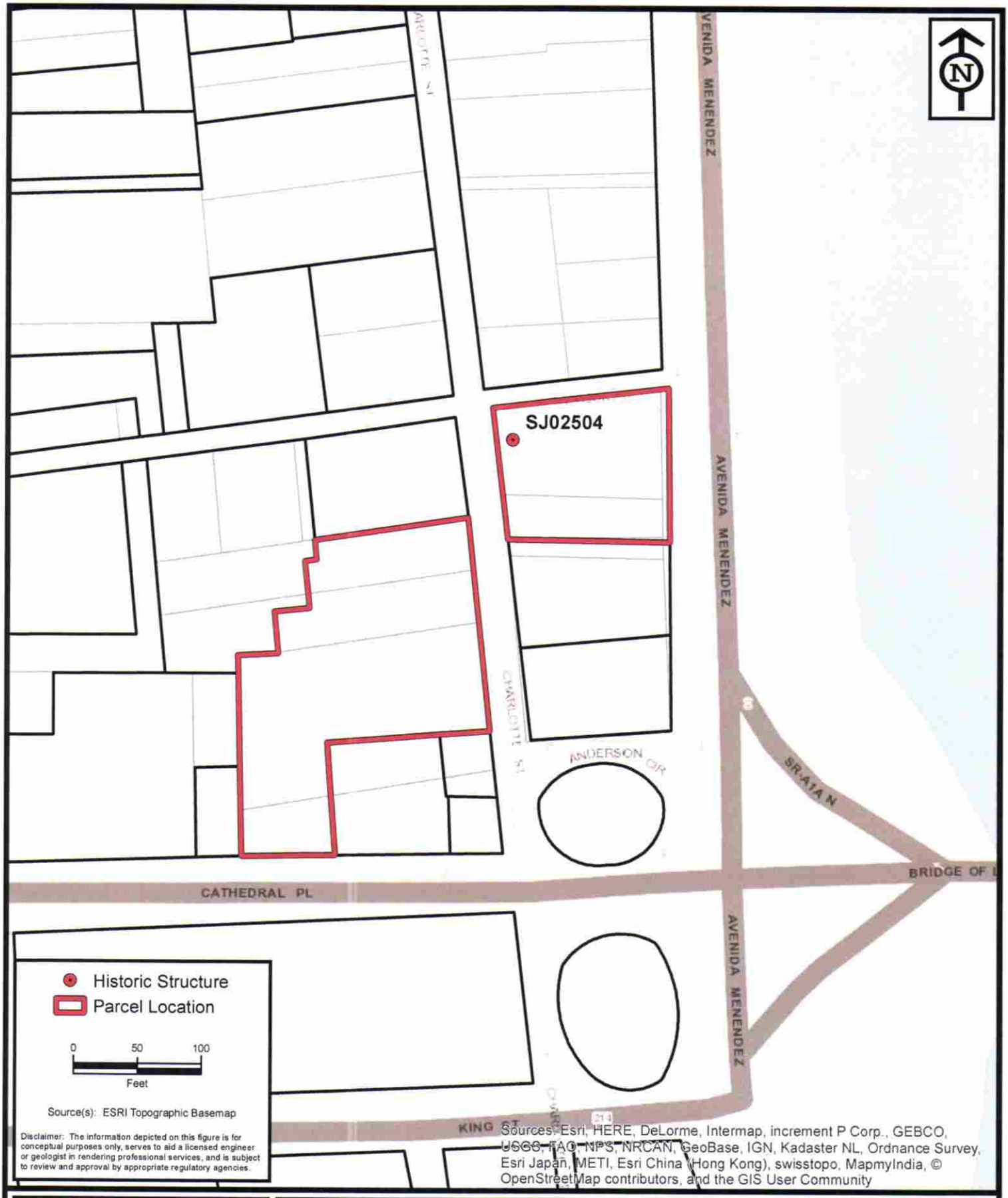
City of St. Augustine Historic Structure Survey

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\SJ02504\Location.mxd Date: 1/29/2016 12:14:37 PM

SJ02504



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

Parcel Location - SJ02504

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\SJ02504\Parcel.mxd Date: 2/1/2016 9:51:45 AM

SJ02504

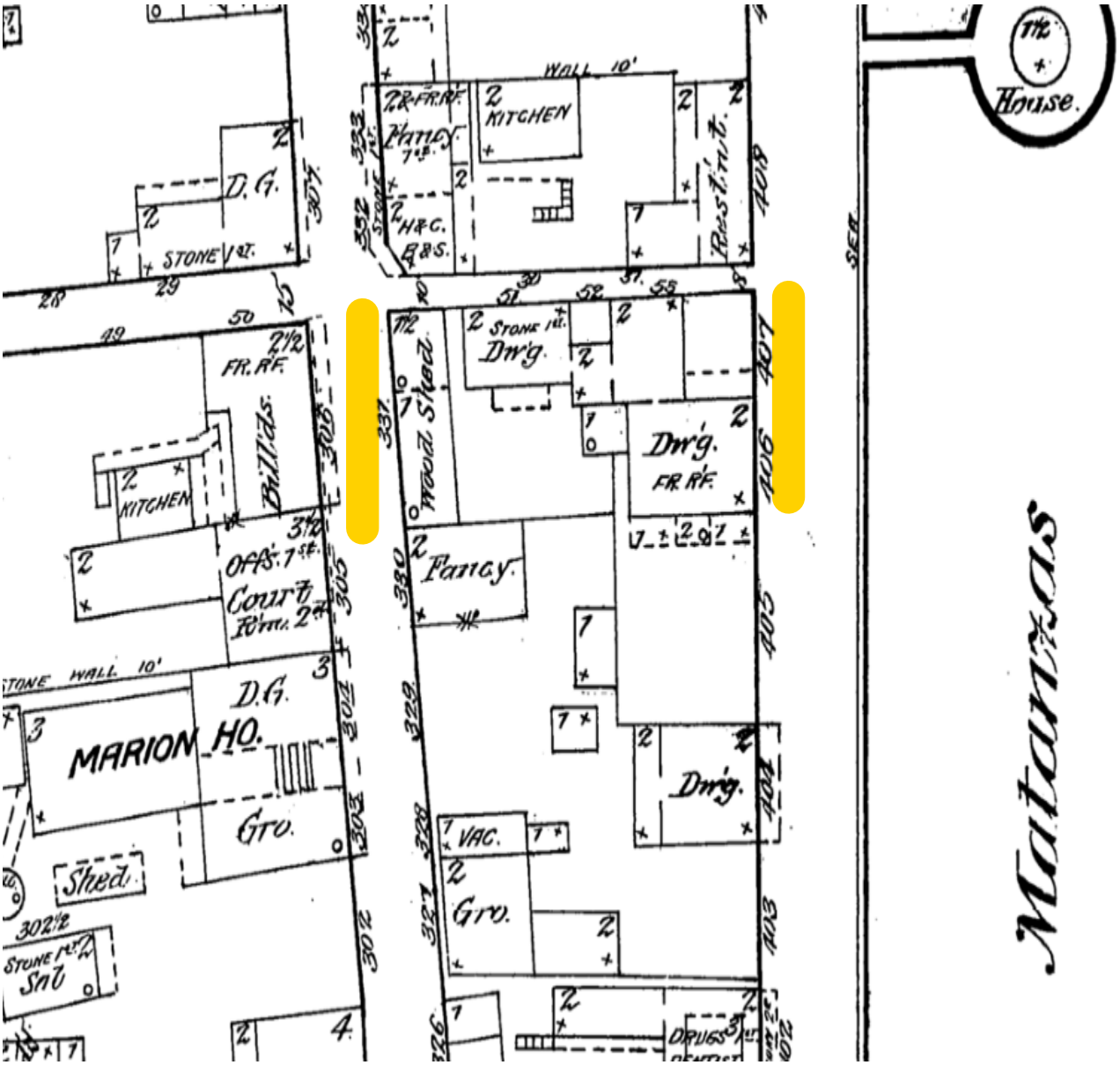



ilton
ONE
WAY



ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1884, Sheet 1

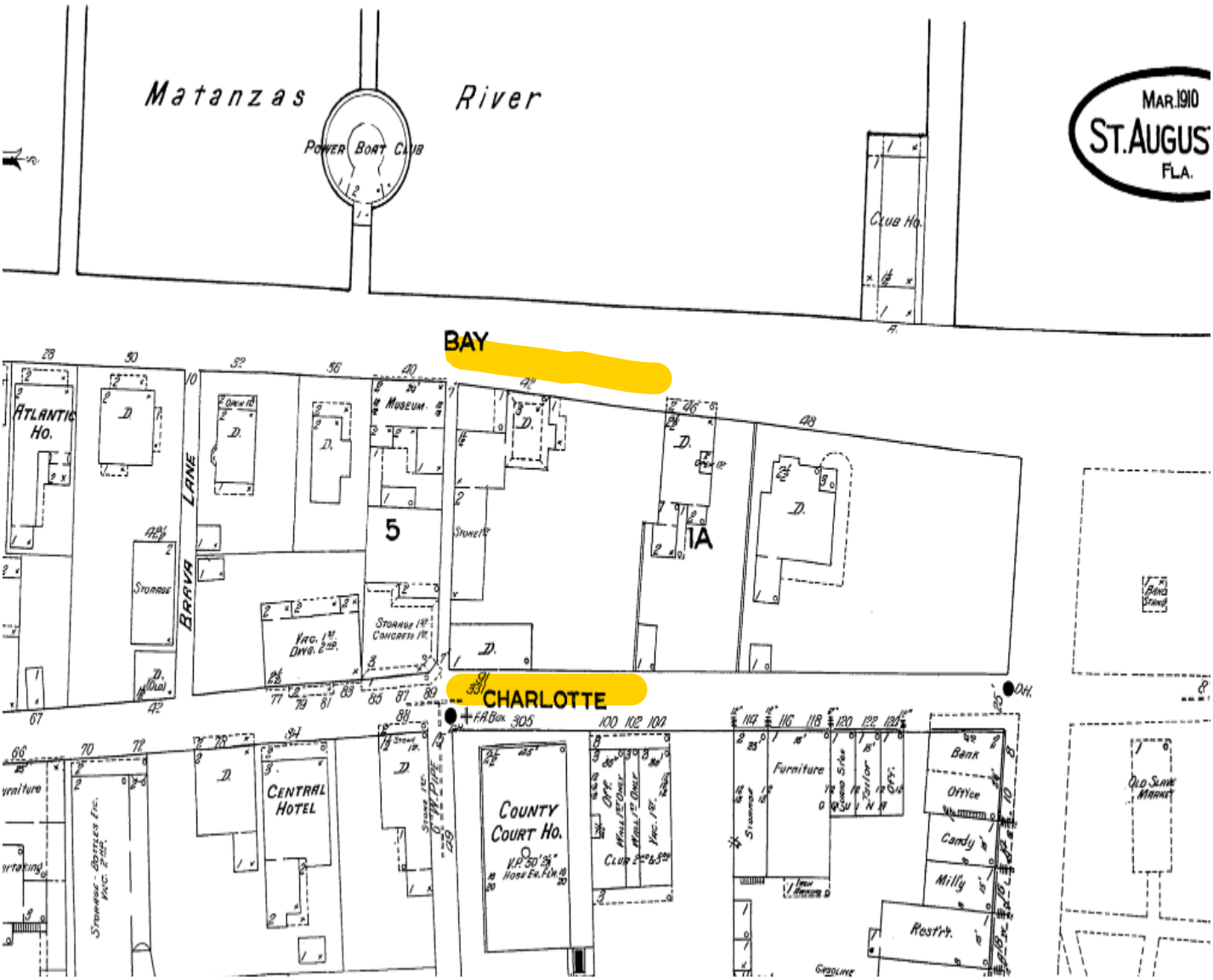


NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Mar. 1910, Sheet 8

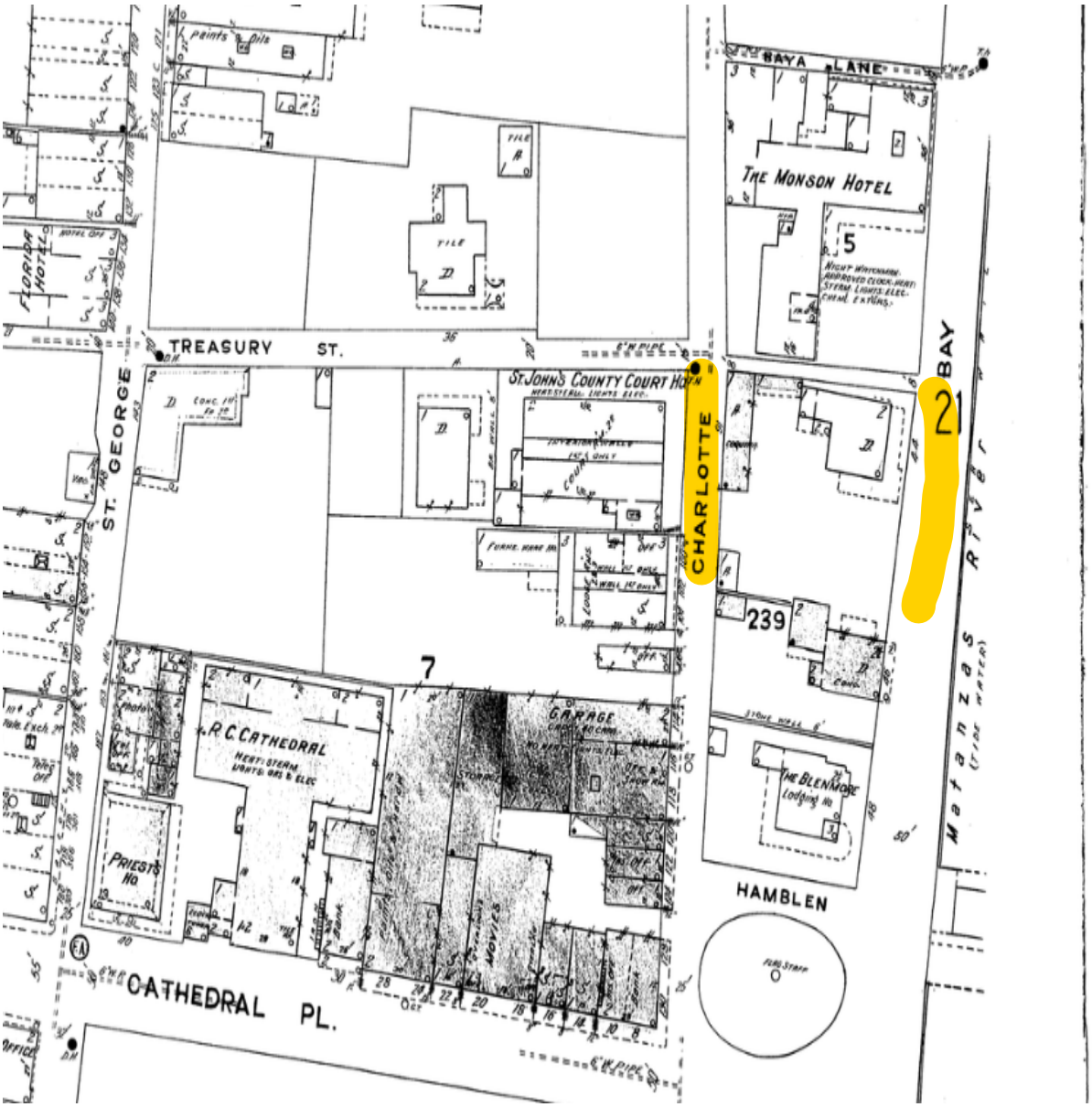


NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1924, Sheet 4

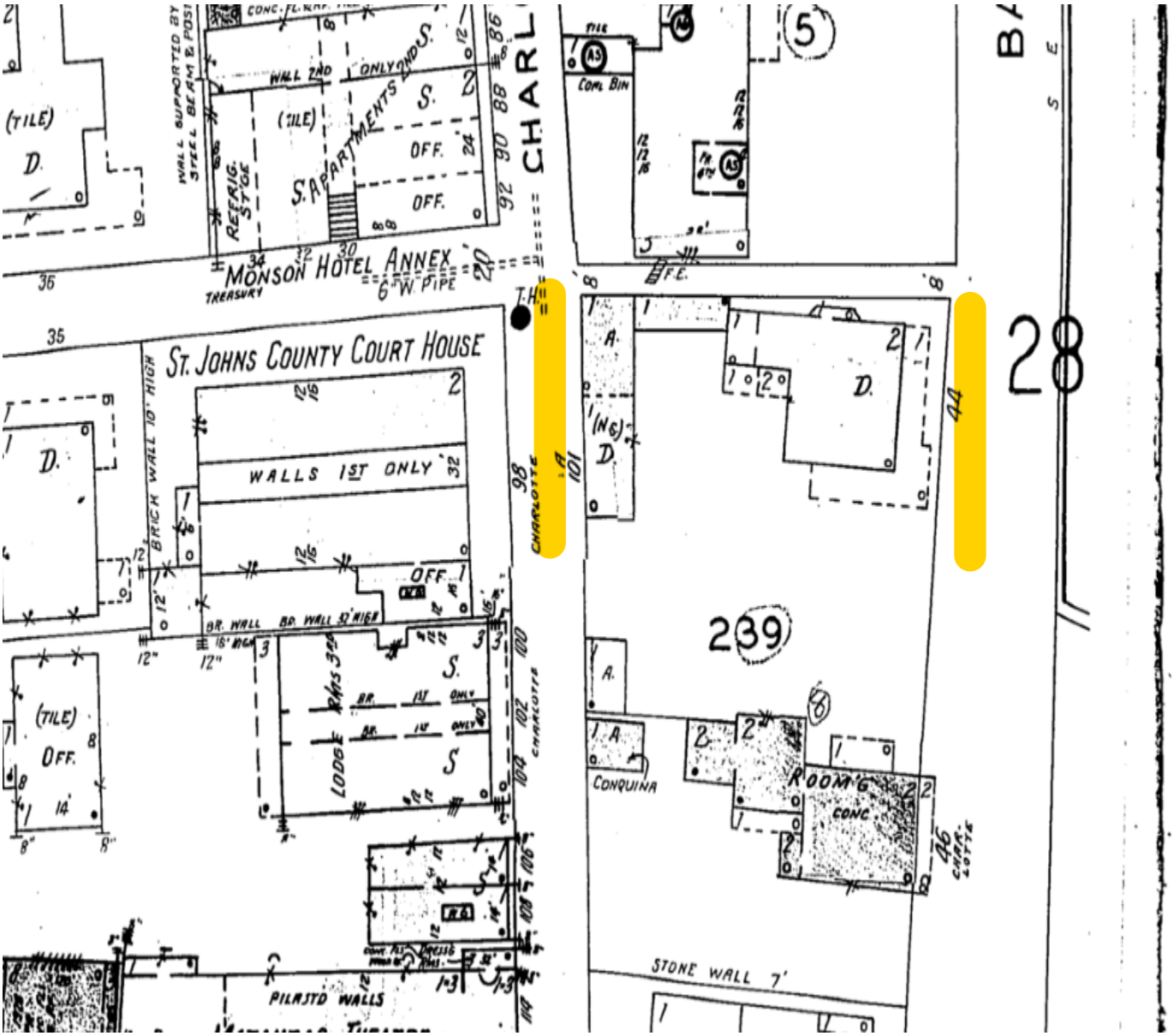


NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

ProQuest® Digital Sanborn Maps, 1867–1970

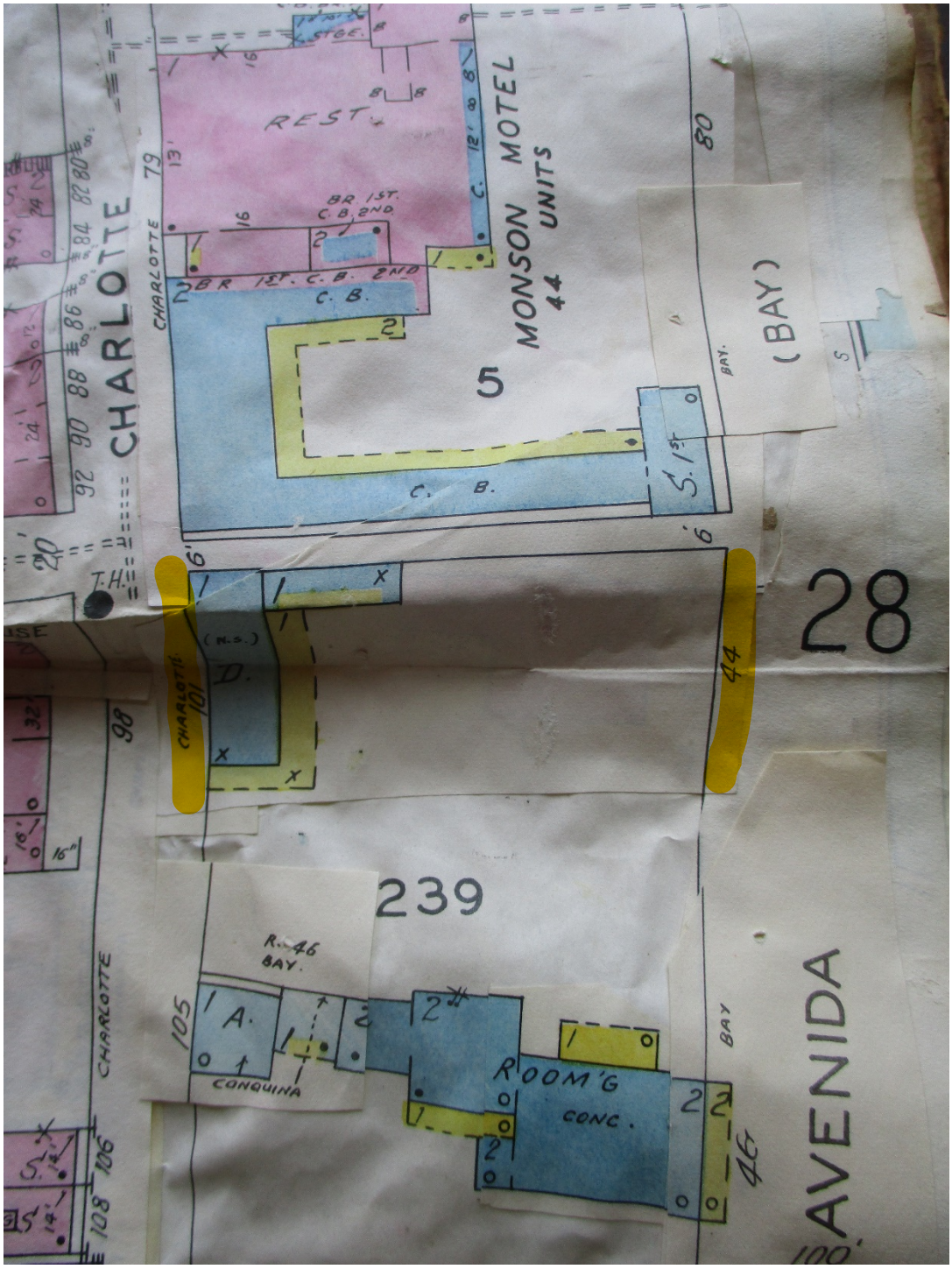
Saint Augustine Apr. 1930, Sheet 7 Revised to 1947



NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

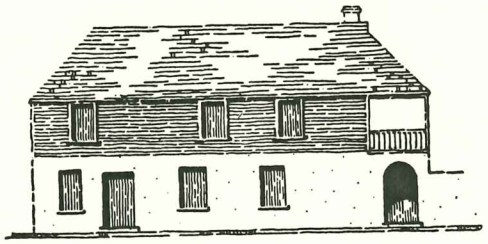
44 Avenida Menendez: 1930 Sanborn Map, Revised to 1961



THE HOUSES OF ST. AUGUSTINE

1565–1821

Albert Manucy



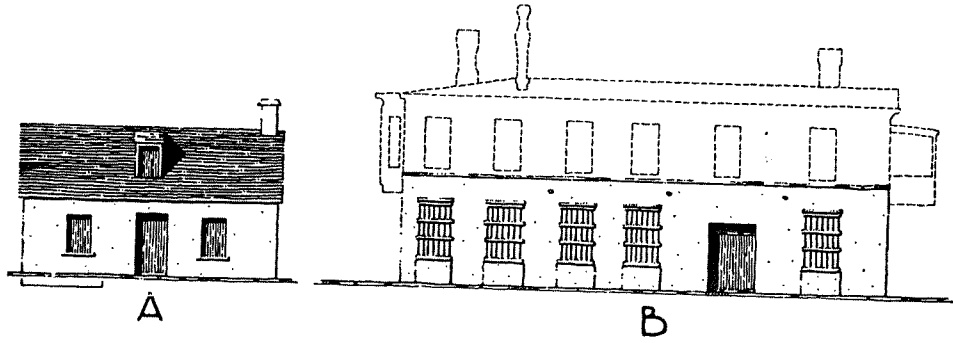
Sponsored by The St. Augustine Historical Society

University Press of Florida
Gainesville Tallahassee Tampa Boca Raton Pensacola Orlando Miami Jacksonville

FACADES
List of Characteristics

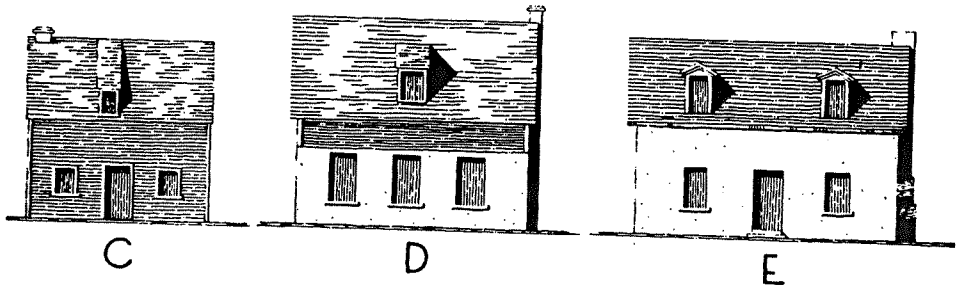
Item	Before 1700	1703-1763	British	1783-1821
Height				
1-story				
1½-story	?			
2-story				
Openings				
Main entrance via side yard	?			
Street door				
No north openings	?			
Openings all sides				
Doors large, many 2-leaf	?			
6-panel door				
Transoms				
Windows large on street, small on west				
Wooden gratings on all windows, *rejas* on street windows	?			
Inside shutters				
Outside shutters				
Half-lattice on windows	?			
Glazed casements				
Glazed double-hung sash				
Cornice				
Parapet, sometimes castellated, on flat roof	?			
Box cornice				
Narrow eave				
Features				
Posts, columns or arches (at porches, loggias, or arcades)	?			
Side porch or loggia	?			
Street balcony	?			
Outside stair				
Chimney				

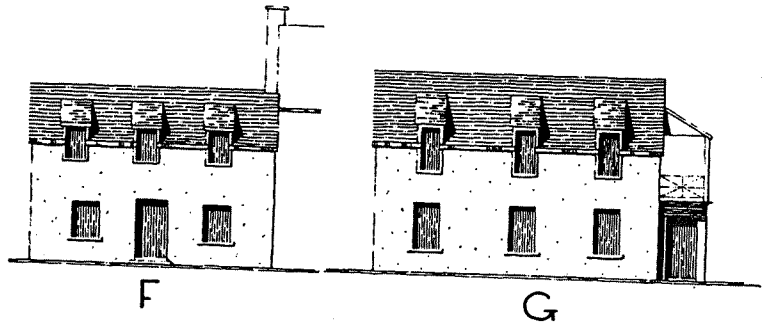
35. STREET ELEVATIONS OF EXISTING HOUSES



SINGLE-STORY TYPES

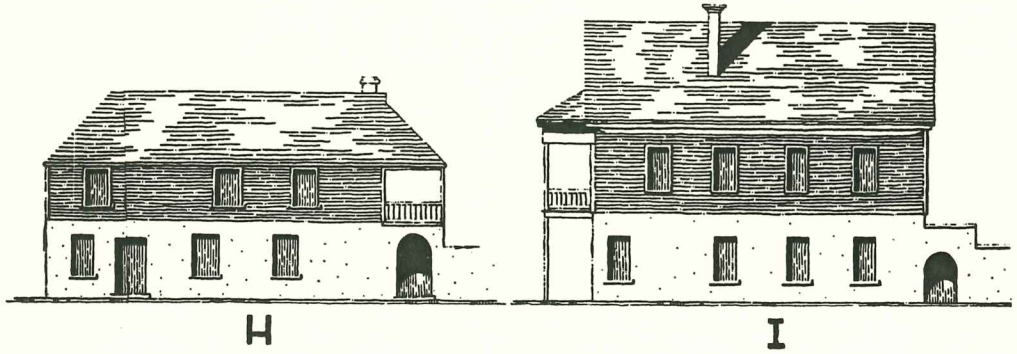
A — 57 Treasury B — 143 St. George

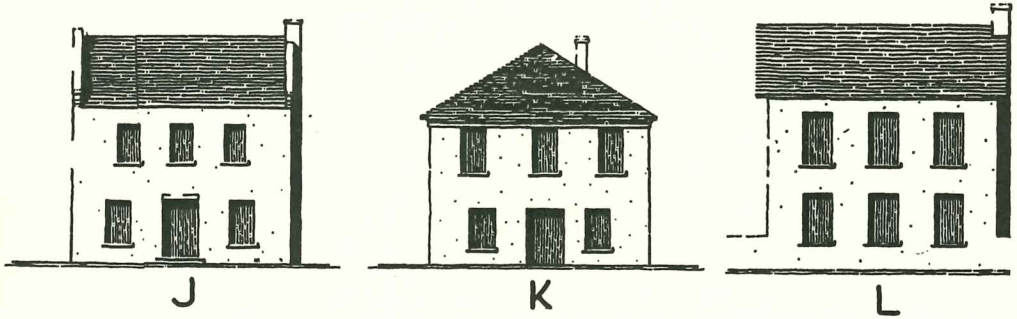


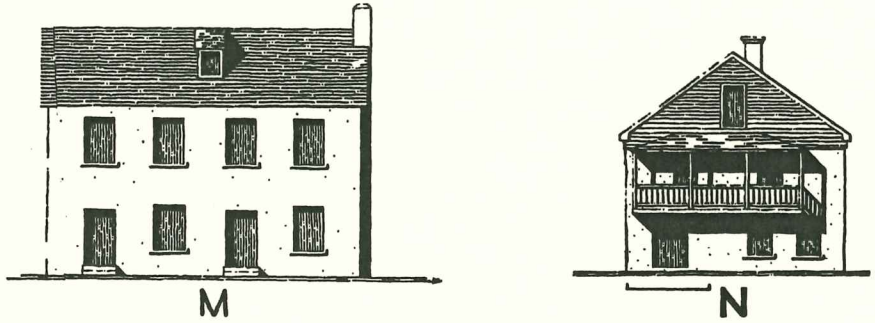


ONE-AND-A-HALF-STORY TYPES

C — 14 St. George D — 46 Bridge
E — 250 St. George F — 54 St. George
G — 257 Charlotte (reconstruction)

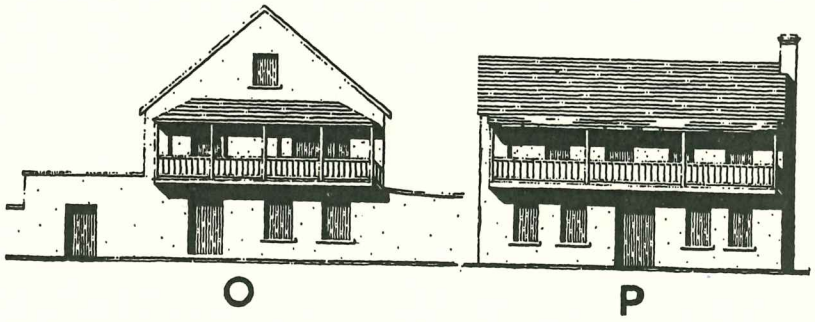


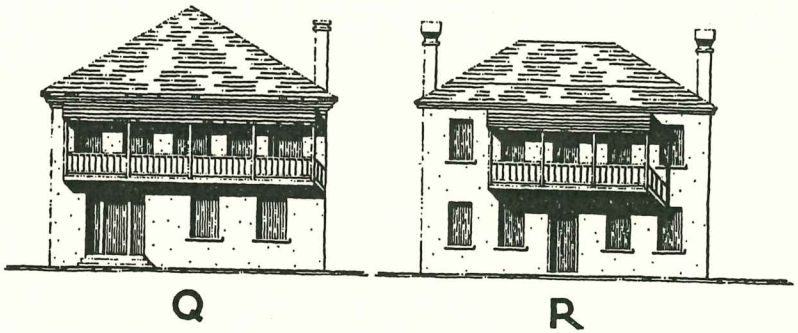




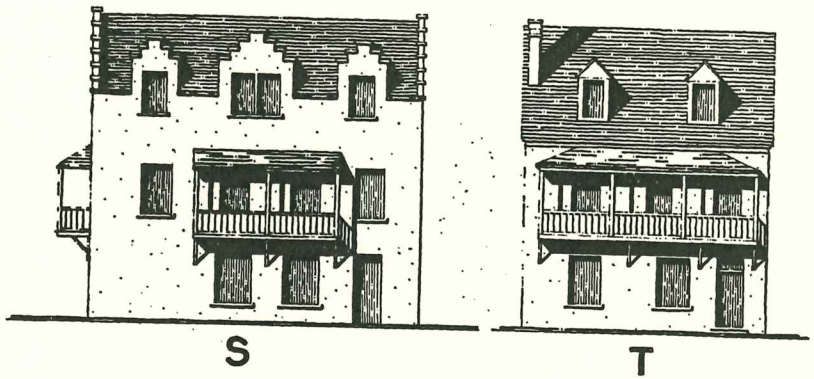
TWO-STORY TYPES

H — 14 St. Francis
I — 224 St. George
J — 42 Spanish
K — 62 Spanish
L — 45 Marine
M — 43 Marine
N — 22 St. Francis





TWO-STORY TYPES

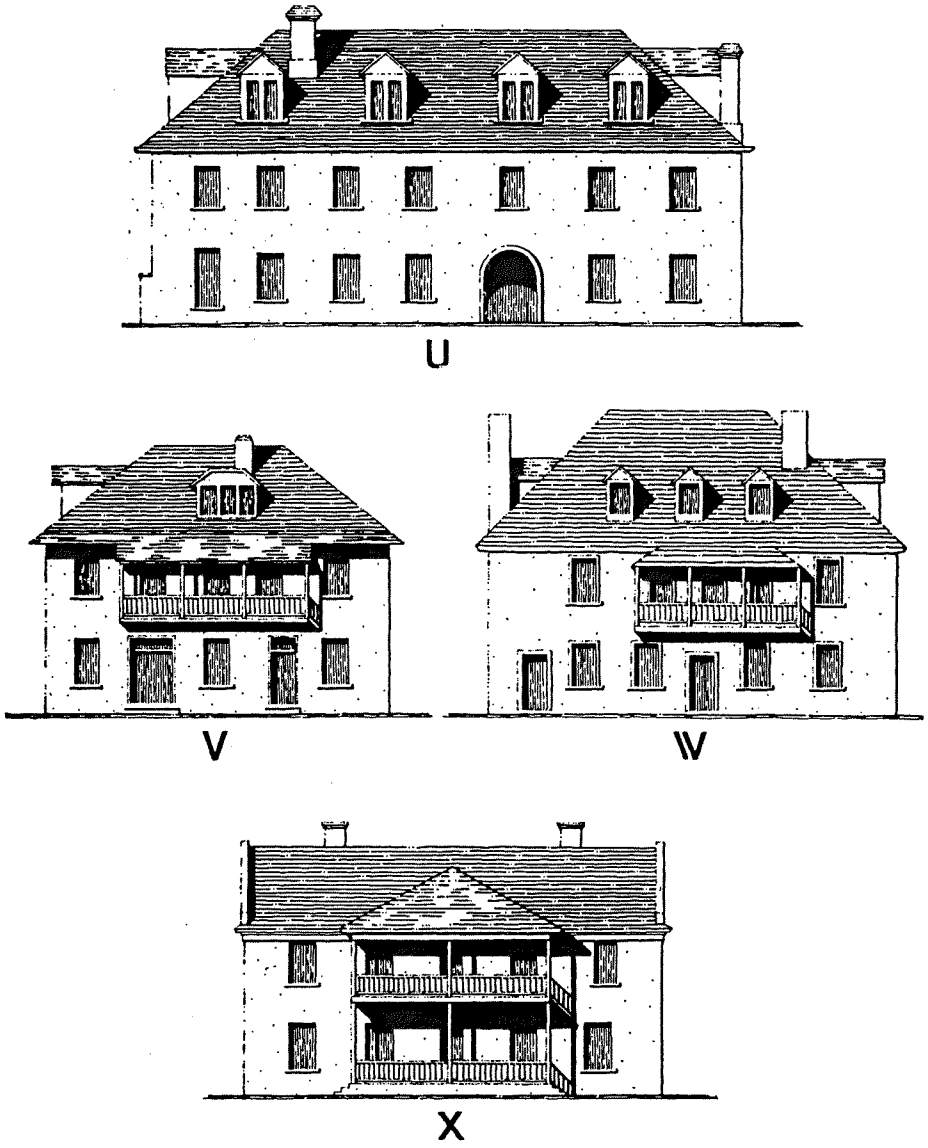


TALL TWO-STORY

O — 32 Aviles
P — 43 St. George
Q — 56 Marine
R — 105 St. George
S — 214 St. George
T — 46 Bay (Reconstruction)

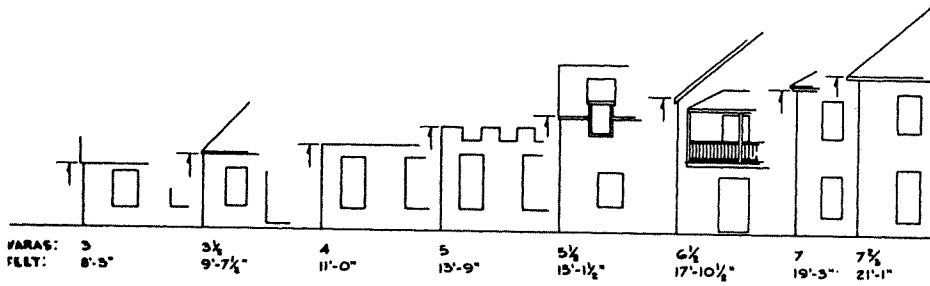
Staff Report Packet, Page 57

35. STREET ELEVATIONS OF EXISTING HOUSES



TALL TWO-STORY

U — 12 Aviles
V — 20 Charlotte
W — 20 Aviles
X — 16 Marine



36. MASONRY WALL HEIGHTS

Though the people lived on a narrow peninsula and were further constricted by defense walls around the town, almost all their dwellings were separate and detached. There were no row houses.

Height

For the years before the 18th century, the documents have not yet set forth any data on what the house really looked like, beyond the assumptions we can make from the building materials and, if archeology is involved, from the structural remains. Probably it is true here, as in the history of architecture elsewhere, that the early houses were cramped and with small shuttered wind holes (windows) in the medieval tradition.

What effects the native Indian practices had on Spanish home-building is not fully known. The Spaniard was susceptible to native influence — demonstrably more so than the Englishman; but there is no indication that either of them adopted the round house of the Indian. Rather, they clung to the traditional European rectangular dwelling. On the other hand, certainly the Indian taught the white man a great deal about the native woods, the techniques of thatching with local materials, and perhaps even the location of clay deposits.[111]

In the matter of story heights, if there are no dimensions for the early years, we must turn to the masonry buildings of the 1700's (Fig. 36).

The following table is compiled from the 1790 tax list and existing structures.[112]

Staff Report Packet, Page 58

Page 352 of 1041

Masonry Wall Heights (in *Varas*)[x]

HOUSE			3		4	5	5½	6½	7
WING					4	5		6½	
PATIO			3	3½	4	5			
PARTITIONS			3		4				
KITCHEN			3		4				
FENCE		2	3		4				

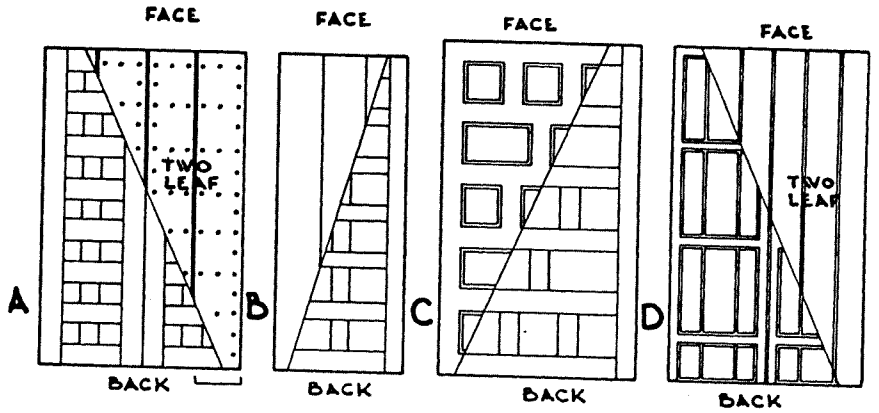
[x]*Vara* = 33 inches

Four *varas* (11 feet) seems to have been standard wall height for substantial one-story masonry buildings, three *varas* for others. Some one-story buildings had 5-*vara* walls, but these probably included parapets. Occasionally the 5-*vara* wall was listed as "two-story." Very likely it was what we call one-and-a-half, several of which were built during the British period and later. Most two-story survivals from the 18th century carry the 7-*vara* height (about 19 feet). Normally all exterior house walls were the same height, but those on flat-roofed buildings might step down in 1-*vara* steps where roof lines permitted. Similar step-downs might occur over a yard gate and fence when the gate was at one end of the façade and actually part of it.[113]

As to purely British structures: William Watson described a single-story, frame store 10 feet high, and a two-story frame house 18 feet high, both of which he built in 1779. (The store was 18x22 feet, and the house 20x32.) Watson was a carpenter and no doubt his dimensions are accurate. If on this basis the British façades seem lower than the Spanish, however, notice that our English evidence relates only to small buildings, and is painfully scant.[114]

Doors

In the street front of the houses, doors were uncommon before 1763, said Bartram. Through a gate in the high wall along the street, you came into the yard, perhaps under a porch roof, with the household entry only a few steps away in the loggia or on the porch. All extant historic houses now have a street door (and some have two!). Presumably the change in attitude toward them began with the Britisher's preference for a more direct approach to his domicile, or for business reasons.



37. TYPICAL SPANISH DOORS

Colonial Spanish doors in St. Augustine were probably like these. The planks in door "D" are tongue-and-groove and beaded both faces.

Something similar happened to the alleged Spanish practice of building the north wall solid.[115] This was sensible practice for a brasier-and-charcoal-heated household, especially since drafty shutters were the only way to close out the chill winds of winter. English fireplaces and glazed "guillotine" sash made the houses warmer and lighter, and incidentally changed the eyeless appearance of the north wall.

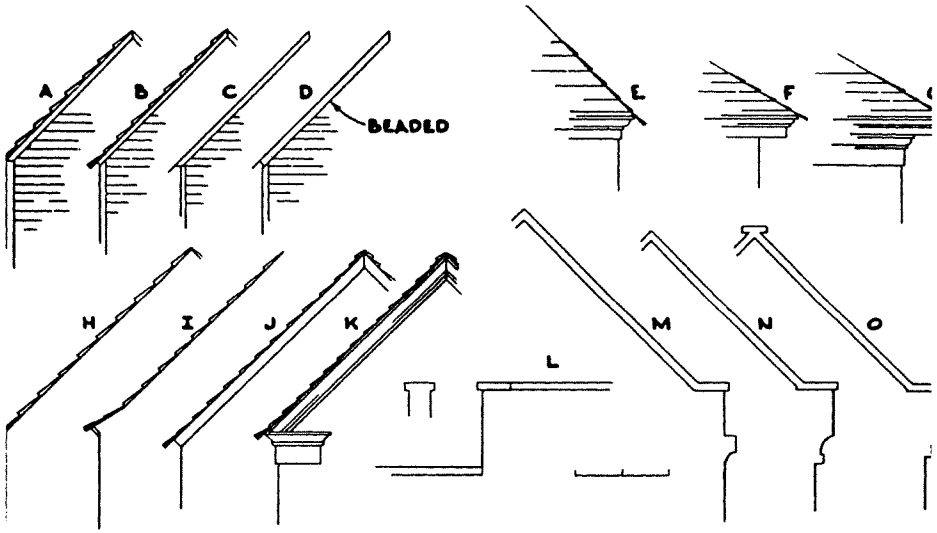
Customarily the Spanish doorway is impressive in size and austere in appearance (Fig. 37). The heaviness of the board-faced door is often obviated by making it in two leaves, only one of which is actually put to use.

Unfortunately, no Spanish doors and very few doorframes have survived. One cause of the disappearance can be laid to insect damage. The doorframe consisted of two long doorposts (jambs) set firmly into the earth or into the masonry, and connected by a lintel at the top (Fig. 38). Such construction was successful in the Caribbean where certain woods resist rot and termites indefinitely. Here it was not. English joinery replaced it with a rectangular frame which, if not actually longer lasting, was a bit easier to replace when the time came. Transoms are not common among the houses of the late 1700's and early 1800's. Those found on houses of earlier date are probably additions.

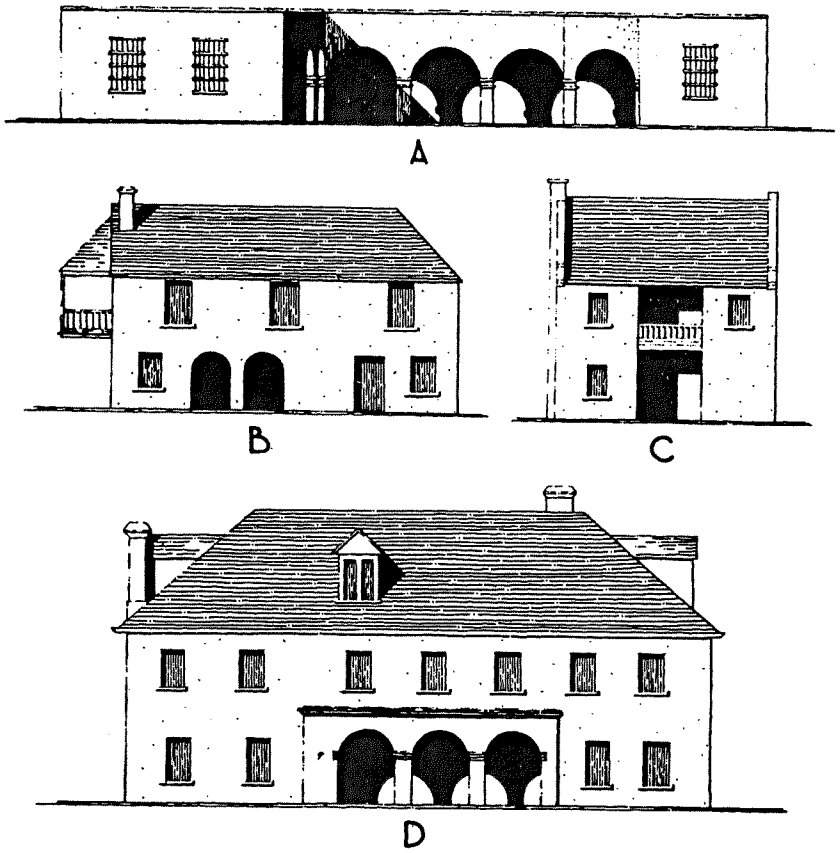
Staff Report Packet, Page 59
Page 353 of 1041

You would expect the English to bring with them the box cornice so typical of their work elsewhere. Many old flat roofs had to be replaced, and the British carpenters built gables or hips in their stead (Fig. 47).[119] The photograph files show a few molded fascia boards and eave returns which may date from British times, but no examples have been preserved. Cornices which are conspicuous today are usually from the 1840's or later.

Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]



47. GABLES, HIPS AND PARAPETS

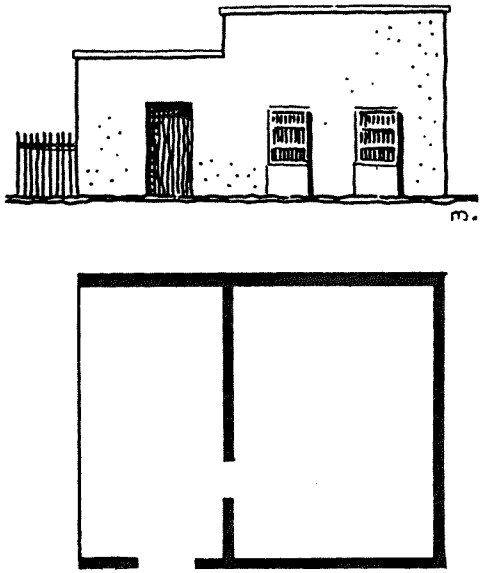


48. TYPICAL LOGGIA ELEVATIONS

Posts, Columns, Arches, and Porches

"Before the entry of most of the houses," wrote Dr. Stork in the 1760's, "runs a portico of stone arches." [121] Since the good Doctor was writing some of the first promotional literature for St. Augustine since Menéndez' time, we may forgive him for encouraging his readers to believe that virtually all Spanish dwellings were decorated with arched porticos. There were, in fact, often a trio of arches in the loggias (Fig. 48-49). Some of the larger buildings such as the Treasurer's House had arcades. But the common Spanish house seldom had these elegant features. Nor is it probable that stone arches ever outnumbered the wooden posts and masonry pillars, even on the better domiciles.[122]

Staff Report Packet, Page 60
Page 354 of 1041



65. FLAT-ROOFED HOUSE

Bartram is reliable in telling us that most flat-roofed houses (Fig. 65) were stone ones. The heavy roofs needed strong walls. Judging by the few known carry-overs, the *azotea* was by no means confined to the more pretentious buildings. *Azoteas* were on six common-plan houses, most of them one- or two-room buildings and only one of them two-story; two St. Augustine-plan dwellings, one of them two-story; and on three of the larger wing-plan structures, including the Treasurer's House.[146]

Other Materials

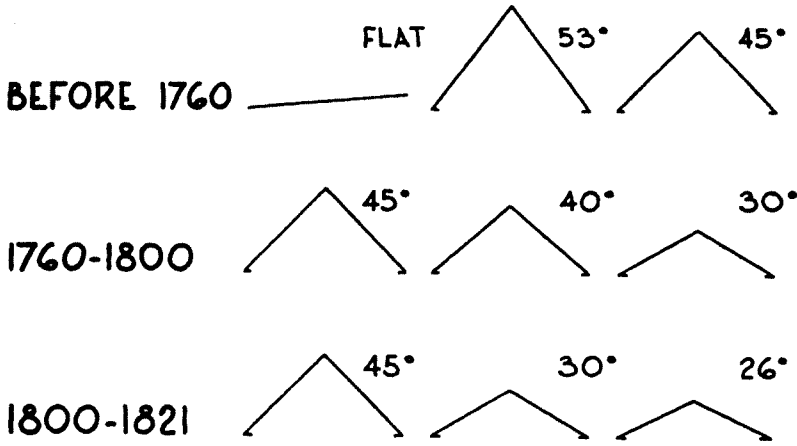
Other roof coverings were so little used that to mention them tends to give them more emphasis than they deserve.

There is no evidence that flat roofs made of planks covered with tar and sand, as known in English Georgia, ever came to St. Augustine. Neither pitch nor tar is mentioned as local roofing material. Cypress bark *(cáscara de ciprés)* was found on one lone house in 1788. No other instance is known at St. Augustine, although the Spanish had bark roofs at Apalache during the 1740's and they were also common to Indian house construction as well as to French dwellings in the Mississippi Valley.[147]

Archeology has so far found remarkably few fragments of

roofing tile — only enough to prove tha barrel (semi-circular section) tile was present in the 17th and 18th centuries. One David Yeats, a tiler, did some work on a St. George Street stable (and presumably on other buildings) about 1780. The 1788 map records one house with a tile *(teja)* roof. It was a single-story structure belonging to the crown. Because it was not listed specifically as an *azotea* type, we can infer that the covering was common barrel tile on a sloping roof.

Slate was used for the roof of the new church built during the 1790's, as well as for part of the roof of the customs house.[149]



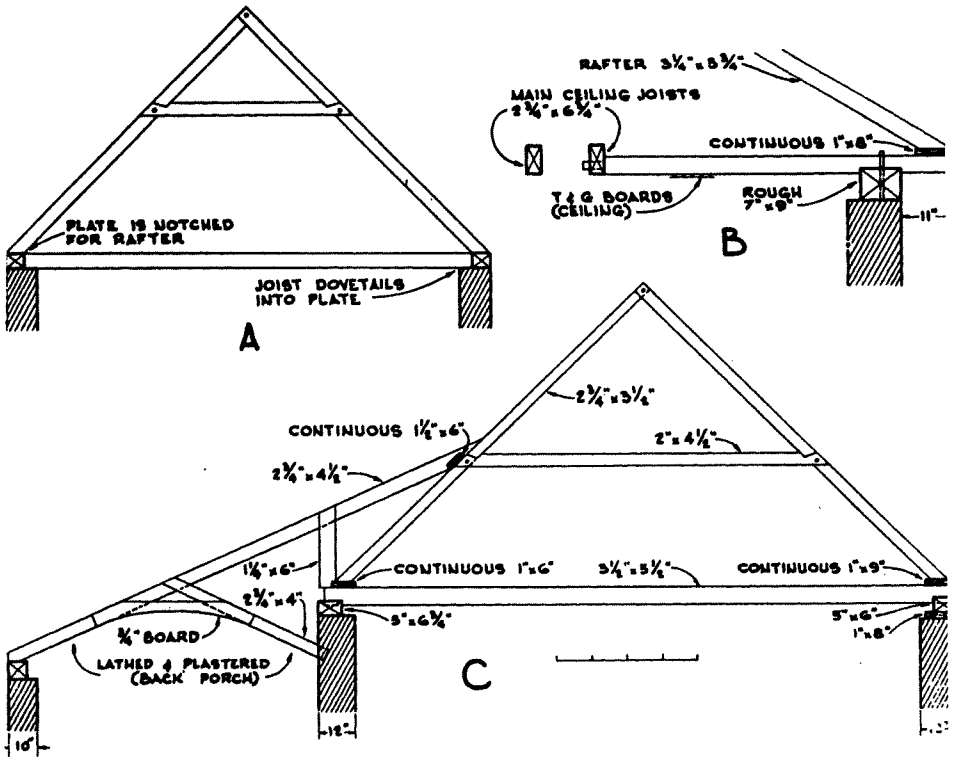
66. ROOF SLOPES OF VARIOUS PERIODS

Roof Slopes

From the small amount of pictorial evidence illustrating Spanish Florida settlements, pitched roofs (Fig. 66) were not noticeably different from those elsewhere among the southern colonies of North America. To begin with, Indian construction would certainly influence the Spanish builders, especially in the use of native materials unfamiliar to the Iberian newcomers. The 16th century Indian structures around St. Augustine had gable, hip, and beehive roofs. These were thatch, with a pitch of about 45°, except of course for the beehives. Next, the sketch map of St. Augustine in the 1590's depicts boarded gables with thatch slopes pretty close to 45°.[150]

Staff Report Packet, Page 61

Page 355 of 1041



67. ROOF FRAMING

The chances are that the roofs were, if anything, slightly steeper. The early artisans were still influenced by the medieval roof with its breakneck slopes. Not only was a steep roof a good watershed; it provided more headroom in the loft, which in the majority of early houses was the bedroom. Slight evidence of steep slopes at St. Augustine can indeed be found, though in a somewhat roundabout fashion. The Governor's House, pictured in a 1764 sketch, had a gabled shingle roof with 50° pitch or better; and a 53° roof was on another old dwelling. Presumably both roofs had typical pre-1760 lines.[151]

Gables were usually predominant in frontier construction because they were strong, easy to build, and provided a useful loft. As the economy of a community improved and better materials became available, roof designs became more sophisticated (Fig. 67).

Hence the 18th century in the colonies north of Florida saw common roof pitch lowered to 45°, the introduction of additional roof styles, and a growth of dormer windows from tiny vertical skylights into significant features that converted a lightless loft into a pleasant, ventilated room.

It is not surprising, then, to find that the Fatio House along with its many other signs of English joinery has a 45° hip roof with gabled dormers. Nor that the little frame house at 14 St. George Street derives its English-like character from a 47° roof and a long catslide. Though the maps say neither of these houses was built as early as the British period, the carpenters were obviously familiar with the English traditions.

Roof slopes in other places flattened to 30° or less as the 1800's approached. The same thing happened in St. Augustine, but perhaps not until the century was well on its way. The trend toward lower roof lines as the years advanced is well illustrated at the Oldest House. Its early rafters are 47° and 44°; the ones in the last addition are 26°.

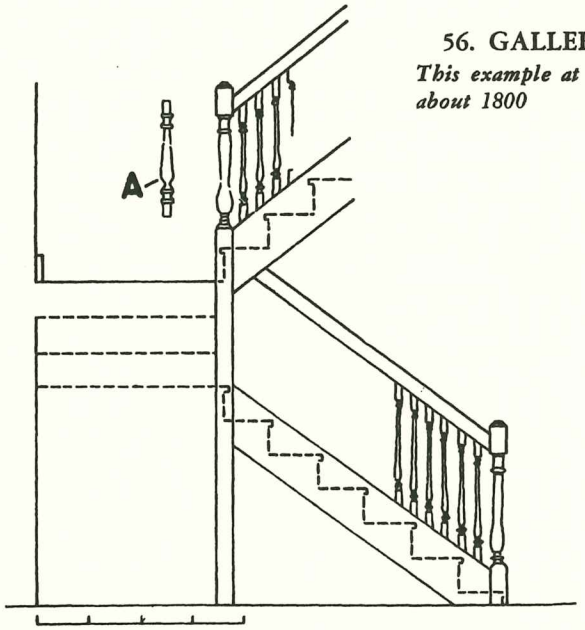
Although the coverings have to be replaced periodically, a well-maintained roof can keep its rafters for generations and thus retain its original lines. The following table illustrates a few typical roofs.

Typical Roofs[152]

PITCH	TYPE	HOUSE	EST. DATE OF ROOF LINE
53°	gable	Peña	pre-1760
50°	gable	Governor's	pre-1760
50°	gable	Biendicho	pre-1790
47°	gable-hip	Oldest House	pre-1760
47°	gable	14 St. George	pre-1821
45°	hip	Crown	pre-1788
45°	gable	Gomila	pre-1821
45°	hip	Fatio	pre-1821
42°	hip	Segui	pre-1821
40°	gable	O'Reilly	pre-1760
40°	hip	Peña	pre-1788
38°	hip	12 Aviles	pre-1821
35°	gable	Tovar	pre-1821
30°	gable	Peña kitchen	pre-1788
30°	hip	105 St. George	
26°	extension	Oldest House	post-1820

Staff Report Packet, Page 62

Page 356 of 1041



56. GALLERY STAIRWAY
This example at 20 Avilés dates from about 1800

Chimneys

The British observers made much to-do over their introduction of chimneys into a chimneyless Spanish town. In point of fact, however, at least two Spanish householders could boast chimneys in both *sala* (living room) and *cocina* (kitchen). One of these establishments was the residence of the Governor. The other was on the northwest corner of Charlotte and Treasury; its *sala* contained *two* fireplaces with glazed tile fronts.[132]

Chimneys were built both of shellstone and brick.[133] When the construction was entirely of stone, before many years it was necessary to repair the fire box with brick, due to the gradual calcining of the stone by the heat. Old photographs prove it was common practice to plaster the chimney stacks, whether of brick or stone. On sponge-like shellstone, plaster was a practical necessity for keeping water out of the house. A soaked stack meant soiled walls.

House chimneys are not massive (Fig. 57). Conventional flat moldings are sometimes absent. Stone chimneys are apt to have a beveled molding.



57. CHIMNEY MOLDINGS

Even on pre-1760 houses, chimney additions were evidently placed where the householder wanted them, rather than against a gable wall (which might have been easiest and most economical). Hence there were outside stacks, inside, and flush stacks. On existing houses, each type occurs with approximately equal frequency.

Occasionally there is a second-floor fireplace which is not part of the usual ground-to-roof masonry. In such cases the entire weight of the chimney may be supported by the floor joists.

ROOFS

Types of Roofing and their Periods of Use

(Numbers refer to names listed below)

ROOF MATERIALS	PERIODS WHEN USED			
	Before 1700	1703-1763	British	1783-1821
Palm thatch	(1) (2)	(1) (2)		(1) (2)
Straw thatch	(3)	(3)		
Shake or shingle	(8)	(8)	(9) (10)	(8) (11)
Clapboard		(6)	(7)	
Tabby slab	(4)	(5)		(4)
Tile			(14)	(13)
Cypress bark	(?)	(?)		(12)

Common Names of Roof Materials

Thatch

1. *Palma:* palm thatch
2. *Guano:* palm thatch
3. *Paja:* straw thatch

Masonry

4. *Azotea de cal:* tabby flat roof
5. *Azotea:* tabby or tile flat roof

Wood

6. *Tabla* or *tablazón:* clapboard
7. Clapboard
8. *Tejamaní:* shingle or shake
9. Shingle: shingle or shake
10. Short shingle: shingle
11. *Rajón:* shake
12. *Cáscara de ciprés:* cypress bark

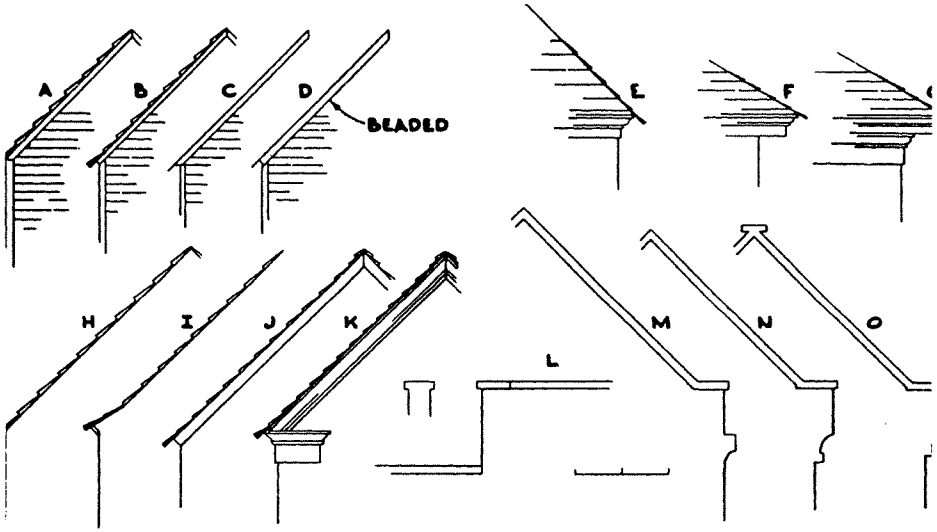
Tile

13. *Teja:* barrel tile
14. Tile: barrel tile

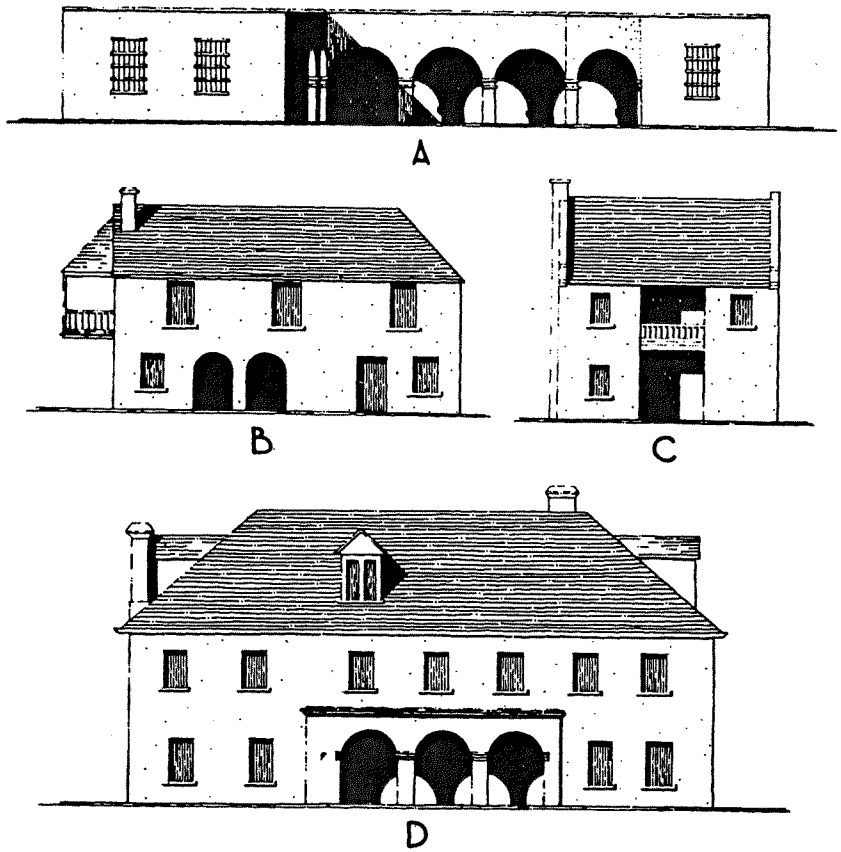
Staff Report Packet, Page 63
Page 357 of 1041

You would expect the English to bring with them the box cornice so typical of their work elsewhere. Many old flat roofs had to be replaced, and the British carpenters built gables or hips in their stead (Fig. 47).[119] The photograph files show a few molded fascia boards and eave returns which may date from British times, but no examples have been preserved. Cornices which are conspicuous today are usually from the 1840's or later.

Nor has any sample been kept of the "battlements" Bartram observed on flat-roofed houses, except for another 1764 sketch which shows gable parapets on the center section of the town guardhouse, and slender castellations over a narrow cornice of its north porch. The merlons must have been about two feet high. At least that is the approximate difference between the exterior walls and the partitions of the Treasurer's House, allowing for the thickness of the roof, which we know was flat because nine clay spouts were on it. A 4-inch coping with 2½-inch projection on each side was the typical crown for either horizontal or gable parapets.[120]



47. GABLES, HIPS AND PARAPETS

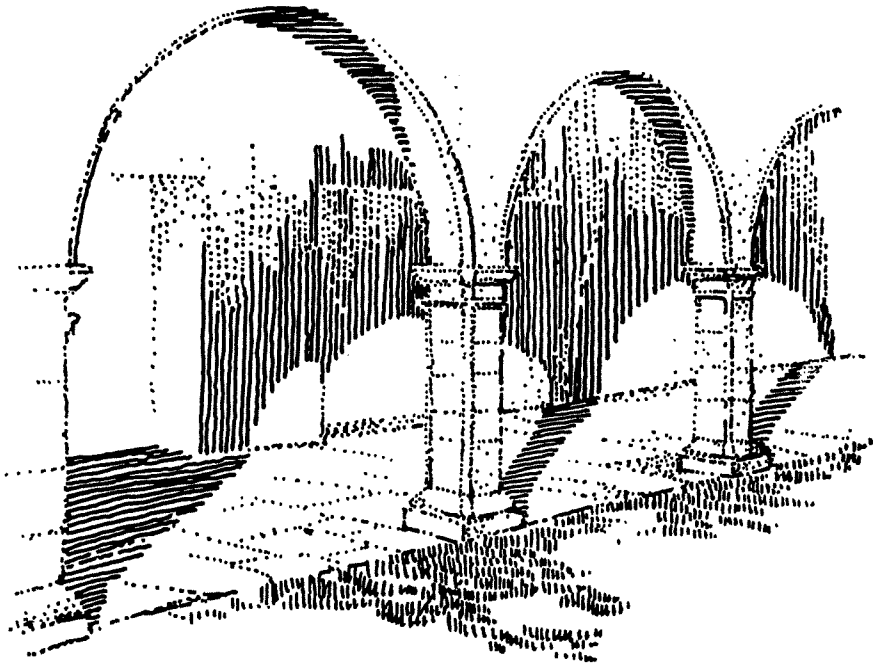


48. TYPICAL LOGGIA ELEVATIONS

Posts, Columns, Arches, and Porches

"Before the entry of most of the houses," wrote Dr. Stork in the 1760's, "runs a portico of stone arches." [121] Since the good Doctor was writing some of the first promotional literature for St. Augustine since Menéndez' time, we may forgive him for encouraging his readers to believe that virtually all Spanish dwellings were decorated with arched porticos. There were, in fact, often a trio of arches in the loggias (Fig. 48-49). Some of the larger buildings such as the Treasurer's House had arcades. But the common Spanish house seldom had these elegant features. Nor is it probable that stone arches ever outnumbered the wooden posts and masonry pillars, even on the better domiciles.[122]

Staff Report Packet, Page 64



49. EXAMPLE OF AN ARCADE

Nevertheless, the covered gallery — whether porch, piazza or loggia, one-story or two — was a characteristic feature. It was never on the street front, but faced the side or back yard, usually giving shade against the south sun. Bartram told us the width of the typical gallery when he mentioned the 9-foot, tabby-paved walk along the house, because the walk was often the gallery floor (Fig. 55).

The row of arches or pillars supported, in the case of shingle roofs, an extension from the main roof. The posts were sometimes the same height as the house walls. Thus the structure serving in 1790 as dragoon barracks and jail boasted three pillars seven *varas* high. In other instances second floor porch posts were shortened somewhat, to avoid building more roof than the house needed. The change gives a remarkably snug and comfortable look to the building.[123]

DeBrahm, a Swiss engineer with some knowledge of the architectural orders, characterized the supports as "Tuskan Pillars or Pillasters."[124] He had in mind, of course, plain columns and absence

of decorative material. Moldings and chamfers were not absent from the work, but the relative coarseness of shellstone kept the moldings few and simple. They are neoclassic in concept. The contours were cut directly into the stone and covered with a thin coat of plaster.

As you would expect, the quality of design and workmanship varies. This fact is obvious in extant examples, where repair or renovation has not "improved" the old work. Design differences are particularly noticeable in arcades, all of which use the *arco de punto* (round arch),[125] springing from a pier that is no higher than one's head (Fig. 49). The piers are rectangular pillars, with base and capital. Some piers are massively broad and carry arches that support a second-story wall. Others are light, with thin, graceful arches. Sometimes the arrises of all elements are rounded off with a convex molding.

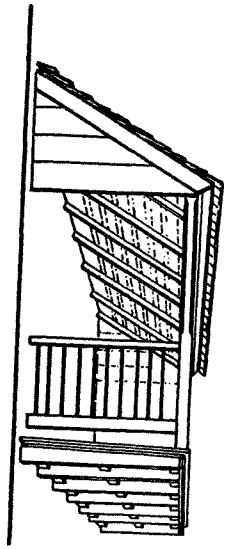
Along with many turned wooden posts that are obviously 19th century, old photographs record an occasional set of knobby, spool-like posts similar to certain Spanish lathe work. But this is not conclusive evidence for existence of the type in colonial times.

The records give the British responsibility for building at least one piazza during the 1770's; this one ran the full length of a 40-foot house and had a new room at the end of it.[126] Probably numerous others were also built, because the English, especially the exiles from Charleston, were no strangers to the pleasantness of a piazza. Some houses in later years developed second floor porches which merged with the street balcony and formed a gallery all the way around the building.

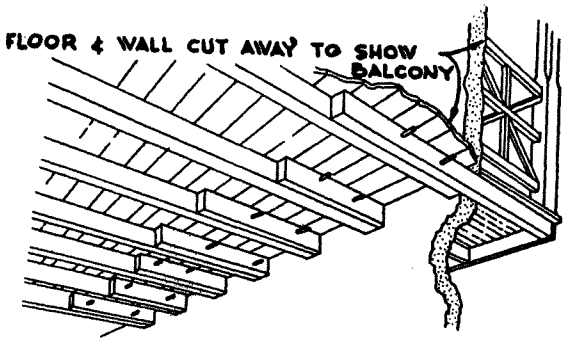
Balconies

The first document to mention balconies seems to be the record of August 25, 1713, which certified that the Governor and his lady did, upon the balconies of the official residence, fling "a large amount" of silver coins to the populace crowded into the street and patio (Fig. 11). The balcony was not often found on the yard sides of the house, since porch construction supported by posts or pillars was more practical there. But on the street side, the *balcón de la calle* (street balcony), according to 19th century photographs, seemed to sprout from almost every two-story house (Fig. 50-51). Even the Britishers built balconies.[127]

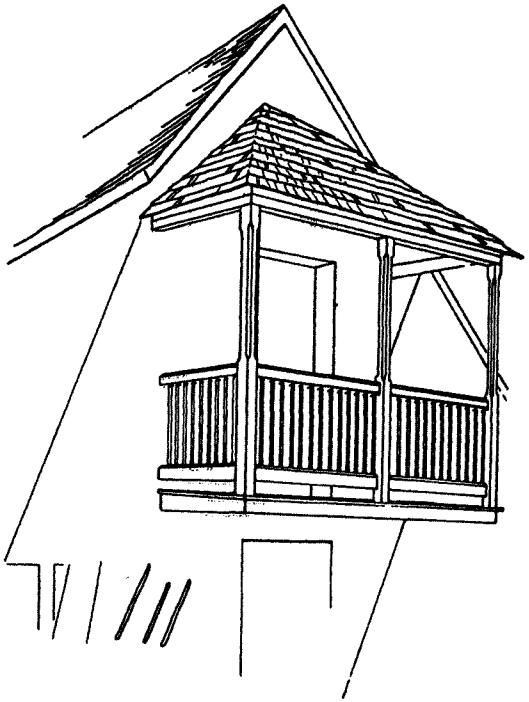
Staff Report Packet, Page 65
Page 359 of 1041



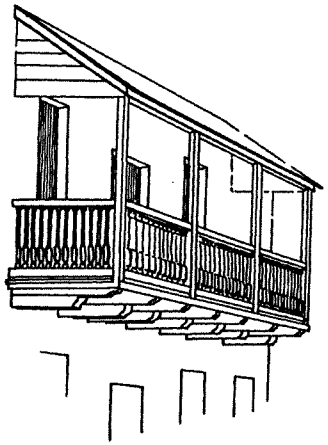
50. TYPICAL STREET BALCONY



53. PEGGED BALCONY
(Typical of remodelling or repair)



51. A SMALL BALCONY



52. CORBELED BALCONY

Constructed upon second-floor joists (*cf.* Fig. 53) that projected through the wall of the house, balconies were about five feet wide. Bartram said they were built with corbeled beams, the upper one extending a foot or more beyond the lower (Fig. 52). The joists were "a convenient distance" apart,[128] which means they might be spaced anywhere from two to three *tercias*. On the average house, the balcony extended across most of the front, so that its roof (it was invariably roofed) protected two or more windows from sun and sudden showers. A center doorway was the usual access.

A 1787 balcony was described thus: 7 2/3 *varas* long by 1 *vara* 6 inches wide, floor to ceiling height 2 2/3 *varas* and 5 inches; roof slope 35°; 4 posts with a balustrade 34 inches high. The floor had 10 joists 2½ x 3½ inches in size and was reinforced by 4 iron brackets.[129]

No examples of Spanish balustrades remain to us. Presumably they were turned spindles, although exposure to the weather might have forced the builders to use a simpler form. Anyway, simplicity came with the years, and brought a plain but finely-proportioned balustrade, well designed from the standpoint of esthetics as well as durability (Fig. 54). The handrail was comfortably rounded on top. The baluster, square in section and slender to the point of elegance, was mortised into the handrail. The foot of the baluster, however, was notched with an inverted V, cut to fit tightly *over* a continuous matching bevel on the bottom rail. The steep bevel on this rail shed water like a roof, and there were no mortises to pocket the moisture and encourage rot.

Other types of balustrades were also used, of course, but the photographs show this kind in wide use during the 19th century.

Balcony posts are as perishable as balusters. The earliest existing ones are light rather than heavy, square in section, with chamfers above the handrail. A lamb's tongue finishes each end of the chamfer.

Stairways

Bartram's casual mention of the typical courtyard walk "with a staircase at one end to the chambers" is probably best interpreted as a stairway *(escalera)* at one end of the porch pavement (Fig. 55). Where there was a loggia, the stairway could be found off to one side of it, well covered from the weather, but still an "outside" stair. Bartram said the risers were "easy" height, with tabby steps.[130]

Staff Report Part 1 Page 66
Page 360 of 1041

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

October 21, 2021

CD + Urban
1936 San Marco Blvd
Jacksonville, FL 32207

cc: 44 Avenida Menendez, LLC

Re: Certificate of Appropriateness – 44 Avenida Menendez – PL2021-0121

Dear Applicant,

On October 21, 2021, the Historic Architectural Review Board (HARB) met and discussed your application 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).

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the November 18, 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 10 days before the meeting, or by November 8, 2021.

Please contact the Planning and Building Department at (904) 825-1065 with any questions and for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. 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 applications must meet all city standards prior to permit issuance.

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.:	PL2021-0121
Applicant:	CD + Urban
Owner:	44 Avenida Menendez, LLC
Address:	44 Avenida Menendez (also known as 110 Charlotte Street)
Parcel Number:	1963400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 21, 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 October 21, 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 Historic Preservation 2 (HP-2).
4. The above-described Certificate of Appropriateness 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 construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building.

Subject to the following conditions:

- Continued per request of applicant to November 18, 2021 meeting.
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of October, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0121

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine 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, Catherine 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 21st day of October, 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.

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.

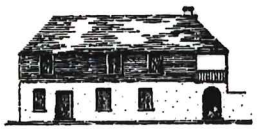
When should we have everything into you for review? I don't think we will need all the time, but wanted to see if it was 30 days out or 10 days prior to the meeting since it was previously continued.

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 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. PL2021-0121

Receipt No. 2179470 Meeting Date: Sept. 16, 2021

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

1. NAME OF APPLICANT CD + Urban

   Business (if applicable) _____

   Address 1936 San Marco Blvd.

   City Jacksonvillle State FL Zip Code 32207

   Daytime telephone 9046263454 Other phone/email joe@cronkduch.com

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

2. NAME OF PROPERTY OWNER John Arbizzani (44 Avenida Menendez, LLC)

   Business (if applicable) _____

   Address 44 Avenida Menendez

   City St. Augustine State FL Zip Code 32084

   Daytime telephone (required) 9043154253 Other phone _____

3. PROJECT STREET ADDRESS 44 Avenida Menedez

4. LEGAL DESCRIPTION: Lot X Block ____ Subdivision _____ Parcel 196340 0000

5. EXISTING USE Office and Parking PROPOSED USE Restaurant and Courtyard

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
AUG 17 2021
Planning/Building Dept.

October 2017

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

- [x] New building Restaurant building
- [ ] New addition
- [x] New roof structures (dormers, chimneys, etc.) Roof for building
- [x] New porch/deck/balcony Wrap around, upper and lower porch
- [x] New awning/canopy Over entrances to use as marking points
- [x] New entrances Singlular new entrance into property
- [x] New window opening/sashes Windows in new building
- [x] New exterior lighting Outdoor lights on both fist and second floor
- [x] New fence/wall/gate Fence and gate concept on Avendia Menedez and Charlotte
- [x] New parking/walkways/other site features Walkway through area to connect Charlotte and Avenida Menedez
- [x] Exterior utility service/mechanical equipment Restaurant dumpsters, loading dock, HVAC equipment

RECEIVED
AUG 17 2021
Planning/Building Dept.

D. PAINT COLORS (check one)

- [x] 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)

Espinoza Sanchez is a restaurant concept located in Historic Downtown St. Augustine, at 44 Avenida Menendez. We have proposed the demolition of a non-historic, abandoned drive through building, and in its replacement will be a two story, historic-inspired restaurant and courtyard. The addition of this building will add to the common good of the surrounding community, and draw residence and tourist alike into the downtown area. Our goal is to meet the wants and needs of our client, while still adhering to the historical precedence that has already been established by the surrounding structures.

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 CD + Urban

SIGNATURE OF APPLICANT _____ DATE 07.19.21

PRINT OWNER'S NAME John Arbizzani

SIGNATURE OF OWNER _____ DATE 8/17/21

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 2021-0121 44 Avenida Menendez

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 — Details provided
☐	☐	☒	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 — Need more detail + specs on Hardie Board
☐	☐	☒	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 — (NTS) Not to scale
☒	☐	☐	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. — Need Dimension

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 — (Need)
☒	☐	☐	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 > Need showing door opening + for door showing muntin profiles
☐	☒	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware — Need full details / specs
☐	☐	☒	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) (Need for all window types + shutters)

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 (Not to scale plan provided)
☐	☐	☐	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 + dimensions
☐	☒	☐	For new equipment, scaled drawing showing proposed project with context site and/or building (for mechanical units like #VAC + vents)

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 (*Should denote if on AGHP plant list or FL native)

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 (Not to scale version received)
☒	☐	☐	Scaled landscape plan
☒	☒	☐	Scaled elevation drawings showing existing building(s) and major site features (None for existing)
☒	☐	☐	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 > only proposed
☐	☐	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints (Not to scale + shows limited area)
☒	☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:

- More details of elements proposed is needed like dimensions, materials, etc. usually found on spec sheets.

* See above

Project number: PL2021-0121 Project Address: 44 Avenida Menendez

Reviewed by: Julie Courtney Date: ~~Aug.~~ 24, 2021 (8.24.21)

October 2017

FOR NOVEMBER 18, 2021 HARB MEETING

2021-0121: 44 AVENIDA MENENDEZ

Materials submitted by Applicant

Received November 8, 2021
Planning and Building Department

AVENIDA MENENDEZ

ST. AUGUSTINE, FLORIDA



H.A.R.B- CERTIFICATE OF APPROPRIATENESS

ARCHITECTURAL

T1.10 - COVER SHEET
AB1.10 - HISTORIC SITE LOCATION
AB1.20 - HISTORIC SITE INFORMATION
AB1.30 - STREETSCAPE LINE DRAWINGS
AB1.40 - PROJECT POSITION
AB1.50 - EVIDENCE OF WORKING WATERFRONTS
AB1.60 - SALCEDO HOUSE
AB1.70 - ARRIVAS HOUSE
AB1.80 - ARRIVAS HOUSE
AB1.90 - GONZOLEZ-ALVAREZ HOUSE
AB2.10 - RODRIGUEZ-AVERO-SANCHEZ HOUSE
AB2.20-2.24 - ARCHITECTURAL EVIDENCE
AS1.10 - SITE PLAN ZONING SUMMARY
AS1.20 - SITE PLAN
AS1.30 - FOUNDATION PLAN
A1.10 - 1ST FLOOR PLAN
A1.20 - 2ND FLOOR PLAN
A1.30 - ROOF PLAN

A2.10 - ELEVATIONS
A2.20 - ELEVATIONS
A2.30 - ELEVATIONS
A2.40 - ELEVATIONS
A3.10 - BUILDING SECTIONS
A3.20 - BUILDING SECTIONS
A3.30 - WALL SECTIONS
A3.40 - PROPOSED PROPERTY LINE WALL SECTION
A3.50 - WINDOW & DOOR SCHEDULE
A5.10 - MATERIAL SPECIFICATIONS
A5.20 - MATERIAL SPECIFICATIONS

A5.30 - SPECIFICATIONS MATERIAL
A5.40 - SPECIFICATIONS MATERIAL
A5.50 - SPECIFICATIONS MATERIAL

A6.10 - PERSPECTIVE IMAGES
A6.20 - PERSPECTIVE IMAGES
A6.30 - PERSPECTIVE IMAGES
A6.40 - PERSPECTIVE IMAGES
A6.50 - PERSPECTIVE IMAGES

NOVEMBER 18TH, 2021

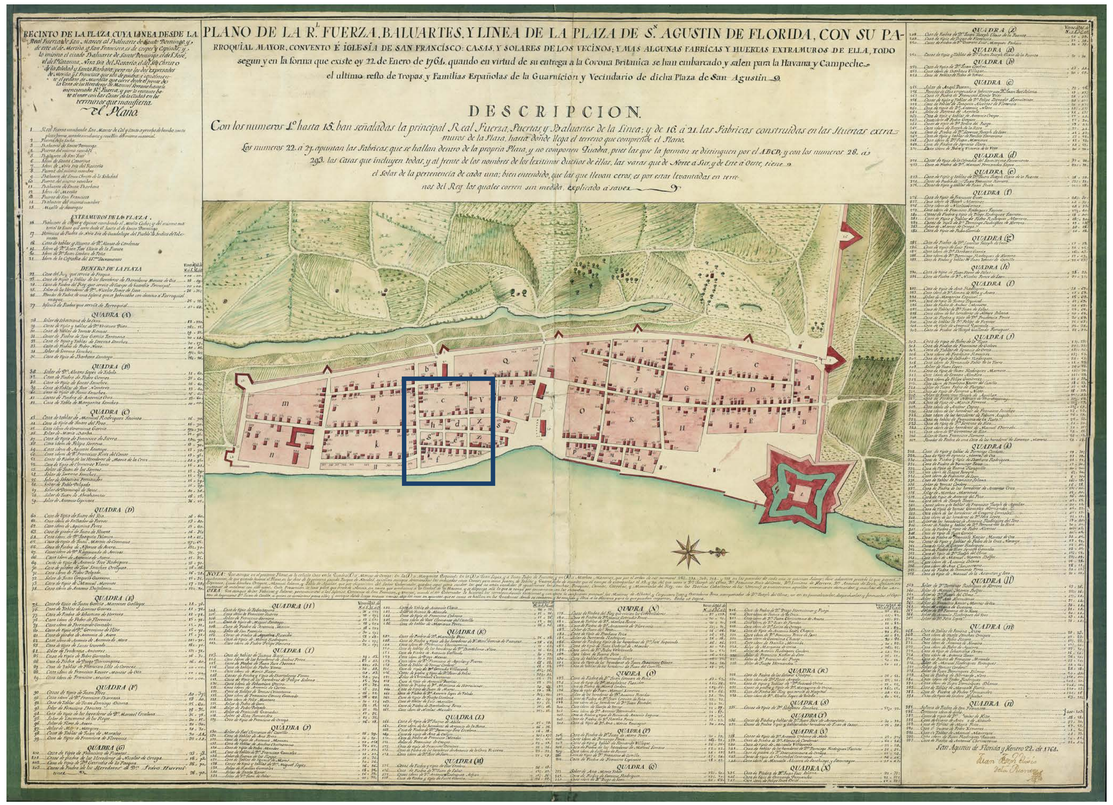
44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

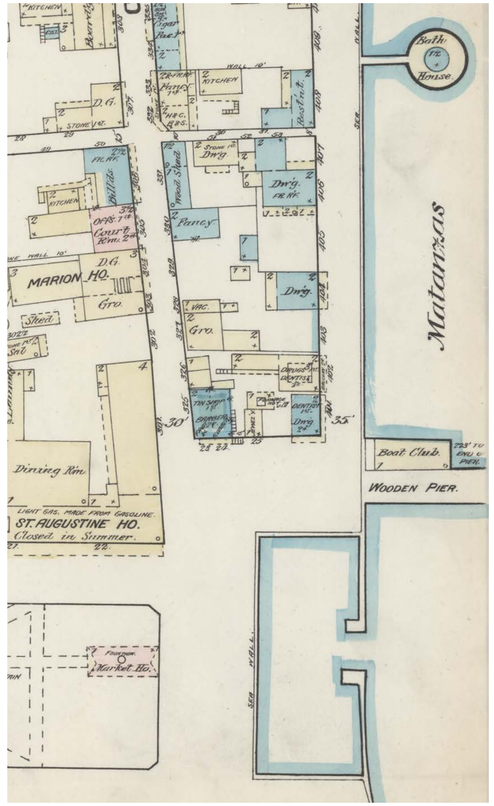
CD+urban
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850

240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

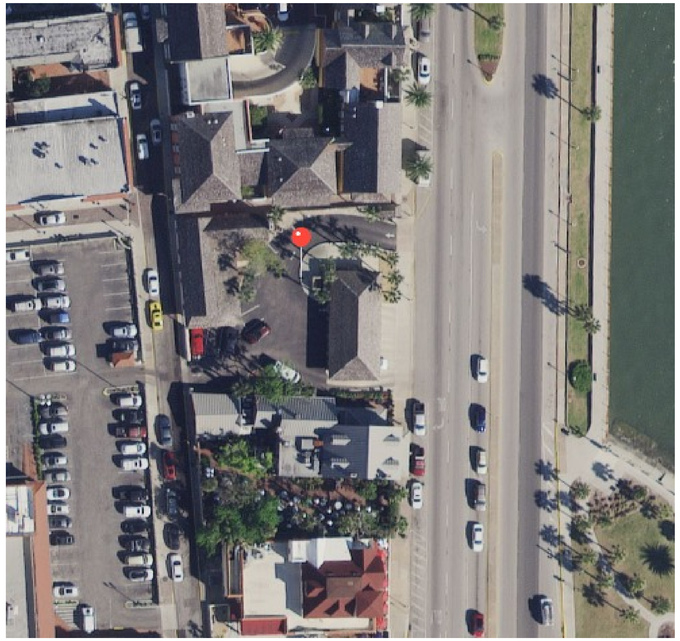
Received November 8, 2021
Planning and Building Department

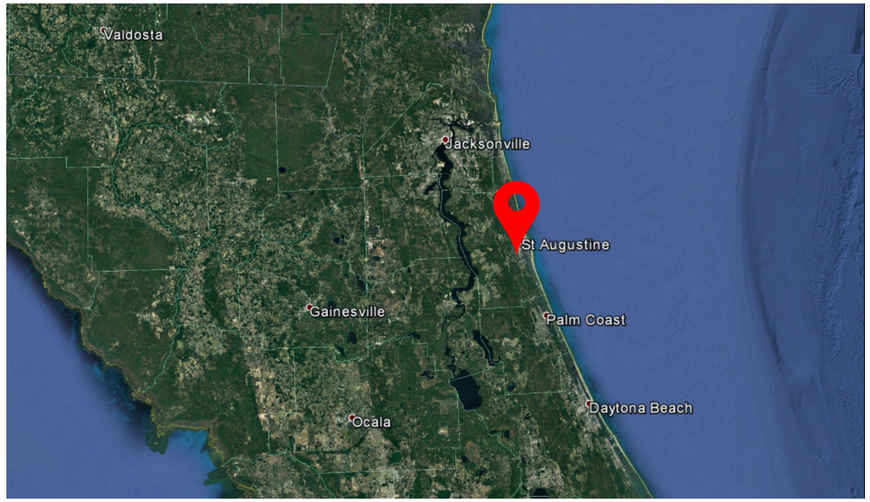




DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES







HISTORIC SITE LOCATION

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION: | DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

NEW CONSTRUCTION
ST AUGUSTINE , FL
44 AVENIDA MENENDEZ
HISTORIC SITE LOCATION
AB1.10

CERTIFICATE OF APPROPRIATENESS - 11/18/21

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES















1 EXISTING SITE IMAGES
A 1.20 Scale: NTS

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE:
NOVEMBER 18TH, 2021

SCALE:
AS SHOWN

CADD USER ID:
ERM

PROJECT PHASE:
CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER
-

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

HISTORIC SITE INFORMATION

AB1.20

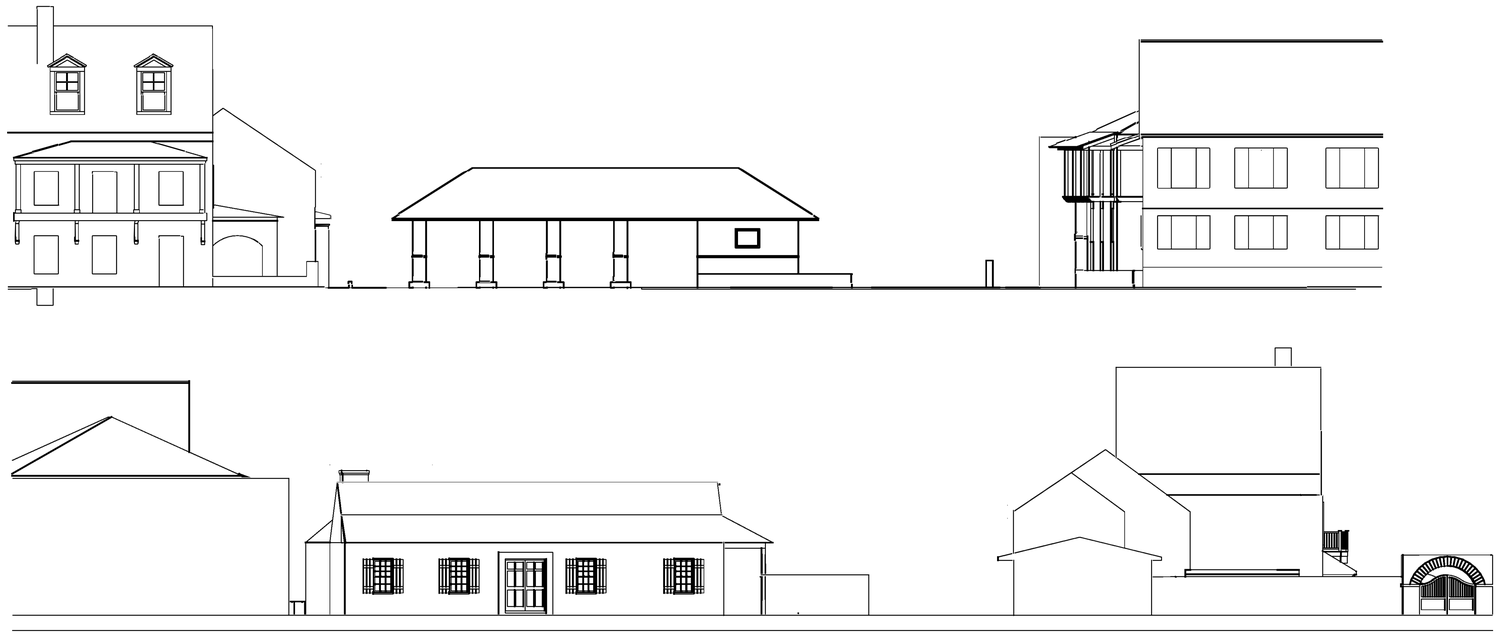
CERTIFICATE OF APPROPRIATENESS - 11/18/21

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 AB1.20 PROPOSED STREET LINE DRAWINGS
Scale: 3/32" = 1'-0"



2 AB1.20 EXISTING STREET LINE DRAWINGS
Scale: 3/32" = 1'-0"

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

HISTORIC SITE INFORMATION

AB1.30

CERTIFICATE OF APPROPRIATENESS - 11/18/21

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

PROJECT POSITIONING

SITE CONTEXT

- THE SITE IS CURRENTLY HOME OF A FIRST PERIOD SPANISH COLONIAL STRUCTURE
    - FLORIDA MASTER SITE FILE: SITE 8 SJ 2504: “ESPINOZA – SANCHEZ HOUSE
        - THE “L” SHAPED HOUSE WITH ARCADE & LOGGIA MAKE REFERENCE TO COURTYARD OR (AT A MINIMUM YARD USE) ON THE EAST SIDE OF THE HOUSE.
        - EXAMPLES:
            - PENA/PECK COURTYARD- ST. GEORGE & TREASURY
            - SALECEDO COURTYARD
- THE CURRENT SITE IS BOARDERED BY THREE SIGNIFICANT STREETS:
    - CHARLOTTE, TREASURY & AVENIDA MENENDEZ
- BAY STREET (AVENIDA MENEDEZ) IS HISTORICALLY KNOWN AS A “WORKING WATERFRONT”. SEE AB1.40
- CURRENT STRUCTURE (ABANDONED DRIVE THROUGH TELLER) OCCUPYING THE BAY FRONT IS HISTORICALLY NON-CONFORMING AND ADDING NO VALUE TO THE CITY.

DESIGN

- THE PROPOSED DESIGN IS REPRESENTED BY ANOTHER “L” SHAPED BUILDING COMPLETING THE COURTYARD.
    - THE DESIGN OF THIS STRUCTURE HAS ITS ROOTS IN A RECOGNIZED ARCHITECTURAL/HISTORICAL EVOLUTION OF FIRST PERIOD SPANISH COLONIAL FOLLOWED BY THE BRITISH PERIOD.
        - SINGLE STORY STRUCTURE (FIRST PERIOD)
        - SECOND STORY ADDITION (BRITISH)

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

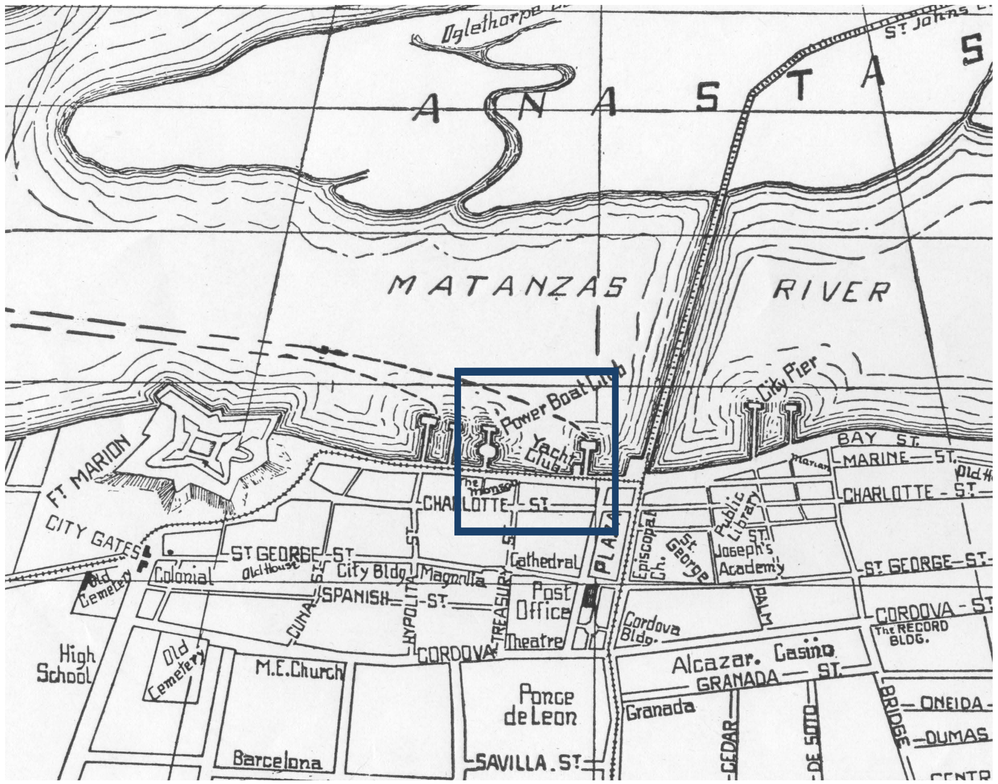
44 AVENIDA MENENDEZ

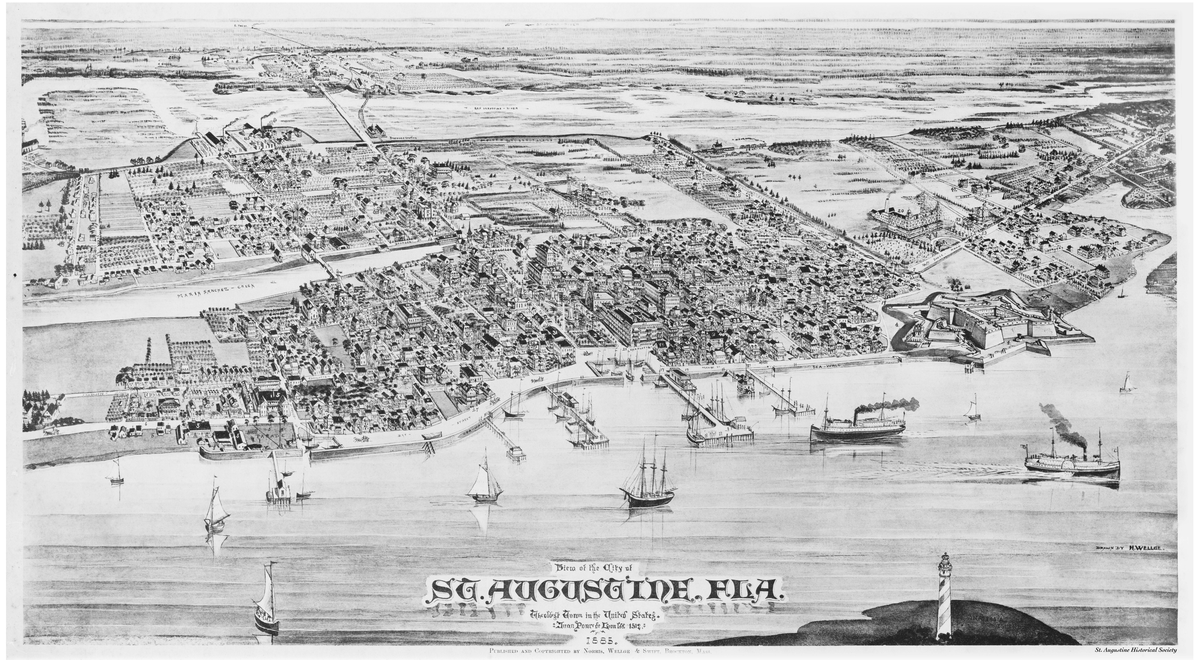
PROJECT POSITIONING

AB1.40

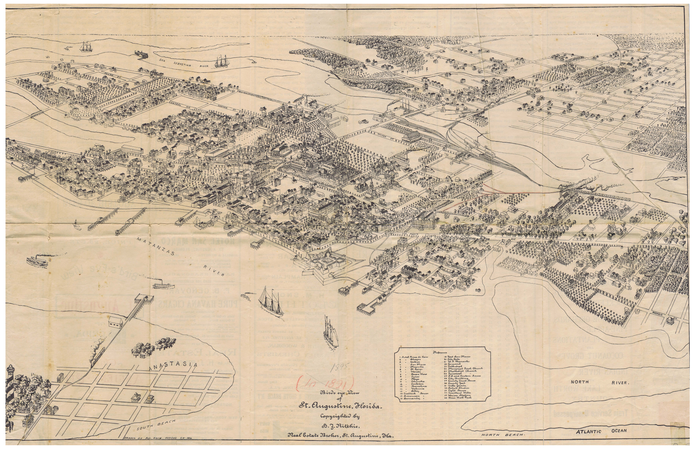
Received November 8, 2021
Planning and Building Department

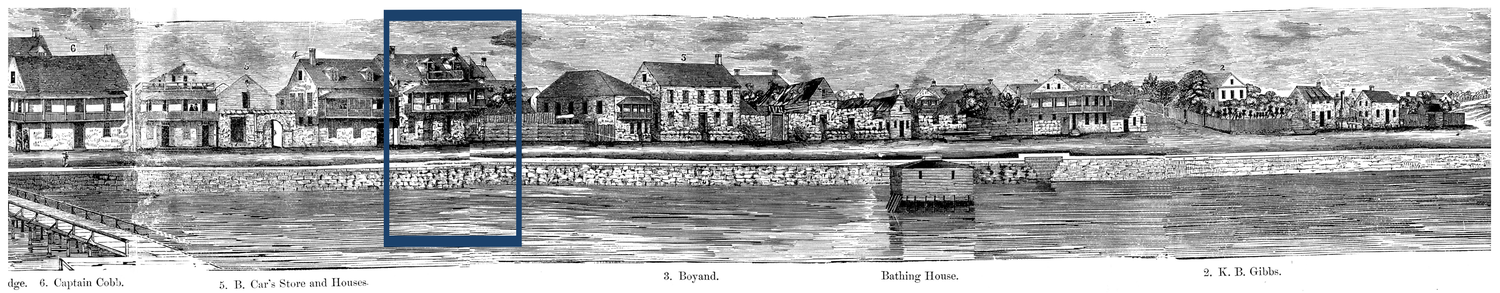
DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES





1 Cathedral erected 1793.
2 Old Slave Market.
3 Old Treasury Building.
4 Fort Marion, (San Marcos.)
5 St. Frances Barracks.
6 The Major Dade Monuments.
7 City Gates.
8 County Court-house.
9 Episcopal Church.
10 Presbyterian Church and Chapel.
11 Methodist Church and Chapel.
12 Colored Presbyterian Chapel.
13 Colored Methodist Chapel.
14 St. Joseph Convent and Academy.
15 Peabody School.
16 Post-office and Custom-house.
17 St. Augustine Boat Club.
18 Colored Home.
19 Chapin's Casino.
20 San Marco Hotel.
21 St. Augustine Hotel, E. E. Vaill, Proprietor.
22 Magnolia Hotel, W. W. Palmer, Proprietor.
23 Florida House, Geo. L. Atkins & Sons, Proprietors.
24 Sunnyside House, L. M. House, Proprietor.
25 Connecticut House, J. H. Dowell, Proprietor.
26 Oak Knoll House, G. Van Dorn, Proprietor.
27 Ocean View Hotel.
28 Edwards House.
29 Cleveland House.
30 Bank of St. Augustine.
31 C. F. Hambden, Hardware and Groceries, Wholesale and Retail.
32 Will, Anheuser & Co., Hardware and Groceries, Wholesale and Retail.
33 Sabin, Moulton & Co., Dry Goods, Clothing, Carpets, Wholesale & Retail.
34 Joseph & Meyerson, Clothing and Gents' Furnishing Goods.
35 J. A. Spencer, Dry Goods, Shoes, &c.
36 Dr. E. M. Alba, Drugs and Medicines.
37 Gustave Rehnberg & Bro., Watches, Clocks, Jewelry &c.
38 G. F. Bunting, Furniture, Picture Frames, &c.
39 J. H. Dowell & Co., Groceries.
40 Gardner Bros., Groceries, Provisions, Fruits, &c.
41 J. Hayden Smith, Curiosity Shop.
42 Colee and Drysdale, Wholesale and Retail Liquors, Billiards, &c.
43 N. Montgomery, Restaurant.
44 S. B. Valls, Fruit Preserve Factory, corner Charlotte and Cuna.
45 St. Sebastian Saw and Planing Mill, D. R. Knowlton.
46 St. Augustine Saw Mill, Wm. J. Reyes.
47 O. E. Woltz & Bro., Carpenters and Builders.
48 H. Anmiddown, Residence.
49 A. J. Alexander, Residence
50 W. H. Will, Residence.
51 P. Hulett, Residence.
52 Henry Rohde, Residence
53 D. R. Knowlton, Residence.
54 J. D. Evans, Residence





dge. 6. Captain Cobb. 5. B. Car's Store and Houses. 3. Boyand. Bathing House. 2. K. B. Gibbs.

EVIDENCE OF WORKING WATERFRONT

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

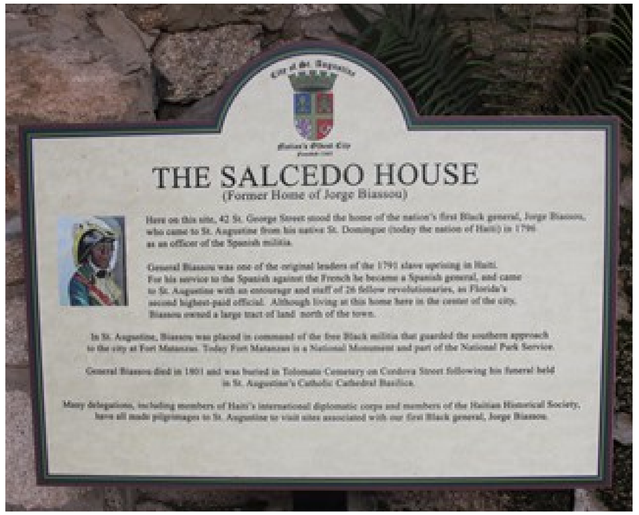
44 AVENIDA MENENDEZ

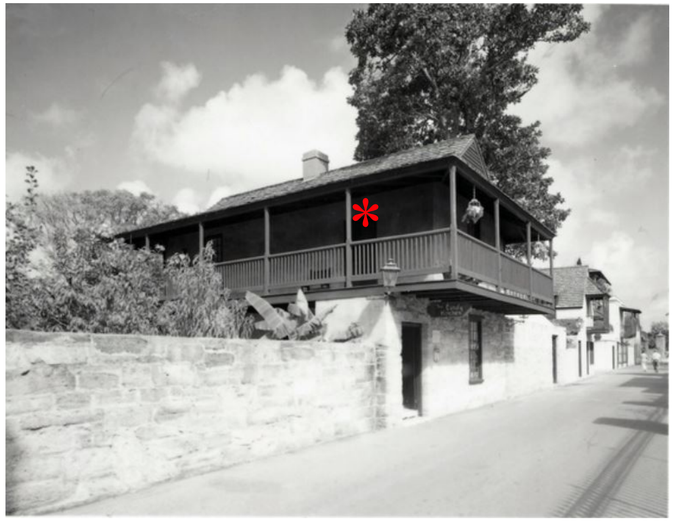
HISTORIC SITE LOCATION

AB1.50

Received November 8, 2021
Planning and Building Department

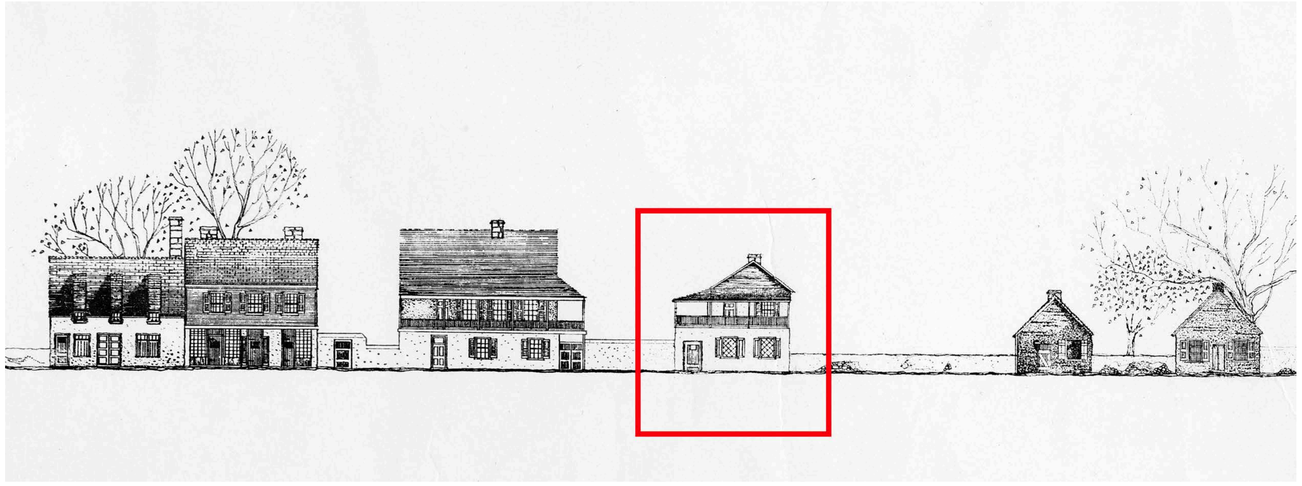
DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES











SALCEDO HOUSE

POINTS OF COMPARISON NOTES:
- RECESSED UPPER BALCONY
- VARYING WALL HEIGHT

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

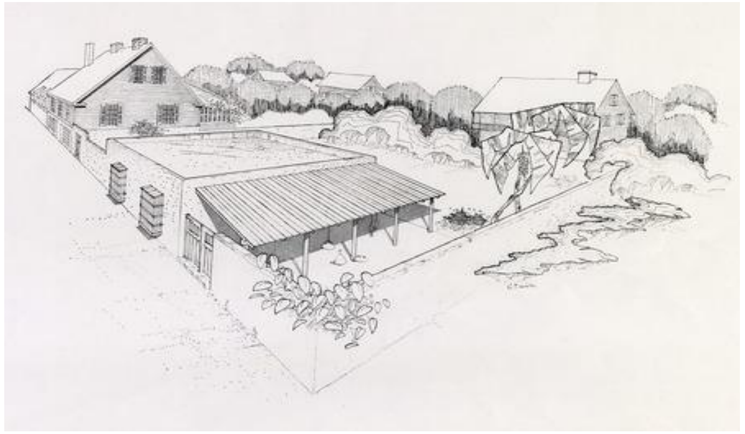
44 AVENIDA MENENDEZ

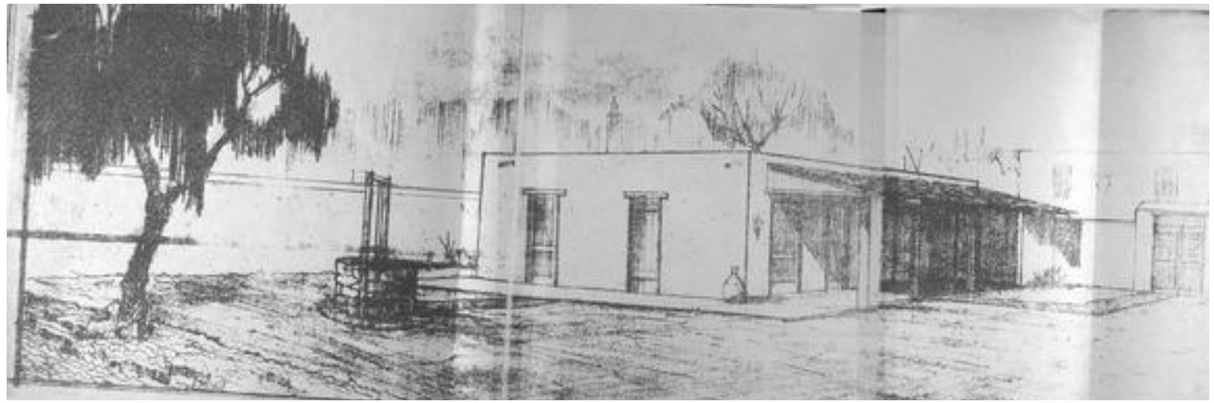
SALCEDO HOUSE

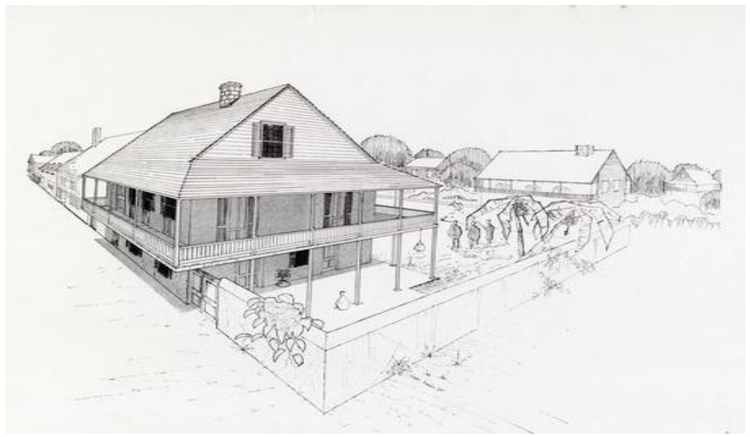
AB1.60

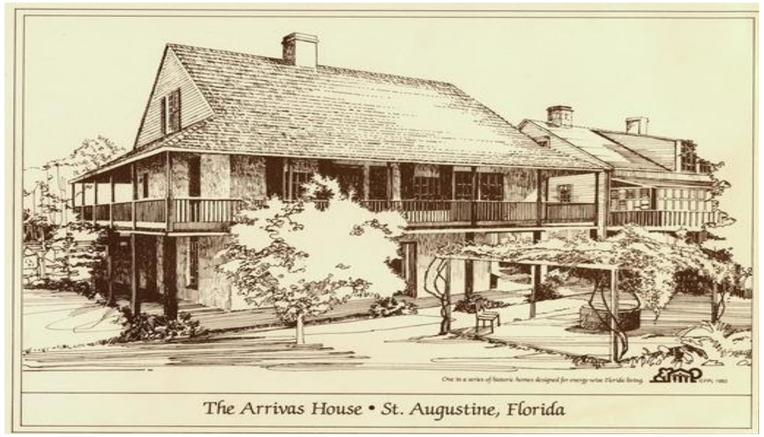
Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES















ARRIVAS HOUSE

POINTS OF COMPARISON NOTES:

- RECESSED UPPER PORCH
- HIP/GABLE COMBINATION
- GROWTH OVER TIME
- BALCONY LOOKING INTO THE COURTYARD

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

ARRIVAS HOUSE

AB1.70

Received November 8, 2021
Planning and Building Department

Tentative Outline for Arrivas House

I. Interpretative Objective

A. British Period Silversmith

B. With exceptions, first floor resembles the building at the end of the British period. (See Summary)

II. The Building

A. Restored in 1961 by the St. Augustine Historical Restoration and Preservation Commission

B. First house remains: c. 1650-1702

1. tabby walls and floors (similar to Gallegos)
2. rare concrete structure before 1702 destruction of city
3. originally a one room structure with additional rooms added
4. coquina wall in northeast room (rarely used before 1702)
5. study of first house remains based on 1960 research
   a. re-evaluation necessary

C. Destroyed in 1702 seige by Spanish military commander

1. all building within a musket shot of the fort (750 feet) razed to the ground as a defense measure

D. Rebuilt with coquina: c. 1710-1740

1. part of general building program in stone; by 1764, 36 percent of all structures in St. Augustine were made of coquina, 41 percent were tabby, 23 percent were wood
2. rebuilt on same wall lines as former tabby structure
3. house plan:
   a. two large rooms
   b. loggia (roofed porch) to south
   c. tabby patio to north
   d. well in rear (present well reconstructed atop original)

E. Alterations and additions by 1764

1. building assumes L-shape
2. three rooms added as a southwest wing
   a. less expensive tabby used in construction of three of the walls
   b. coquina used to construct southernmost wall
3. north-south coquina partition subdivided two large rooms
   a. perhaps partition dates from the British period
4. possible wood frame second floor, but sufficient evidence is lacking to verify its existence
5. house located in a respectable neighborhood
   a. with exception of the Gomez house, all buildings on both sides of St. George From Cuna to Ft. Lane were constructed of either tabby or stone
6. 1764 value of house: 3,462 pesos

F. British period

1. addition of fireplace in southeast room (presently used as a silversmith workshop)
2. possible construction of north-south partition (See II-E-3-a)

G. Second Spanish Period

1. possible addition of wood frame second floor

H. Early American Period (Territorial Florida)

1. c. 1830: first documented evidence of a second floor
   a. use of cut nails to date second floor
2. c. 1830: probable destruction of three-room southwest wing

III. Proprietors

A. 1730's: don Diego Ripalido (conjectural)
1. born in Palermo, Sicily of Spanish parents
2. Lieutenant in Infantry in the garrison
3. 1738: married Ursula Avero
4. 1747: died

B. c. 1748-1764: don Raimundo de Arrivas
1. first documented owner
2. Second Lt. in Infantry: First Lt. by 1759
3. 1748: married Ursula Avero, widow of Ripalido
4. six children born in St. Augustine; one in Havana, Cuba

C. 1764-1785: Jesse Fish and others (?)
1. reexamination of documentary evidence necessary
2. Fish was agent in the sale of Spanish properties
3. never paid the Arrivas family the money for the house

D. 1785-1824: don Tadäe de Arrivas
1. 1767: born in Havana to don Raimundo de Arrivas and Ursula Avero (1748-1764 owners of house)
2. 1785: appointed clerk of the Royal Treasury
3. reclaimed house from Fish without permanent deed
4. 1790: married Maria Garcia Perpal
   a. Perpal from propertied St. Augustine family
5. four children
6. by 1815: Accountant (contador) of Royal Treasury
7. 1819: returned to Cuba
8. 1824: sold building and lot to John Oates for $1,200

E. 1824-1960: twenty-five changes in ownership
1. July 1, 1966: purchased by St. Augustine Historical Restoration and Preservation Commission

IV. Summary

A. House located on same site since mid-17th century

B. House built on 17th century wall lines

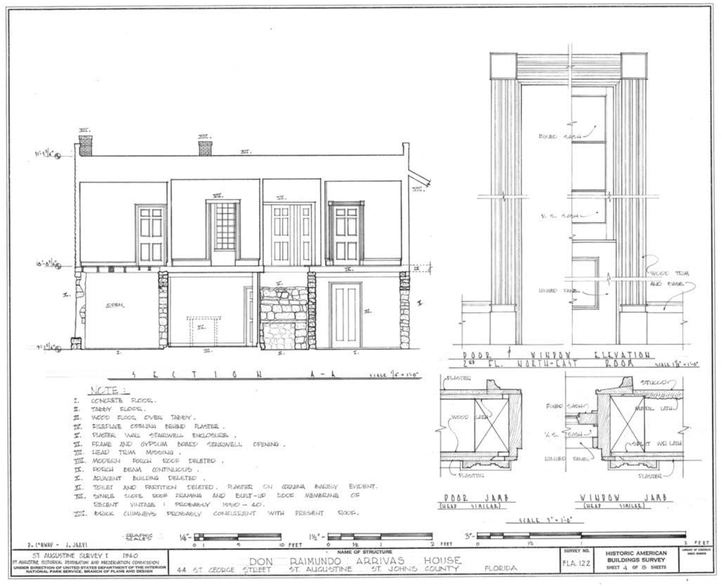
C. Restored first floor

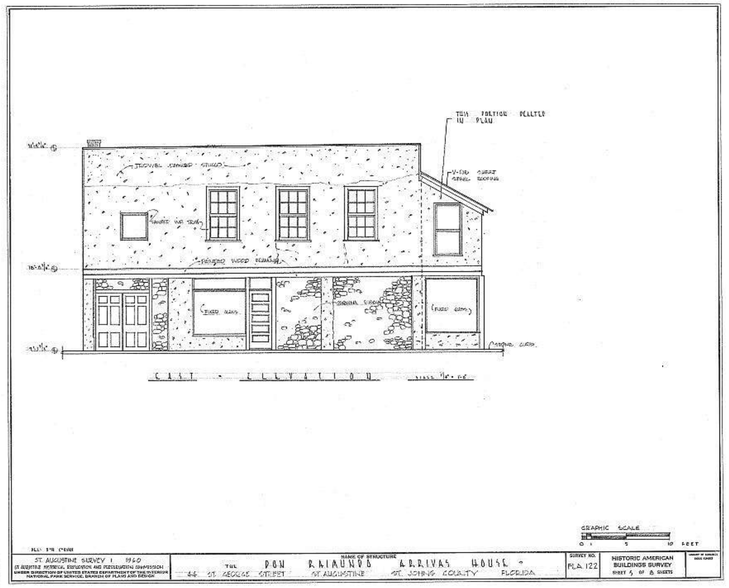
1. resembles structure at the end of the British period
   a. four interior rooms with southern porch, fireplace in workshop area, and well in rear
   b. exceptions:
      (1) no rear three room wing
      (2) presence of second story debatable

M. Scardaville
September 1977

The patios of Spanish houses such as this were always to the south, for protection from the north wind and to take advantage of the sun. Patios were used as another "room" by the housewife in early St. Augustine; here the women prepared food for cooking, made soap, washed and performed other chores. Lawns were non-existent and the ground was swept.

Don Raimundo de Arrivas owned the current site of the restored structure; it lists two stone houses on the lot, while a 1788 map designated ownership by the Arrivas heirs and reveals one large L-shaped masonry house. The wooden second story, with balconies, was probably added about 1788, and greatly rebuilt ca. 1829-30.





ARRIVAS HOUSE

CERTIFICATE OF APPROPRIATENESS - 11/18/21

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION: | DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

ARRIVAS HOUSE

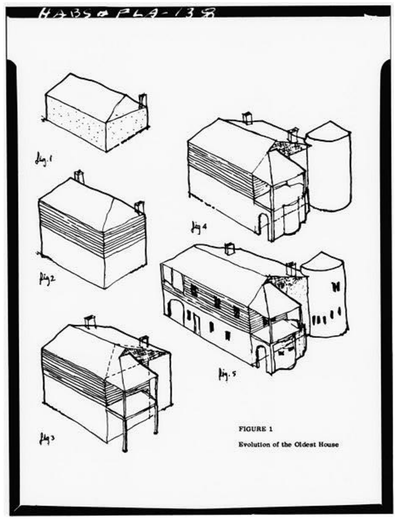
AB1.80

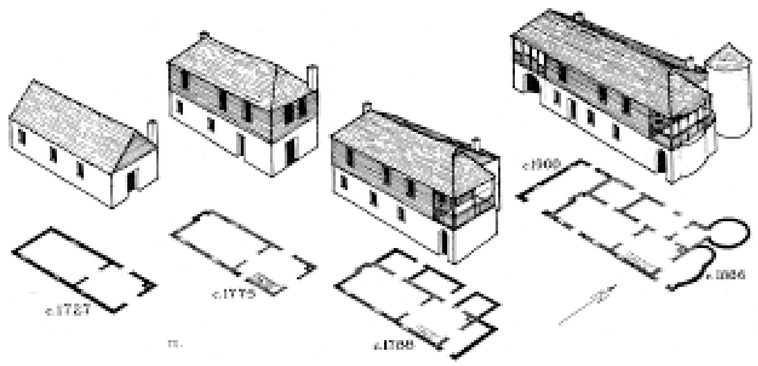
Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES











GONZALEZ-ALVAREZ HOUSE

POINTS OF COMPARISON NOTES:
- STUCCO BASE- 1ST FLOOR
- LAP SIDING- 2ND FLOOR
- STRUCTURE GREW OVER TIME

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.355.6382

CONSULTANTS:
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION: | DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

NEW CONSTRUCTION
ST AUGUSTINE , FL
44 AVENIDA MENENDEZ
GONZOLEZ-ALVAREZ HOUSE
AB1.90

Received November 8, 2021
Planning and Building Department

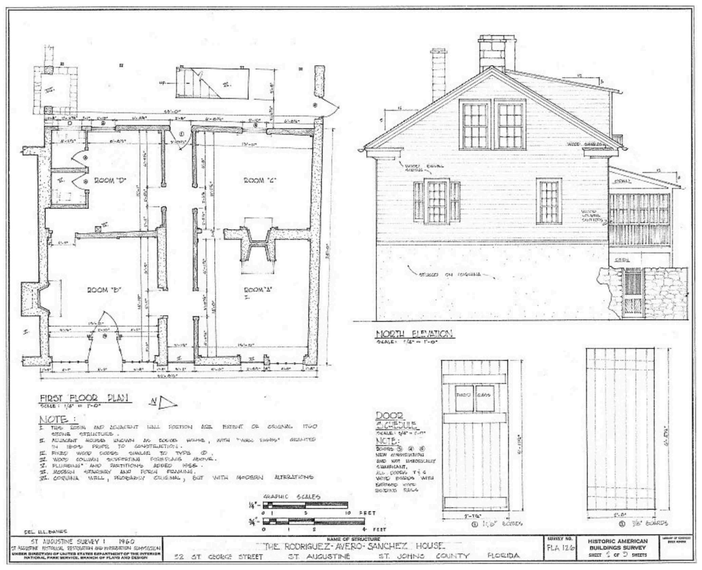
DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

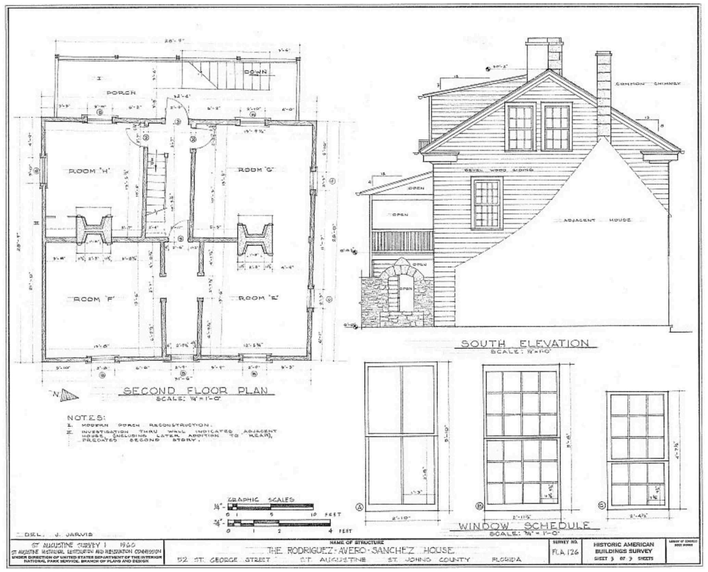


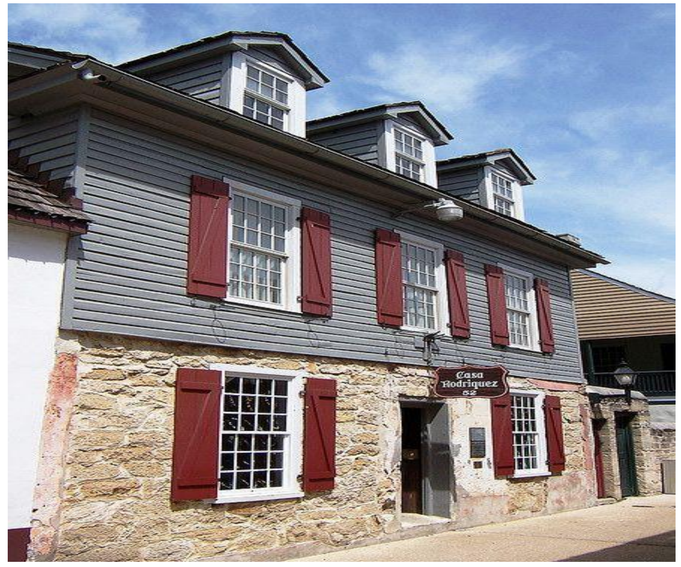












RODRIGUEZ-AVERO-SANCHEZ HOUSE

POINTS OF COMPARISON NOTES:
- STUCCO BASE- 1ST FLOOR
- LAP SIDING- 2ND FLOOR
- STRUCTURE GREW OVER TIME

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION
ST AUGUSTINE , FL
44 AVENIDA MENENDEZ
RODRIGUEZ-AVERO-SANCHEZ HOUSE

AB2.10

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES





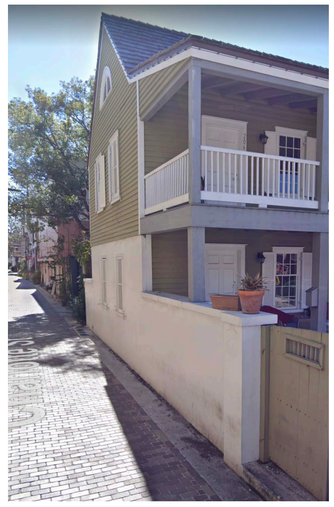


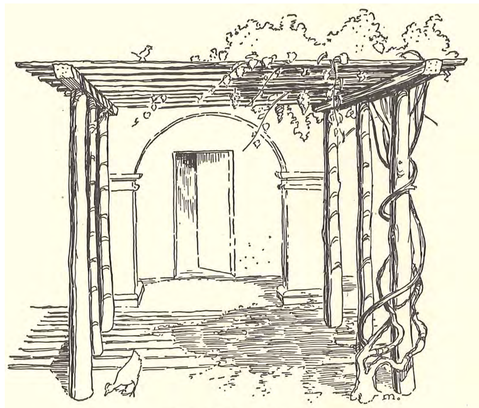
215 ST. GEORGE- ALBERT MANUCY
- REFERENCING BRACKET DESIGN ON PORCH



WILLIAM WATSON HOUSE - ALBERT MANUCY

- STUCCO AND SIDING COMPOSITE HOUSE
- BANNISTER AND LATTICE WINDOW





77. A GRAPE ARBOR

plenty and very good grapes"; and from more recent times, so do I (Fig. 77). Wonderfully pleasant they were, except for a host of abominable caterpillars which at times dropped upon passersby.[176]

A GRAPE ARBOR- ALBERT MANUCY

- ARBOR LOCATED IN COURTYARD



EVIDENCE OF ARCHITECTURAL ELEMENTS

POINTS OF COMPARISON NOTES:

- UPPER PORCH
- BRACKETS FOR BALCONY
- COURTYARD ARBOR
- DIFFERENT SHUTTER TYPES ON EACH FLOOR

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION: | DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

NEW CONSTRUCTION
ST AUGUSTINE , FL
44 AVENIDA MENENDEZ
RODRIGUEZ-AVERO-SANCHEZ HOUSE

AB2.20

Received November 8, 2021
Planning and Building Department

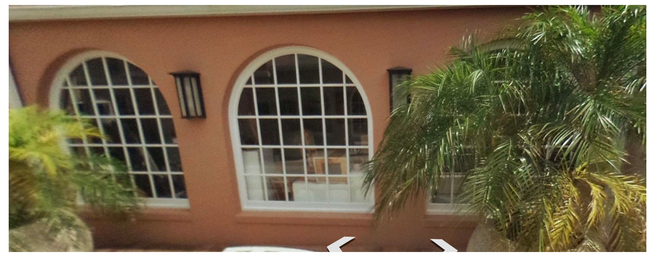
DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



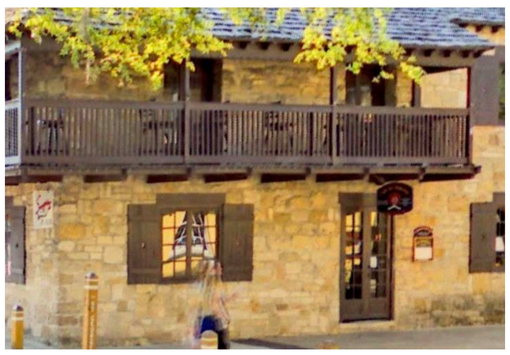


ST. GEORGE STREET & AVENIDA MENENDEZ:
- EXAMPLES OF FIRST PERIOD SPANISH DOUBLE ENTRY DOORS





HYPOLITA STREET & ST. AUGUSTINE ART ASSOCIATION
- EXAMPLES OF FIRST PERIOD SPANISH DOUBLE ENTRY DOORS

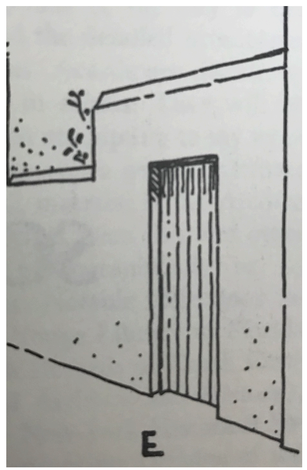




ST. GEORGE STREET:
- EXAMPLES OF BRITISH COLONIAL 2ND STORY FRENCH DOOR AND WINDOW REPETITION







MANUCY DRAWING OF ENTRANCE GATE:
- EXAMPLES OF GATE
- THE HOUSES OF ST. AUGUSTINE 1565-1821, PAGE 133





ST. GEORGE STREET & AVENIDA MENENDEZ:
- COURTYARD BALCONY AND COVERED LOGGIA WITH UPPER BALCONY

EVIDENCE OF ARCHITECTURAL ELEMENTS

POINTS OF COMPARISON NOTES:
- COURTYARD FACING BALCONY
- COVERED LOGGIA WITH UPPER PORCH
- WINDOWS AND FRENCH DOOR REPEPTITION
- ARCHED WINDOWS AND DOORS

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION: | DATE

ARCHITECT'S SEAL

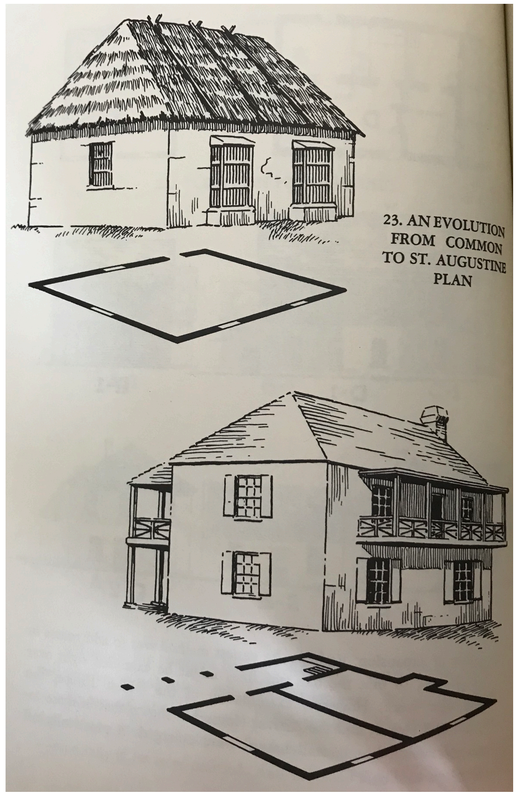
DATE ISSUE: NOVEMBER 18TH, 2021
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

NEW CONSTRUCTION
ST AUGUSTINE , FL
44 AVENIDA MENENDEZ
RODRIGUEZ-AVERO-SANCHEZ HOUSE

AB2.30

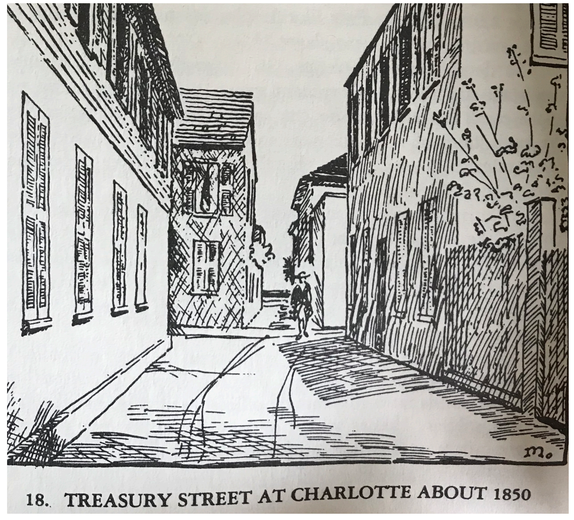
Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

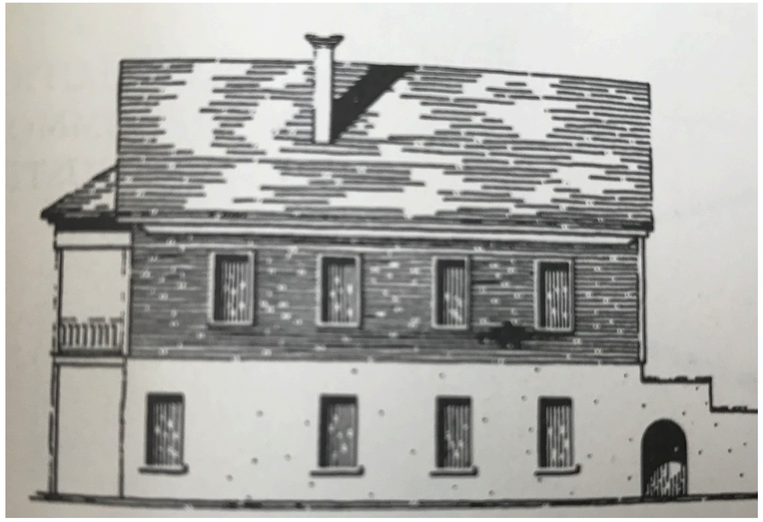


pable of expansion. Perhaps the easiest method was to add rooms in single file, so that the old roof lines might be extended right over the new work. However, examination of the Oldest House, the Llambias House, and the Arrivas House has shown that in these instances the original small houses were enlarged in practically all directions. (Fig. 23).

EVOLUTION TO ST. AUGUSTINE FLOOR PLAN MANUCY DRAWING:
- THE HOUSES OF ST. AUGUSTINE 1565-1821, PAGE 54-55



TREASURY STREET AND CHARLOTTE MANUCY DRAWING:
- THE HOUSES OF ST. AUGUSTINE 1565-1821, PAGE 46



ALBERT MANUCY DRAWING OF CONJUNCTURE HOUSE:
- THE HOUSES OF ST. AUGUSTINE 1565-1821, PAGE 55

EVIDENCE OF ARCHITECTURAL ELEMENTS

POINTS OF COMPARISON NOTES:

- HISTORIC KNOWLEDGE OF ALBERT MANUCY
- EVOLUTION OF FLOOR PLANS

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION: | DATE

ARCHITECT'S SEAL

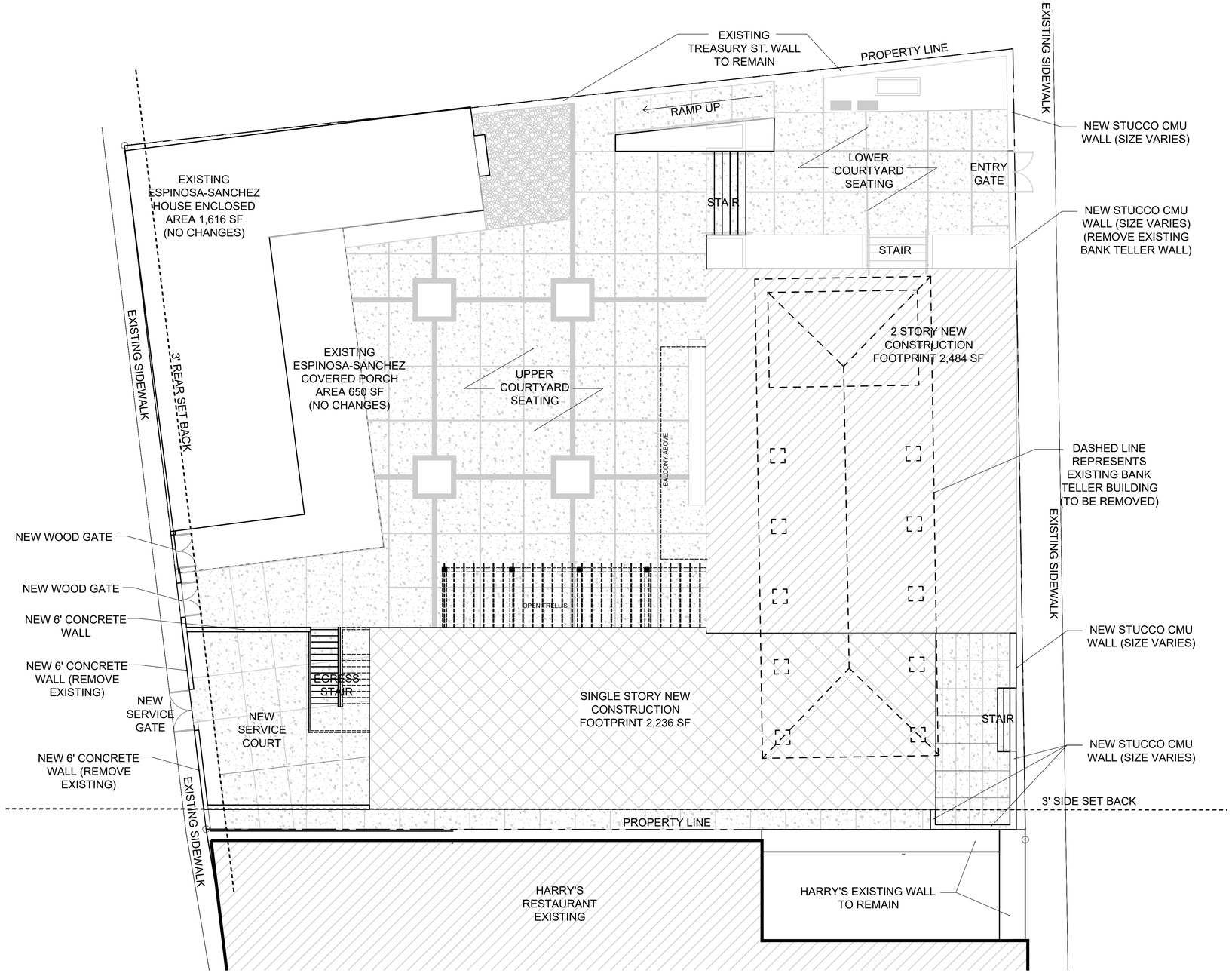
DATE ISSUE: NOVEMBER 18TH, 2021
SCALE: AS SHOWN
CADD USER ID: ERM
PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS
PROJECT NUMBER: -

NEW CONSTRUCTION
ST AUGUSTINE , FL
44 AVENIDA MENENDEZ
RODRIGUEZ-AVERO-SANCHEZ HOUSE

AB2.40

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 AS1.10 SITE PLAN ZONING SUMMARY/BUILDING FOOTPRINT
Scale: 1/8" = 1'-0"

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave. Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE:

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUTION

ST AUGUSTINE , FL

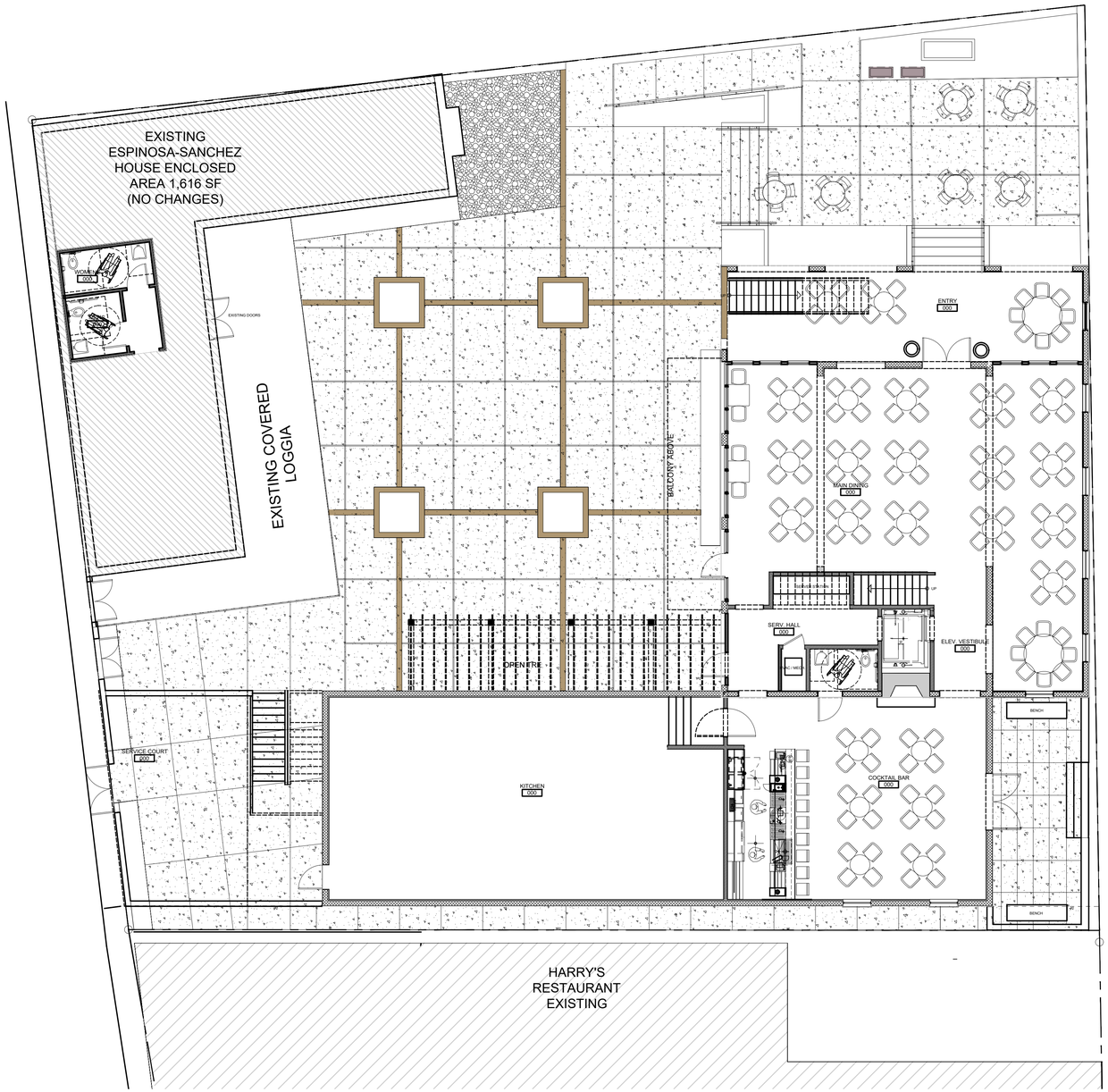
44 AVENIDA MENENDEZ

SITE PLAN ZONING SUMMARY

AS1.10

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION SEE GENERAL NOTES



1 AS1.20 ARCHITECTURAL SITE PLAN
Scale: 1/8" = 1'-0"

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave. Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

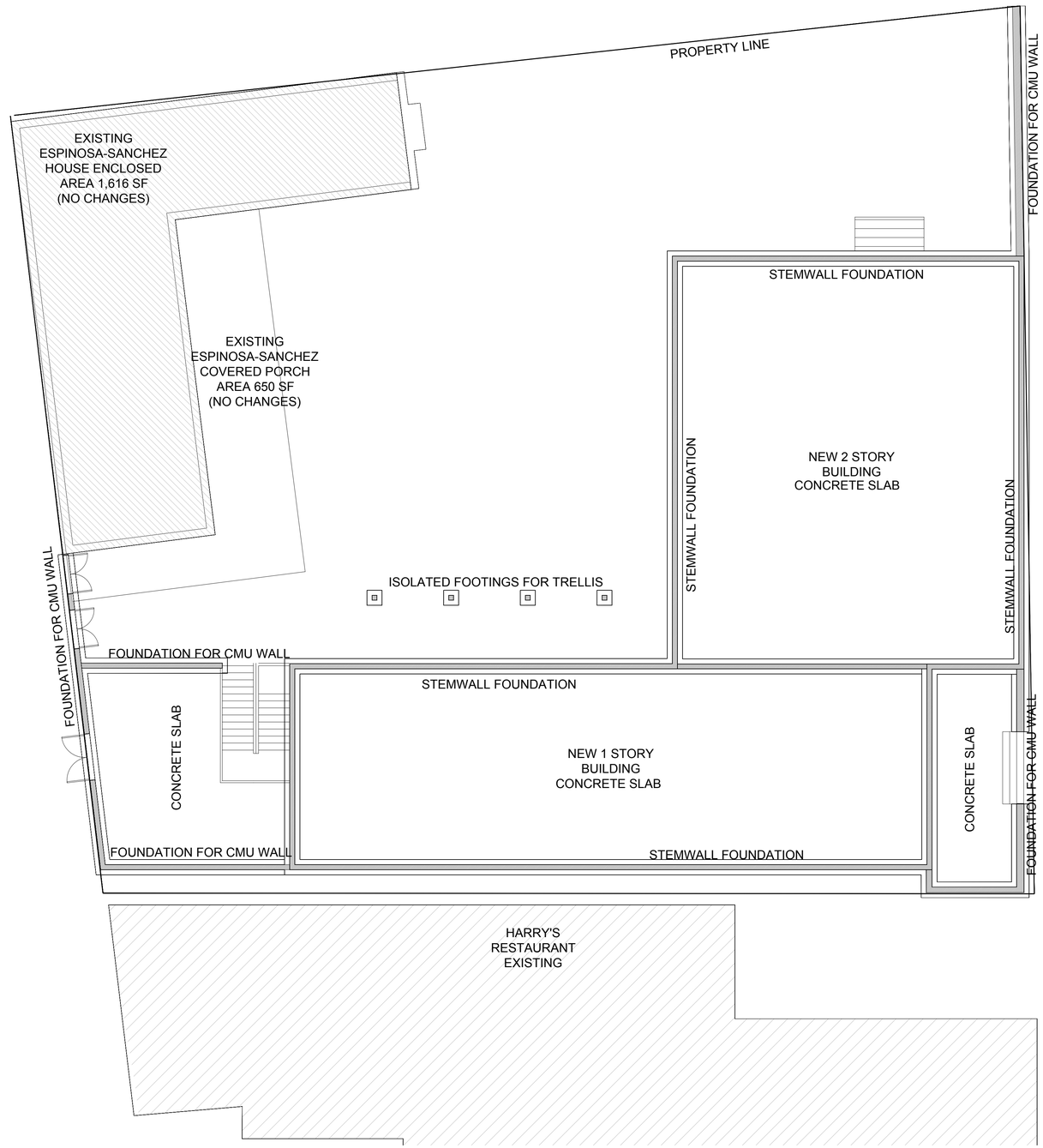
44 AVENIDA MENENDEZ

ARCHITECTURAL SITE PLAN

AS1.20

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 AS1.30 FOUNDATION PLAN
Scale: 1/8" = 1'-0"

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA

FOUNDATION PLAN

AS1.30

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

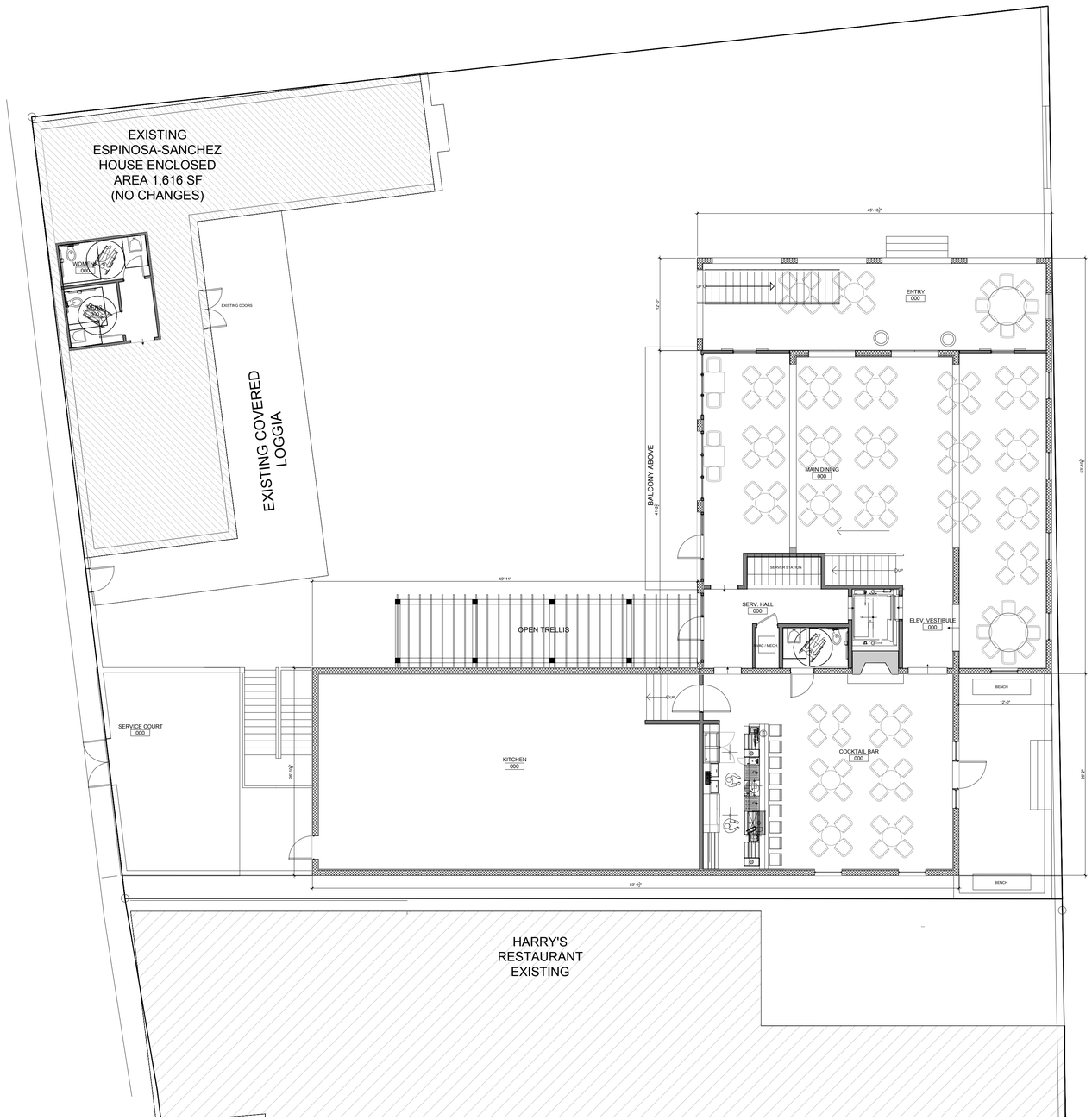
These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CERTIFICATE OF APPROPRIATENESS - 11/18/21

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 / A 1.10 1ST FLOOR PLAN
Scale: 1/8" = 1'-0"

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

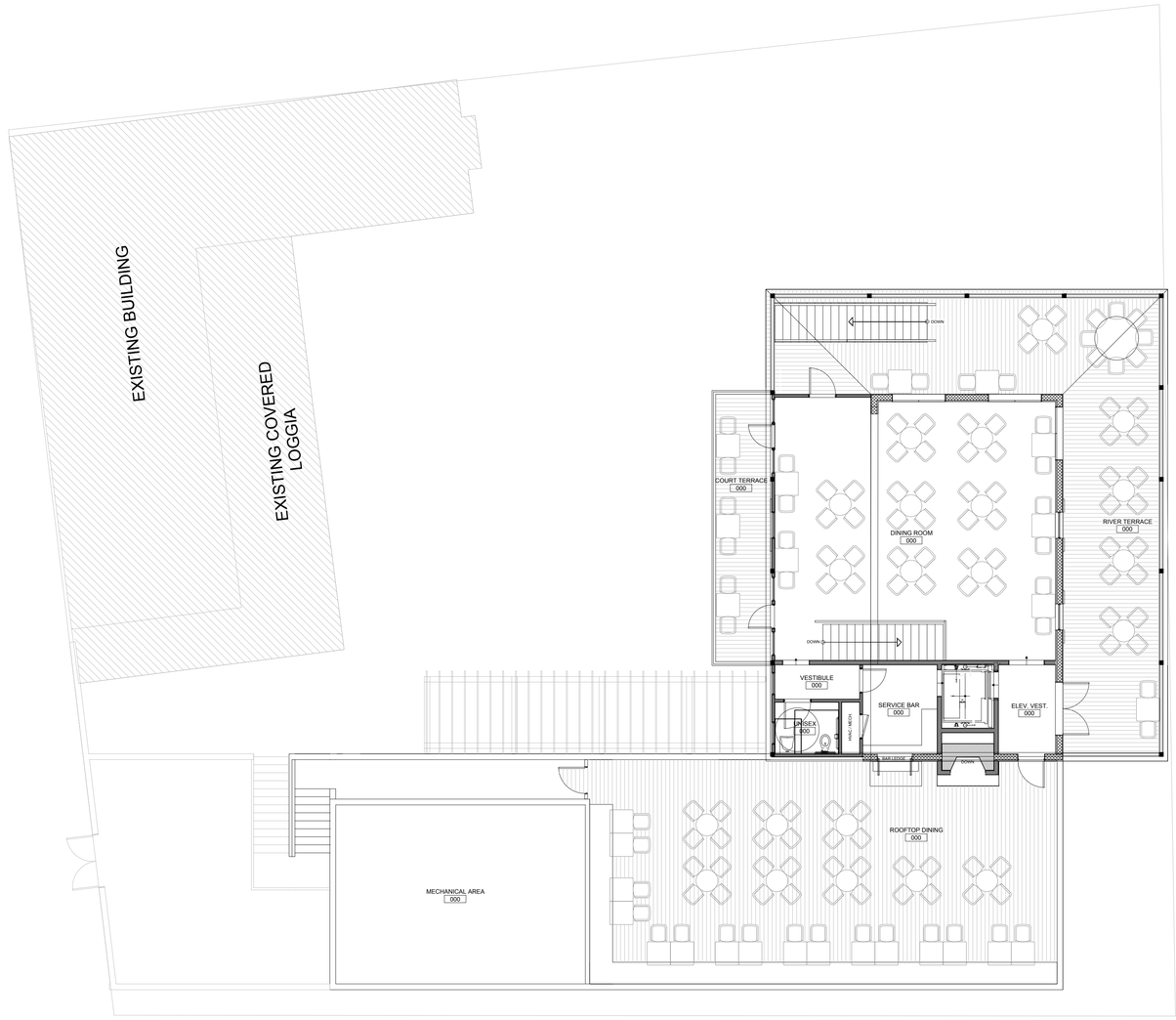
44 AVENIDA MENENDEZ

1ST FLOOR PLAN

A1.10

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 / A 1.20 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE:
NOVEMBER 18TH, 2021

SCALE:
AS SHOWN

CADD USER ID:
ERM

PROJECT PHASE:
CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER
-

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

2ND FLOOR PLAN

A1.20

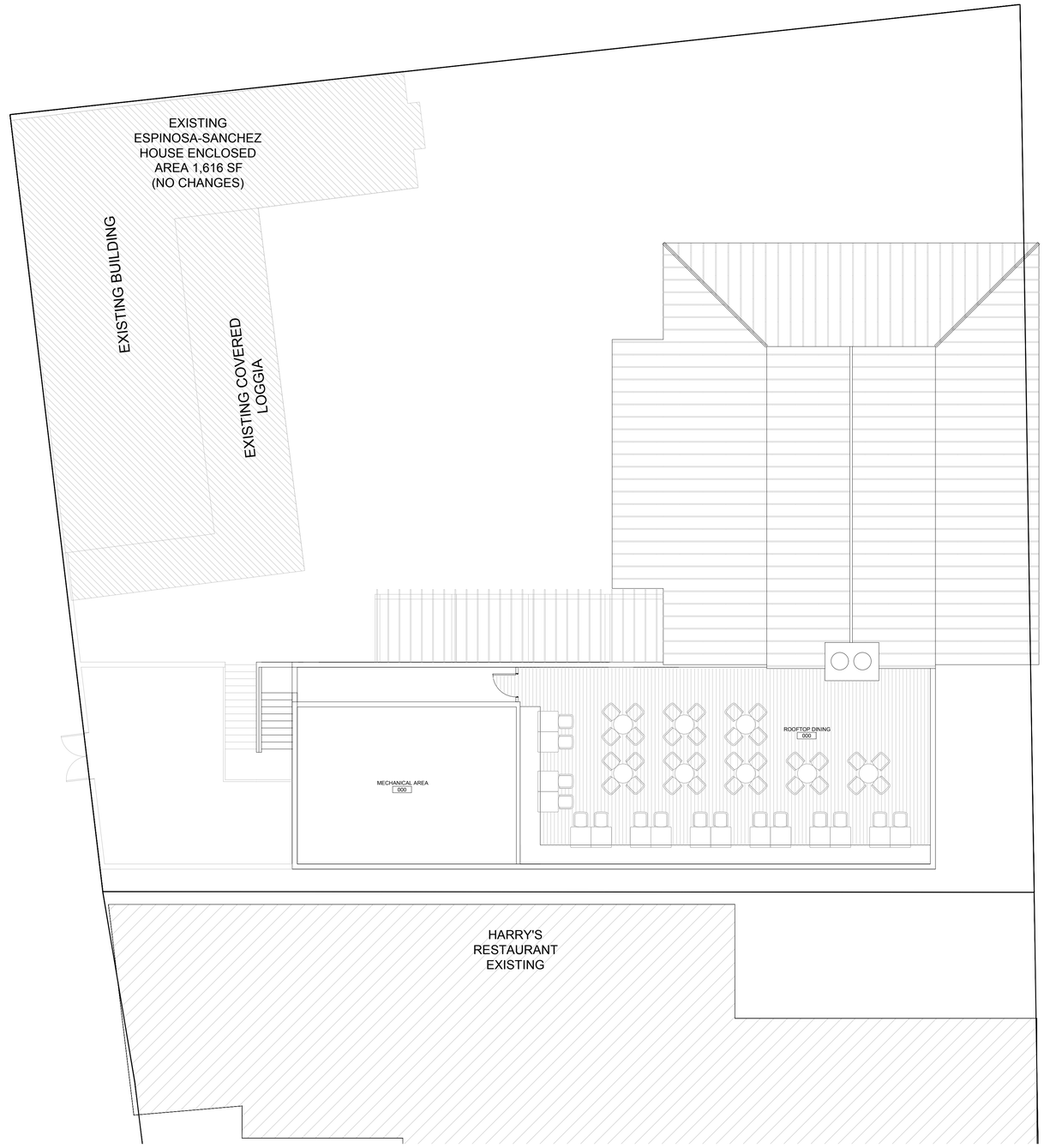
COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CERTIFICATE OF APPROPRIATENESS - 11/18/21

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 / A 1.30 ROOF PLAN
Scale: 1/8" = 1'-0"

CD+urban
www.cronkdach.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9850 Fax: 904.302.9848
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

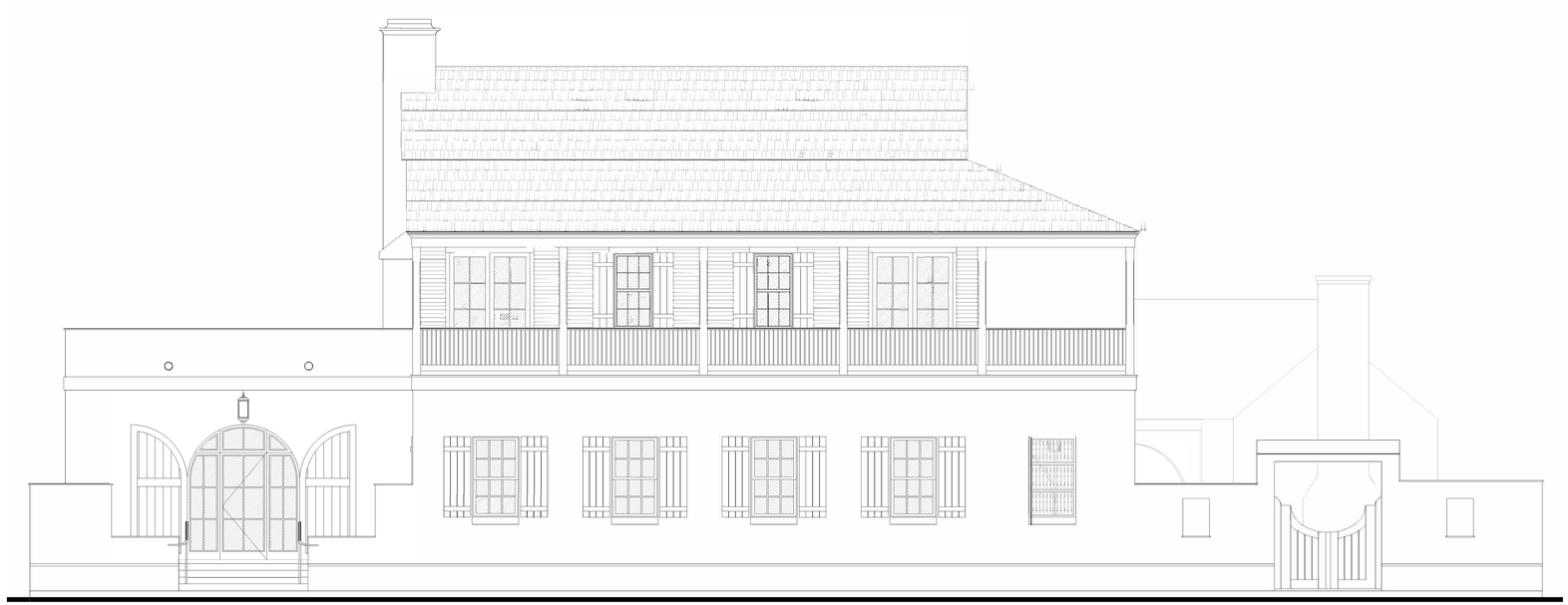
ROOF PLAN

A1.30

CERTIFICATE OF APPROPRIATENESS - 11/18/21

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 / A 2.10 EAST ELEVATION
Scale: 3/16" = 1'-0"



2 / A 2.10 EAST ELEVATION
Scale: 3/16" = 1'-0"

0 5 10 15 20
Scale of Plan

PER MANUCY
7/8 " THREE COAT TRADITIONAL STUCCO OVER THERMOSTAT WATERPROOFING ON CMU BEFORE 3 COAT WITH TEXTURE/ FINISH TO MATCH EXISTING.
TO BE PAINTED WITH APPROVED COLOR USING BENJAMIN MOORE LOW LUSTER ELASTOMERIC PAINT FINISH.



LIGHTING FIXTURES TO BE USED.
SOFT INCANDESCENT TYPE OF LIGHT



EXAMPLE OF MANUCY CHIMNEY

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

EAST ELEVATION

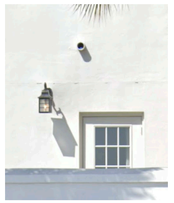
A2.10

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

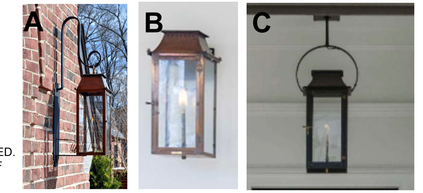


1 / A 2.20 WEST ELEVATION
Scale: 3/16" = 1'-0"



7/8 " THREE COAT TRADITIONAL STUCCO OVER THERMOSTAT WATERPROOFING ON CMU BEFORE 3 COAT WITH TEXTURE/ FINISH TO MATCH EXISTING.
TO BE PAINTED WITH APPROVED COLOR USING BENJAMIN MOORE LOW LUSTER ELASTOMERIC PAINT FINISH.

LIGHTING FIXTURES TO BE USED. SOFT INCANDESCENT TYPE OF LIGHT

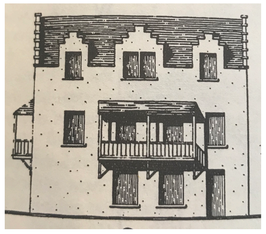




2 / A 2.20 WEST ELEVATION
Scale: 3/16" = 1'-0"

0 5 10 15 20
- Scale of Plan -

EXAMPLE OF MANUCY BRACKETED UPPER PORCH





EXAMPLE OF ARCHED WINDOW REPETITION



EXAMPLE OF MANUCY CHIMNEY

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave. Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

WEST ELEVATION

A 2.20

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

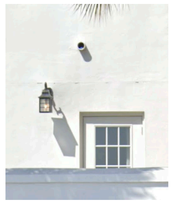


1 / A 2.40 NORTH ELEVATION FROM TREASURY ST.
Scale: 3/16" = 1'-0"

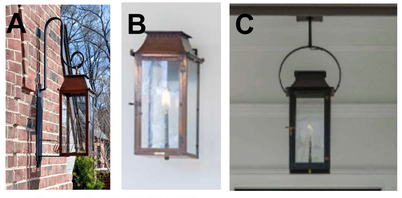


2 / A 2.40 NORTH ELEVATION FROM TREASURY ST.
Scale: 3/16" = 1'-0"

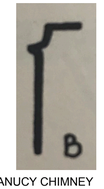
0 5 10 15 20
Scale of Plan



7/8 " THREE COAT TRADITIONAL STUCCO OVER THERMOSTAT WATERPROOFING ON CMU BEFORE 3 COAT WITH TEXTURE/ FINISH TO MATCH EXISTING.
TO BE PAINTED WITH APPROVED COLOR USING BENJAMIN MOORE LOW LUSTER ELASTOMERIC PAINT FINISH.



LIGHTING FIXTURES TO BE USED. SOFT INCANDESCENT TYPE OF LIGHT



EXAMPLE OF MANUCY CHIMNEY

CD+urban
www.cronkdach.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

ONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

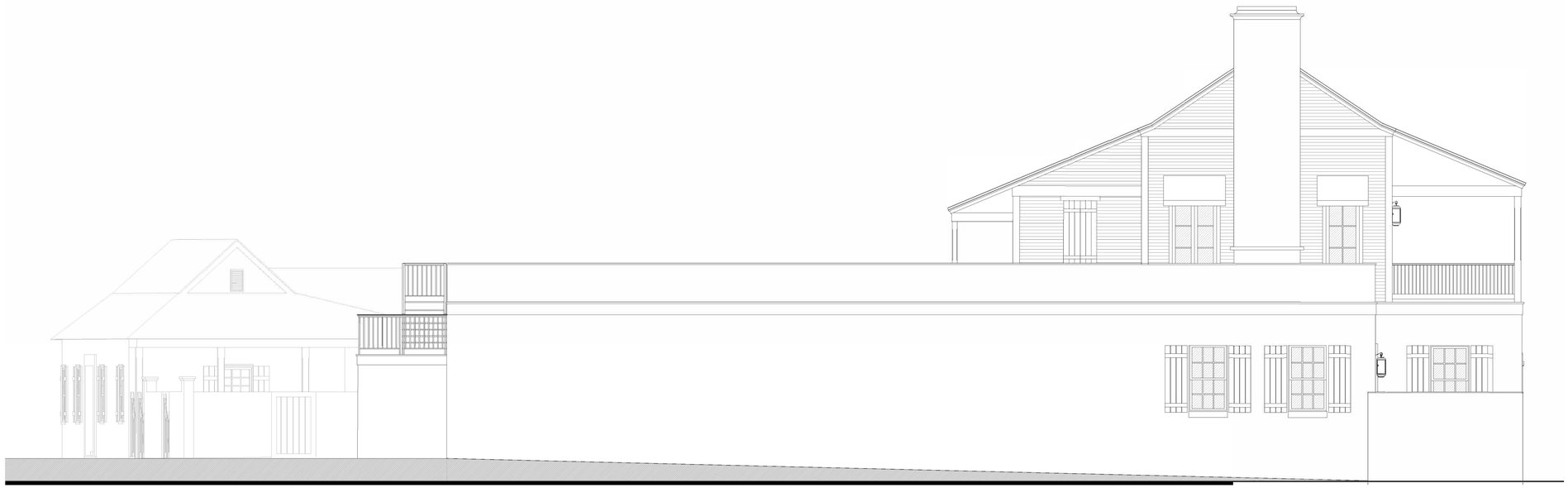
NORTH ELEVATION

A2.30

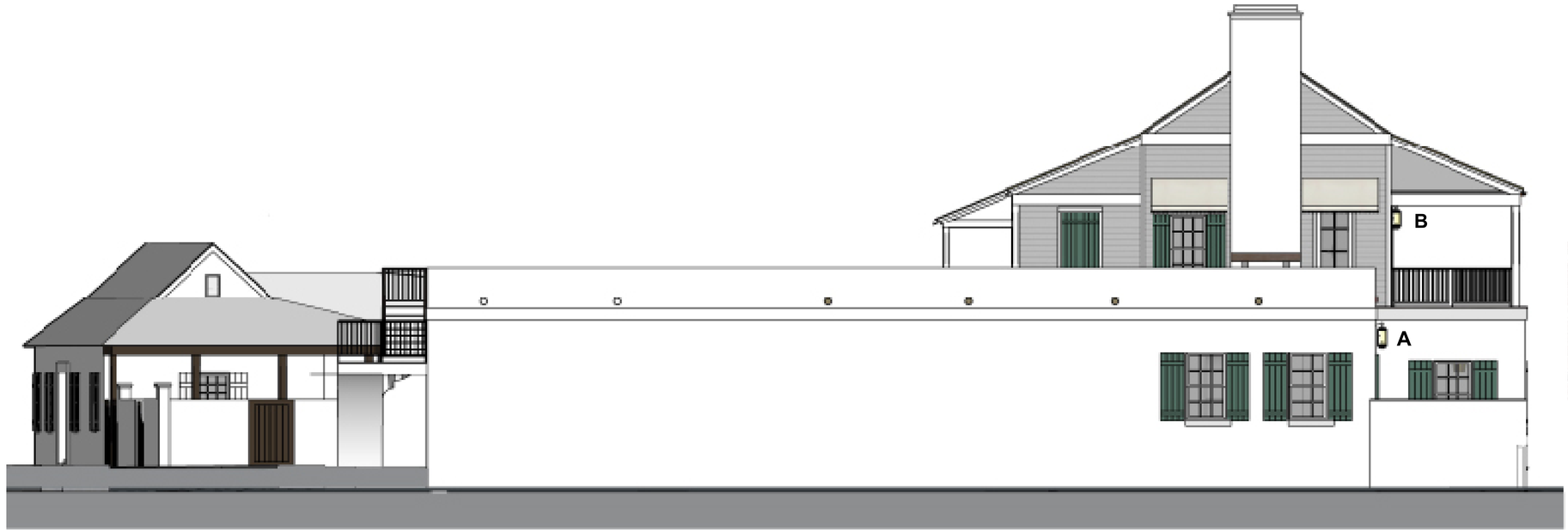
CERTIFICATE OF APPROPRIATENESS - 11/18/21

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

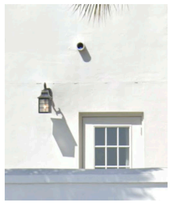


1 A 2.50 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

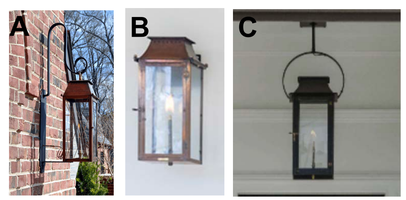


2 A 2.50 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

0 5 10 15 20
" Scale of Plan "



7/8 " THREE COAT TRADITIONAL STUCCO OVER THERMOSTAT WATERPROOFING ON CMU BEFORE 3 COAT WITH TEXTURE/ FINISH TO MATCH EXISTING.
TO BE PAINTED WITH APPROVED COLOR USING BENJAMIN MOORE LOW LUSTER ELASTOMERIC PAINT FINISH.



LIGHTING FIXTURES TO BE USED. SOFT INCANDESCENT TYPE OF LIGHT



EXAMPLE OF MANUCY CHIMNEY

CD+urban
www.cronkdach.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

SOUTH ELEVATION

A2.40

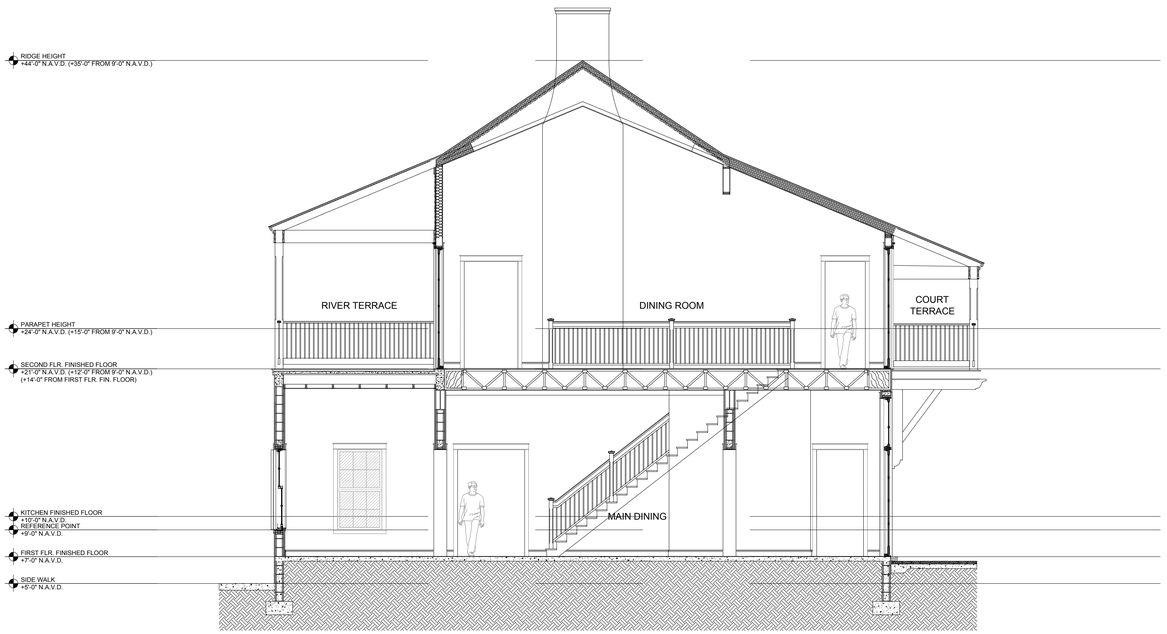
CERTIFICATE OF APPROPRIATENESS - 11/18/21

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



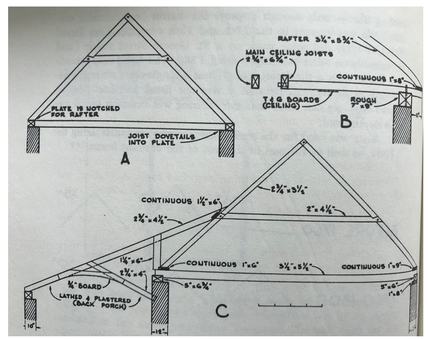
1 / A 3.10 EAST/WEST SECTION CUT PORCH
Scale: 3/16" = 1'-0"



2 / A 3.10 EAST/WEST SECTION CUT
Scale: 3/16" = 1'-0"



EXAMPLE OF MANUCY BRACKETED UPPER PORCH



EXAMPLE OF MANUCY ROOF CONSTRUCTION

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA

NORTH BUILDING SECTION

A 3.10

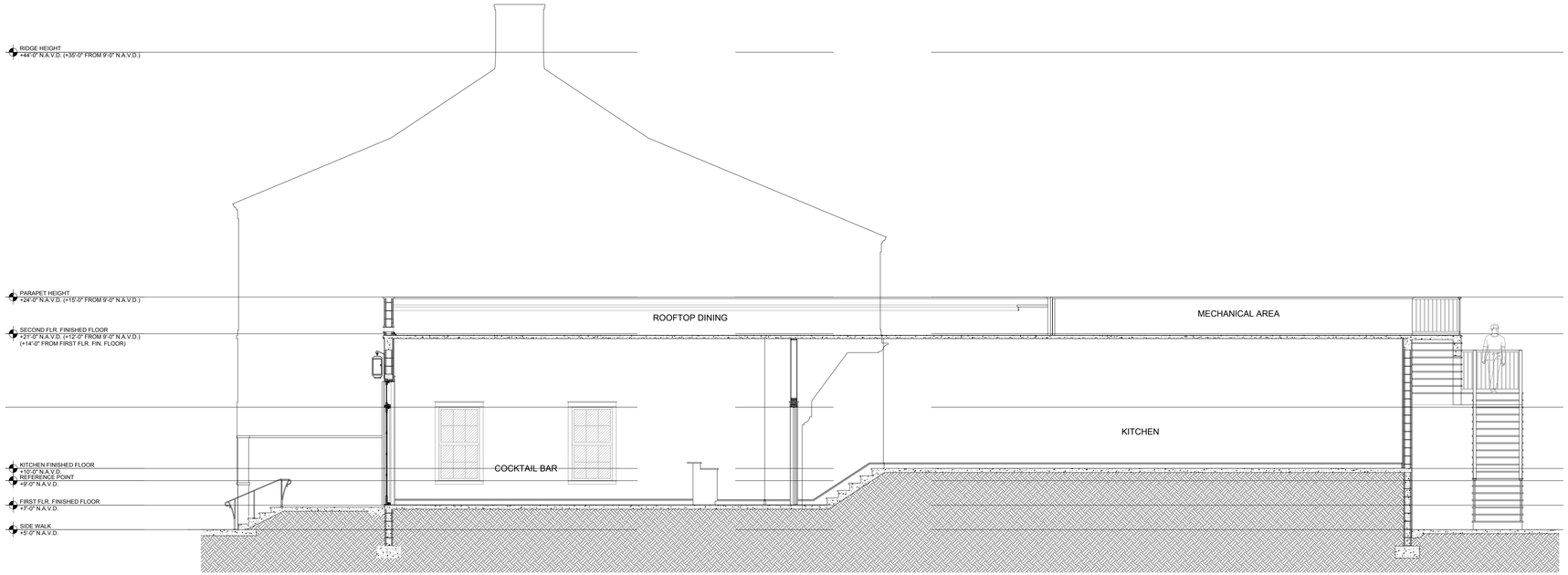
COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

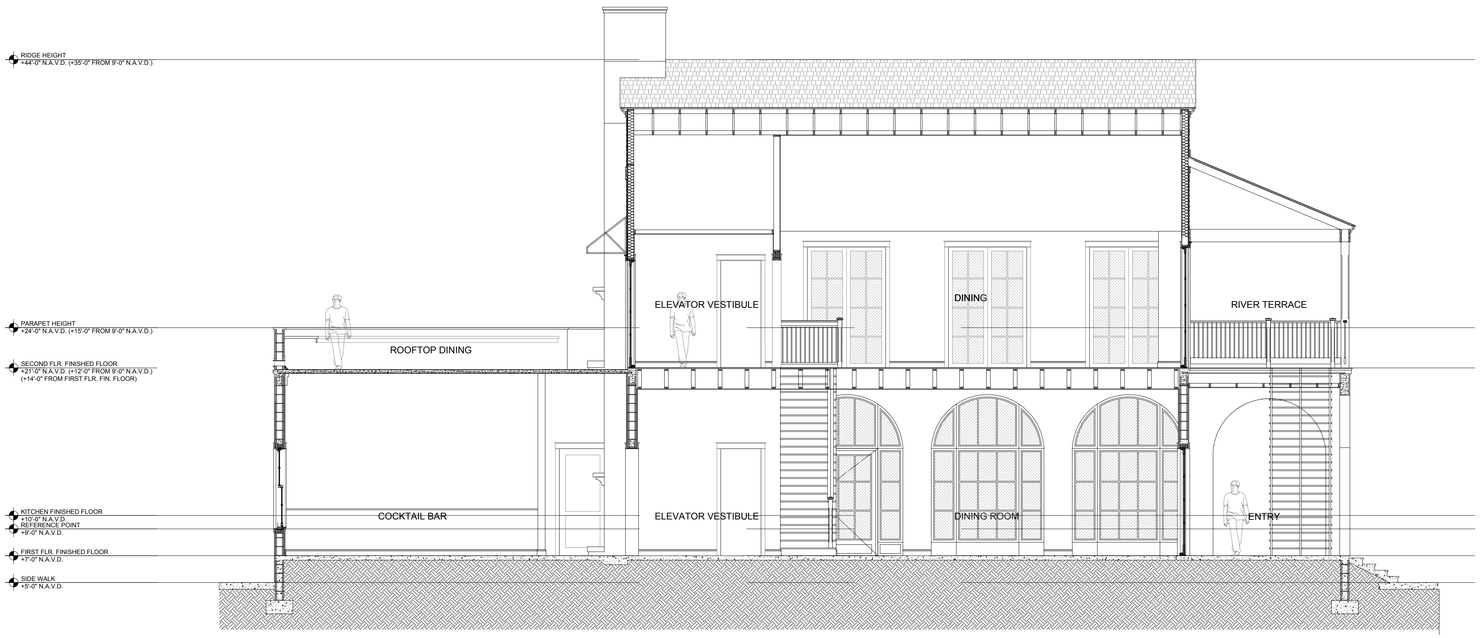
CERTIFICATE OF APPROPRIATENESS - 11/18/21

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 / A 3.20 EAST/WEST KITCHEN SECTION CUT
Scale: 3/16" = 1'-0"



2 / A 3.20 NORTH/SOUTH SECTION CUT
Scale: 3/16" = 1'-0"

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9850 Fax: 904.302.9848
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

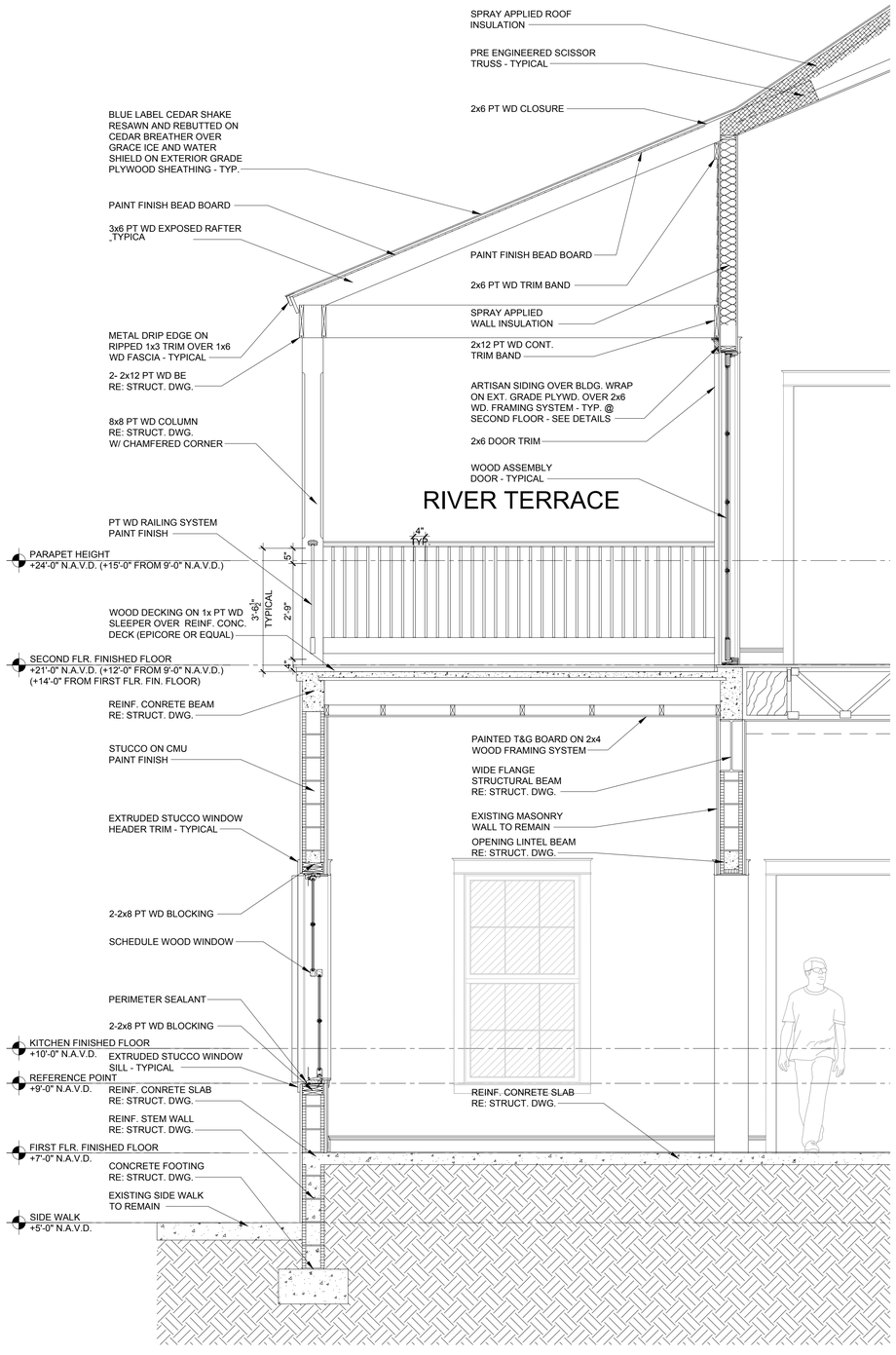
44 AVENIDA MENENDEZ

SECTIONS CUTS

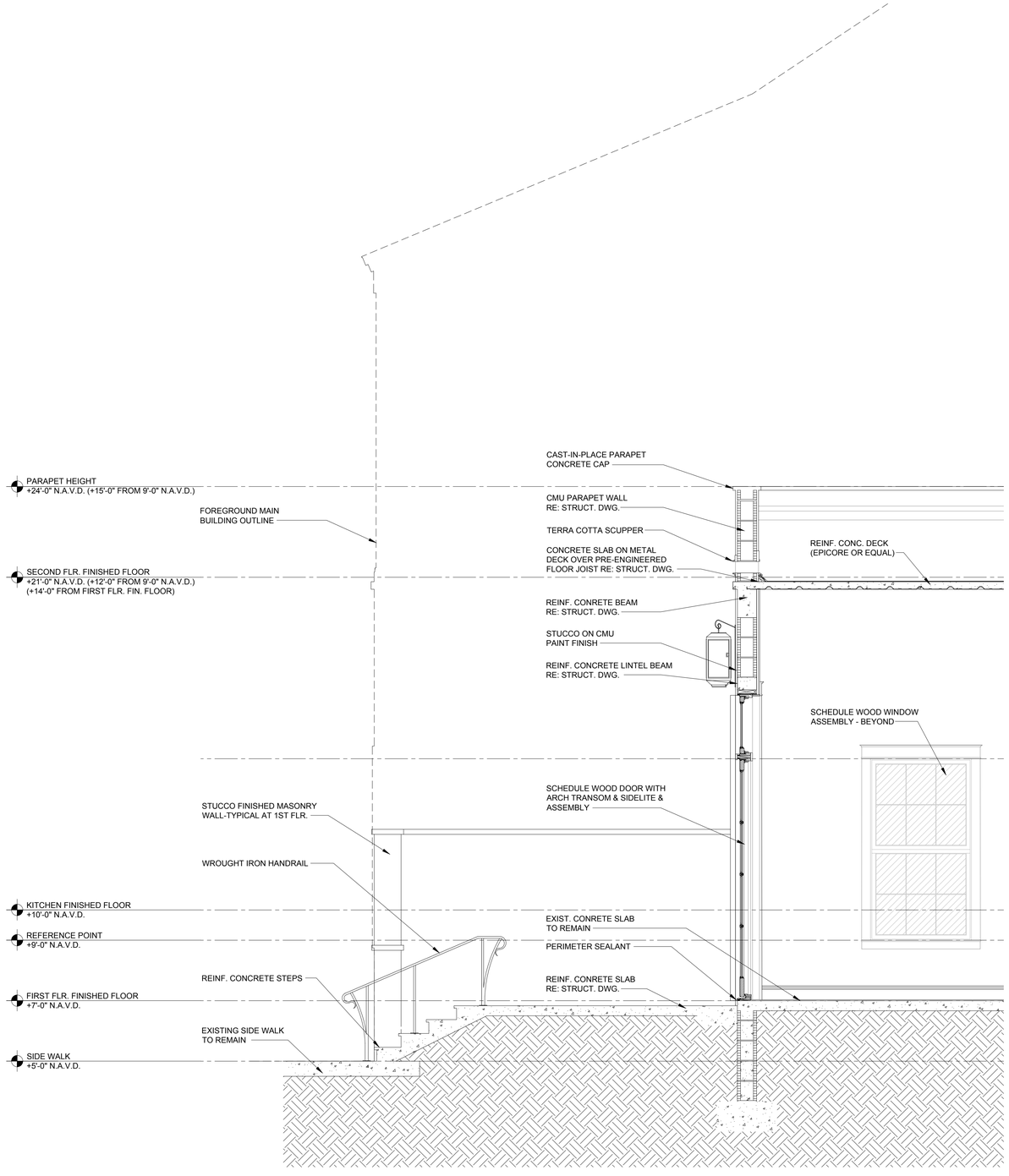
A3.20

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



1 A 3.30 WALL SECTIONS
Scale: 1/2" = 1'-0"



2 A 3.30 WALL SECTIONS
Scale: 1/2" = 1'-0"

CERTIFICATE OF APPROPRIATENESS - 11/18/21

COPYRIGHT 2004 A.D. CRONK DUCH ARCHITECTURE. ALL RIGHTS RESERVED. NO PART OF THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED, DISPLAYED OR OTHERWISE COMMUNICATED IN ANY FORM OR BY ANY MEANS W/O PRIOR WRITTEN CONSENT OF CRONK DUCH ARCHITECTURE.

These materials are copyrighted and protected under Section 102 of the Architectural Works Copyright Protection Act of 1990. The copyright protections apply to the overall form of the structures, the arrangement and composition of spaces, the materials and selections, and all other elements of the design. Unauthorized use of these materials can result in substantial criminal and civil liability.

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

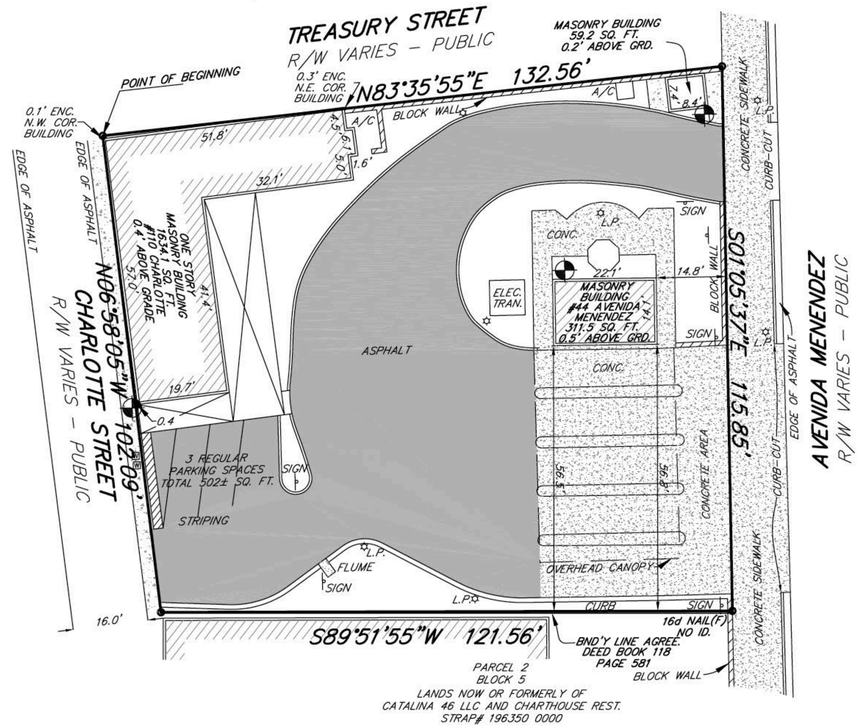
WALL SECTIONS

A3.30

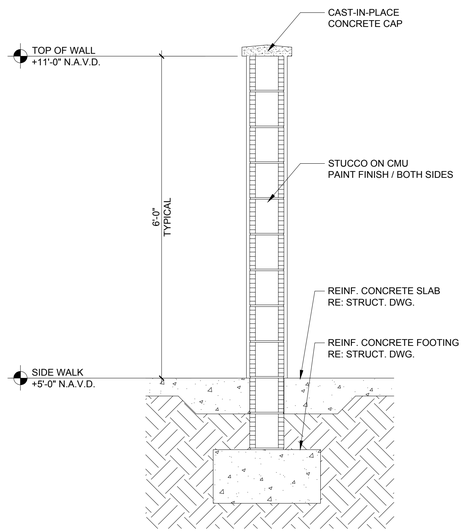
Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES





1 EXISTING PROPERTY LINE & WALL
A 3.40 SCALE: NTS



2 PROPOSED WALL SECTION
A 3.40 SCALE: 3/4"=1'-0"

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkdach.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9850 Fax: 904.302.9848
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

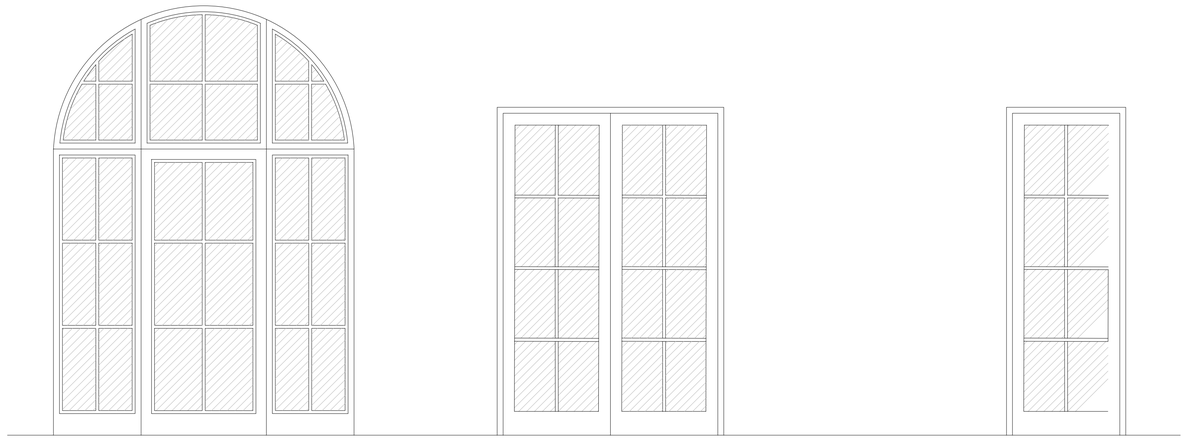
44 AVENIDA MENENDEZ

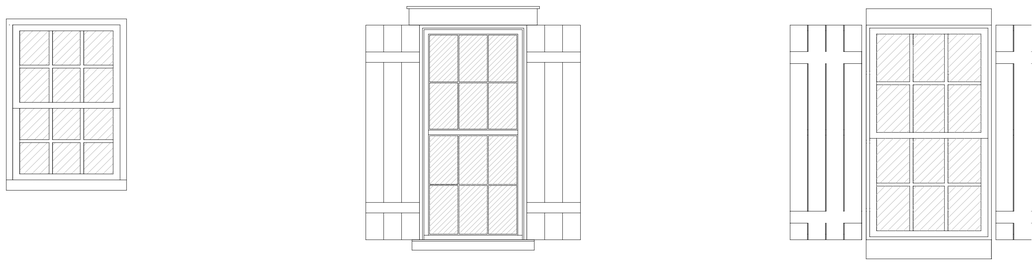
SECTIONS CUTS

A3.40

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES





1 PROPOSED WINDOWS AND DOORS
A 3.50 SCALE: 1/2"=1'-0"

CD+urban
www.cronkdach.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

WINDOW & DOOR SCHEDULE

A3.50

CERTIFICATE OF APPROPRIATENESS - 11/18/21

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

PROPOSED COLORS

A

STUCCO WHITE WASH

B

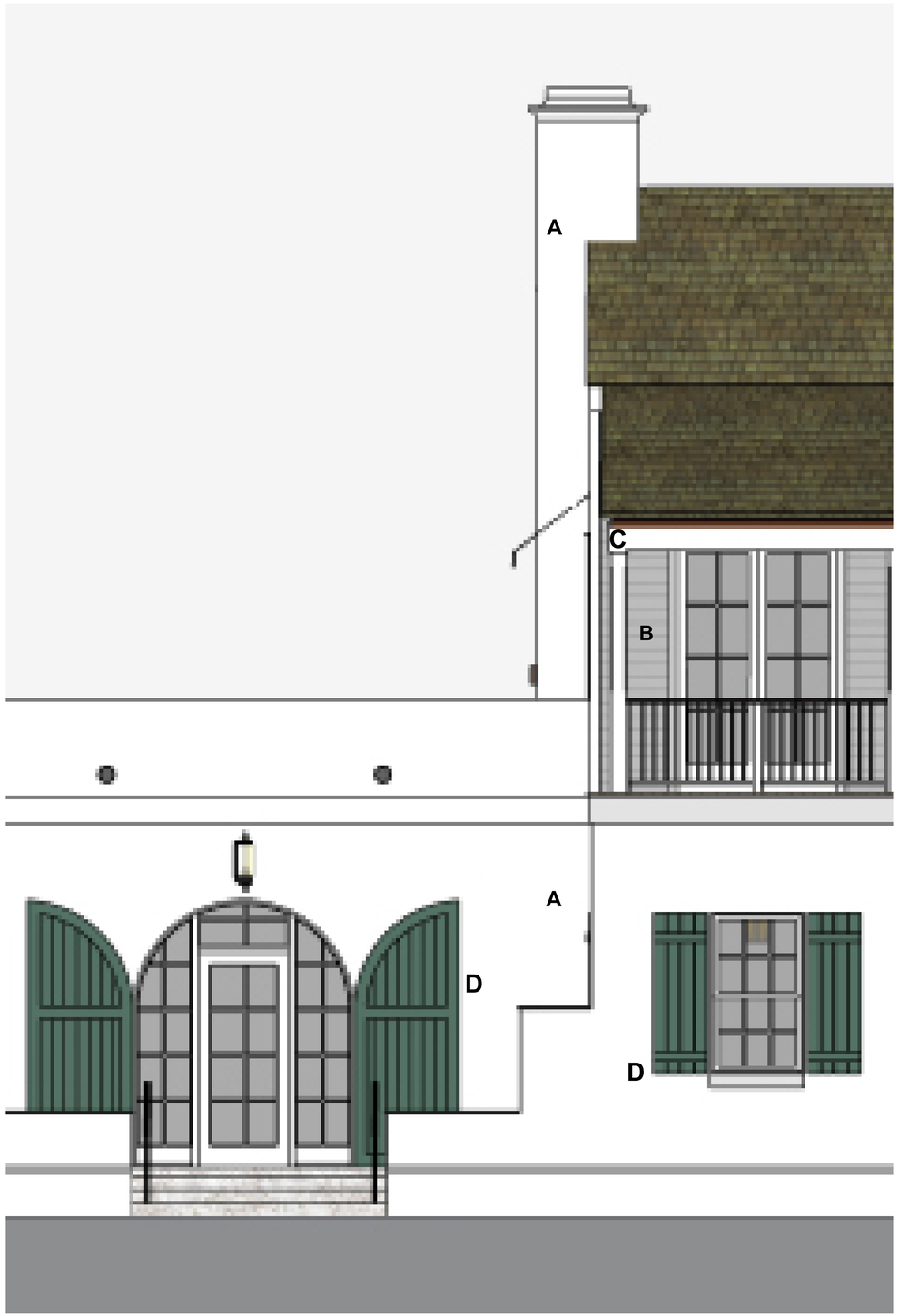
GONZOLEZ-ALVAREZ HOUSE GRAY-1474

C

O'RILEY HOUSE WHITE-942

D

PECK HOUSE GREEN-693





EXAMPLE OF COLOR AND MATERIAL USAGE, LOGGIA, AND SIDING



EXAMPLE OF RECESSED ENTRANCE



EXAMPLE OF FRONT DOOR



EXAMPLE OF MANUCY CHIMNEY

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkdutch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

MATERIAL SPECIFICATIONS

A5.10

Received November 8, 2021
Planning and Building Department

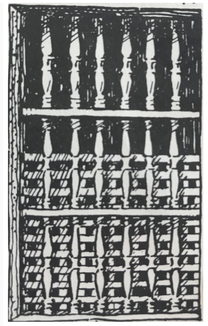
DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

PROPOSED WINDOWS AND OPENINGS

- MANUFACTURED BY KOLBE WINDOWS
- SIX OVER SIX DOUBLE HUNG, FOUR OVER FOUR DOUBLE HUNG, & BANNISTER-LATTICED (DOWNSTAIRS ONLY)
- FOUR OVER FOUR DOUBLE HUNG UPSTAIRS
- FRAME COLOR: O'RILEY HOUSE WHITE- 942
- NOTE: PROPOSED WINDOWS NOT SHOWN, IMAGES SHOW WINDOW LITE EXAMPLES



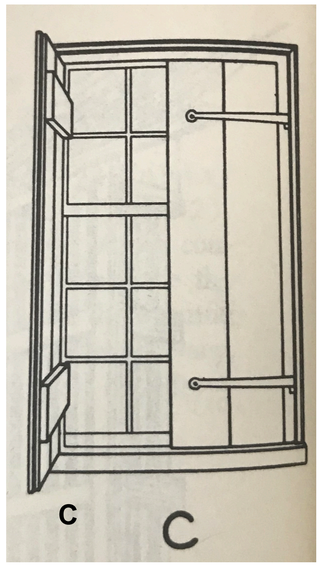
A

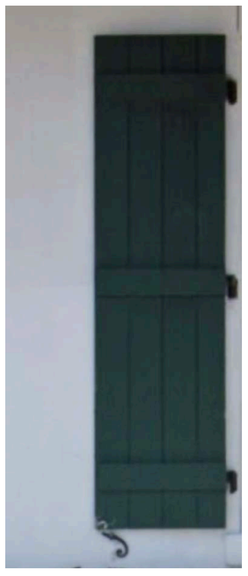


B- REJAS/MANUCY

PROPOSED SHUTTERS

- COLOR: PECK HOUSE GREEN- 693
- COLONIAL STYLE WOODEN SHUTTERS







PROPOSED DOORS

- MANUFACTURED BY KOLBE DOORS- HERITAGE SERIES
- EIGHT LITE PATTERN
- WOOD FABRICATION
- FRAME COLOR: O'RILEY HOUSE WHITE- 942

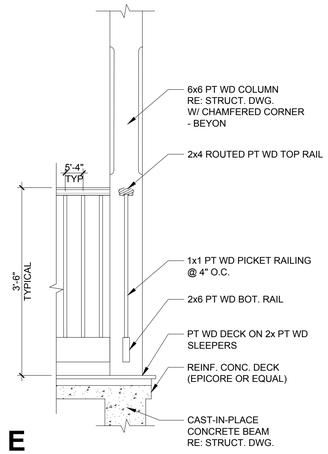


PROPOSED LITE COUNT PATTERN DIFFERENT THAN PICTURE

D

PROPOSED BALCONY POST & BALUSTRADES

- WOOD
- CHAMPFERED AB POST
- COLOR: O'RILEY HOUSE WHITE- 942



E



CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkdach.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

MATERIAL SPECIFICATIONS

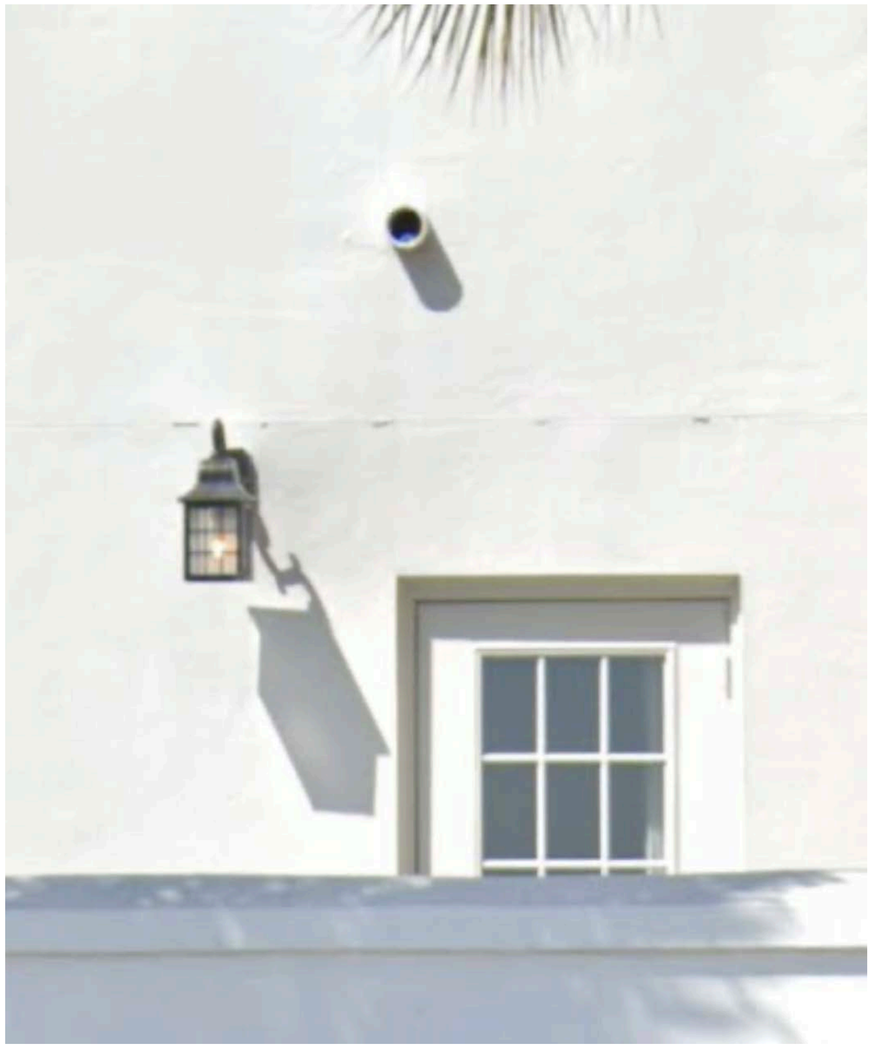
A5.20

Received November 8, 2021
Planning and Building Department

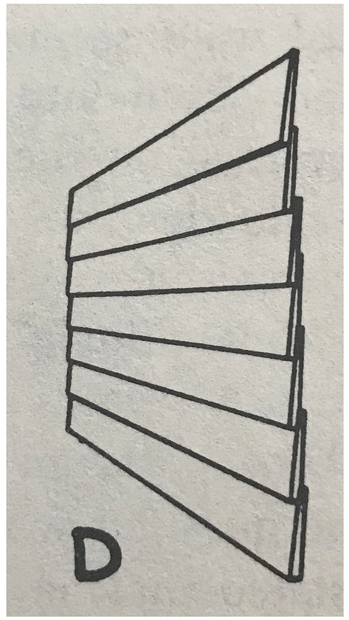
DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

STUCCO

- TO BE 7/8" THICK TRADITIONAL 3 COAT SMOOTH STUCCO

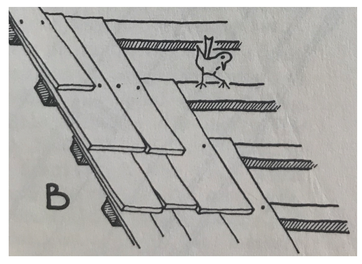


SIDING - REAL WOOD SIDING



ROOF - CEDAR SHAKE SHINGLES





CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkdutch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9850 Fax: 904.302.9848
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE:
NOVEMBER 18TH, 2021

SCALE:
AS SHOWN

CADD USER ID:
ERM

PROJECT PHASE:
CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER
-

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

MATERIAL SPECIFICATIONS

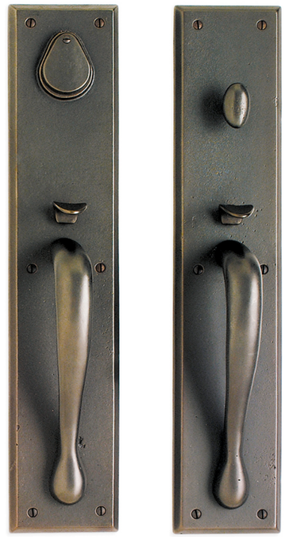
A5.30

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

DOOR HARDWARE

- MANUFACTURED BY ROCKY MOUNTAIN HARDWARE
- BRONZE DARK LUSTER

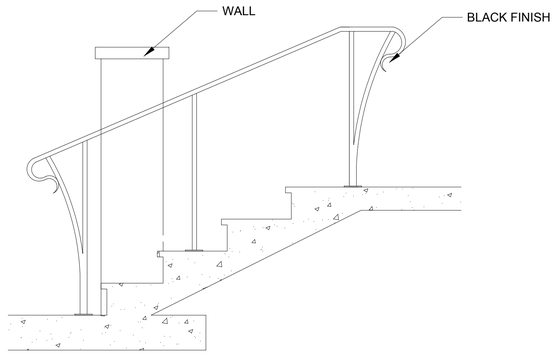




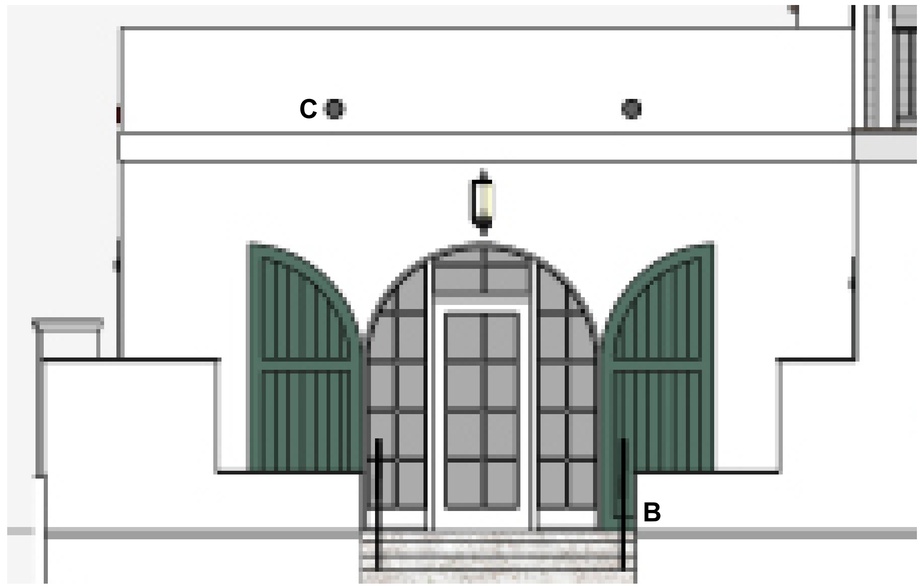
A

HANDRAIL AND BALUSTERS

-CUSTOM BUILT
-CHOSEN BY LANDSCAPE ARCHITECTS



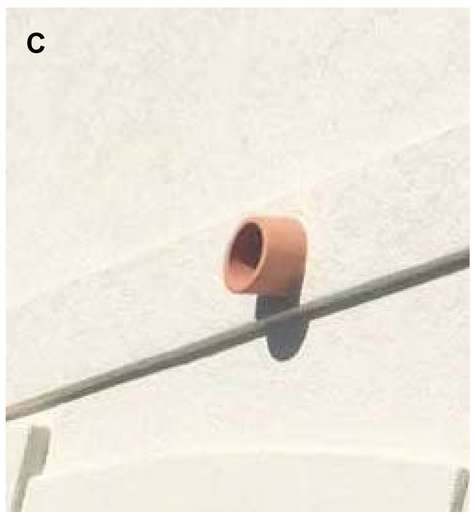
B



HISTORICAL REFERENCE
- MERCHANT ACCESSROY STRUCTURE FOR WORKING WATERFRONT

PROPOSED SCUPPER

- MANUFACTURED BY SUNCOAST STONE, INC.
- TERRACOTTA SCUPPER



PROPOSED GUTTER

- COPPER 6" HALF ROUND GUTTER



CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

MATERIAL SPECIFICATIONS

A5.40

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

PROPOSED LIGHT A

- MANUFACTURED BY BEVOLO
- WILLIAMSBURG ORIGINAL BRACKET
- 14"Hx10.25"Wx9"D
- FINISH COLOR: BLACK


A

PROPOSED LIGHT B

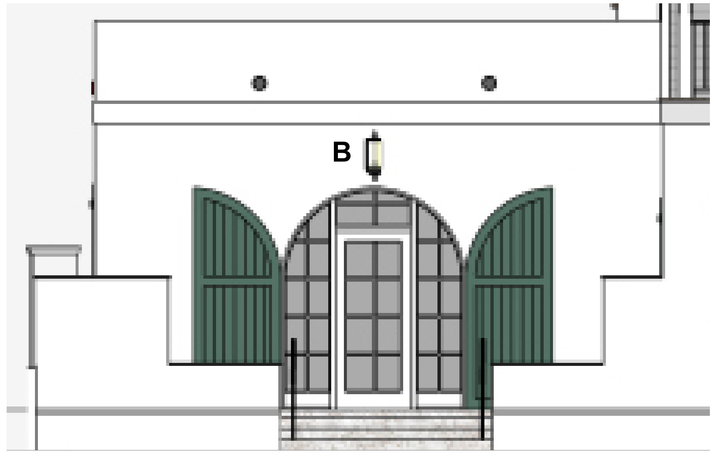
- MANUFACTURED BY BEVOLO
- COACH HOUSE TUDOR SCROLL
- 16"Hx10.25"Wx9"D
- FINISH COLOR: BLACK


B

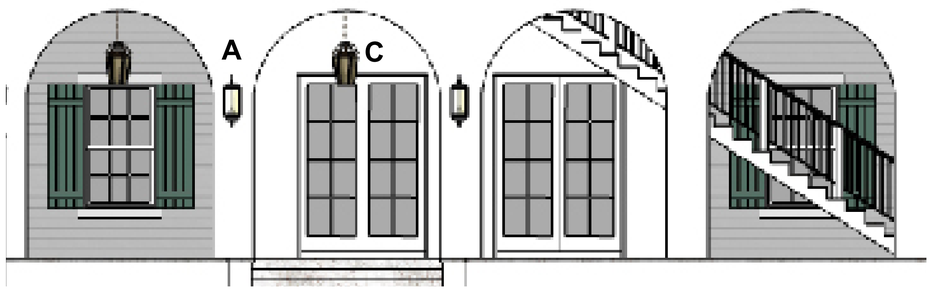
PROPOSED LIGHT C

- MANUFACTURED BY BEVOLO
- WILLIAMSBURG ROUND YOKE
- 14"Hx10.25"Wx9"D
- FINISH COLOR: BLACK


C





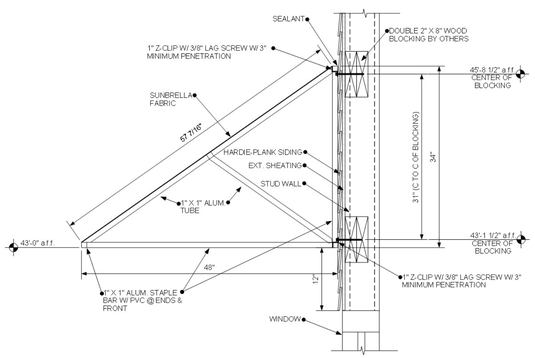


PROPOSED CANVAS AWNING

- MANUFACTURED BY THOMPSON AWNING
- CANVAS BY SUNBRELLA IN WHITE

D







CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkdach.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION: | DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

MATERIAL SPECIFICATIONS

A5.50

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



AVENIDA MENENDEZ NORTH PERSPECTIVE



AVENIDA MENENDEZ SOUTH PERSPECTIVE

CD+urban
www.cronkdutch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

PERSPECTIVE IMAGES

A6.10

CERTIFICATE OF APPROPRIATENESS - 11/18/21

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



STREET VIEW FROM AVENIDA MENENDEZ



NORTHEAST COURTYARD ENTRY



COURTYARD



COURTYARD

CERTIFICATE OF APPROPRIATENESS - 11/18/21

CD+urban
www.cronkdulch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

PERSPECTIVE IMAGES

A6.20

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



COURTYARD



CHAROLETTE STREET VIEW

CD+urban
www.cronkdach.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

PERSPECTIVE IMAGES

A6.30

CERTIFICATE OF APPROPRIATENESS - 11/18/21

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



EAST BIRDS EYE VIEW

CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

PERSPECTIVE IMAGES

A6.40

CERTIFICATE OF APPROPRIATENESS - 11/18/21

Received November 8, 2021
Planning and Building Department

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES



NORTHWEST BIRDSEYE VIEW

CD+urban
www.cronkdulch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE , FL

44 AVENIDA MENENDEZ

PERSPECTIVE IMAGES

A6.50

CERTIFICATE OF APPROPRIATENESS - 11/18/21

Received November 8, 2021
Planning and Building Department

44 AVENIDA MENÉNDEZ

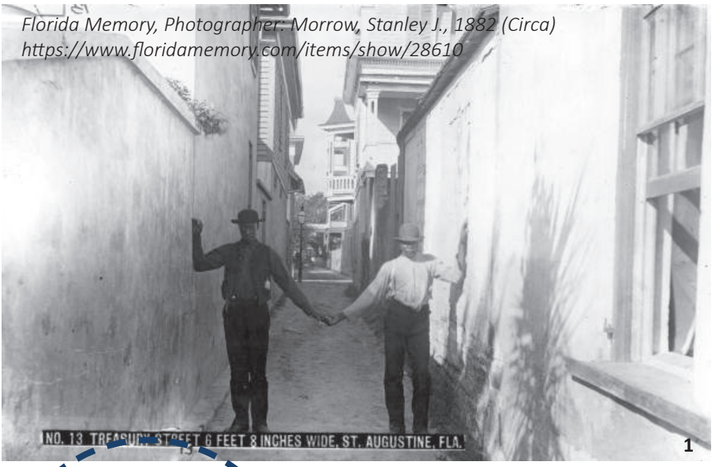
CERTIFICATE OF APPROPRIATENESS

11.08.21 | ML+H Project 21.20.0 | Task 2.0.0

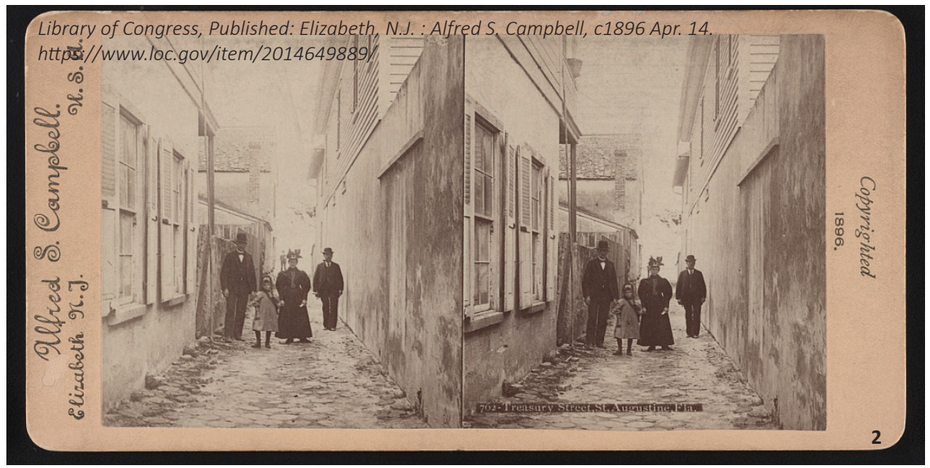


Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Received November 8, 2021
Planning and Building Department



Florida Memory, Photographer: Morrow, Stanley J., 1882 (Circa)
https://www.floridamemory.com/items/show/28610



Library of Congress, Published: Elizabeth, N.J. : Alfred S. Campbell, c1896 Apr. 14.
https://www.loc.gov/item/2014649889/



Cabbage Palm

Spineless Yucca





Florida Memory, Louise Frisbie collection, 1870 (circa)
https://www.floridamemory.com/items/show/118382



Library of Congress, Contributor: Keystone View Company, c1905 Jun 19
https://www.loc.gov/item/2018648347/



Florida Memory, Photographer: Wolfe, P. A., 1880 (circa), Manuscript collection, M74-00
https://www.floridamemory.com/items/show/256099

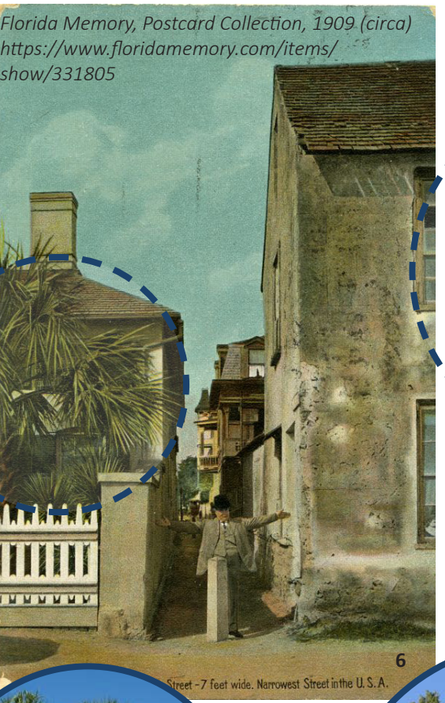


Eastern Red Cedar



Spineless Yucca

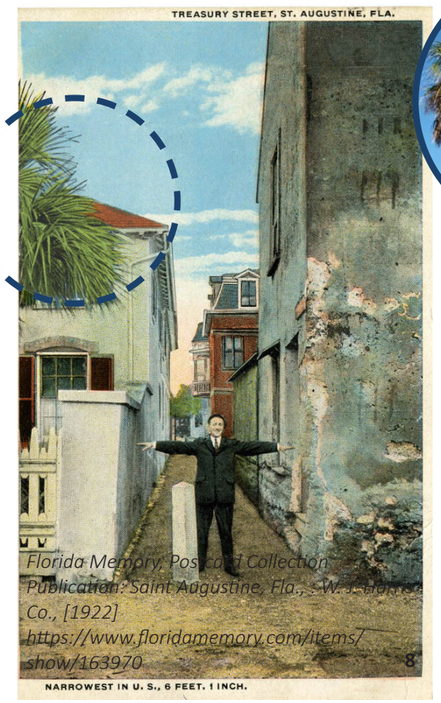
Received November 8, 2021
Planning and Building Department



Florida Memory, Postcard Collection, 1909 (circa)
https://www.floridamemory.com/items/show/331805



Florida Memory, Postcard collection, Publication: Jacksonville, Fla. : M. Marschall, [Not after 1910].
https://www.floridamemory.com/items/show/268419



Florida Memory, Postcard Collection
Publication: Saint Augustine, Fla., : W. T. Hamm Co., [1922]
https://www.floridamemory.com/items/show/163970



Cabbage Palm

Pittosporum





Cabbage Palm



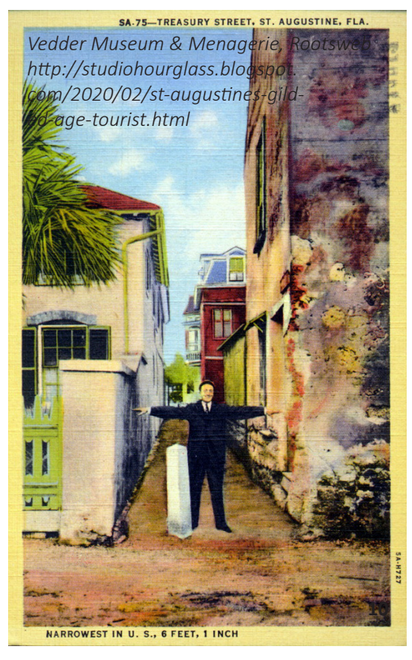
Eastern Red Cedar



Spineless Yucca



Library of Congress, Contributor: Keystone View Company, c1926 Dec 15
https://www.loc.gov/item/2018648345/



Vedder Museum & Menagerie, Rootsweb
http://studiohourglass.blogspot.com/2020/02/st-augustines-gilded-age-tourist.html

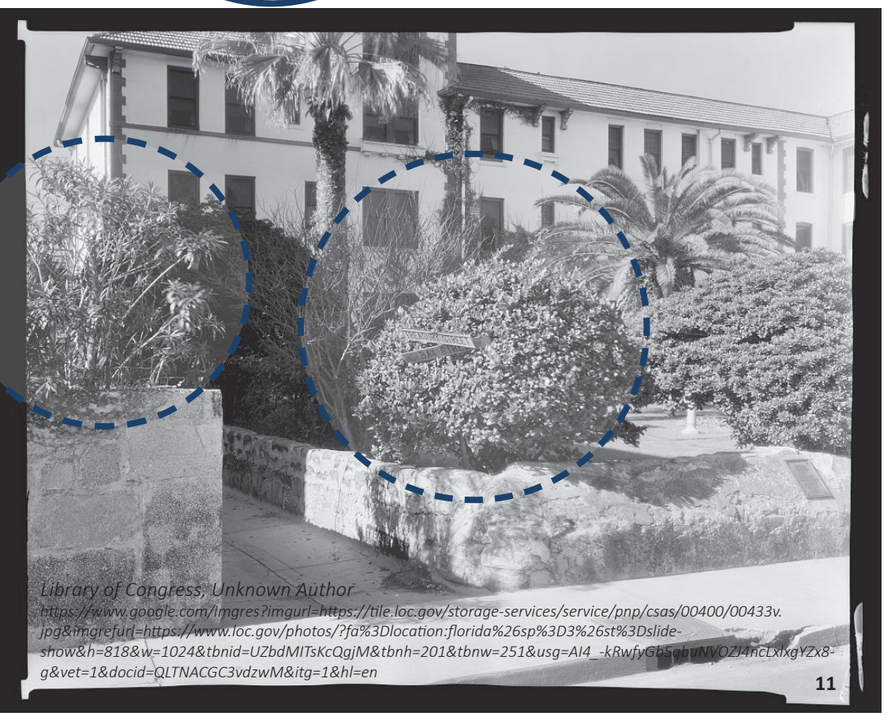
Received November 8, 2021
Planning and Building Department



Oleander

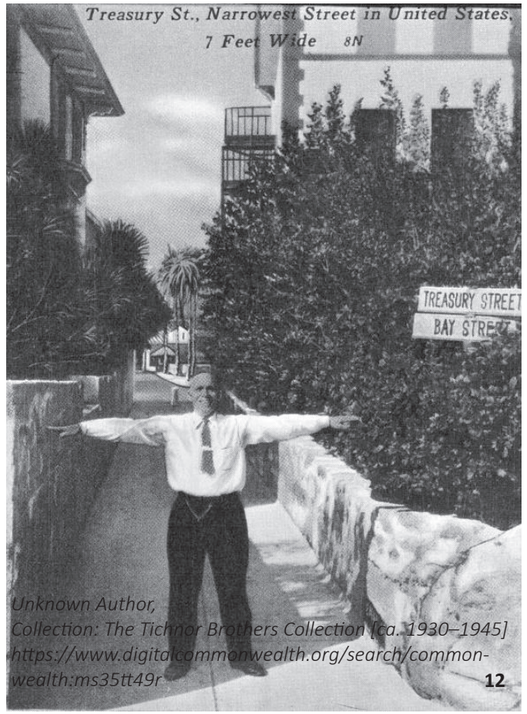


Pittosporum



Library of Congress, Unknown Author
https://www.google.com/imgres?imgurl=https://tile.loc.gov/storage-services/service/pnp/csas/00400/00433v.jpg&imgrefurl=https://www.loc.gov/photos/?fa%3Dlocation:florida%26sp%3D3%26st%3Dslide-show&h=818&w=1024&tbnid=UZbdMITsKcQgjM&tbnh=201&tbnw=251&usg=AI4_-kRwfyGb5qqrNVOZJ4ncLxIxgYZx8-g&vet=1&docid=QLTNACGC3vdzwM&itg=1&hl=en

11



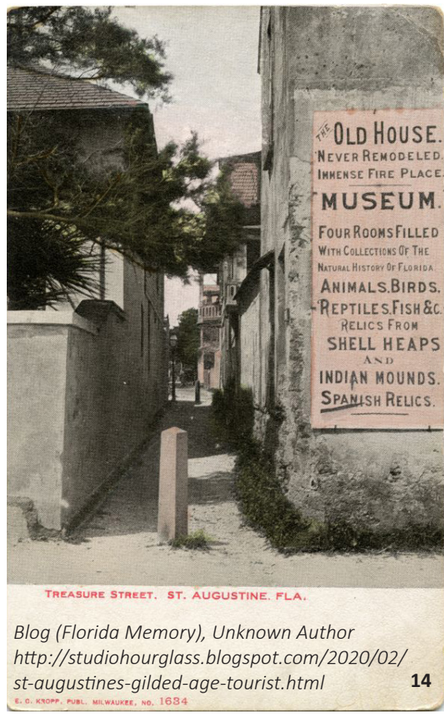
Unknown Author,
Collection: The Tichnor Brothers Collection [ca. 1930–1945]
https://www.digitalcommonwealth.org/search/commonwealth:ms35tt49r

12



Florida Memory, Unknown Author
https://www.floridamemory.com/items/show/12487536

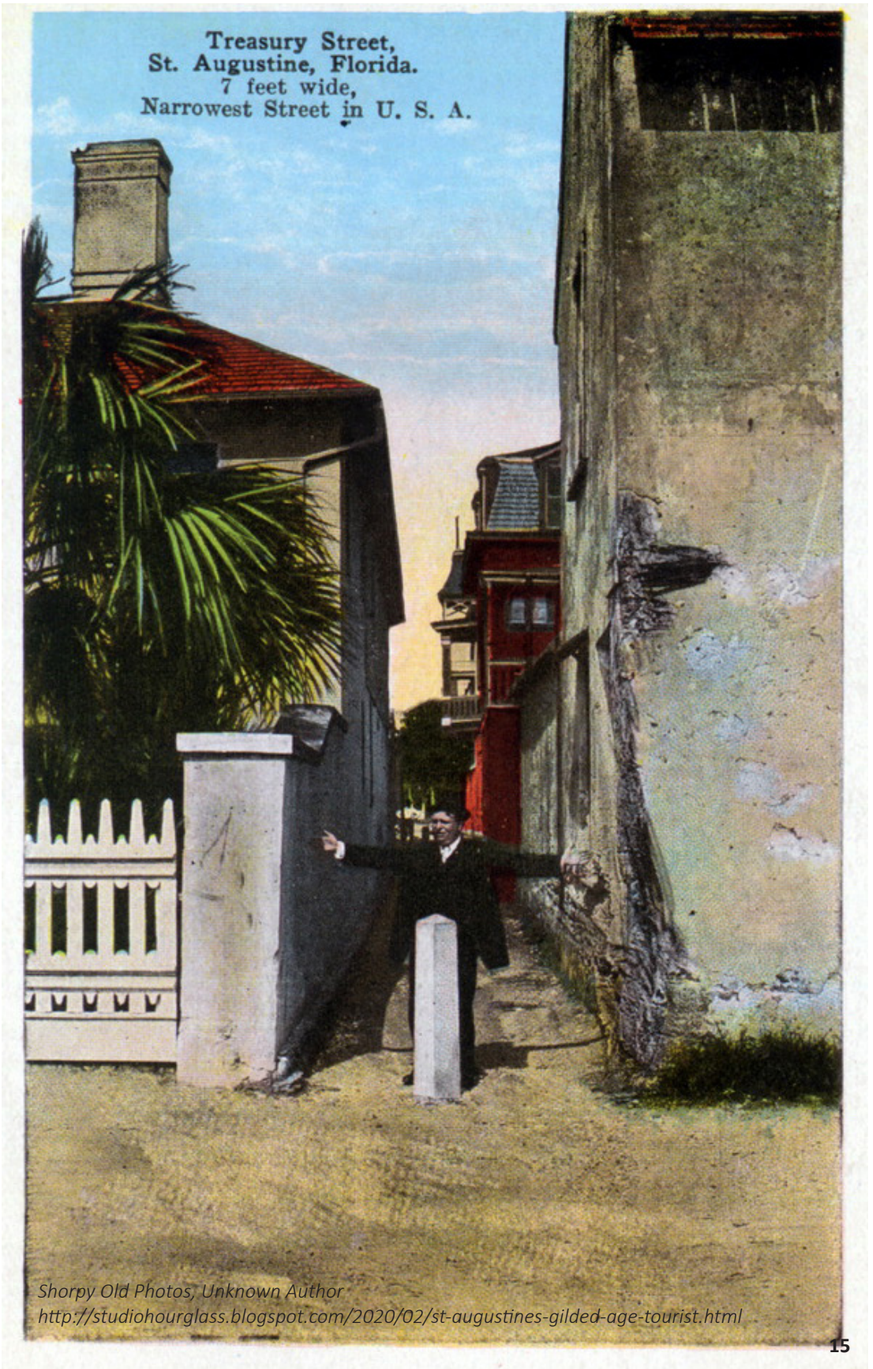
13



Blog (Florida Memory), Unknown Author
http://studiohourglass.blogspot.com/2020/02/st-augustines-gilded-age-tourist.html

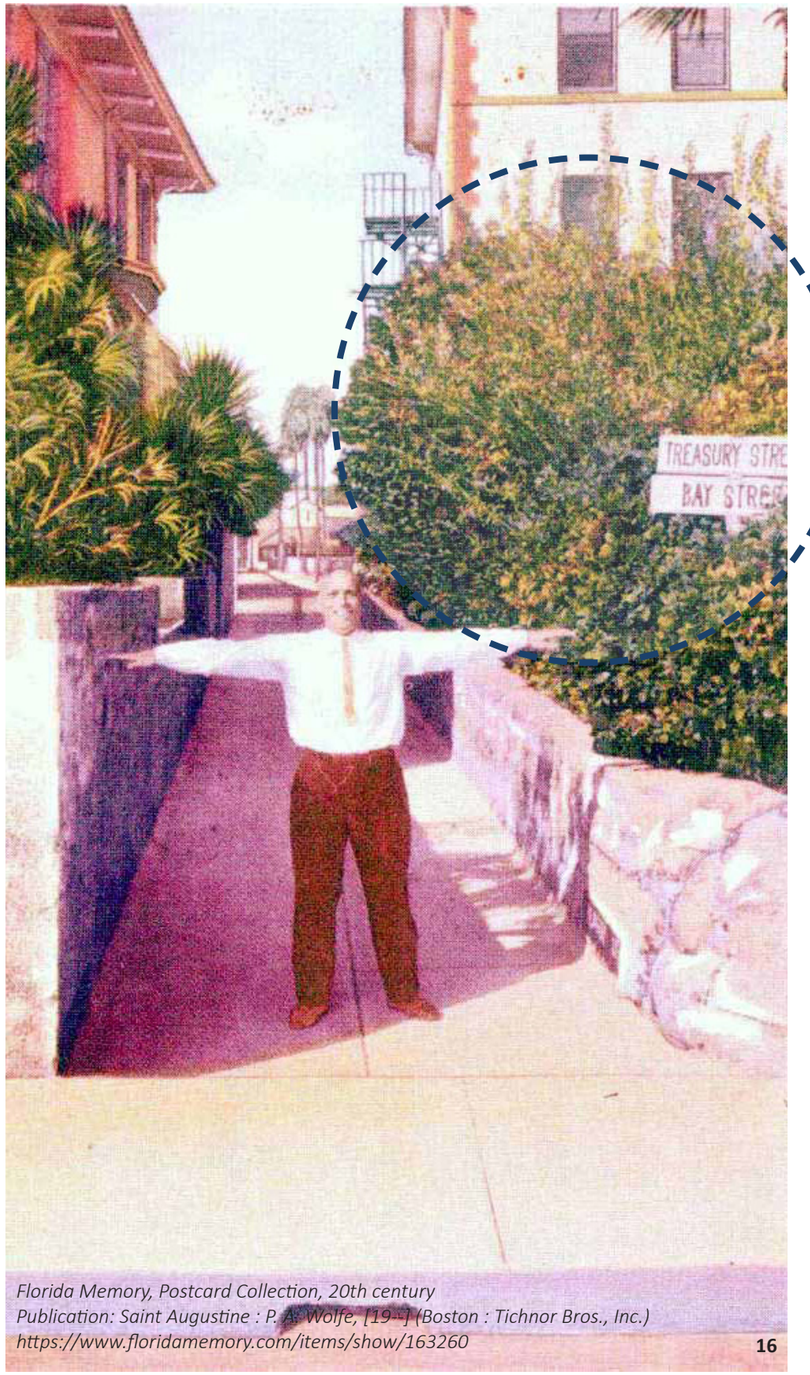
14

Received November 8, 2021
Planning and Building Department



Shorpy Old Photos, Unknown Author
http://studiohourglass.blogspot.com/2020/02/st-augustines-gilded-age-tourist.html

15



Florida Memory, Postcard Collection, 20th century
Publication: Saint Augustine : P. A. Wolfe, [19--] (Boston : Tichnor Bros., Inc.)
https://www.floridamemory.com/items/show/163260

16



Florida Memory, Photographer: Robert R. Leahey Studios., Postcard Collection
Publication: St. Augustine, Fla. : Florida Souvenir Co., 19--, 20th century
https://www.floridamemory.com/items/show/331806

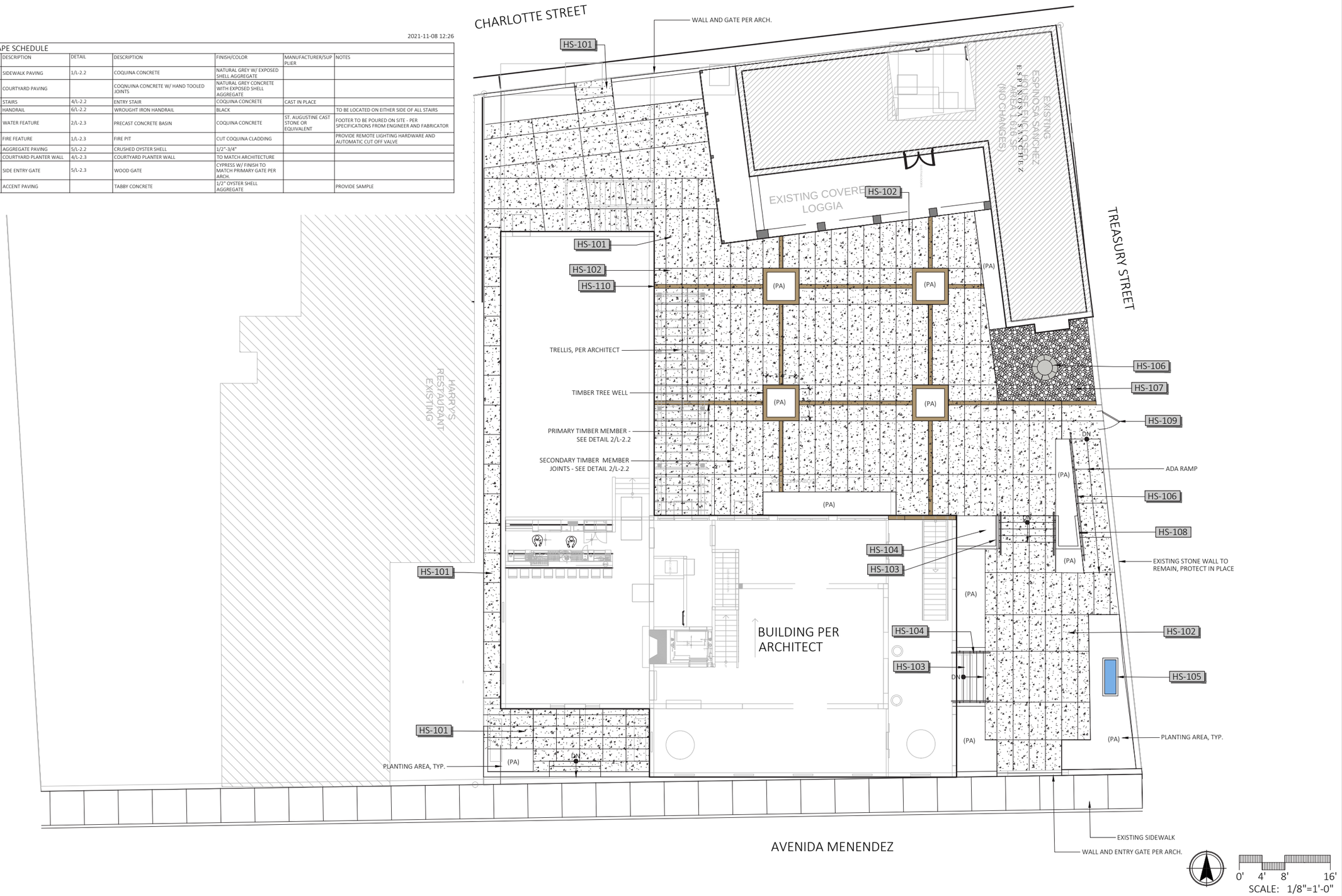
17

Received November 8, 2021
Planning and Building Department

2021-11-08 12:26

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HS-101	SIDEWALK PAVING	1/L-2.2	COQUINA CONCRETE	NATURAL GREY W/ EXPOSED SHELL AGGREGATE		
HS-102	COURTYARD PAVING		COQNUINA CONCRETE W/ HAND TOOLED JOINTS	NATURAL GREY CONCRETE WITH EXPOSED SHELL AGGREGATE		
HS-103	STAIRS	4/L-2.2	ENTRY STAIR	COQUINA CONCRETE	CAST IN PLACE	
HS-104	HANDRAIL	6/L-2.2	WROUGHT IRON HANDRAIL	BLACK		TO BE LOCATED ON EITHER SIDE OF ALL STAIRS
HS-105	WATER FEATURE	2/L-2.3	PRECAST CONCRETE BASIN	COQUINA CONCRETE	ST. AUGUSTINE CAST STONE OR EQUIVALENT	FOOTER TO BE POURED ON SITE - PER SPECIFICATIONS FROM ENGINEER AND FABRICATOR
HS-106	FIRE FEATURE	1/L-2.3	FIRE PIT	CUT COQUINA CLADDING		PROVIDE REMOTE LIGHTING HARDWARE AND AUTOMATIC CUT OFF VALVE
HS-107	AGGREGATE PAVING	5/L-2.2	CRUSHED OYSTER SHELL	1/2"-3/4"		
HS-108	COURTYARD PLANTER WALL	4/L-2.3	COURTYARD PLANTER WALL	TO MATCH ARCHITECTURE		
HS-109	SIDE ENTRY GATE	5/L-2.3	WOOD GATE	CYPRESS W/ FINISH TO MATCH PRIMARY GATE PER ARCH.		
HS-110	ACCENT PAVING		TABBY CONCRETE	1/2" OYSTER SHELL AGGREGATE		PROVIDE SAMPLE



ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL
DRAWN BY: EG

44 AVENIDA MENENDEZ
44 Avenida Menendez, Saint Augustine, Florida
HARDSCAPE PLAN

SYM	DESCRIPTION	DATE
	CONST. DOCS REV. 1	11.08.21
	60% CONST. DOCS.	8.20.21

SIZE:
PRIME PROJECT #:
ML+H PROJECT #:

DRAWING NO.:
L-2.1

Received November 8, 2021
Planning and Building Department



44 AVENIDA MENÉNDEZ | SITE PLAN

11.08.2021

St. Augustine, Florida |44 Avenida Menéndez
ML+H Project No. 21.20.00

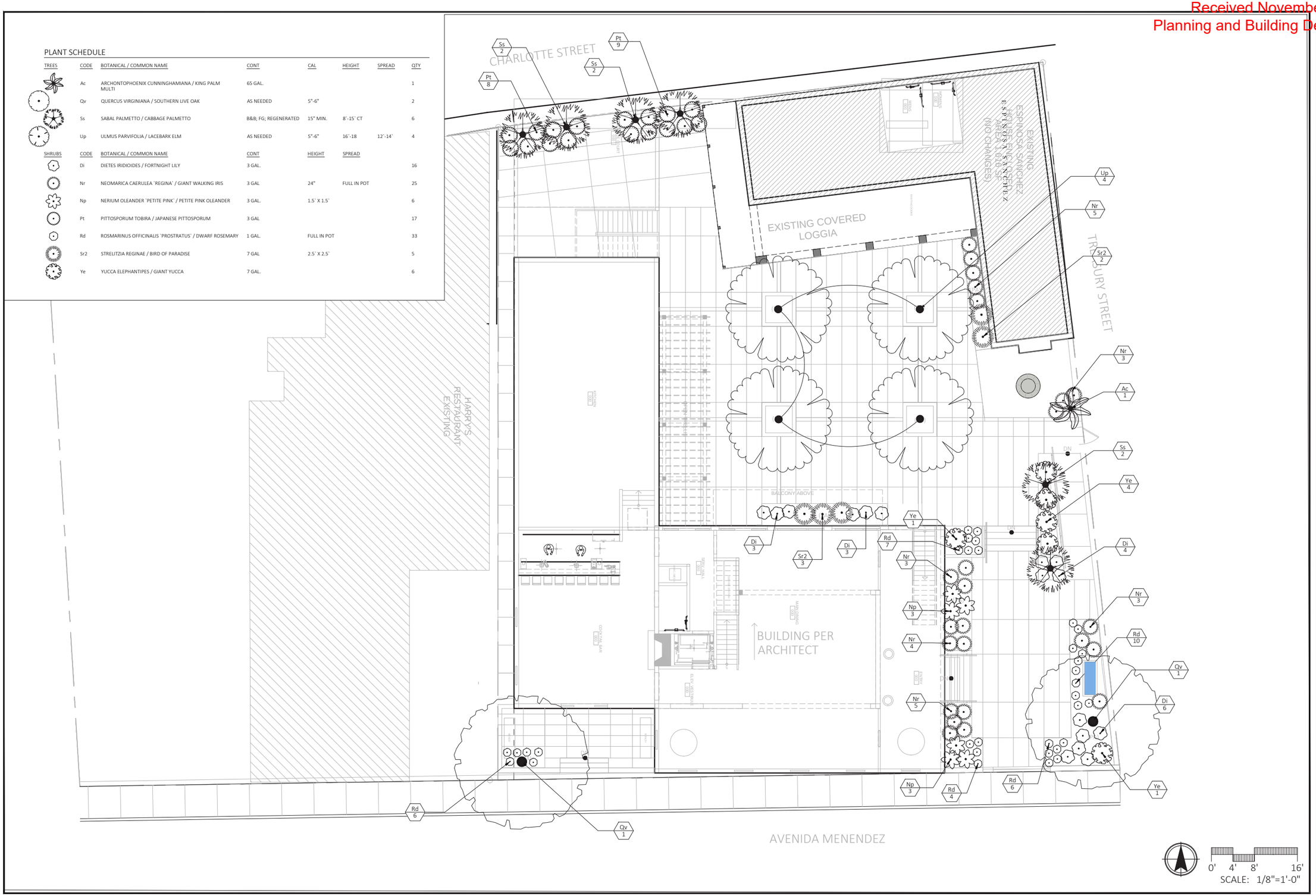
CD+urban

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE . PLANNING

Received November 8, 2021
Planning and Building Department

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	SPREAD	QTY
	Ac	ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM MULTI	65 GAL.				1
	Qv	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	AS NEEDED	5"-6"			2
	Ss	SABAL PALMETTO / CABBAGE PALMETTO	B&B; FG; REGENERATED	15" MIN.	8`-15` CT		6
	Up	ULMUS PARVIFOLIA / LACEBARK ELM	AS NEEDED	5"-6"	16`-18	12`-14`	4
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**HEIGHT**	**SPREAD**		
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY	3 GAL.				16
	Nr	NEOMARICA CAERULEA `REGINA` / GIANT WALKING IRIS	3 GAL	24"	FULL IN POT		25
	Np	NERIUM OLEANDER `PETITE PINK` / PETITE PINK OLEANDER	3 GAL.	1.5` X 1.5`			6
	Pt	PITTOSPORUM TOBIRA / JAPANESE PITTOSPORUM	3 GAL				17
	Rd	ROSMARINUS OFFICINALIS `PROSTRATUS` / DWARF ROSEMARY	1 GAL.	FULL IN POT			33
	Sr2	STRELITZIA REGINAE / BIRD OF PARADISE	7 GAL	2.5` X 2.5`			5
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA	7 GAL.				6



ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL
DRAWN BY: EG

44 AVENIDA MENENDEZ
44 Avenida Menendez, Saint Augustine, Florida
LANDSCAPE PLAN

SYM	DESCRIPTION	DATE
	CONST. DOCS REV. 1	11.08.21
	60% CONST. DOCS.	8.20.21

SIZE:
PRIME PROJECT #:
ML+H PROJECT #:
DRAWING NO.: L-3.1

44 AVENIDA MENÉNDEZ | LANDSCAPE PLAN 11.08.2021

St. Augustine, Florida |44 Avenida Menéndez
ML+H Project No. 21.20.00

CD+urban
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE . PLANNING

Received November 8, 2021
Planning and Building Department



Live Oak *(Quercus virginiana)*



Drake Elm *(Ulmus parvifolia)*



Cabbage Palm *(Sabal Palmetto)*



Spineless Yucca *(Yucca elephantipes)*



King Palm *(Archontophoenix alexandrae)*



Oleander *(Nerium oleander)*

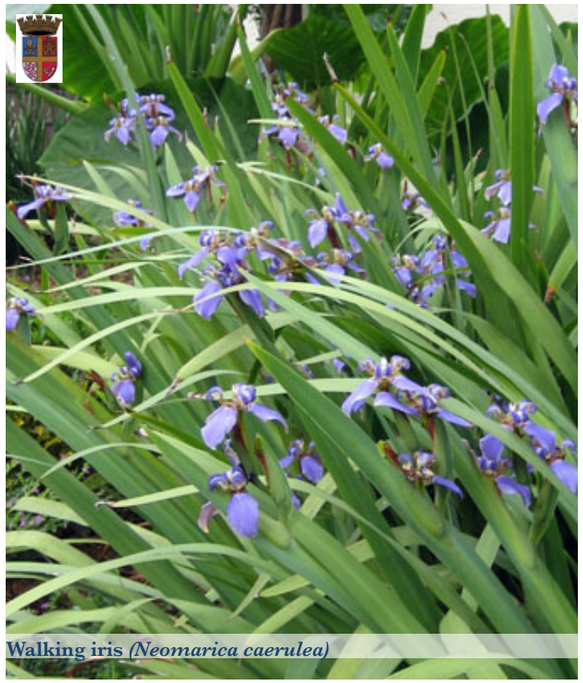
AGHP Approved Historic Plant Material

Florida Native Plant

Received November 8, 2021
Planning and Building Department



Petite Pink Oleander *(Nerium oleander 'Petite Pink')*



Walking iris *(Neomarica caerulea)*



Pittosporum *(Pittosporum tobira) *documented in historical photographs of site*



Orange Bird of Paradise *(Strelitzia reginae)*



Creeping rosmary *(Rosmarinus officinalis 'prostratus')*

AGHP Approved Historic Plant Material

Florida Native Plant



Coquina Concrete



Tabby Concrete



Higher Concrete Wall with Fence Detail



Lower Concrete Wall

Received November 8, 2021
Planning and Building Department



44 AVENIDA MENÉNDEZ | PERSPECTIVE RENDERINGS

11.08.2021

St. Augustine, Florida |44 Avenida Menéndez
ML+H Project No. 21.20.00

CD+urban

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE . PLANNING

Received November 8, 2021
Planning and Building Department



44 AVENIDA MENÉNDEZ | PERSPECTIVE RENDERINGS

11.08.2021

St. Augustine, Florida |44 Avenida Menéndez
ML+H Project No. 21.20.00

CD+urban

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Received November 8, 2021
Planning and Building Department



44 AVENIDA MENÉNDEZ | PERSPECTIVE RENDERINGS

11.08.2021

St. Augustine, Florida |44 Avenida Menéndez
ML+H Project No. 21.20.00

CD+urban

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE . PLANNING

Received November 8, 2021
Planning and Building Department



44 AVENIDA MENÉNDEZ | PERSPECTIVE RENDERINGS

11.08.2021

St. Augustine, Florida |44 Avenida Menéndez
ML+H Project No. 21.20.00

CD+urban

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Received November 8, 2021
Planning and Building Department



44 AVENIDA MENENDEZ

60% Construction Documents HARB Certificate of Appropriateness
Revision 1

ML+H

Marquis Latimer + Halback, Inc.
Project Management + Landscape Architecture
Project Manager: Jeremy Marquis | jeremy@halback.com
34 Cordova Street, Suite A, St. Augustine, FL 32084
Ph: 904.825.6747
Florida LA6667110

CD+urban

Cronk Duch Architecture
Architecture
Project Manager: Cliff Duch | cliff@cronkduch.com
1936 San Marco Blvd, Studio 101, San Marco, FL 32207
Ph: 904.626.3452

Prepared For
44 Avenida Menendez, LLC
St. Augustine, FL 32084
Project Manager
Jeremy Marquis, RLA
Jurisdictional Review
City of St Augustine
Historic Architectural Review Board (HARB)
Site Plan Review

SHEET INDEX		
SHEET NO.	SHEET NAME	DATE
L-2.1	HARDSCAPE PLAN	11.08.21
L-2.2	HARDSCAPE DETAIL	11.08.21
L-2.3	HARDSCAPE DETAIL	11.08.21
L-3.1	LANDSCAPE PLAN	11.08.21
L-3.2	LANDSCAPE DETAIL	11.08.21

811
Know what's below.
Call 811 before you dig.

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG

44 AVENIDA MENENDEZ
44 Avenida Menendez, Saint Augustine, Florida
COVER

SYM	DESCRIPTION	DATE
	CONST. DOCS REV. 1	11.08.21
	60% CONST. DOCS.	8.20.21

SIZE:
PRIME PROJECT #:
ML+H PROJECT #:

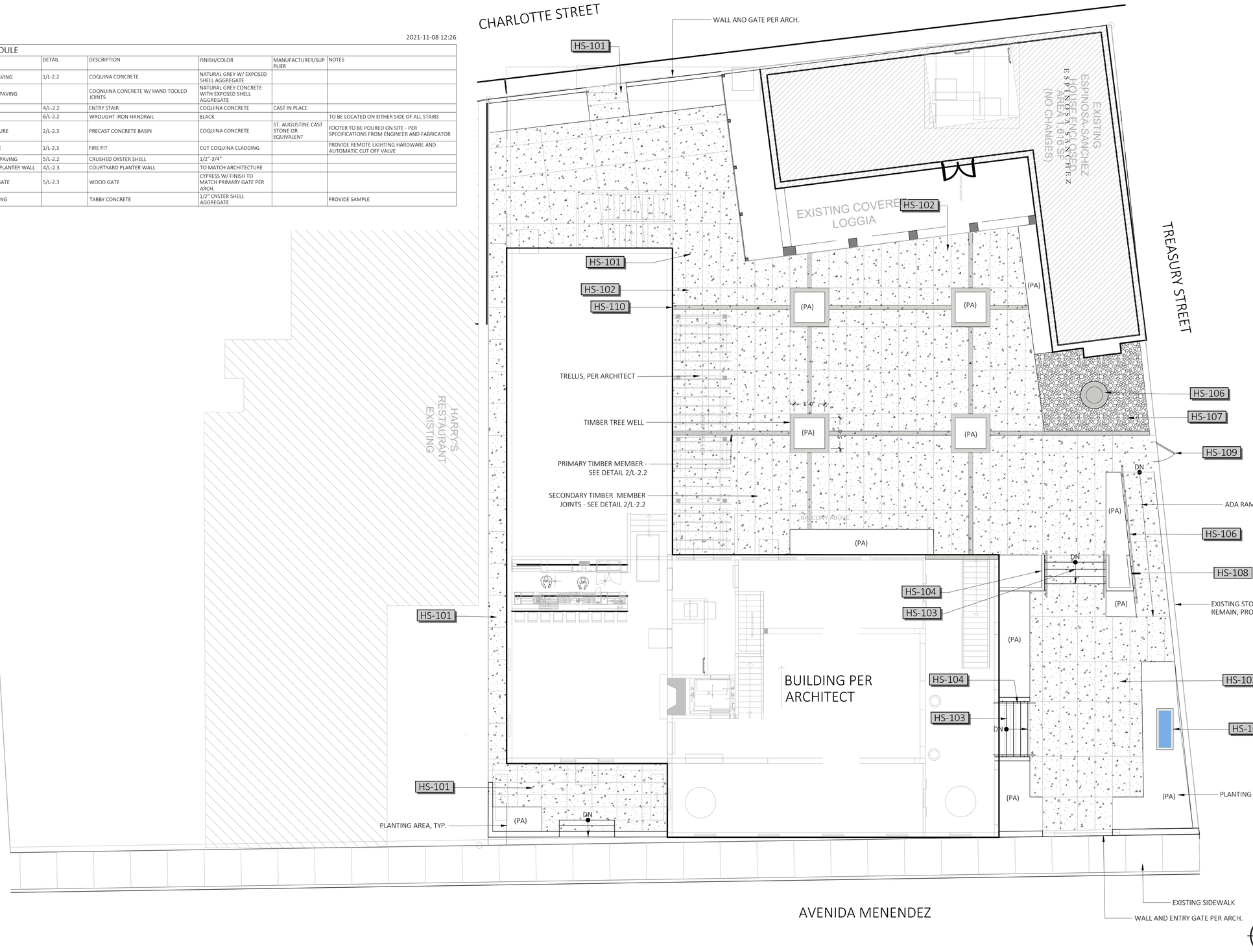
DRAWING NO.:
COVER

Received November 8, 2021
Planning and Building Department

2021-11-08 12:26

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HS-101	SIDEWALK PAVING	1/L-2.2	COQUINA CONCRETE	NATURAL GREY W/ EXPOSED SHELL AGGREGATE		
HS-102	COURTYARD PAVING		COQNUINA CONCRETE W/ HAND TOOLED JOINTS	NATURAL GREY CONCRETE WITH EXPOSED SHELL AGGREGATE		
HS-103	STAIRS	4/L-2.2	ENTRY STAIR	COQUINA CONCRETE	CAST IN PLACE	
HS-104	HANDRAIL	6/L-2.2	WROUGHT IRON HANDRAIL	BLACK		TO BE LOCATED ON EITHER SIDE OF ALL STAIRS
HS-105	WATER FEATURE	2/L-2.3	PRECAST CONCRETE BASIN	COQUINA CONCRETE	ST. AUGUSTINE CAST STONE OR EQUIVALENT	FOOTER TO BE POURED ON SITE - PER SPECIFICATIONS FROM ENGINEER AND FABRICATOR
HS-106	FIRE FEATURE	1/L-2.3	FIRE PIT	CUT COQUINA CLADDING		PROVIDE REMOTE LIGHTING HARDWARE AND AUTOMATIC CUT OFF VALVE
HS-107	AGGREGATE PAVING	5/L-2.2	CRUSHED OYSTER SHELL	1/2"-3/4"		
HS-108	COURTYARD PLANTER WALL	4/L-2.3	COURTYARD PLANTER WALL	TO MATCH ARCHITECTURE		
HS-109	SIDE ENTRY GATE	5/L-2.3	WOOD GATE	CYPRESS W/ FINISH TO MATCH PRIMARY GATE PER ARCH.		
HS-110	ACCENT PAVING		TABBY CONCRETE	1/2" OYSTER SHELL AGGREGATE		PROVIDE SAMPLE



ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG

44 AVENIDA MENENDEZ

44 Avenida Menendez, Saint Augustine, Florida

HARDSCAPE PLAN

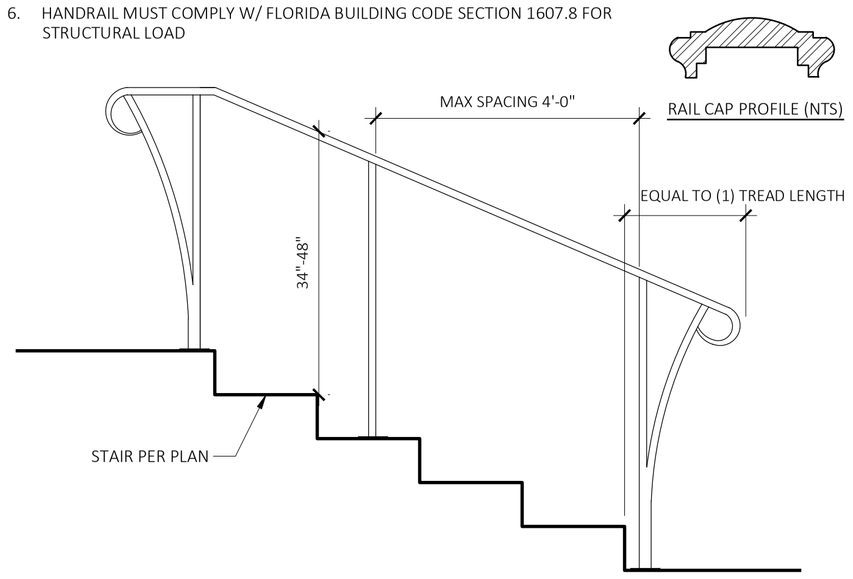
SYM	DESCRIPTION	DATE
	CONST. DOCS REV. 1	11.08.21
	60% CONST. DOCS.	8.20.21

SIZE:
PRIME PROJECT #:
ML+H PROJECT #:

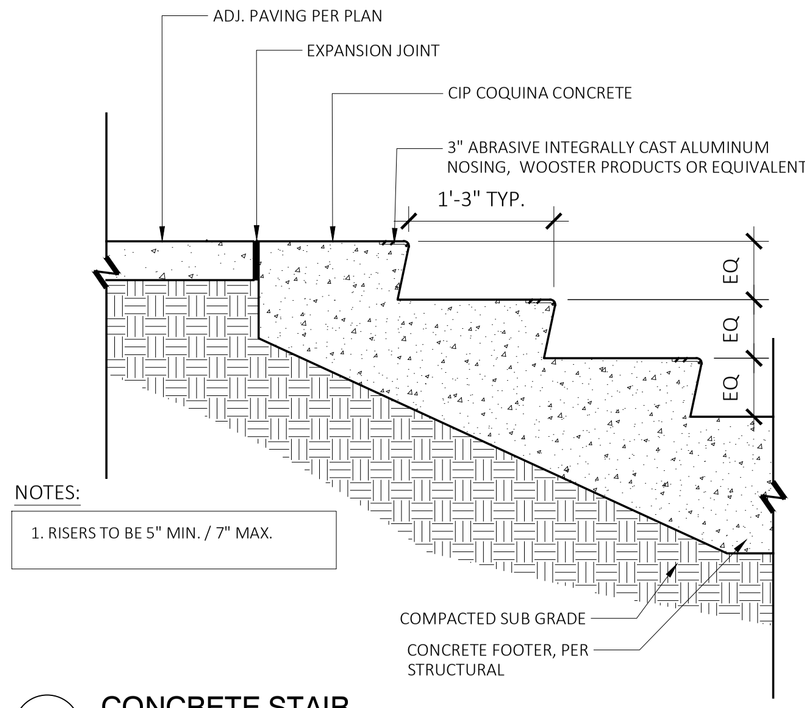
DRAWING NO.:
L-2.1

Received November 8, 2021
Planning and Building Department

NOTE:
1. FIELD VERIFY ALL DIMENSIONS
2. ALL RAIL TO BE BLACK WROUGHT IRON
3. PROVIDE HANDRAILS ON EITHER SIDE AND CENTER OF EXISTING STAIRS
4. PROVIDE SHOP DRAWINGS FOR APPROVAL OF LA/OWNER
5. POSTS TO BE SURFACE MOUNTED
6. HANDRAIL MUST COMPLY W/ FLORIDA BUILDING CODE SECTION 1607.8 FOR STRUCTURAL LOAD

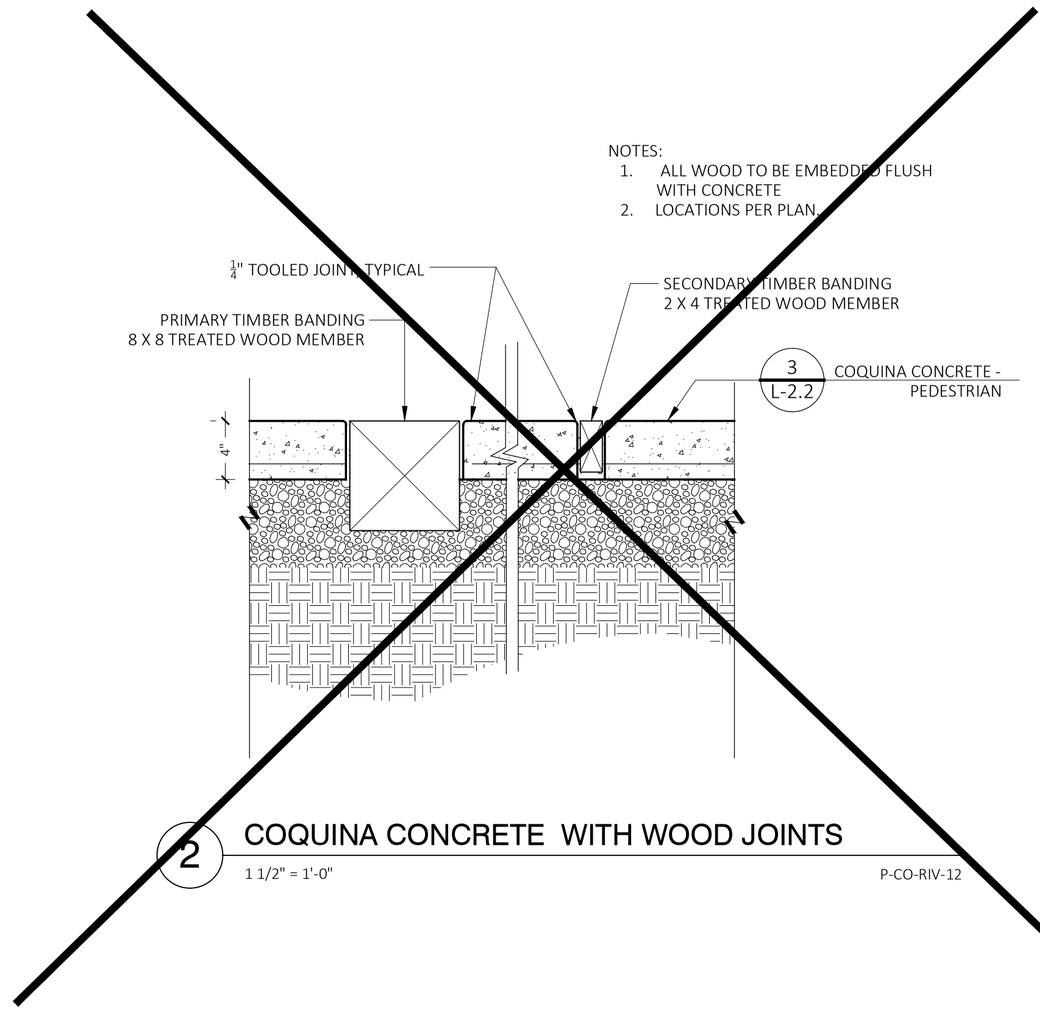


6 ENTRY HANDRAIL
3/4" = 1'-0" P-CO-RIV-03

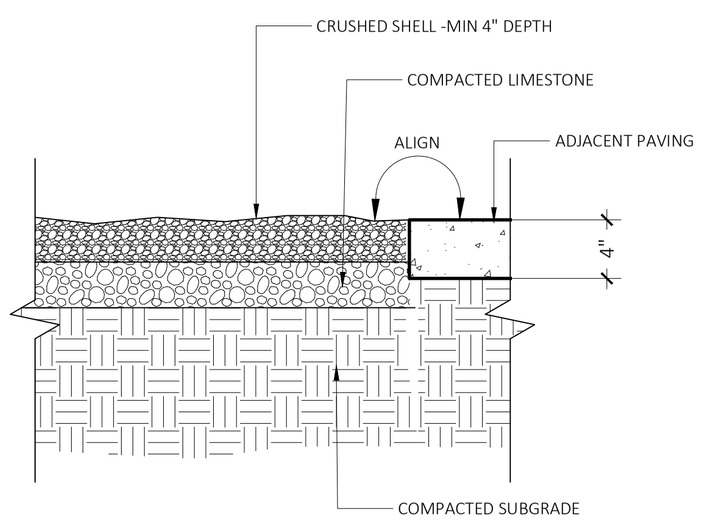


NOTES:
1. RISERS TO BE 5" MIN. / 7" MAX.

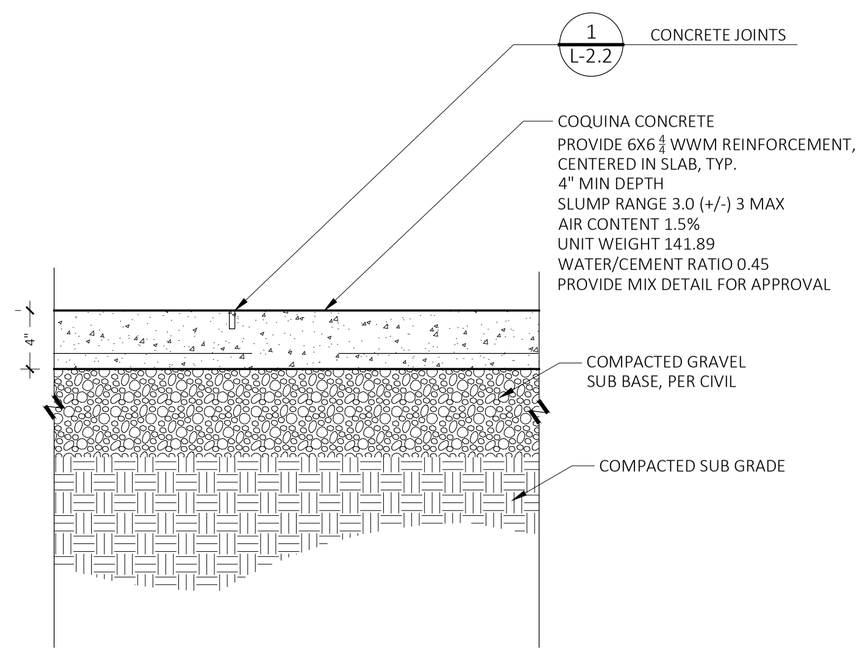
4 CONCRETE STAIR
1" = 1'-0" 321319-02



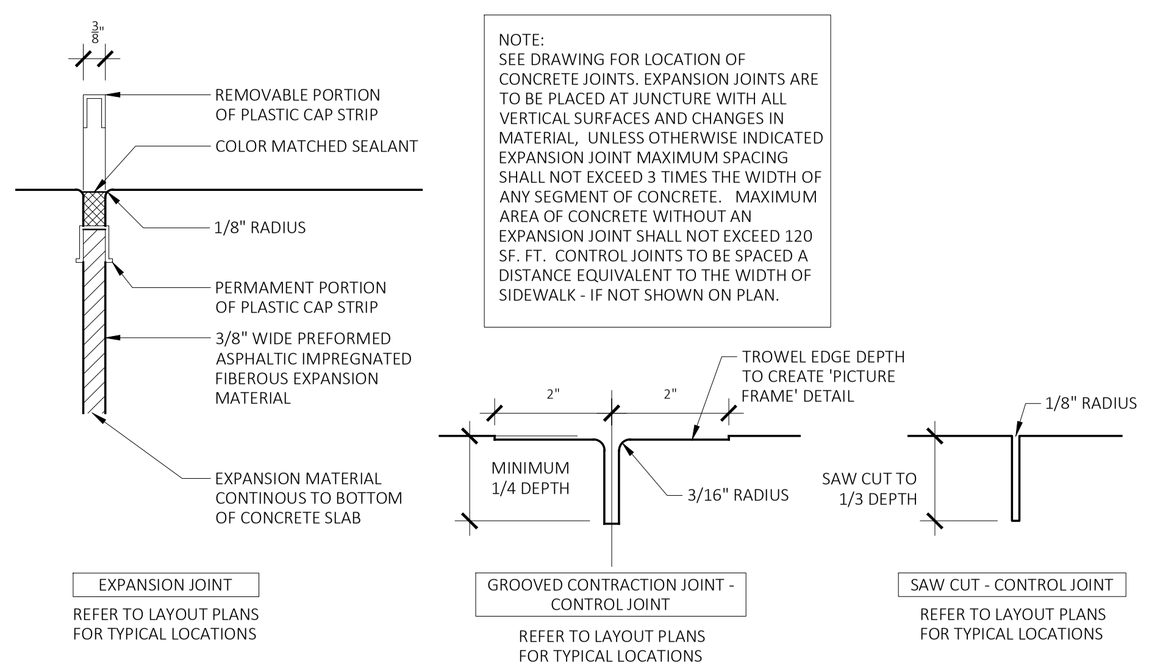
2 COQUINA CONCRETE WITH WOOD JOINTS
1 1/2" = 1'-0" P-CO-RIV-12



5 CRUSHED SHELL PAVING
1 1/2" = 1'-0" P-CO-RIV-10



3 COQUINA CONCRETE - PEDESTRIAN
1 1/2" = 1'-0" P-CO-_MA-14



1 CONCRETE JOINTS
6" = 1'-0" P-CO-_MA-06

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG

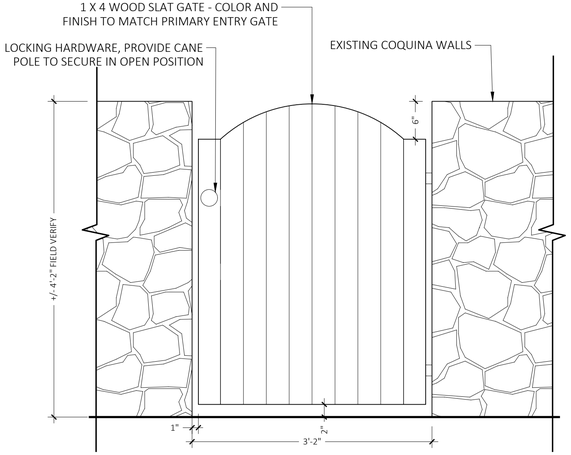
44 AVENIDA MENENDEZ
44 Avenida Menendez, Saint Augustine, Florida
HARDSCAPE DETAILS

SYM	DESCRIPTION	DATE
	CONST. DOCS REV. 1	11.08.21
	60% CONST. DOCS.	8.20.21

SIZE:
PRIME PROJECT #:
ML+H PROJECT #:

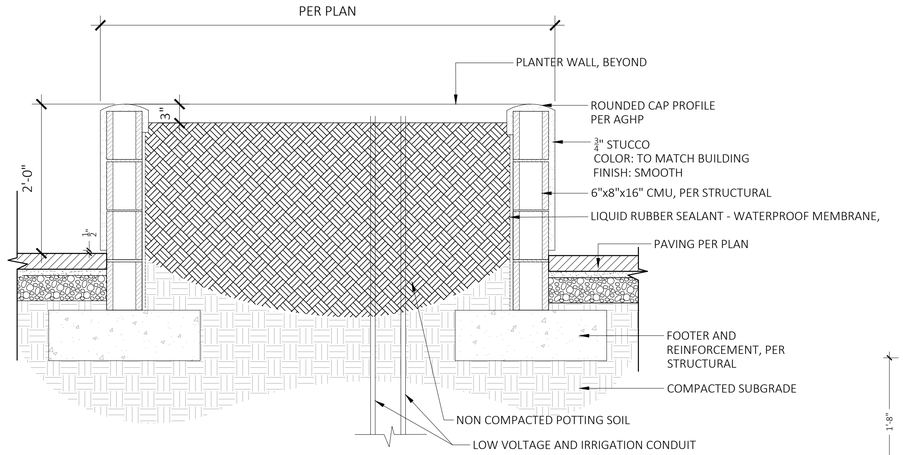
DRAWING NO.:
L-2.2

Received November 8, 2021
Planning and Building Department



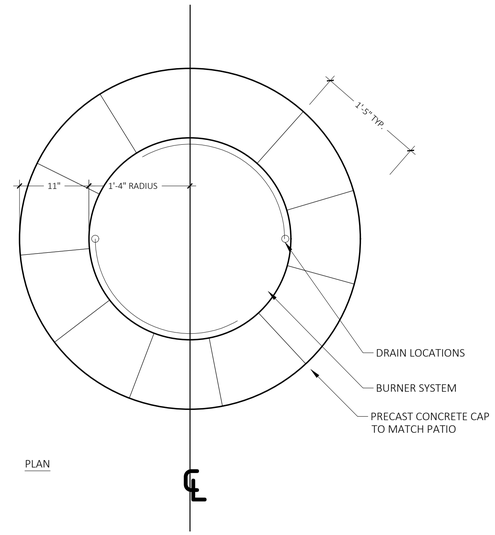
5 SIDE ENTRY GATE

1" = 1'-0" P-CO-1-09

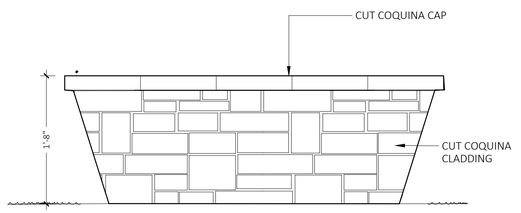


4 STUCCO PLANTER WALL

1" = 1'-0" P-CO-1-07

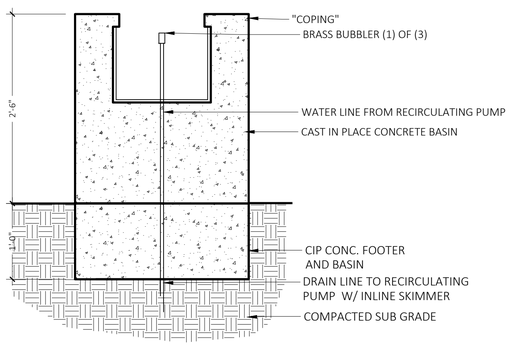


PLAN



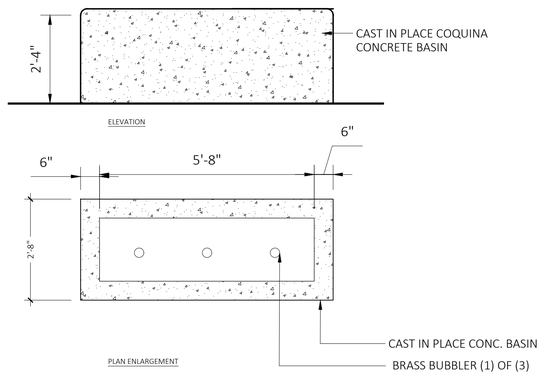
ELEVATION

NOTE: FOUNTAIN DRAWINGS TO BE USED FOR PRICING, MATERIAL AND FINISH SELECTIONS. CONTRACTOR/FOUNTAIN CONSULTANT TO PROVIDE SHOP DRAWINGS AND FOUNTAIN EQUIPMENT SPECIFICATIONS.



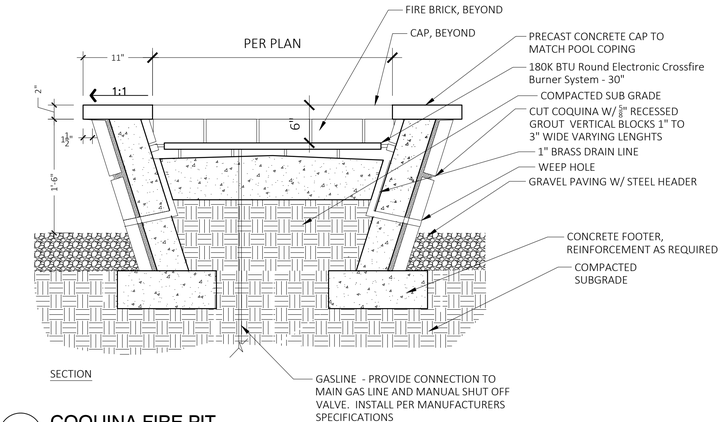
3 WATER FEATURE - SECTION

1" = 1'-0" P-RE-BUE-20



2 WATER FEATURE - PLAN AND ELEVATION

1/2" = 1'-0" P-RE-BUE-19



SECTION

1 COQUINA FIRE PIT

1" = 1'-0" P-RE-SUL-09

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG

44 AVENIDA MENENDEZ

44 Avenida Menendez, Saint Augustine, Florida

HARDSCAPE DETAILS

SYM	DESCRIPTION	DATE
	CONST. DOCS REV. 1	11.08.21
	60% CONST. DOCS.	8.20.21

SIZE:
PRIME PROJECT #:
ML+H PROJECT #:

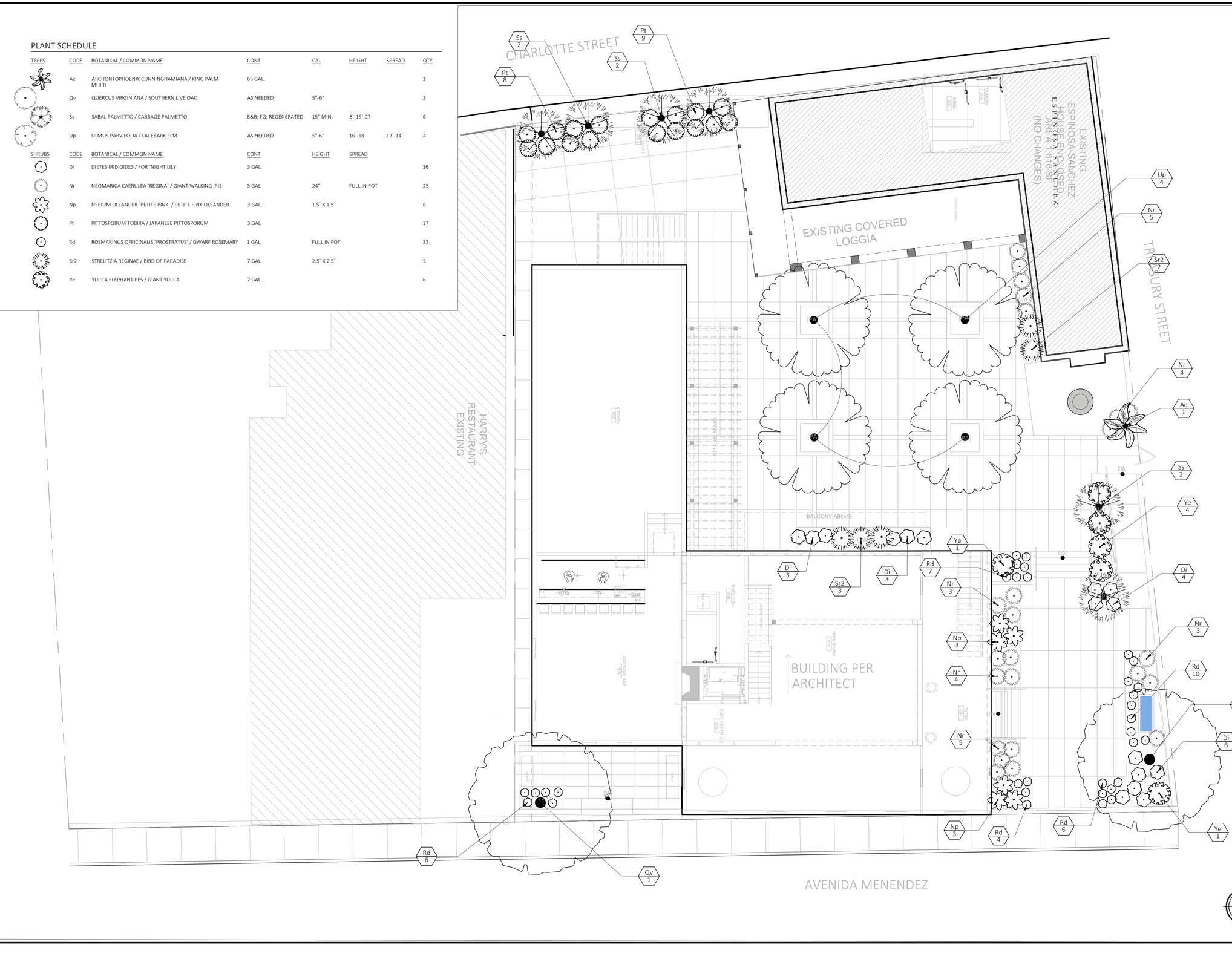
DRAWING NO.:
L-2.3

Received November 8, 2021
Planning and Building Department

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	SPREAD	QTY
	Ac	ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM MULTI	65 GAL.				1
	Qv	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	AS NEEDED	5"-6"			2
	Ss	SABAL PALMETTO / CABBAGE PALMETTO	B&B; FG; REGENERATED	15" MIN.	8`-15` CT		6
	Up	ULMUS PARVIFOLIA / LACEBARK ELM	AS NEEDED	5"-6"	16`-18	12`-14`	4

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	QTY
	Di	DIETES IRIDIOIDES / FORTNIGHT LILY	3 GAL.			16
	Nr	NEOMARICA CAERULEA `REGINA` / GIANT WALKING IRIS	3 GAL	24"	FULL IN POT	25
	Np	NERIUM OLEANDER `PETITE PINK` / PETITE PINK OLEANDER	3 GAL.	1.5` X 1.5`		6
	Pt	PITTOSPORUM TOBIRA / JAPANESE PITTOSPORUM	3 GAL			17
	Rd	ROSMARINUS OFFICINALIS `PROSTRATUS` / DWARF ROSEMARY	1 GAL.	FULL IN POT		33
	Sr2	STRELITZIA REGINAE / BIRD OF PARADISE	7 GAL	2.5` X 2.5`		5
	Ye	YUCCA ELEPHANTIPES / GIANT YUCCA	7 GAL.			6



ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL

DRAWN BY: EG

44 AVENIDA MENENDEZ

44 Avenida Menendez, Saint Augustine, Florida

LANDSCAPE PLAN

SYM	DESCRIPTION	DATE
	CONST. DOCS REV. 1	11.08.21
	60% CONST. DOCS.	8.20.21

SIZE:
PRIME PROJECT #:
ML+H PROJECT #:

DRAWING NO.:
L-3.1

Received November 8, 2021
Planning and Building Department

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE LANDSCAPE BED PREPARATION, INCLUDING REMOVAL AND DISPOSAL OF EXISTING LANDSCAPE AND TREES (TREES TO REMAIN ARE NOTED ON PLAN). CONTRACTOR SHALL PULL ANY APPLICABLE PERMITS, SUCH AS TREE REMOVAL PERMIT.
2. SPRAY DOWN BASE OF BUILDING TO REMOVE SOIL FROM CONSTRUCTION ACTIVITIES.
3. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES . PLANT SIZE IS TO TAKE PRECEDENCE OVER CONTAINER SIZE.
4. ALL TREES AND SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.
5. WEEDS ARE TO BE ADEQUATELY AND PROPERLY TREATED AND REMOVED PRIOR TO LANDSCAPE INSTALLATION. ALL SOIL AMENDMENTS SHOULD BE CERTIFIED AS WEED-FREE FROM THE SUPPLIER.
6. LANDSCAPE MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR (INCLUDING MOWING, PRUNING, AND WEEDING) UNTIL PLANTING IS APPROVED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR MUST PROVIDE: (A.) A WARRANTY ON ALL TREES AND PALMS FOR A PERIOD OF (12) TWELVE MONTHS. (B.) A WARRANTY ON ALL SHRUBS AND GROUNDCOVERS FOR A PERIOD OF (12) TWELVE MONTHS. (C.) GUIDELINES FOR PROPER MAINTENANCE.
7. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES; ADJUST IN THE FIELD IF NEEDED.
8. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL, SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE PULLED AWAY FROM THE TRUNK.
9. CONTRACTOR SHALL SCARIFY SOIL TO A DEPTH OF 12" IN AREAS WITH COMPACTED SOIL. CONTRACTOR SHALL EXCAVATE AND DISPOSE OF ALL STONE, DEBRIS AND BASE MATERIAL FROM PREVIOUS PARKING AREAS. BACK FILL WITH TOP SOIL WITH HIGH ORGANIC CONTENT AND CERTIFIED WEED FREE.

COORDINATION WITH PROJECT WORK

1. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK.
2. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.
3. COORDINATE THE RELOCATION OF ANY IRRIGATION LINES, HEADS OR THE CONDUITS OF OTHER UTILITY LINES THAT ARE IN CONFLICT WITH TREE LOCATIONS. ROOT BALLS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS ENCOUNTERED.

LAYOUT AND PLANTING SEQUENCE

1. RELATIVE POSITIONS OF ALL PLANTS AND TREES ARE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.
2. NOTIFY THE LANDSCAPE ARCHITECT, ONE (1) WEEK PRIOR TO LAYOUT. LAYOUT ALL INDIVIDUAL TREE AND SHRUB LOCATIONS. PLACE PLANTS ABOVE SURFACE AT PLANTING LOCATION OR PLACE A LABELED STAKE AT PLANTING LOCATION. LAYOUT BED LINES WITH PAINT FOR THE LANDSCAPE ARCHITECT'S APPROVAL. SECURE THE LANDSCAPE ARCHITECT'S ACCEPTANCE BEFORE DIGGING AND START OF PLANTING WORK.

PLANTING GUIDELINES: TREES, SHRUBS & GROUNDCOVER

1. ASSURE THAT SOIL MOISTURE IS WITHIN THE REQUIRED LEVELS PRIOR TO PLANTING. IRRIGATION, IF REQUIRED, SHALL NOT BE APPLIED LESS THAN 12 HOURS PRIOR TO PLANTING TO AVOID PLANTING IN MUDDY SOILS.
2. ASSURE THAT SOIL GRADES IN THE BEDS ARE SMOOTH AND AS SHOWN ON THE PLANS.
3. PLANTS SHALL BE PLANTED IN EVEN, TRIANGULARLY SPACED ROWS, AT THE INTERVALS CALLED OUT FOR ON THE DRAWINGS, UNLESS OTHERWISE NOTED.
4. DIG PLANTING HOLES TWO TIMES (2x) THE WIDTH OF THE ROOT BALL AND BACK FILL WITH PLANTING MIX. SEE "SOIL MIX" GUIDELINES.
5. PRESS SOIL TO BRING THE ROOT SYSTEM IN CONTACT WITH THE SOIL.
6. SPREAD ANY EXCESS SOIL AROUND IN THE SPACES BETWEEN PLANTS.
7. APPLY MULCH TO THE BED BEING SURE NOT TO COVER THE TOPS OF THE PLANTS WITH OR THE TOPS OF THE ROOT BALL WITH MULCH.
8. WATER EACH PLANTING AREA AS SOON AS THE PLANTING IS COMPLETED. APPLY ADDITIONAL WATER TO KEEP THE SOIL MOISTURE AT THE REQUIRED LEVELS. DO NOT OVER WATER.

PALM PLANTING

1. PALM TREES SHALL BE PLACED AT GRADE MAKING SURE NOT TO PLANT THE TREE ANY DEEPER IN THE GROUND THAN THE PALM TREES ORIGINALLY STOOD.
2. THE TREES SHALL BE PLACED WITH THEIR VERTICAL AXIS IN A PLUMB POSITION.
3. ALL BACKFILL SHALL BE NATIVE SOIL EXCEPT IN CASES WHERE PLANTING IN ROCK. WATER-SETTLE THE BACK FILL.
4. DO NOT COVER ROOT BALL WITH MULCH OR TOPSOIL.
5. PROVIDE A WATERING BERM AT EACH PALM. BERMS SHALL EXTEND A MINIMUM OF 18 INCHES OUT FROM THE TRUNK ALL AROUND AND SHALL BE A MINIMUM OF (6) INCHES HIGH.
6. REMOVE TWINE WHICH TIES FRONDS TOGETHER AFTER PLACING PALM IN PLANTING HOLE AND SECURING IT IN THE UPRIGHT POSITION.

PRUNING OF TREES AND SHRUBS

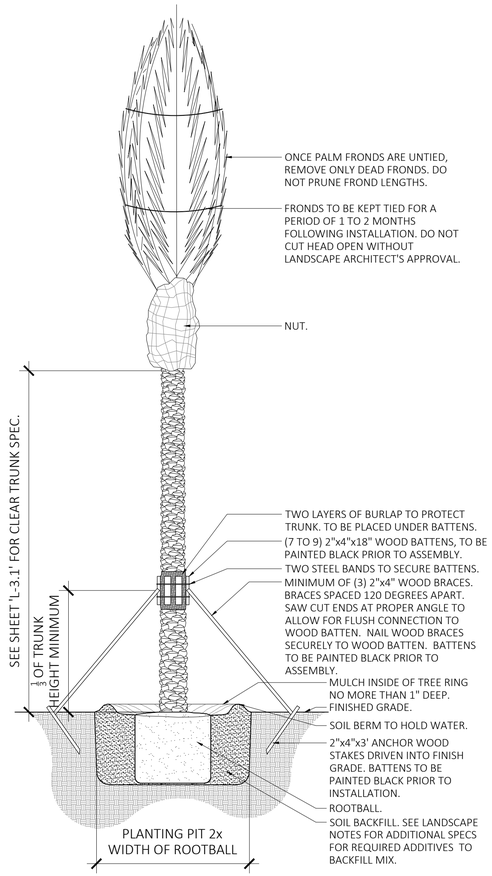
1. IF PRUNING OF EXISTING TREES OR PLANT MATERIAL IS REQUIRED THE CONTRACTOR SHALL ADHERE TO ANSI Z133.1 STANDARDS FOR TREE CARE AND INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) BEST MANAGEMENT PRACTICES.

MULCHING OF PLANTS

1. SCHEDULE THE PLANTING TO OCCUR PRIOR TO APPLICATION OF THE MULCH. IF THE BED IS ALREADY MULCHED, PULL THE MULCH FROM AROUND THE HOLE AND PLANT INTO THE SOIL. DO NOT PLANT THE ROOT SYSTEM IN THE MULCH. PULL MULCH BACK SO IT IS NOT ON THE ROOT BALL SURFACE.
2. APPLY A MINIMUM OF 2-3 INCHES DEPTH OF PINE STRAW MULCH BEFORE SETTLEMENT, COVERING THE ENTIRE PLANTING BED AREA. INSTALL NO MORE THAN 1 INCH OF MULCH OVER THE TOP OF THE ROOT BALLS OF ALL PLANTS. TAPER TO 2 INCHES WHEN ABUTTING PAVEMENT.
3. FOR TREES PLANTED IN LAWN AREAS THE MULCH SHALL EXTEND TO A 5 FOOT RADIUS AROUND THE TREE OR TO THE EXTENT INDICATED ON THE PLANS AND SPACED AT LEAST SIX INCHES AWAY FROM THE TREE TRUNK. MULCH TREES IN TURF AREAS PRIOR TO HYDROSEEDING.
4. LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF SMALL PLANTS OUT OF THE MULCH IF COVERED.

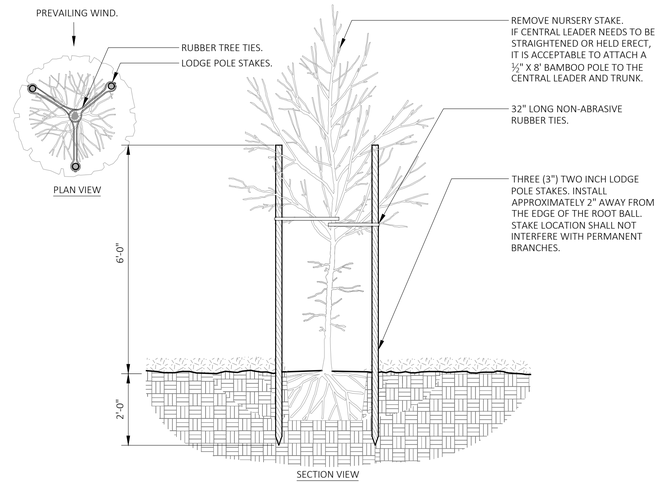
SOIL MIX

1. CONTRACTOR SHALL OBTAIN SOIL TESTING FOR THE PROJECT AREA TO DETERMINE AGONOMIC SUITABILITY. RESULTS SHALL BE REVIEWED WITH THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANTING. AT A MINIMUM, SOIL TESTS SHOULD CONSIDER THE FOLLOWING
2. PH / BUFFER PH
3. SALINITY
4. ORGANIC CONTENT / SAND CONTENT / SILT AND CLAY CONTENT (PERCENTAGE)
5. PHOSPHOROUS / POTASSIUM / CALCIUM / MAGNESIUM
6. AASHTO CLASSIFICATION
7. PERCOLATION RATE
8. CONTRACTOR IS TO PROPOSE A SOIL MIX DESIGN BASED UPON RESULTS OF TESTING. THESE RECOMMENDATIONS SHOULD ALSO TAKE INTO ACCOUNT THE TEST RESULTS FROM SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME. PROVIDE A SUBMITTAL OF A TWO GALLON SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. . CONTRACTOR SHALL INCLUDE THE COST OF SOIL TESTING IN THE BASE BID AS WELL AS A APPLICATION OF SLOW RELEASE BALANCED FERTILIZER. CONTRACTOR WILL PROVIDE A PROPOSAL FOR ANY ADDITIONAL AMENDMENTS..
9. AT THE TIME OF FINAL GRADING, ADD FERTILIZER OR ACIDIFIER IF REQUIRED TO THE PLANTING SOIL AT RATES RECOMMENDED BY THE TESTING RESULTS FOR THE PLANTS TO BE GROWN.

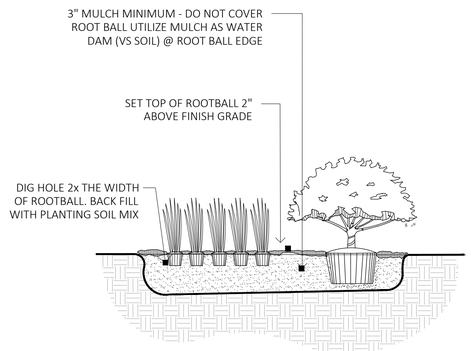


NOTES:
1- CONTRACTOR TO ASSURE DRAINAGE/PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
2- CONTRACTOR TO STAKE LOCATION OF PALMS, OUTSIDE OF CONFLICT WITH UNDERGROUND UTILITIES, FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3- ALL TREES PLANTED SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING PLANTING DETAIL.

3 PALM PLANTING & STAKING DETAIL
NOT TO SCALE 00-03



2 TREE STAKING - LODGE POLES (3) (TREES >12' OA.)
NOT TO SCALE 00-02
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



1 SHRUB AND GROUNDCOVER PLANTING
NOT TO SCALE 00-16

ML+H
Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph 904.825.6747 www.halback.com
LC0000391

JEREMY MARQUIS
LIC. # 6667110 SEAL
DRAWN BY: EG

44 AVENIDA MENENDEZ
44 Avenida Menendez, Saint Augustine, Florida
LANDSCAPE DETAILS

SYM	DESCRIPTION	DATE
	CONST. DOCS REV. 1	11.08.21
	60% CONST. DOCS.	8.20.21

SIZE:
PRIME PROJECT #:
ML+H PROJECT #:

DRAWING NO.:
L-3.2

Received November 8, 2021
Planning and Building Department

This Product MasterSpec Section is licensed by Deltek, Inc. to Kolbe Windows & Doors ("Licensee").

This Product MasterSpec Section modifies the original MasterSpec text and does not include the full content of the original MasterSpec Section.

Revisions made to the original MasterSpec text are made solely by the Licensee and are not endorsed by, or representative of the opinions of, Deltek or The American Institute of Architects (AIA). Neither AIA nor Deltek are liable in any way for such revisions or for the use of this Product MasterSpec Section by any end user. A qualified design professional should review and edit the document to suit project requirements.

For more information, contact Kolbe Windows & Doors, 1323 S. 11th Ave., Wausau, WI 54401; Phone: (715) 842-5666; Website: www.kolbewindows.com; Email: professionals@kolbewindows.com.

For information about MasterSpec, contact Deltek at (800) 424-5080 or visit masterspec.com.

SECTION 085200 - WOOD WINDOWS

TIPS:

To view non-printing **Editor's Notes** that provide guidance for editing, click on MasterWorks/Single-File Formatting/Toggle/Editor's Notes.

To read **detailed research, technical information about products and materials, and coordination checklists**, click on MasterWorks/Supporting Information.

Access Product MasterSpec Sections:

<Double click here to view the list of manufacturer Sections available at ProductMasterSpec.com.>

Access BIM Content on BIMsmith Market:

<Double click here to view products on BIMsmith Market.>

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Aluminum-clad wood windows.
2. Wood windows.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at [**Project site**] <**Insert location**>.

Received November 8, 2021
Planning and Building Department

1. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
2. Review, discuss, and coordinate the interrelationship of wood windows with other exterior wall components. Include provisions for anchoring, flashing, weeping, sealing perimeters, and protecting finishes.
3. Review and discuss the sequence of work required to construct a watertight and weathertight exterior building envelope.
4. Inspect and discuss the condition of substrate and other preparatory work performed by other trades.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, glazing and fabrication methods, dimensions of individual components and profiles, hardware, and finishes for wood windows.

B. Sustainable Design Submittals:

1. Chain-of-Custody Certificates: For certified wood products. Include statement of costs.
2. Chain-of-Custody Qualification Data: For manufacturer and vendor.

C. Shop Drawings: For wood windows.

1. Include plans, elevations, sections, hardware, accessories, insect screens, operational clearances, and details of installation, including anchor, flashing, and sealant installation.

D. Samples: For each exposed product and for each color specified, [**2 by 4 inches (50 by 100 mm)**] in size.

E. Samples for Initial Selection: For units with factory-applied finishes.

1. Include Samples of hardware and accessories involving color selection.

F. Samples for Verification: For wood windows and components required, prepared on Samples of size indicated below:

1. Exposed Finishes: [**2 by 4 inches (50 by 100 mm)**]
2. Exposed Hardware: Full-size units.

G. Product Schedule: For wood windows. Use same designations indicated on Drawings.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer.

B. Product Test Reports: For each type of wood window, for tests performed by a qualified testing agency.

Received November 8, 2021
Planning and Building Department

C. Field quality-control reports.

D. Sample Warranties: For manufacturer's warranties.

1.5 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer that is certified for chain of custody by an FSC-accredited certification body.

B. Manufacturer Qualifications: A qualified manufacturer that is certified for chain of custody by an FSC-accredited certification body.

C. Vendor Qualifications: A vendor that is certified for chain of custody by an FSC-accredited certification body.

D. Vendor Qualifications: A vendor that is certified for chain of custody by an FSC-accredited certification body.

E. Installer Qualifications: An installer acceptable to wood window manufacturer for installation of units required for this Project.

F. Mockups: Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for fabrication and installation.

1. Build mockup of typical wall area as indicated on Drawings.
2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.6 WARRANTY

A. Manufacturer's Warranty: Manufacturer agrees to repair or replace wood windows that fail in materials or workmanship within specified warranty period.

1. Warranty Period:

a. Window: **10** years from date of shipment and issued to the owner at Substantial Completion.
b. Glazing Units: **Five** years from date of shipment and issued to the owner at Substantial Completion.
c. Aluminum-Cladding Finish: **10** years from date of shipment and issued to the owner at Substantial Completion.

Received November 8, 2021
Planning and Building Department

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations: Obtain wood windows from single source from single manufacturer.

2.2 WINDOW PERFORMANCE REQUIREMENTS

A. Product Standard: Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for definitions and minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.

1. Window Certification: WDMA certified with label attached to each window.

B. Performance Class and Grade: AAMA/WDMA/CSA 101/I.S.2/A440 as follows:

1. Minimum Performance Class: **As indicated on Drawings**
2. Minimum Performance Grade: **As indicated on Drawings**

C. Thermal Transmittance: NFRC 100 maximum whole-window U-factor of [**0.30 Btu/sq. ft. x h x deg F (1.71 W/sq. m x K)**] [**0.32 Btu/sq. ft. x h x deg F (1.83 W/sq. m x K)**] [**0.35 Btu/sq. ft. x h x deg F (2.0 W/sq. m x K)**] [**0.60 Btu/sq. ft. x h x deg F (3.43 W/sq. m x K)**]

D. Solar Heat-Gain Coefficient (SHGC): NFRC 200 maximum whole-window SHGC of [**0.52**] [**0.47**] [**0.40**] [**0.30**] [**0.27**] <**Insert value**>.

E. Sound Transmission Class (STC): Rated for not less than [**26**] [**27**] [**28**] [**29**] [**30**] [**31**] [**32**] [**33**] [**34**] [**35**] [**36**] [**37**] [**38**] [**39**] [**40**] [**41**] STC when tested for laboratory sound transmission loss in accordance with ASTM E90 and determined by ASTM E413.

F. Outside-Inside Transmission Class (OITC): Rated for not less than [**21**] [**22**] [**23**] [**24**] [**25**] [**26**] [**27**] [**28**] [**29**] [**30**] [**31**] [**32**] [**33**] [**34**] [**35**] [**36**] <**Insert rating**> OITC when tested for laboratory sound transmission loss in accordance with ASTM E90 and determined by ASTM E1332.

G. Windborne-Debris Impact Resistance: Passes ASTM E1886 missile-impact and cyclic-pressure tests in accordance with ASTM E1996 for Wind Zone [**1**] [**2**] [**3**] [**4**] for [**basic**] [**enhanced**] protection.

1. Large-Missile Test: For glazing located within [**30 ft. (9.1 m)**] <**Insert dimension**> of grade.
2. Small-Missile Test: For glazing located between 30 ft. (9.1 m) and [**60 ft. (18.3 m)**] <**Insert dimension**> above grade.

Received November 8, 2021
Planning and Building Department

2.3 WOOD WINDOWS

A. Aluminum-Clad Wood Windows:

1. Basis-of-Design Product: Subject to compliance with requirements, provide Kolbe Windows & Doors; [**Ultra Series**] [**VistaLuxe Collection**] or comparable product by one of the following: N/A

a. Marvin Windows and Doors.

B. Wood Windows:

1. Basis-of-Design Product: Subject to compliance with requirements, provide Kolbe Windows & Doors; Heritage Series or comparable product by one of the following:

a. Marvin Windows and Doors.

C. Operating Types: Provide the following operating types in locations indicated on Drawings:

1. **Casement: Project out.**
2. Awning: Project out.
3. Single hung.
4. **Double hung.**
5. Horizontal sliding.
6. Multi-panel folding.
7. Fixed.

D. Certified Wood: Wood products shall be certified as "FSC Pure" in accordance with FSC STD-01-001 and FSC STD-40-004.

E. Certified Wood: Wood products shall be certified as "FSC Pure" in accordance with FSC STD-01-001 and FSC STD-40-004.

F. Certified Wood: Wood products shall be labeled in accordance with the AF&PA's Sustainable Forestry Initiative, be certified as "FSC Pure" in accordance with FSC STD-01-001 and FSC STD-40-004, or be certified and labeled in accordance with the standards of the Programme for Endorsement of Forest Certification.

G. Certified Wood: Wood products shall **be made from** certified wood tracked through a chain-of-custody process. Certified wood documentation shall be provided by sources certified through a forest certification system with principles, criteria, and standards developed using ISO/IEC Guide 59 or the World Trade Organization's "WTO Agreement on Technical Barriers to Trade."

Received November 8, 2021
Planning and Building Department

H. Certified Wood: Wood products shall be certified in accordance with the American Tree Farm System's "AFF Standard," the AF&PA's Sustainable Forestry Initiative, FSC STD-01-001 and FSC STD-40-004, or the standards of the Programme for Endorsement of Forest Certification.

I. Frames and Sashes: Fine-grained wood lumber complying with AAMA/WDMA/CSA 101/I.S.2/A440; kiln dried to a moisture content of not more than 12 percent at time of fabrication; free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch (0.8 mm) deep by 2 inches (51 mm) wide; water-repellent preservative treated.

1. Exterior Aluminum Surfaces: Aluminum cladding with manufacturer's standard **anodized coating**

   a. PVDF Color: N/A
   b. Anodized Color: **Clear**]
   c. Mica Color: N/A

2. Exterior Wood Surfaces: [**Manufacturer's standard factory-applied color finish**] [**Manufacturer's standard factory-applied latex primer**] [**Manufacturer's standard factory-applied oil primer**] [**Unfinished**].

   a. Paint Color: **O'RILEY HOUSE WHITE- 942**
   b. Wood Species: **Pine**

3. Interior Wood Surfaces: N/A

   a. Wood Species: N/A
   b. Wood Stain Color: N/A

Received November 8, 2021
Planning and Building Department

c. Paint Color: N/A

4. Nailing Fin: Manufacturer's standard nailing fins for securing frame to structure during installation to hold unit plumb, square and true.
5. Installation Clips: Provide manufacturer's standard clips of sufficient strength to withstand design pressure indicated.

J. Glass: Clear annealed glass, ASTM C1036, Type 1, Class 1, q3.

1. Kind: Fully tempered **where indicated on Drawings**.

K. Windborne-Debris-Impact-Resistant Laminated Glass: ASTM C1172 with two plies of float glass.

1. Float Glass: **As required by performance requirements indicated**.
2. Inner Ply: Clear.
3. Interlayer: [**0.090 inch (2.29 mm)**] **As required by performance requirements indicated**
4. Outer Ply: **Clear**.
5. Low-E Coating: **Pyrolytic on second surface**] [**Sputtered on second surface**] [**Sputtered on second or fourth surface**] [**Sputtered on second or fifth surface**].

L. Insulating-Glass Units: ASTM E2190.

1. Glass: ASTM C1036, Type 1, Class 1, q3.

a. Tint: [**Clear**] [**Gray**] [**Bronze**] [**Green**] <**Insert tint**>.
b. Kind: Fully tempered [**where indicated on Drawings**] <**Insert requirements**>.

2. Lites: [**Two**] [**Three**].
3. Filling: Fill space between glass lites with [**air**] [**argon**].
4. Low-E Coating: [**Pyrolytic on second surface**] [**Sputtered on second surface**] [**Sputtered on second or fourth surface**] [**Sputtered on second or fifth surface**].

M. Windborne-Debris-Impact-Resistant Insulating-Glass Units: ASTM E2190 with two lites and complying with impact-resistance requirements in "Window Performance Requirements" Article.

1. Exterior Lite: ASTM C1036, Type 1, Class 1, q3.

a. Tint: [**Clear**] [**Gray**] [**Bronze**] [**Green**] <**Insert tint**>.
b. Kind: [**Heat strengthened**] [**Fully tempered**].

2. Interior Lite: ASTM C1172 clear laminated glass with two plies of float glass.

a. Float Glass: [**Annealed**] [**Heat strengthened**] [**Fully tempered**] [**As required by performance requirements indicated**].
b. Interlayer Thickness: [**0.090 inch (2.29 mm)**] [**As required by performance requirements indicated**] <**Insert requirements**>.

Received November 8, 2021
Planning and Building Department

3. Filling: Fill space between glass lites with **air**
4. Low-E Coating: [**Pyrolytic on second surface**] [**Sputtered on second surface**] [**Sputtered on second or fourth surface**] [**Sputtered on second or fifth surface**].

N. Glazing System: **Manufacturer's standard factory-glazing system that produces weather tight seal**

1. Dual Glazing System:

a. Interior Lite: **Glass**
b. Exterior Lite: **Glass**

O. Hardware, General: Provide manufacturer's standard hardware fabricated from aluminum, stainless steel, carbon steel complying with AAMA 907, or other corrosion-resistant material compatible with adjacent materials; designed to smoothly operate, tightly close, and securely lock windows, and sized to accommodate sash weight and dimensions.

1. Exposed Hardware Color and Finish: **Oil-rubbed**

P. Projected Window Hardware:

1. Gear-Type Rotary Operators: Complying with AAMA 901 when tested in accordance with ASTM E405, Method A. Provide operators that function without requiring the removal of interior screens or using screen wickets.

a. Type and Style: **As selected by Architect from manufacturer's full range of types and styles**

2. Hinges: **Manufacturer's standard type for sash weight and size indicated**
3. Multi-Point Locking System: Provide single handle to operate positive-acting arms that pull sash into locked position with locking at multiple points for casements. Provide single handle or double handle to operate positive-acting arms that pull sash into locked position with locking at multiple points for awnings.
4. Limit Devices: **Concealed support arms with adjustable, limited, hold-open** limit devices designed to restrict sash opening.

a. Limit clear opening to [**4 inches (100 mm)**] <**Insert dimension**> for ventilation; with custodial key release.

5. Operator Stud Cover: Matching operator handle finish. Provide in locations where operator handle is removed for controlled access.
6. Pole Operators: Tubular-shaped anodized aluminum; with rubber-capped lower end and standard push-pull hook at top to match hardware design; of sufficient length to operate window without reaching more than 60 inches (1500 mm) above floor; one pole operator

Received November 8, 2021
Planning and Building Department

and pole hanger per room that has operable windows more than 72 inches (1800 mm) above floor.

Q. Hung Window Hardware:

1. Counterbalancing Mechanism: Complying with AAMA 902, concealed, of size and capacity to hold sash stationary at any open position.
2. Locks and Latches: Allow unobstructed movement of the sash across adjacent sash in direction indicated and operated from the inside only.[**Provide custodial locks.**]
3. Tilt Hardware: Releasing tilt latch allows sash to pivot about horizontal axis to facilitate cleaning exterior surfaces from the interior.

R. Horizontal-Sliding Window Hardware:

1. Sill Cap/Track: Fiberglass track with integral black color of dimensions and profile indicated; designed to comply with performance requirements indicated and to drain to the exterior.
2. Locks and Latches: Allow unobstructed movement of the sash across adjacent sash in direction indicated and operated from the inside only.[**Provide custodial locks.**]
3. Roller Assemblies: Low-friction design.

S. Weather Stripping: Provide full-perimeter weather stripping for each operable sash unless otherwise indicated.

T. Fasteners: Noncorrosive and compatible with window members, trim, hardware, anchors, and other components.

1. Exposed Fasteners: Do not use exposed fasteners to greatest extent possible. For application of hardware, use fasteners that match finish hardware being fastened.

2.4 ACCESSORIES

A. True Divided Lites: Provide glazing with true muntins, resulting in individually glazed lites, in pattern indicated.

1. Wood Species: To match adjacent finish of window sash.
2. Design: **As indicated on Drawings**
3. Bar Width: Not less than 1-1/8 inches (28 mm) wide.
4. Interior Bar Profile: **Beveled**
5. Exterior Finish: [**Manufacturer's standard factory-applied primer**] [**Manufacturer's standard factory-applied color finish**] [**Unfinished**].

a. Exterior Paint Color: **O'RILEY HOUSE WHITE- 942**

Received November 8, 2021
Planning and Building Department

6. Interior Finish: N/A

    a. Interior Stain Color: N/A
    b. Interior Paint Color: N/A

B. Grilles (False Muntins): Provide grilles in designs indicated to each sash lite.

1. Type: Exterior and interior, adhered to glass with bars between the glass.
2. Material: To match adjacent finish of window sash.
3. Design: **As indicated on Drawings**
4. Bar Width: Not less than **2-1/4 inches (28 mm)**wide.
5. Interior Bar Profile: **Squar**e.
6. Exterior Aluminum Finish: Aluminum cladding with [**manufacturer's standard anodized coating**]

    a. PVDF Color: N/A
    b. Anodized Color: **Clear**
    c. Mica Color: N/A

7. Exterior Wood Finish: [**Manufacturer's standard factory-applied primer**] [**Manufacturer's standard factory-applied color finish**] [**Unfinished**].

    a. Exterior Paint Color: **O'RIEY HOUSE WHITE- 942**

8. Interior Wood Finish: N/A

Received November 8, 2021
Planning and Building Department

a. Interior Stain Color: N/A
b. Interior Paint Color: N/A

C. Casing: **stucco trim casing**

D. Casing: Exterior wood **3-1/2-inch (89-mm) flat casing with backband**

2.5 INSECT SCREENS

A. General: Fabricate insect screens to integrate with window frame. Provide screen for each operable exterior sash. Screen wickets are not permitted.

1. Type and Location: N/A

B. Aluminum Frames: Manufacturer's standard aluminum alloy complying with SMA 1004 or SMA 1201. Fabricate frames with mitered or coped joints or corner extrusions, concealed fasteners, and removable PVC spline/anchor concealing edge of frame.

1. Tubular Framing Sections and Cross Braces: Roll formed from aluminum sheet.
2. Finish for Interior Screens: [**Baked-on organic coating in color selected by Architect from manufacturer's full range**] [**Wood veneer matching species and finish of adjacent sash**] <**Insert color**>.
3. Finish for Exterior Screens: **Matching color and finish of cladding**.

C. Glass-Fiber Mesh Fabric: [**18-by-16 (1.0-by-1.1-mm)**] [**18-by-18 (1.0-by-1.0-mm)**] count per sq. in. (sq. mm) mesh of PVC-coated, glass-fiber threads; woven and fused to form a fabric mesh resistant to corrosion, shrinkage, stretch, impact damage, and weather deterioration. Comply with ASTM D3656/D3656M. N/A

1. Mesh Color: Black.

D. Aluminum Wire Fabric: 18-by-16 (1.1-by-1.3-mm) mesh of 0.011-inch- (0.28-mm-) diameter, coated aluminum wire.

Received November 8, 2021
Planning and Building Department

1. Wire-Fabric Finish: **Charcoal**.

2.6 FABRICATION

A. Fabricate wood windows in sizes indicated. Include a complete system for installing and anchoring windows.

B. Glaze wood windows in the factory.

C. Weather strip each operable sash to provide weathertight installation.

D. Mullions: Provide mullions and cover plates, matching window units, complete with anchors for support to structure and installation of window units. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections. Provide mullions and cover plates capable of withstanding design wind loads of window units.

E. [**Bow**] [**Bay**] Window Assemblies: Provide [**operating**] [**and**] [**fixed**] units in configuration indicated. Provide window frames, sashes, hardware, and other trim and components necessary for a complete, secure, and weathertight installation, including the following:

1. Angled mullion posts with interior and exterior trim.
2. Angled interior and exterior extension and trim.
3. Clear [**pine**] [**oak**] head and seat boards.
4. Top and bottom plywood platforms.
5. Exterior head and sill casings and trim.
6. Support brackets.

F. Complete fabrication, assembly, finishing, hardware application, and other work in the factory to greatest extent possible. Disassemble components only as necessary for shipment and installation. Allow for scribing, trimming, and fitting at Project site.

2.7 WOOD FINISHES

A. Factory-Applied Primer: Provide manufacturer's standard factory-applied prime coat complying with WDMA T.M. 11 <**Insert specific requirements for factory-applied prime coat if any**> on exposed [**exterior**] [**and**] [**interior**] wood surfaces.

B. Factory-Applied Color Finish: Provide manufacturer's standard factory-applied finish [**complying with WDMA T.M. 12**] <**Insert manufacturer's standard finish**>.

2.8 ALUMINUM FINISHES

A. High-Performance Organic Finish: Two-coat fluoropolymer finish complying with AAMA 2605 and containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

Received November 8, 2021
Planning and Building Department

B. Mica Fluoropolymer: AAMA 2605. Two-coat fluoropolymer finish with suspended mica flakes containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

C. Color Anodic Finish: AAMA 611, **AA-M12C22A42/A44, Class I, 0.018 mm** or thicker.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Verify rough opening dimensions, levelness of sill plate, and operational clearances.

C. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure weathertight window installation.

D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Comply with manufacturer's written instructions for installing windows, hardware, accessories, and other components. For installation procedures and requirements not addressed in manufacturer's written instructions, comply with installation requirements in ASTM E2112.

B. Install windows level, plumb, square, true to line, without distortion, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction to produce weathertight construction.

C. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action (dissimilar materials, treated lumber, and so on) at points of contact with other materials.

D. For fin method of attachment, integrate window system installation with exterior water-resistant barrier using flashing/sealant tape. Apply and integrate flashing/sealant tape with water-resistant barrier using watershed principles in accordance with window manufacturer's written instructions.

E. Place interior seal around window perimeter to maintain continuity of building thermal and air barrier using insulating-foam sealant.

F. Seal window to exterior wall cladding with sealant and related backing materials at perimeter of assembly.

G. Leave windows closed and locked.

Received November 8, 2021
Planning and Building Department

3.3 FIELD QUALITY CONTROL

A. Testing Agency: **Owner will engage** a qualified testing agency to perform tests and inspections.

1. Testing and inspecting agency will interpret tests and state in each report whether tested work complies with or deviates from requirements.

B. Testing Services: Testing and inspecting of installed windows shall take place as follows:

1. Testing Methodology: Testing of windows for air infiltration and water resistance shall be performed in accordance with AAMA 502.
2. Air-Infiltration Testing:

   a. Test Pressure: That required to determine compliance with AAMA/WDMA/CSA 101/I.S.2/A440 performance class indicated.
   b. Allowable Air-Leakage Rate: [**1.5**] times the applicable AAMA/WDMA/CSA 101/I.S.2/A440 rate for product type and performance class rounded down to one decimal place.

3. Water-Resistance Testing:

   a. Test Pressure: [**Two-thirds**] times test pressure required to determine compliance with AAMA/WDMA/CSA 101/I.S.2/A440 performance grade indicated.
   b. Allowable Water Infiltration: No water penetration through the unit.

4. Testing Extent: **Three** windows of each type as selected by Architect and a qualified independent testing and inspecting agency. Windows shall be tested after perimeter sealants have cured.
5. Test Reports: Prepared in accordance with AAMA 502.

C. Windows will be considered defective if they do not pass tests and inspections.

D. Prepare test and inspection reports.

3.4 ADJUSTING, CLEANING, AND PROTECTION

A. Adjust operating sashes and hardware for a tight fit at contact points and weather stripping for smooth operation and weathertight closure.

B. Clean exposed surfaces immediately after installing windows. Remove excess sealants, glazing materials, dirt, and other substances.

1. Keep protective films and coverings in place until final cleaning.

C. Remove and replace sashes if glass has been broken, chipped, cracked, abraded, or damaged during construction period.

Received November 8, 2021
Planning and Building Department

D. Protect window surfaces from contact with contaminating substances resulting from construction operations. If contaminating substances do contact window surfaces, remove contaminants immediately in accordance with manufacturer's written instructions.

END OF SECTION 085200

Received November 8, 2021
Planning and Building Department

This Product MasterSpec Section is licensed by Deltek, Inc. to Kolbe Windows & Doors ("Licensee").

This Product MasterSpec Section modifies the original MasterSpec text and does not include the full content of the original MasterSpec Section.

Revisions made to the original MasterSpec text are made solely by the Licensee and are not endorsed by, or representative of the opinions of, Deltek or The American Institute of Architects (AIA). Neither AIA nor Deltek are liable in any way for such revisions or for the use of this Product MasterSpec Section by any end user. A qualified design professional should review and edit the document to suit project requirements.

For more information, contact Kolbe Windows & Doors, 1323 S. 11th Ave., Wausau, WI 54401; Phone (715) 842-5666; Website: www.kolbewindows.com; Email: professionals@kolbewindows.com.

For information about MasterSpec, contact Deltek at (800) 424-5080 or visit masterspec.com.

SECTION 081433.13 - WOOD TERRACE DOORS

TIPS:

To view non-printing **Editor's Notes** that provide guidance for editing, click on MasterWorks/Single-File Formatting/Toggle/Editor's Notes.

To read **detailed research, technical information about products and materials, and coordination checklists**, click on MasterWorks/Supporting Information.

Access Product MasterSpec Sections:

<Double click here to view the list of manufacturer Sections available at ProductMasterSpec.com>

Access BIM Content on BIMsmith Market:

<Double click here to view products on BIMsmith Market>

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Aluminum-clad hinged wood-framed glass doors.
2. Unclad hinged wood-framed glass doors.

B. Related Requirements:

1. Section 085200 "Wood Windows" for related wood-framed transom and sidelite windows and mullions.

Received November 8, 2021
Planning and Building Department

2. [**Section 087100 "Door Hardware"**] [**Section 087111 "Door Hardware (Descriptive Specification)"**] for hardware not specified in this Section.
3. [**Section 099113 "Exterior Painting"**] [**and**] [**Section 099123 "Interior Painting"**] for on-site finishing of [**unfinished**] [**and**] [**factory-primed**] hinged wood-framed glass doors.
4. Section 099300 "Staining and Transparent Finishing" for on-site finishing of unfinished hinged wood-framed glass doors.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at **Project site**.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of hinged wood-framed glass door.

1. Include construction details, material descriptions, fabrication methods, dimensions of individual components and profiles, hardware, finishes, and operating instructions.

B. Shop Drawings: For hinged wood-framed glass doors.

1. Include elevations, sections, and details.
2. Detail attachments between units, if any.

C. Samples: For each type of hinged wood-framed glass door and for each color and texture specified, 12-inch (300-mm) long section with weather stripping, glazing bead, and factory-applied color finish.

D. Samples for Initial Selection: For doors with factory-applied color finishes.

1. Include Samples of hardware and accessories involving color selection.

E. Samples for Verification: For hinged wood-framed glass doors and components required, prepared on Samples of size indicated below:

1. Main Framing Member: 12-inch (300-mm) long section with weather stripping, glazing bead, and factory-applied color finish.
2. Hardware: Full-size units with factory-applied finish.
3. <**Insert component**>: <**Insert description**>.

F. Product Schedule: For hinged wood-framed glass doors. **Use same designations indicated on Drawings.**

G. Sustainable Design Submittals:

1. Chain-of-Custody Certificates: For certified wood products. Include statement of costs.
2. Chain-of-Custody Qualification Data: For manufacturer and vendor.

Received November 8, 2021
Planning and Building Department

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For [**Installer**] [**and**] [**testing agency**].

B. Product Test Reports: For each hinged wood-framed glass door, for tests performed by [**manufacturer and witnessed by a qualified testing agency**] [**a qualified testing agency**]; and for each class and performance grade indicated, tested at AAMA gateway size.

C. Field Quality-Control Submittals:

1. Field quality-control reports.

D. Sample warranty.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance Data: For [**finishes,**]weather stripping, operable panels, and operating hardware.

1.6 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer that is certified for chain of custody by an FSC-accredited certification body.

B. Manufacturer Qualifications: A qualified manufacturer that is certified for chain of custody by an FSC-accredited certification body.

C. Vendor Qualifications: A vendor that is certified for chain of custody by an FSC-accredited certification body.

D. Vendor Qualifications: A vendor that is certified for chain of custody by an FSC-accredited certification body.

E. Installer Qualifications: An installer acceptable to hinged wood-framed glass door manufacturer for installation of units required for this Project.

1.7 MOCKUPS

A. Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for fabrication and installation.

1. Build mockup for hinged wood-framed glass doors, as indicated on Drawings.
2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Owner specifically approves such deviations by Change Order.

Received November 8, 2021
Planning and Building Department

1.8 WARRANTY

A. Manufacturer's Special Warranty: Manufacturer agrees to repair or replace hinged wood-framed glass doors that fail in materials or workmanship within specified warranty period.

1. Warranty Period:

a. Hinged Door: 10 years from date of shipment and issued to Owner at Substantial Completion.
b. Insulating Glass: [**10**] [**20**] <**Insert number**> years from date of shipment and issued to Owner at Substantial Completion.
c. Laminated Glass: [**Five**] [**20**] <**Insert number**> years from date of shipment and issued to Owner at Substantial Completion.
d. Metal Finish: [**10**] [**20**] [**30**] <**Insert number**> years from date shipment and issued to Owner at of Substantial Completion.

PART 2 - PRODUCTS

2.1 SOURCE LIMITATIONS

A. Obtain hinged wood-framed glass doors from single source from single manufacturer.

2.2 PERFORMANCE REQUIREMENTS

A. Product Standard: Comply with AAMA/WDMA/CSA 101/I.S.2/A440 for minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.

1. Product Certification: AMMA certified with label attached to each door.

B. Performance Class and Grade: AAMA/WDMA/CSA 101/I.S.2/A440 as follows:

1. Minimum Performance Class: **As indicated on Drawings**
2. Minimum Performance Grade: **As indicated on Drawings**

C. Thermal Transmittance: NFRC 100 maximum total fenestration product U-factor of [**0.20 Btu/sq. ft. x h x deg F (1.14 W/sq. m x K)**] [**0.22 Btu/sq. ft. x h x deg F (1.25 W/sq. m x K)**] [**0.25 Btu/sq. ft. x h x deg F (1.42 W/sq. m x K)**] [**0.32 Btu/sq. ft. x h x deg F (1.83 W/sq. m x K)**] [**0.54 Btu/sq. ft. x h x deg F (3.06 W/sq. m x K)**] [**0.56 Btu/sq. ft. x h x deg F (3.17 W/sq. m x K)**]

D. Solar Heat-Gain Coefficient (SHGC): NFRC 200 maximum total fenestration product SHGC of [**0.30**] [**0.27**]

Received November 8, 2021
Planning and Building Department

E. Sound Transmission Class (STC): Rated for not less than **41** STC when tested for laboratory sound transmission loss in accordance with ASTM E90 and determined by ASTM E413.

F. Outside-Inside Transmission Class (OITC): Rated for not less than **34** OITC when tested for laboratory sound transmission loss in accordance with ASTM E90 and determined by ASTM E1332.

G. Windborne-Debris Impact Resistance: Passes ASTM E1886 missile-impact and cyclic-pressure tests in accordance with ASTM E1996 for Wind Zone [**1**] [**2**] [**3**] [**4**] for **basic**

1. Large-Missile Test: For glazing located within [**30 ft. (9.1 m)**] of grade.
2. Small-Missile Test: For glazing located between 30 ft. (9.1 m) and [**60 ft. (18.3 m)**] above grade.

2.3 ALUMINUM-CLAD HINGED WOOD-FRAMED GLASS DOORS

A. www.kolbewindows.com/doors/ultra-swinging-patioBasis-of-Design Product: Subject to compliance with requirements, provide Kolbe Windows & Doors; [**Forgent Complementary**] [**Ultra Series**] [**VistaLuxe Collection**] or comparable product by one of the following:

1. Marvin Windows and Doors.

B. Exterior Surfaces: Aluminum cladding with **manufacturer's standard anodized coating**

1. PVDF Color: N/A
2. Anodized Color: **Clear**
3. Mica Color: N/A

C. Interior Surfaces: **Manufacturer's standard factory-applied primer**

1. Wood Species: N/A

Received November 8, 2021
Planning and Building Department

2. Wood Stain Color: N/A
3. Paint Color: O'RILEY HOUSE WHITE- 942

D. Frames and Door Panels: Fabricate from wood components complying with indicated requirements. Provide factory-assembled door panels with **standard**-profile stiles and factory-assembled frames.

E. Certified Wood: Wood doors to be certified as "FSC Pure"[**or "FSC Mixed Credit"**] in accordance with FSC STD-01-00 and FSC STD-40-004.

F. Certified Wood: Wood doors to be certified as "FSC Pure"[**or "FSC Mixed Credit"**] in accordance with FSC STD-01-001 and FSC STD-40-004.

G. Certified Wood: Wood doors to be labeled in accordance with the AF&PA's Sustainable Forestry Initiative, be certified as "FSC Pure" in accordance with FSC STD-01-001 and FSC STD-40-004, or be certified and labeled in accordance with the standards of the Programme for Endorsement of Forest Certification.

H. Certified Wood: Wood doors to **be made from** certified wood tracked through a chain-of-custody process. Certified wood documentation to be provided by sources certified through a forest certification system with principles, criteria, and standards developed using ISO/IEC Guide 59 or the World Trade Organization's "Technical Barriers to Trade."

I. Certified Wood: Wood doors to be certified in accordance with the American Tree Farm System's "AFF Standard," the AF&PA's Sustainable Forestry Initiative, FSC STD-01-001 and FSC STD-40-004, or the standards of the Programme for Endorsement of Forest Certification.

J. Wood Components: Manufacturer's standard LVL or fine-grained wood lumber complying with AAMA/WDMA/CSA 101/I.S.2/A440; kiln-dried to a moisture content of not more than 12 percent at time of fabrication; free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch (0.8 mm) deep by 2 inches (51 mm) wide; water-repellent preservative treated.

K. Trim and Glazing Stops: Material and finish to match adjacent door panel.

L. Mullions: Provide mullions and mullion casing and cover plates as shown, matching door units, complete with anchors for support to structure and installation of hinged wood-framed glass door units. Allow for erection tolerances and provide for movement of door units due to thermal expansion and building deflections, as indicated. Provide mullions and cover plates capable of withstanding design loads of door units.

M. Nailing Fin: Manufacturer's standard nailing fins for securing frame to structure during installation to hold unit plumb, square, and true; provide sufficient strength to withstand design pressure indicated.

N. Drip Caps: Factory-fabricated material; designed to direct water away from building when installed horizontally at head of hinged wood-framed glass doors.

Received November 8, 2021
Planning and Building Department

O. Threshold: Provide **low-profile, extruded-aluminum threshold ADA-ABA compliant**] of thickness, dimensions, and profile indicated; designed to comply with performance requirements indicated and to drain to exterior.

1. Color: **Manufacturer's standard**
2. Wood Species: **Oak**.

2.4 UNCLAD HINGED WOOD-FRAMED GLASS DOORS

A. Basis-of-Design Product: Subject to compliance with requirements, provide Kolbe Windows & Doors; Heritage Series or comparable product by one of the following:

1. Loewen Windows.
2. Marvin Windows and Doors.
3. **ROCKY MOUNTAIN HARDWARE- SEE SPECIFICATION.**

B. Exterior Surfaces: **Manufacturer's standard factory-applied color finish**

1. Paint Color: **O'RILEY HOUSE WHAT-942**
2. Wood Species: **Oak**

C. Interior Surfaces: N/A

1. Wood Species: N/A
2. Wood Stain Color: N/A
3. Paint Color: N/A

D. Frames and Door Panels: Fabricate from wood components complying with indicated requirements. Provide factory-assembled door panels with **standard**-profile stiles and factory-assembled frames.

Received November 8, 2021
Planning and Building Department

1. True Divided Lites: Provide glazing with true muntins resulting in individually glazed lites, in pattern indicated.

    a. Material: To match adjacent finish of door panel.
    b. Design: **As indicated on Drawings**
    c. Bar Width: Not less than 1-1/8 inches (28 mm) wide.
    d. Interior Bar Profile: **Beveled**

2. Exterior Finish: **Manufacturer's standard factory-applied primer**

    a. Exterior Paint Color: **O'RILEY HOUSE WHITE- 942**

3. Interior Finish: **N/A**

    a. Interior Stain Color: **N/A**
    b. Interior Paint Color: **N/A**

E. Certified Wood: Wood doors to be certified as "FSC Pure"[**or "FSC Mixed Credit"**] in accordance with FSC STD-01-00 and FSC STD-40-004.

F. Certified Wood: Wood doors to be certified as "FSC Pure"[**or "FSC Mixed Credit"**] in accordance with FSC STD-01-001 and FSC STD-40-004.

G. Certified Wood: Wood doors to be labeled in accordance with the AF&PA's Sustainable Forestry Initiative, be certified as "FSC Pure" in accordance with FSC STD-01-001 and FSC STD-40-004, or be certified and labeled in accordance with the standards of the Programme for Endorsement of Forest Certification.

H. Certified Wood: Wood doors to [**contain not less than 60 percent**] [**be made from**] certified wood tracked through a chain-of-custody process. Certified wood documentation to be provided by sources certified through a forest certification system with principles, criteria, and standards developed using ISO/IEC Guide 59 or the World Trade Organization's "Technical Barriers to Trade."

I. Certified Wood: Wood doors to be certified in accordance with the American Tree Farm System's "AFF Standard," the AF&PA's Sustainable Forestry Initiative, FSC STD-01-001 and FSC STD-40-004, or the standards of the Programme for Endorsement of Forest Certification.

Received November 8, 2021
Planning and Building Department

J. Wood Components: Manufacturer's standard LVL or fine-grained wood lumber complying with AAMA/WDMA/CSA 101/I.S.2/A440; kiln-dried to a moisture content of not more than 12 percent at time of fabrication; free of visible finger joints, blue stain, knots, pitch pockets, and surface checks larger than 1/32 inch (0.8 mm) deep by 2 inches (51 mm) wide; water-repellent preservative treated.

K. Trim and Glazing Stops: Material and finish to match adjacent door panel.

L. Mullions: Provide mullions and mullion casing and cover plates as shown, matching door units, complete with anchors for support to structure and installation of hinged wood-framed glass door units. Allow for erection tolerances and provide for movement of door units due to thermal expansion and building deflections, as indicated. Provide mullions and cover plates capable of withstanding design loads of door units.

M. Threshold: Provide **low-profile, extruded-aluminum threshold ADA-ABA compliant** of thickness, dimensions, and profile indicated; designed to comply with performance requirements indicated and to drain to exterior.

1. Color: **Manufacturer's standard**.
2. Wood Species: **Oak**.

2.5 GLAZING

A. Glass and Glazing: Manufacturer's standard glazing system that produces weathertight seal. [**Comply with requirements for windborne-debris resistance.**] <**Insert glazing requirements.**>

1. Glass: ASTM C1036, Type 1, q3, Category II safety glass complying with testing requirements in 16 CFR 1201.
2. Safety Glazing Labeling: Permanently mark safety glazing with certification label of **the SGCC**. Label indicates manufacturer's name, type of glass, thickness, and safety glazing standard with which glass complies.
3. Tint: **Clear**.
4. Insulating-Glass Units: **certified through IgCC as complying with requirements of IgCC**.

a. Filling: Fill space between glass lites with **air**.
b. Lites: **Two**.
c. Low-E Coating: N/A
d. Dual Glazing: N/A

a. Interior Lite: **Glass**
b. Exterior Lite: **Glass**

Received November 8, 2021
Planning and Building Department

2.6 HARDWARE

A. General: Provide manufacturer's standard hardware, fabricated from a corrosion-resistant material compatible with wood[**and aluminum cladding**] complying with AAMA 907; designed to smoothly operate, tightly close, and securely lock hinged wood-framed glass doors and sized to accommodate panel weight and dimensions.

B. Lock: Install manufacturer's standard keyed multi point locking device on each operable panel, lockable from the inside **and outside**

1. Design: [ROCK MOUNTAIN HARDWARE- SEE SPECIFICATION.
2. Finish: **Match Architect's sample**
3. Keying System: SEE MANUFACTURER'S INSTRUCTIONS

2.7 INSECT SCREENS

A. NO SCREENS

2.8 ACCESSORIES

A. Grilles (False Muntins): Provide grilles in designs indicated, for removable application to inside of each panel lite.

Received November 8, 2021
Planning and Building Department

1. Type: Exterior and interior, adhered to glass[**with bars between the glass**].
2. Material: To match adjacent finish of door panel.
3. Design: **As indicated on Drawings**
4. Bar Width: Not less than [**5/8 inch (16 mm)**] [**7/8 inch (22 mm)**] [**1-1/8 inches (28 mm)**] [**1-3/8 inches (35 mm)**] [**1-3/4 inches (44.5 mm)**] [**2-1/4 inches (28 mm)**] [**4-1/2 inches (114 mm)**] wide.
5. Interior Bar Profile: **Square**
6. Exterior Aluminum Finish: Aluminum cladding with **manufacturer's standard mica coating complying with AAMA 2605**.

    a. PVDF Color: N/A
    b. Anodized Color: **Clear**
    c. Mica Color: N/A

7. Exterior Surfaces: **Manufacturer's standard factory-applied color finish**

    a. Exterior Paint Color: **O'RILEY HOUSE WHITE- 942**

8. Interior Finish: N/A

    a. Interior Stain Color: N/A
    b. Interior Paint Color: N/A

B. Casing: Extruded-aluminum
stucco trim casing

Received November 8, 2021
Planning and Building Department

C. Casing: Exterior wood **[3-1/2-inch (89-mm) flat casing with backband**

D. Fasteners: Noncorrosive and compatible with door members, trim, hardware, anchors, and other components.

1. Exposed Fasteners: Do not use exposed fasteners to greatest extent possible. For application of hardware, use fasteners that match finish hardware being fastened.

E. Anchors, Clips, and Accessories: Provide anchors, clips, and accessories of aluminum, nonmagnetic stainless steel, or zinc-coated steel or iron for hinged wood-framed glass doors, complying with ASTM B456 or ASTM B633 for SC 3 severe service conditions; provide sufficient strength to withstand design pressure indicated.

1. Windborne-Debris Resistance: Provide anchors of same design used in windborne-debris resistance testing.

2.9 FABRICATION

A. Fabricate hinged wood-framed glass doors in sizes indicated. Include a complete system for assembling components and anchoring doors.

B. Fabricate hinged wood-framed glass doors that are reglazable without dismantling panel framing.

C. Weather Stripping: Provide weather stripping for each door panel unless otherwise indicated.

D. Factory machine hinged wood-framed glass doors for openings and hardware that is not surface applied.

E. Complete fabrication, assembly, finishing, hardware application, and other work in the factory to greatest extent possible. Disassemble components only as necessary for shipment and installation. Allow for scribing, trimming, and fitting at Project site.

F. Factory-Glazed Fabrication: Glaze hinged aluminum-framed glass doors in the factory.

2.10 WOOD FINISHES

A. Factory-Applied Primer: Provide manufacturer's standard factory-applied prime coat complying with WDMA T.M. 11.

B. Factory-Applied Color Finish: Provide manufacturer's standard factory-applied finish

Received November 8, 2021
Planning and Building Department

2.11 ALUMINUM FINISHES

A. High-Performance Organic Finish: Two-coat fluoropolymer finish complying with AAMA 2605 and containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

B. Mica Fluoropolymer: AAMA 2605. Two-coat fluoropolymer finish with suspended mica flakes containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

C. Color Anodic Finish: AAMA 611, [**AA-M12C22A42/A44, Class I, 0.018 mm**] or thicker.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of Work.

B. Verify rough opening dimensions, levelness of threshold substrate, and operational clearances.

C. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure a coordinated, weathertight hinged door installation.

D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Comply with Drawings, Shop Drawings, and manufacturer's written instructions for installing hinged doors, hardware, accessories, and other components.

B. Windborne-Debris Resistance: Anchor hinged wood-framed glass doors that have been tested for windborne debris resistance to structure using anchoring method, fastener type, and fastening frequency identical to that used in windborne-debris resistance testing.

C. Install hinged wood-framed glass doors level, plumb, square, true to line; without distortion, warp, or rack of frames and panels, and without impeding thermal movement; anchored securely in place to structural support; and in proper relation to wall flashing, vapor retarders, air barriers, water/weather barriers, and other adjacent construction. Comply with ASTM E2112.

D. Set sill members in bed of sealant or with gaskets, as indicated, to provide weathertight construction.

Received November 8, 2021
Planning and Building Department

E. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials in accordance with ASTM E2112.

3.3 FIELD QUALITY CONTROL

A. Testing Agency:[**Engage**] a qualified testing agency to perform tests and inspections.

1. Testing and inspecting agency will interpret tests and state in each report whether tested work complies with or deviates from requirements.

B. Testing Services: Test and inspect installed hinged wood-framed glass doors as follows:

1. Testing Methodology: Test hinged wood-framed glass doors for air infiltration and water resistance in accordance with AAMA 502.
2. Air-Infiltration Testing:

    a. Test Pressure: That required to determine compliance with AAMA/WDMA/CSA 101/I.S.2/A440 performance class indicated.
    b. Allowable Air-Leakage Rate: [**1.5**]times the applicable AAMA/WDMA/CSA 101/I.S.2/A440 rate for product type and performance class rounded down to one decimal place.

3. Water-Resistance Testing:

    a. Test Pressure: [**Two-thirds**] times test pressure required to determine compliance with AAMA/WDMA/CSA 101/I.S.2/A440 performance grade indicated.
    b. Allowable Water Infiltration: No water penetration through the unit.

4. Testing Extent: [**Three**] hinged wood-framed glass doors of each type as selected by Architect and a qualified independent testing and inspecting agency. Conduct tests after perimeter sealants have cured.
5. Test Reports: Prepared in accordance with AAMA 502.

C. Hinged wood-framed glass door will be considered defective if it does not pass tests and inspections.

3.4 ADJUSTING, CLEANING, AND PROTECTION

A. Lubricate hardware and moving parts.

B. Adjust operating panels and screens to provide a tight fit at contact points and weather stripping for smooth operation, without binding, and weathertight closure.

C. Adjust hardware for proper alignment, smooth operation, and proper latching without unnecessary force or excessive clearance.

Received November 8, 2021
Planning and Building Department

D. Clean exposed surfaces immediately after installing hinged wood-framed glass doors. Avoid damaging protective coatings and finishes. Remove nonpermanent labels, excess sealants, glazing materials, dirt, and other substances.

E. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction period.

F. Protect hinged wood-framed glass door surfaces from contact with contaminating substances resulting from construction operations. If contaminating substances contact hinged wood-framed glass door surfaces, remove contaminants immediately in accordance with manufacturer's written instructions.

G. Refinish or replace hinged doors with damaged finishes.

H. Replace damaged components.

END OF SECTION 081433.13

Received November 8, 2021
Planning and Building Department

ROCKY MOUNTAIN HARDWARE



Rectangular Entry Set - 3 1/2" x 18"

Rectangular

Product Details

Exterior Escutcheon (G601): 3 1/2" x 18"

Interior Escutcheon (G602): 3 1/2" x 18"
Shown with Gooseneck Grip - 8 11/16"

Function

Shown in Entry Thumblatch Mortise Lock

Finish

Shown in Silicon Bronze Dark (BD)

Notes

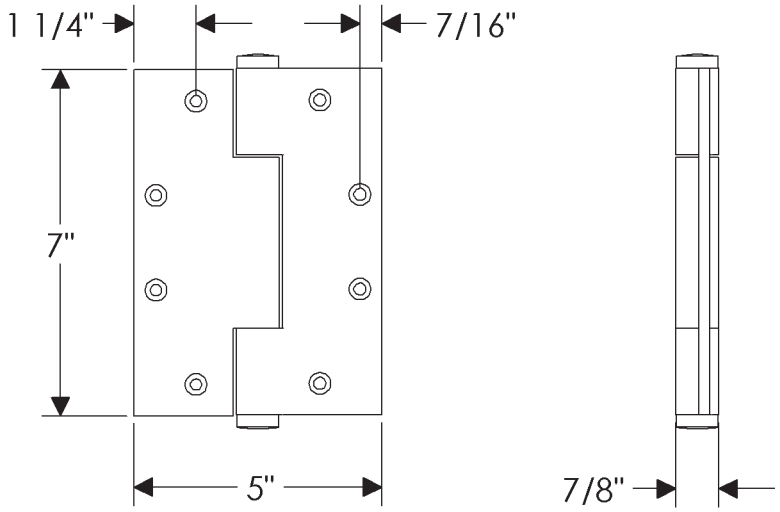
- Price includes your choice of finish and handle except for Crystal knobs (K150, K155) where an up charge applies. Call RMH for pricing.
- Pricing is based on exterior escutcheon with choice of interior escutcheon.

©2021 Rocky Mountain Hardware

Source URL: https://www.rockymountainhardware.com/products/door-hardware/door-sets/entry-door-sets/thumblatch-entry-sets/rectangular-entry-set-g601

Received November 8, 2021
Planning and Building Department

ROCKY MOUNTAIN®
HARDWARE



HNG7x5
Concealed Bearing Hinge
7” x 5”

Received November 8, 2021
Planning and Building Department

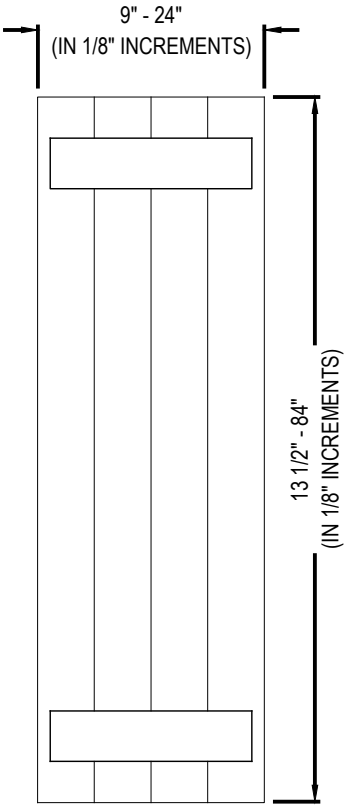
Atlantic Premium Shutters®

ATLANTIC PREMIUM SHUTTERS
3217 HWY. 301 NORTH
LATTA, SC 29565
www.atlanticpremiumshutters.com

☑ SELECT DESIRED COLOR: CUSTOM PAINT COLOR REFER TO DRAWINGS



PECK HOUSE
GREEN-693



FRONT ELEVATION

THICKNESS: 1 1/2"

☑ SELECT DESIRED ADDITIONAL OPTIONS:

- ☐ Z-BARS
- ☐ EXTRA BATTENS
- ☐ ARCH OR RADIUS TOP

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 1970-019.

BOARD AND BATTEN SHUTTERS

BOARD AND BATTEN

1970-019

REVISION DATE 12/01/2014

PROTECTED BY COPYRIGHT ©2014 CADDETAILS.COM LTD.

Instr #2015018250 BK: 4005 PG: 1206, Filed & Recorded: 3/30/2015 1:45 PM #Pgs:6
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $52.50 Doc. D $10,150.00

Prepared by and Return to:
Howard L. Alford, Esq.
Averitt & Alford, PA
3010 South Third Street, Suite B
Jacksonville Beach, Florida 32250

Tax Parcel No. 196340 000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 27th day of March, 2015, by **VIRTU CATHEDRAL BUILDING, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **44 AVENIDA MENENDEZ, LLC,** a Florida limited liability company, whose address is 44 Avenida Menendez, St. Augustine, FL 32084, hereinafter called the "Grantee:"

W I T N E S S E T H : That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described Property:

(i) that certain land, situate, lying and being in the County of St. Johns, State of Florida, as more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Land");

(ii) together with all buildings, structures, and other improvements situated on the Land (the "Improvements");

(iii) together with all Grantor's right, title and interest in and to any rights and appurtenances pertaining to the Land; and

(iv) together with all right, title and interest of Grantor in and to streets, alleys, or rights-of-way immediately adjacent to the Land, ***but specifically excluding*** any rights or interests of Grantor in or to other lands of Grantor located (a) outside the boundaries of the Land and (b) outside the boundaries of such streets, alleys or rights-of-way;

The foregoing collectively being the "Property".

Such conveyance being made to Grantee **SUBJECT TO the** permitted exceptions set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof, provided the reference to which shall not be construed to grant new rights to other persons or cause such matters to be re-imposed hereby to the extent any have been released, expired or are no longer enforceable.

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

AND the Grantor hereby covenants with Grantee and bind itself, its successors and assigns unto Grantee, its successors and assigns, that except as to the exceptions described on **Exhibit "B"**, Grantor does hereby warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Return To: 4 pgs
Commonwealth Land Title
2400 Maitland Center Parkway STE-200
Maitland, FL 32751 d/s 10, 150.00
Attention: **Myrna H. Small**
File No. 4115000705

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by the undersigned, on the day first above written.

Signed, sealed and delivered in the presence of:

Printed Name: Duncan Hatch

Printed Name: James Ross McNab

VIRTU CATHEDRAL BUILDING, L.L.C.,
a Delaware limited liability company

By: Virtu Investments, L.L.C., an Arizona limited liability company, its manager

By: _____
Name: Scott McWhorter
Title: MANAGER

COPY

CALIFORNIA CERTIFICATE of ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin

On MAR 26 2015, before me *Terrie Gillett*, *Notary Public*, personally appeared **Scott McWhorter**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

COPY

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand & official seal.

NRO1 TERRIE GILLETT COMM. #1955745 Notary Public - California Marin County My Comm. Expires Nov. 5, 2015 NRO1

Terrie Gillett, Notary Public (Seal)

..... *Optional Information* .....

DESCRIPTION OF ATTACHED DOCUMENT

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of: Special Warranty Deed - Parcel 197160

TYPE OF INDENTIFICATION

[✓] Satisfactory Evidence – photo ID card
[ ] One credible witness acknowledging identity of principal
[ ] Two credible witnesses acknowledging identity of principal

STATE OF _____ §
§
COUNTY OF _____ §

The foregoing Warranty Deed was acknowledged before the this ____ day of _____, 2015, by _____, as _____ of _____, acting for an on behalf of such entity, who is personally known to me or has provided _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

See ACK for CORRECT CA wording

_____
Notary Public
Name: _____
My Commission Expires:_____

(Notary Seal)

COPY

EXHIBIT "A"

The Land

LEGAL DESCRIPTION

A parcel of land in Block 5 of the City of St. Augustine, Florida, being all of that land described in Executor's Deed recorded in Official Records Book 42, Page 617 Public Records of St. Johns County, Florida and being more fully described as follows: BEGINNING at the intersection of the now existing South line of Treasury Street with the now existing East line of Charlotte Street; thence North 83 degrees 35 minutes 55 seconds East, on said South line of Treasury Street 132.56 feet; thence South 01 degrees 05 minutes 37 seconds East, on the now existing West line of Avenida Menendez, 115.85 feet; thence South 89 degrees 51 minutes 55 seconds West 121.56 feet; thence North 6 degrees 58 minutes 05 seconds West, on said East line of Charlotte Street, 102.09 feet to the POINT OF BEGINNING.

COPY

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.

2. Boundary Agreement recorded in Deed Book 118, Page 581, Public Records of St. Johns County, Florida.

3. Terms, provisions and conditions of that certain Memorandum of Building and Rooftop Lease Agreement by and between Virtu Cathedral Associates, LLC, a Delaware limited liability company and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless recorded in Official Records Book 3729, Page 1293, Public Records of St. Johns County, Florida.

4. Rights of Way of Charlotte Street, Treasury Street and Avenida Menendez, also known as State Road A-1-A, all as presently established.

5. Structure Lease Agreement dated September 21, 2013 by and between Virtu Cathedral Associates, L.L.C., a Delaware limited liability company "Landlord" and New Cingular Wireless PCS, LLC, a Delaware limited liability company "Tenant" as evidenced by the Memorandum of Structure Lease Agreement recorded October 10, 2013 in Official Records Book 3801, Page 451, Public Records of St. Johns County, Florida.

6. Rights of tenants, as tenants only, under unrecorded leases as set forth below, which leases do not include options to purchase or rights of first refusal to purchase all or any portion of the insured lands:
   a) 46 Avenida Menendez, Inc., aka L. John Arbizzani;
   b) Wells Fargo Bank, N.A., (Drive In);
   c) St. Augustine Historical Tours Inc., dba Old Town Trolley Tours of St. Augustine.

7. Matters as depicted on the survey prepared by Landtech Associates, Inc., dated August 20, 2007, updated October 1, 2014, last revised March 17, 2015, Job No. 15-0221 as follows:

   a) Encroachment of NE corner of building 0.3' along the north line and by 0.1' in the northwest corner;
   b) Block wall lies inside the southeast corner of subject premises.

8. Claims, demands, judgments and any other matters arising out of the filing of the Notice of Commencement recorded on October 29, 2014 in Official Records Book 3947, Page 1258 Public Records of St. Johns County, Florida.

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

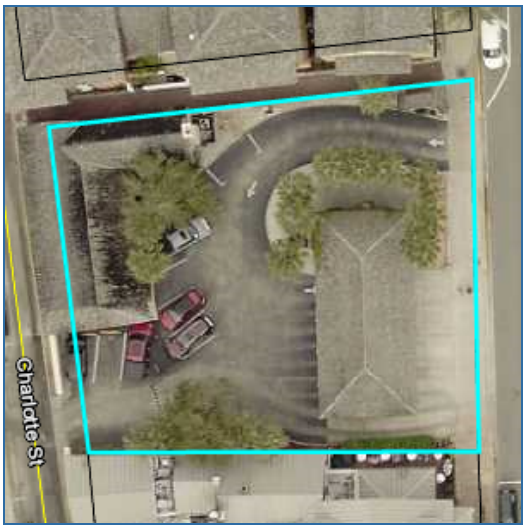


Parcel ID	1963400000
Location Address	44 AVENIDA MENENDEZ 110 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE LOTS A & B OF RE-SUB OF LOT 1 BLK 5 OR4005/1206 *The Description above is not to be used on legal documents.
Property Use Code	Financial Institutions, Banks, Savings & Loans (2300)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.320
Homestead	N

Owner Information

Owner Name	44 Avenida Menendez LLC 100%
Mailing Address	44 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-3645

Map



Valuation Information

	2021
Building Value	$119,224
Extra Features Value	$12,795
Total Land Value	$1,112,640
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,244,659**
Total Deferred	$20,755
Assessed Value	**$1,223,904**
Total Exemptions	$0
Taxable Value	**$1,223,904**

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	$0	$0	$1,112,640	$0	$0	$1,112,640	$1,112,640	$0	$1,112,640
2019	$171,061	$12,795	$973,560	$0	$0	$1,157,416	$1,157,416	$0	$1,157,416
2018	$279,723	$12,795	$912,781	$0	$0	$1,205,299	$1,205,299	$0	$1,205,299
2017	$292,768	$9,741	$912,781	$0	$0	$1,215,290	$1,215,290	$0	$1,215,290
2016	$201,934	$9,784	$912,781	$0	$0	$1,124,499	$1,124,499	$0	$1,124,499
2015	$131,803	$9,784	$912,781	$0	$0	$1,054,368	$1,036,831	$17,537	$1,036,831
2014	$0	$0	$0	$0	$0	$0	$0	$0	$0
2013	$0	$0	$0	$0	$0	$0	$0	$0	$0
2012	$0	$0	$0	$0	$0	$0	$0	$0	$0
2011	$0	$0	$0	$0	$0	$0	$0	$0	$0
2010	$0	$0	$0	$0	$0	$0	$0	$0	$0

Building Information

Building 1
Actual Area 2268
Conditioned Area 1620
Actual Year Built 1965
Use Office Class C
Style 04
Class N
Exterior Wall Concrete Stucco, Stone
Roof Structure Wood Truss

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

Category	Type	Pct
Exterior Wall	Stone	50%
Exterior Wall	Concrete Stucco	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	9 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	648
BASE AREA	1620	1620
Total SqFt	1620	2268

Building 2
Actual Area 1988
Conditioned Area 308
Actual Year Built 1993
Use Office Class C
Style 04

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet
Interior Wall
Heating Type Air Duct
Air Conditioning Central

Class	N	**Bedrooms**	
Exterior Wall	Stucco	**Baths**	
Roof Structure	Wood Truss		

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	6" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	1680
BASE AREA	308	308
Total SqFt	308	1988

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Asphault Paving	0	0	0	0	4195
Curb	0	0	0	0	220
Pole Light	0	0	0	0	48
Masonry Wall	0	24	5	0	120

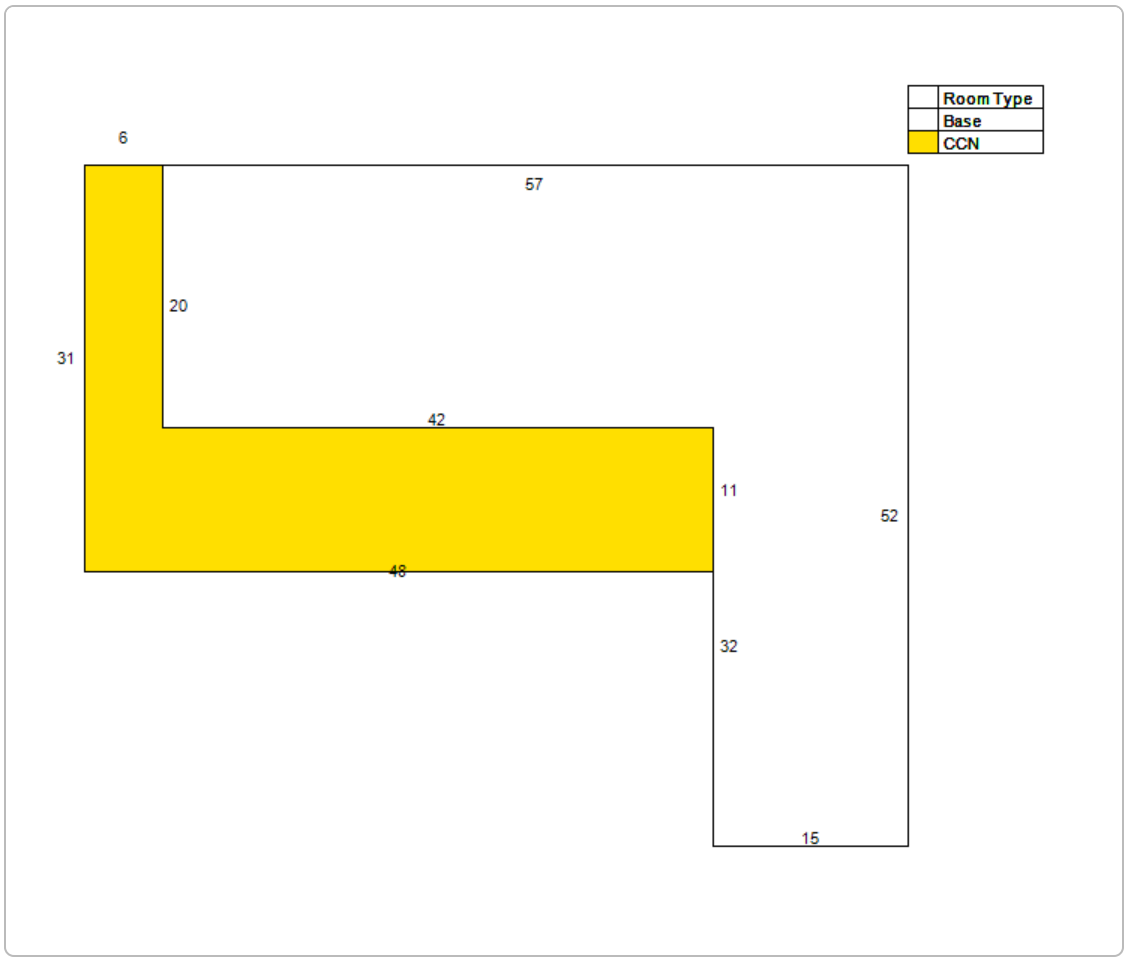
Land Information

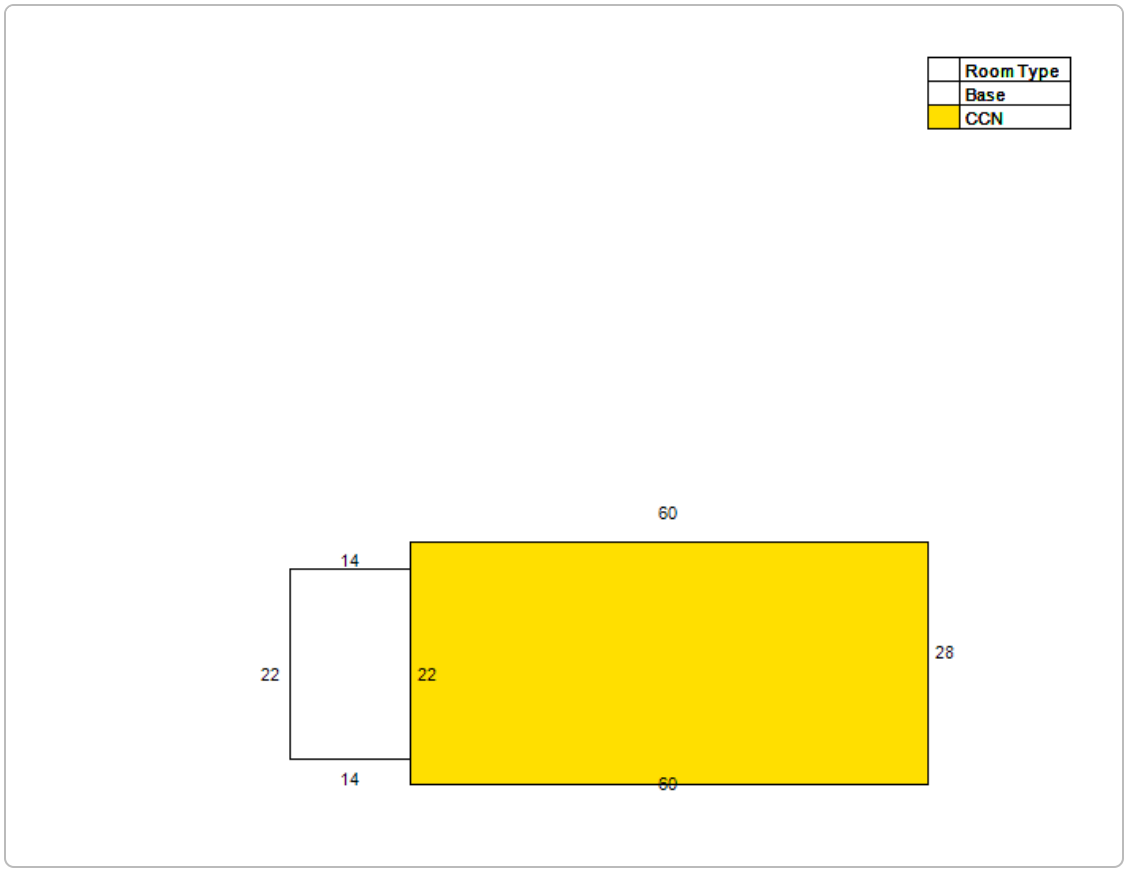
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Financial Institutions, Banks, Savings & Loans	111	127	13908	SF	$1,112,640

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/30/2015	3/27/2015	$1,450,000.00	WARRANTY DEED	4005	1206	Q	I	VIRTU CATHEDRAL BUILDING LLC	44 AVENIDA MENENDEZ LLC
10/15/2014	10/10/2014	$100.00	WARRANTY DEED	3942	1028	U	I	VIRTU CATHEDRAL ASSOCIATES LLC	VIRTU CATHEDRAL BUILDING LLC

Sketch Information


Room Type
Base
CCN
6
57
20
31
42
11
52
48
32
15


Room Type
Base
CCN
60
14
22
22
28
14
60

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: 4/17/2021, 12:41:08 AM

Version 2.3.117


Sunbiz.org
Division of
Corporations
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
44 AVENIDA MENENDEZ, LLC

Filing Information

Document Number	L15000025266
FEI/EIN Number	47-3373282
Date Filed	02/10/2015
State	FL
Status	ACTIVE

Principal Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Mailing Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

AVERITT & ALFORD, PA
3010 SOUTH THIRD STREET
SUITE B
JACKSONVILLE BEACH, FL 32250

Authorized Person(s) Detail

Name & Address

Title MGR

ARBIZZANI, L. JOHN
44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2018	03/19/2018
2019	04/30/2019
2020	06/29/2020

Document Images

06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
02/10/2015 -- 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 November 18, 2021 Meeting



Application 2021-0104 Address: 84 Bridge Street

Applicant: Trinity Independent Methodist Church
Property Owner: Trinity Independent Methodist Church

Project description: 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.
(Continued from the August 19, 2021 HARB meeting)

Architectural Style:	Gothic Revival (NR nomination) Masonry Vernacular (FMSF)	Florida Master Site File:	SJ0368
National Register:	Lincolnville National Register Historic District: Contributing	Construction date:	1913
Archaeology Zone:	IID	Zoning District:	RS-2
Parcel number:	2026700000		
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 bell tower that was first heard at the August 19, 2021 meeting and continued to October, when it was continued to the November meeting upon the request of the applicant.
2. At the August meeting, the HARB requested updated plans from a structural engineer and stressed the need to work with a contractor when applying for the permit to do the approved work. Updated structural engineering plans were recently received and are included in front of the application packet. Staff has spoken to the structural steel contractor who has been asked to do the work. However, he stated that he will not be pulling the permit and recommends a general contractor to coordinate all the required elements needed for this type of project.
3. The church was built in 1913 and is a contributing building to the Lincolnville National Register Historic District, and furthermore is potentially eligible as an individually listed building to a proposed St. Augustine Civil Rights Multiple Property Submission for the cultural association with the Civil Rights Movement.
4. Temporary shoring was installed to support the tower in 2014 with permit 2014-0671 following notice received by the building official that a private engineer found the tower to be unsafe. With further inspection, portions of the sanctuary were also deemed unsafe.
5. Engineering and condition assessments were performed with the Lincolnville CRA program in 2019 for the potential to use the LCRA Institutional Rehabilitation as a funding source to repair the damage to the tower and sanctuary. The Church proceeded to conduct repairs independent of the program, but structural stabilization and repair work remains, leading the Church to request a partial demolition of the church limited to the tower. There is an official city record regarding the building condition and no additional materials were requested of the applicant in this regard.
6. For the August meeting, the applicant had originally included in the project description the removal of the top of the bell tower in order to do the structural work and detailed plans were not provided to substantiate the nature of the proposed scope of work. Staff requested building permit materials from the Church to assess the impacts of the proposed work on the tower and as of this report they have not been received.
7. However, the updated engineering plans and follow-up emails/phone conversations from/with the engineer and structural steel contractor confirm that the tower can remain in place and the top of the tower does not need to be removed to do the structural work. The plans indicate the arched stained-glass windows should be temporarily removed and stored for safe keeping and that the pointed arch details over the windows and doors and the distressed brick should be removed, cleaned and reused after the steel framing on the interior is completed. Specs on the plans call for damaged brick to be replaced with matching brick, for the tower to be cleaned and repointed in areas of deteriorated mortar, and for appropriate mortar to be used that matches the existing texture/color. Cleaning methods should use the gentlest means possible.
8. Permanent removal of the tower or its key elements like the top, it stained glass windows, or decorative arches would have negative impacts on the visual and historic integrity of the building.
9. The property is located in an archaeological zone and any new ground disturbing work will require an Archaeological Review. The applicant should contact the City Archaeologist as soon as possible to begin scheduling this review process.

STAFF RECOMMENDATION:

Based on a review of the AGHP, previous discussion by the HARB at the August 19, 2021 meeting, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Partial Demolition** at **84 Bridge Street if the following findings can be determined by the HARB:**

1. The newly submitted structural engineering plans clearly define the scope of work is limited to the building's bell tower and is necessary to restore the tower.
2. The stabilization through the required strucural work and rehabilitation of the overall bell tower will mitigate the partial demolition of the tower, such as the removal of the existing stained glass windows and decorative arch details, which are to be reinstalled, and any damage to the brickwork, which is to be reparied or replaced with matching, according to the recently submitted engineering plans.

With the following condition:

1. For any salvagable historic materials to be salvaged if possible 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 Officer

SUMMARY SCOPE OF WORK:

Partial demolition of a church building related to the tower rehabilitation. The extent and scope have been clarified that the work is limited to the bell tower with the recently submitted structural engineering plans which indicate the following:

- Structural steel framing will be installed on the interior of the bell tower along with new wood framing to replace the existing on the interior.
- New braces on the exterior are to be added adjacent to the existing, which will be removed
- The arched stained-glass windows should be temporarily removed and stored for safe keeping and that the pointed arch details over the windows and doors and the distressed brick should be removed, cleaned and reused after the steel framing on the interior is completed.
- Damaged brick is to be replaced with matching brick and that an appropriate mortar is used that matches the existing texture and color.
- The tower is to be cleaned and repointed in areas where there is deteriorated mortar.

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 in 1913, 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.

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 an institutional-sized historic structure with unique characteristics that contribute to the mass and scale of the streetscape.

3. The impact of the loss of the structure on the streetscape. This is a significant building, and the bell tower is a significant building feature. The loss of the tower would be a negative impact on the integrity of the building and therefore create an *interruption in 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 scope of work proposed was more recently defined to indicate that the existing tower can remain in place, but possible elements should be temporarily removed for safe keeping.

5. The historical or cultural merit of the structure. The building is contributing to the Lincolnville National Register District, is listed on the Florida Master Site File, and potentially eligible as a National Register listing through the Civil Rights Sites Multiple Property Submission.

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, the loss of a distinctive feature such as a historic tower feature would have a negative impact on the integrity of the building and therefore the district and the neighborhood.

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 Masonry Vernacular building with Gothic Revival elements. The building is unusual for Lincolnville and one of a few buildings that used the beige brick masonry units.

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 a unique example that is limited in the city.

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. Recently submitted information indicates the the tower feature can be rehabilitated.

8. The justification for the proposed demolition. The building feature has been deemed unsafe for a number of years.

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. Older photographs
4. Sanborn Maps

Staff Photos: Trinity Church 84 Bridge Street



South Elevation



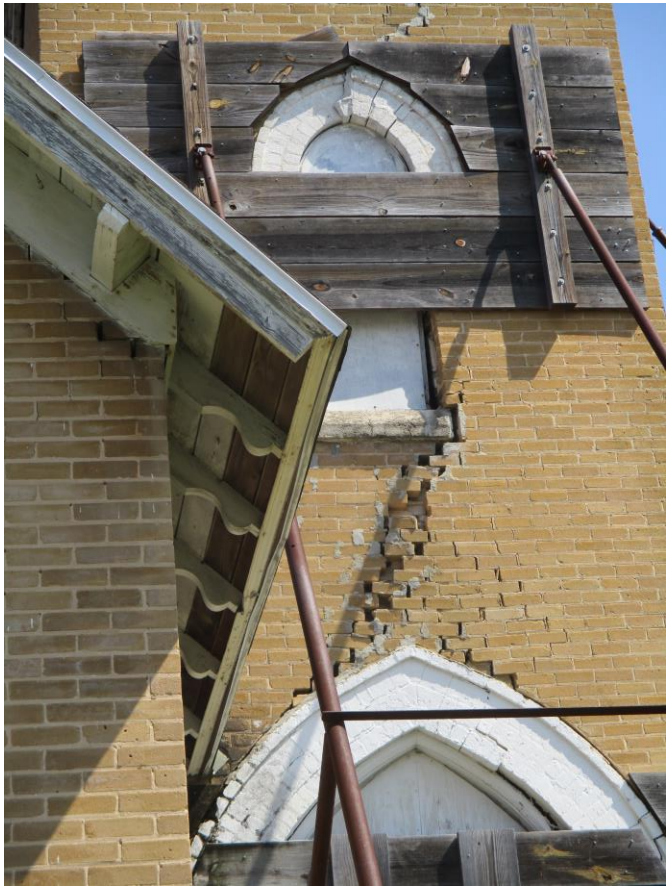
East Elevation



East elevation



South elevation



South elevation



East elevation

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ368 1009==
Site Name: TRINITY UNITED METHODIST CHURCH 830== Survey Date: 7807 820==
Address: 84 Bridge Street, St. Augustine, Fla. 32084 905==
Instructions for Locating:
813== County: St. Johns 808==
Location: City of St.Augustine 46F pt. 8 868==
(subdivision) (block) (lot)
MULTIST 8ST3248 868==
Owner of Site: Name: Trinity United Methodist Church;
Address: 84 Bridge Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: 904==
Type of Ownership: Institutional 848== Zoning: CBD
NR Classification Category: Building 916== Recording Date: 8010 832==
UTM: 17 469630 3306340 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (:R 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: Religious 838== Present Use: Religious 850==

Date: +1913 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry vernacular 964==

Plan Type: Latin Cross 966==

Exterior Fabrics: Brick, wood, shingles, butt 854==

Structural Systems: Masonry, brick 856==

Features of Structure: (942)

Window Type: 942==

Foundation: Brick wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Steeple 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Jigsawn rafters, stained glass windows, lancet and tracery, 4 panel doors, brackets below steeple 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Residential/Commercial/Institutional 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion, Commerce, Blacks, Social/Humanitarian, Communication 920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Masonry Vernacular Trinity Methodist Episcopal Church at 84 Bridge Street was constructed in 1913 and is one of the early churches built in this area. Built on a Latin Cross plan, it has jigsawn rafters, lancet and tracery stained glass windows, four panel doors, and brackets below the steeple.

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 one orange grove along Bridge Street between Central Avenue and Granada

(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.

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)

In 1978, when the church was celebrating its 157th anniversary, a capsule history was given as to its origins:

> "The coming of Methodism to St. Augustine in 1821 was the beginning of St. Augustine Circuit of the Methodist Episcopal Church (now Trinity United Methodist Church). The membership of the St. Augustine Circuit included all races.
>
> "Membership of this circuit increased daily until the beginning of the Civil War, when the entire white male membership enlisted with the Confederate Army.
>
> "The women and children abandoned the church, leaving it to the Black membership. In 1870, the church was reorganized."(4)

In 1877 the Methodist Episcopal Church on St. George Street turned over the building to the Black congregation for their services. However in 1905, the Trustees requested that the property be returned. When the Black people refused, it was determined that the entire property should be sold and the proceeds divided equally between the two factions. In 1907 with $5,000, Trinity M.E. South purchased part of the Ward G. Foster property on Bridge Street and continued to use the house there until the Church was completed in 1913, and at which time the cornerstone was inscribed: "Tinity M.E. Church, Founded in 1870, Rebuilt, 1913."(5) By 1917 the former Foster house was vacant, and is gone by 1924.(6)

The monies from the congregation had increased sufficiently so that between 1924 and 1930, the Trinity Methodist Home (parsonage) was built next door to the Church.(7)

Ward G. Foster, whose home on Bridge Street was the meeting place for the Trinity M.E. Church, was a prominent St. Augustine merchant. In 1895 he was the proprietor of El Unico, a flower-fruit-and-stationary shop in the Cordova Hotel and a pioneer historian who had

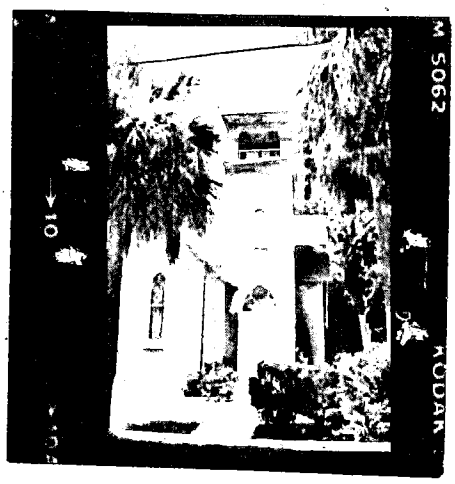
> " . . . prepared and placed in prominent places papers

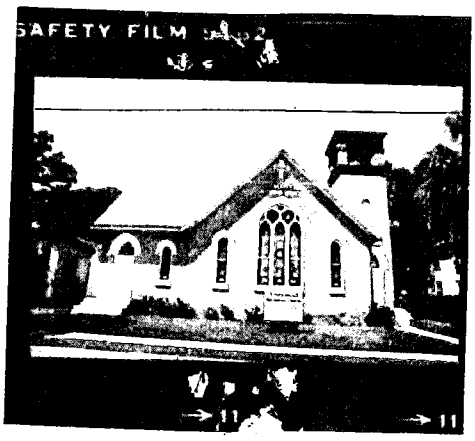
for signature memorializing Congress to preserve the historic ruins of this State, saying 'they are among the most interesting in the country.'"(8)

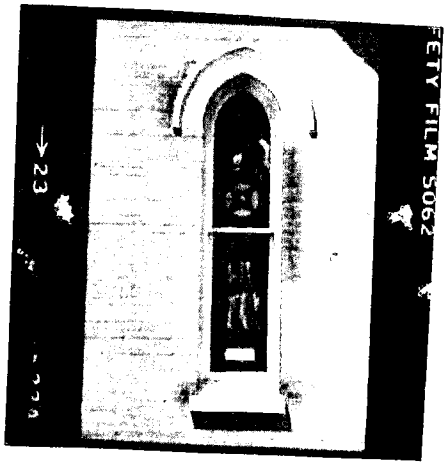
He also proposed that a "historical society be formed, or the old one revived for the purpose of preserving the ruins at Ormond and New Smyrna."(9) With Charles Foster he compiled the Standard Guide for St. Augustine and operated an information center in the Cordova Hotel. In 1900 he was president of the Humane Society.(10)

---

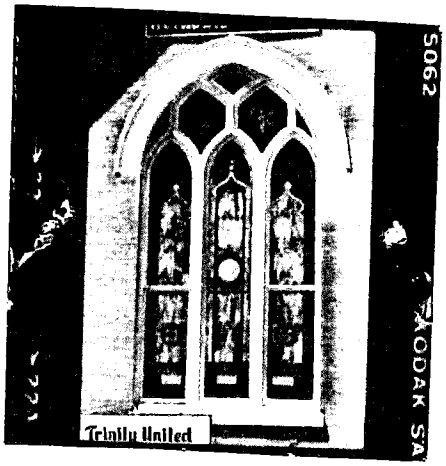
4. St. Augustine Record, Weekend Edition, August 26-27, 1978.
5. First United Methodist Church, "150th Anniversary" pamphlet (St. Augustine, 1975), p. 5; Irene Liody Williams, "History of Grace Methodist Church" (St. Augustine, 1962), p. 3; St. Augustine City Council Correspondence, 1908; Sanborn Fire Insurance Maps, 1904, 1910, 1917; Historic Properties Inventory Research File.
6. Sanborn Maps, 1917, 1924.
7. HPI Research File.
8. Tatler, February 16, 1895, p. 19; St. Augustine City Directory, 1899.
9. Tatler, February 16, 1895, p. 19.
10. Ibid., January 13, 1900, p. 14; March 24, 1900, p. 21; City Directory, 1904.


M 5062
KODAK


SAFETY FILM


FETY FILM 5062


KODAK SAFETY FILM


5062
Trinity United



SJ368

State group highlights local buildings as threatened

staugustine.com/news/20180528/state-group-highlights-local-buildings-as-threatened

Most Popular

Never Miss A Story

Subscribe to The St. Augustine Record

Subscribe Now

Our Picks

Hide caption

Braces support the structurally unsound steeple of the Trinity Independent Methodist Church in St. Augustine. [PETER WILLOTT/THE RECORD]

Hide caption

The Rev. Craig Anderson, pastor of Trinity Independent Methodist Church, stands in front of his church building on Bridge Street in St. Augustine on Friday, November 10, 2017. The church is working to raise money to save the building which has been deemed unsafe because of structural problems. [PETER WILLOTT/THE RECORD]

Hide caption

Braces support the structurally unsound steeple of the Trinity Independent Methodist Church in St. Augustine. [PETER WILLOTT/THE RECORD]

Hide caption

The Rev. Craig Anderson, pastor of Trinity Independent Methodist Church, stands in front of his church building on Bridge Street in St. Augustine on Friday, November 10, 2017. The church is working to raise money to save the building which has been deemed unsafe because of structural problems. [PETER WILLOTT/THE RECORD]

Hide caption

Braces support the structurally unsound steeple of the Trinity Independent Methodist Church in St. Augustine. [PETER WILLOTT/THE RECORD]

By Sheldon Gardner
Posted May 28, 2018 at 6:21 AM Updated May 29, 2018 at 4:05 PM

A community in St. Johns County crafted by one of the state's well-known architects is also one of the most endangered sites in the state.

The Florida Trust for Historic Preservation, a nonprofit, recently named the Westminster Woods retirement community in Julington Creek as one of its 11 to Save. The list is published annually to highlight threatened historical sites, and this year it includes St. Augustine's Trinity Independent Methodist Church in Lincolnville and a Palatka hotel designed by architect Henry Klutho.

"The announcement is just sort of the beginning of a yearlong effort," said Melissa Wyllie, executive director of the Florida Trust for Historic Preservation.

The trust's next steps are assigning ambassadors from the organization to help local people find ways save each property, she said.

Robert Broward was known for using the mid-century modern style and designed the retirement community in the 1960s, according to the Trust for Historic Preservation. Broward, who was from Florida and lived part of his life in St. Johns County, studied Frank Lloyd Wright's work and drew from Wright in creating organic architecture — a style that preserves and highlights the natural surroundings of a site.

It's also a great example of mid-century modern architecture, said Marty Hylton, a member of the committee who selected the 11 sites.

"[Westminster Woods] kept all of the natural vegetation like the beautiful live oak and the moss...It's that connection to nature both visually and physically," Hylton said.

The Florida Trust for Historic Preservation's '11 to Save' for 2018

The Florida Trust for Historic Preservation recently announced this list of 11 sites in Florida that are threatened and should be saved. The list, which includes background details provided by the trust, has been edited for brevity:

• Federal Courthouse in Fort Lauderdale: Built in 1979 and designed by architect Bill Morgan, the courthouse is of a mid-twentieth century architectural style with rough or textured concrete. Federal funding was set aside in March to demolish the building.

• Hotel James in Palatka: It was built in 1916 and designed by architect Henry John Klutho. It has been unoccupied since the '90s and is deteriorating.

• Trinity Independent Methodist Church: Located in the historic neighborhood of Lincolnville in St. Augustine, the church was the site of civil rights activities in the '60s but has been closed for years because of structural problems.

• Patten House in Ellenton: Built in 1895, the house was expanded from a one-story building into two stories with a large porch. While it had been open to the public for many years, the Patten House closed in 2014 in part because of termite damage.

• Rochelle Church and School in Alachua County: Formerly Perry Junction, the area became Rochelle in 1882 to honor the family of a governor's wife. The town was a railway stop, and the Gothic Revival style wooden church and Italianate school are remnants from the special time in Florida's history. Both buildings were abandoned decades ago.

• Green Gables in Melbourne: Built in 1896, Green Gables is an example Victorian architecture that predates the official founding of Melbourne, and it was the home of inventor and industrialist William T. Wells. The building needs repair and is threatened by development.

• Richmond Hotel in Jacksonville. The hotel opened in the early 1900s and hosted notable African-American entertainers such as Ella Fitzgerald. The building is partially occupied but has been modified.

• Raney House Museum in Apalachicola. Built 1838, the house was designed in the Federal style but was renovated around 1850 and embellished with Greek Revival-style details. The foundation has cracked and become unstable, which has caused further damage to the property.

• Marjorie Stoneman Douglas House in Miami. Built in 1926, Douglas worked on her book "The Everglades: Rivers of Grass" at the house. Damage from Hurricane Irma has threatened the building.

• Westminster Woods at Julington Creek in St. Johns County. Designed in the 1960s by mid-century modern architect Robert Broward, the community reflects the tenets of organic architecture practiced by Frank Lloyd Wright. It has been threatened with demolition.

• Bank of Everglades in Collier County: Opened in 1927, the Bank was designed in a Neoclassical style by architect William O. Sparklin. The bank building is now vacant.

Westminster Woods has one-story residential buildings, covered walkways and an accessible design for residents, according to the Trust for Historic Preservation.

A few years ago, a developer received approval from the county government for a new development at the site, said St. Johns County spokesman Michael Ryan. That approval is still active, which means the site could be demolished if the developer wished to do so.

Henry Klutho was another architect well known in the region, especially for the wealth of buildings he designed in Jacksonville.

But he also made his mark in Putnam County.

The Hotel James, which Klutho designed and which was built in 1916, is another site that's threatened, according to the Trust for Historic Preservation.

"[The Hotel James] was completed in six short months thanks in part to the steamer service on the St Johns River," according to the Trust for Historic Preservation. "Inspired by the Prairie style architecture of Frank Lloyd Wright, the hotel's brick and limestone exterior has strong horizontal lines juxtaposed to vertical piers of varying scale. Carved sculptural reliefs are displayed on the building's monumental corner piers."

The Hotel James closed in 1984, and the building was used by a nonprofit until it was sold in 1990. Now the inside of the building is "in an advanced state of deterioration," according to the organization.

"Our hope for the building is that someone will purchase it and restore it to its original grandeur," said Roberta Correa, president of the nonprofit Revitalize Historic Palatka.

While some sites are highlighted for the people who designed them, others are recognized for their connections to historically significant events.

That is the case for Trinity Independent Methodist Church, formerly Trinity United Methodist Church, which served as a rallying point for protests against racism during the civil rights movement, according to the trust. The church was established in the 1820s and later moved to Lincolnville. The current church was built in the early 20th century.

Since 2014, the congregation has been meeting in another building because the city declared the building unsafe.

Pastor Craig Anderson said church members are trying to get partial funding to restore the church from the city's Lincolnville Community Redevelopment Area. The entity uses tax revenue to make improvements to buildings and other infrastructure in the area.

The church also would like to start new programs for the community, such as breakfast for people in need.

"We really want to be a light to the community like we once were," he said.

Sign up for daily e-mail

Wake up to the day's top news, delivered to your inbox

READ NEXT

Terms of Service





St. Aug Record (weekend edition) Aug 26-7, 1978



Photo By GENE MOTLEY

Trinity Methodist concluding anniversary celebration

Trinity 157 Years Old

The Rev. Dr. James Lloyd Knox, superintendent of the DeLand District of the United Methodist Church, will be guest speaker Sunday at Trinity United Methodist Church, climaxing the 157th anniversary celebration of the church. The celebration began June 19.

THE REV. AND MRS. KNOX were missionaries of the board of missions of the Methodist Church in Cuba and Argentina from 1958-64.

From 1965-73, he served as coordinator of the Florida Methodist Spanish Ministry. He is a member of the general board of the church and the society and the boards of trustees of the Florida Methodist Children's Home and Bethune-Cookman College.

He is a graduate of Florida Southern College and Candler School of Theology, Emory University. He is also a recent honorary degree recipient of the Doctor of Divinity degree from Bethune-Cookman.

FINAL CELEBRATIONS FOR Trinity church began Saturday, when the congregation had its annual picnic at Riverdale Park.

At 9:30 a.m., Sunday, the church school will have its promotion program, continuing the special observances for this grand finale.

THE COMING OF Methodism to St. Augustine in 1821 was the beginning of St. Augustine Circuit of the Methodist Episcopal Church (now Trinity United Methodist Church.) The membership of the St. Augustine Circuit included all races.

Membership of this circuit increased daily until the beginning of the Civil War, when the white male membership enlisted with the Confederate Army.

The women and children abandoned the church, leaving it to the Black membership. In 1870, the church was reorganized.

The present church membership here stands at 100.

The public is invited to attend Sunday's final celebrations. The Rev. Golden Smith is current church pastor.

Stake Meet

The Church of Jesus Christ Latter Day Saints Jacksonville Florida East Stake will have its quarterly conference on Saturday and Sunday.

THE PUBLIC IS invited to attend the Sunday session beginning at 10 a.m., at 4087 Hendricks Ave., Jacksonville.

A nursery will be provided and Jacksonville Stake President Blaine Vorwaller will preside.

Staff Report pg. 23


JESUS SAVES
TRINITY
METHODIST CHURCH
Trinity United
Methodist Church

D.
2 D
AUTOS (IR. CL.)
SHED.
CARRIAGE HO
LIVERY
½ D.
22
VACANT
TRINITY M. E. CHURCH (NEGRO)
HEAT: STOVES.- LIGHTS: ELECTRIC 16' TO EAVES-
D.
2 OPEN 1ST.
Drs Office 1st.
IR. CL.
GRO. STORAGE.
GRO. 3" CONCRETE VENEERING.
88
86
84
80
78
76
74
BRIDGE
D.H.

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

November 18, 2021

Trinity Independent Methodist Church, Inc.
84 Bridge Street
St. Augustine, FL 32084

Re: Certificate of Demolition – 84 Bridge Street – PL2021-0104

Dear Applicant,

On November 18, 2021, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application as requested in your letter received by the Planning and Building Department on October 13, 2021 .

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by November 8, 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

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

FOR NOVEMBER 18, 2021 HARB MEETING

2021-0104: 84 BRIDGE STREET

Materials submitted by:

Atlantic Engineering Services

From:	Jude Kostage
To:	Julie Courtney; dynamicweldingmiles@gmail.com; craiganderson789@gmail.com
Subject:	RE: Trinity Church 84 Bridge Street, St Augustine - Status for Historic Architectural Review Board - Revised structural drawings
Date:	Friday, November 5, 2021 3:35:17 PM
Attachments:	image007.png image009.png image010.png image011.png

---

They can splice the columns inside the towers so they do not need to take the roof off.
Yes, once the steel is installed and the masonry repairs are complete the bracing can be removed. (I would want to review the work prior to the bracing being removed.)

JUDE T. KOSTAGE PE
PRINCIPAL
ATLANTIC ENGINEERING SERVICES | Jacksonville, FL
O: 904.743.4633 ext. 118 | D: 904.606.3502
aespj.com

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Friday, November 5, 2021 12:37 PM
To: Jude Kostage <j.kostage@aespj.com>; dynamicweldingmiles@gmail.com; craiganderson789@gmail.com
Subject: RE: Trinity Church 84 Bridge Street, St Augustine - Status for Historic Architectural Review Board - Revised structural drawings

Hello again,
Just so I can provide the accurate information in our staff report to HARB:
-From your plans it does not appear that the top of the bell tower has to be removed at all (not even temporarily?) for the structural work? There will be a way to insert the steel members inside from below?
-Are all the external bracing to be removed or some of the existing braces after the steel framing is installed?

Thank you,
Julie Courtney
Historic Preservation Officer
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

From:	Dynamic Welding
To:	Julie Courtney
Cc:	Jude Kostage; craiganderson789@gmail.com
Subject:	Re: Trinity Church 84 Bridge Street, St Augustine - Status for Historic Architectural Review Board - Revised structural drawings
Date:	Friday, November 5, 2021 12:45:57 PM
Attachments:	image003.png image004.png image006.png image007.png

---

The tower does not get removed.

Structural steel can be I stalled without dismantling any of the structure. Only thing that needs to be removed is the front doors.

Once the structural steel is installed all of the existing supports will be removed.

On Fri, Nov 5, 2021, 12:37 PM Julie Courtney <jcourtney@citystaug.com> wrote:

> Hello again,
>
> Just so I can provide the accurate information in our staff report to HARB:
>
> -From your plans it does not appear that the top of the bell tower has to be removed at all (not even temporarily?) for the structural work? There will be a way to insert the steel members inside from below?
>
> -Are all the external bracing to be removed or some of the existing braces after the steel framing is installed?
>
> Thank you,
>
> Julie Courtney
> Historic Preservation Officer
> 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: Julie Courtney <jcourtney@citystaug.com>
Sent: Wednesday, September 29, 2021 4:43 PM
To: Jude Kostage <j.kostage@aespj.com>
Cc: craiganderson789@gmail.com
Subject: RE: Trinity Church Drawings -84 Bridge Street

Hello Jude,
Thank you so much for the update. Reverend Anderson's phone number that he seems to prefer to be used is his cell phone: 904.315.2712.

Thanks again,

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: Jude Kostage <j.kostage@aespj.com>
Sent: Wednesday, September 29, 2021 2:47 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: craiganderson789@gmail.com
Subject: RE: Trinity Church Drawings -84 Bridge Street

Julie,
We have the structural plans we did in 2019. The intent of our plans is to save the tower. I can update my plans. However, it is my understanding the piers to help stabilize the towers were installed by foundation contractor using their own engineer. I have asked for those plans so I can show what was done on my plans.
Ken Smith did a life safety plan for them and Powel and Hinkle did an electrical report. Ken will need to update his plans for the current codes. Powel and Hinkle only did a report and were never authorized to proceed with plans.

I would be happy to help the Reverend with the structural plans, but I need the as-builts for the foundation piers. Ken said he could update his plans.

I have attached my plans, Ken Smith's plans and Powel and Hinkles report.

It is my understanding that Reverend Craig has a contractor on board. I talked to him a few weeks ago but do not have his contact info. I would be happy to discuss with him what he needs to move forward.

GENERAL NOTES

100. DESIGN CRITERIA

100.1 DESIGN BUILDING CODE:

A. FLORIDA BUILDING CODE, SEVENTH EDITION (2020)

100.2 GRAVITY LOADS:

A. FLOOR LIVE LOADS:

1. FLOOR_____100 PSF

B. ROOF LIVE LOADS:

1. ROOF_____20 PSF

100.3 LATERAL LOADS:

A. WIND LOADS (IN ACCORDANCE WITH DESIGN BUILDING CODE PER GENERAL NOTE 100.1):
1. ULTIMATE DESIGN WIND SPEED (3 SECOND GUST), Vult = 130 MPH
2. NOMINAL DESIGN WIND SPEED (3 SECOND GUST), Vasd = 101 MPH
3. RISK CATEGORY = III
4. EXPOSURE CATEGORY = C
5. ENCLOSURE CLASSIFICATION = ENCLOSED
6. INTERNAL PRESSURE COEFFICIENT (GCpi) = +/- 0.18
7. COMPONENTS AND CLADDING PRESSURES:
A. WALL MAXIMUM PRESSURE = +/- 59 PSF
B. ROOF MAXIMUM PRESSURE = +/-52PSF

110. GENERAL

110.1 THESE DRAWINGS HAVE BEEN PRODUCED ENTIRELY ON ATLANTIC ENGINEERING SERVICES CADD SYSTEM. ANY OTHER LETTERING, LINES OR SYMBOLS, OTHER THAN PROFESSIONAL STAMPS AND SIGNATURES, HAVE BEEN MADE WITHOUT THE AUTHORIZATION OF ATLANTIC ENGINEERING SERVICES AND ARE INVALID.

110.2 THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ETC., AND SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES, ADDITIONAL INFORMATION, ETC., BEFORE BEGINNING THE WORK.

110.3 THE CONTRACTOR SHALL USE EXTREME CAUTION IN THE DEMOLITION OF EXISTING STRUCTURES. SUCH DEMOLITION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE ADDITIONAL SHORING AS REQUIRED TO MAINTAIN THE STABILITY OF THE STRUCTURE.

110.4 STRUCTURAL WORK SHALL BE INSPECTED IN ACCORDANCE WITH ALL LOCAL ORDINANCES.

FOUNDATIONS & HELICAL PIER REQUIREMENTS

240.1 EXISTING HELICAL PIERS INSTALLED BY ALPHA FOUNDATIONS BASED ON PLANS PROVIDED BY GREEN BUILDING DESIGN DATED 10/16/19. GC TO VERIFY WITH ALPHA FOUNDATION SPECIALISTS, INC. THAT PIERS WERE INSTALLED TO MINIMUM 10 TON ALLOWABLE AXIAL COMPRESSSION. GC TO VERIFY WITH ALPHA

350. CONCRETE/MASONRY ANCHORS

350.1 THE "HAS-E THREADED ROD" SHALL CONFORM TO ISO 898 CLASS 5.8 WITH A MINIMUM TENSILE STRENGTH OF 72.5 KSI. THE NUT SHALL CONFORM TO SAE J995 GRADE 5.

350.2 ALL ADHESIVE ANCHORS FOR ANCHORING TO GROUT-FILLED MASONRY SHALL BE "HILTI HIT-HY 70 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).

350.3 THE SPACING AND MINIMUM EMBEDMENT OF POST-INSTALLED ANCHORS SHALL BE AS INDICATED ON DRAWINGS. THE INSTALLATION OF THE ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.

510. STRUCTURAL STEEL

510.1 ALL STRUCTURAL STEEL WORK SHALL BE IN ACCORDANCE WITH ANSI/AISC 360 - "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS." (LATEST EDITION) LOADS, FORCES AND MOMENTS INDICATED ARE SERVICE LEVEL AND ARE INTENDED FOR USE WITH THE ALLOWABLE STRENGTH DESIGN PROVISIONS OF THE CODE.

510.2 GRADE OF STEEL

A. STRUCTURAL M, S, C, MC, AND L SHAPES_____ASTM A36
B. HOLLOW STRUCTURAL SECTIONS (HSS) (ROUND OR RECTANGULAR)_____ASTM A500, GRADE B OR ASTM A1085, GRADE 50
C. PLATES AND BARS_____ASTM A36

510.3 GALVANIZED STRUCTURAL STEEL

A. STRUCTURAL SHAPES AND RODS_____ASTM A123
B. BOLTS, FASTENERS AND HARDWARE_____ASTM F2329

510.4 ALL STRUCTURAL STEEL NOTED ON THE DRAWINGS AS STAINLESS STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 25,000 (304L), PSI AND SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

A. STRUCTURAL BARS, ROUNDS, AND HOT ROLLED SHAPES_____ASTM A276
B. HIGH STRENGTH BOLTING MATERIAL_____ASTM F593
C. HIGH STRENGTH NUTS_____ASTM F594

510.5 ALL STEEL USED FOR FOUNDATION SUPPORT SHALL BE GALVANIZED.

510.6 ALL BOLTS SHALL BE ASTM A325, TYPE 1, 3/4" DIAMETER MINIMUM, UNLESS OTHERWISE NOTED. WHERE NECESSARY DUE TO CONNECTION REQUIREMENTS THE CONTRACTOR MAY UTILIZE ASTM A490, TYPE 1 BOLTS. THE USE OF BOLTS WITH DIFFERENT ASTM DESIGNATIONS AND THE SAME DIAMETER IS PROHIBITED.

510.7 ALL WELDING SHALL BE IN ACCORDANCE WITH THE STRUCTURAL WELDING CODE, AWS D1.1, LATEST EDITION, OF THE AMERICAN WELDING SOCIETY. ELECTRODES SHALL BE E70XX FOR MANUAL ARC WELDING AND F7X-EXXX FOR SUBMERGED ARC WELDING.

510.8 CUTS, HOLES AND COPING, ETC. REQUIRED FOR OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWING AND MADE IN THE SHOP. CUTS OR BURNING OR HOLES IN STRUCTURAL STEEL IN THE FIELD WILL NOT BE PERMITTED.

510.9 ALL STRUCTURAL STEEL FRAMES SHALL BE SECURELY BRACED DURING CONSTRUCTION.

510.10 ALL STRUCTURAL STEEL WORK, EXCEPT PORTIONS OF MEMBERS TO BE WELDED, FIELD BOLTED, OR FIREPROOFED, SHALL BE SHOP PAINTED WITH THE FABRICATORS STANDARD PRIMER APPLIED TO A THICKNESS OF 1 MIL ON STEEL THAT HAS BEEN PREPARED IN ACCORDANCE WITH SSPC-SP2. ADDITIONAL AREAS SHALL BE FIELD PAINTED AFTER WELDING.

510.11 PAINT ALL STEEL IN CRAWL SPACE WITH 3 COATS COLD GALVANIZED PAINT.

510.12 BOLT AND WELD TESTING:

A. ALL SHOP AND FIELD BOLTS SHALL BE TESTED PER AISC REQUIREMENTS.
B. ALL WELDS SHOULD BE VISUALLY INSPECTED.
C. TEN PERCENT OF ALL WELDS AT BEAM AND GIRDER SHEAR CONNECTIONS SHALL BE RANDOMLY INSPECTED BY MAGNETIC PARTICLE METHOD, COMPLYING WITH ASTM E109, PERFORMED ON ROOT PASS AND ON FINISHED WELD.
D. ONE HUNDRED PERCENT OF FULL PENETRATION WELDS SHALL HAVE ULTRASONIC INSPECTION, COMPLYING WITH ASTM E164.
E. ONE HUNDRED PERCENT OF GROOVE OR BUTT WELDS IN BEAM AND COLUMN MOMENT CONNECTIONS SHALL HAVE ULTRASONIC INSPECTION, COMPLYING WITH ASTM E164.

510.13 LEVELING GROUT SHALL BE NON-SHRINK, NON-METALLIC TYPE, FACTORY PRE-MIXED GROUT TESTED IN ACCORDANCE WITH CE-CRD-C621 OR ASTM C109, WITH f'c OF NOT LESS THAN 5000 PSI.

610.1 ALL WOOD JOIST OR HEADERS ENDS WHICH FRAME INTO BEAMS SHALL BE HUNG WITH THE FOLLOWING JOISTS HANGERS, AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., OR WITH APPROVED SUBSTITUTES WITH THE FOLLOWING WORKING LOAD CAPACITIES.

JOIST SIZE	SIMPSON HANGER	LOAD CAPACITY
2X6	U26	705 LBS.
2X8	U26	705 LBS.
2X10	U210	1,175 LBS.
2X12	U210	1,175 LBS.
2-2X6	HU26-2	990 LBS.
2-2X8	HU28-2	1,303 LBS.
2-2X10	HU210-2	1,666 LBS.

610. STRUCTURAL LUMBER

610.1 ALL STRUCTURAL LUMBER WORK SHALL BE IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS - LATEST EDITION) PUBLISHED BY THE AMERICAN WOOD COUNCIL.

610.2 ALL STRUCTURAL LUMBER SHALL BE AS A MINIMUM NO. 2 GRADE SOUTHERN PINE AND SHALL HAVE AT LEAST THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES (NOT INCORPORATING THE SIZE ADJUSTMENT FACTOR (CF)) AND MODULUS OF ELASTICITY AT A MAXIMUM MOISTURE CONTENT OF 19%:

A. Fb,(BENDING)_____750 PSI
B. Fv,(SHEAR)_____175 PSI
C. Fc,(COMPRESSION)_____1,250 PSI
D. Ft,(TENSION)_____450 PSI
E. E_____1,400,000 PSI

610.3 ALL LUMBER SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND WITH THE APPLICABLE RULE OF INSPECTION AGENCIES CERTIFIED BY AMERICAN LUMBER STANDARD. FACTORY-MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF INSPECTION AGENCY EVIDENCING COMPLIANCE WITH GRADING RULE REQUIREMENTS.

610.4 ALL BOLTS SHALL BE 5/8" DIAMETER ASTM A307 UNLESS NOTED OTHERWISE WITH 2 WASHERS PER BOLT UNLESS OTHERWISE NOTED.

610.5 NO CUTS, HOLES, OR COPES REQUIRED FOR OTHER TRADES IN STRUCTURAL WOOD FRAMING WILL BE PERMITTED WITHOUT PRIOR REVIEW AND APPROVAL OF ENGINEER.

610.6 PRESSURE TREAT WITH WATER-BORNE PRESERVATIVES ALL LUMBER FOR SILL PLATES AND OTHER WOOD WHICH MAY BE EXPOSED TO WEATHER OR EARTH. PRESSURE TREATMENT SHALL COMPLY WITH REQUIREMENTS OF AWPA STANDARDS C2 AND LP-22.

620. STRUCTURAL WOOD PANELS/WOOD SHEATHING

620.1 FURNISH PANELS THAT ARE EACH FACTORY MARKED WITH A CERTIFICATION STAMP EVIDENCING COMPLIANCE WITH GRADE AND SPAN RATING REQUIREMENTS. THE CENTER-TO-CENTER SPACING IN INCHES SHALL NOT EXCEED THE SPAN RATING STAMPED ON THE PANELS. INSTALLATION OF THE PANELS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE APA.

620.2 PANELS SHALL COMPLY WITH USDOC PS-1 OR PS-2 AND APA PRP-108 AND SHALL MEET THE FOLLOWING REQUIREMENTS:

A. FLOORING:

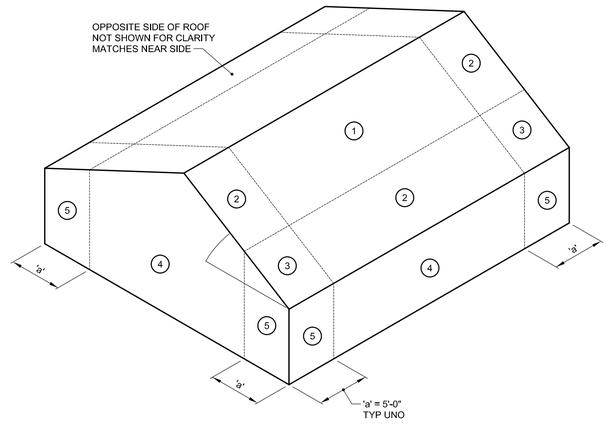
1. MIN. THICKNESS = 3/4"
2. BOND CLASSIFICATION = EXPOSURE 1
3. GRADE = APA RATED SHEATHING
4. SPAN RATING = AS REQUIRED TO SUIT JOIST/TRUSS SPACING

620.3 ALL FLOOR PANELS SHALL HAVE THE END JOINTS LOCATED OVER SUPPORTS AND SHALL HAVE THE ROWS STAGGERED ONE HALF PANEL LENGTH FROM ADJACENT PANELS. PROVIDE 1/8" SPACE AT PANEL ENDS AND EDGES.

620.4 ALL PANELS INSTALLED IN FLOORS SHALL HAVE TONGUE-AND-GROOVE EDGES OR 2X4 BLOCKING AT ALL EDGES.

620.5 THE USE OF ORIENTED STRAND BOARD STRUCTURAL PANELS IN FLOOR CONSTRUCTION IS PROHIBITED UNLESS APPROVED BY THE ARCHITECT.

620.6 ALL FLOOR STRUCTURAL PANELS SHALL BE NAILED WITH 8D RING SHANK NAILS AT 6" ON CENTER AT ALL ENDS AND EDGES AND AT 6" ON CENTER AT ALL INTERMEDIATE SUPPORTS.



COMPONENTS AND CLADDING
ROOF AND WALL ZONES

COMPONENT AND CLADDING WIND PRESSURES					
TRIBUTARY AREA (SF)	ROOF ZONE			WALL ZONE	
	1	2	3	4	5
10	+28/-31	+28/-39	+28/-39	+31/-35	+31/-46
100	+24/-24	+24/-31	+24/-31	+25/-28	+25/-33

NOTES:

1. ALL LOADS ARE IN POUNDS PER SQUARE FOOT (PSF).
2. (+) DENOTES PRESSURE, (-) DENOTES SUCTIONS.
3. PRESSURES MAY BE CONVERTED TO ALLOWABLE VALUES BY MULTIPLYING BY 0.6.

AES ATLANTIC ENGINEERING SERVICES

6501 Arlington Expressway
Bldg B, Suite 201
Jacksonville, FL 32211
p 904.743.4633
f 904.725.9295
www.aespj.com
FL COA #791

TRINITY INDEPENDENT METHODIST CHURCH
TOWER PHASE II REPAIRS
ST. AUGUSTINE, FLORIDA

CONSTRUCTION ISSUE

SEAL: JUDE T KOSTAGE PE 53931

JUDE T. KOSTAGE LICENSE NO. 53931 STATE OF FLORIDA PROFESSIONAL ENGINEER

This document has been electronically signed and sealed by Jude T. Kostage, PE on 11/02/21 using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

REVISED / ISSUED FOR:

REV	DATE	DESCRIPTION

PROJECT NO.	318-100.01
DATE:	11.02.21
DRAWN BY:	JEM
CHECKED BY:	JTK

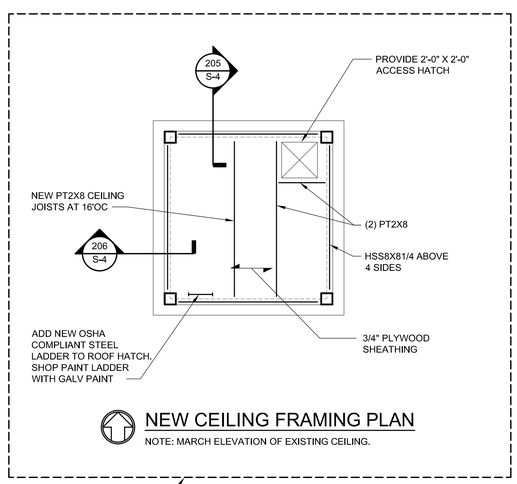
SHEET TITLE:

GENERAL NOTES / COMPONENTS AND CLADDING

SHEET NO.

S-0

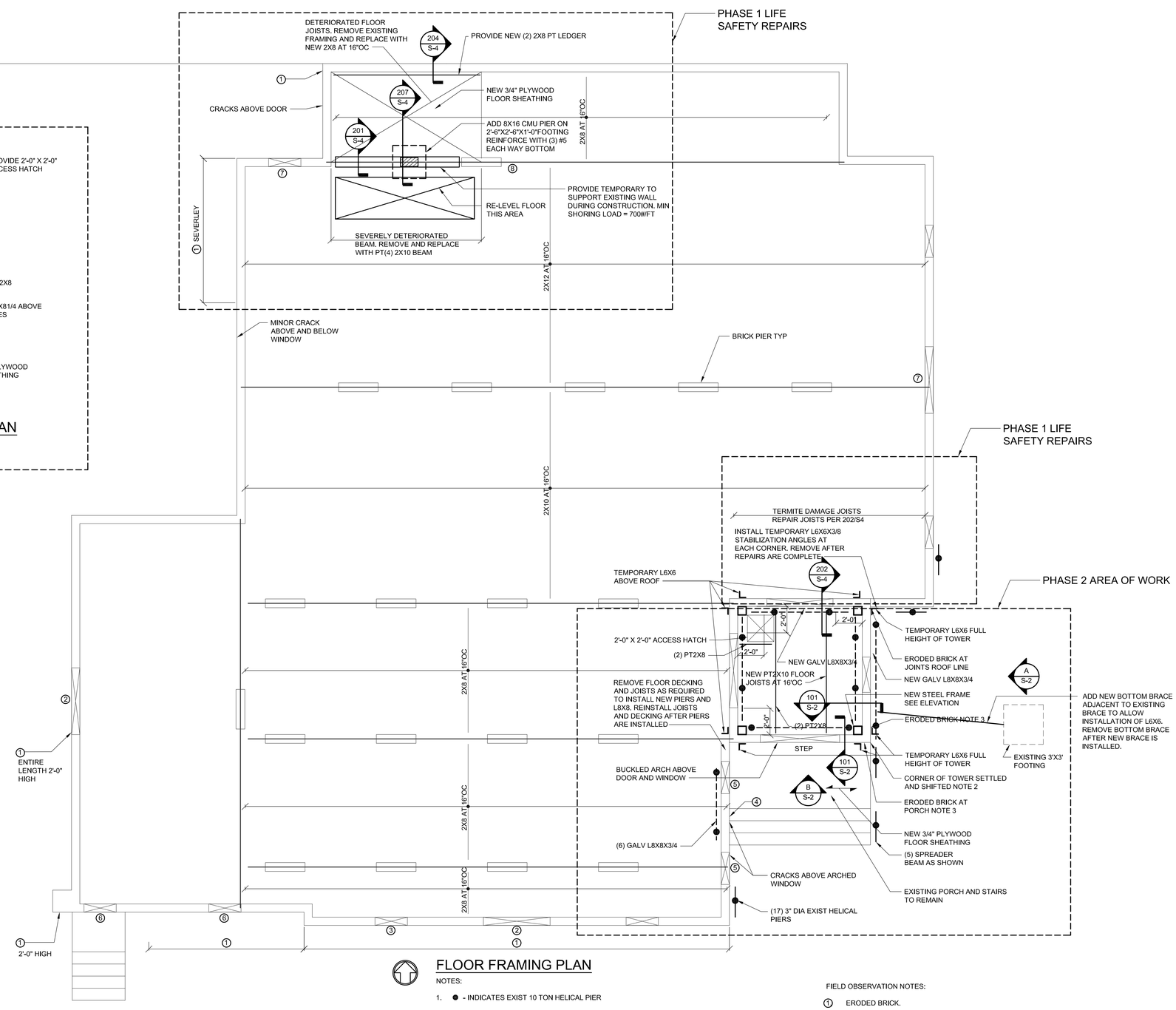
11/02/2021 1:24:01 PM



NEW CEILING FRAMING PLAN

NOTE: MARCH ELEVATION OF EXISTING CEILING.

PHASE 2



FLOOR FRAMING PLAN

NOTES:

1. ● - INDICATES EXIST 10 TON HELICAL PIER
2. INSTALL NEW STEEL FRAME PRIOR TO LIFTING CORNER OF TOWER. LIFTING SHALL OCCUR WITH ENGINEER PRESENT.
3. REPLACE ERODED / DAMAGED BRICK TO MATCH EXISTING. CONTRACTOR SHALL SUBMIT SAMPLES FOR REVIEW AND APPROVAL PRIOR TO ORDERING REPLACEMENT BRICK. ALL NEW MORTAR SHALL BE TYPE "N" AND SHALL MATCH EXISTING MORTAR TEXTURE AND COLOR. CONTRACTOR SHALL CONSTRUCT A 4'-0"X4'-0" SAMPLE WALL PANEL FOR REVIEW AND AND APPROVAL.
4. AFTER STABILIZATION AND BRICK REPAIRS ARE COMPLETE, CLEAN TOWER AND RE-POINT ALL DETERIORATED AREAS OF MORTAR.
5. INSTALL TEMPORARY STEEL L6X6X3/8 EACH CORNER DURING REPAIRS. REMOVE AFTER REPAIRS ARE COMPLETE.
6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATING STEEL FRAMING.

FIELD OBSERVATION NOTES:

1. ERODED BRICK.
2. DAMAGED STAINGLASS WINDOW.
3. ROTTED WINDOW SILL.
4. CRACK IN BRICK.
5. BRICK CRACKS ABOVE WINDOW.
6. TERMITE DAMAGE TO PEWS.
7. CRACKS AT INSIDE FACE OF WINDOW.
8. SAGGING BEAM.

AES ATLANTIC ENGINEERING SERVICES
6501 Arlington Expressway
Bldg B, Suite 201
Jacksonville, FL 32211
p 904.743.4633
f 904.725.9295
www.aespj.com
FL COA #791

TRINITY INDEPENDENT METHODIST CHURCH TOWER PHASE II REPAIRS

ST. AUGUSTINE, FLORIDA

CONSTRUCTION ISSUE

SEAL: JUDE T KOSTAGE PE 53931

JUDE T. KOSTAGE LICENSE NO. 53931 STATE OF FLORIDA PROFESSIONAL ENGINEER

This document has been electronically signed and sealed by Jude T. Kostage, PE on 11/02/21 using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

REVISED / ISSUED FOR:

REV	DATE	DESCRIPTION

PROJECT NO.	318-100.01
DATE:	11.02.21
DRAWN BY:	JEM
CHECKED BY:	JTK

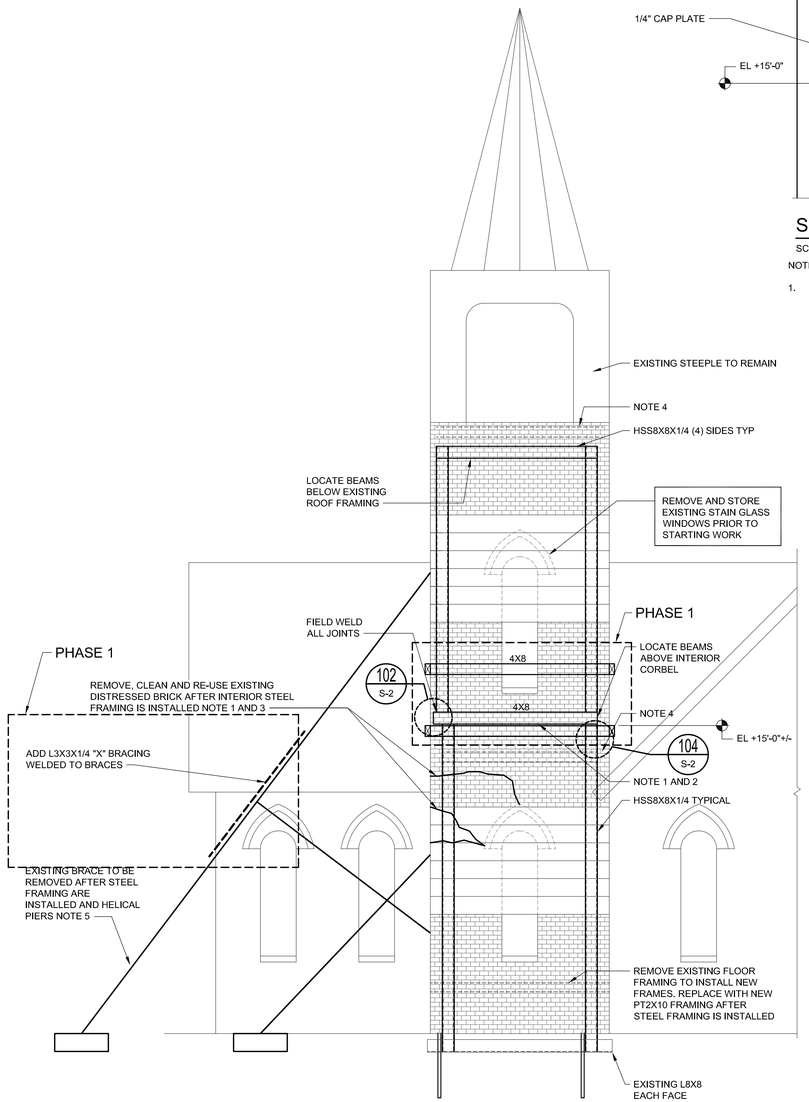
SHEET TITLE:

FLOOR FRAMING PLAN

SHEET NO.

S-1

11/02/2021 1:26:31 PM



EAST ELEVATION

A S-2

SCALE: 1/4"=1'-0

NOTES:

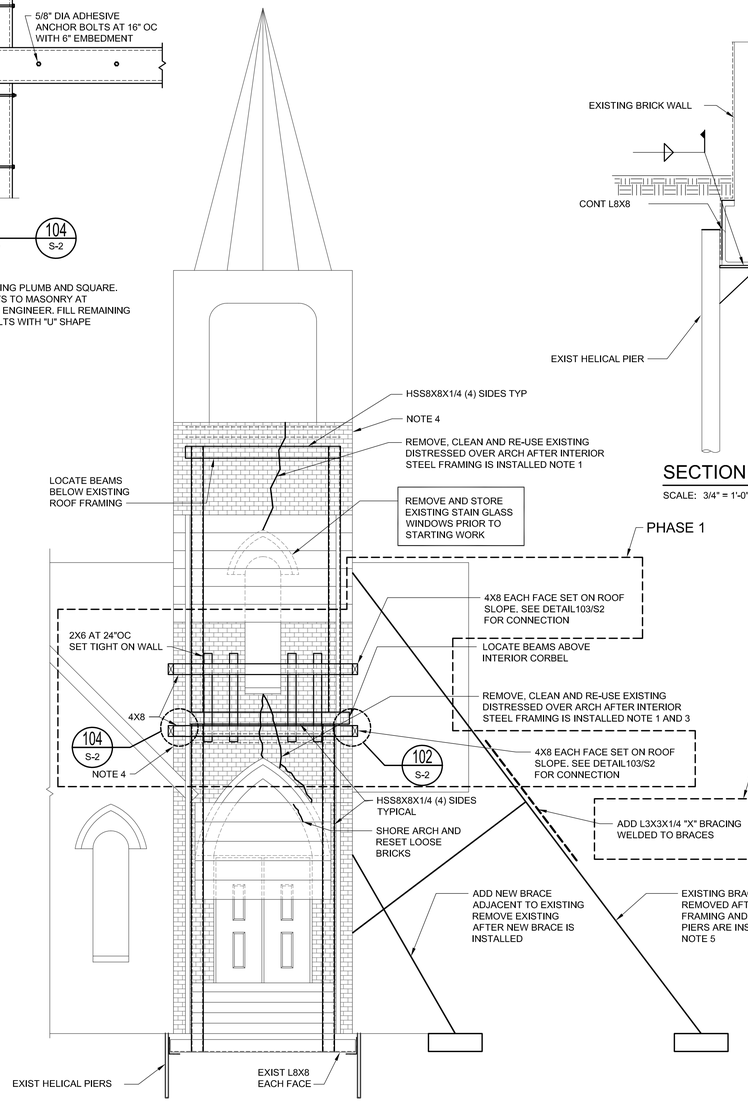
1 BOLT BEAM AND COLUMN'S TO WALL WITH 5/8" DIA HILTI HY70 ADHESIVE ANCHOR BOLTS WITH 8" EMBEDMENT AT 3 WYTHE AT WALL AND 5 " EMBEDMENT AT 2 WYTHE WALL.

2. INSTALL FRAMING PLUMB AND SQUARE. TIGHTEN BOLTS TO MASONRY AT DIRECTION OF ENGINEER. FILL REMAINING GAPS AT BOLTS WITH "U" SHAPE WASHERS.

3. REPLACE DAMAGE BRICK TO MATCH EXISTING. TOOTH RE-INSTALLED BRICK INTO EXISTING. SUBMIT SAMPLE OF NEW BRICK FOR REVIEW AND APPROVAL PRIOR TO ORDERING REPLACEMENT BRICK.

4. REMOVE EXISTING CEILING AND ROOF FRAMING AFTER STEEL FRAMES ARE INSTALLED. REPLACE WITH NEW PT 2X8 FRAMING.

5. EXISTING BRACING ONLY TO BE REMOVED AFTER APPROVAL BY ENGINEER. SOME BRICK REPAIRS MAY BE REQUIRED PRIOR TO BRACING REMOVAL.



SOUTH ELEVATION

B S-2

SCALE: 1/4"=1'-0

NOTES:

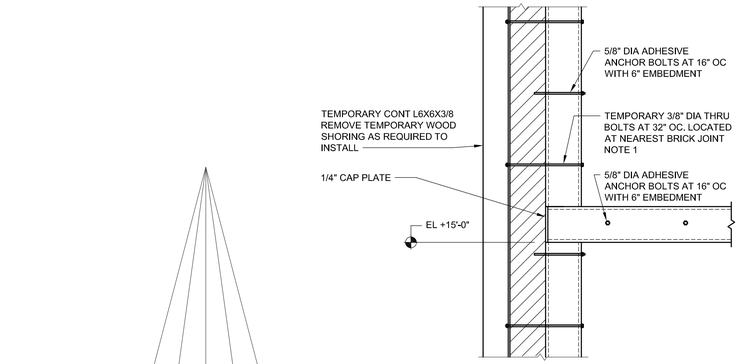
1 BOLT BEAM AND COLUMN'S TO WALL WITH 5/8" DIA HILTI HY70 ADHESIVE ANCHOR BOLTS WITH 8" EMBEDMENT AT 3 WYTHE AT WALL AND 5 " EMBEDMENT AT 2 WYTHE WALL.

2. INSTALL FRAMING PLUMB AND SQUARE. TIGHTEN BOLTS TO MASONRY AT DIRECTION OF ENGINEER. FILL REMAINING GAPS AT BOLTS WITH "U" SHAPE WASHERS.

3. REPLACE DAMAGE BRICK TO MATCH EXISTING. TOOTH RE-INSTALLED BRICK INTO EXISTING. SUBMIT SAMPLE OF NEW BRICK FOR REVIEW AND APPROVAL PRIOR TO ORDERING REPLACEMENT BRICK.

4. REMOVE EXISTING CEILING AND ROOF FRAMING AFTER STEEL FRAMES ARE INSTALLED. REPLACE WITH NEW PT 2X8 FRAMING.

5. EXISTING BRACING ONLY TO BE REMOVED AFTER APPROVAL BY ENGINEER. SOME BRICK REPAIRS MAY BE REQUIRED PRIOR TO BRACING REMOVAL.



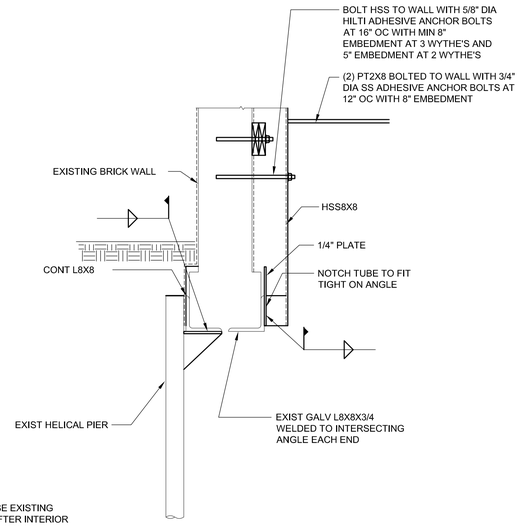
SECTION

104 S-2

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

NOTES:

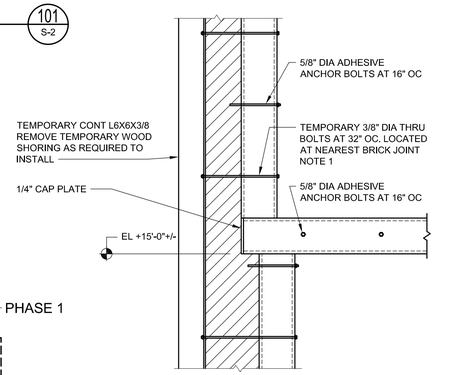
1. INSTALL FRAMING PLUMB AND SQUARE. TIGHTEN BOLTS TO MASONRY AT DIRECTION OF ENGINEER. FILL REMAINING GAPS AT BOLTS WITH "U" SHAPE WASHERS.



SECTION

101 S-2

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



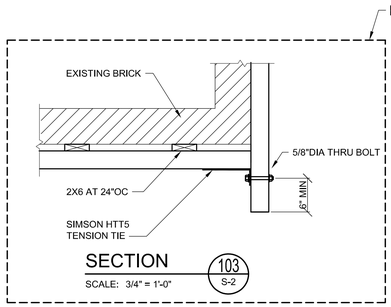
SECTION

102 S-2

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

NOTES:

1. INSTALL FRAMING PLUMB AND SQUARE. TIGHTEN BOLTS TO MASONRY AT DIRECTION OF ENGINEER. FILL REMAINING GAPS AT BOLTS WITH "U" SHAPE WASHERS.



SECTION

103 S-2

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

AES ATLANTIC ENGINEERING SERVICES
6501 Arlington Expressway
Bldg B, Suite 201
Jacksonville, FL 32211
p 904.743.4633
f 904.725.9295
www.aespj.com
FL COA #791

TRINITY INDEPENDENT METHODIST CHURCH TOWER PHASE II REPAIRS

ST. AUGUSTINE, FLORIDA

CONSTRUCTION ISSUE

SEAL: JUDE T KOSTAGE PE 53931

JUDE T. KOSTAGE LICENSE NO. 53931 STATE OF FLORIDA PROFESSIONAL ENGINEER

This document has been electronically signed and sealed by Jude T. Kostage, PE on 11/02/21 using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

REVISED / ISSUED FOR:

REV	DATE	DESCRIPTION

PROJECT NO.	318-100.01
DATE:	11.02.21
DRAWN BY:	JEM
CHECKED BY:	JTK

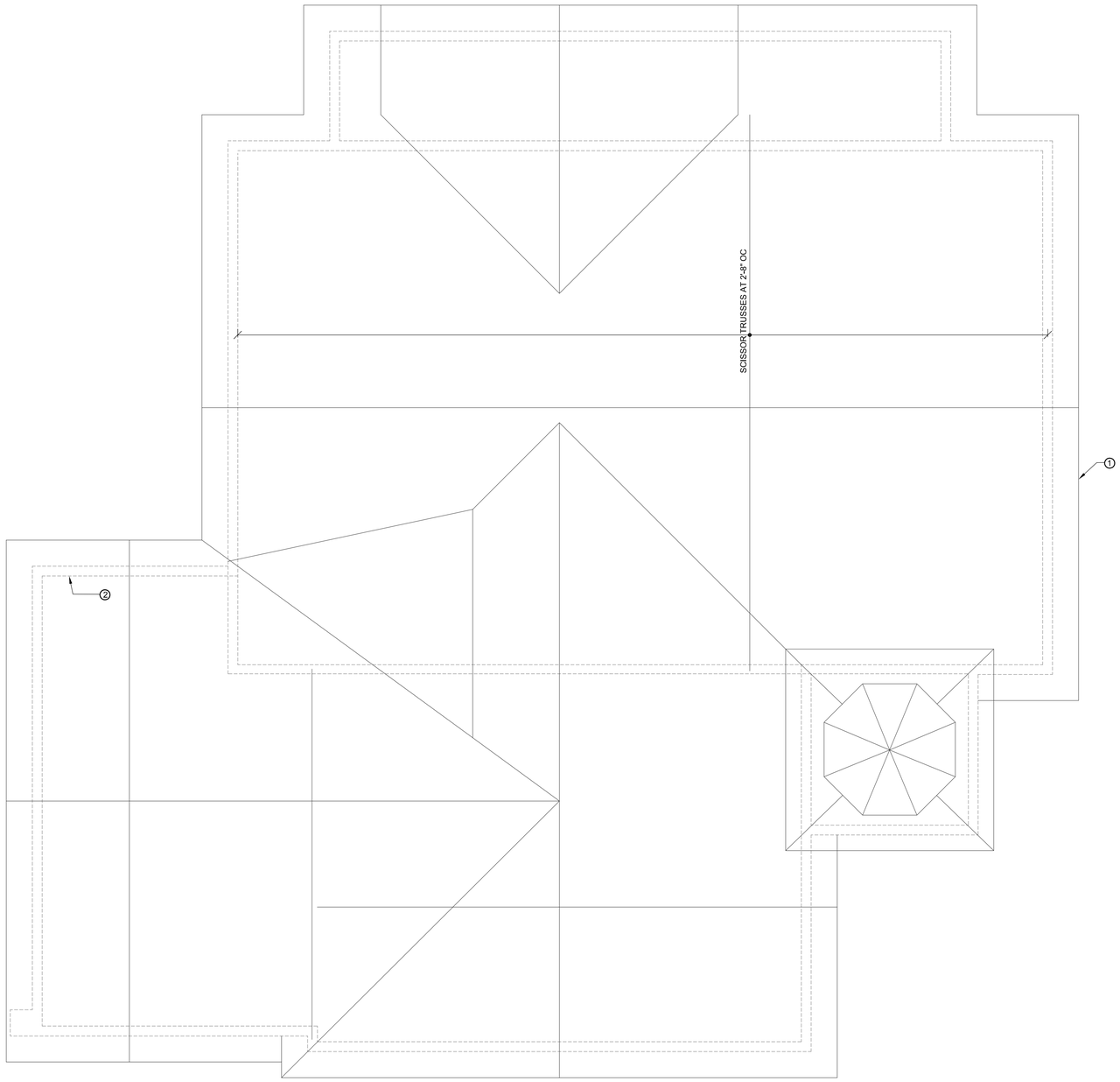
SHEET TITLE:

ELEVATIONS AND SECTIONS

SHEET NO.

S-2

11/02/2021 1:25:13 PM



ROOF FRAMING PLAN

FIELD OBSERVATION NOTES:

1. ROOF DAMAGE AT EAVES.
2. VISIBLE MINOR TERMITE DAMAGE TO ROOF RAFTERS.

AES ATLANTIC ENGINEERING SERVICES

6501 Arlington Expressway
Bldg B, Suite 201
Jacksonville, FL 32211
p 904.743.4633
f 904.725.9295
www.aespj.com
FL COA #791

TRINITY INDEPENDENT METHODIST CHURCH
TOWER PHASE II REPAIRS

ST. AUGUSTINE, FLORIDA

CONSTRUCTION ISSUE

SEAL: JUDE T KOSTAGE PE 53931

JUDE T. KOSTAGE LICENSE NO. 53931 STATE OF FLORIDA PROFESSIONAL ENGINEER

This document has been electronically signed and sealed by Jude T. Kostage, PE on 11/02/21 using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

REVISED / ISSUED FOR:

REV	DATE	DESCRIPTION

PROJECT NO.	318-100.01
DATE:	11.02.21
DRAWN BY:	JEM
CHECKED BY:	JTK

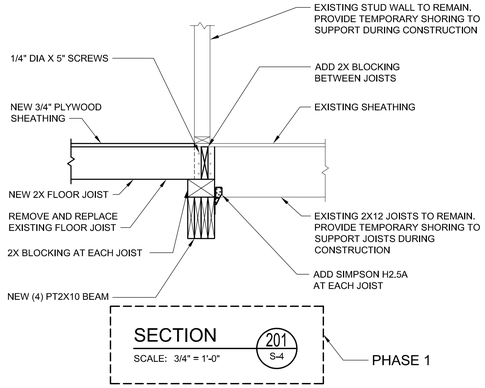
SHEET TITLE:

ROOF FRAMING PLAN

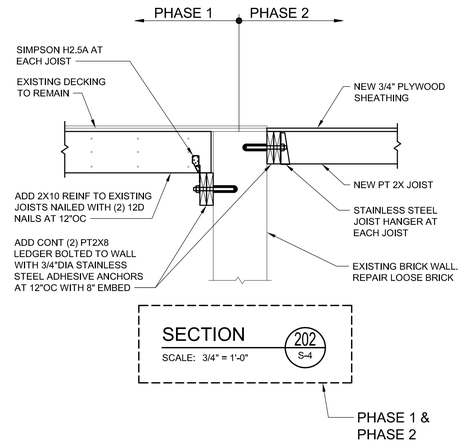
SHEET NO.

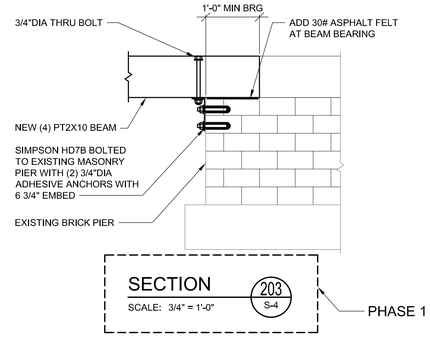
S-3

11/02/2021 1:24:42 PM

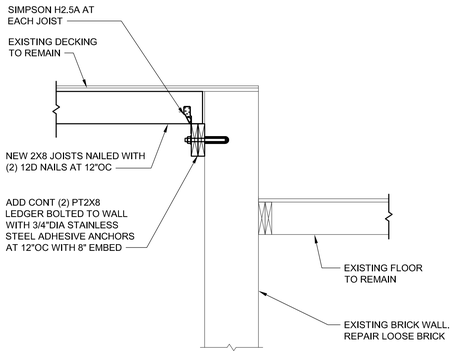


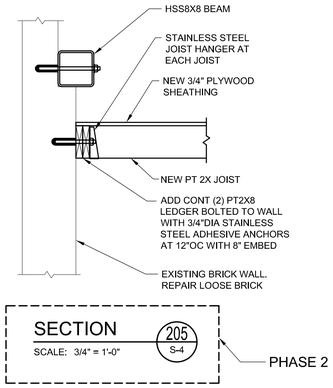
NOTES:
1. BEAM TO BEAR MIN 1'-0" ON MASONRY EACH END. ANCHOR TO FOUNDATION PIERS PER DETAIL 203/S-4.

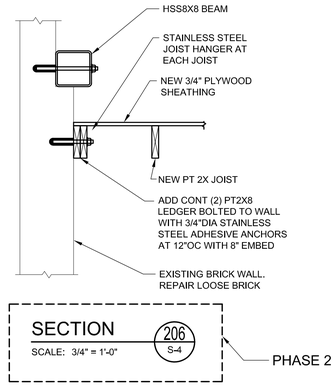


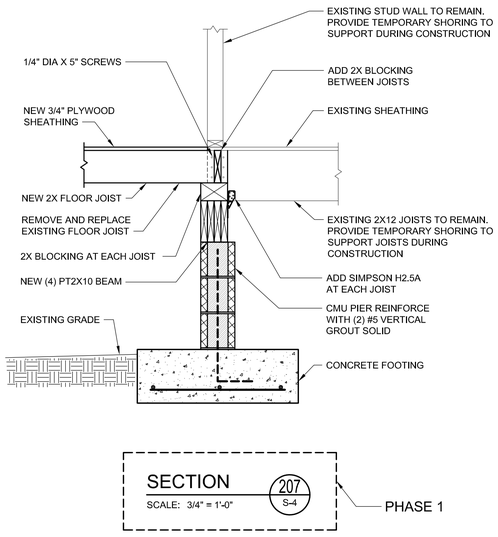


NOTE:
1. PROVIDE SIMPSON ANCHOR AT EACH MASONRY PIER.









NOTES:
1. BEAM TO BEAR MIN 1'-0" ON MASONRY EACH END. ANCHOR TO FOUNDATION PIERS PER DETAIL 203/S-4.

AES ATLANTIC ENGINEERING SERVICES
6501 Arlington Expressway
Bldg B, Suite 201
Jacksonville, FL 32211
p 904.743.4633
f 904.725.9295
www.aespj.com
FL COA #791

TRINITY INDEPENDENT METHODIST CHURCH
TOWER PHASE II REPAIRS
ST. AUGUSTINE, FLORIDA

CONSTRUCTION ISSUE

SEAL: JUDE T KOSTAGE PE 53931

JUDE T. KOSTAGE LICENSE NO. 53931 STATE OF FLORIDA PROFESSIONAL ENGINEER

This document has been electronically signed and sealed by Jude T. Kostage, PE on 11/02/21 using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

REVISED / ISSUED FOR:

REV	DATE	DESCRIPTION

PROJECT NO.	318-100.01
DATE:	11.02.21
DRAWN BY:	JEM
CHECKED BY:	JTK

SHEET TITLE:
SECTIONS

SHEET NO.
S-4

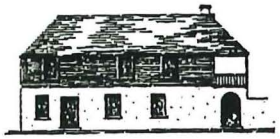
11/02/2021 1:20:08 PM

84 BRIDGE STREET – Communication Log

By Julie Courtney, Historic Preservation Planner, related to PR2021-0104 Certificate of Demolition Application prior to October 21, 2021 HARB Meeting – also see attached emails:

- HARB order from August 18, 2021 meeting mailed to Trinity Church following meeting date
- 9.23.2021: Called Rev Anderson to remind him of the 10 days before the meeting deadline for additional information to be submitted (to be received by Oct 11, 2021). He stated that a request was in to Jude, the structural engineer that did the first set of plans with the city, but does not know if they will be done on time. He said with these plans, the top of the tower may not need to be removed, so he wondered if he would need to still go to HARB for a COD. I informed him that he would need to go to HARB in case the work did not progress as planned, that he could let me know if the updated plans would not be ready, and he could request a continuance to the next HARB meeting or another meeting that he thought would accommodate him having enough time to receive and submit the updated plans.
- 9.28.2021: Rev Anderson called and asked if he could come to our office to get help downloading updated plans from the structural engineer. Spoke to Rev Anderson extensively at our office and tried to forward an email that he had up on his phone to the HARB email address, but it was not immediately found in our inboxes (it went to Junk) in my email. Asked if he wanted me to email the engineer to ask he send any updated plans to harb@citystaug.com.
- 9.28.2021: Emailed Jude Kostage, requesting updated plans from the structural engineer
- 9.29.2021: Jude Kostage forwarded me all plans done previously and a summary of what he needed to update.
- 10.1.2021: Called Rev Anderson to ask for contractor contact info for Jude; called church contact given by Rev Anderson who was supposed to have contractor contact info; Emailed Jude Kostage that I was still working on contact info for contractor.
- 10.1.2001: Emailed permit plans for structural work done to foundation to Jude (cc Rev Anderson) so he would have for his update plans.
- 10.11.2021: Since he does not use email and he asked me to check back in on the status on the deadline, I called Rev Anderson to ask if he would be submitting additional info by the deadline (today) – left voicemail.
- 10.12.2021: Talked with Rev Anderson, who said his contractor tried to call me multiple times last week (no voicemails/emails were received by me or Jenny). He first indicated a continuance may be best, as he does not have the updated plans. I told him we needed the request in writing. He talked about going to the Oct 21 to see how the other CODs were presented and said he may give update. He asked me to call his contractor. Our phone call was cut off. I called him back and left a voicemail.
- 10.12.2021: Spoke to Martin Miles of Dynamic Welding, a structural steel welding/fabricator, who Pastor Anderson has asked to do the structural work for the church belltower. I explained to him that the structural engineer wanted to speak to the contractor that is overseeing the job. Mr. Miles maintains that he is not serving as a contractor and would only be doing the structural steel work and not pulling any of the permits. He noted that a contractor would be beneficial to have to coordinate the project for the church. He asked me to email him information about the meeting and said may be able to speak at the meeting or try to help move the project forward if he could.
- Emailed Martin Miles, Jude Kostage, and Rev Anderson update on all communication and asked for update or request to continue in writing.
- 10.13.21: Received request to continue by applicant/owner

RECEIVED
5 2021
Plan ilding 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. PL2021-0104

Receipt No. 215817

Meeting Date August 19, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Trinity Independent Methodist Church
   Business (if applicable) _____
   Address 84 Bridge Street
   City St. Augustine State Flo Zip 32084
   Daytime telephone 904 315-2712 Other phone/email 904 826-4322

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

2. NAME OF PROPERTY OWNER Trinity Independent Methodist Church
   Business (if applicable) _____
   Address 84 Bridge Street
   City St. Augustine State Flo Zip 32084
   Daytime telephone (required) 904-315-2712 Other phone 904-~~315~~-826-4322

3. PROJECT STREET ADDRESS 84 Bridge Street

4. LEGAL DESCRIPTION OF PROPERTY
   Lot____Block____Subdivision_____Parcel Number _____

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: _____

RECEIVED

JUL 15 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: NO
☑	☐	☐	Porch/Deck/Balcony Specify: YES
☐	☐	☐	Exterior walls
☑	☐	☐	Exterior finishes (stucco, masonry, siding) Specify: YES
☐	☐	☐	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.

RECEIVED
JUL 15 2021
Planning/Building Dept.

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

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

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

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

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

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

PRINT APPLICANT'S NAME Craig R Anderson DATE 7-15-2021

SIGNATURE OF APPLICANT Craig R Anderson

PRINT 1st OWNER'S NAME Craig R Anderson DATE 7-15-2021

SIGNATURE OF 1st PROPERTY OWNER Craig R Anderson

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
JUL 15 2021
Planning/Building Dept.

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

JUL 15 2021

Planning/Building Dept.

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Craig R Anderson is/are hereby authorized TO ACT ON BEHALF OF Trinity Episcopal 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: _____

BY: Craig R Anderson
Signature of Owner

Craig R Anderson
Print Name of Owner

904 - 824 4322
Telephone Number

State of FLORIDA

County of ST JOHNS

Signed and sworn before me on this 15TH day of JULY, 2021

By CRAIG R. ANDERSON

Identification verified: FLORIDA DRIVER LICENSE

Oath sworn: ✓ Yes ____ No

NOTARY PUBLIC STATE OF FLORIDA
RICHARD STEINMEYER
Commission # GG 179908
Expires March 12, 2022
Bonded Thru Budget Notary Services

Notary Signature: _____

My Commission expires: 12 MARCH 2022

RECEIVED
JUL 15 2021
Planning/Building Dept.

City of Saint Augustine, Florida
Attn: Jenny Wolfe and Julie Courtney

Regarding the Trinity Church at 86 Bridge Street

We would like to conduct a Partial Demolition on the Bell Tower of the Trinity church. This would require removal of the cone and the balcony with a crane. then we will make a steel frame inside the tower with sixteen foot metal cables to re-enforce the cone. The exterior brick will be removed and cleaned for re-use wherever they need to be on the church or on the tower and the balcony.

The cone and the balcony will be set on four pillars on the property while the brick is removed and the steel reinforcement is accomplished, hopefully bringing the plan together to rehab the tower and the church building. We will reinforce the tower with sixteen foot cables with turnbuckles within the tower and a steel frame to support the tower.
The project will consist of cables, turnbuckles, and steel frame within the tower. Once we secure the bell tower we will put the bell tower and the balcony back in place on the church.
If any problems occur we will roof the existing tower space on the church and put a cross on it. The cone and the balcony will remain on the four pillars and serve as a tourist exhibit of the historic nature of Trinity while the bell tower undergoes needed repairs.
We estimate that this project will take about six weeks from the date of commencement.

Yours Truly:

Pastor Craig Anderson

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

July 20, 2021

RE: 84 Bridge Street

Dear Reverend Craig Anderson:

Please accept this email as acknowledgement of your Certificate of Demolition Application to the Historic Architectural Review Board meeting, **currently scheduled August 19, 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. **Please submit the plans related to the project that you mentioned would be ready this week as soon as possible. Photographs of the project area are also needed.** 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 August 9th*)** 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.

Please be aware that our staff will need to photograph the exterior 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

Received July 27, 2021
Planning & Building Department

RECOMMENDATIONS (SEE APPENDIX A)

1. Carefully remove the existing stained-glass windows prior to the start of construction. Protect and store the windows for restoration and re-installation.
2. The existing foundations are inadequate to support the existing tower and are the primary cause of the settlement. It is recommended that the tower foundations be stabilized by installing new helical piers and continuous steel angles to support the tower. Some lift may be achieved at the direction of the engineer to eliminate some of the settlement.
3. The existing walls have been weakened and have shifted due to the settlement of the foundations. It is recommended that the walls be reinforced with an interior steel frame bolted to the walls with adhesive anchor bolts to permanently brace the walls. Install temporary angles on the outside face of the walls and tighten the bolts at the direction of the engineer to remove some of the shifting in the wall. After the bolts are tightened, remove the temporary angles and repair the damaged brick and repoint damaged areas of mortar joints.
4. The existing floor, ceiling and roof framing are damaged and require replacement. Replace the framing with new pressure treated framing attached to ledgers bolted to each wall. New roofing and flashing will be required to keep the tower water tight.
5. After the new foundations, frames and significant brick repairs have been completed, clean the exterior of the tower and repoint any remaining distressed or deteriorated joints.
6. It is recommended that the eroded brick at the front of the building, west walls and the northwest corner be replaced at the time of the tower repairs if budget allows. Since new brick will need to be ordered to match the existing brick, it would be more economical to complete the repairs at this time.
7. Currently, the church is deemed unsafe to occupy by the City of St. Augustine. The current shoring with the addition of some additional temporary shoring at the tower can allow the church to be re-opened until the permanent repairs to the tower are complete. The tower shall remain closed until permanent repairs are completed.

CONCLUSIONS

In conclusion, the tower is in poor condition and is unstable, but it is a significant contributing element to the existing building, and it is recommended it be reinforced and repaired to save the original tower. Based on our observations and analysis, the existing foundations are insufficient to properly support the tower causing it to settle. It is recommended that the tower be stabilized by supporting it on helical piers and adding an interior steel frame to brace the walls. After the tower is stabilized, the brick can be repaired, restoring the tower to a safe and occupiable condition.

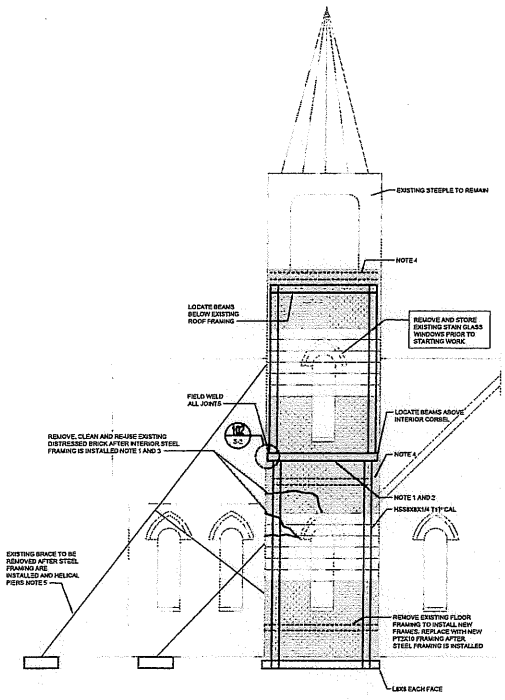
Please contact our office if there are any questions regarding this correspondence, or if you need any additional information.

Very truly yours,
ATLANTIC ENGINEERING SERVICES OF JACKSONVILLE
FLORIDA CERTIFICATE OF AUTHORIZATION #791

Jude T. Kostage

Jude T. Kostage, P.E.
Senior Project Engineer

JTK/drg

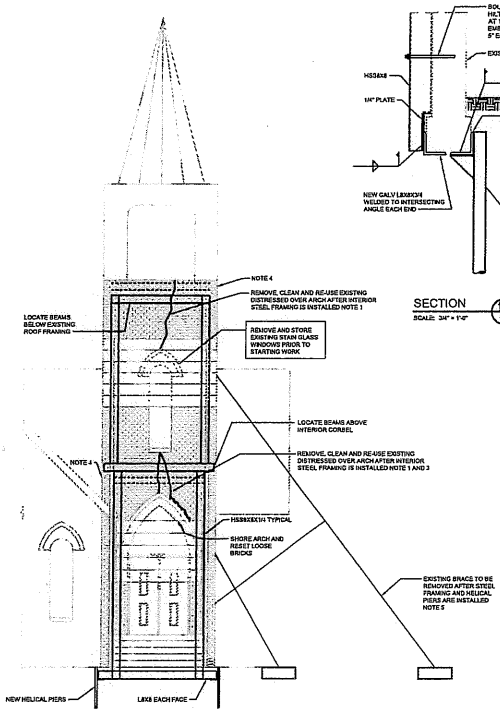


EAST ELEVATION (A / S-2)

SCALE: 1/4"=1'-0

NOTES:

1. BOLT BEAM AND COLUMNS TO WALL WITH 5/8" DIA HILTI HY70 ADHESIVE ANCHOR BOLTS WITH 8" EMBEDMENT AT 3 WYTHS AT WALL AND 5" EMBEDMENT AT 2 WYTHE WALL.
2. INSTALL FRAMING PLUMB AND SQUARE, TIGHTEN BOLTS TO MASONRY AT DIRECTION OF ENGINEER. FILL REMAINING GAPS AT BOLTS WITH "U" SHAPE WASHERS.
3. REPLACE DAMAGE BRICK TO MATCH EXISTING. TOOTH RE-INSTALLED BRICK INTO EXISTING. SUBMIT SAMPLE OF NEW BRICK FOR REVIEW AND APPROVAL PRIOR TO ORDERING REPLACEMENT BRICK.
4. REMOVE EXISTING CEILING AND ROOF FRAMING AFTER STEEL FRAMES ARE INSTALLED, REPLACE WITH NEW PT 2X8 FRAMING.
5. EXISTING BRACING ONLY TO BE REMOVED AFTER APPROVAL BY ENGINEER. SOME BRICK REPAIRS MAY BE REQUIRED PRIOR TO BRACING REMOVAL.



SOUTH ELEVATION (B / S-2)

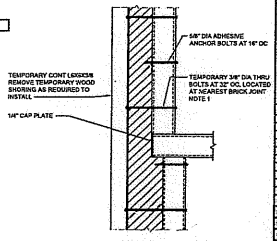
SCALE: 1/4"=1'-0

NOTES:

1. BOLT BEAM AND COLUMNS TO WALL WITH 5/8" DIA HILTI HY70 ADHESIVE ANCHOR BOLTS WITH 8" EMBEDMENT AT 3 WYTHE AT WALL AND 5 " EMBEDMENT AT 2 WYTHE WALL.
2. INSTALL FRAMING PLUMB AND SQUARE, TIGHTEN BOLTS TO MASONRY AT DIRECTION OF ENGINEER, FILL REMAINING GAPS AT BOLTS WITH "U" SHAPE WASHERS.
3. REPLACE DAMAGE BRICK TO MATCH EXISTING TOOTH RE-INSTALLED BRICK INTO EXISTING SUBMIT SAMPLE OF NEW BRICK FOR REVIEW AND APPROVAL PRIOR TO ORDERING REPLACEMENT BRICK.
4. REMOVE EXISTING CEILING AND ROOF FRAMING AFTER STEEL FRAMES ARE INSTALLED, REPLACE WITH NEW PT 2X8 FRAMING.
5. EXISTING BRACING ONLY TO BE REMOVED AFTER APPROVAL BY ENGINEER. SOME BRICK REPAIRS MAY BE REQUIRED PRIOR TO BRACING REMOVAL.

SECTION (101 / S-2)

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



SECTION (102 / S-2)

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

NOTES:

1. INSTALL FRAMING PLUMB AND SQUARE, TIGHTEN BOLTS TO MASONRY AT DIRECTION OF ENGINEER, FILL REMAINING GAPS AT BOLTS WITH "U" SHAPE WASHERS.

AES
ATLANTIC ENGINEERING SERVICES
4091 Arlington Expressway
Bldg B, Suite 201
Jacksonville, FL 32211
p 904.743.4633
f 904.725.5255
www.aesjax.com
FL COA 4791

TRINITY UNITED METHODIST CHURCH
PROPOSED TOWER REPAIRS
ST. AUGUSTINE, FLORIDA

REVIEW

SEAL: JUDE T KOSTAGE PE 53731

REV	DATE	DESCRIPTION

PROJECT No: 3151
DATE: 05.31
DRAWN BY:
CHECKED BY:

SHEET TITLE:
ELEVATIONS AND SECTIONS

SHEET NO.
S2

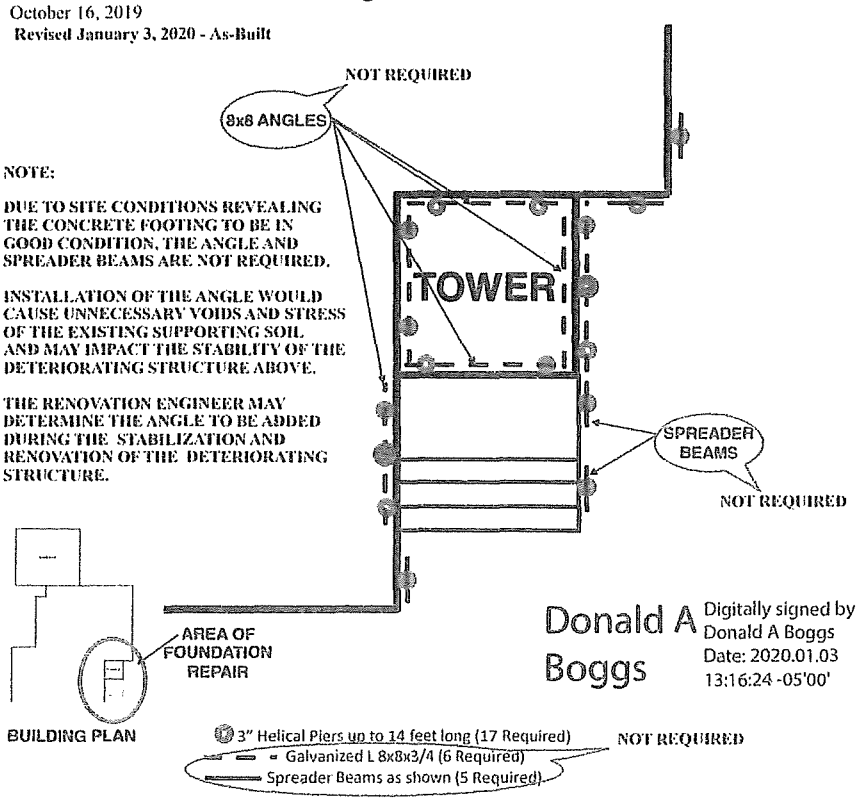
Green Building Design
Engineering | Project Management | Inspections
(904)900-5856

1301 Riverplace Boulevard Suite 800
Jacksonville, FL 32207
www.greenbuildingdesign.com
Certificate of Authorization Number 28891

Donald A. Boggs, PE
Florida PE 31054
don@greenbuildingdesign.com

Foundation Stabilization
82 Bridge Street
Saint Augustine, FL 32084

October 16, 2019
Revised January 3, 2020 - As-Built



NOTE:

DUE TO SITE CONDITIONS REVEALING THE CONCRETE FOOTING TO BE IN GOOD CONDITION, THE ANGLE AND SPREADER BEAMS ARE NOT REQUIRED.

INSTALLATION OF THE ANGLE WOULD CAUSE UNNECESSARY VOIDS AND STRESS OF THE EXISTING SUPPORTING SOIL AND MAY IMPACT THE STABILITY OF THE DETERIORATING STRUCTURE ABOVE.

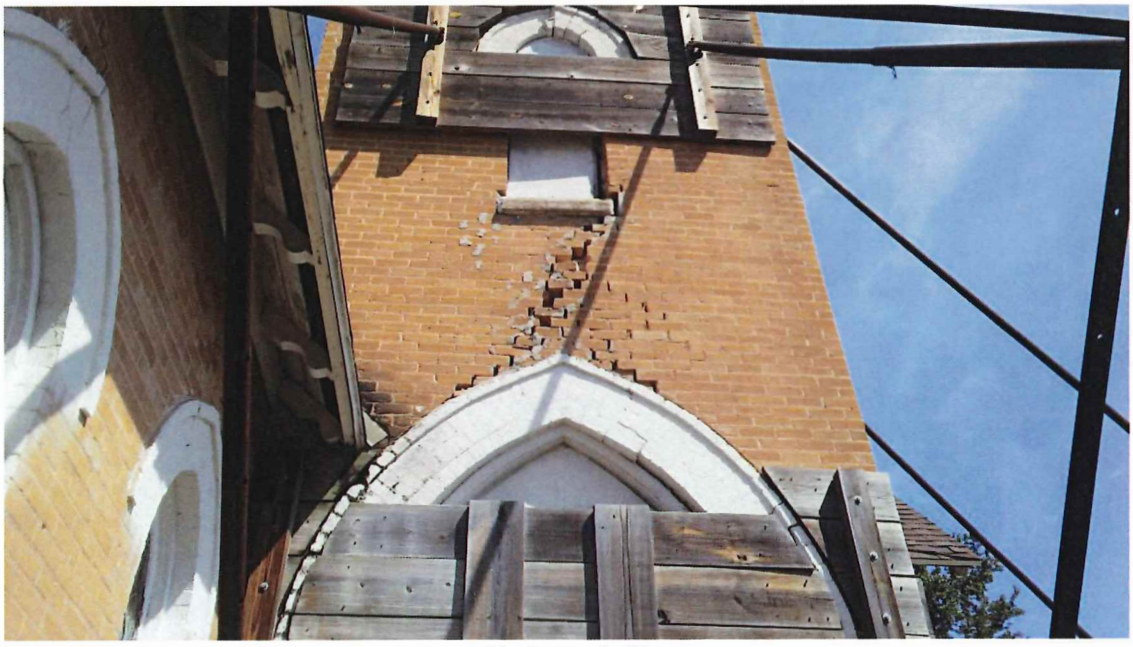
THE RENOVATION ENGINEER MAY DETERMINE THE ANGLE TO BE ADDED DURING THE STABILIZATION AND RENOVATION OF THE DETERIORATING STRUCTURE.

Donald A Boggs
Digitally signed by Donald A Boggs
Date: 2020.01.03 13:16:24 -05'00'

Received July 27, 2021
Planning & Building Department



Photograph #1
Brick Foundation at Tower



Photograph #2
Distressed and Shifted Brick Wall at Tower Entrance
(South Face)

Received July 27, 2021
Planning & Building Department



Photograph #3
Tower East and West Faces



Photograph #4
Eroded Brick at Southwest Corner

Received July 27, 2021
Planning & Building Department



Photograph #5
Existing Floor Framing Inside Tower

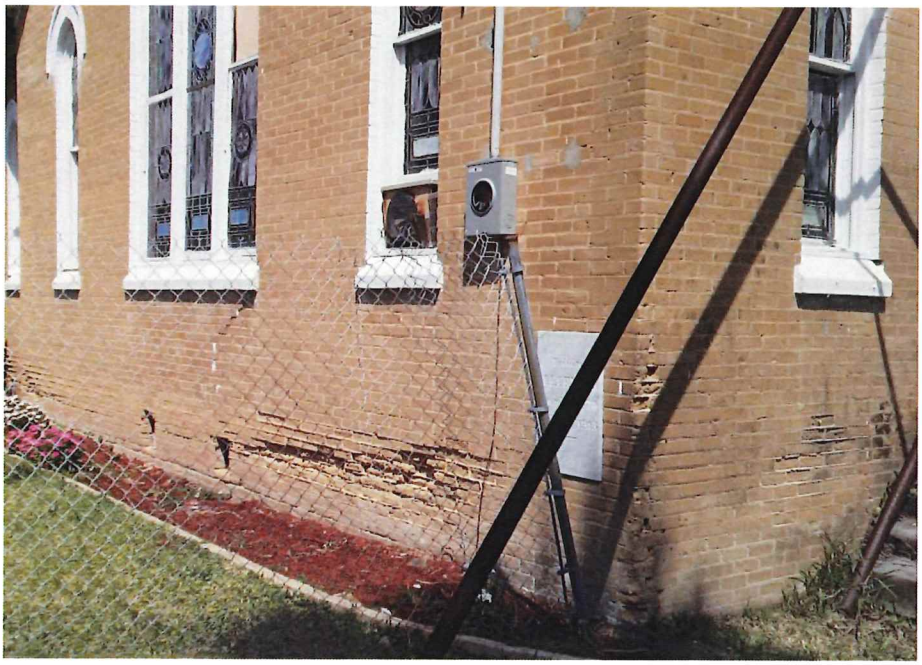


Photograph #6
Existing Ceiling Framing Inside Tower

Received July 27, 2021
Planning & Building Department



Photograph #7
Existing Stained-Glass Window at Front Door at Tower



Photograph #8
Eroded Brick at Southeast Corner

Instr #2017041670 BK: 4390 PG: 395, Filed & Recorded: 6/16/2017 11:18 AM #Pgs:4
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $35.50 Doc. D $0.70

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

Randolph J. Rush, Esquire
Winderweedle, Haines, Ward
& Woodman, P.A.
Post Office Box 880
Winter Park, FL 32790-0880

Tax parcel number: 2026700000

CORRECTIVE QUIT CLAIM DEED

COPY

THIS CORRECTIVE QUIT CLAIM DEED made and executed the 13th day of June, 2017, by **THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., a Florida not for profit corporation,** whose address is 450 Martin Luther King Jr Avenue, Lakeland, Florida 33815 ("Grantor") to **TRINITY INDEPENDENT METHODIST CHURCH, INC., a Florida not for profit corporation**, whose address is 84 Bridge Street, St. Augustine, Florida 32084 ("Grantee"):

WITNESSETH, that the Grantor, for and in consideration of the sum of $10.00, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, convey and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor 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:

Lots 8 and 15, Block 46-F, of the Dumas Tract as pre Official Map of St. Augustine, Florida, on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida.

Being Tax Parcel No. 2026700000.

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

THIS DEED IS GIVEN TO CORRECT THE NAME OF THE GRANTEE ON THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4384, PAGE 1490, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be signed and sealed the day and year first above written.

Signed, sealed and delivered
in the presence of:

THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., a Florida not for profit corporation

Print Name: JEHONATHAN MCLENDON

Print Name: MARILYN SANTIAGO

By: Yoniece Dixon
Name: Yoniece Dixon
Title: President

Sue E Bennett
Print Name: Sue E BENNETT

Print Name: Kathryn Fellner

By: Anthony C Prestipino
Name: Anthony C Prestipino, VI
Title: Treasurer

COPY

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 13th day of June, 2017, by Yoniece Dixon, as President of THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., a Florida not for profit corporation, on behalf of the corporation, [ ]who is personally known to me or [X]who produced a Florida Driver's License or _____ as identification.

Notary Public
My commission expires: 12/18/17

MITZI SCHOCH
Notary Public, State of Florida
Commission# FF 75532
My comm. expires Dec. 18, 2017

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me this 14 day of June, 2017, by Anthony Prestipino, as Treasurer of THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., a Florida not for profit corporation, on behalf of the corporation, [X] who is personally known to me or [ ] who produced a Florida Driver's License or _____ as identification.

VIRGINIA L. GARSKE
Notary Public - State of Florida
Commission # FF 245118
My Comm. Expires May 22, 2019
Bonded through National Notary Assn.

Virginia Garske
Notary Public
My commission expires: 5/22/2019

COPY

CONSENT OF BISHOP

I, **KENNETH CARTER**, Bishop of the Florida Area Annual Conference of the United Methodist Church, hereby consents to the above conveyance, and certifies that such conveyance has been approved by the undersigned and a majority of the District Superintendents of the Florida Area Annual Conference. I hereby certify that I have determined that such conveyance conforms to the Discipline of the United Methodist Church.

KENNETH CARTER, Bishop

COPY

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me this 13 day of June, 2017, by KENNETH CARTER, as Bishop of the Florida Area Annual Conference of the United Methodist Church, who is personally known to me or who produced a Florida Driver's License or _____ as identification.

VIRGINIA L. GARSKE
State of Florida
Commission # FF 245118
My Comm Expires May 22, 20[illegible]
Bonded through National Notary Assn

Virginia Garske
Notary Public
Commission Expires: May 22, 2019
Commission # FF 245118

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	2026700000
Location Address	84 BRIDGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug Granada/Riberia Corridor (COM) (610.18)
Tax Description*	CITY OF ST AUG LOTS 8 & 15 BLK 46-F OR4384/1490(Q/C) & 4390/395(C/D) *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	0.640
Homestead	N

Owner Information

Owner Name	Trinity Independent Methodist Church Inc 100%
Mailing Address	84 BRIDGE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2021
Building Value	$162,901
Extra Features Value	$928
Total Land Value	$458,838
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$622,667**
Total Deferred	$12,527
Assessed Value	**$610,140**
Total Exemptions	$610,140
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	$162,901	$928	$458,838	$0	$0	$622,667	$554,673	$622,667	$0
2019	$148,119	$928	$458,838	$0	$0	$607,885	$504,248	$607,885	$0
2018	$148,119	$928	$309,360	$0	$0	$458,407	$458,407	$458,407	$0
2017	$148,401	$928	$309,360	$0	$0	$458,689	$458,689	$458,689	$0
2016	$137,607	$928	$309,360	$0	$0	$447,895	$447,895	$447,895	$0
2015	$137,607	$928	$309,360	$0	$0	$447,895	$447,895	$447,895	$0
2014	$129,512	$928	$330,958	$0	$0	$461,398	$461,398	$461,398	$0
2013	$129,512	$928	$330,958	$0	$0	$461,398	$461,398	$461,398	$0
2012	$129,512	$928	$330,958	$0	$0	$461,398	$461,398	$461,398	$0
2011	$129,512	$928	$367,732	$0	$0	$498,172	$498,172	$498,172	$0
2010	$134,396	$928	$408,590	$0	$0	$543,914	$543,914	$543,914	$0

Exemption Information

Exemption Type	Amount
Church/Religious	$610,140

Building Information

Building 1
Actual Area 4375
Conditioned Area 3455
Actual Year Built 1913
Use Churches
Style 04
Class N
Exterior Wall Jumbo Brick
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Composite Shingle
Interior Flooring Pine Wood
Interior Wall Minimum
Heating Type None
Air Conditioning Window
Bedrooms
Baths

Category	Type	Pct
Exterior Wall	Jumbo Brick	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Minimum	100%
Interior Flooring	Pine Wood	100%
Heating Type	None	100%
Air Conditioning	Window	100%
Frame	Masonry	100%
Plumbing	16 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
FINISHED GARAGE	0	1020
BASE AREA	3255	3255
2 STORY	200	100
Total SqFt	3455	4375

Building 2
Actual Area 1388

Roof Structure Gable Hip
Roof Cover Slate

Conditioned Area	1161	**Interior Flooring**	Hardwood
Actual Year Built	1940	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	None
Style	01	**Air Conditioning**	None
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	
Roof Structure	Gable Hip		

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Slate	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1161	1161
FINISHED OPEN PORCH	0	136
HALF SCREEN PORCH	0	91
Total SqFt	1161	1388

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Metal Fence 6'	0	0	0	0	200

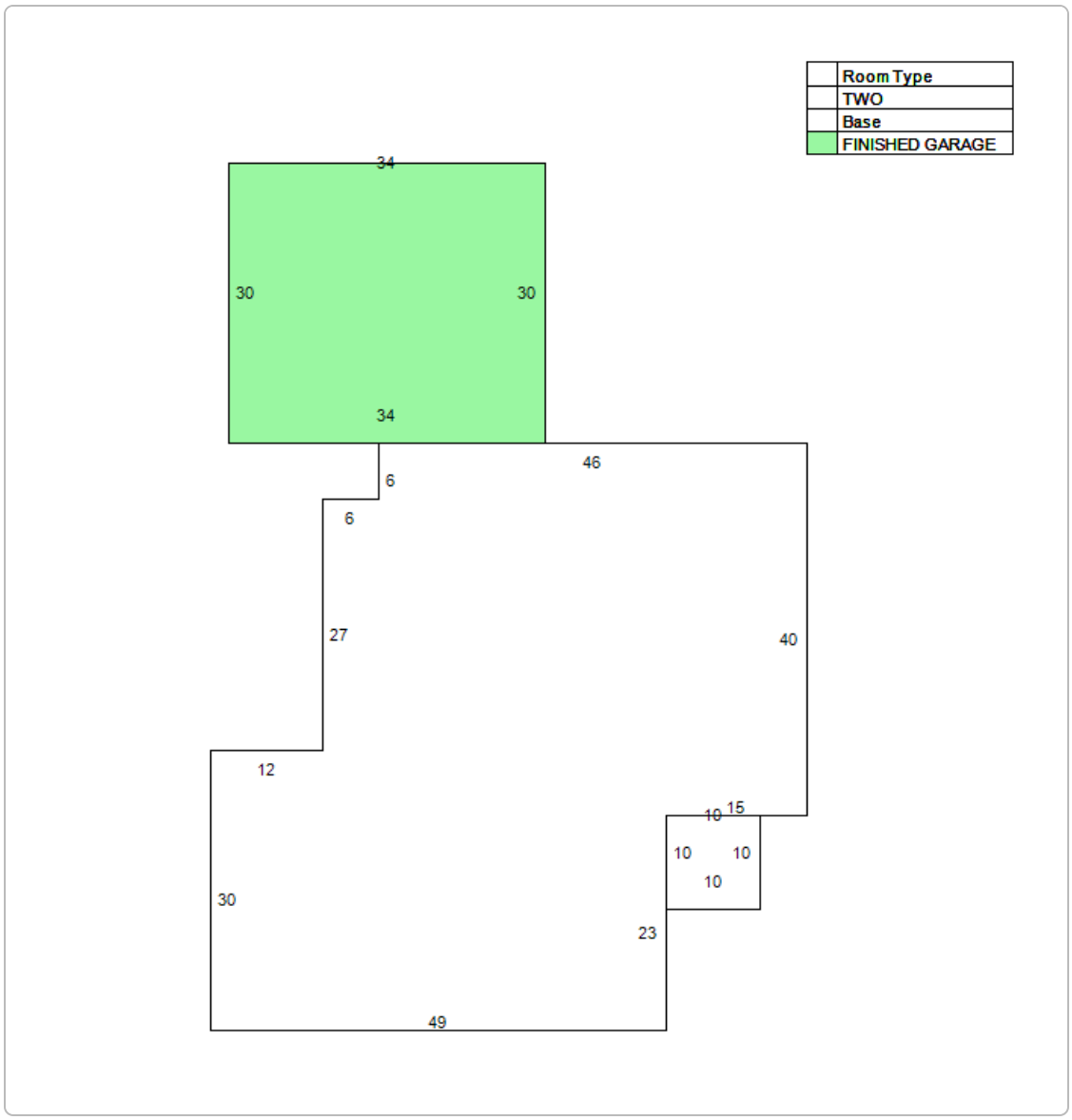
Land Information

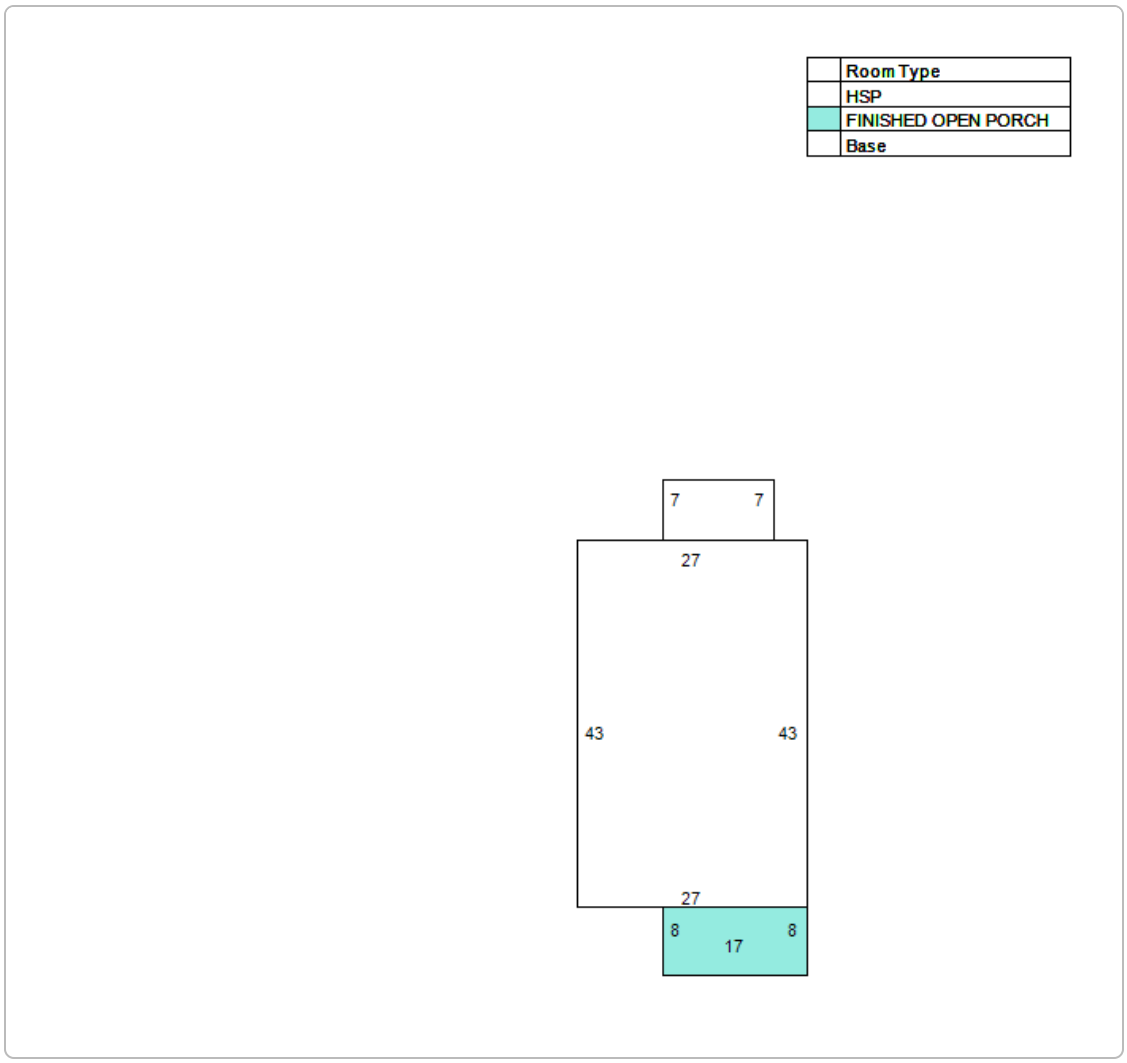
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	119	130	119	EF	$238,119
Churches	118	110	118	EF	$220,719

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/16/2017	6/13/2017	$100.00	CORRECTIVE DEED	4390	395	U	I	FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIS CHURCH INC	TRINITY INDEPENDENT METHODIST CHURCH INC
6/6/2017	3/13/2017	$100.00	QUIT CLAIM DEED	4384	1490	U	I	FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH INC	TIRNITY INDEPENDENT METHODIST CHURCH INC
6/6/2017	2/18/2017	$100.00	QUIT CLAIM DEED	4384	1485	U	I	TRINITY UNITED METHODIST CHURCH	FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH INC

Sketch Information


Room Type
TWO
Base
FINISHED GARAGE
34
30
30
34
46
6
6
27
40
12
10
15
10
10
10
30
23
49



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: 7/15/2021, 12:55:39 AM

Version 2.3.131



Detail by Entity Name

Florida Not For Profit Corporation
TRINITY INDEPENDENT METHODIST CHURCH, INC.

Filing Information

Document Number	N16000000970
FEI/EIN Number	N/A
Date Filed	01/21/2016
State	FL
Status	ACTIVE

Principal Address

84 BRIDGE STREET
SAINT AUGUSTINE, FL 32084

Mailing Address

84 BRIDGE STREET
SAINT AUGUSTINE, FL 32084

Registered Agent Name & Address

ANDERSON, CRAIG
63 SMITH STREET
SAINT AUGUSTINE, FL 32085

Officer/Director Detail

Name & Address

Title PD

ANDERSON, CRAIG
63 SMITH STREET
SAINT AUGUSTINE, FL 32084

Title VD

GARDENER, Gary
240 ORANGE STREET
SAINT AUGUSTINE, FL 32084

Title TD

DENNIS, ASHLEY, MS.

360 Ponce harbor, Apt101
Saint Augustine, FL 32086

Title Director

streeter, travon
63 smith street
st, augustine flo, FL 32084

Title Officer

holley, glady
3108 24 ave
tampa, FL 33605

Annual Reports

Report Year	Filed Date
2019	01/03/2019
2020	01/03/2020
2021	01/05/2021

Document Images

01/05/2021 -- ANNUAL REPORT	View image in PDF format
01/03/2020 -- ANNUAL REPORT	View image in PDF format
01/03/2019 -- ANNUAL REPORT	View image in PDF format
01/03/2018 -- ANNUAL REPORT	View image in PDF format
03/21/2017 -- ANNUAL REPORT	View image in PDF format
01/21/2016 -- 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 November 18, 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.
(Continued from the September 16 and October 21, 2021 HARB meetings)

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(d)	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 and October 21, 2021 HARB meetings. 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 staff reports for the full context of the historic property and past analysis.
2. At the October meeting, the HARB discussed the potential of renovating the existing building and that combining with an addition could be a successful alternative instead of demolishing and building new. For this November meeting, the owner has recently submitted plans to add a small and compatible one-story addition to the rear of the existing house. Alterations to the existing house include: removal of the rear porch and rear elevation walls to accommodate the addition, modifying the fenestration with new double and single window openings and enclosing other existing windows, and to replace the existing wood siding, metal roof, and wood porch elements with new materials.
3. If the currently proposed plans would require the building to be moved forward on the existing lot to accommodate the rear addition, the application needs to be revised to include Certificate of Relocation and reviewed for approval at another meeting.
4. Furthermore, only the demolition of the existing building or partial demolition can be considered for this application, as the HARB does not have design review authority on new construction for this area. However, the HARB should determine if this newly proposed plan to partially demolish portions of the house and replace all of the historic exterior materials will permanently alter the architectural integrity of a contributing building to a National Register Historic District. While no design requirements are in place for this area, it is encouraged new construction not replicate historic styles and to use inspiration of the immediate context area with respect to height, mass, scale, rhythms, materials, and site plans.
5. At the previous meetings, the HARB also indicated the case of undue economic hardship had not been made and that the burden of proof was still on the applicant. No additional information has been received since what was reviewed at the October meeting, including the following: the economic hardship worksheet, renovation estimate details, new construction estimate details for previously submitted plans, a return-on-investment analysis, the property assessment, and MLS comparables. Details stating the estimated cost to rehab the existing structure or construct new were provided, with the cost to renovate listed at $205,000, compared to the cost to demolish the structure and build an equivalent 708 square foot replacement residential building at $129,000. Historic incentives did not appear to be in the rehab projections. The ROI analysis states there would be a $141,000 loss to rehab the existing building and 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 an estimated market value of $543,000.
6. As noted in the past staff reports, 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 previously 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.

STAFF SUMMARY AND ANALYSIS (continued):

7. 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.
8. 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.
9. 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
10. 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 or partially demolished and a new addition is to be constructed.

STAFF RECOMMENDATION:

Based on a review of the AGHP, previous discussions by the HARB at the September 16 and October 21, 2021 HARB meetings, 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. Approve if the HARB determines the newly submitted plans will not require a Certificate of Relocation, do not exceed the threshold as a partial demolition, and will not permanently alter the contributing building's architectural integrity, with the following condition:
    a. For any salvagable historic materials to be salvaged if possible 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.
2. Deny the full or partial demolition if the board finds the full or partial removal of such building will permanently alter the contributing building's architectural integrity and/or 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 Officer

SUMMARY SCOPE OF WORK:

1. 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.

New plans were submitted for the November meeting showing a partial demolition proposal with a proposed rear addition. The previously submitted engineer's letter does not indicate that repair or rehabilitation is not possible. More detailed evidence of an economic hardship was provided in October, 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 compatible new addition proposed to the rear of the existing house instead of full demolition will greatly reduce the negative impact to the historic and architectural integrity of the area, but the replacement of all the existing historic exterior materials will change the appearance of the existing historic structure.

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 one-story rear addition proposed to the rear of the existing building were submitted. Previously, plans for a replacement 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. A partial demolition with rear addition would have less of a negative impact, but full replacement of exterior materials can change the architectural integrity of the building and impact the neighborhood and district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of 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.* Originally, 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. Newly submitted plans propose an addition to the rear of the existing house that would still be altered with a new fenestration pattern and all new exterior materials.

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;
- ☐ 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: More supporting evidence is needed to make the case.

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

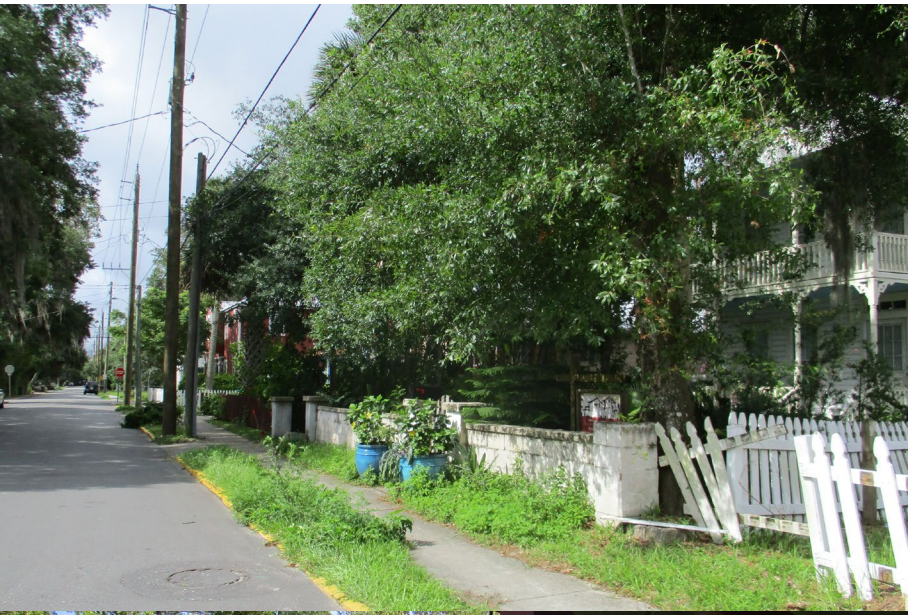
-Looking northward on west side of MLK Avenue
-Looking northward on east side of MLK Avenue
- Looking southward on east side of MLK Avenue





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-

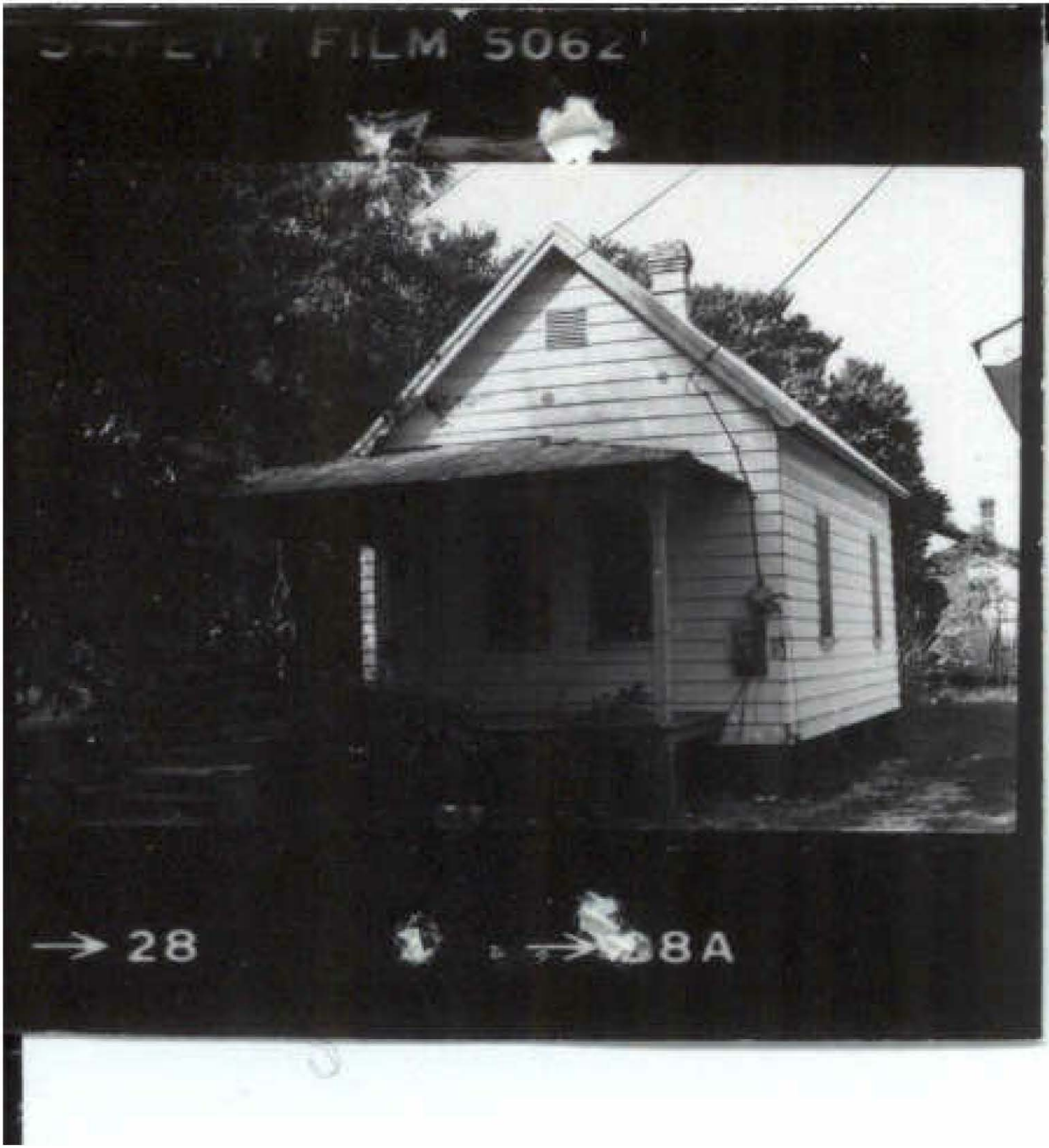
[over]

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.

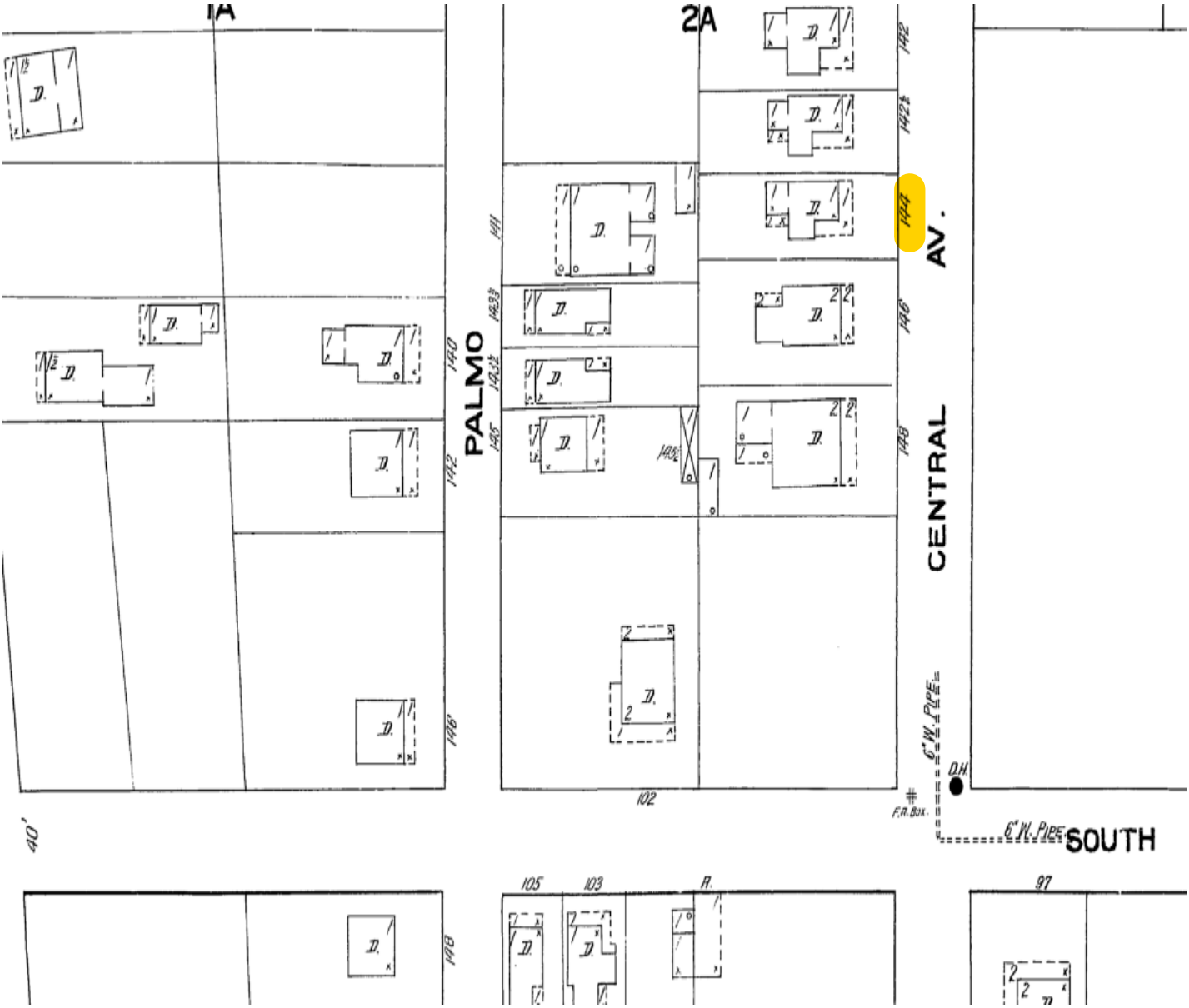
2. Deed Records, Book K, pp. 101 and 288; Book N, p. 575; Book O, pp. 141, 265 and 504; Book Q, pp. 346 and 354; Book GG, pp. 558, 564-565; Book KK, p. 250; 1894 Birds-Eye View of St. Augustine.

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]


FILM 5062
28
8A

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Mar. 1910, Sheet 19 (MLK Ave previously named Central Avenue)

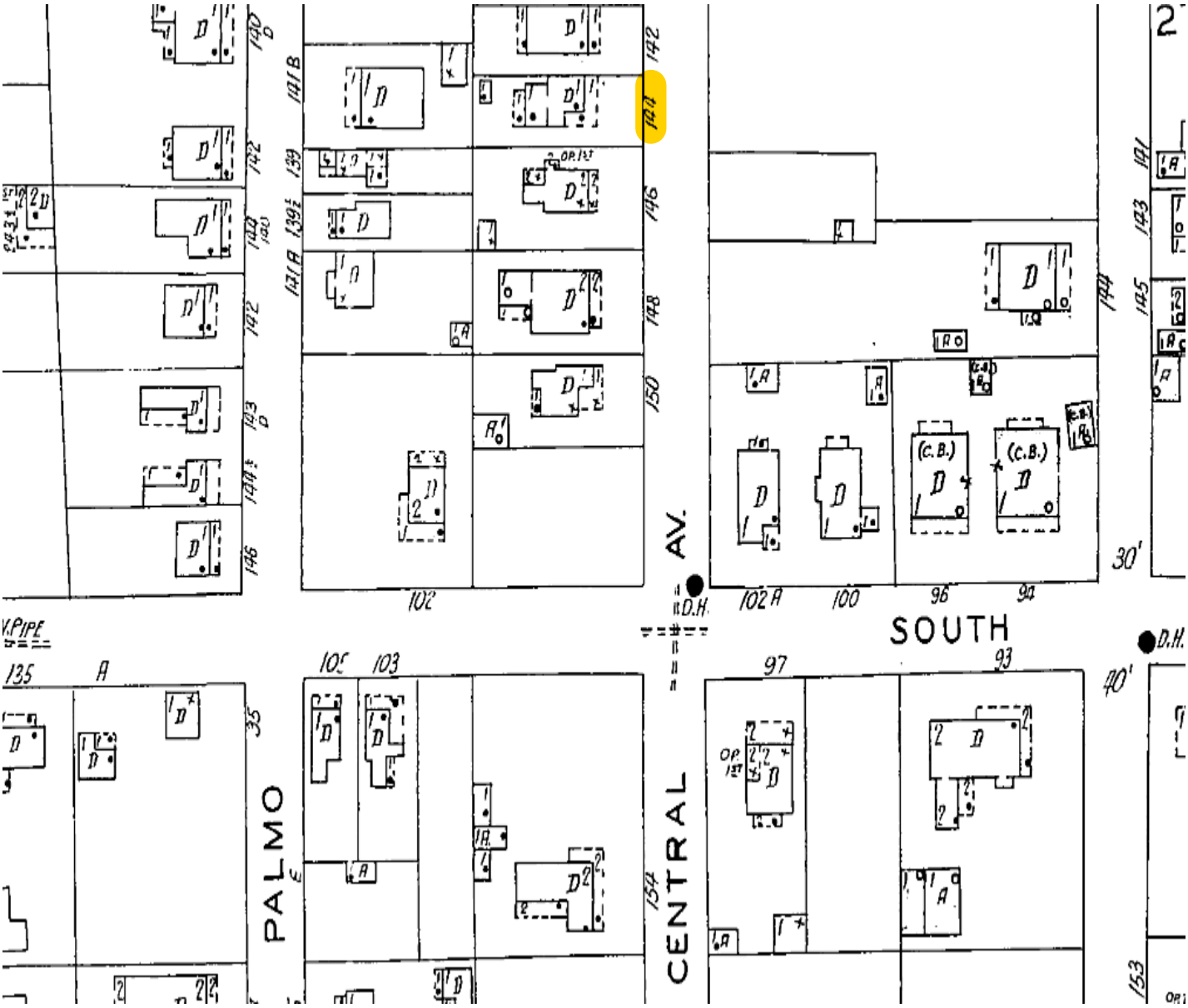


NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 27 (MLK Ave previously named Central Avenue)

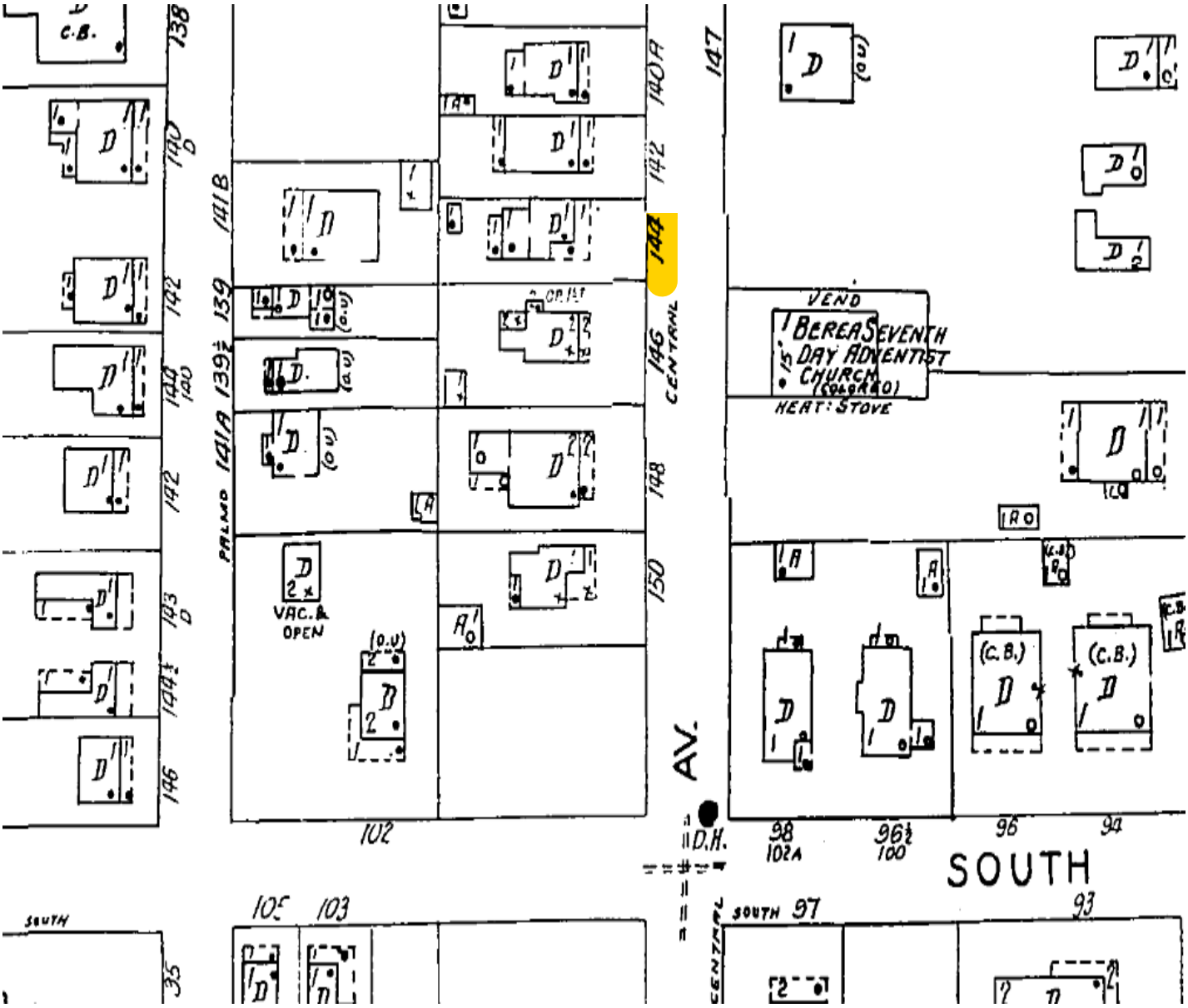


NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

ProQuest® Digital Sanborn Maps, 1867–1970 (MLK Ave previously named Central Avenue)

Saint Augustine Apr. 1930, (Revised to 1946), Sheet 27



NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

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
Granada St
Cordova St
Palm Row
Artillery Ln
Aviles 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
Samford St
Dumas St
Oneida St
St Francis St
City Gabes Park
Cordova St
Weeden St
Kinera St
De Haven St
Meane St
Demaret 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
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

October 21, 2021

Synergy Fabrications, LLC
2510 Crill Ave
Palatka, FL 32177

cc: H&H Real Estate Investing, LLC

Re: Certificate of Demolition – 144 Martin Luther King Avenue – PL2021-0091

Dear Applicant,

On October 21, 2021, the Historic Architectural Review Board (HARB) met and discussed your application 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.

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 November 8, 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.:	PL2021-0091
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 OCTOBER 21, 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 October 21, 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.
- Continue to the November 18, 2021 HARB meeting.
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of October, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0091

REQUEST APPROVED / DENIED / CONTINUES

Sign Name

Catherine 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, Catherine 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 21st day of October, 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 November 18, 2021 HARB MEETING

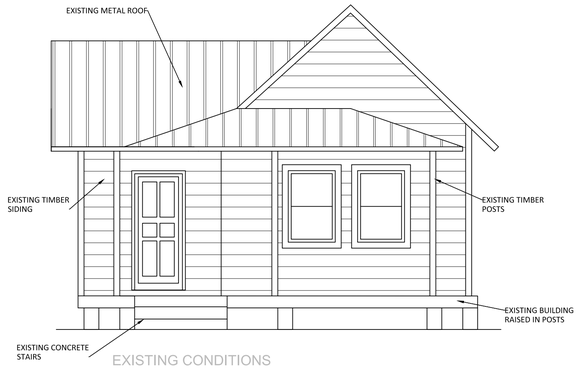
2021-0091: 144 Martin Luther King Avenue

Materials submitted by Fair Home Buyers

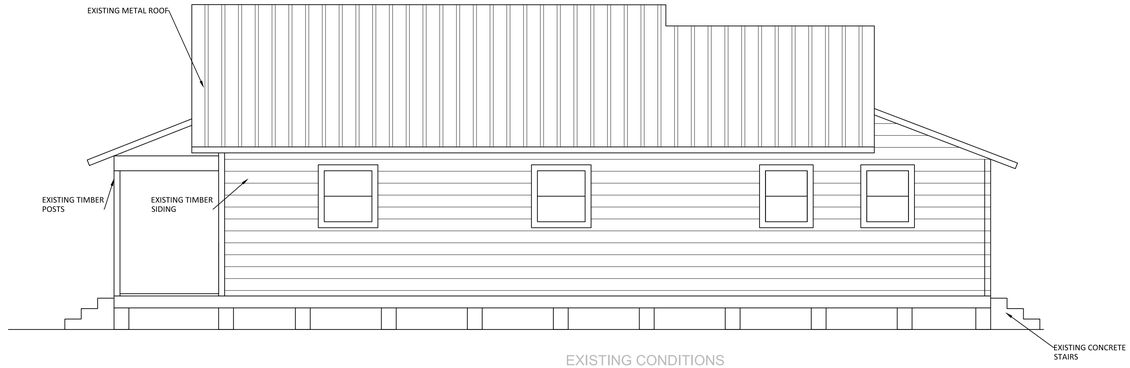


SYMBOL LEGEND			
	EXISTING BUILDING SQ FT		
	EXISTING BUILDING SQ FT NOT COUNTED		
	NEW PROPOSED WALL		
	DEMOLISHED WALL		
	GRASS		

EXISTING CONDITIONS
FLOOR PLAN
1/4"=1'-0"
GROUND FLOOR = 708 SQ FT +



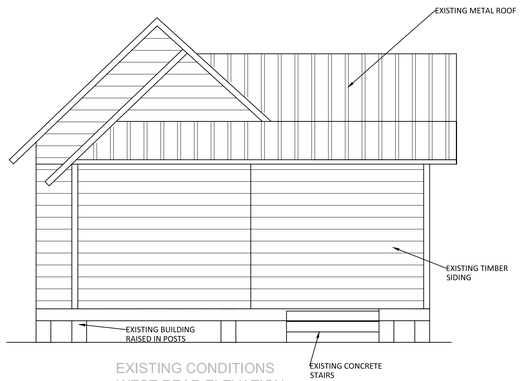
EXISTING CONDITIONS
EAST FRONT ELEVATION
1/4"=1'-0"



EXISTING CONDITIONS
NORTH SIDE ELEVATION
1/4"=1'-0"



EXISTING CONDITIONS
SOUTH SIDE ELEVATION
1/4"=1'-0"



EXISTING CONDITIONS
WEST REAR ELEVATION
1/4"=1'-0"

EXISTING CONDITIONS
ELEVATIONS
1/4"=1'-0"

SANDRA HERRERA
SH - BULDING DESIGN
www.sandra-herrera.com
NY
516-884-1730
SH@SANDRA-HERRERA.COM

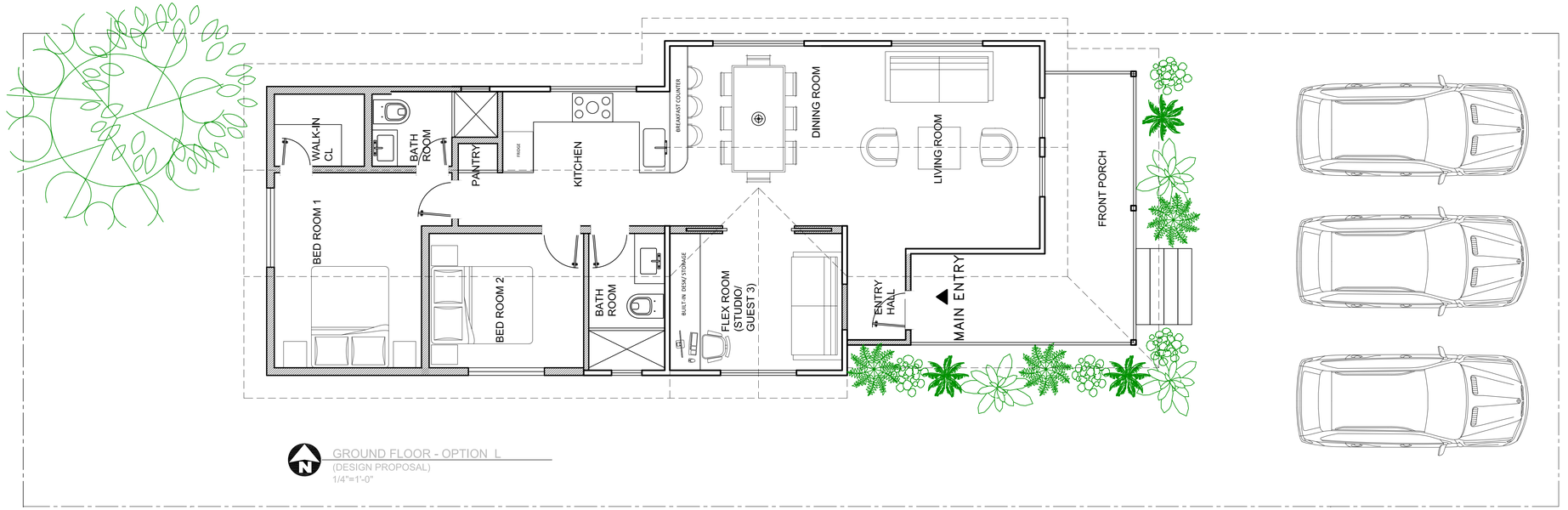
M L K R E S I D E N C E
SAINT AUGUSTINE - FLORIDA

EXISTING CONDITIONS FLOOR PLAN

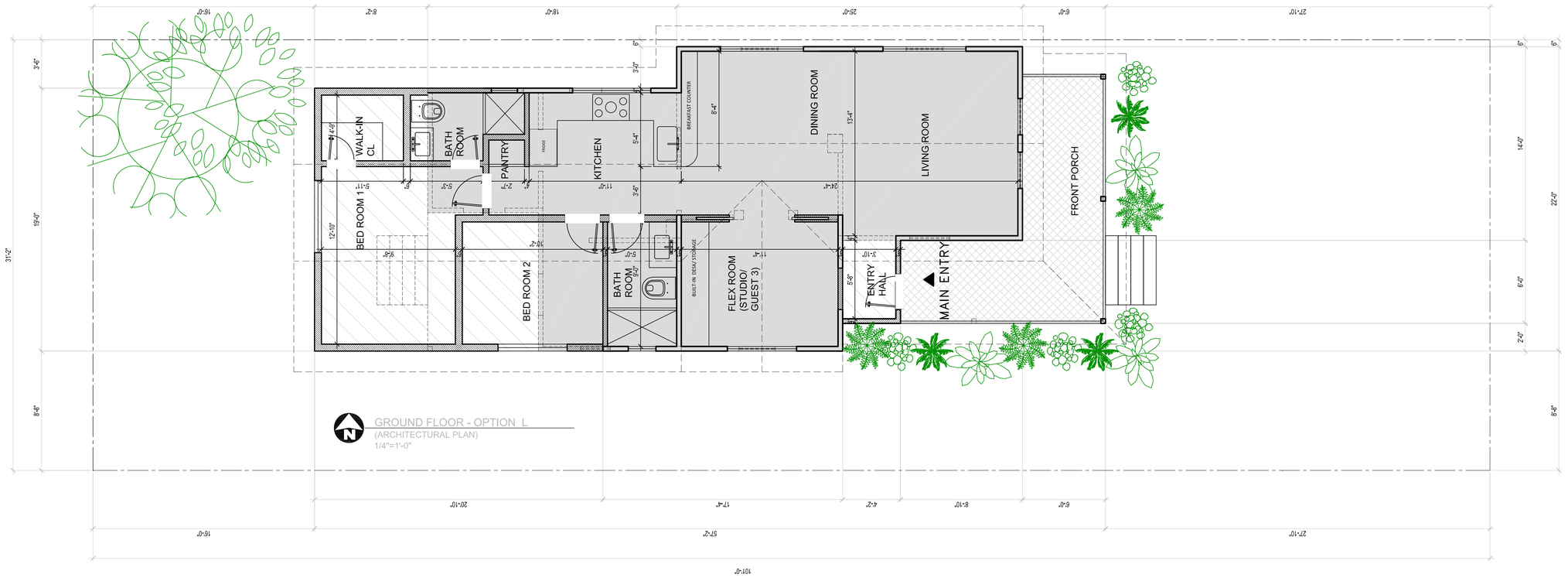
FOR CITY
SUBMISSION
11/09/2021

EX

Application pg. 5



GROUND FLOOR - OPTION L
(DESIGN PROPOSAL)
1/4"=1'-0"



GROUND FLOOR - OPTION L
(ARCHITECTURAL PLAN)
1/4"=1'-0"

SYMBOL LEGEND			
	EXISTING BUILDING SQ FT		
	EXISTING & NEW PORCH SQ FT NOT COUNTED		
	NEW PROPOSED WALLS		
	NEW PROPOSED BUILDING SQ FT COUNTED		
	WALLS TO BE DEMOLISHED		
	GRASS		

DESIGN PROPOSAL - OPTION L
FLOOR PLAN
1/4"=1'-0"

EXISTING BUILDING = 708 SQ FT +
PROPOSED BUILDING = 260 SQ FT
TOTAL BUILDING = 968 SQ FT
EXISTING PORCH = 160 SQ FT
LOT = 3204.52 SQ FT
LOT COVERAGE = 35%

SANDRA HERRERA
SH - BULDING DESIGN
www.sandra-herrera.com
NY
516-884-1730
SH@SANDRA-HERRERA.COM

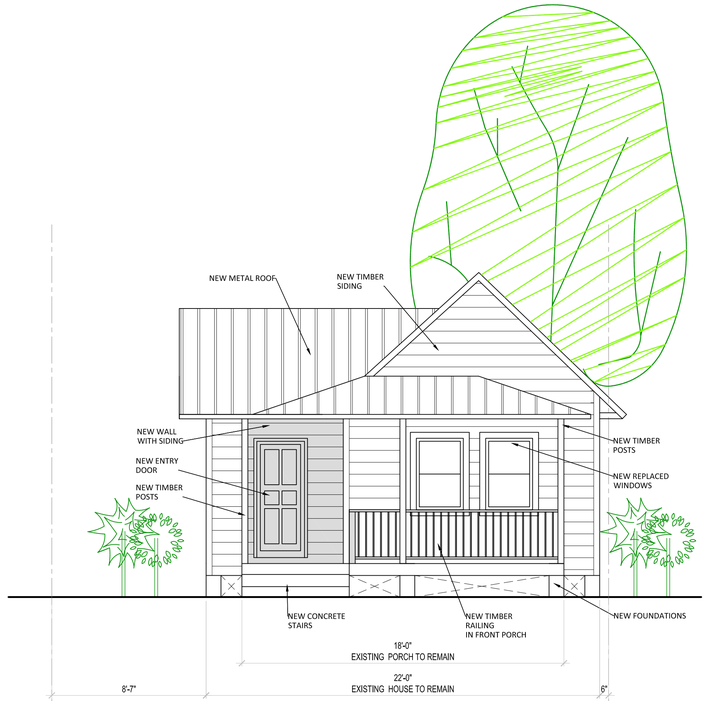
M L K R E S I D E N C E
SAINT AUGUSTINE - FLORIDA

DESIGN PROPOSAL FLOOR PLAN

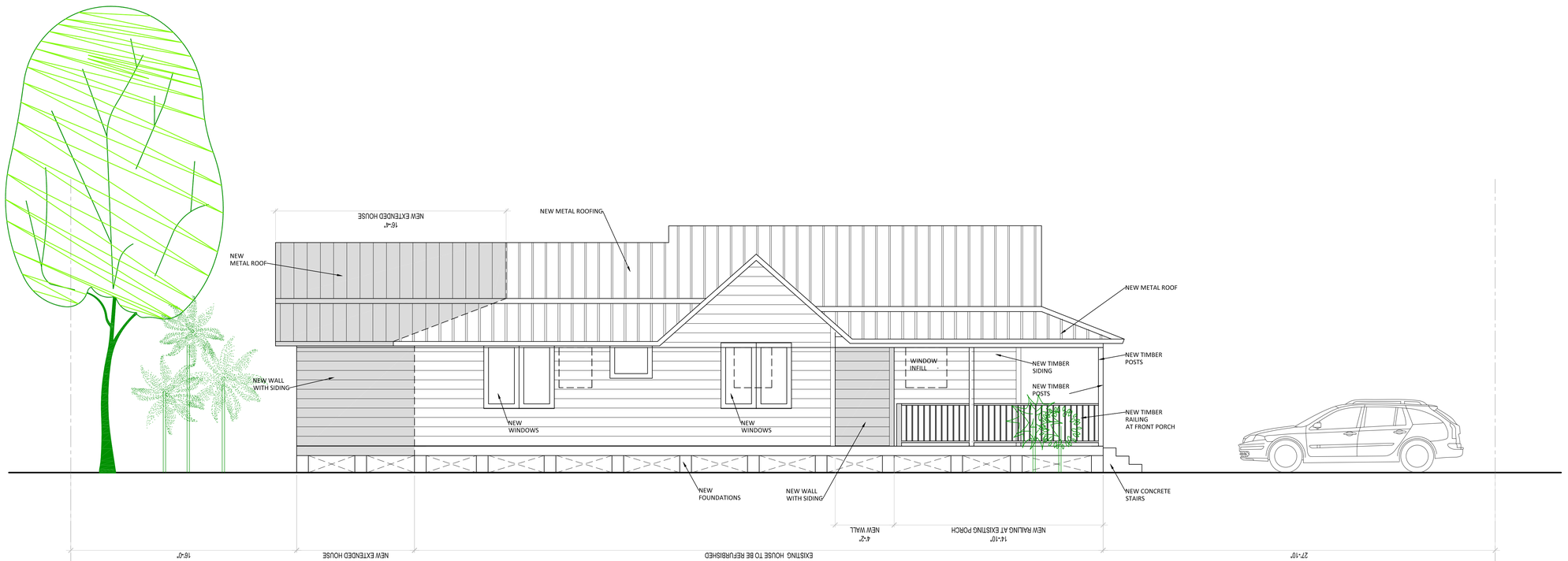
FOR CITY
SUBMISSION
11/09/2021

L-1

DESIGN PROPOSAL - OPTION L
ELEVATIONS
1/4"=1'-0"



EAST FRONT ELEVATION - OPTION L
1/4"=1'-0"



SOUTH SIDE ELEVATION - OPTION L
1/4"=1'-0"

SANDRA HERRERA
SH - BULDING DESIGN
www.sandra-herrera.com
NY
516-884-1730
SH@SANDRA-HERRERA.COM

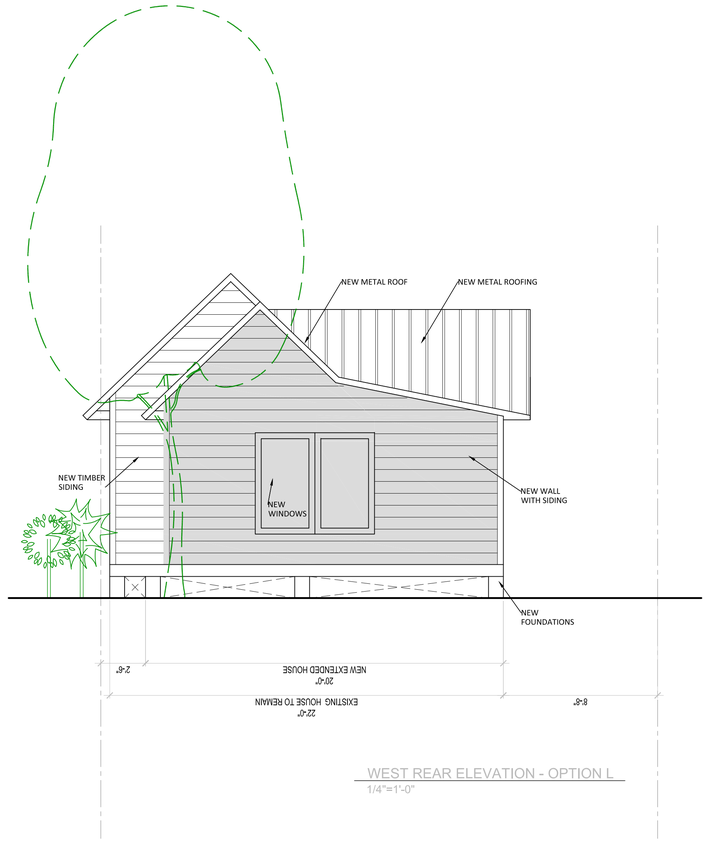
M L K R E S I D E N C E
SAINT AUGUSTINE - FLORIDA

DESIGN
PROPOSAL
ELEVATIONS
SECTION

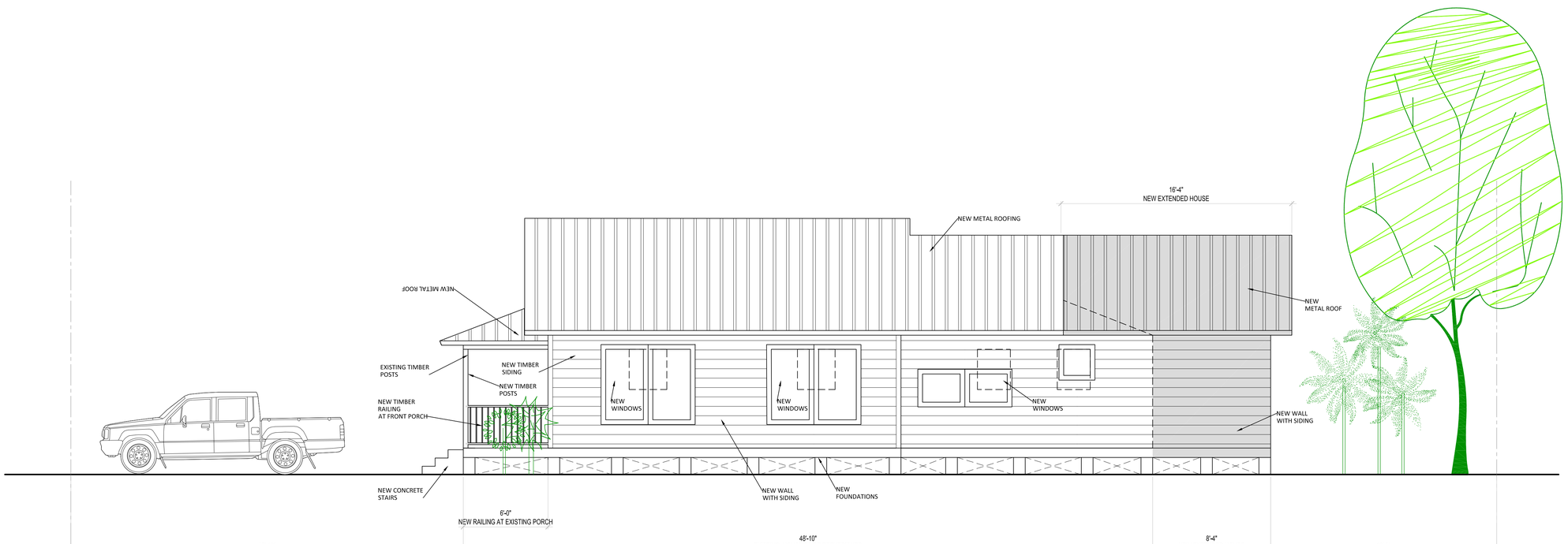
FOR CITY
SUBMISSION
11/09/2021

L-2

DESIGN PROPOSAL - OPTION L
ELEVATIONS
1/4"=1'-0"



WEST REAR ELEVATION - OPTION L
1/4"=1'-0"



NORTH SIDE ELEVATION - OPTION L
1/4"=1'-0"

SANDRA HERRERA
SH - BULDING DESIGN
www.sandra-herrera.com
NY
516-884-1730
SH@SANDRA-HERRERA.COM

MLK RESIDENCE
SAINT AUGUSTINE - FLORIDA

DESIGN PROPOSAL ELEVATIONS SECTION

FOR CITY
SUBMISSION
11/09/2021

L-3

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.

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			

Received October 11, 2021
Planning and Building Department

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

Received October 11, 2021
Planning and Building Department

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

Received October 11, 2021
Planning and Building Department

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			

Received October 11, 2021
Planning and Building Department

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

Received October 11, 2021
Planning and Building Department

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			

Received October 11, 2021
Planning and Building Department

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

Received October 11, 2021
Planning and Building Department

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

Received October 11, 2021
Planning and Building Department

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			

Received October 11, 2021
Planning and Building Department

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

Received October 11, 2021
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



Received October 11, 2021
Planning and Building Department

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

Received October 11, 2021
Planning and Building Department

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

Received October 11, 2021
Planning and Building Department



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

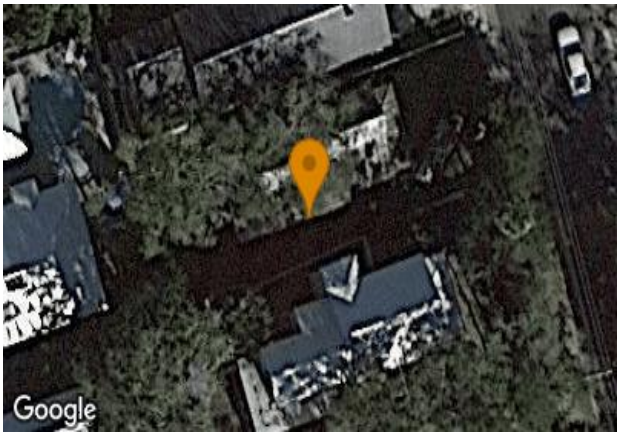
Received October 11, 2021
Planning and Building Department

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		

© 2021 REI Automator / All rights reserved / 800-489-4818

Received October 11, 2021
Planning and Building Department

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

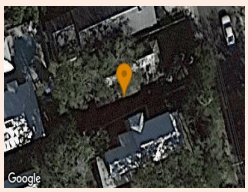


Subject Property Sold Comps Active Comps Failed Comps

© 2021 REI Automator / All rights reserved / 800-489-4818

Received October 11, 2021
Planning and Building Department

	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

© 2021 REI Automator / All rights reserved / 800-489-4818

Received October 11, 2021
Planning and Building Department

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

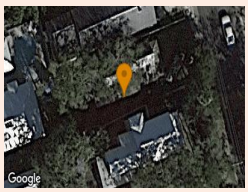
3 **100 Lincoln St, Saint Augustine, FL 32084** — Property Type: Single Family

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

© 2021 REI Automator / All rights reserved / 800-489-4818

Received October 11, 2021
Planning and Building Department

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

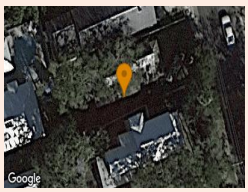
6 — **116 Moore St, Saint Augustine, FL 32084** — Property Type: Single Family

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

© 2021 REI Automator / All rights reserved / 800-489-4818

Received October 11, 2021
Planning and Building Department

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

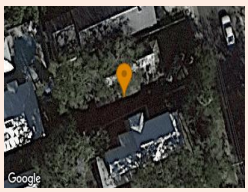
9 **50 Saint Francis St, Saint Augustine, FL 32084** — Property Type: Single Family

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

© 2021 REI Automator / All rights reserved / 800-489-4818

Received October 11, 2021
Planning and Building Department

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

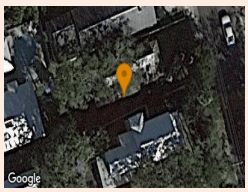
12 — **63 Oneida St, Saint Augustine, FL 32084** — Property Type: Single Family

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

© 2021 REI Automator / All rights reserved / 800-489-4818

Received October 11, 2021
Planning and Building Department

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

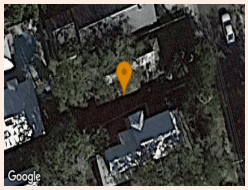
3 **100 Lincoln St, Saint Augustine, FL 32084** **APN: 209700 0000**








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

© 2021 REI Automator / All rights reserved / 800-489-4818

Received October 11, 2021
Planning and Building Department

4 **172 M L King Ave, Saint Augustine, FL 32084** **APN: 212130 0000**

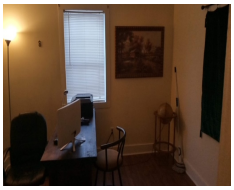


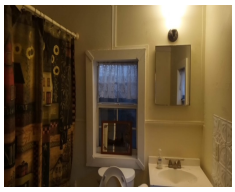





Public Record **Distance:** 0.2 mi **Estimated Value:** $268,333 **Tax Assessed Value / Year:** $199,801 / 2020

5 **132 Pomar St, Saint Augustine, FL 32084** **APN: 208700 0000**

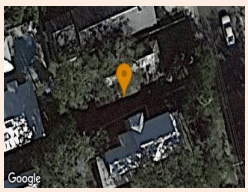




Public Record **Distance:** 0.2 mi **Estimated Value:** $193,963 **Tax Assessed Value / Year:** $90,164 / 2020

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



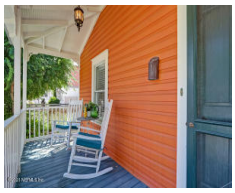
144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

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

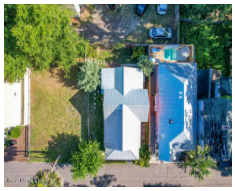
© 2021 REI Automator / All rights reserved / 800-489-4818

Received October 11, 2021
Planning and Building Department

7 **92 De Haven St, Saint Augustine, FL 32084** **APN: 207550 0000**

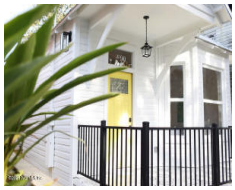
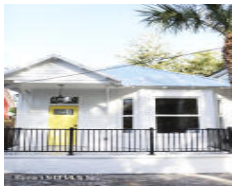





Public Record **Distance:** 0.3 mi **Estimated Value:** $416,952 **Tax Assessed Value / Year:** $129,891 / 2020

8 **90 De Haven St, Saint Augustine, FL 32084** **APN: 207560 0000**

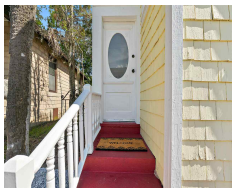
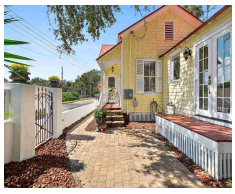





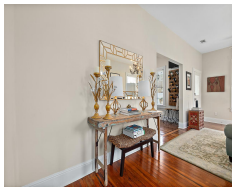


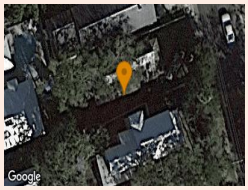
Public Record **Distance:** 0.3 mi **Estimated Value:** $191,967 **Tax Assessed Value / Year:** $121,154 / 2020

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

© 2021 REI Automator / All rights reserved / 800-489-4818

Received October 11, 2021
Planning and Building Department

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

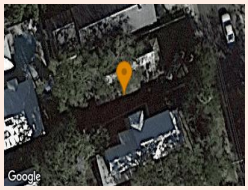
11 **172 Cordova St, Saint Augustine, FL 32084** **APN: 199990 0112**








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

© 2021 REI Automator / All rights reserved / 800-489-4818

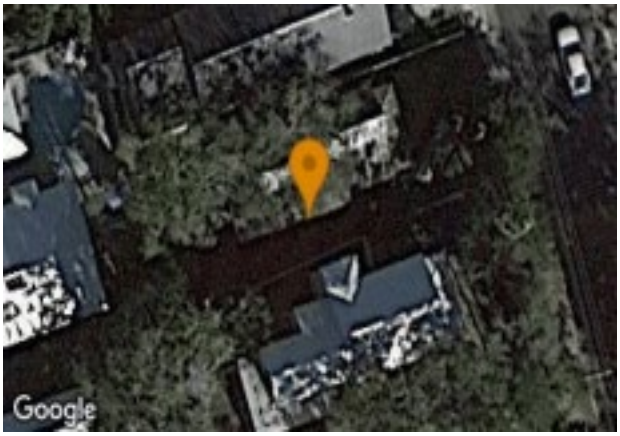
Received October 11, 2021
Planning and Building Department

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 Owner Occupied

Occupancy: 9

H & H REAL ESTATE INVESTING 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 3,485 1920

Built/Eff: 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 %:

Received October 11, 2021
Planning and Building Department

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

© 2021 REI Automator / All rights reserved / 800-489-4818

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



© 2021 REI Automator / All rights reserved / 800-489-4818

144 M L King Ave, Saint Augustine, FL 32084-4840

APN: 211720 0000 / County: Saint Johns

Received October 11, 2021
Planning and Building Department

	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

© 2021 REI Automator / All rights reserved / 800-489-4818

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

Received October 11, 2021
Planning and Building Department

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
Amount: $1,795 Orig. List Date:
Pool: No
Cooling: Central Floor Covering:
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
Amount: $2,000 Orig. List Date:
Pool: No
Cooling: Central Floor Covering:
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
Amount: $250,000 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

© 2021 REI Automator / All rights reserved / 800-489-4818

Received October 11, 2021
Planning and Building Department

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 /

Received October 11, 2021
Planning and Building Department

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

© 2021 REI Automator / All rights reserved / 800-489-4818

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:

Received October 11, 2021
Planning and Building Department

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

© 2021 REI Automator / All rights reserved / 800-489-4818

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

Received October 11, 2021
Planning and Building Department

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

© 2021 REI Automator / All rights reserved / 800-489-4818





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

© 2021 REI Automator / All rights reserved / 800-489-4818

144 M L King Ave, Saint Augustine, FL 32084-4840 (Single Family Residential)
APN: 211720 0000

Beds:		Last Sale Date:	11/30/2020
SqFt:	708		
Baths:		Year Built/Eff:	1920/1964
Last Sale Price:	$123,000		
Lot Size/Acres:	3,485/0.08		
Est. Value:	$191,287		

© 2021 REI Automator / All rights reserved / 800-489-4818

Received October 11, 2021
Planning and Building Department

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

© 2021 REI Automator / All rights reserved / 800-489-4818

Received August 20, 2021
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

- [x] **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
   - [x] Contributing building in National Register Historic District
   - [ ] Listed on Florida Master Site File
   - [x] 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.
   - [x] 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.

Scanned with CamScanner

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

Scanned with CamScanner

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.

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

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
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
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
Planning and Buildig Department





Recevied August 31, 2021
Planning and Buildig Department

Recevied August 31, 2021
Planning and Buildig Department





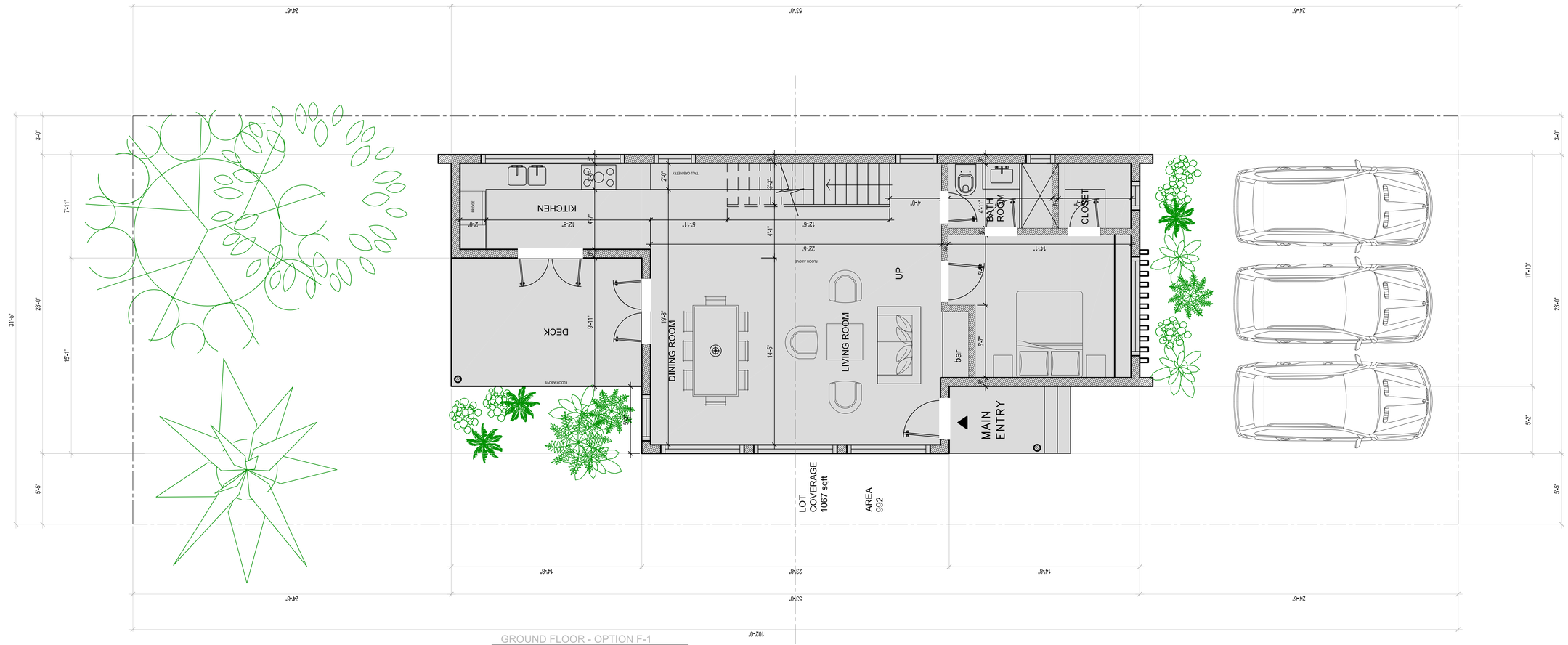
Recevied August 31, 2021
Planning and Buildig Department

Recevied August 31, 2021
Planning and Buildig Department

PROPERTY OF CITYFORCE

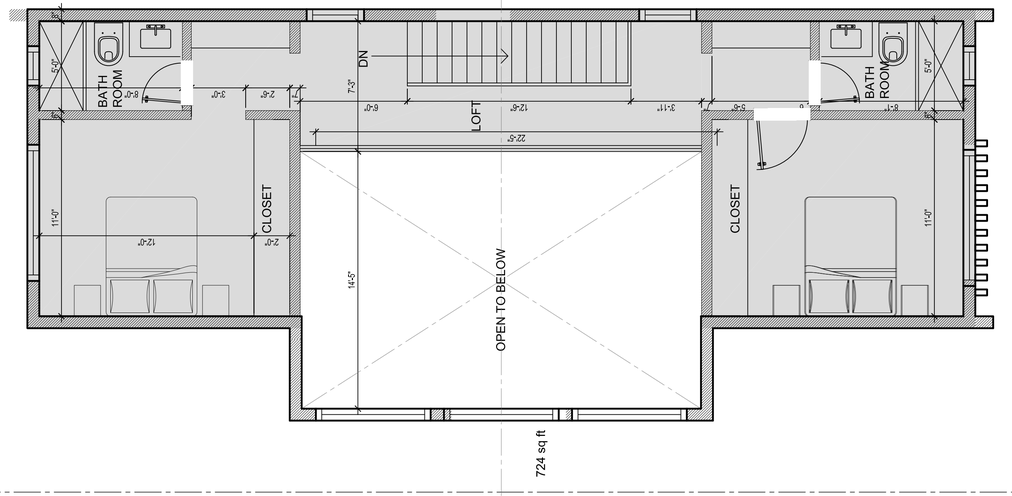
Received August 31, 2021
Planning and Buildig Department





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

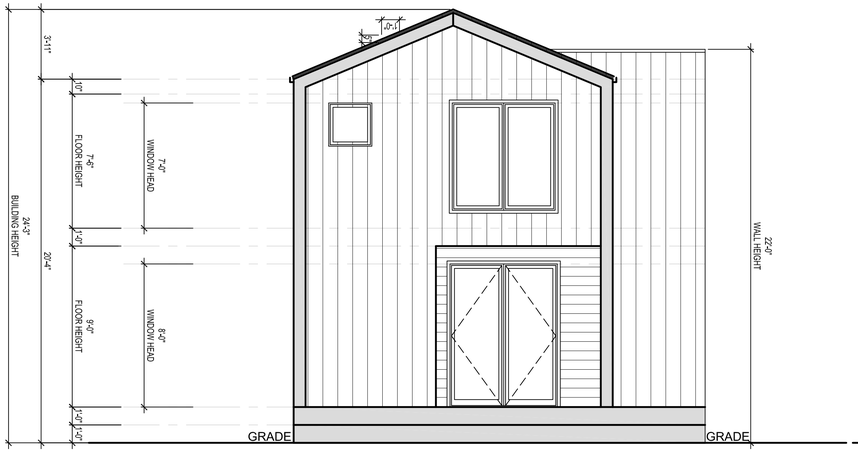
SAINT AUGUSTINE - FLORIDA

DESIGN PROPOSAL FLOOR PLAN

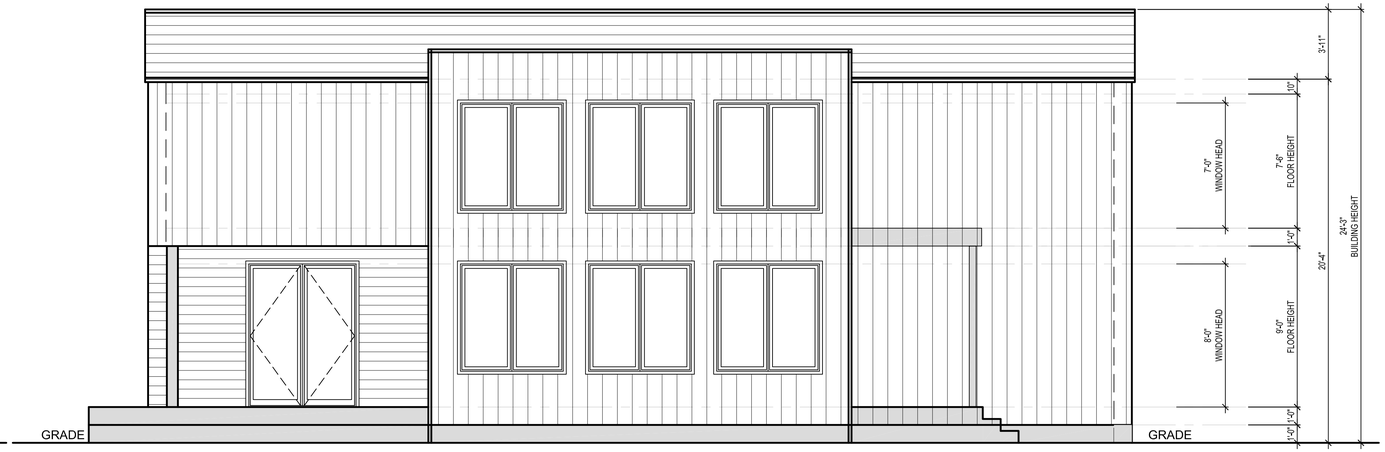
FOR REVIEW
DRAFT
09/03/2021

F-1

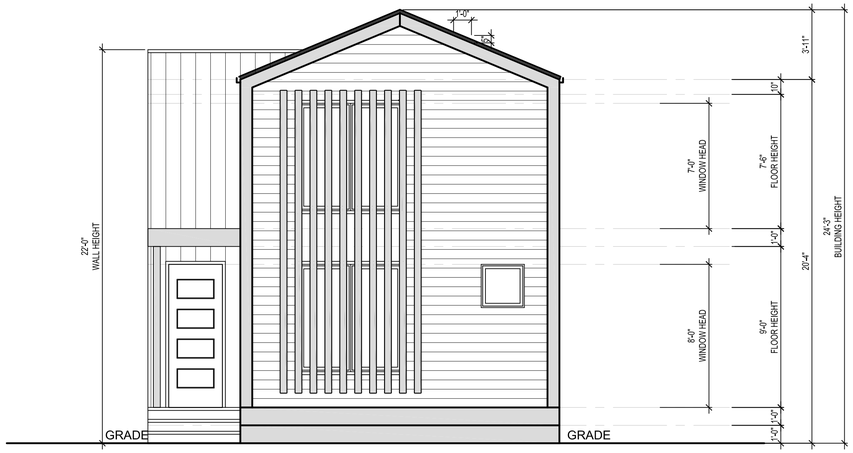
Received September 7, 2021
Planning and Building Department



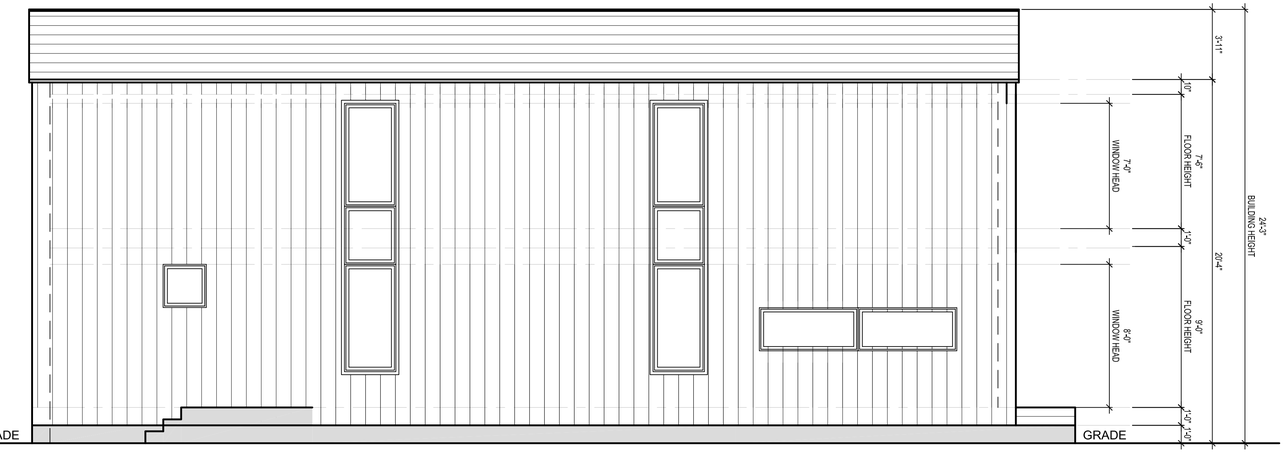
WEST REAR ELEVATION - OPTION F
1/4"=1'-0"



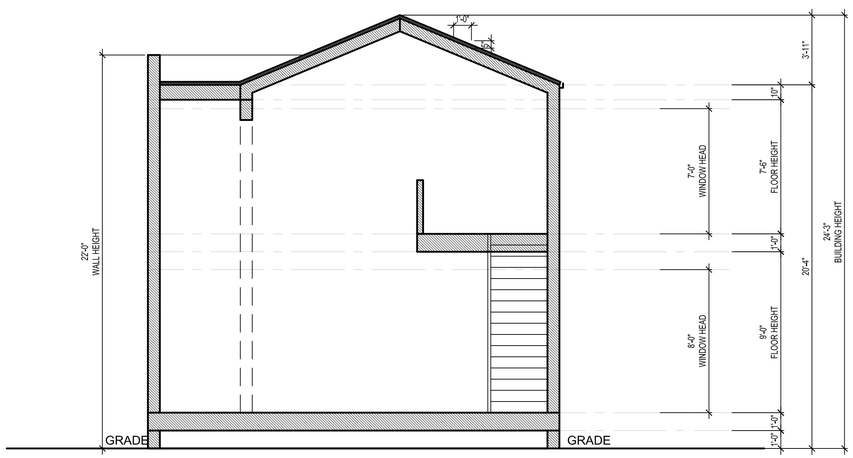
SOUTH SIDE ELEVATION - OPTION F
1/4"=1'-0"



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

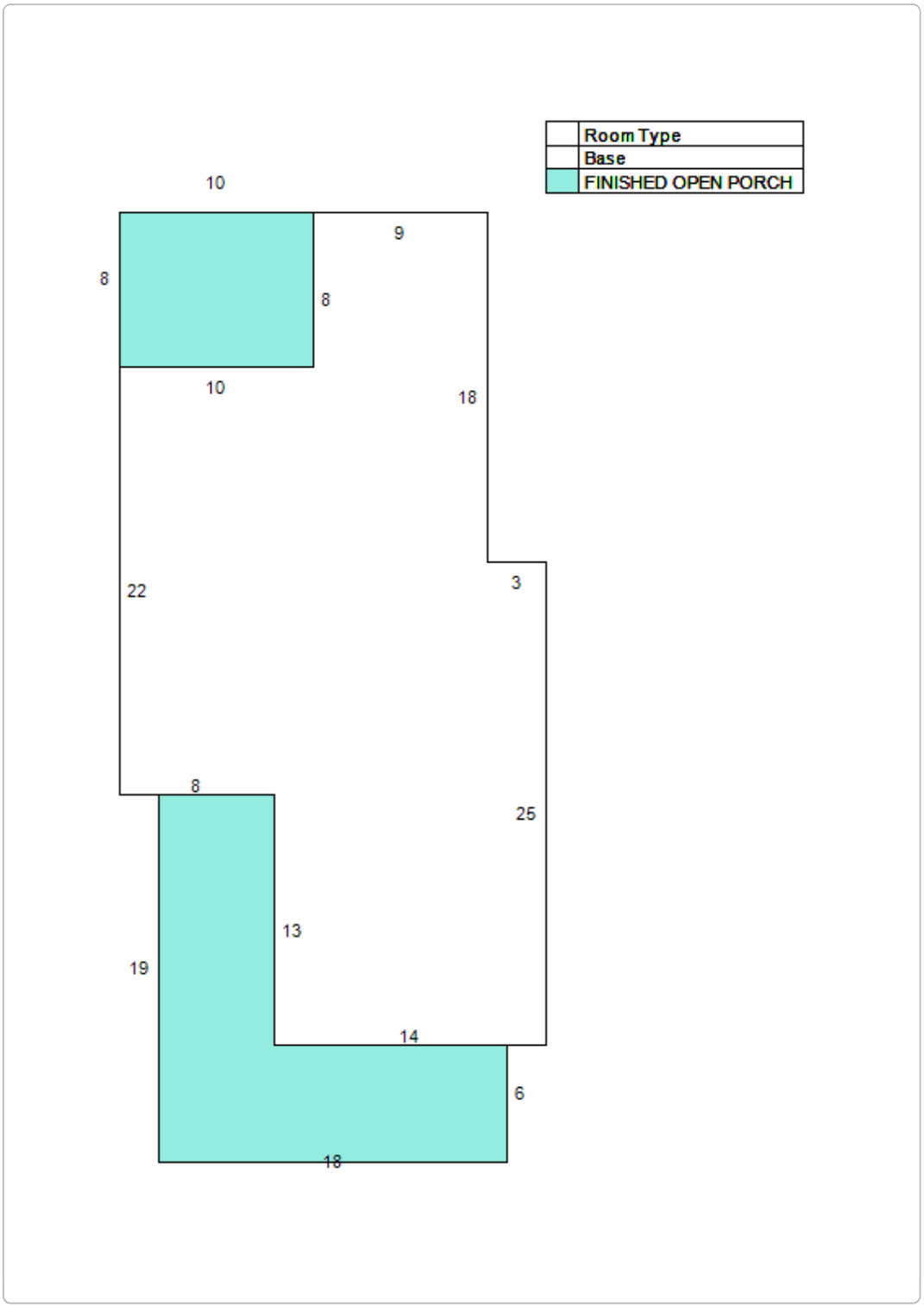
Land Information

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



Previous on List . Next on List . Return to List

Fictitious Name Search
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

Previous on List . Next on List . Return to List

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
Suite 1702
Jacksonville, FL 32257

Title MGRM

HAYDEN, HUNTER
9310 Old Kings Rd S
Suite 1702
JACKSONVILLE, FL 32257

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
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/17/2019 -- ANNUAL REPORT	View image in PDF format
06/27/2018 -- CORLCAUTH	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/08/2017 -- ANNUAL REPORT	View image in PDF format
01/24/2016 -- ANNUAL REPORT	View image in PDF format
03/31/2015 -- ANNUAL REPORT	View image in PDF format
06/16/2014 -- LC Amendment	View image in PDF format
01/26/2014 -- ANNUAL REPORT	View image in PDF format
11/07/2013 -- 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 November 18, 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.

(Continued from the September 16 and October 21, 2021 HARB meetings)

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:	8(e)	Previous Action(s):	10/21/21: Approved Local Historical Landmark Status

STAFF SUMMARY AND ANALYSIS:

1. This is an application for a Certificate Demolition (COD) for a residential building that was first heard and continued by the HARB at the September 16, 2021 meeting. After following required procedures for local historic landmark consideration at the October meeting, the HARB designated the building as a Historic Landmark based on its integrity and associations with the Florida Land Boom, D.P. Davis, Harold Ryman, and its architectural significance. Upon the owner's request during the hearing to allow time to reconsider economic hardship, the HARB continued the COD application at the October 21, 2021 meeting.
2. At the September meeting, additional economic hardship documentation provided by the property owner was distributed and reviewed by the HARB, including the Determination of Undue Economic Hardship Worksheet, and other estimate information presented by the owner. The HARB inquired about the marketing strategy being used to sell the property, suggested working with a real estate professional to sell the property - including the house as-is, having an appraisal of the property completed, and to obtain actual rehabilitation/repair estimates from contractors instead of general online sources. No additional information has been received since what was reviewed at the September meeting; therefore, this same information was included in the application packet for the October meeting and again for the November meeting.
3. The HARB also inquired about the number of lots on the parcel at a previous meeting. Planning/Zoning staff has confirmed there are 4 historical lots of record, but two of them have encroachment issues making it difficult to split up.
4. 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."
5. 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.

STAFF SUMMARY AND ANALYSIS (continued):

6. 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.
7. 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.
8. The Architectural Survey of Davis Shores and other historical records including the FMSF surveys suggested 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.
9. 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, previous discussion by the HARB at the September 16 and October 21, 2021 HARB meetings, the Historic Landmark designation, 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 307 Minorca Avenue**:

1. Approve if the HARB determines the removal of the Historic Landmark 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. Staff would recommend the following conditions:
    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
2. 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 Officer

SUMMARY SCOPE OF WORK:

1. Full demolition of a residential building

EXCERPTED LANGUAGE FROM CITY OF ST. AUGUSTINE ORDINCANCES 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
In the case of the proposed demolition of an existing structure, that the removal of such structure will not be detrimental to the historic and architectural character of the city or that, balancing the interest of the city in preserving the integrity of the city and interest of the owner of the property, approval of the plans for demolition in the latter event the board may issue an order to postponing demolition for a period of not to exceed twelve (12) months after which the owner must reapply. The board may issue a second postponement with the total postponement period not to exceed two (2) twelve (12) month periods. If the board concludes that the demolition should be postponed, it shall, before issuing any final order with respect to such postponement, afford the applicant an opportunity to appear before the board to offer any evidence he may desire to present concerning the proposed order. Within the period of postponement, the board shall ascertain what the city or other agency or organization may do to preserve such structure and shall make recommendations to that effect to the city commission or otherwise cause the structure to be preserved. This section shall not apply to any permit for demolition which has been applied for, in proper form, prior to the effective date of this section. **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. The destruction of colonial buildings listed on the Florida Master Site File, designated Local Landmarks, or buildings meeting the criteria for eligibility on the National Register of Historic Places must be approved by the city commission.**

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.

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 was recently designated as a Local Historic Landmark and is recorded on the Florida Master Site File as one of the original 11 structures in Davis Shores. It is not in a Historic Preservation Zoning District or National Register Historic District, or listed individually to the National Register of Historic Places. The Architectural Survey of Davis Shores and other historical records including the FMSF surveys suggested that the building may be eligible as a landmark or as part of a Multiple Property National Register designation.

The basic application requirements have been sufficiently met, but additional documentation is needed to prove economic hardship.

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.

5. The historical or cultural merit of the structure. The building was recently designated as a Local Historic Landmark. 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. Because of its integrity and associations with the Florida Land Boom, D.P. Davis, Harold Ryman, and its architectural significance of being one of the original structures in Davis Shores, the building was recently designated as a Local Historic Landmark by the HARB. Therefore, 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. 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: Need more detailed and accurate estimates

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

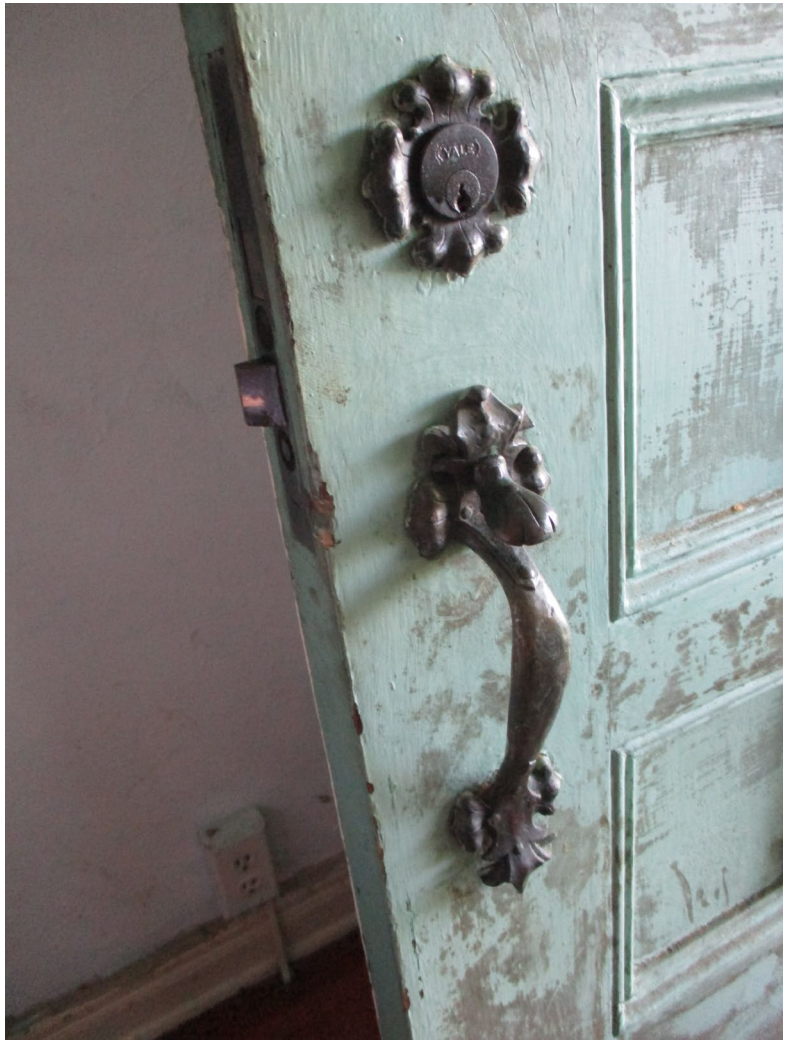




Front Facade / North Elevation

STAFF PHOTOGRAPHS
307 Minorca Avenue





Front Door

STAFF PHOTOGRAPHS
307 Minorca Avenue



Front Facade / North Elevation:
Coquina detailing around front door





STAFF PHOTOGRAPHS
307 Minorca Avenue





Front Facade / North Elevation:
Under front porch

STAFF PHOTOGRAPHS
307 Minorca Avenue





Front Facade / North Elevation:
French doors on east end

Staff Report Pg. 15

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

Staff Report Pg. 17

STAFF PHOTOGRAPHS
307 Minorca Avenue





Front Facade / North Elevation and West Elevation :
West end of front porch

STAFF PHOTOGRAPHS
307 Minorca Avenue







STAFF PHOTOGRAPHS
307 Minorca Avenue







Rear / South Elevation

Staff Report Pg. 20

STAFF PHOTOGRAPHS
307 Minorca Avenue





East Elevation

STAFF PHOTOGRAPHS
307 Minorca Avenue





Back yard

STAFF PHOTOGRAPHS
307 Minorca Avenue







Outbuildings that housed racing pigeons to the southeast

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

Staff Report Pg. 26

STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior

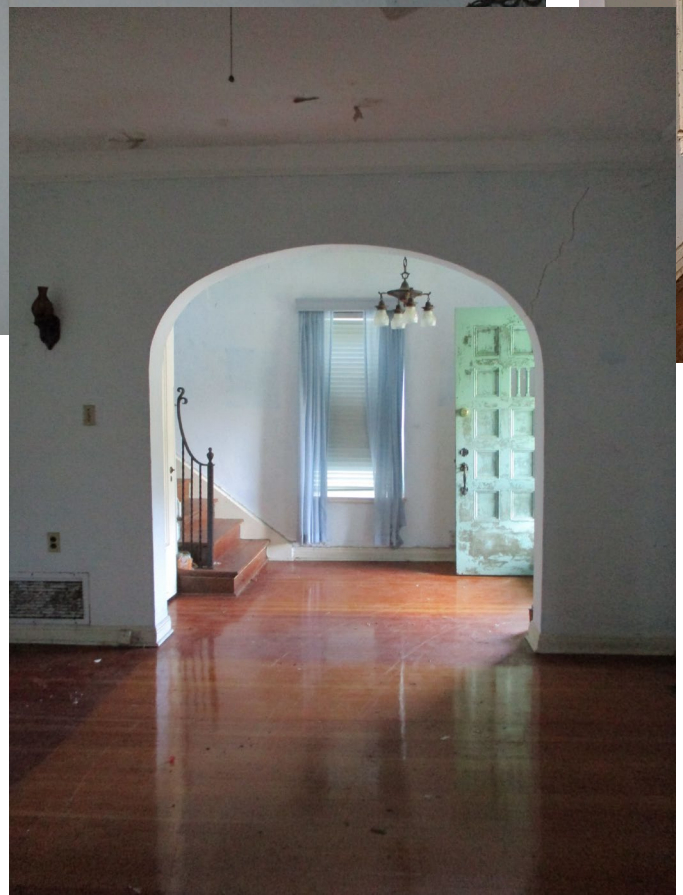




STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior







Staff Report Pg. 28

STAFF PHOTOGRAPHS
307 Minorca Avenue : Interior



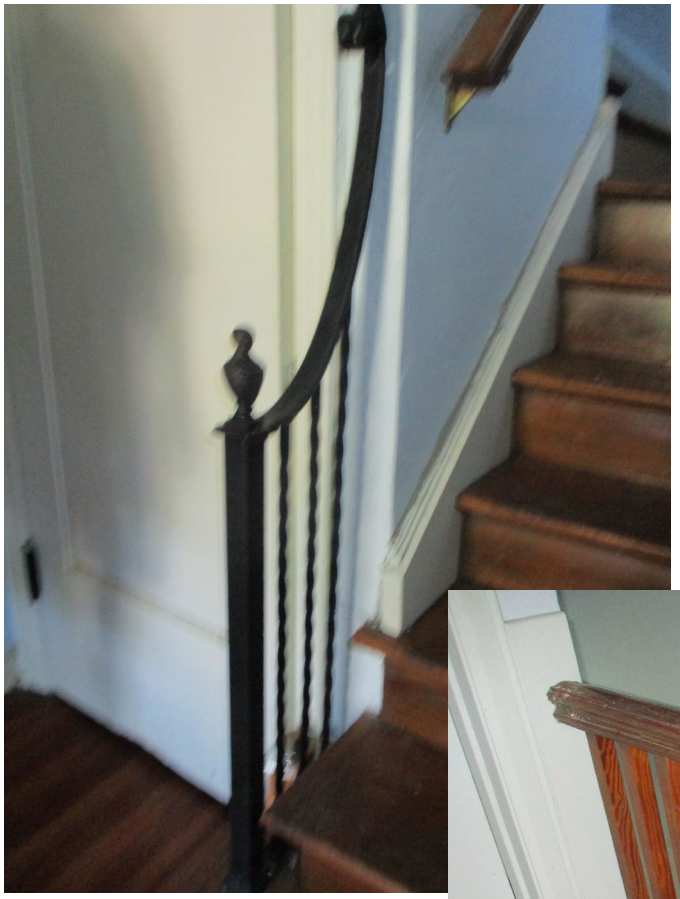




Coquina fireplace mantel

STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior



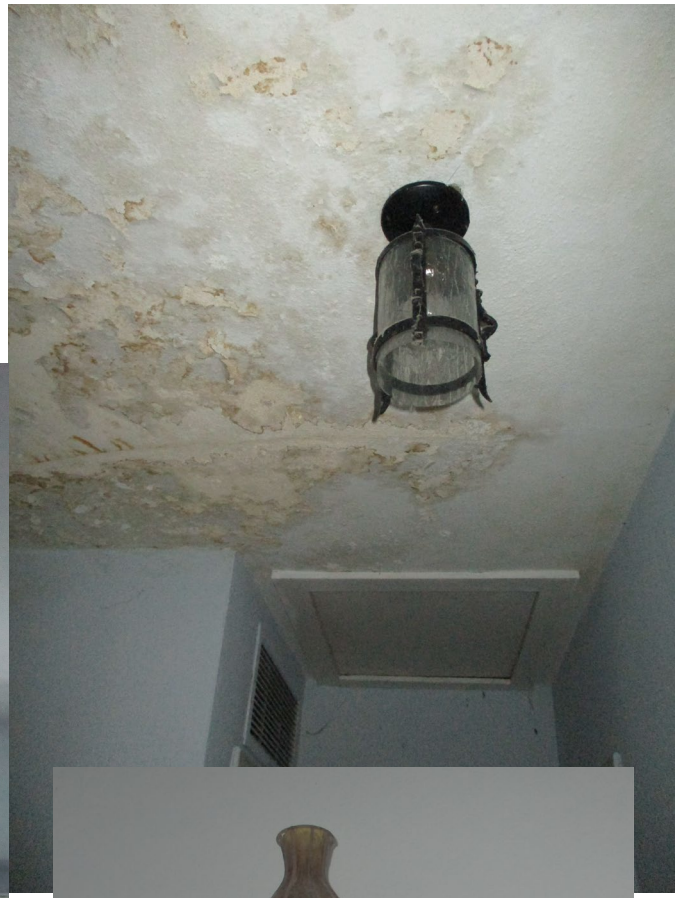




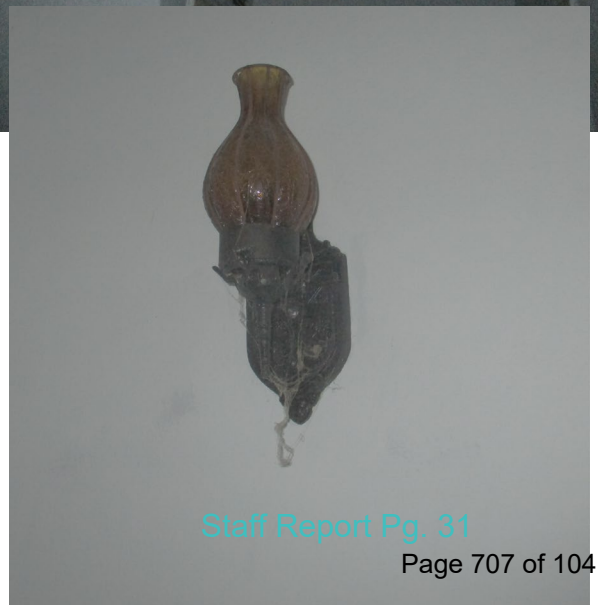
STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior











STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue







STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior







STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





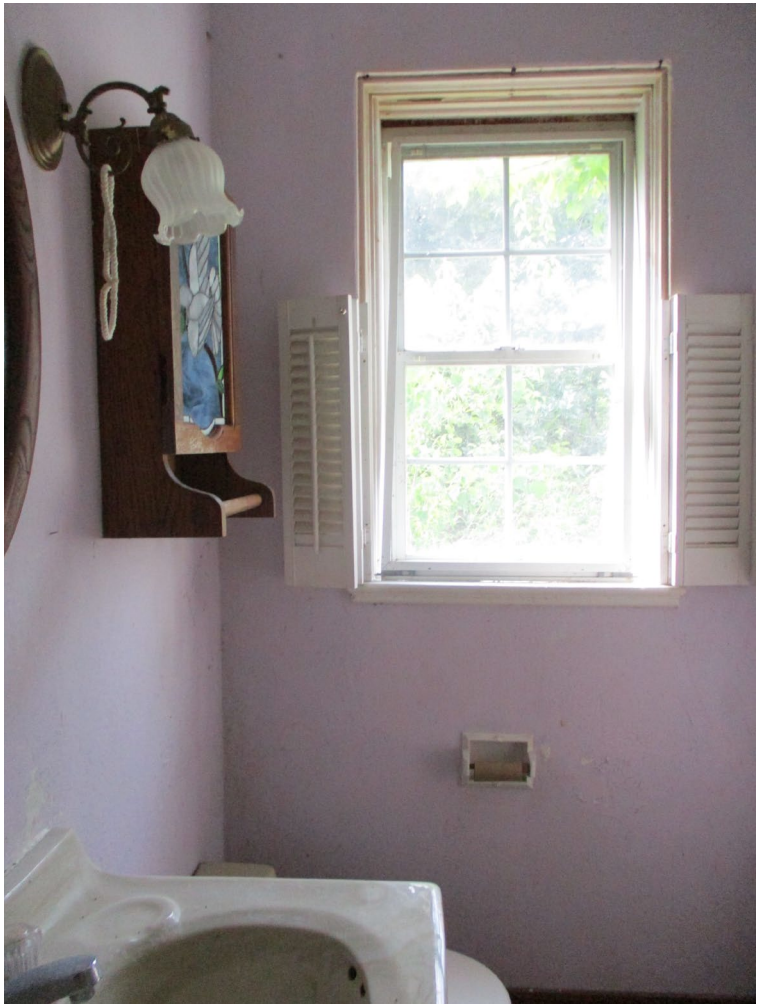
STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





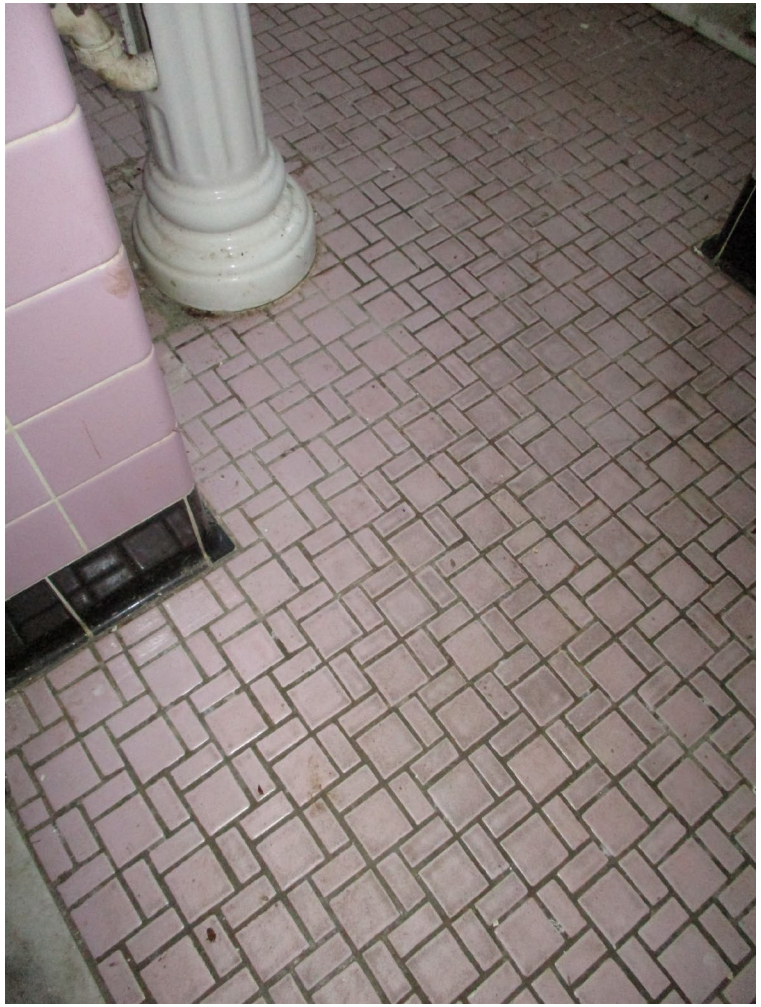
STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





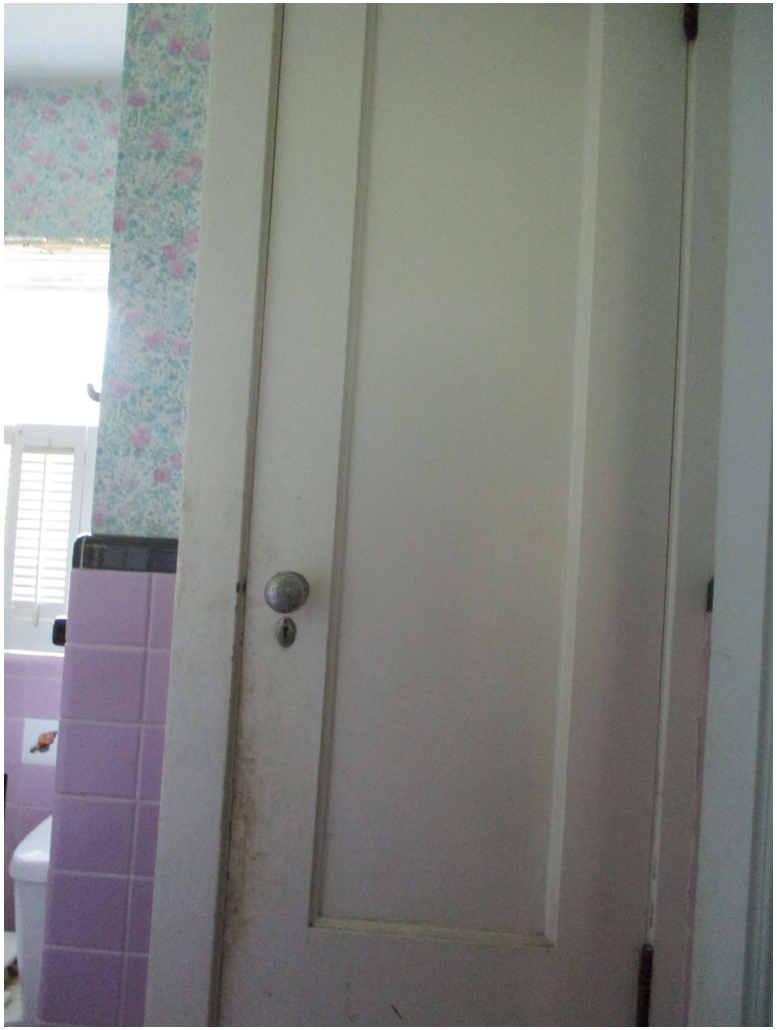
STAFF PHOTOGRAPHS
307 Minorca Avenue: Interior





STAFF PHOTOGRAPHS
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)

---

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.

Page 1

☐ 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 # 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.

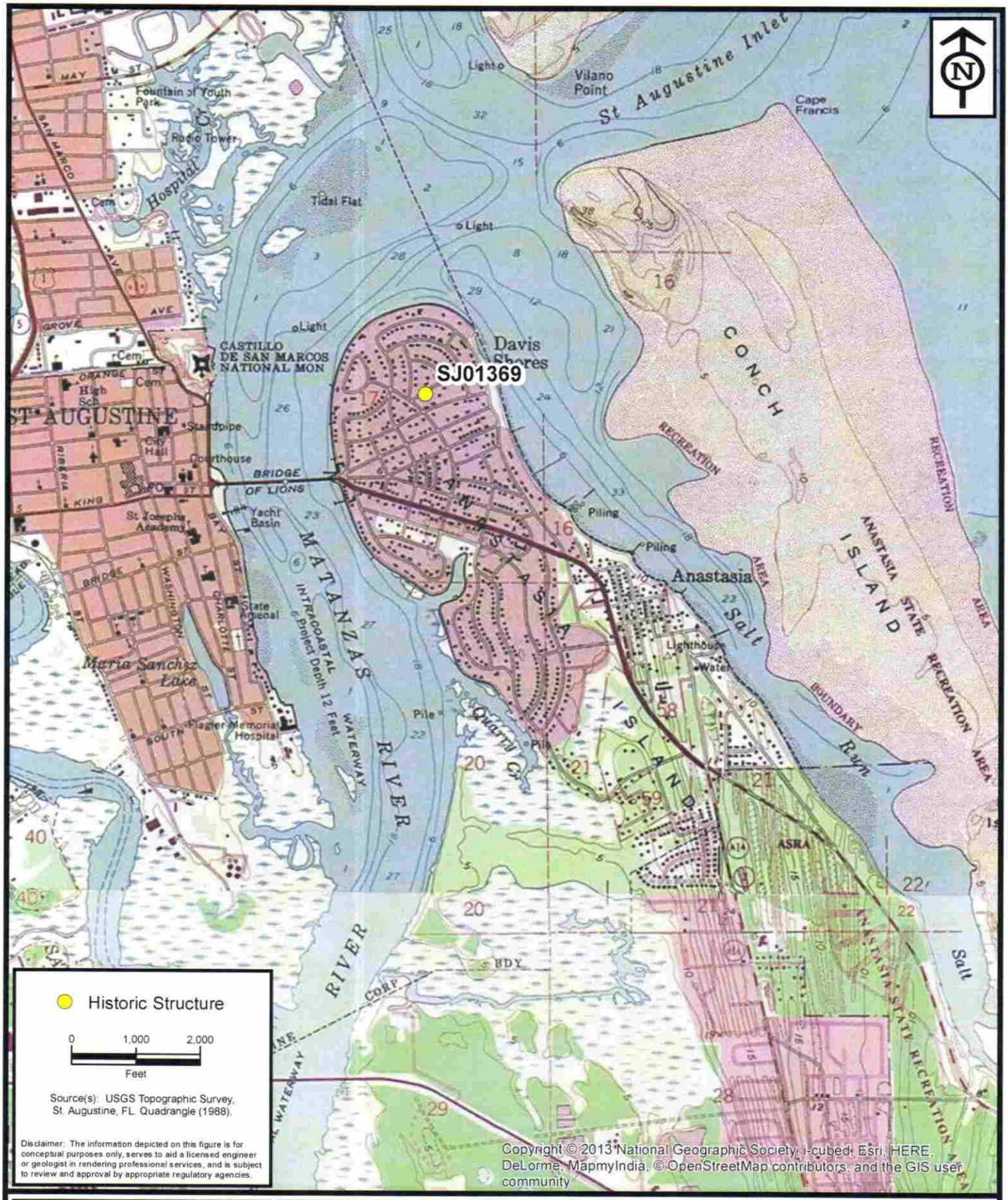
Recorder Contact Information 7220 Financial Way, Ste. 100 Jacksonville, FL 32256/904-470-2200/pdavenport@esinc.cc
(address / phone / fax / e-mail)

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

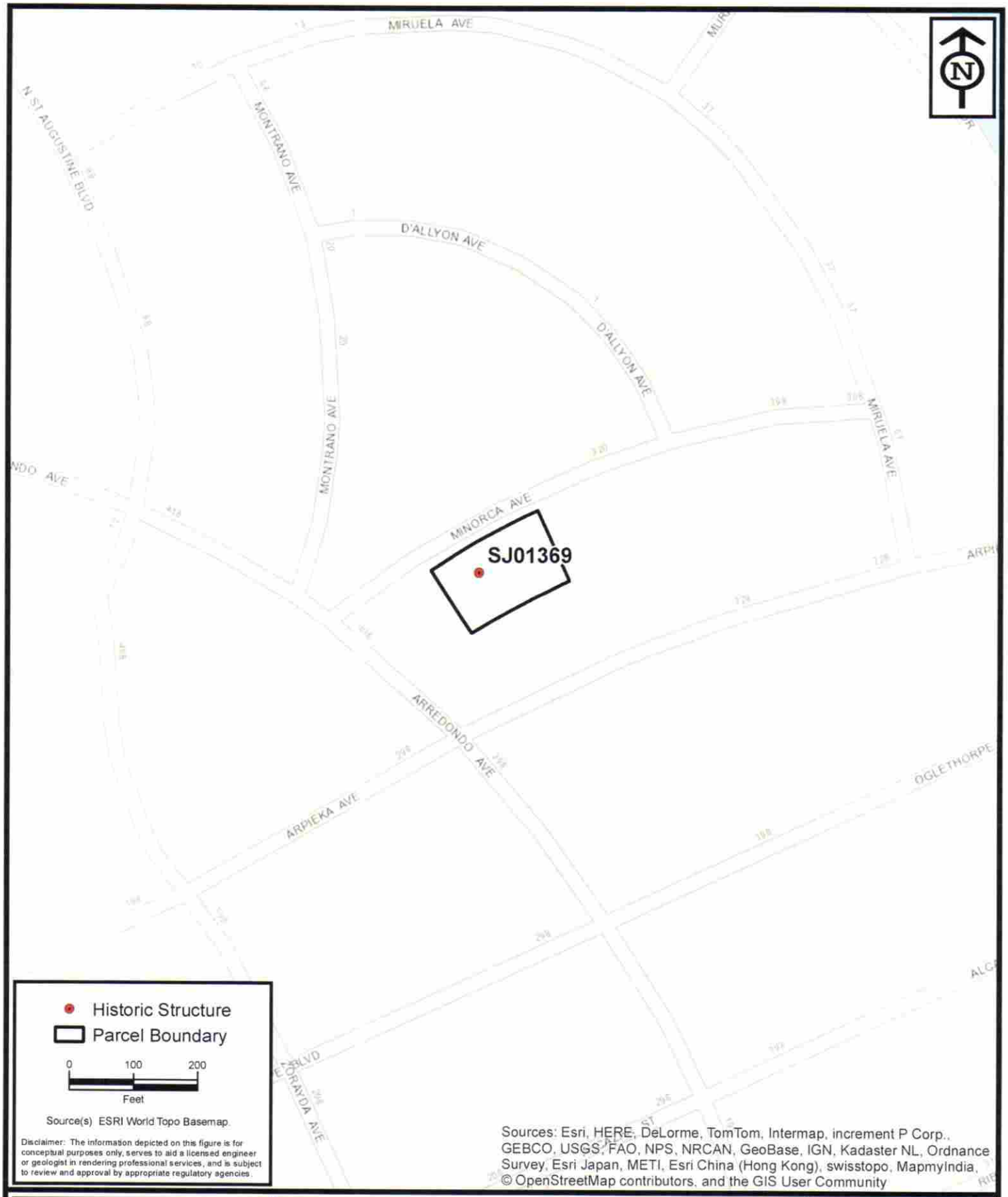
Project Location - SJ01369

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

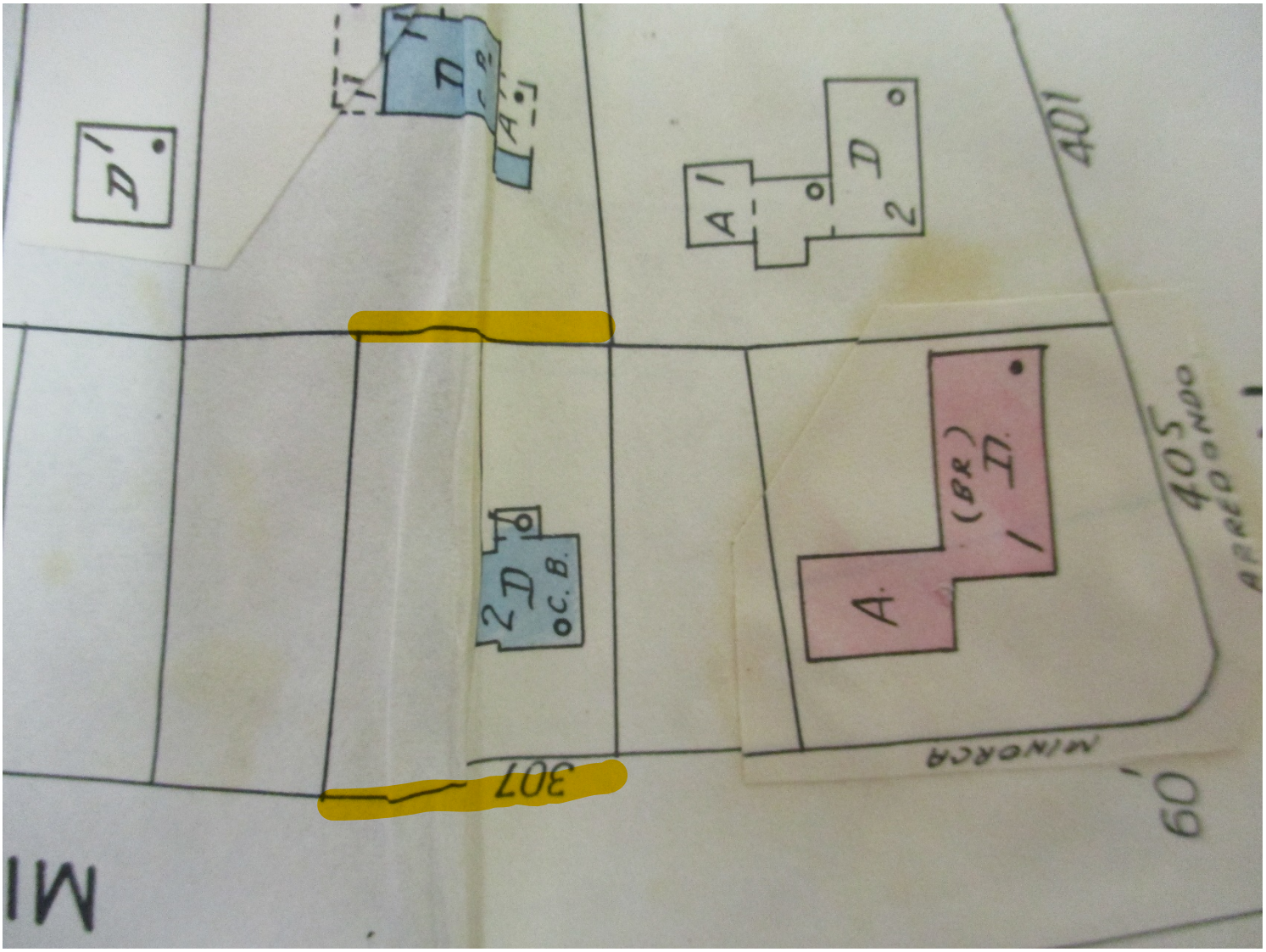




Sanborn Map (1930 revised to 1965): 307 Minorca Avenue (partially obscured by the fold of the map book)



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

October 21, 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 October 21, 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. 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.

Specifically, based upon evidence presented, the HARB **APPROVED** the Local Historical Landmark portion and **CONTINUED** the Certificate of Demolition portion of 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 November 8, 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
☒ Local Historical Landmark Designation

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. In addition, to evaluate the subject 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

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 21, 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 October 21, 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 Local Historical Landmark Designation and 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 Local Historical Landmark Designation **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the request to evaluate the subject 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;

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested Certificate of Demolition **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.
- * Related to Local Landmark Designation: Approved to designate
- as a Local Landmark based on its integrity and associations w/ FL Land Boom, Mizner Davis + Ryman, and its architectural significance.
- Certificate of Demolition: Continue to November 18, 2021 # ARB meeting per the request of the applicant

DONE AND ORDERED, at a public hearing on the 21 day of October, A.D., 2021 in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0118 **REQUEST** Landmark Designation **APPROVED / DENIED /** COD **CONTINUES**

Sign Name

Catherine 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, Catherine 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 21st day of October, A.D., 2021.

ELYSE ANDERSON
Commission # HH 131232
Expires May 19, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Elyse Andersen

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.

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

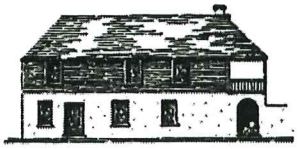
Notary Public, State of Florida

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 & Bldg 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.

RECEIVED
AUG 17 2021
Planning/Building Dept.

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

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

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

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

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

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

PRINT APPLICANT'S NAME 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.

RECEIVED

AUG 17 2021

Planning/Building Dept.

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

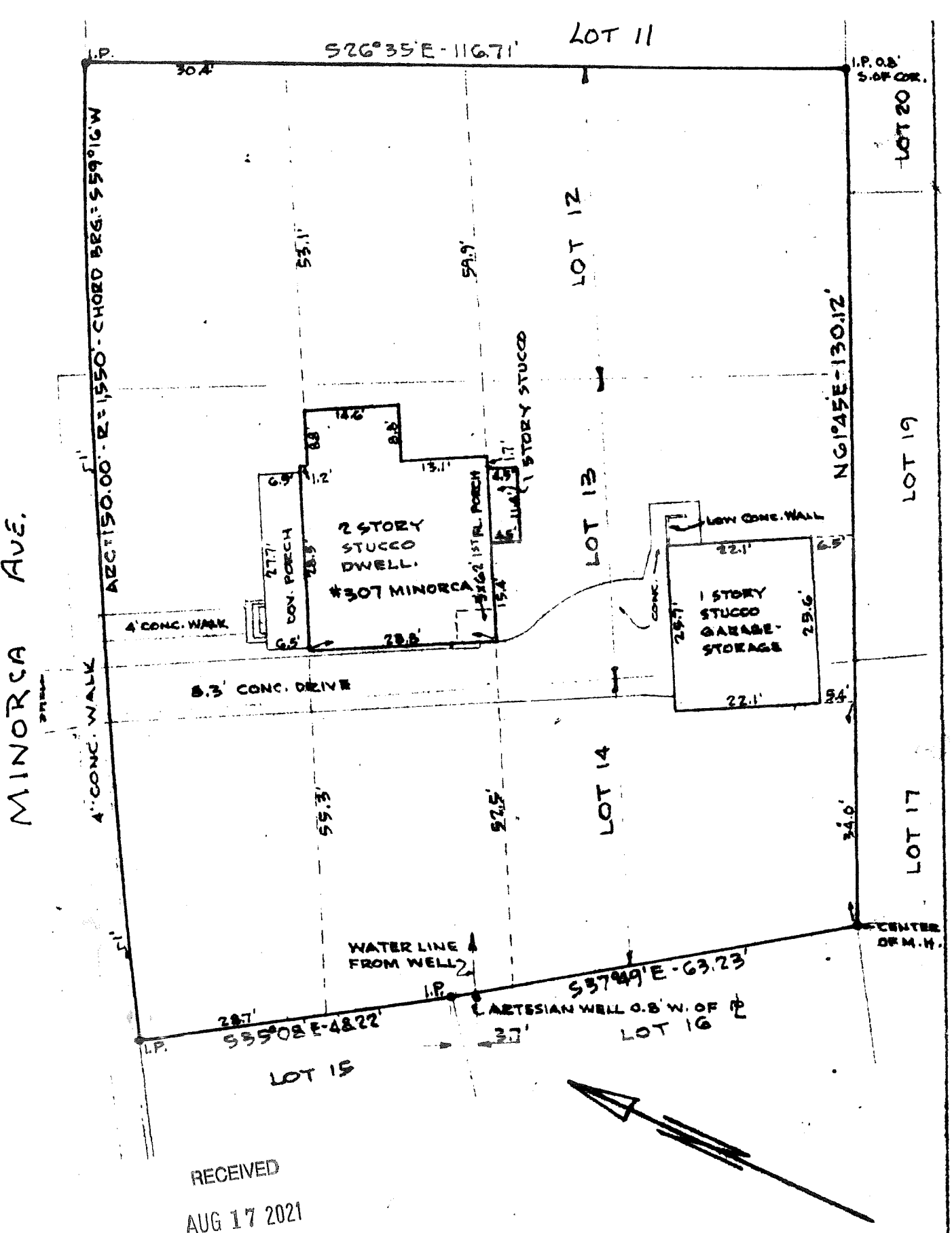
TAYLOR GROSVENOR
MY COMMISSION # HH 018971
EXPIRES: July 8, 2024
Bonded Thru Notary Public Underwriters

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: JULY 8, 2024



RECEIVED
AUG 17 2021
Planning/Building Dept.

MAP OF SURVEY

SCALE: 1" = 20'

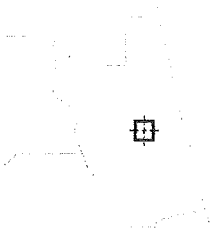
MAY, 1967

RECEIVED
AUG 17 2021
Planning/Building Dept.

PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL





Parcel ID	2156100000	**Physical Address**	307 MINORCA AVE SAINT AUGUSTINE	**Building Value**	$109,795	**Last 2 Sales**			
Property Class	0100 - Single Family	**Mailing Address**	SEARS CHARLES S 307 MINORCA AVE SAINT AUGUSTINE FL 32080-3814	**Extra Feature Value**	$21,507	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine					n/a	0	n/a	n/a
Acres	0.5			**Total Land Value**	$406,125	n/a	0	n/a	n/a
				Just Value	$537,427				
				Total Deferred	$317,567				
				Assessed Value	$219,860				
				Total Exemptions	$100,500				
				Taxable Value	$119,360				

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

RECEIVED
AUG 17 2021
Planning/Building Dept.

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

Received September 14, 2021
Planning & 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:**
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.

Received September 14, 2021
Planning & Building Department

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.

☐ Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.

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:

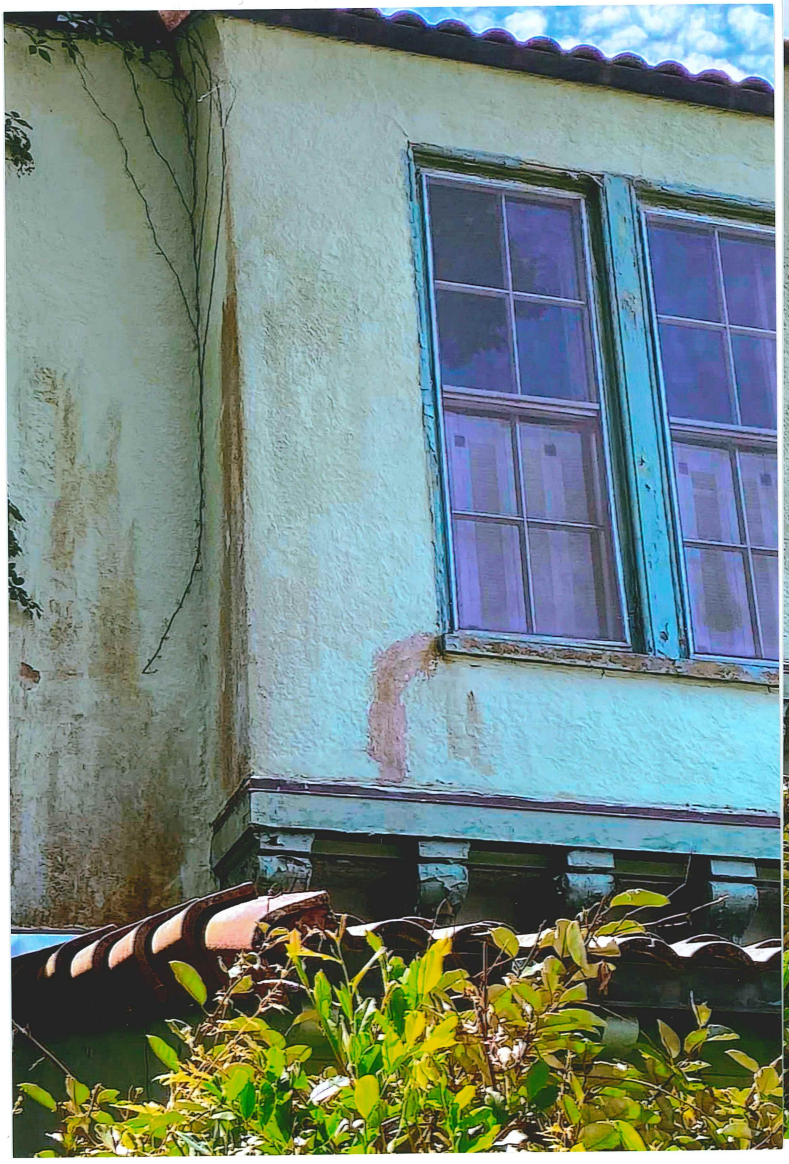
1. 2020 Assessed Value- $216,824
2. 2021 Assessed Value- $219,860

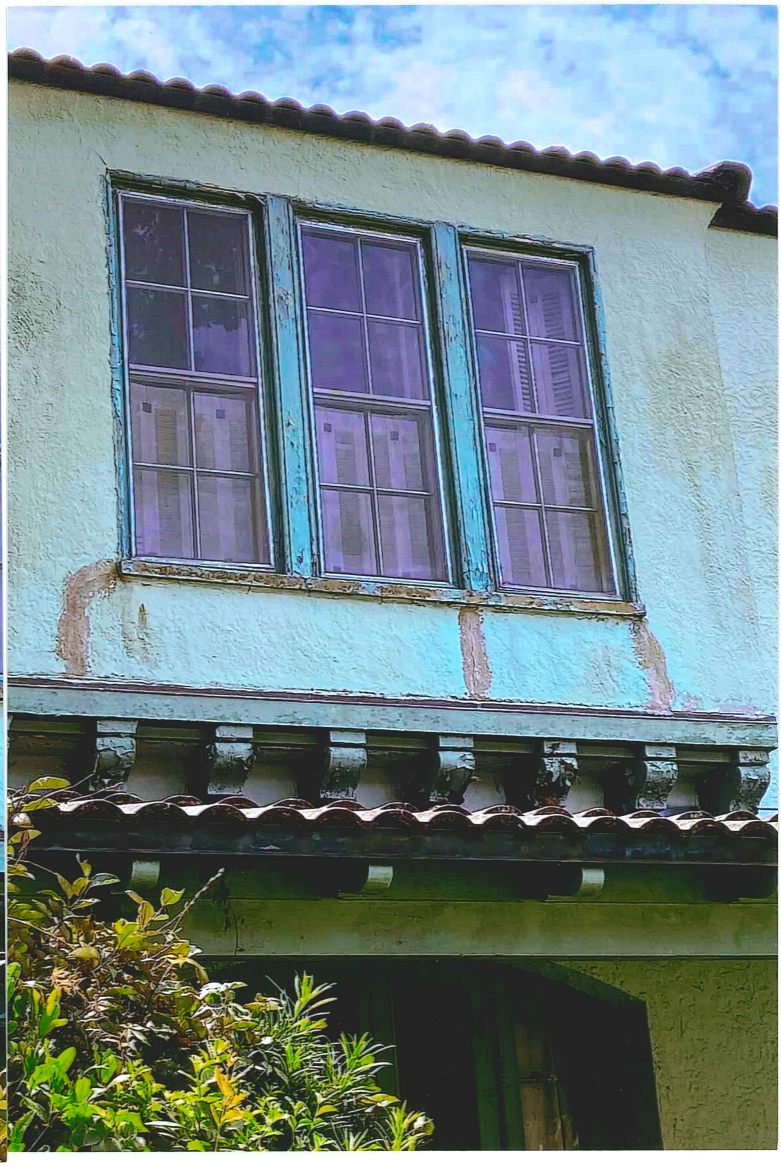
The real estate taxes for the previous two years.

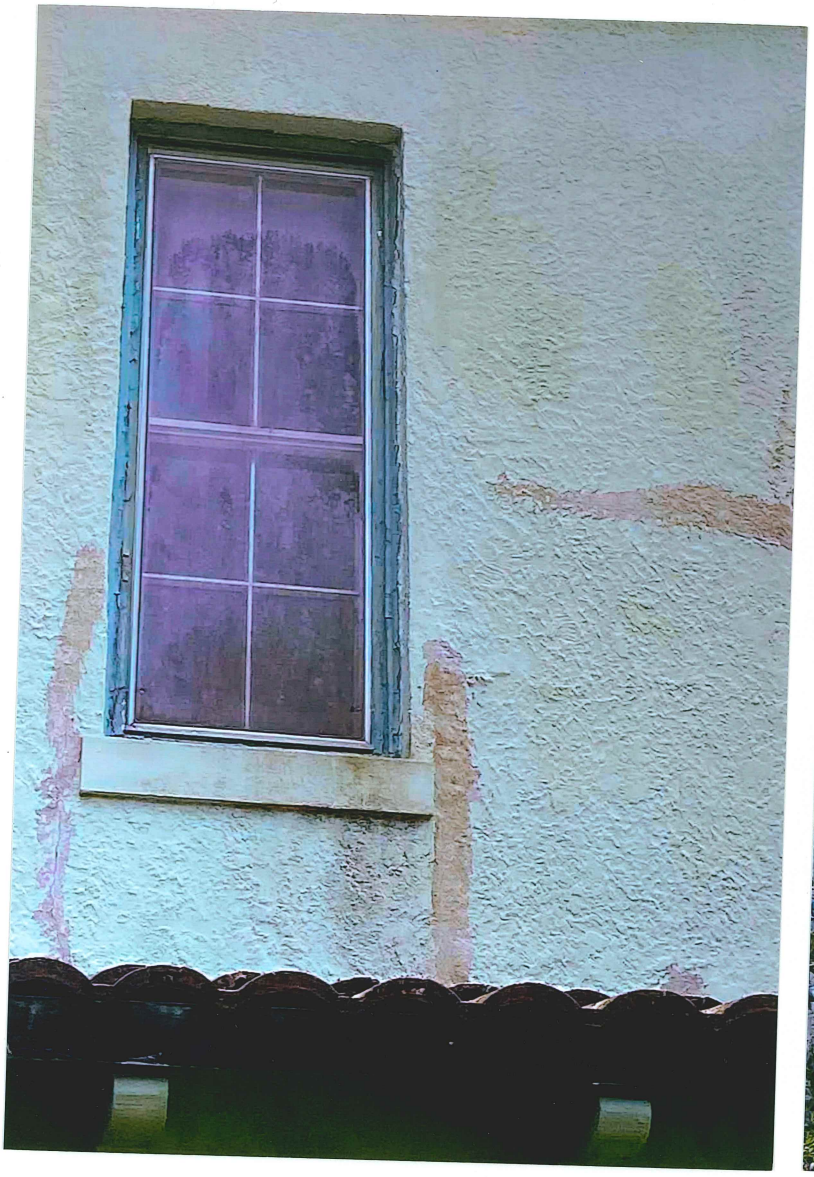
1. 2020 Real Estate tax bill- $2,809.95
2. 2019 Real Estate tax bill- $2,791.87

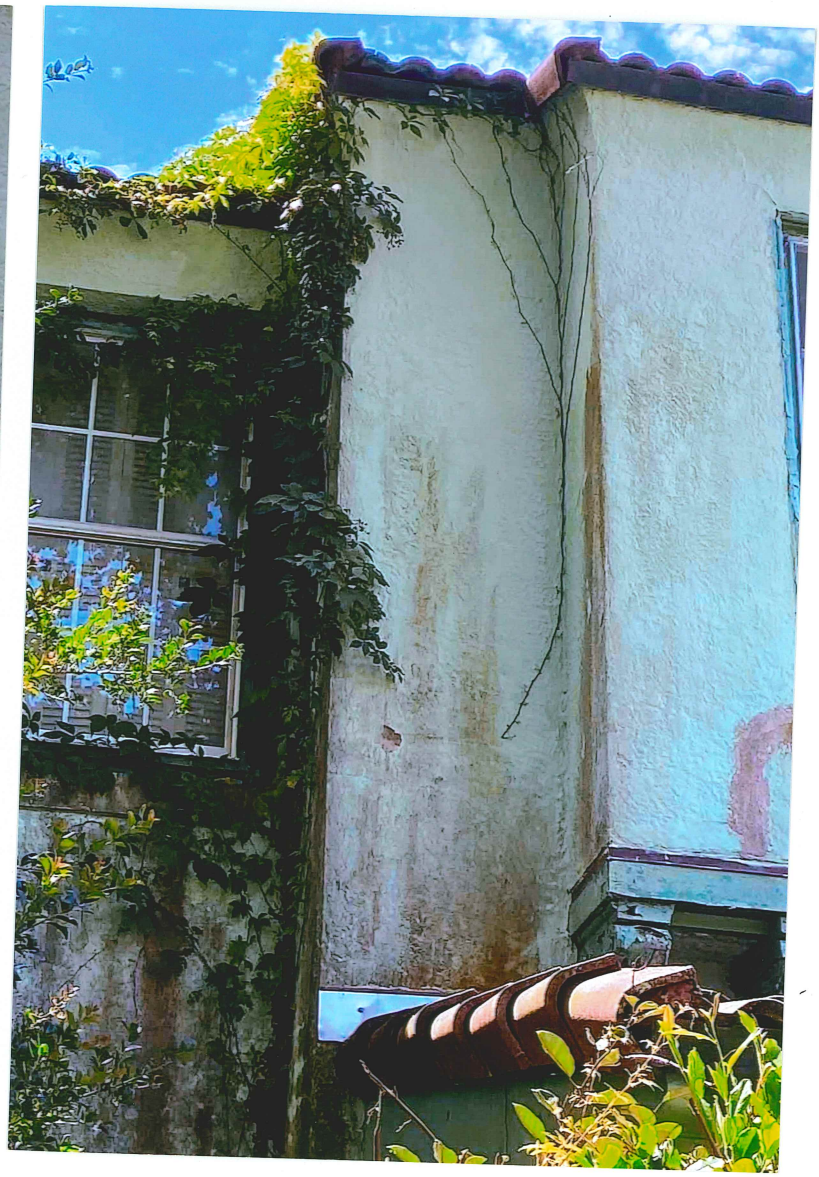
The form of ownership of operation of the property.

1. Individual

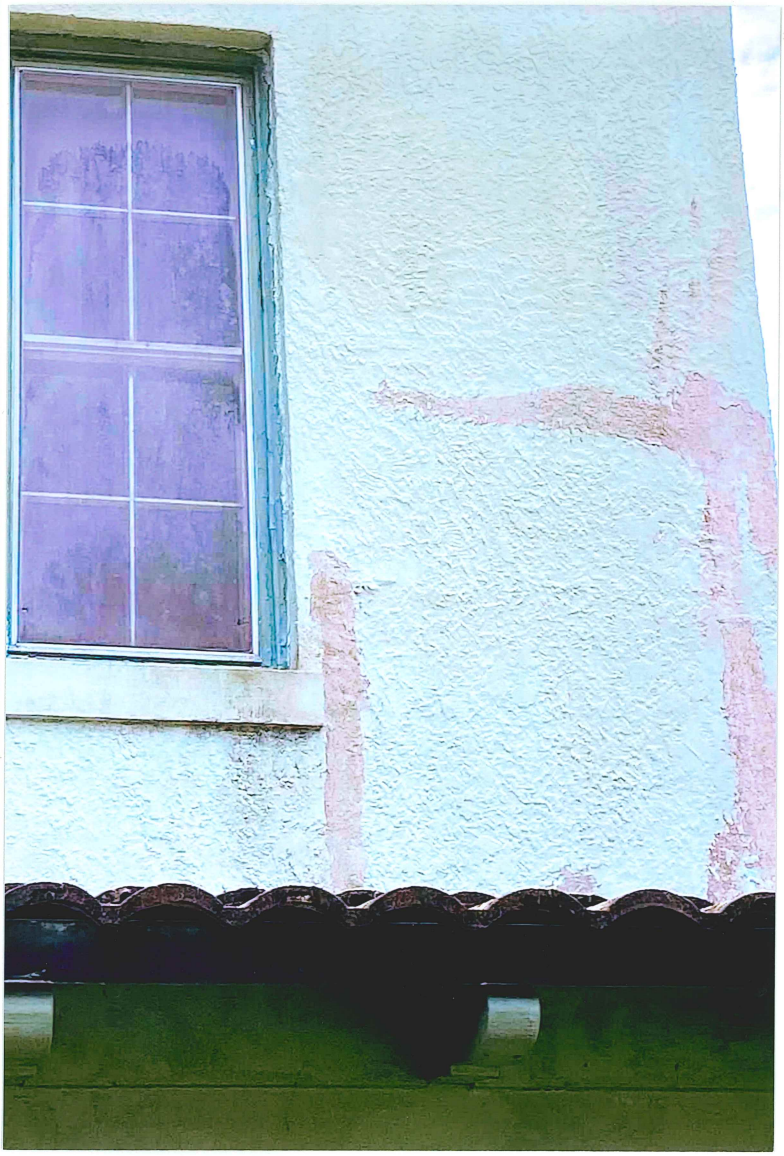


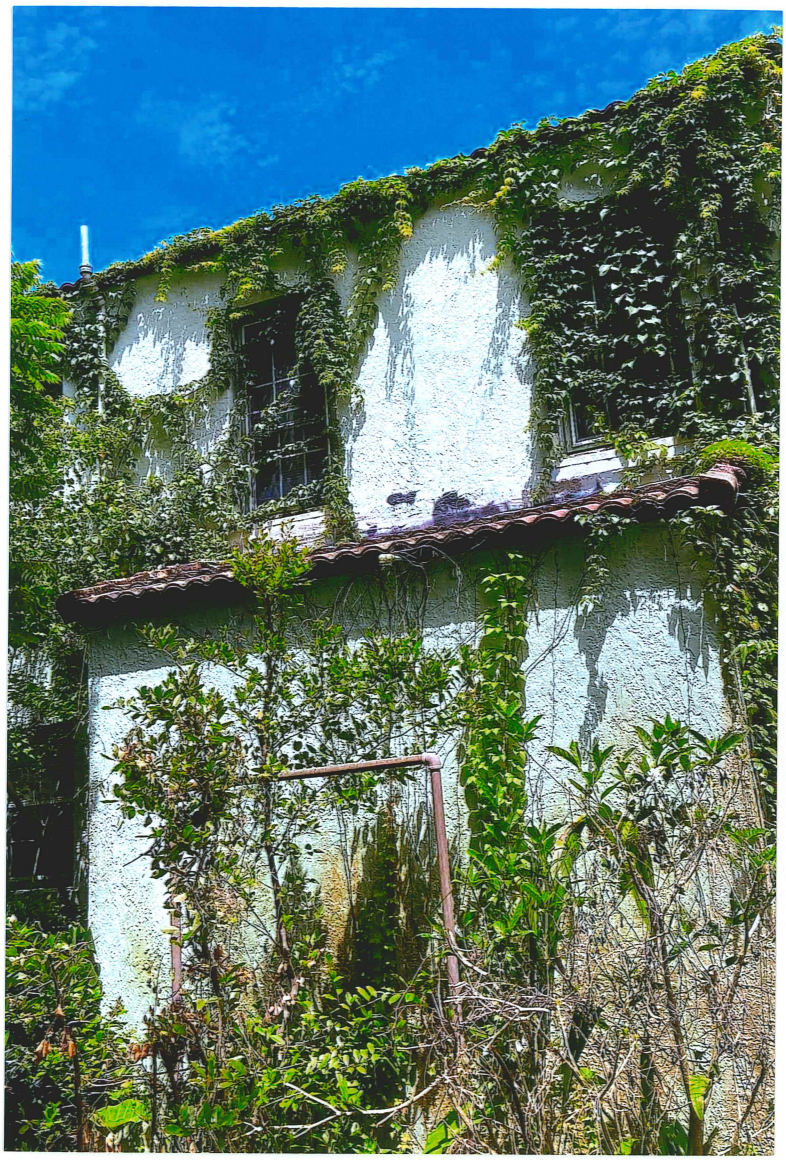


















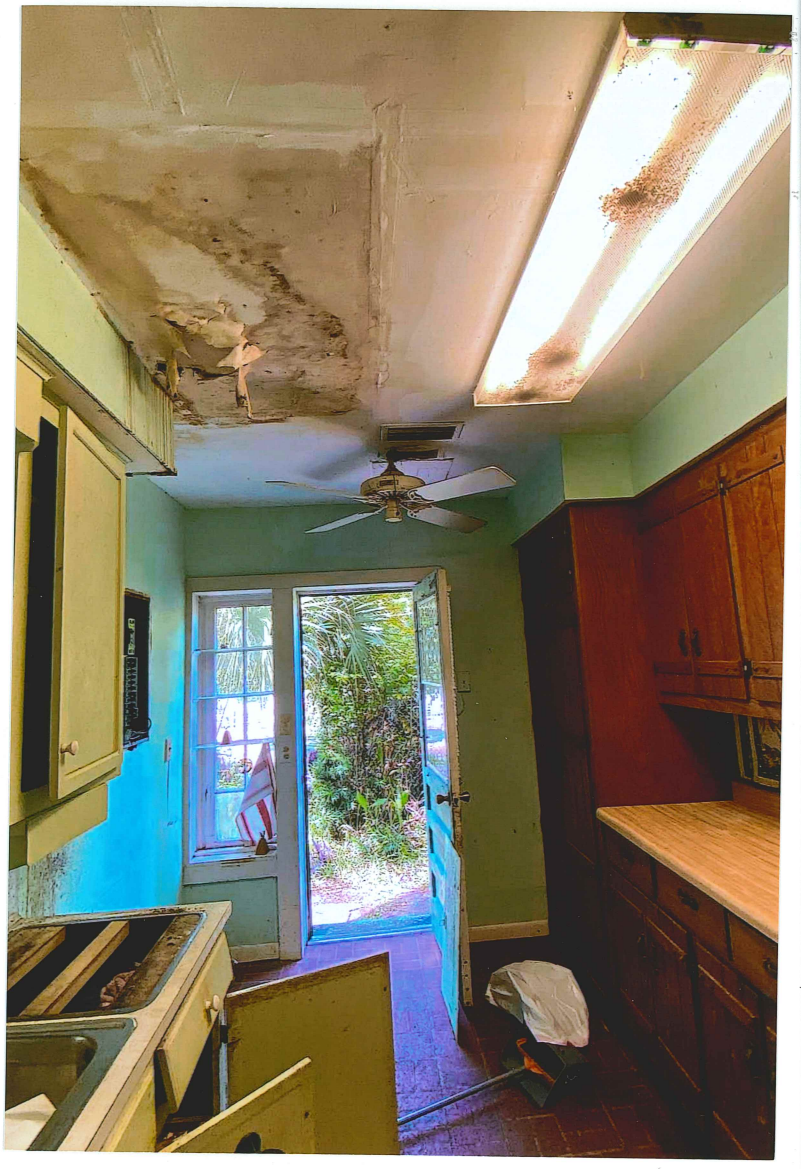






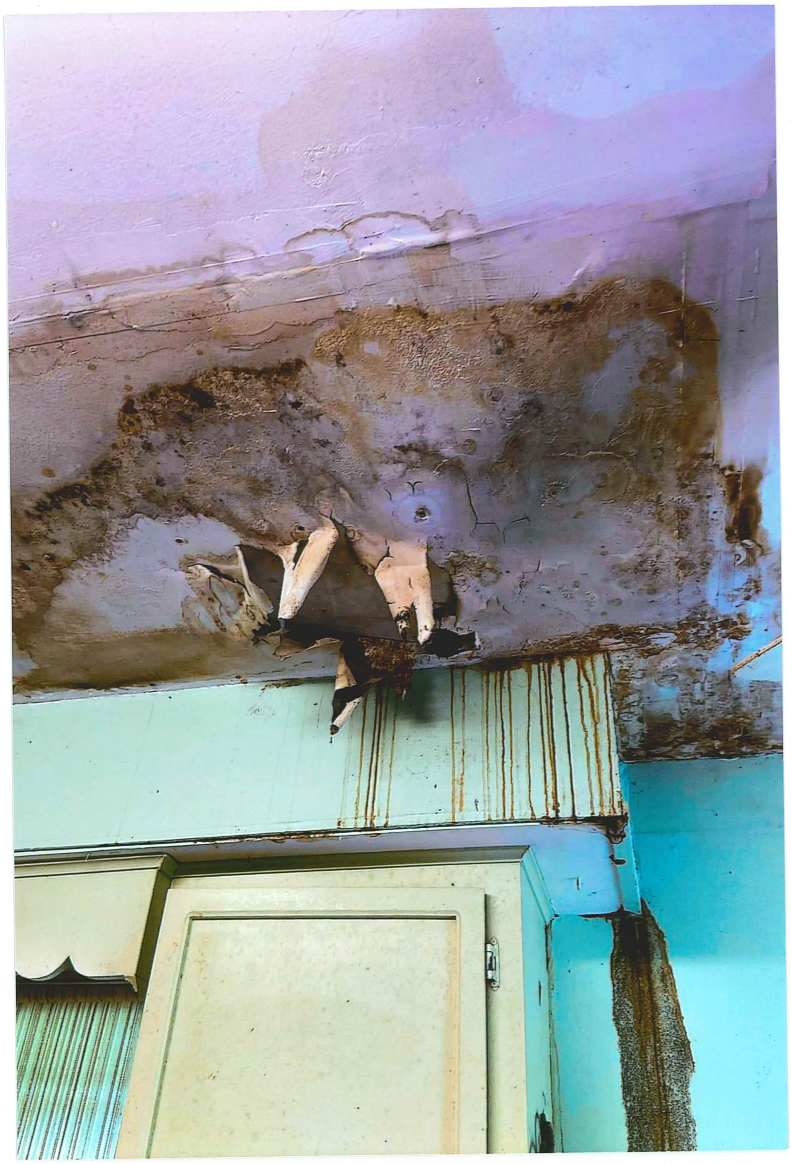










































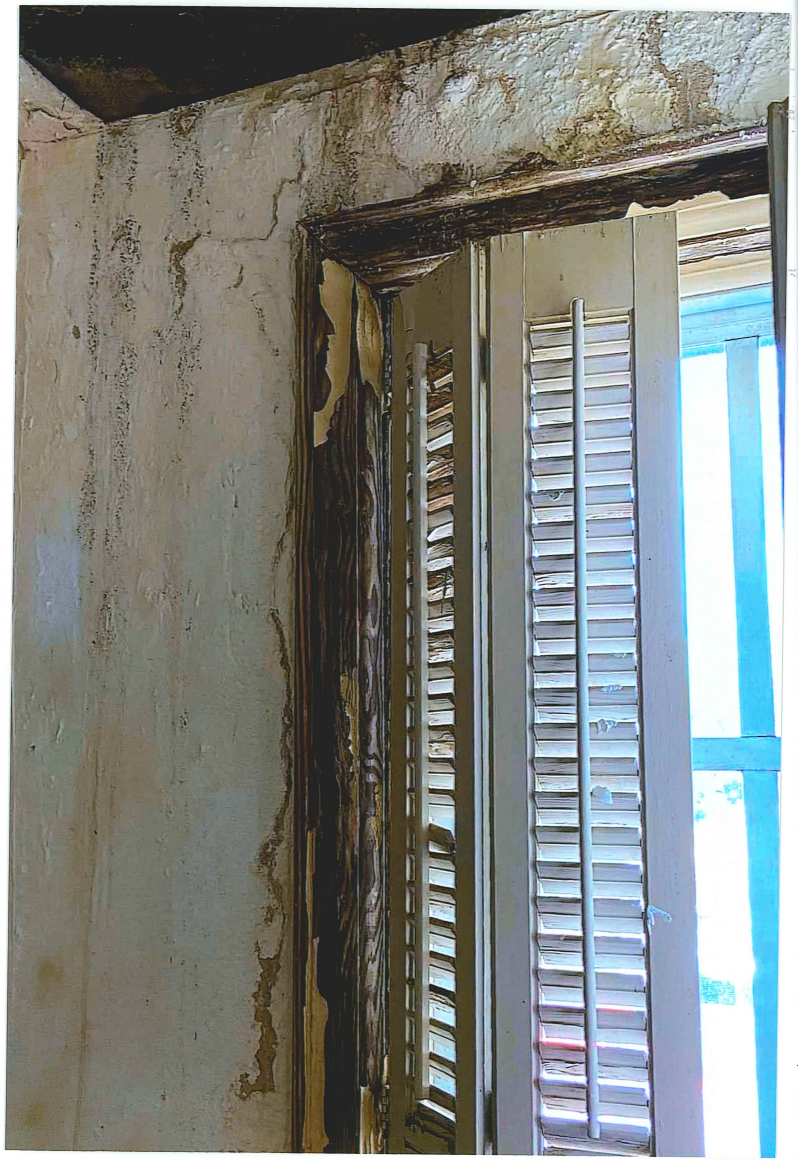






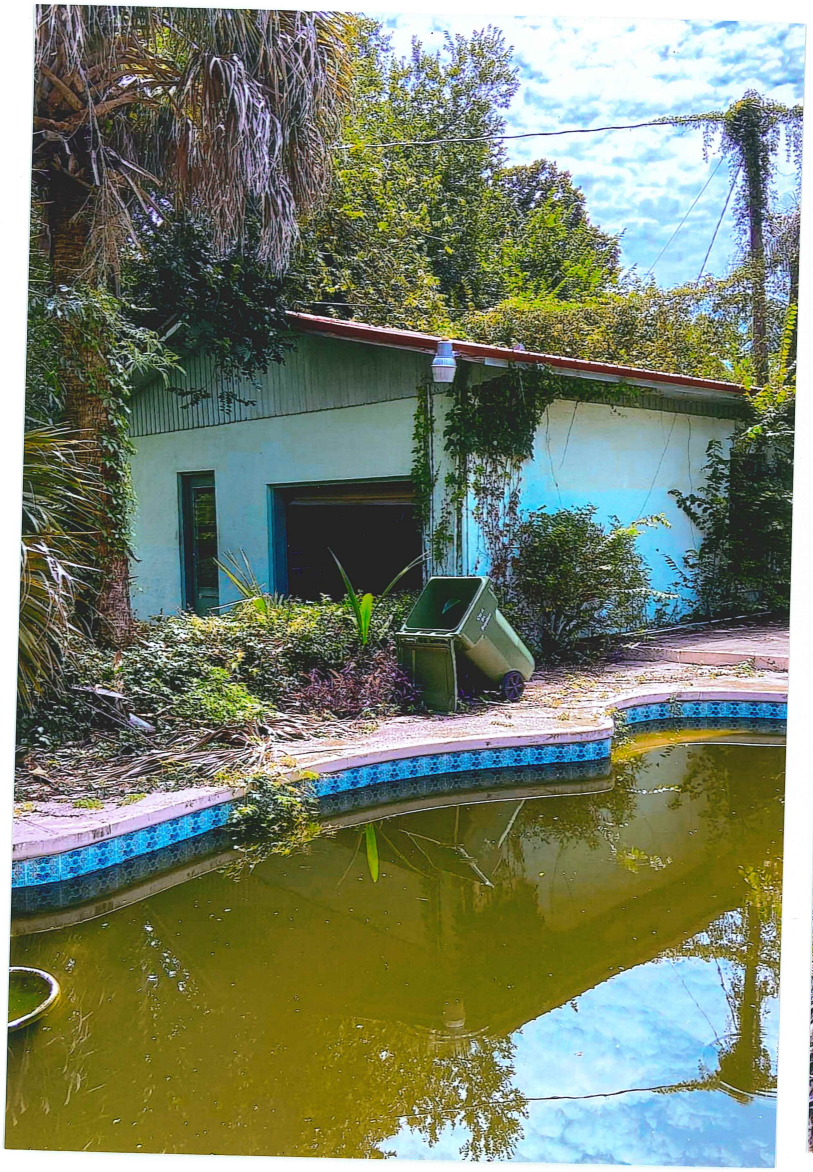


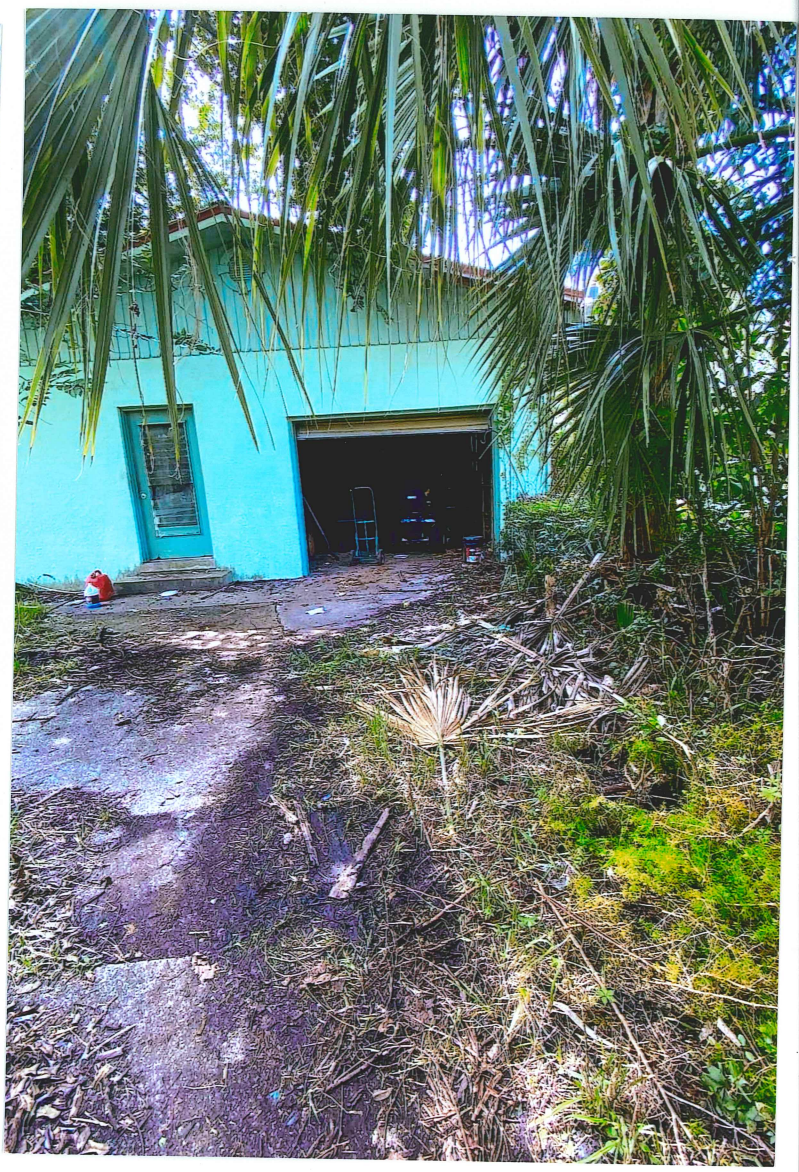




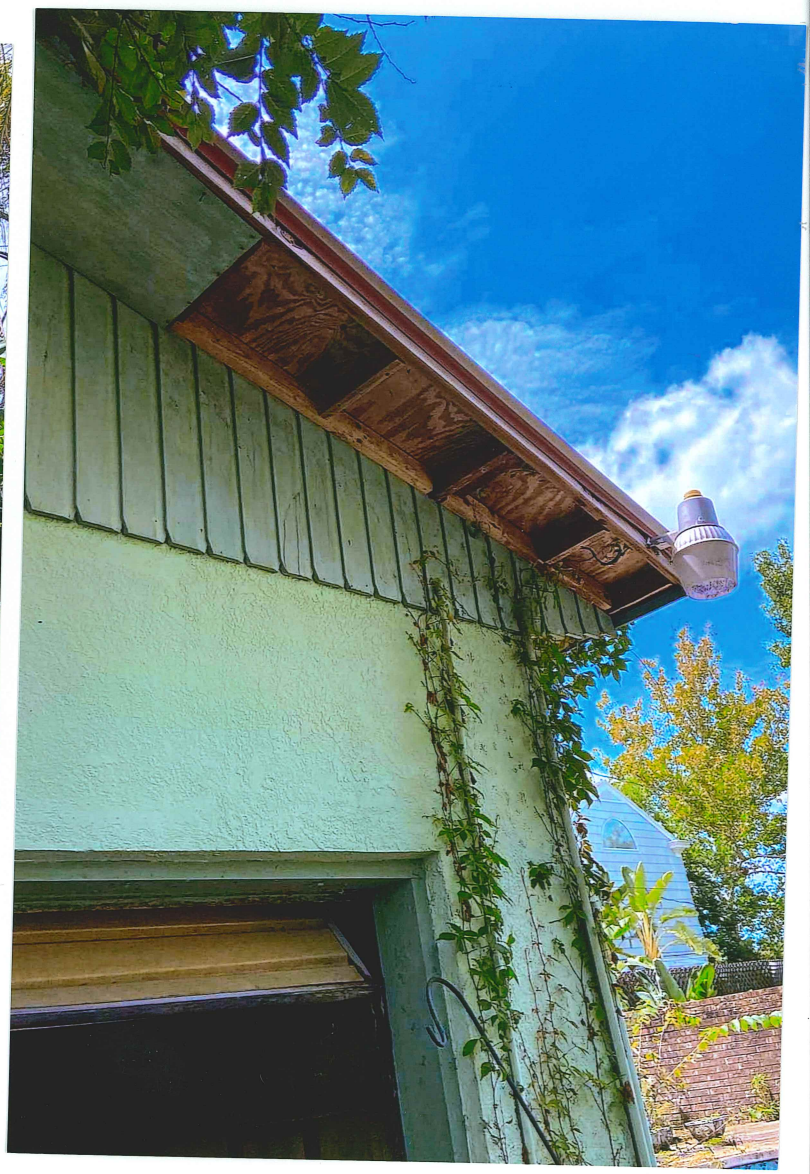












Instr #2018045432 BK: 4570 PG: 712, Filed & Recorded: 6/27/2018 1:49 PM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $0.70

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

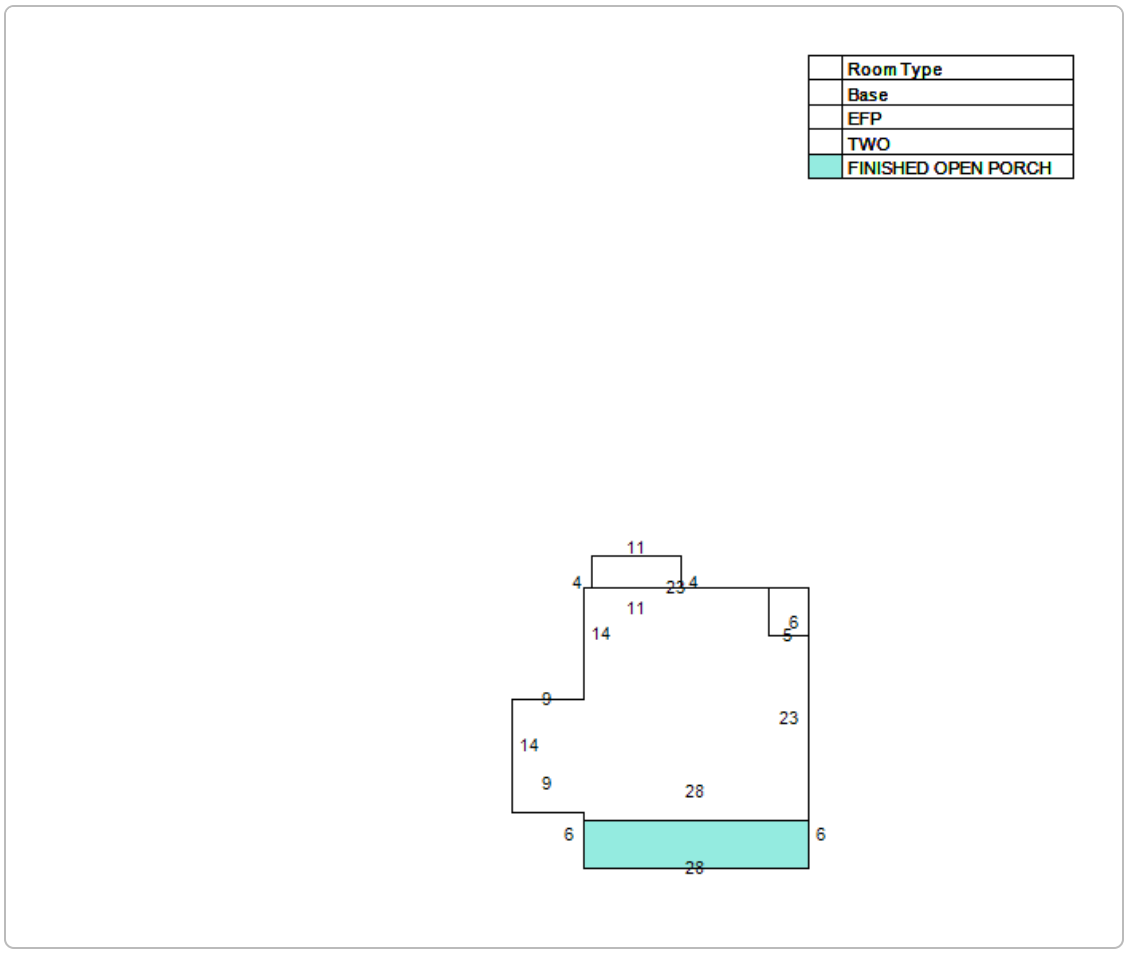
Land Information

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.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/20/2021, 12:17:51 AM

Version 2.3.141

CITY OF ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 18, 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(f)	Previous Action(s):	Certificate of Demolition F2018-0118 (withdrawn)

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Demolition (COD) application was continued at the October 21, 2021 meeting and 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). Please refer to previous staff reports for the full analysis from prior meetings.
2. For the October meeting, the application was submitted for a partial demolition; however, the demolition plan included indicated that the majority of the building was proposed for demolition, including the roof, the second floor, the two-story front porch and most of the first floor, with the front bay to be rebuilt, and modified window openings on the north elevation. Because the extent of the demolition, as indicated on the plans, will compromise the architectural integrity as a c.1885-1894 contributing structure, staff informed the applicant that the COD application should be changed from a partial demolition application, and explained the full COD application requirements.
3. At the October meeting, the HARB was concerned that a loss of architectural integrity would result with the removal of most of the exterior walls and roof. Board members recommended modifying the proposed design to retain most of the existing house's exterior walls, to allow for the addition on the south to tie into the existing roof structure, instead of replacing the existing with a gabled roof, and to consider adding the desired space to the rear, since the rear wing was not original.
4. For this November meeting, the applicant submitted revised plans showing that more of the existing building's first and second floor exterior walls are proposed to remain, with a south addition stepped back slightly from the front façade, a reconstructed front porch, bay window, and the hip roof system to be replaced with a code compliant version. The owner had indicated that new siding to match the existing is proposed for the remaining areas and new additions. It is unclear from the new plans how the fenestration will be changed on the side and rear elevations.
5. The HARB should determine if this newly proposed plan to partially demolish portions of the house and replace all the remaining historic exterior materials will permanently alter the architectural integrity of a contributing building to a National Register Historic District. 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.
6. 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.
7. 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.
8. One of the original houses in the Buena Esperanza Subdivision, according to the FMSF, since the 2018 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.
9. 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 from the October 21, 2021 meeting and from related meetings 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. APPROVE if the HARB determines the new project scope does not exceed the threshold of a partial demolition, and will not permanently alter the contributing building's architectural integrity, with the following condition:
    a. For any salvagable historic materials to be salvaged if possible 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.

2. Continue the application to allow the applicant time to provide a revised project scope, a more updated comprehensive structural assessment, or economic hardship information, if the HARB determines that the proposed demolition exceeds the threshold of a partial demolition.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

The application was submitted for a Certificate of Partial Demolition. Newly submitted plans for the November 2021 HARB meeting, show a revised project scope, with more of the existing building's first and second floor exterior walls are proposed to remain, with a south addition stepped back slightly from the front façade, a reconstructed front porch, bay window, and the hip roof system to be replaced with a code compliant version. The owner had indicated that new siding to match the existing is proposed for the remaining areas and new additions. It is unclear from the new plans how the fenestration will be changed on the side and rear elevations.

The original demolition plans submitted with the application (reviewed at the October 2021 meeting) indicated 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. In October, staff informed the applicant that for a full demolition application, an application fee of $300 is 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 after the original demolition plans were reviewed.

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 revised plans for more of the existing two-story residential building to remain, with some additional spaces added to the south and rear proposed. Much of the existing exterior materials and the hip roof structure is to be replaced, which may alter the look and feel of the house. 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 permanent loss of a building that contributes to the Lincolnville National Register District, will negatively impact the streetscape. However, the revised proposed plans indicate the house's overall existing form will remain or be similar.

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. The previously proposed demolition plan appeared to exceed partial demolition and the architectural integrity of the existing contributing building will be lost. However, the revised project scope may be found to be within the threshold of a Certificate of Partial Demolition.

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, reconstructing significant elements and replacing all the remaining existing historic exterior materials may create a different look and feel than the existing house and other historic buildings.

10. The justification for the proposed demolition. For the original submission of the application, 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

STAFF PHOTOGRAPHS
160 Oneida Street







Front Façade / East Elevation's Two-Story Porch and South Elevation

Staff Report Packet, Page 10

STAFF PHOTOGRAPHS
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

STAFF PHOTOGRAPHS
160 Oneida Street





Front Façade / East Elevation's Two-Story Porch and South Elevation

STAFF PHOTOGRAPHS
160 Oneida Street





South Elevation

STAFF PHOTOGRAPHS
160 Oneida Street





Rear / West Elevation

STAFF PHOTOGRAPHS
160 Oneida Street



Termite Damage







STAFF PHOTOGRAPHS
160 Oneida Street





Corner of Rear / West and North Elevations

STAFF PHOTOGRAPHS
160 Oneida Street





North Elevation

STAFF PHOTOGRAPHS
160 Oneida Street





North Elevation

STAFF PHOTOGRAPHS
160 Oneida Street





Rear / West Elevation

STAFF PHOTOGRAPHS
160 Oneida Street





Rear / West Elevation

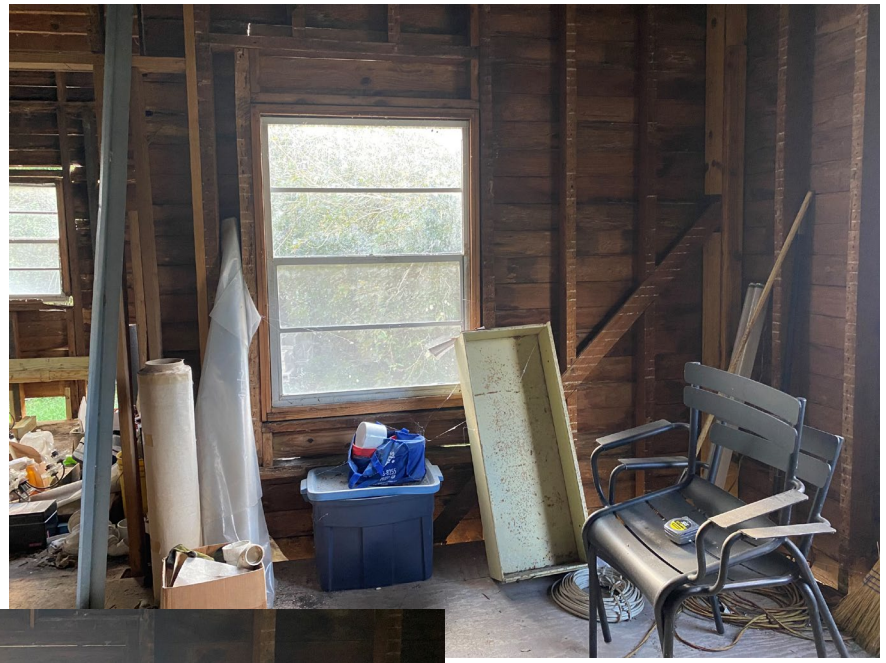
STAFF PHOTOGRAPHS
160 Oneida Street: Interior





STAFF PHOTOGRAPHS
160 Oneida Street

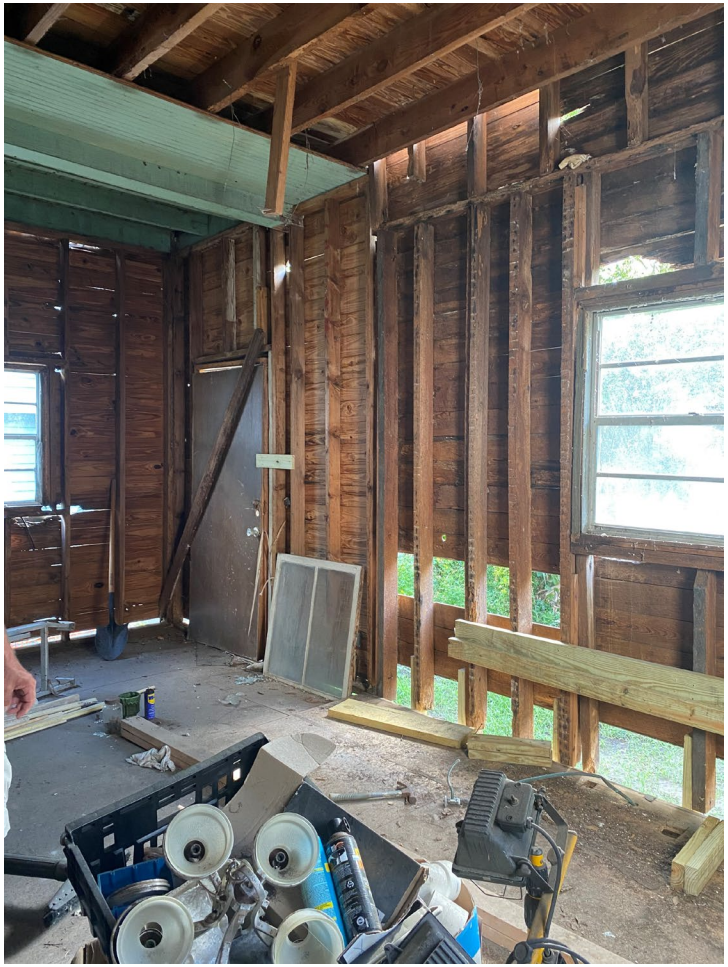






STAFF PHOTOGRAPHS
160 Oneida Street





STAFF PHOTOGRAPHS
160 Oneida Street











STAFF PHOTOGRAPHS
160 Oneida Street





STAFF PHOTOGRAPHS
160 Oneida Street







STAFF PHOTOGRAPHS
160 Oneida Street: Second Floor Interior





STAFF PHOTOGRAPHS
160 Oneida Street: Second Floor Interior





STAFF PHOTOGRAPHS
160 Oneida Street: Second Floor Interior





STAFF PHOTOGRAPHS
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==

MULGRIST SJ3348 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]

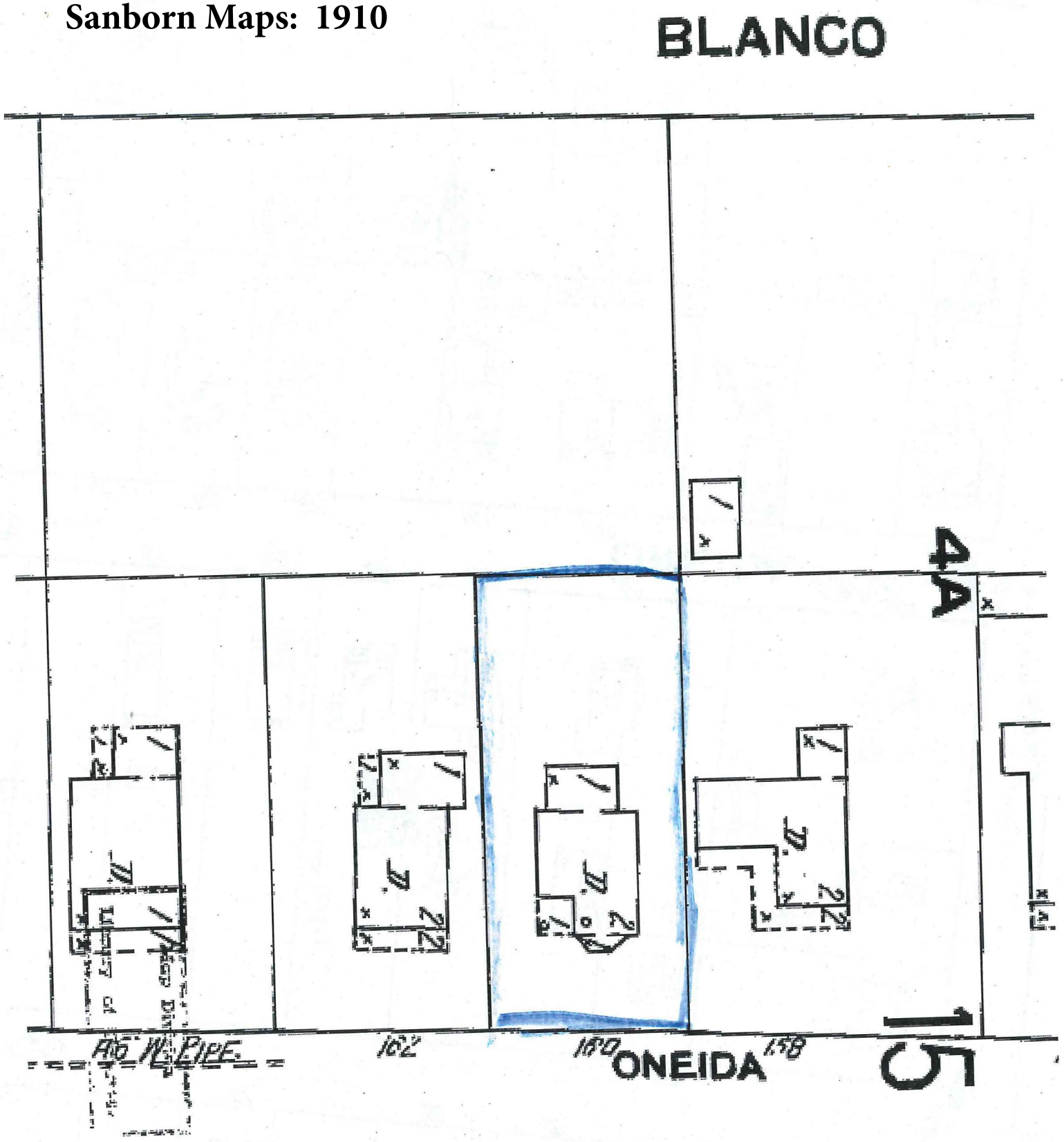
The property at 160 Oneida Street has been owned by several men important to the history and growth of St. Augustine. In 1901, James L. Colee sold the property to Henry F. Gaillard. County Commissioner Colee was president of the St. Augustine Transfer Company and served in the State legislature. His 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]

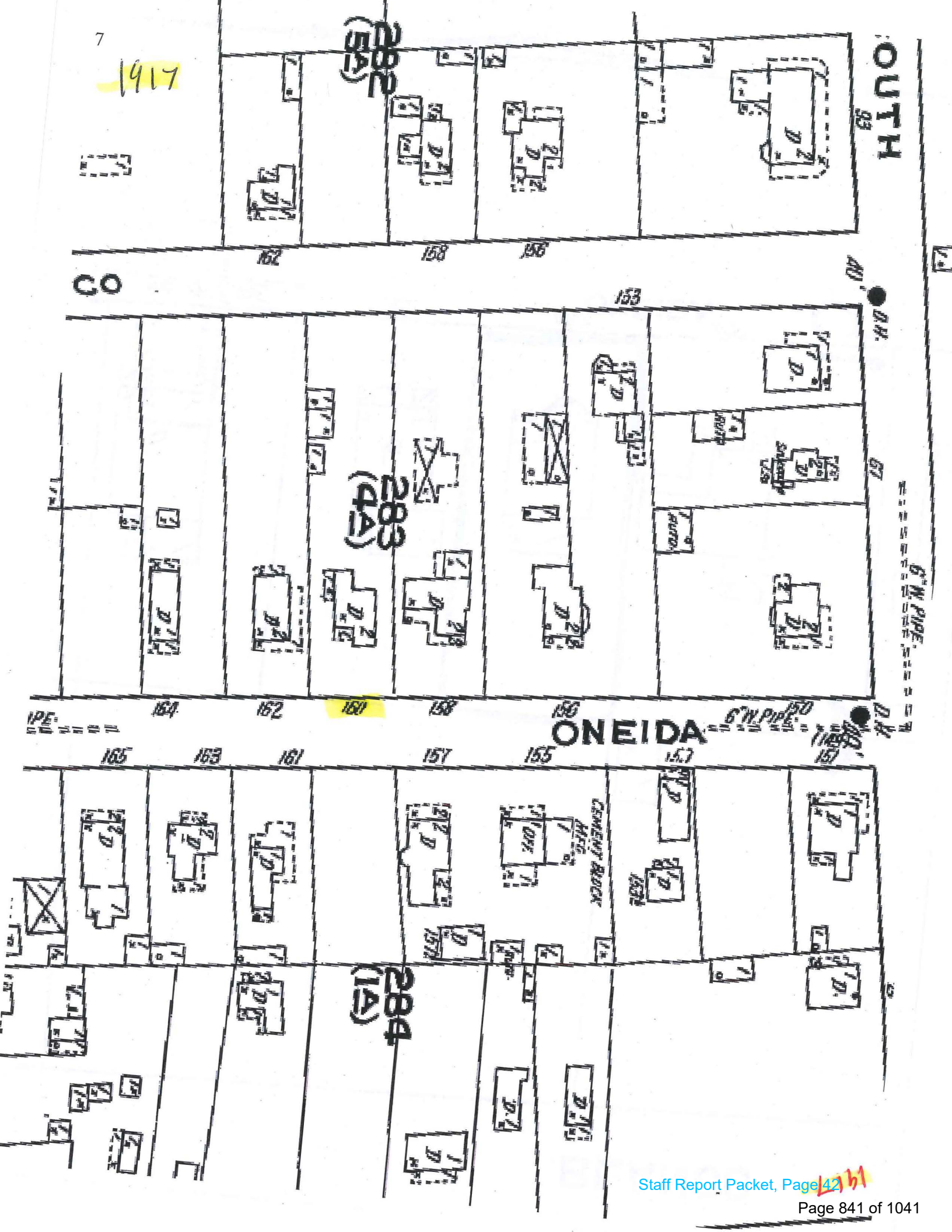
W. S. Webb, Webb's Historical, Industrial and Biographical Florida [New York, 1886], p. 300; Interview by Karen Harvey with B. M. Hall, January, 1979; E. J. Elliot, Elliot's Florida Encyclopedia [Jacksonville, 1889], p. 238; Tatler, January 18, 1896, p. 14; City Directory, 1885, 1899; Thomas Graham, The Awakening of St. Augustije: The Anderson Family, 1821-1924 [St. Augustine, 1979], p. 268.

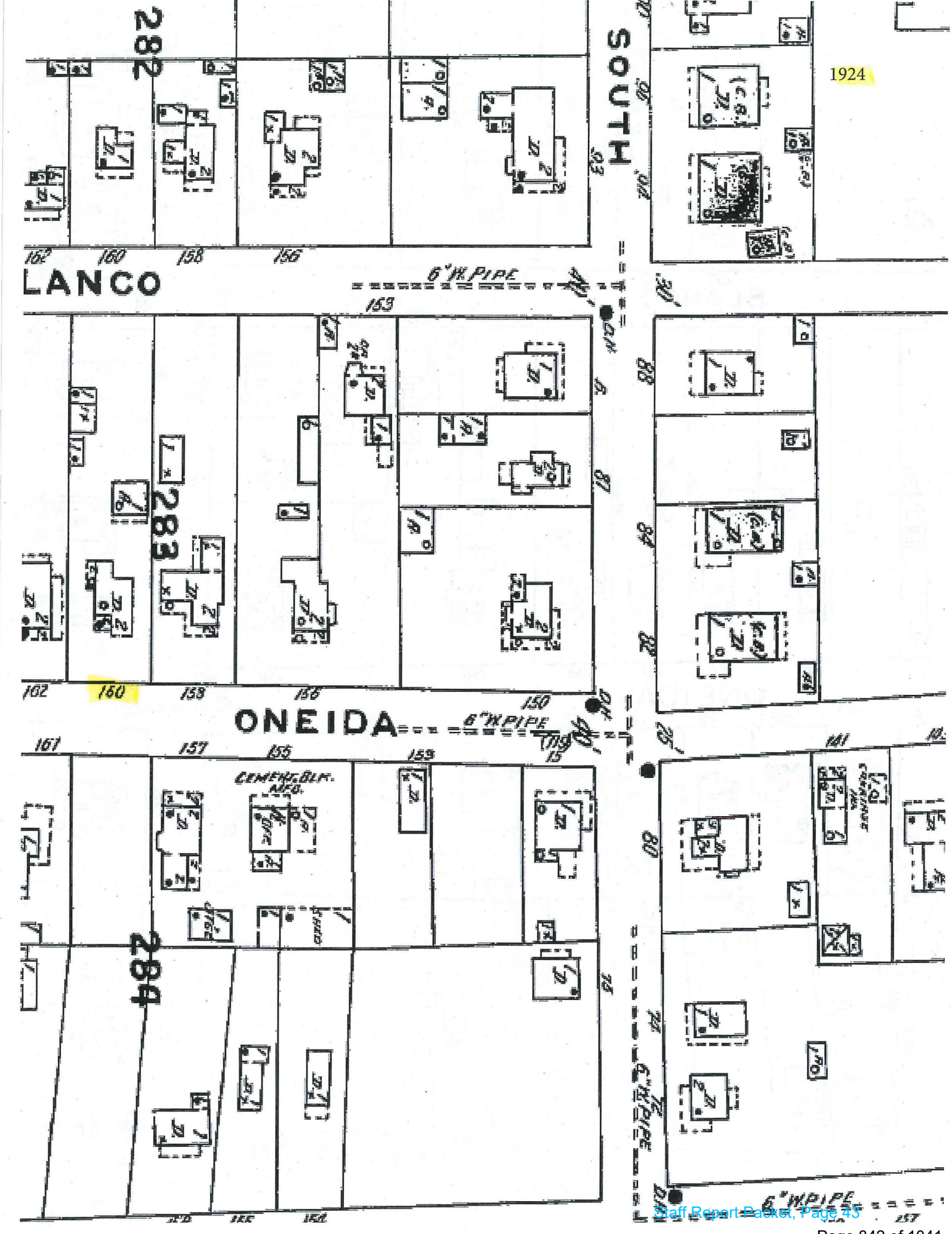
4. St. Augustine City Directory, 1911-12, 1927-28; Historic Properties Inventory Research File.

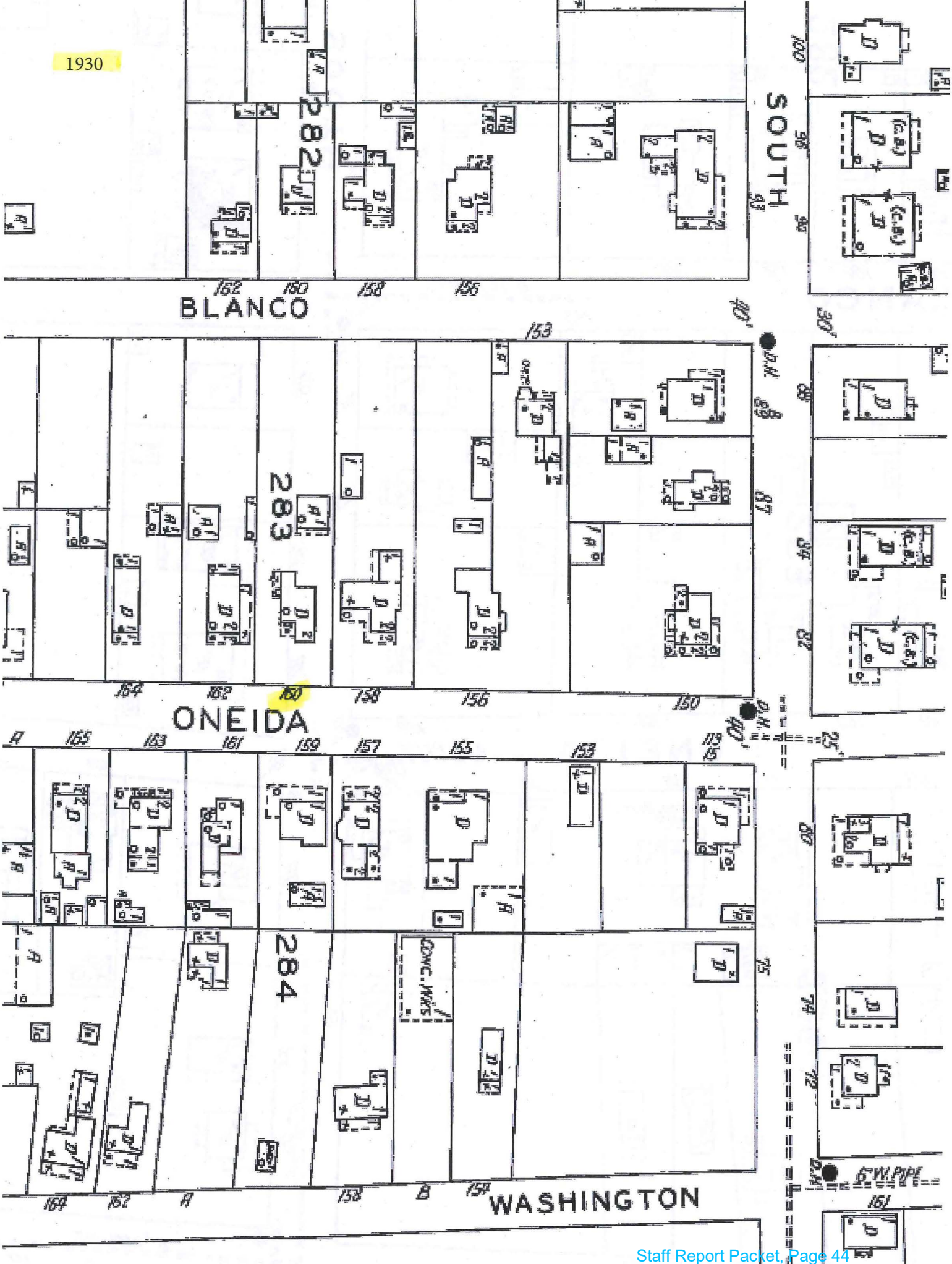


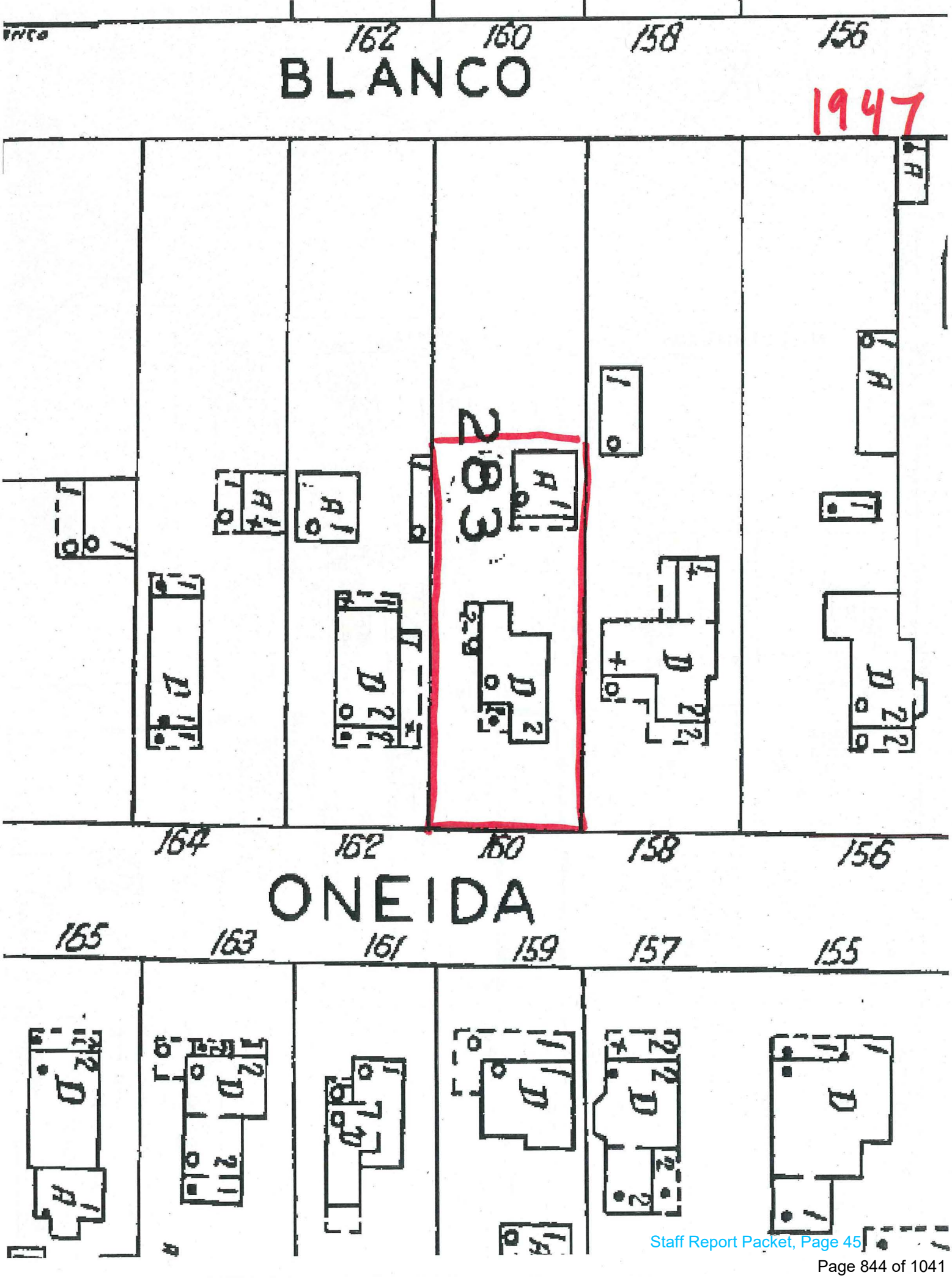
Sanborn Maps: 1910

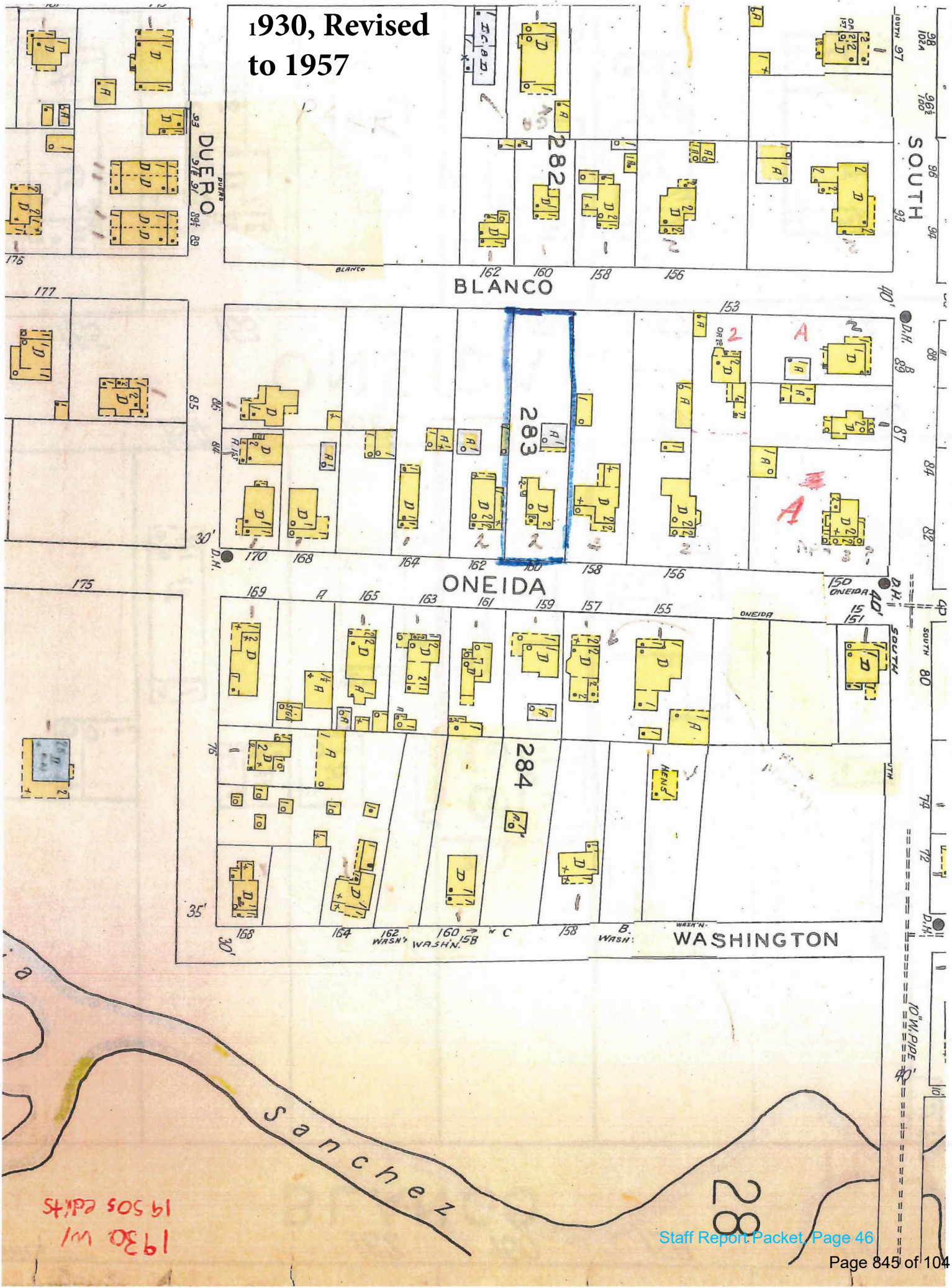



7
1917
SOUTH
CO
ONEIDA
6" W. Pipe
CEMENT BLOCK
162
158
156
153
154
162
161
158
156
150
165
163
161
157
155
157
157
282
283
284


282
SOUTH
1924
LANCO
6"W PIPE
283
ONEIDA
6"W PIPE
CEMENT BLK. MFG.
284
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
282
283
284
Sanchez
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
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
Marina
Artillery Ln
Avilés St
Cadiz St
Palm Row
Granada St
Cordova St
St George St
Bravo Ln
Charlotte St
Bridge St
La Quinta Pl
Martin Luther King Ave
Cedar St
Desoto Pl
Bravo St
Bridge St
Dumas St
Oneida St
Washington St
St Francis St
City Gabes Park
Samford St
Weeden St
Riviera St
De Haven St
Meane St
Demaat St
Kings Ferry Way
Lincoln St
Lovett St
Keith St
Twine St
Blanco St
Cerro St
Maria Sanchez Lake
Maria Sanchez Lake Park
Eddie Vickers Park

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

October 21, 2021

John Valdes & Associates, Inc.
1395 US-1 South Suite 1
St. Augustine, FL 32084

cc: Charles M Sapp

Re: Certificate of Demolition – 160 Oneida Street – PL2021-0132

Dear Mr. Valdes,

On October 21, 2021, the Historic Architectural Review Board (HARB) met and discussed your application 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.

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 November 8, 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.:	PL2021-0132
Applicant:	John Valdes & Associates, Inc.
Owner:	Charles M. Sapp
Address:	160 Oneida Street
Parcel Number:	2123700000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 21, 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 October 21, 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 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. 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.

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.
- Continue to the November 18, 2021 HARB meeting with new plans to be submitted.
-
-

DONE AND ORDERED, at a public hearing on the 21 day of October, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0132 **REQUEST APPROVED / DENIED / CONTINUES**

Sign Name

Catherine 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, Catherine 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 21st day of October, 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

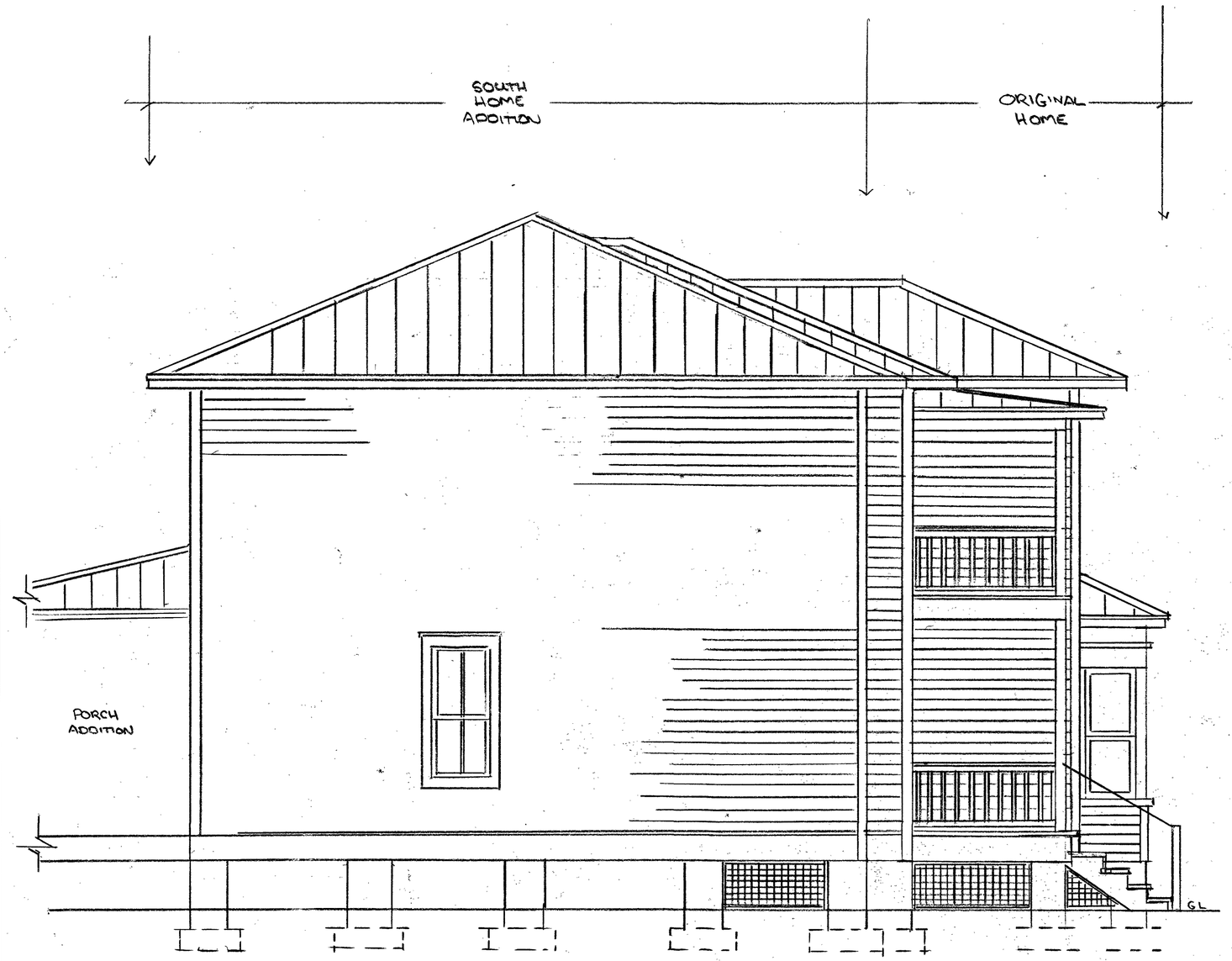
Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR NOVEMBER 18, 2021 HARB MEETING

2021-0132: 160 ONEIDA STREET

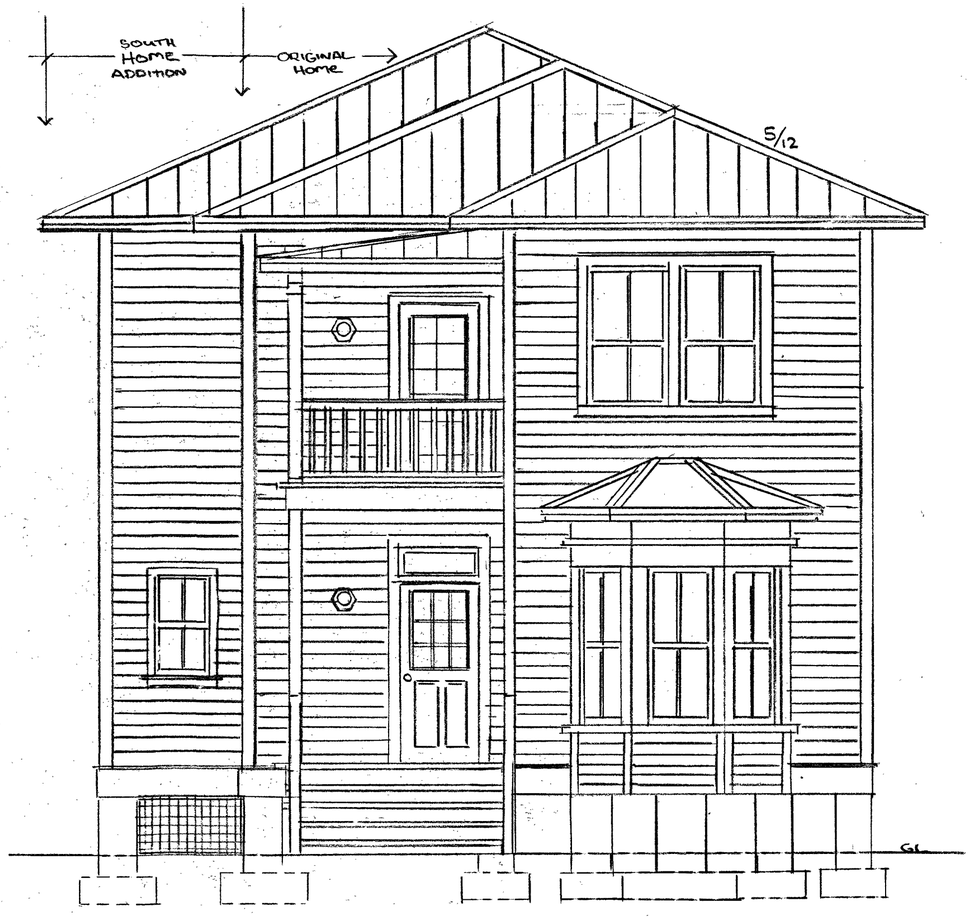
Materials submitted by applicant:

Received November 3, 2021
Planning and Building Department



SOUTH ELEVATION

1/4"=1'



EAST ELEVATION/FRONT

1/4"=1'

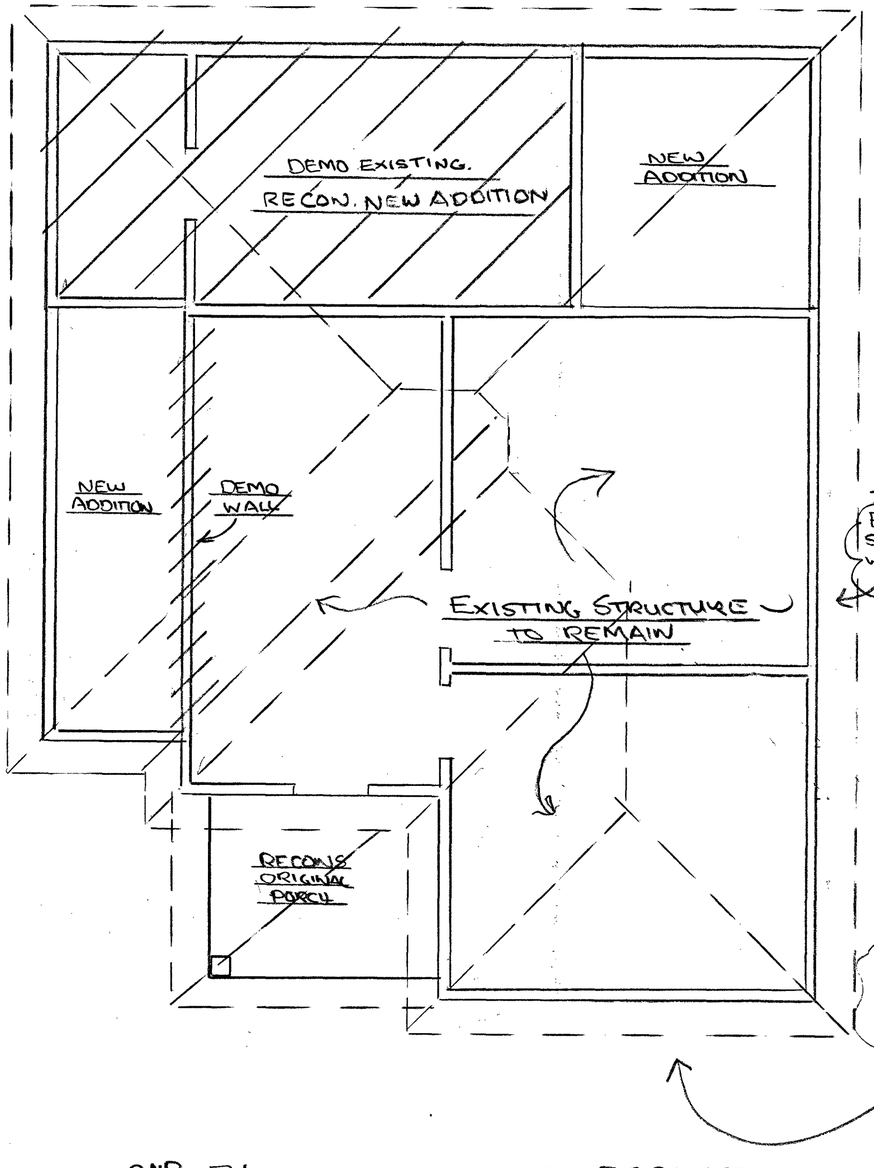
SAPP/PUGH HOME

SCALE: 1/4"=1'	APPROVED BY:	DRAWN BY VALDES
DATE: NOV1, 2021		REVISED NOV1/21

160 ONEIDA St STAUG FL 32084

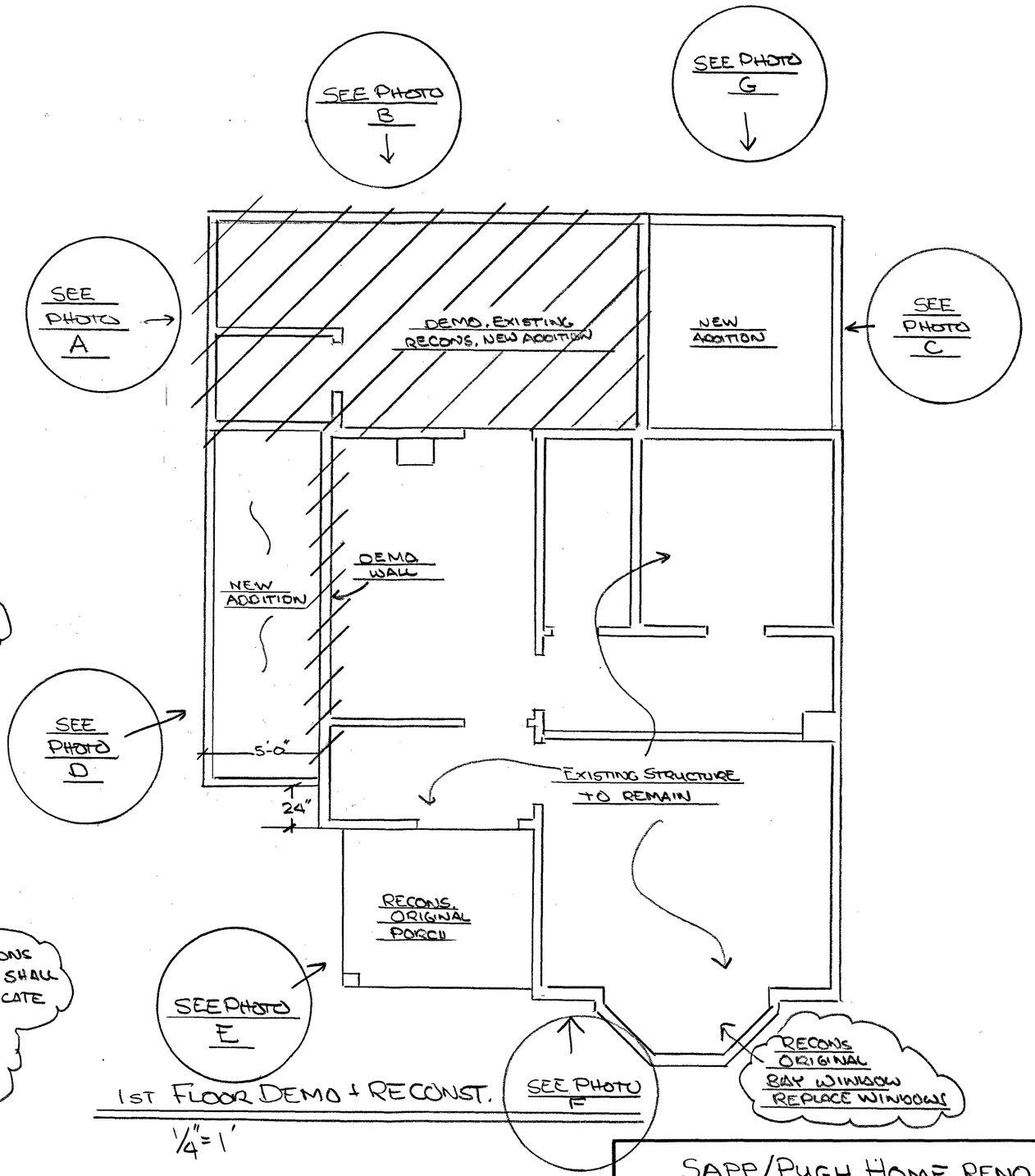
DRAWING NUMBER 1 of 2

Received November 3, 2021
Planning and Building Department



2ND FLOOR DEMO+RECONST.

1/4"=1'



1ST FLOOR DEMO + RECONST.

1/4"=1'

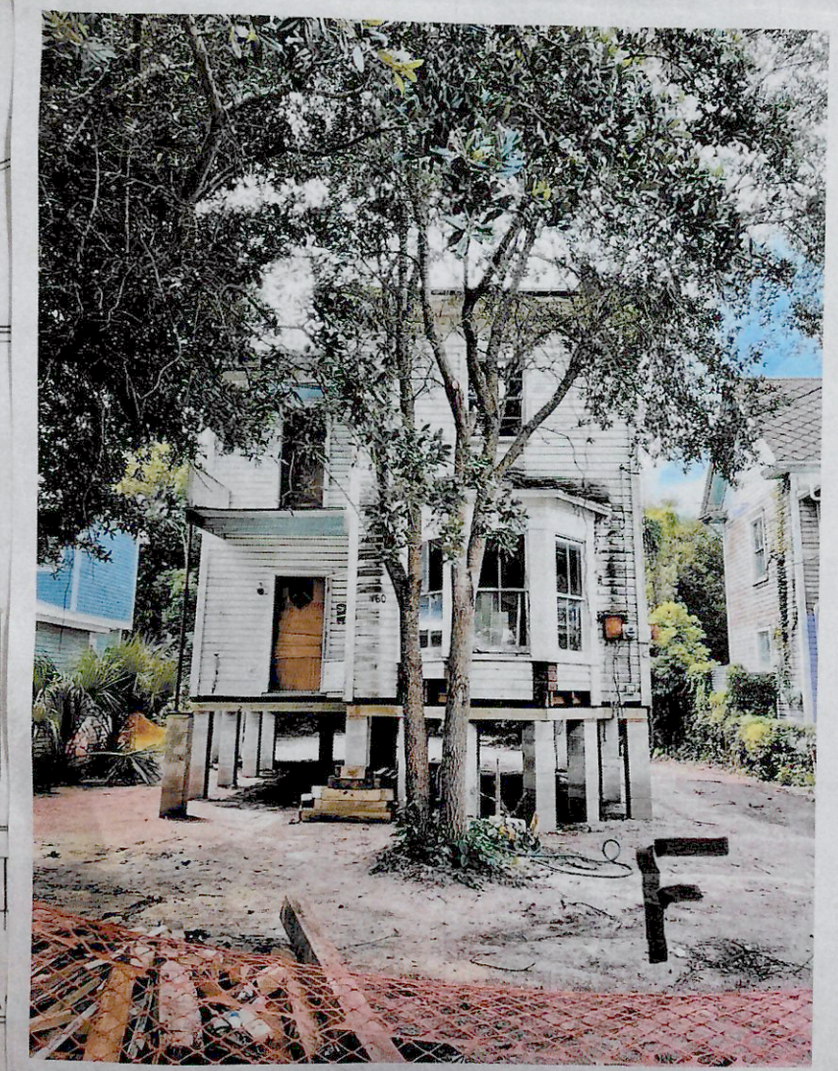
SAPP/PUGH HOME RENO.

SCALE: 1/4=1'	APPROVED BY:	DRAWN BY VALDES
DATE: NOV 1, 21		REVISED

160 ONEIDA ST ST AUG FL 32084

DRAWING NUMBER 2 of 2

Received November 3, 2021
Planning and Building Department





EAST ELEVATION
1/4"=1'

SOUTH ELEVATI
1/4"=1'

SCALE: 1/4"=1'	APPROVED BY:	DRAWN BY VALDES
DATE: NOV1, 2021		REVISED
160 ONEIDA ST ST AUG FL 32084		
		DRAWING NUMBER

Received September 10, 2021
anning and Building Department



Application pg. 13

Received September 10, 2021
anning and Building Department



Application pg. 14

Received September 10, 2021
anning and Building Department



Received September 10, 2021
anning and Building Department



Received September 10, 2021
anning and Building Department



Received September 10, 2021
anning and Building Department



Application pg. 18

Received September 10, 2021
anning and Building Department



Received September 10, 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. PL2021-0132

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

RECEIVED
OCT 09 2018
Planning/Building Dept.

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)

RGM ENGINEERING, INC.
Land Development-Permitting-Utilities
1928 River Lagoon Trace -- St. Augustine, Florida -- 32092

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

RECEIVED
OCT 09 2016
Planning/Building Dept.

RGM ENGINEERING, INC.

Land Development-Permitting-Utilities
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.

RECEIVED
OCT 09 2015

RGM ENGINEERING, INC.

Land Development-Permitting-Utilities
1928 River Lagoon Trace – St. Augustine, Florida – 32092

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.

RECEIVED
OCT 09 2019

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:

RECEIVED
OCT 09 2018
Planning/Building Dept.

RGM ENGINEERING, INC.
Land Development-Permitting-Utilities
1928 River Lagoon Trace -- St. Augustine, Florida -- 32092

AD Icpr, PONDS, Excel, and Powerpoint
Reports were generated using all Microsoft office software

RECEIVED
OCT 09 2018
Planning/Building Dept.

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.

RGM ENGINEERING, INC.
Land Development-Permitting-Utilities
1928 River Lagoon Trace – St. Augustine, Florida – 32092

CERTIFICATIONS

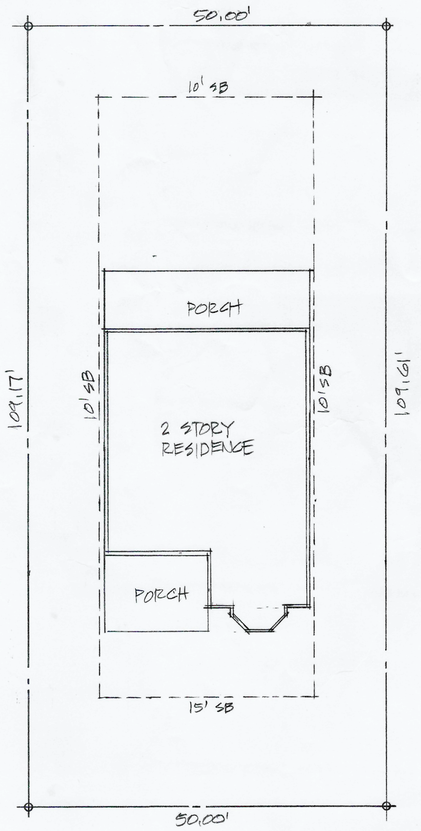
Professional Engineer, Florida State Board of Professional Regulations

REFERENCES

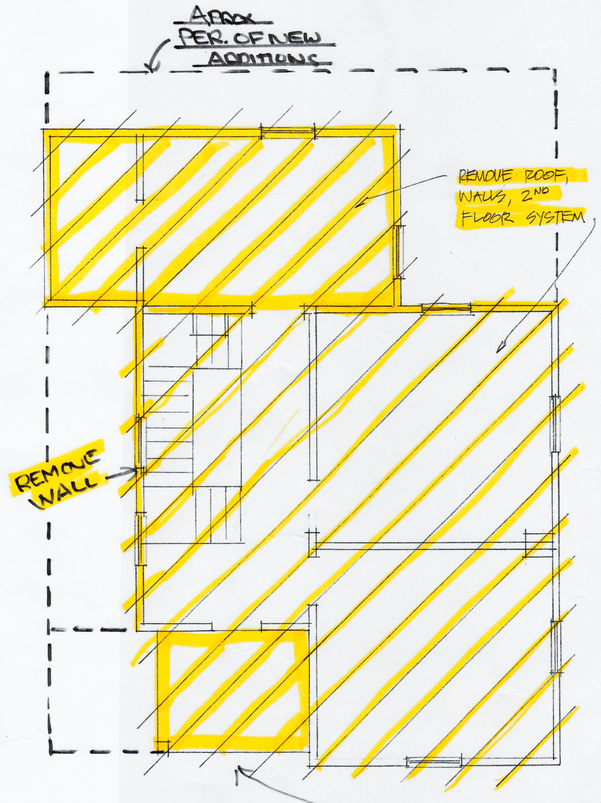
• Chris Cannan	Utility Department St. Johns County		904-347-3037
• Marie Hobbs –	Zoning	St. Johns County	904-823-2474
• Steve Alexander-	Attorney		904-824-9789
• David Shoar -	St. Johns County Sherriff		904-669-1877
• David Messenger-	St. Johns County Sherriff Deputy Director		904-669-4449
• Robert Marshall-	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

RECEIVED
OCT 09 2018
Planning Services

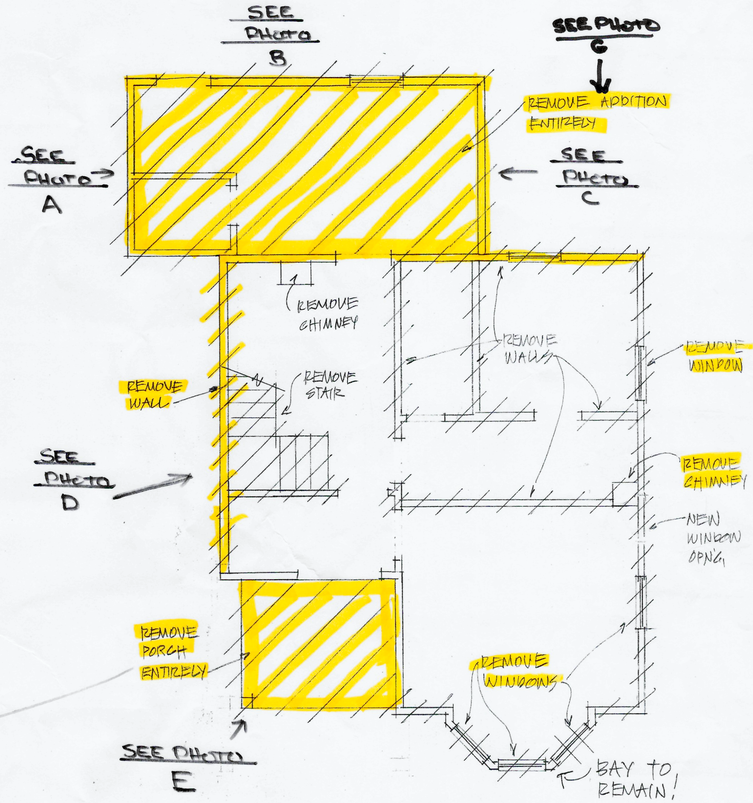
Received September 10, 2021
Planning and Building Department



SITE PLAN
1"=10'



2ND FLOOR DEMOLITION PLAN
1/4"=1'



1ST FLOOR DEMOLITION PLAN
1/4"=1'

SEE PHOTO F

SAPP/PUGH RESIDENCE RENOVATION

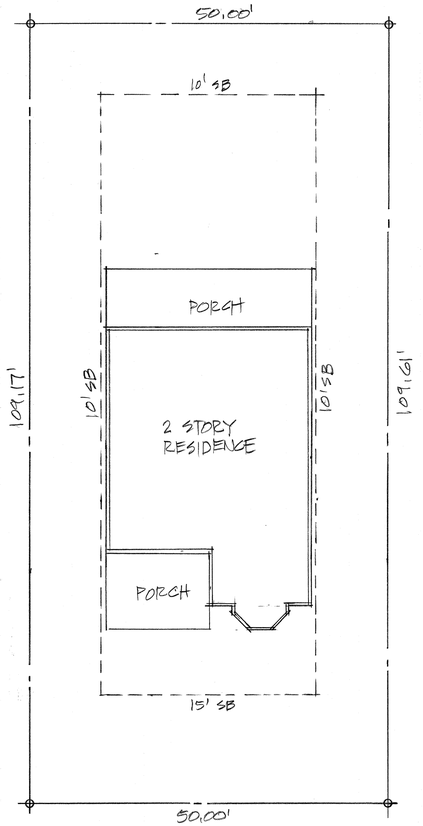
160 ONEIDA STREET
ST. AUGUSTINE, FLORIDA

Copyright Andrew Kaplan architect

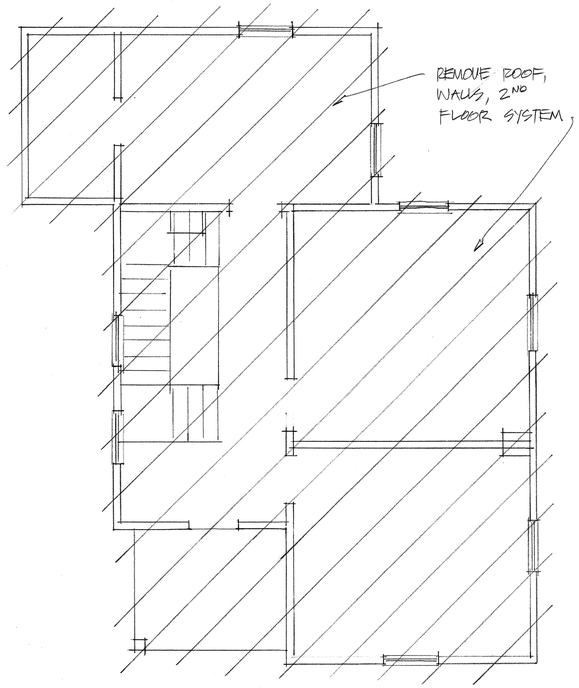
Andrew Kaplan, architect
Lic. No. AR0007873
P.O. Box 13893, Gainesville, FL 32604
Ph: 352.373.2726 / E-mail : kaplanarchitect@gmail.com
Architecture
Planning
Interiors

Project Number: 2020-22
Date:
A-1
Sheet of 7

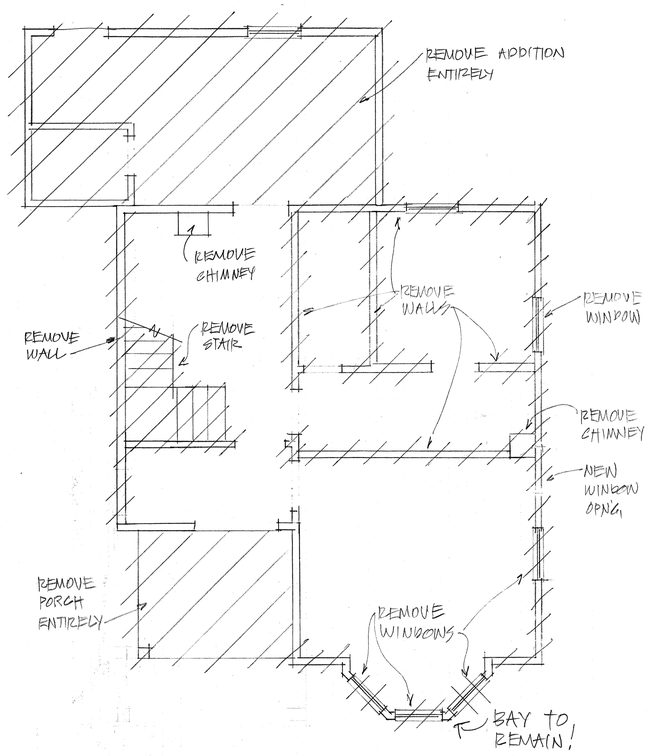
Received September 10, 2021
Planning and Building Department



SITE PLAN
1"=10'



2ND FLOOR DEMOLITION PLAN
1/4"=1'



1ST FLOOR DEMOLITION PLAN
1/4"=1'

SAPP/PUGH RESIDENCE RENOVATION
160 ONEIDA STREET
ST. AUGUSTINE, FLORIDA

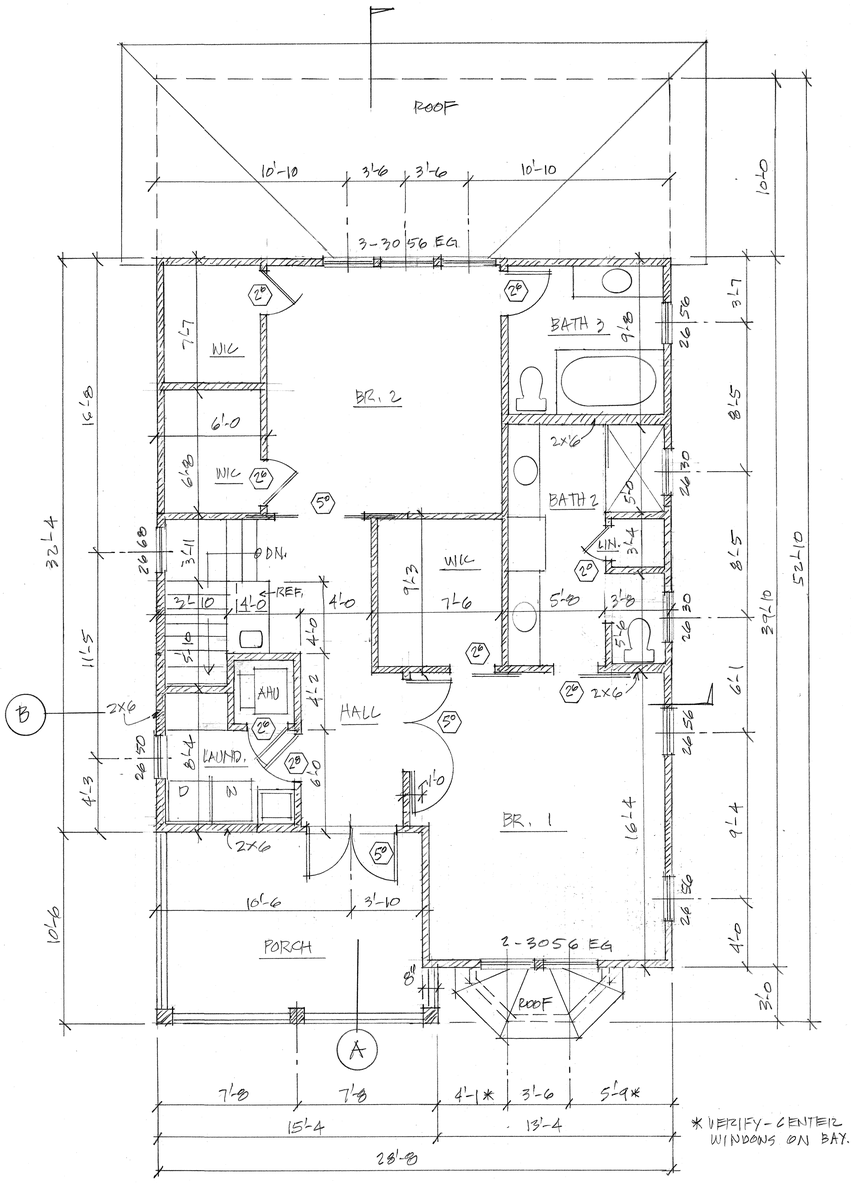
Copyright Andrew Kaplan architect 2020

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

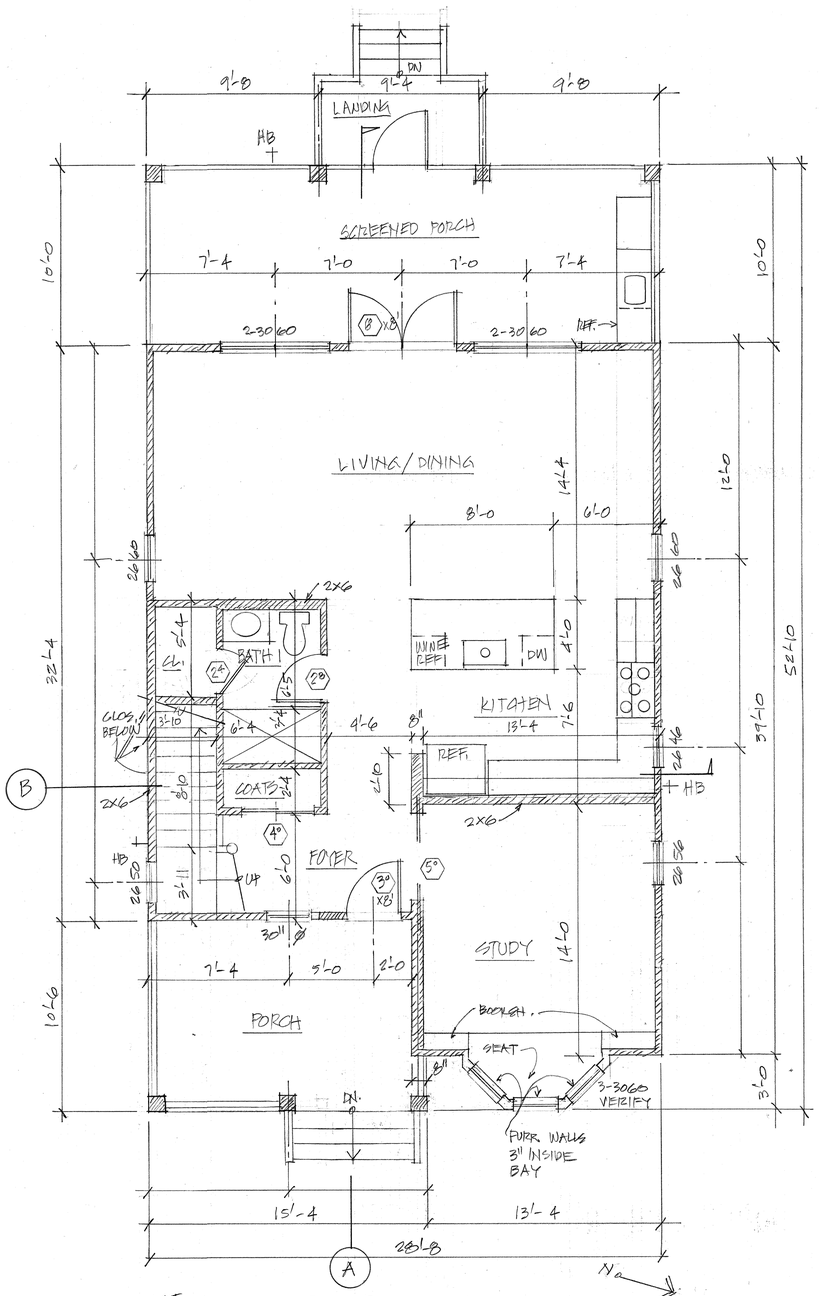
Project Number: 2020-22
Date:
A-1
Sheet of 7

Received September 10, 2021
Planning and Building Department



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.

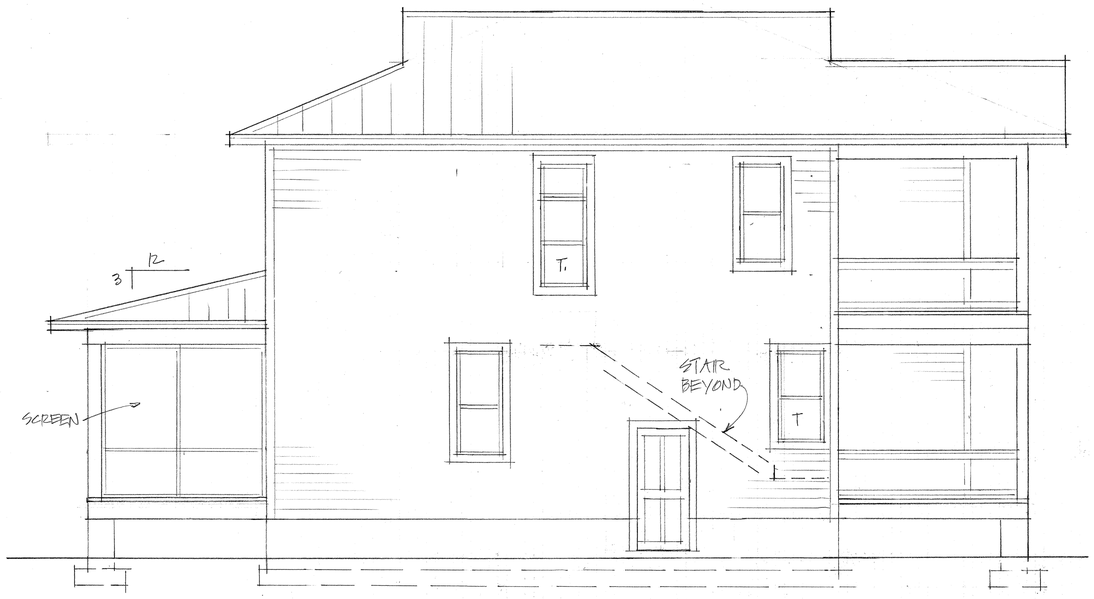
SAPP/PUGH RESIDENCE RENOVATION
160 ONEIDA STREET
ST. AUGUSTINE, FLORIDA

Copyright Andrew Kaplan architect ©2020

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

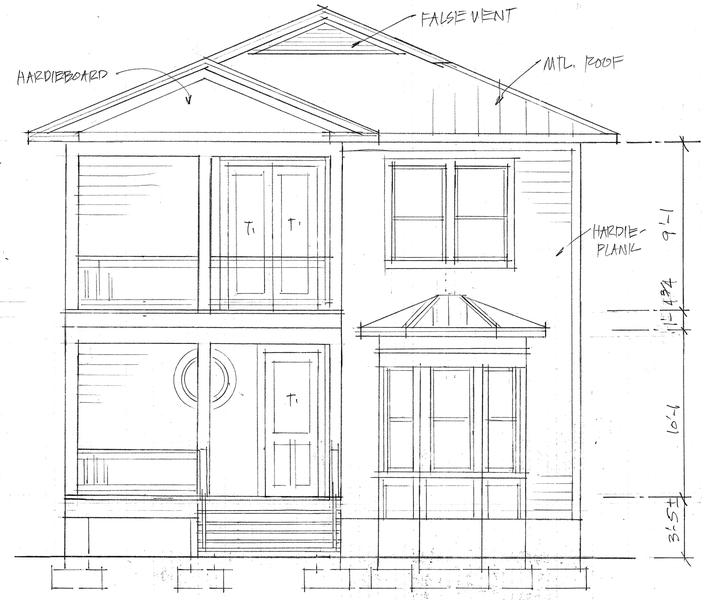
Project Number: 2020-22
Date:
A-2
Sheet of 7

Received September 10, 2021
Planning and Building Department



SOUTH ELEV.

1/4"=1'



EAST ELEV.

1/4"=1'



NORTH ELEV.

1/4"=1'



WEST ELEV.

1/4"=1'

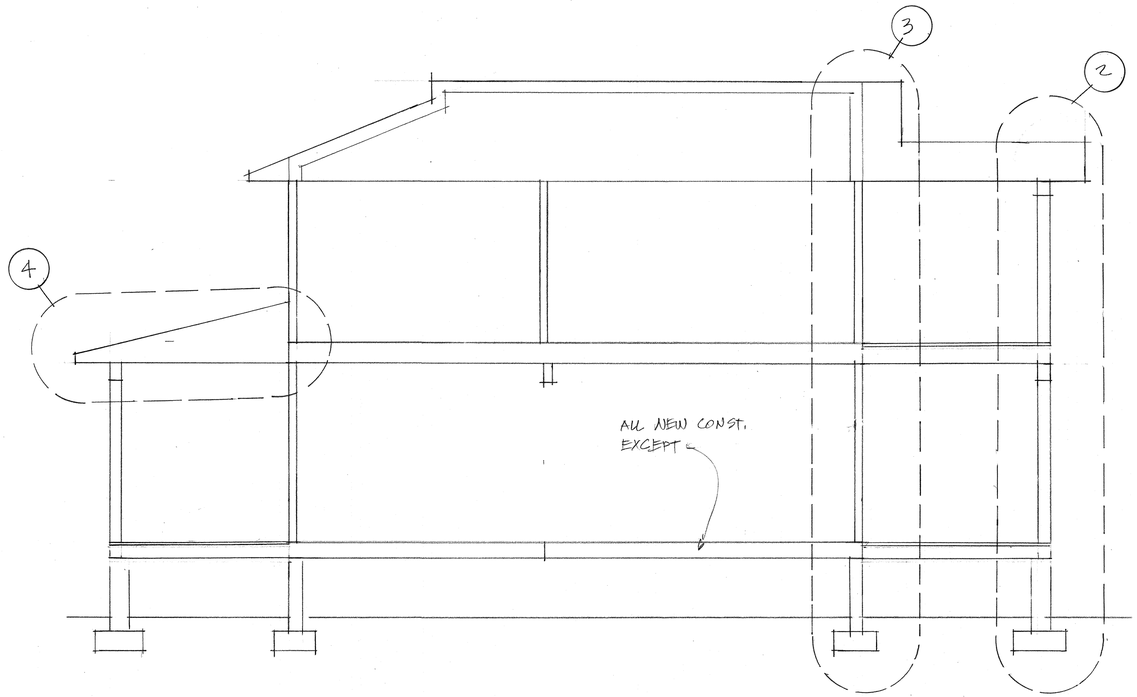
SAPP/PUGH RESIDENCE RENOVATION
160 ONEIDA STREET
ST. AUGUSTINE, FLORIDA

Copyright Andrew Kaplan architect 2020

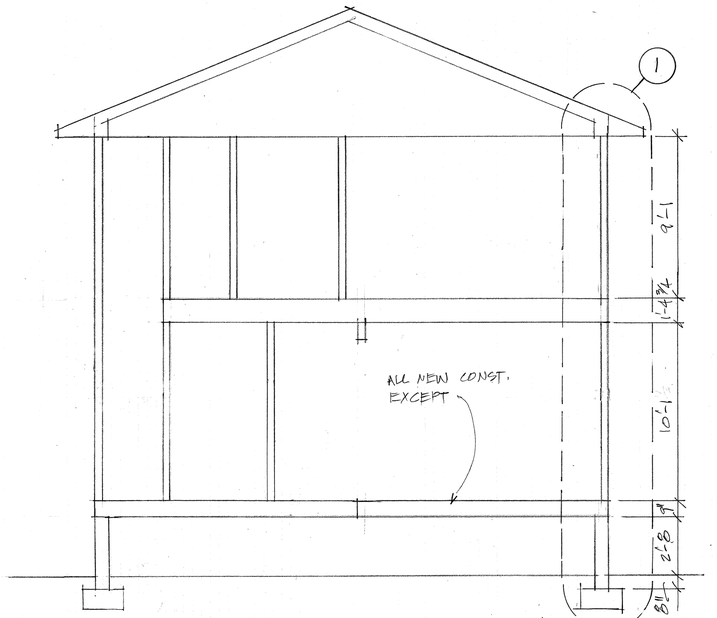
Architecture
Planning
Interiors
Andrew Kaplan, architect
Lic. No. AR0007873
P.O. Box 13893, Gainesville, FL 32604
Ph: 352.373.2726 / E-mail : kaplanarchitect@gmail.com

Project Number: 2020-22
Date:
A-3
Sheet of 7

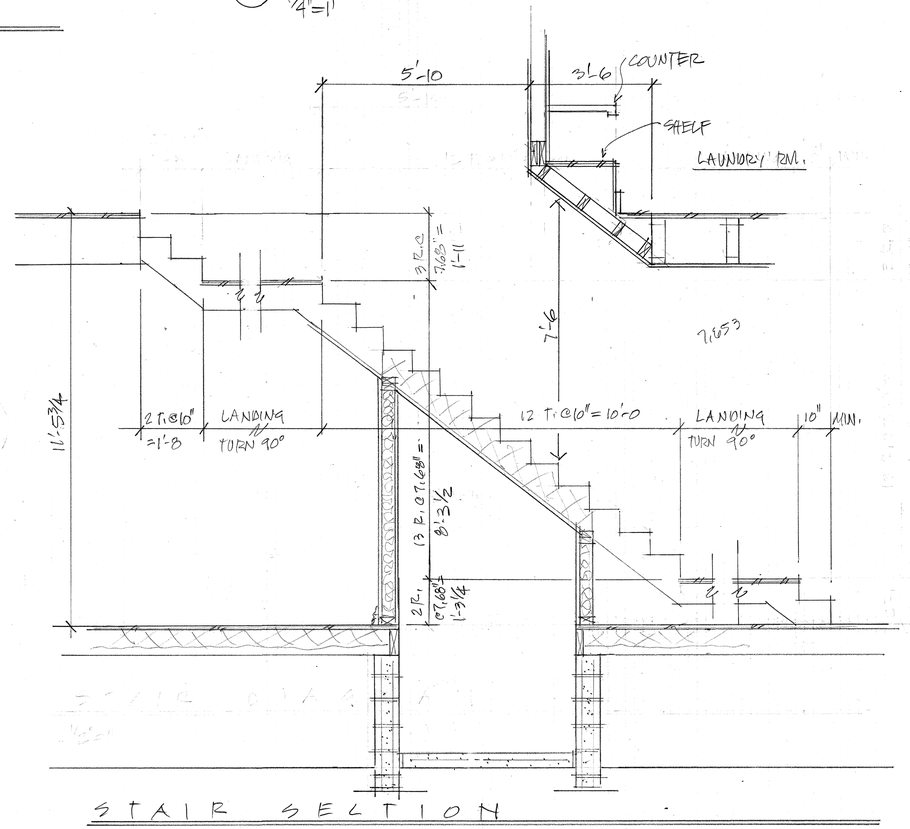
Received September 10, 2021
Planning and Building Department



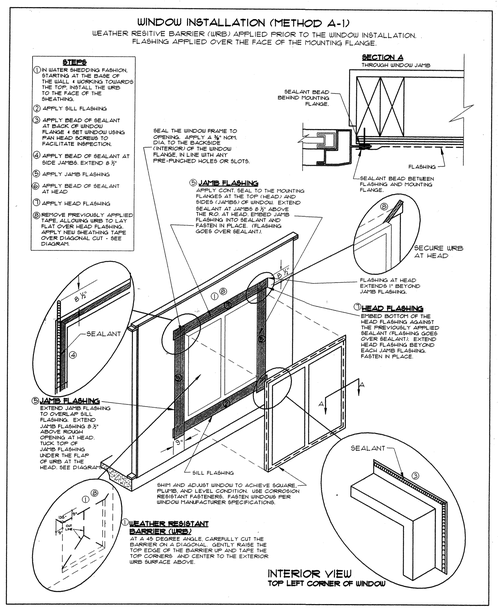
A BUILDING SECTION
1/4"=1'



B BUILDING SECTION
1/4"=1'



STAIR SECTION
1/2"=1'



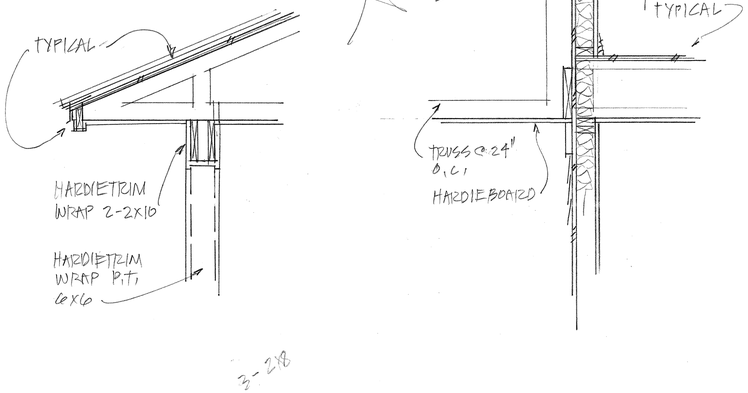
SAPP/PUGH RESIDENCE RENOVATION
160 ONEIDA STREET
ST. AUGUSTINE, FLORIDA

Copyright Andrew Kaplan architect 2022

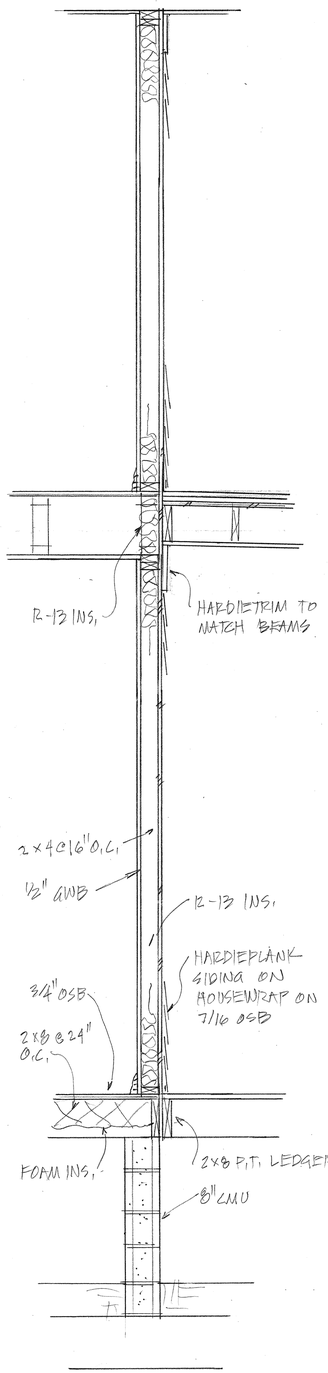
Architecture
Planning
Interiors
kaplanarchitect@gmail.com
Andrew Kaplan, architect
Lic. No. AR0007873
P.O. Box 13893, Gainesville, FL. 32604
Ph: 352.373.2726 / E-mail : kaplanarchitect@gmail.com

Project Number: 2020-22
Date:
A-4
Sheet of 7

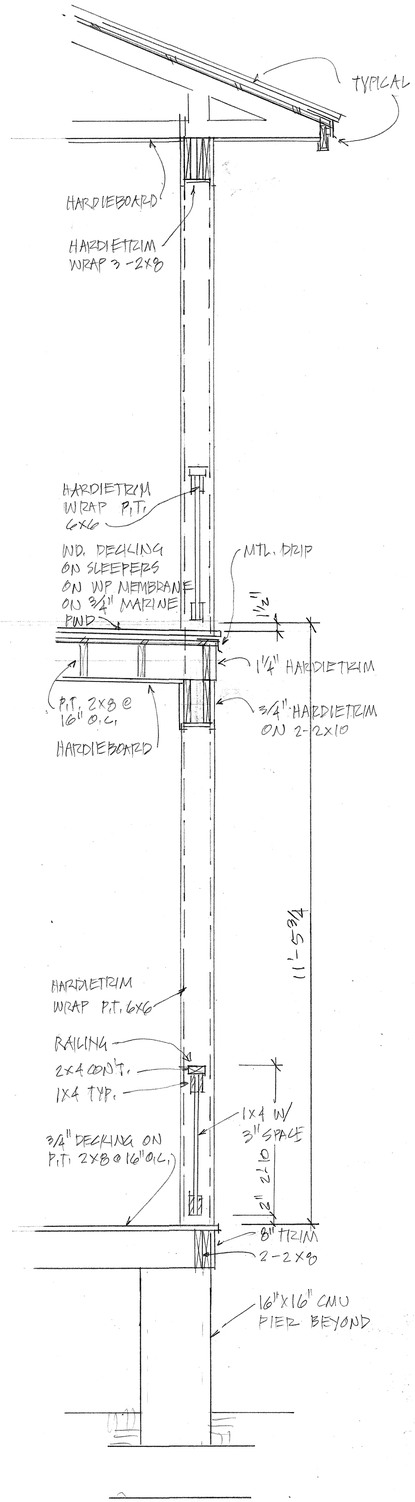
Received September 10, 2021
Planning and Building Department



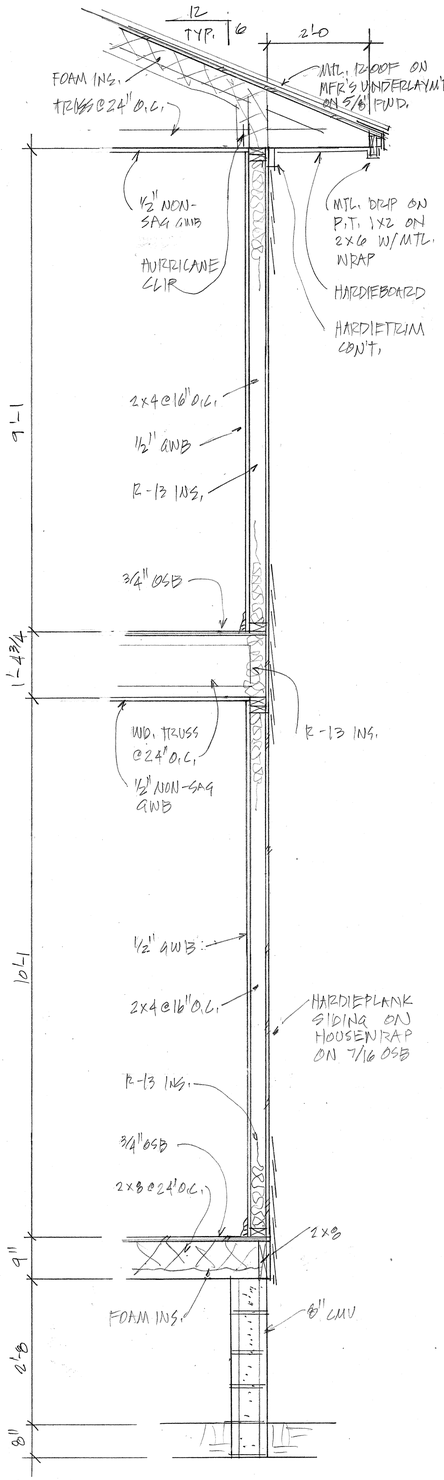
4 PORCH SECTION
3/4"=1'



3 PORCH SECTION
3/4"=1'



2 PORCH SECTION
3/4"=1'



1 TYPICAL WALL SECTION
3/4"=1'

SAPP/PUGH RESIDENCE RENOVATION
160 ONEIDA STREET
ST. AUGUSTINE, FLORIDA

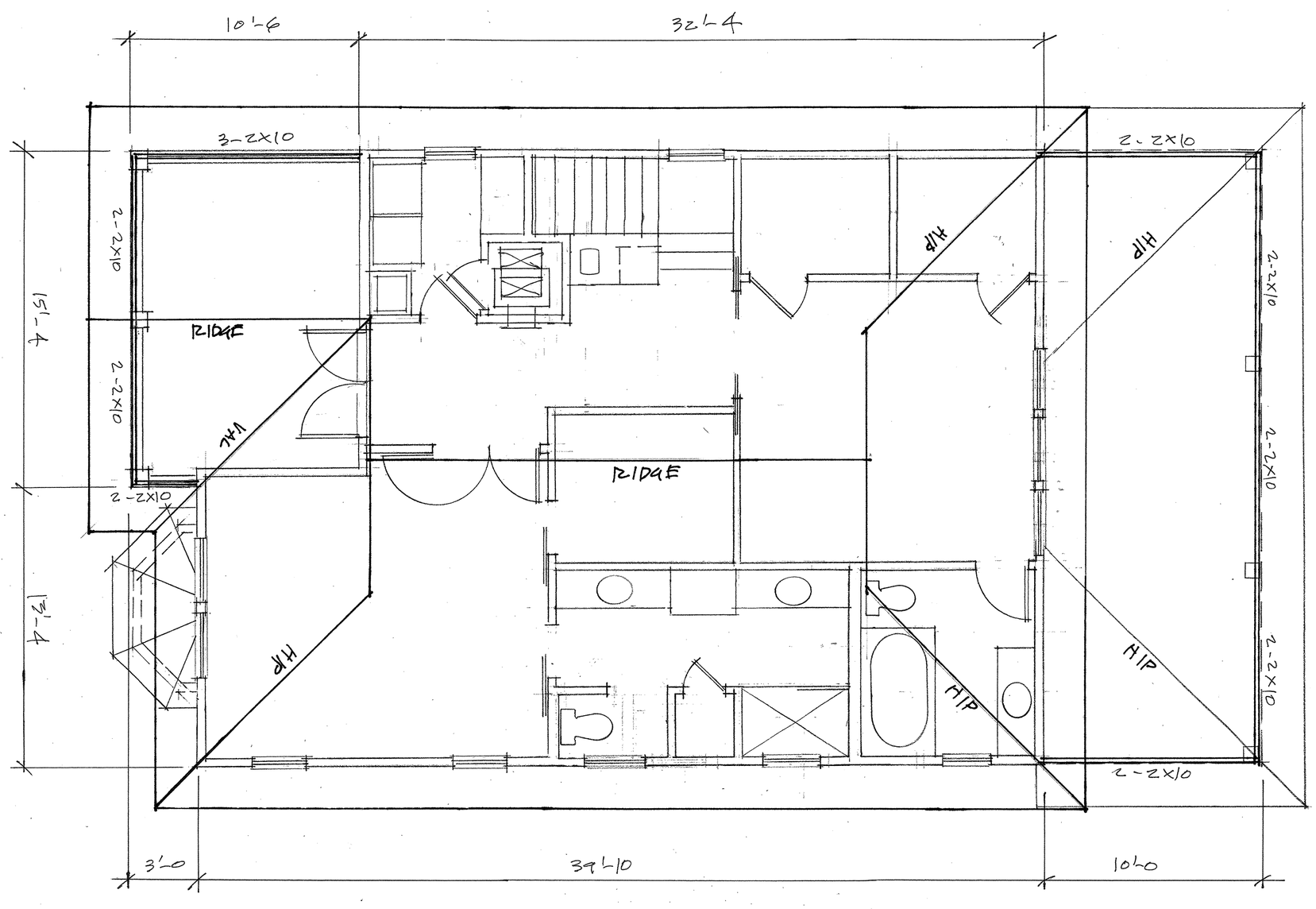
Copyright Andrew Kaplan architect 2020

Architecture
Planning
Interiors
kaplanarchitect@gmail.com
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:
A5
Sheet of 6

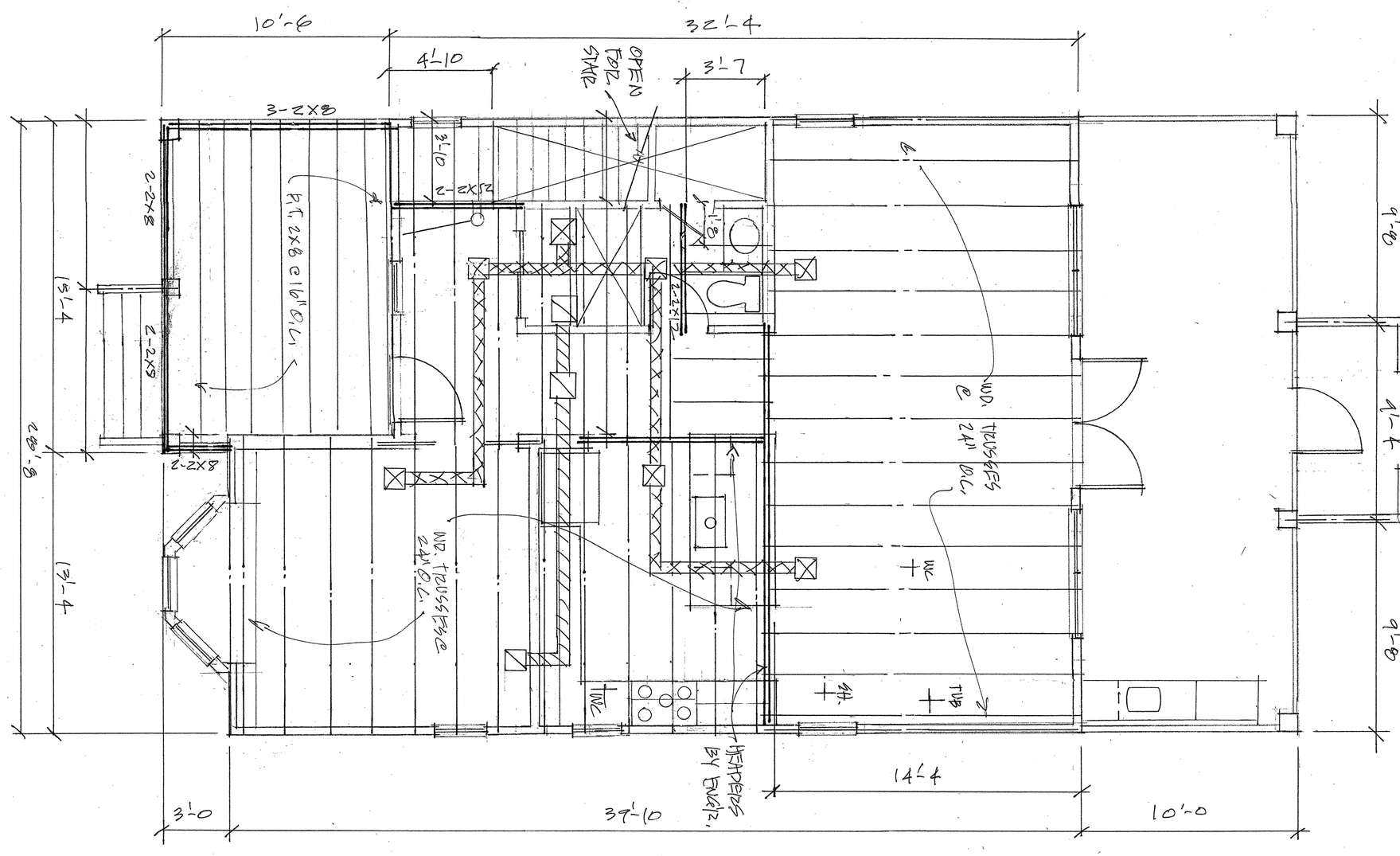
ROOF PLAN

1/4"=1'



2ND FLOOR FRAMING W/HVAC CONCEPT

1/4"=1'



Project Number: 2020-22	**Andrew Kaplan, architect** Lic. No. AR0007873	Architecture Planning Interiors	**SAPP/PUGH RESIDENCE RENOVATION** 160 ONEIDA STREET ST. AUGUSTINE, FLORIDA
Date:	P.O. Box 13893, Gainesville, FL 32604	Ph: 352.373.2726 / E-mail : kaplanarchitect@gmail.com	Copyright Andrew Kaplan architect 2020
Sheet of A-6			

Received September 10, 2021
Planning and Building Department

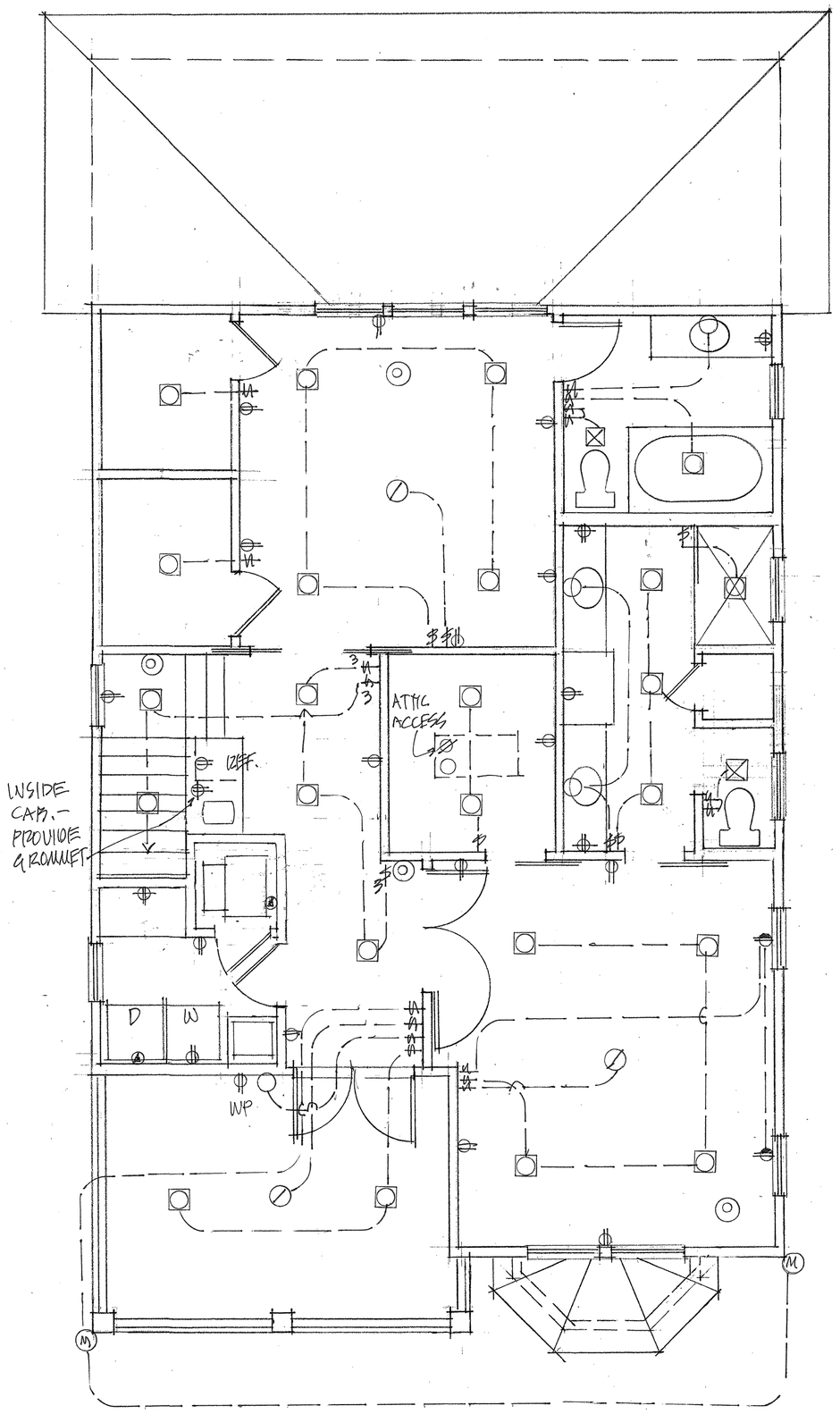
Received September 10, 2021
Planning and Building Department

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

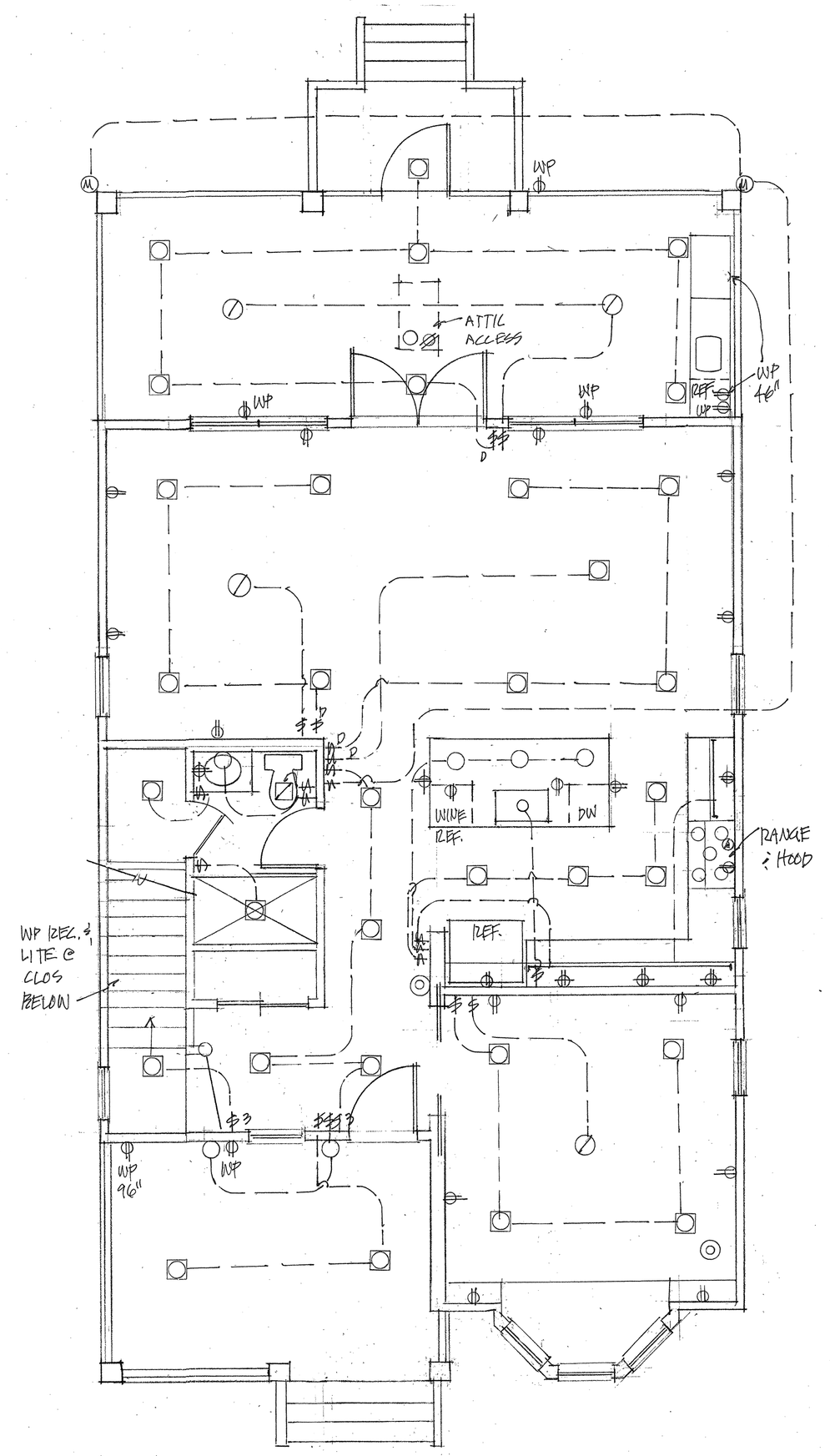
M MOTION

D DIMMER



2ND FLOOR ELECTRICAL PLAN

1/4"=1'



1ST FLOOR ELECTRICAL PLAN

1/4"=1'

SAPP/PUGH RESIDENCE RENOVATION

160 ONEIDA STREET

ST. AUGUSTINE, FLORIDA

Copyright Andrew Kaplan architect LLLC

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

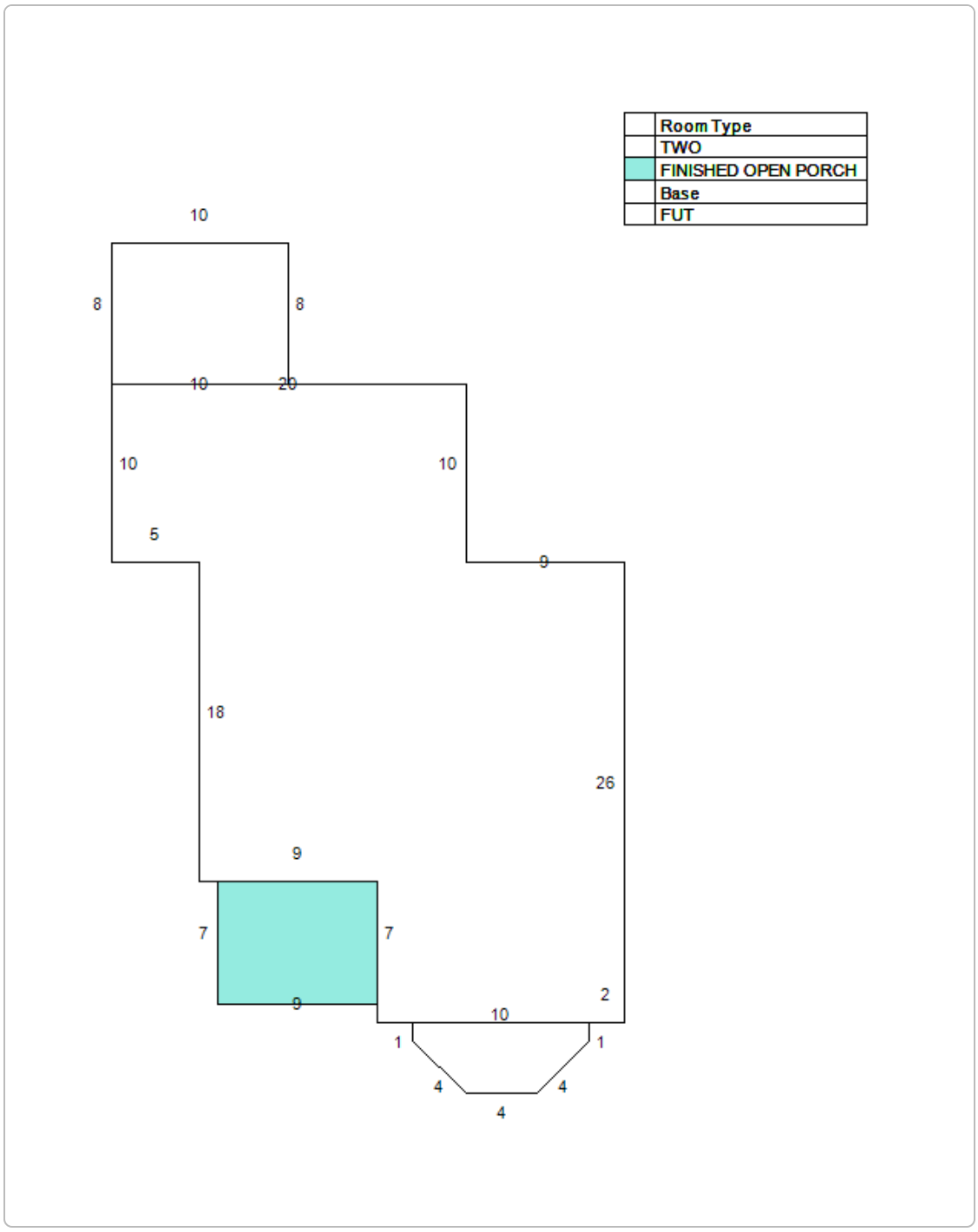
Land Information

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.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 9/14/2021, 12:21:27 AM

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
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

DATE: For the November 18, 2021 HARB Meeting

RE: Agenda item 9(a)

9. Certificate of Appropriateness: After-the-Fact

a) PL2021-0134
Continuing from
October 21, 2021

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.

Please note that this application was continued at the October 21, 2021 HARB meeting without being heard. The day of that meeting, the applicant emailed additional plan views, a spec sheet for the proposed replacement panel, and photos. These are included in the front of the application packet for this November meeting. Since the October staff report attachments included the same permit plans previously received by the Building Department in 2020 that match those submitted as additional information, the November 18 staff report and attachments remain unchanged from the October meeting, except for the notation regarding the application being continued.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for November 18, 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. *(Continued from the October 21, 2021 HARB meeting)*

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:	9(a)	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 Officer

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.

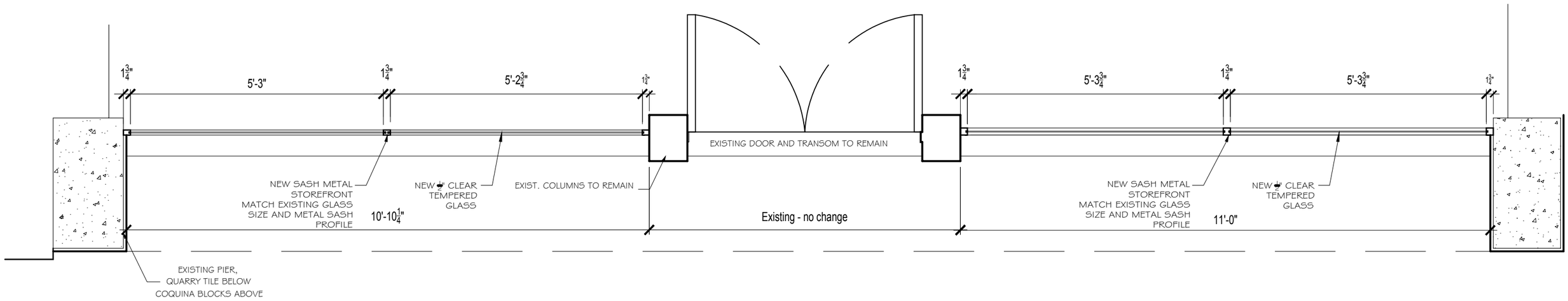
Public hearing was closed.

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

Permit plans received by the Building Department in 2020 and approved administratively during an architectural review



PROPOSED PLAN 1/2" = 1'-0" SCALE

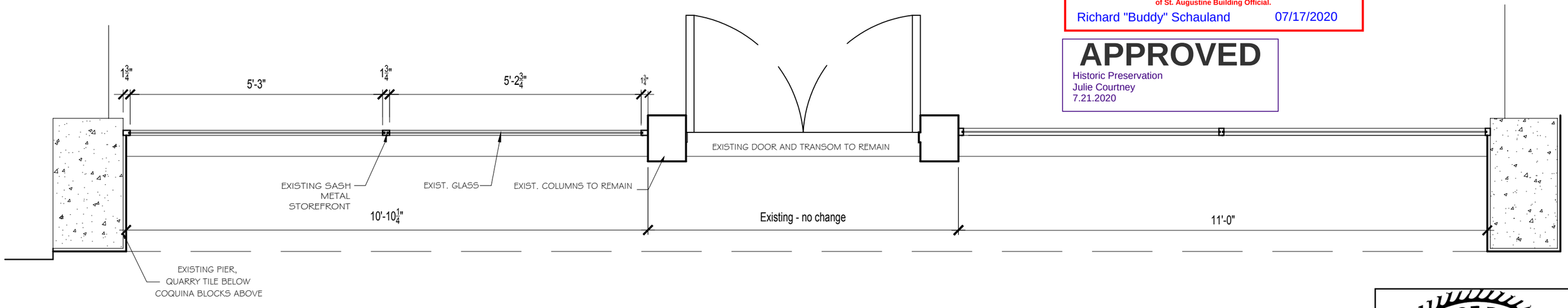
Approved

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



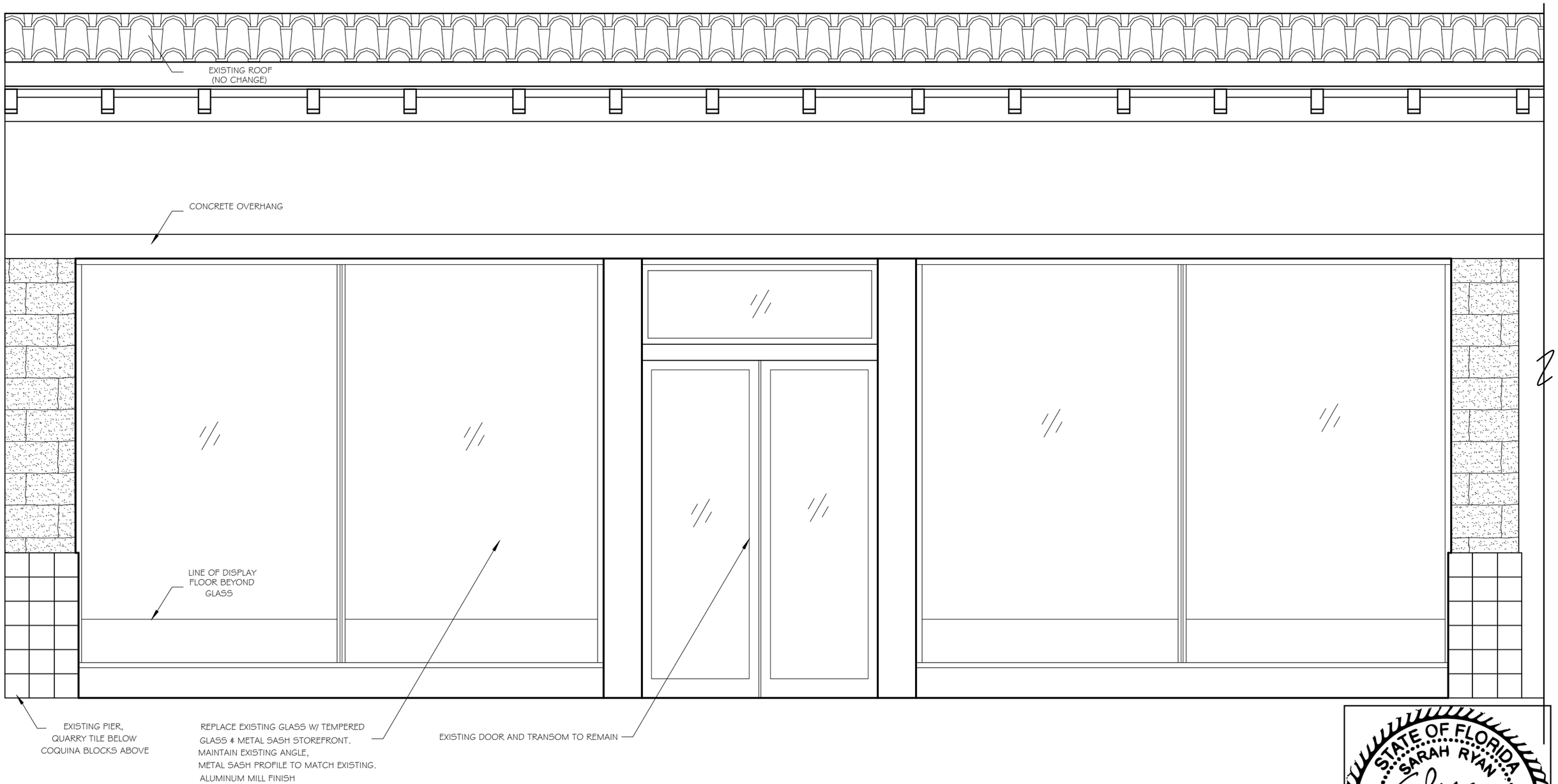
EXISTING PLAN 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT LLC

FOR PERMIT

STATE OF FLORIDA
SARAH RYAN
AR97035
REGISTERED ARCHITECT



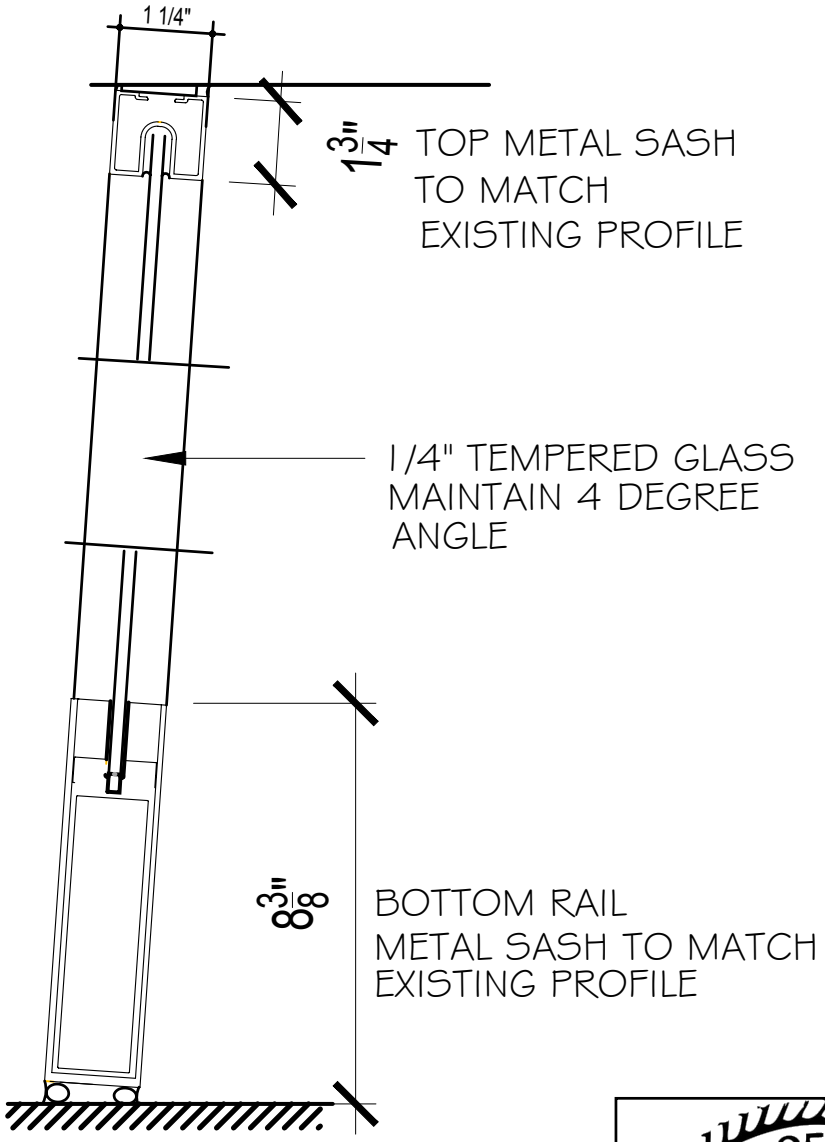
STATE OF FLORIDA
SARAH RYAN
AR97035
REGISTERED ARCHITECT

EXISTING AND PROPOSED ELEVATION 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT LLC

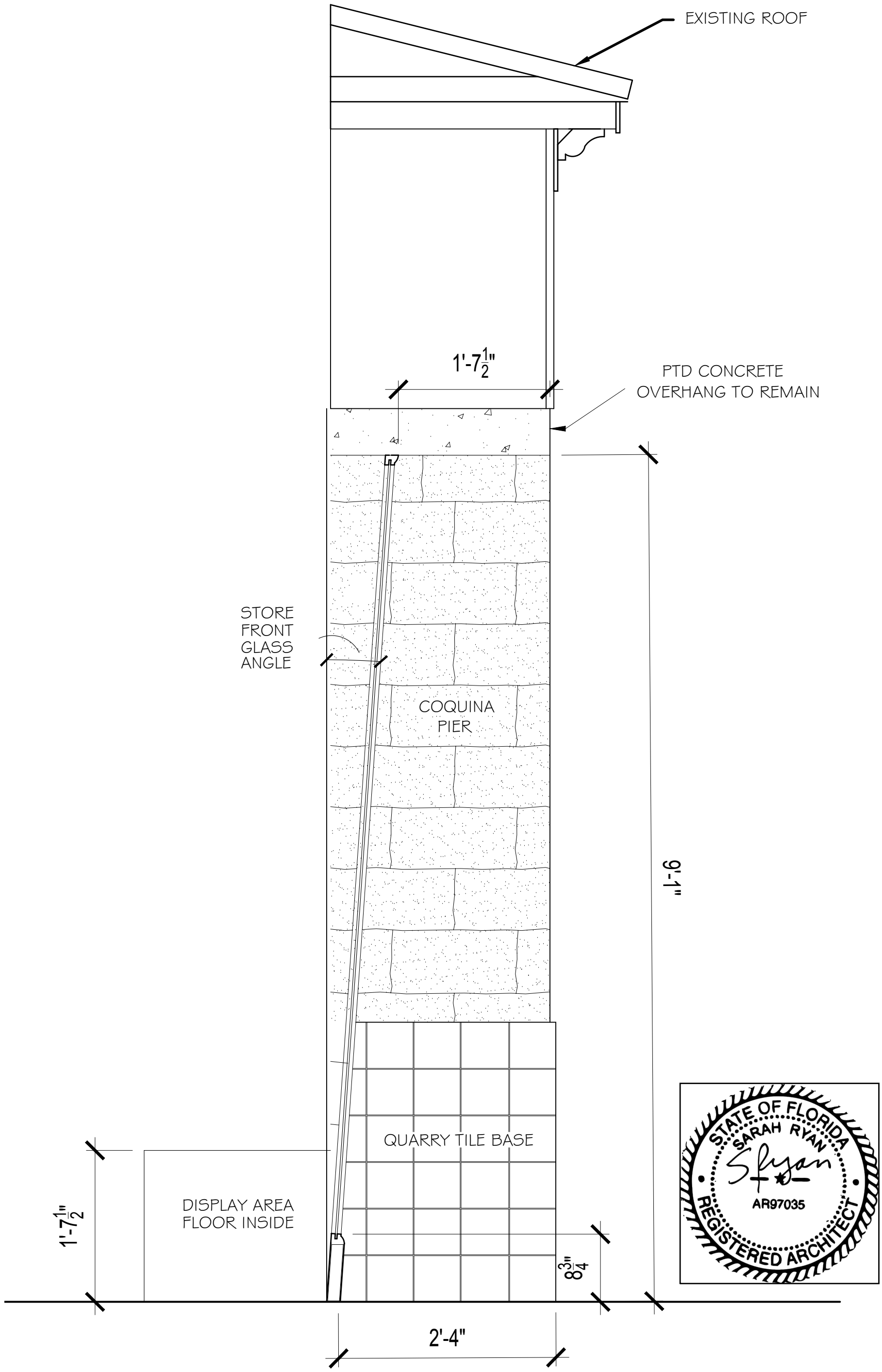
FOR PERMIT



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

Planning & Building Department

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

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 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.

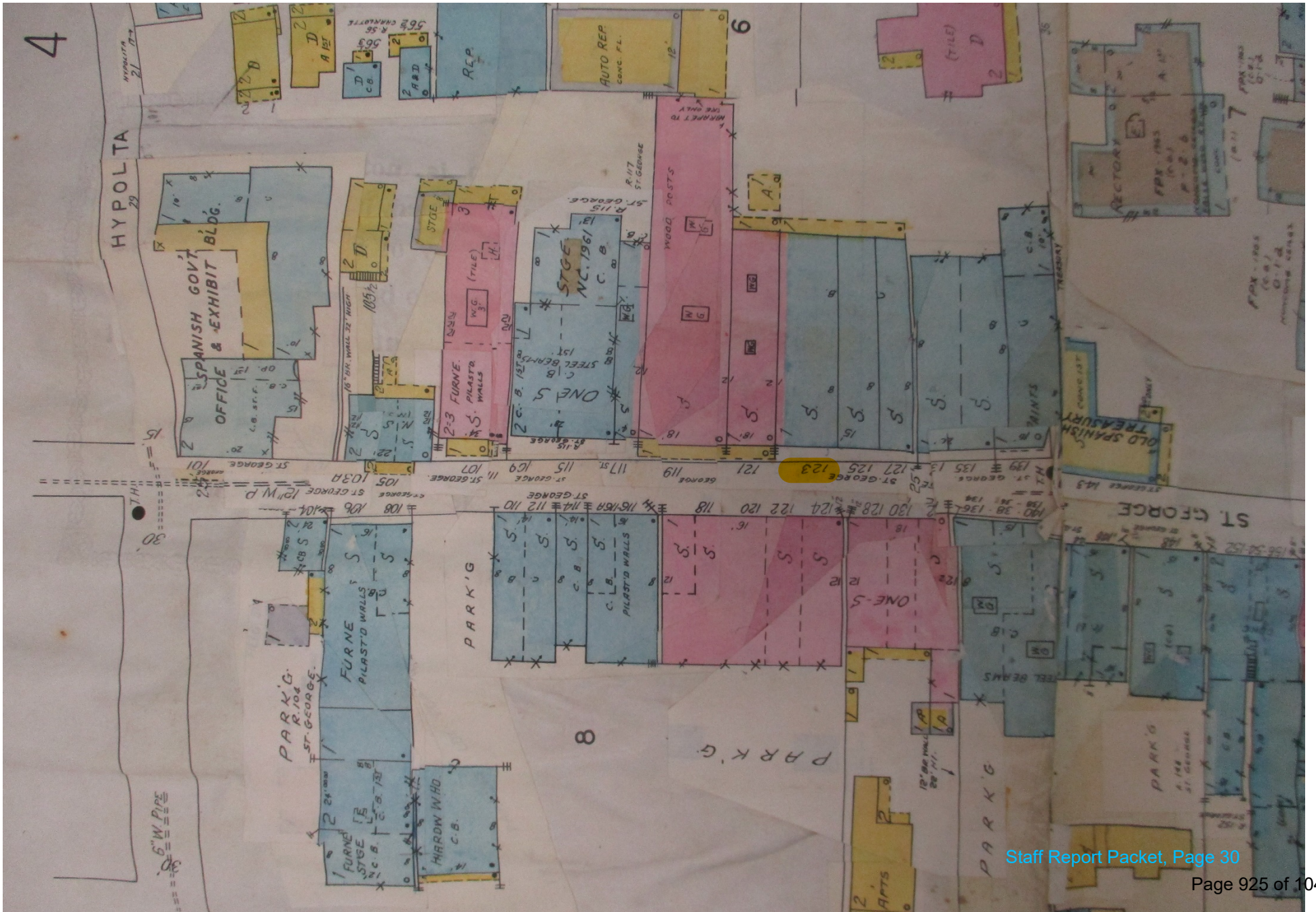
Please advise if this is administratively acceptable or if I need to do something else as we planned on taking care of that this week - possibly tomorrow?

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



CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

October 21, 2021

Dailey Builders LLC
205 W. Davis Industrial Dr. Ste 5
St. Augustine, FL 32084

cc: Baker Family Revocable Trust

Re: Certificate of Appropriateness – 123 St. George Street – PL2021-0134

Dear Mr. Dailey,

On October 21, 2021, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the November 18, 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 10 days before the meeting, or by November 8, 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.:	PL2021-0134
Applicant:	Dailey Builders LLC
Owner:	Baker Family Revocable Trust
Address:	123 St. George Street
Parcel Number:	1969200000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 21 , 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 October 21, 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 HP-2.
4. The above-described Certificate of Appropriateness 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 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.

Subject to the following conditions:

- Continued to the November 18, 2021 HARB meeting due to no one being present to represent the application.
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of October, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0134

REQUEST APPROVED / DENIED / (CONTINUED)

Sign Name

Catherine 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, Catherine 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 21st day of October, 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.

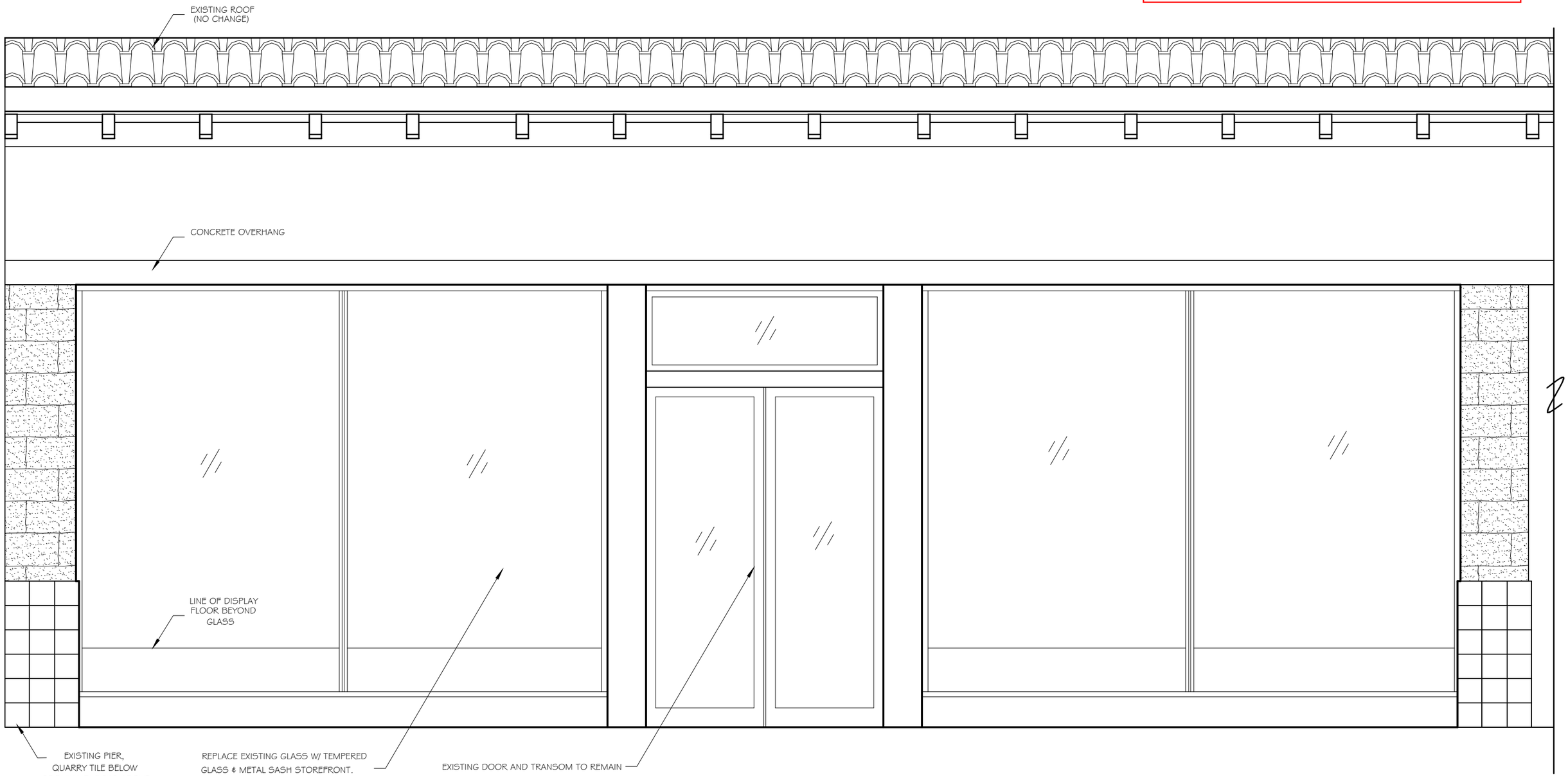
FOR NOVEMBER 18, 2021 HARB MEETING

2021-0134: 123 ST. GEORGE STREET

Materials submitted by applicant.

Received October 21, 2021
Planning and Building Department

AS-PERMITTED



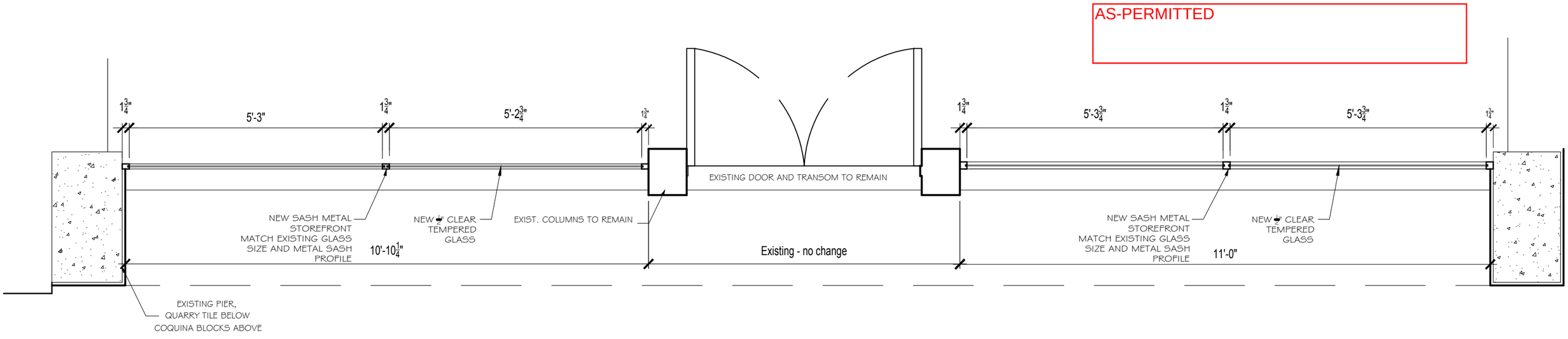
EXISTING AND PROPOSED ELEVATION 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

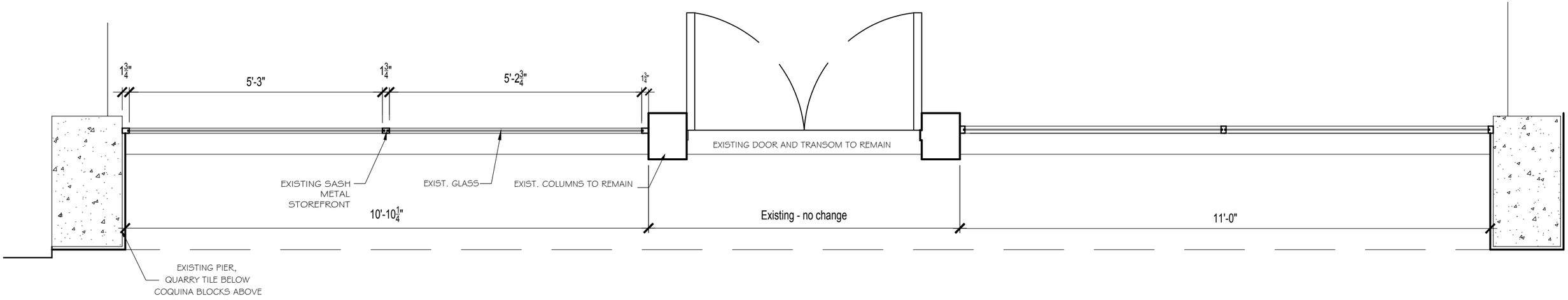
SARAH RYAN ARCHITECT LLC 6.5.20

Received October 21, 2021
Planning and Building Department

AS-PERMITTED



PROPOSED PLAN 1/2" = 1'-0" SCALE

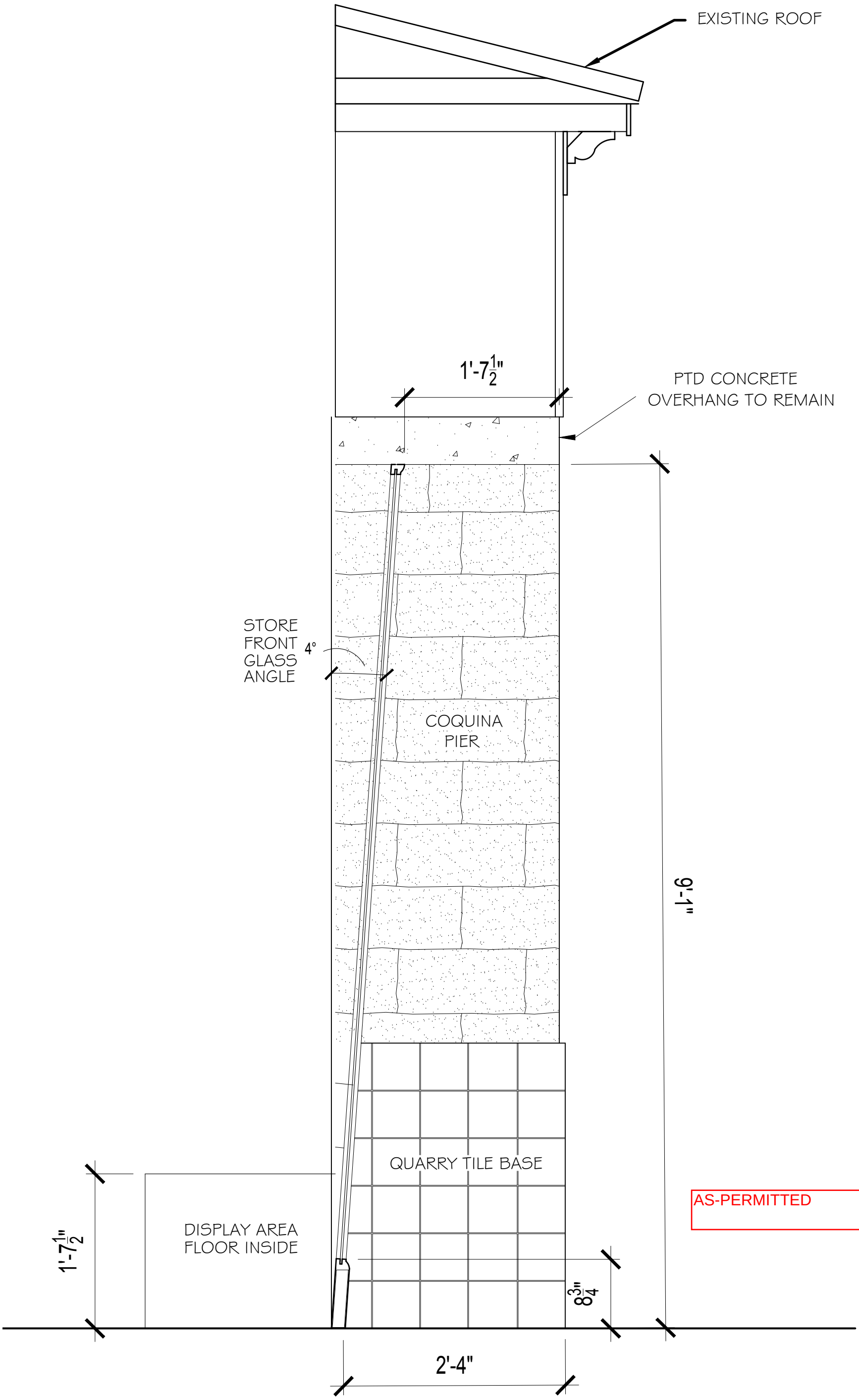


EXISTING PLAN 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT LLC 6.5.20

Received October 21, 2021
Planning and Building Department



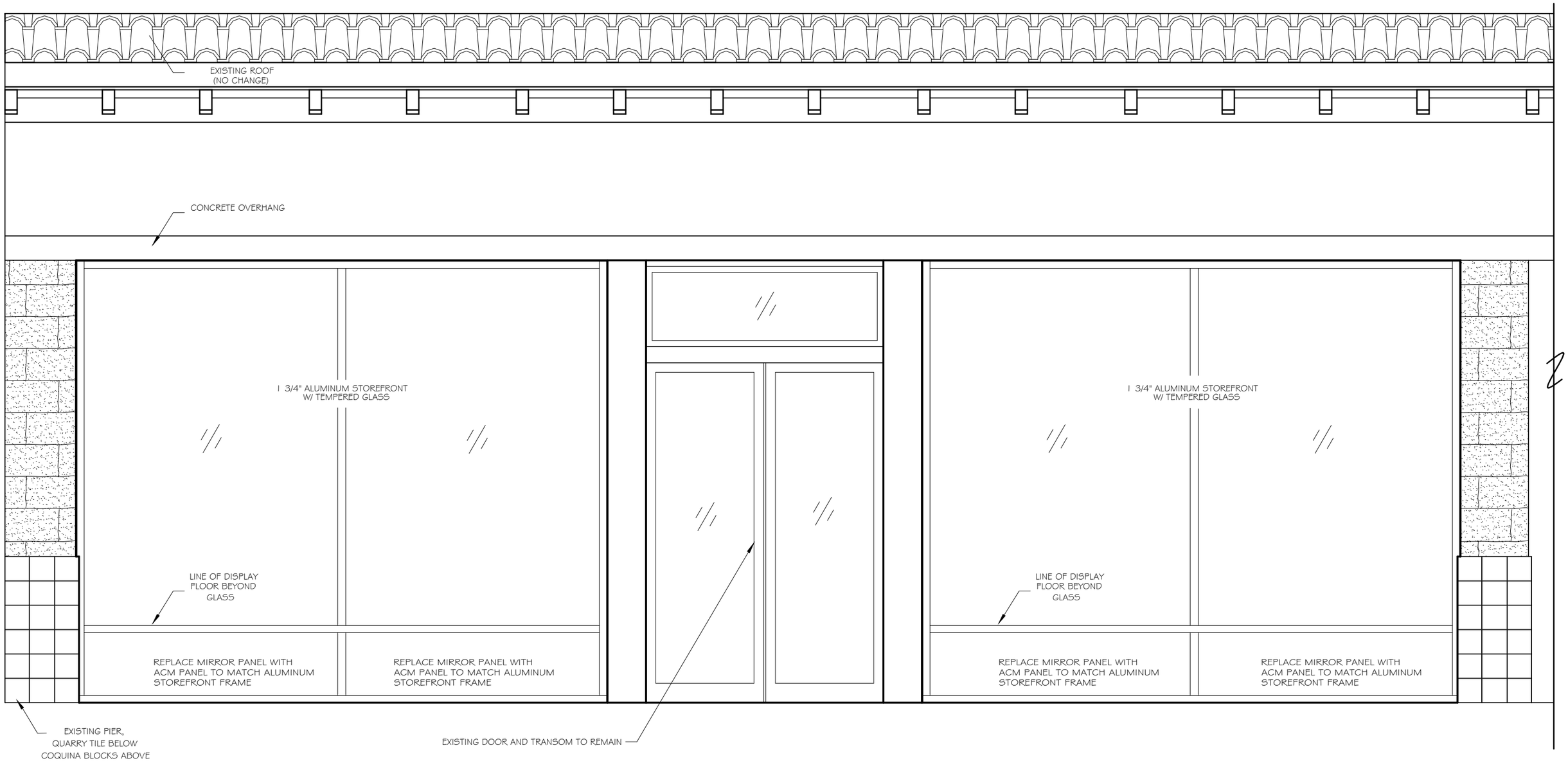
SECTION 1" = 1'-0" SCALE

AS-PERMITTED

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT, LLC

Received October 21, 2021
Planning and Building Department



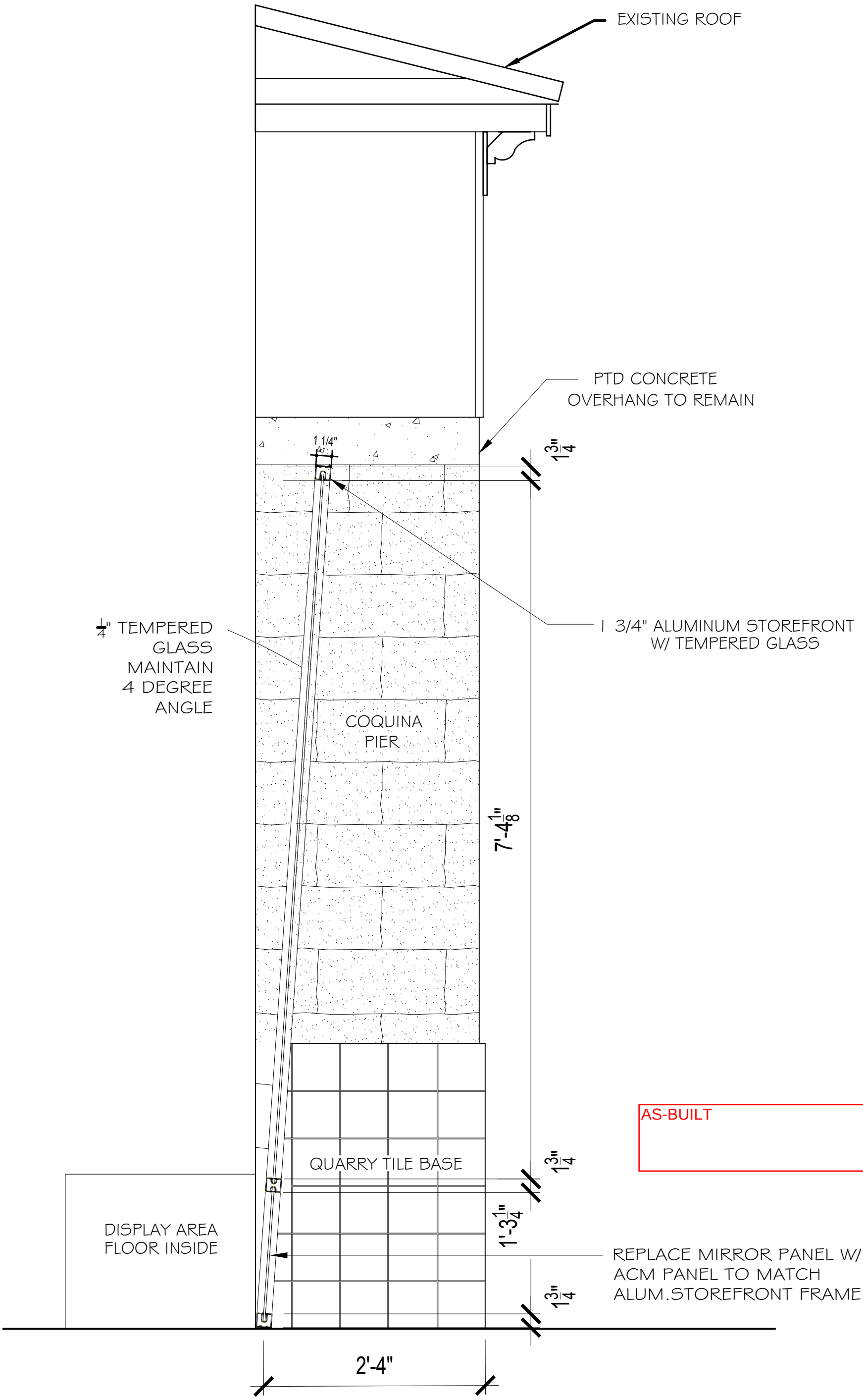
AS-BUILT

AS-BUILT ELEVATION 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - ALUMINUM STOREFRONT

SARAH RYAN ARCHITECT LLC 5.10.21

Received October 21, 2021
Planning and Building Department



AS-BUILT

AS-BUILT SECTION 1" = 1'-0" SCALE

123 ST GEORGE STREET - ALUMINUM STOREFRONT

SARAH RYAN ARCHITECT, LLC 5.10.21

Application pg. 9



BEFORE



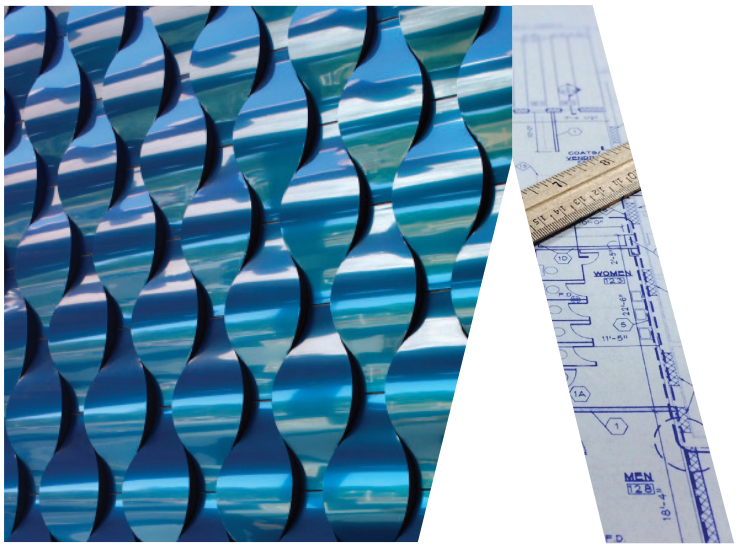
AFTER

Received October 21, 2021
METAL PANEL TO REPLACE MIRROR
tment

ALUCOBOND® PLUS

GIVING SHAPE TO GREAT IDEAS

TECHNICAL DATA SHEET



As the original "aluminum composite material," ALUCOBOND PLUS consists of two sheets of smooth .020" aluminum thermo-bonded to a solid, fire retardant core and has been developed exclusively to allow architects and designers to meet today's fire performance requirements set by the International Building Code (IBC) while using ACM as the material of choice. Proven product properties and benefits of ALUCOBOND PLUS include:

- Flatness & Rigidity
- Durability
- Ability to be perforated
- Formability
- Ease of fabrication
- Wide range of colors & finishes

The versatile characteristics of ALUCOBOND PLUS provide for a plethora of applications such as exterior and interior cladding, column covers, canopies, soffits and even signage, allowing architects to offer inspiring, creative, and innovative designs while meeting the standards of sustainable planning.

ALUCOBOND PLUS is available in all of our current finishes and custom colors.

PRODUCT DESCRIPTION

MATERIAL COMPOSITION
- Aluminum interior and exterior facings in 0.020" nominal thickness
- 4mm total nominal thickness, including proprietary fire retardant core

SHEET WIDTHS
- Standard coil-coated width of 62"*
  *Some finishes are stocked in 40", 49.2" or 50". Please refer to stock material list
- Custom widths of 40" and 50" available on request

SHEET LENGTHS
- Standard coil-coated length of 196"
- Reflect Mirror is offered in 146"
- Custom lengths for coil coating: maximum 400"
- Custom lengths for anodized: maximum 216"

MINIMUM BENDING RADIUS
- The minimum bending radius of ALUCOBOND PLUS without routing the interior skin is 15 times the thickness
- 4mm x 15 = 60mm (2.36")

MANUFACTURING
- ALUCOBOND PLUS is made in Benton, Kentucky USA

TECHNICAL SUMMARY

TEMPERATURE RESISTANCE
- Withstands environmental temperature changes from -55°F to +180°F
- Coefficient of linear expansion is governed by the aluminum sheet

TECHNICAL PROPERTIES

- Nominal thickness:	4mm
- Nominal weight:	1.56 lb/ft^2
- Moment of intertia:	.000212 in^4/in
- Section of modulus:	.00275 in^3/in
- Rigidity:	2143 lb-in^2/in

SUSTAINABILITY DESIGN
- LEED 3
- LEED v4/4.1
  - LCA Industry Standard
  - EPD Industry Standard

ACCEPTED EVALUATION REPORTS
- ICC-ES: 1185
- Florida Product Approval: FL29842
- Miami Dade County NOA: 15-0923.03
- Los Angeles Research Report: 24868
- Underwriters Laboratory: 19980

WALL ASSEMBLY FIRE TESTING
- CAN/ULC S134**
- NFPA 285**

To download PDF or AutoCAD details and specifications, visit our website at **www.alucobondusa.com**

Information contained herein, or related to, is intended for use at one's own discretion. Such information is believed to be reliable, but 3A Composites shall have no responsibility or liability for results obtained or damages resulting from such use. 3A Composites USA, Inc. does not make any warranties, expressed or implied.

ALUCOBOND® is a registered trademark of 3A Composites USA Inc.
© 2020 3A Composites USA. All Rights Reserved.

Application pg. 11

Received October 21, 2021
Planning and Building Department

CLEAR ANODIZED COLOR PANEL WILL MATCH STOREFRONT FRAME

CLEAR ANODIZED

0 search...



Product Availability:
ALUCOBOND PLUS (4mm ACM)

“A cool icy silver.”

SPECIFICATIONS

Color Collection: Anodized Collection
Finish: Anodized
Gloss: 15 - 25
SRI Value: 78
Stock Sheet Size (PLUS): 62” x 198”
Directional: Yes
Warranty: Standard warranty available
PLUS Material Number: 69553

*Natural variations in shade and color will occur with anodized finished metals. This variation is part of the natural beauty brought out by the anodizing process and often sought after for this aesthetic quality. Visual look of variation may also be effected by tint as well as size of panel. For more details on Anodized finishes please refer to Let’s Talk Tech on Anodized Finishes.

Download the ALUCOBOND® PLUS Stock Color Library



ORDER SAMPLES

BUILD CUSTOM SPEC

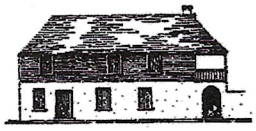
Clear Anodized in Facademaker



SIMILAR EXAMPLE OF STOREFRONT ON 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 kick panel
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

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

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

D. PAINT COLORS (check one)

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

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

Remove mirror glass and install new Low-E tempered glass in place. New Storefront Glass Frame To be Segmark 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.

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.

*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

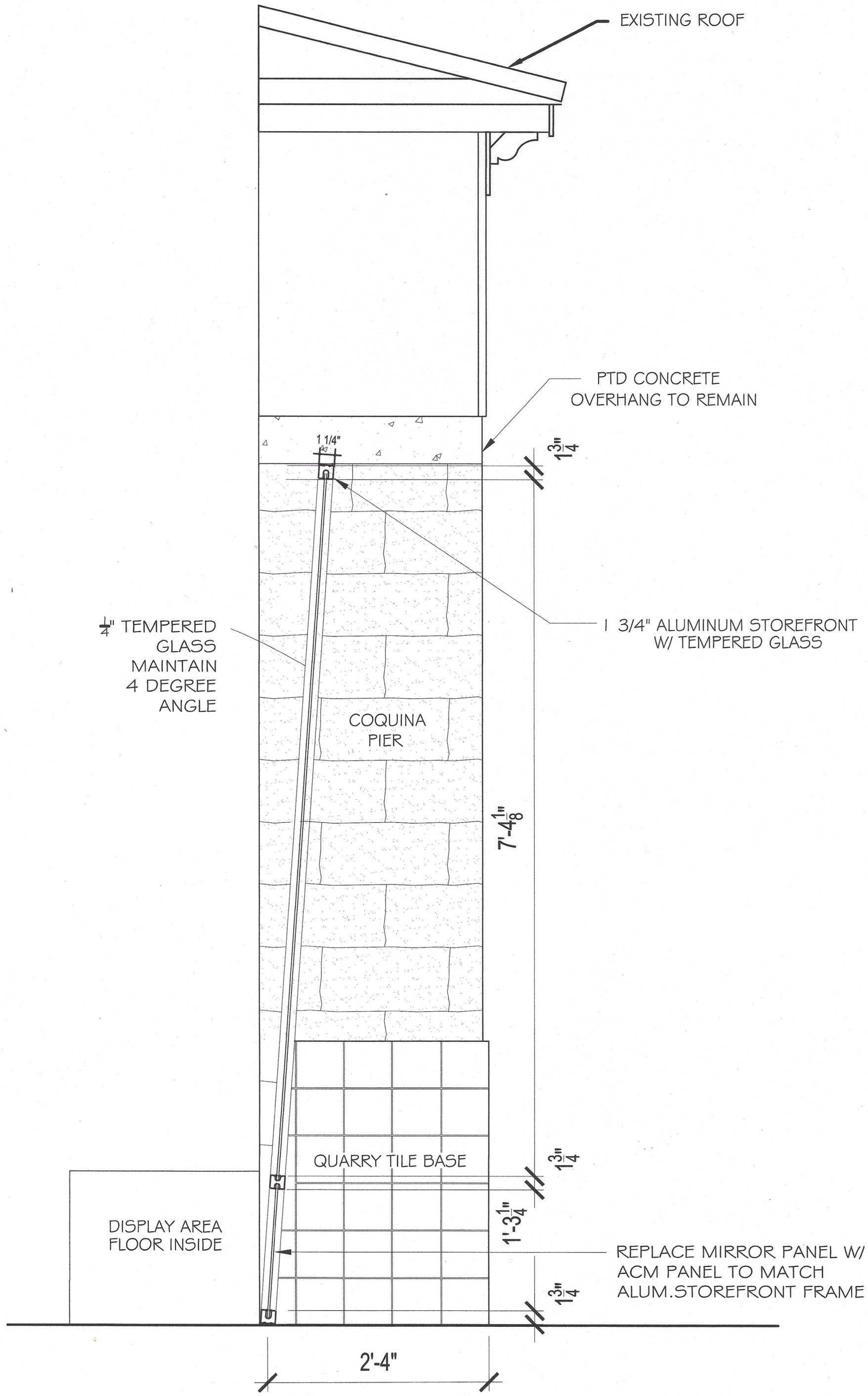
❖ Other details necessary for review:

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 details & for proposed changes.

Project number: PL 2021-0134 Project Address: 123 St. George Street

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

Received September 10, 2021
Planning and Building Department

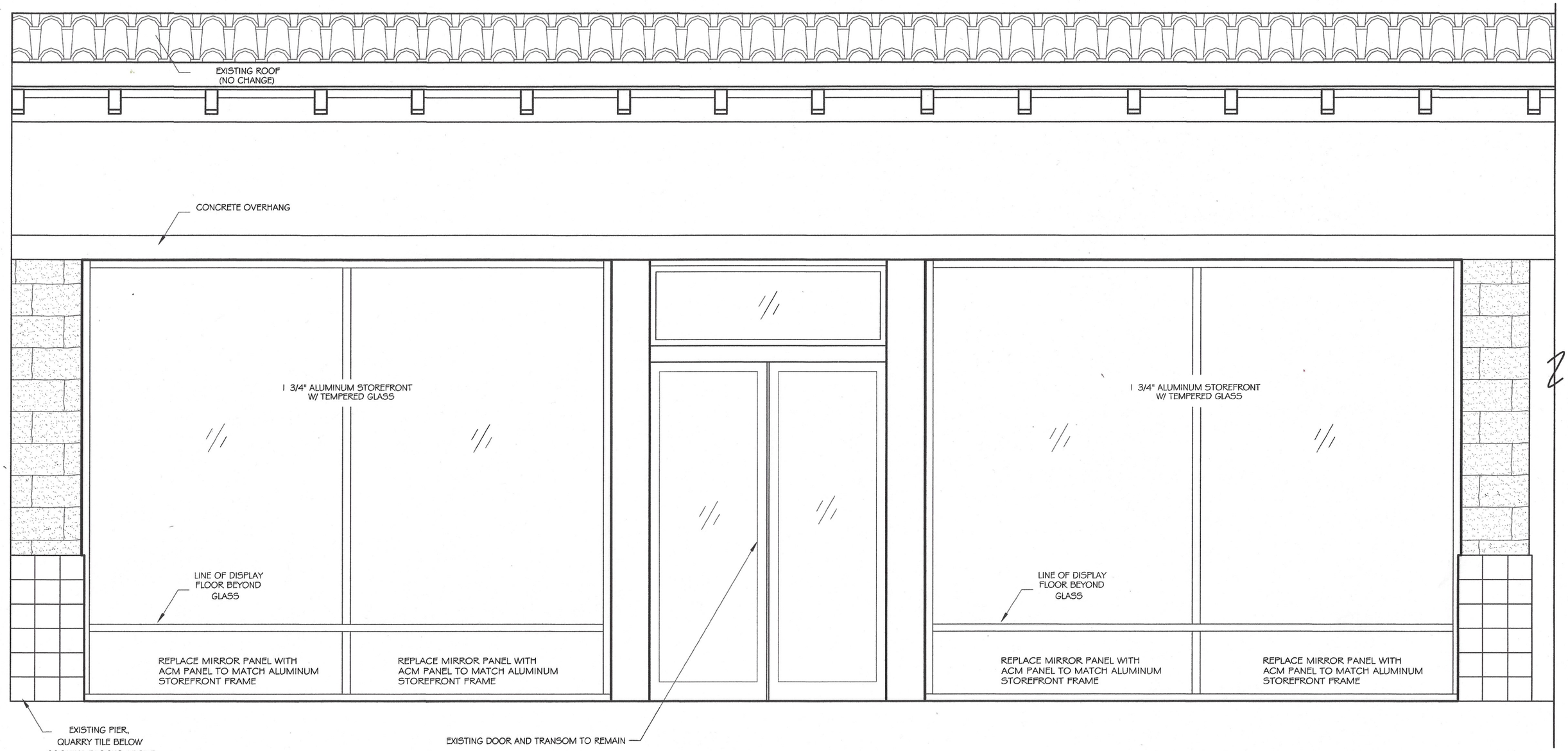


AS-BUILT SECTION 1" = 1'-0" SCALE

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.

COPY

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

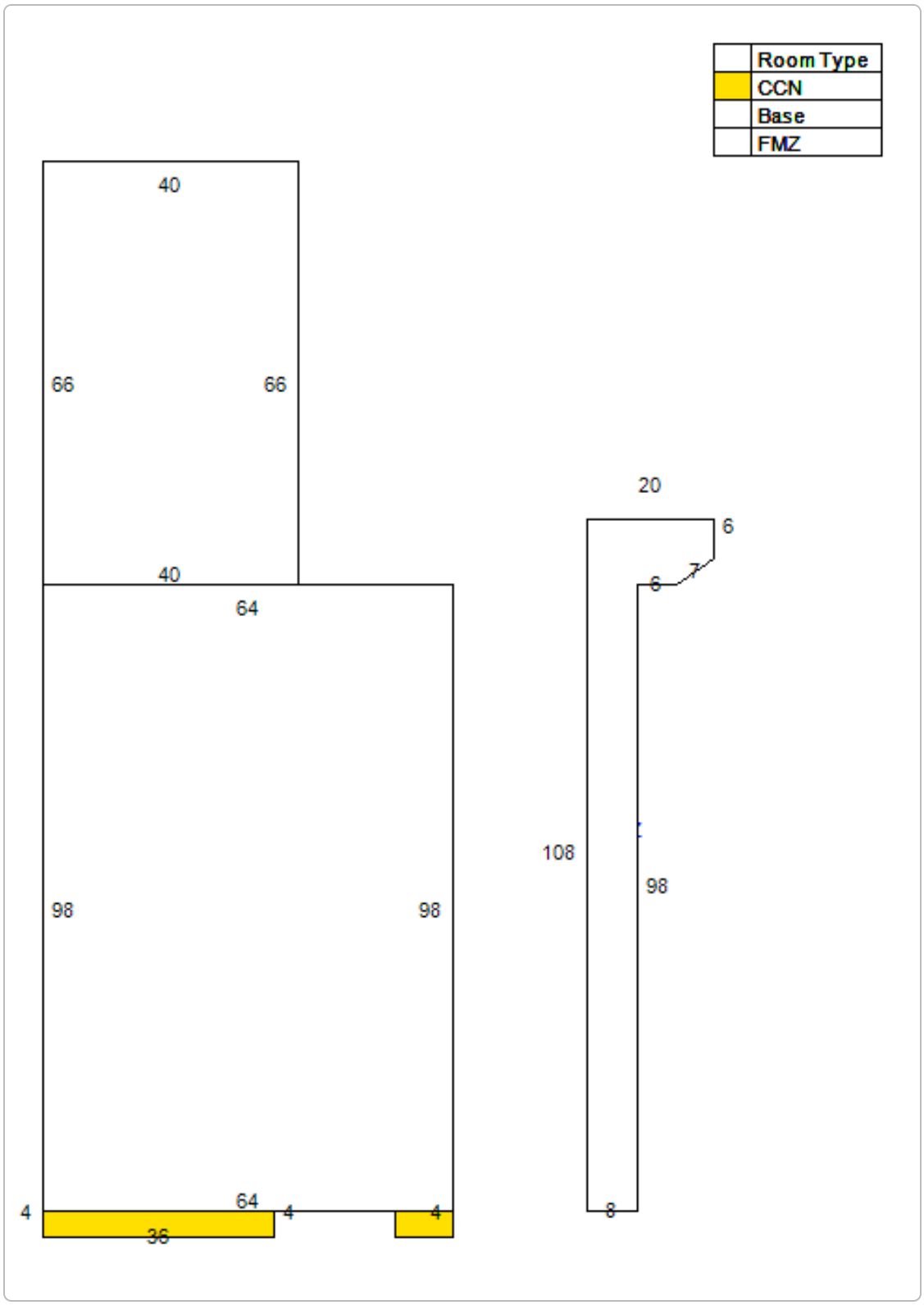
Land Information

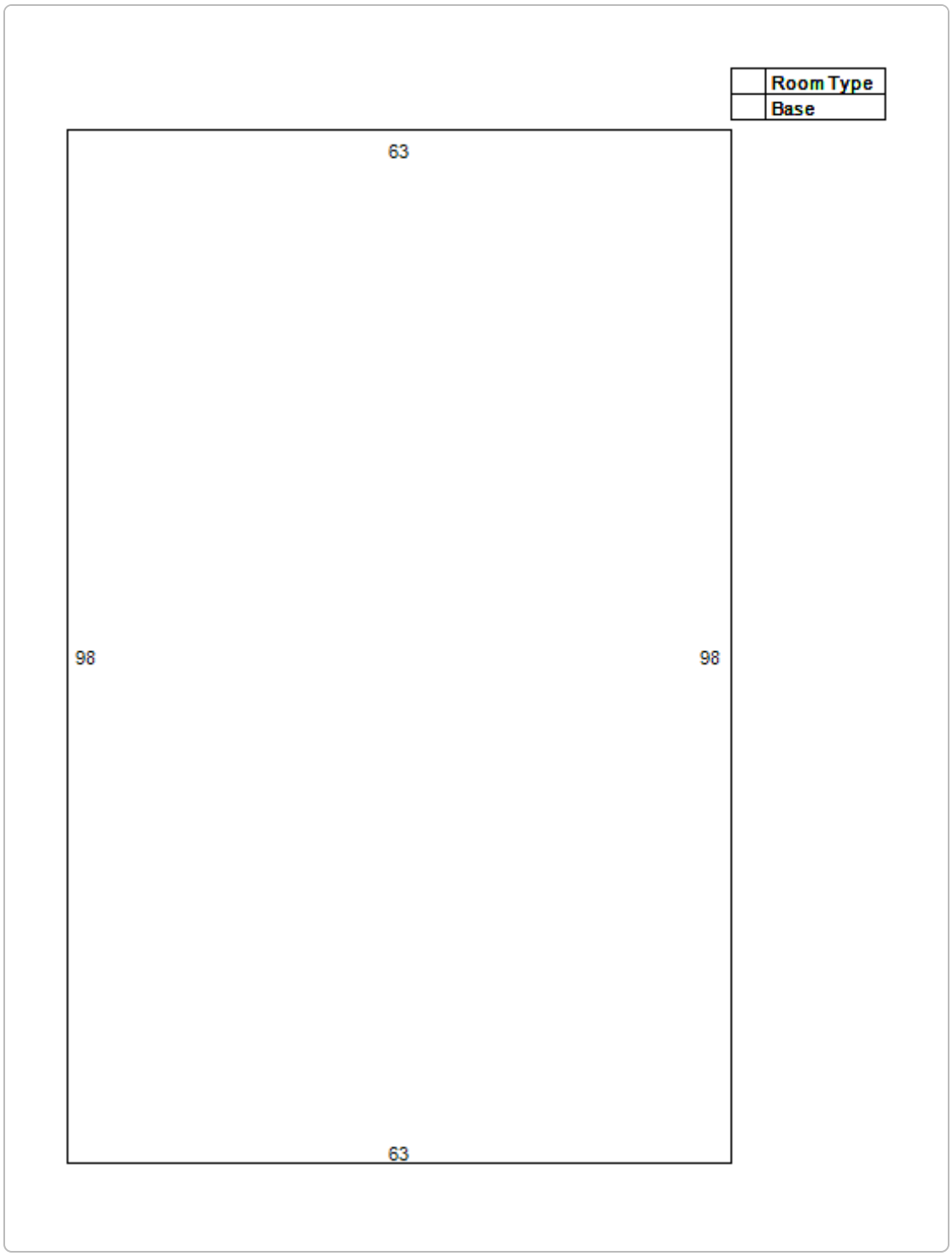
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Owner Occupied Restaurants & Cafeterias	0	0	21256	SF	$1,487,920

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

Developed by Schneider GEOSPATIAL

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 November 18, 2021 Meeting



Application PL2021-0152 Address: 260 St. George Street

Applicant: 260 St. George St., LLC

Property Owner: 260 St. George St., LLC

Project description: For after-the-fact replacement of wood windows and replacement of wood siding in a different manner than approved by the HARB in April 2021. *(INCOMPLETE APPLICATION)*

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01921
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	1867, enlarged in c. 1920s
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1997700000		
Agenda Item:	9(b)	Previous Action(s):	COA PL2021-0027

STAFF SUMMARY AND ANALYSIS:

1. This after-the-fact Certificate of Appropriateness (COA) application is incomplete. Only the application form has been received at the time of this report. Staff communicated to the owner/applicant in person at the building site, in phone and email conversations that an after-the-fact application and supporting documents would be required for work done to 260 St. George Street in a different manner than what was approved under COA PL2021-0027 by the HARB at the April 2021 meeting. The application packet includes an email listing what was requested.
2. A previous COA application was first heard on March 18, 2021 and continued by the HARB, because the applicant/owner originally was proposing wholesale replacement of the stucco, wood siding, and windows. The HARB was not in favor of wholesale replacement or replacing with uniform materials throughout, noting the building would lose its architectural character and reflection of how the building evolved over time.
3. At the April 15, 2021 meeting, a revised proposal was provided that more clearly showed each section of the building with its existing conditions, delineating what materials were proposed for repair or restoration, and gave specific information about the materials proposed for replacement. Overall, the revised proposal was no longer for wholesale replacement of materials, with the exception of the stucco, which the applicant felt was not repairable with its existing condition.
4. In July 2021, staff was made aware that work done to the building under building permit PR2021-0763 was not in keeping with the revised work proposed at the April meeting and approved by the HARB. Staff has had multiple conversations with the contractor and building owner, including an October 22 meeting conducted on site with the Building Official present. The building permit cannot be closed until the work meets what was approved.
5. The 2/2 true divided light windows, that were among 45 of the 83 historic windows that the applicant/owner said would be restored at the April HARB meeting, were entirely replaced with new windows. While these replacement windows were built with wood, the quality is visibly inferior and a thin, flat strip of wood was glued at the center of the glass on both the upper and lower sashes to replicate muntins and 2/2 sashes. The owner is proposing adding glazing around the sashes and center strip so they will appear to look more compatible, but this will not resolve the issue with the lack of an appropriate muntin. The owner was aware that any replacement windows were to be of wood and to have an exterior muntin with a raised profile and had provided specifications showing that.
6. The 9/9 true divided lite wood windows that the applicant/owner felt needed to be replaced because of safety concerns, due to the lack of counter weights or the ability to add them, were fully replaced with windows with wood sashes, but with vinyl/PVC grid (not wood) on the exterior to replicate muntins. The building owner has assured staff that these muntins will be replaced with wood.
7. Overall, nearly all of the historic windows were replaced on the building, except the few windows on the front façade, and do not meet what was approved for the permit application. None of the historic windows were salvaged.
8. Other work was done that exceeded the revised project scope of the previously approved COA application relating to almost all of the existing wood siding on the north elevation being replaced instead of repaired and reused as proposed. However, the new horizontal siding is wood and appears to match what was existing in style, size, and reveal.
9. The HARB approved new stucco to replace the existing, and according to the city building inspector, the new appears to be a traditional 3-coat, which was a condition of the approval.

PORTIONS FROM THE MARCH 18 & APRIL 15, 2021 STAFF REPORTS STAFF SUMMARY AND ANALYSIS SECTION:

- Also known as the Neligan House, the building was built as a boarding house and is one of St. Augustine's oldest continuously operating boarding establishments (under different names), according to the Florida Master Site File (FMSF). The FMSF survey describes how the house was modified with a large addition in the 1920s, including the front porch and portion with stucco exterior that faces St. George Street, with the original historic front block now located in the middle of the existing the two and one-half story building.
- Sanborn Map research from the first available publication of 1884 shows how the font of the building was immediately adjacent to St. George Street. By 1899, the rear portion of the structure slightly changed with its configuration of from the hyphen to the rear wing attachments and then stayed much the same through 1917. On the 1924 Sanborn and through the 1930 revised to 1947 map, the building's rear attachments are altered, possibly combined or replaced, into what is now a visibly elongated structure, which also incorporates the original front block of the building after it was moved back, with a portion of the original wrapped front porch visible on the south side. A one-story porch extends across the front façade, which is set back from the street. By the 1957 revised map, the rearmost wing, rear porch, and detached garage have been removed
- Because of the various additions and alterations to the building, as documented from even the earlier Sanborn maps, and subsequent repairs or replacement of materials that have occurred, the building has visibly different stucco finishes, horizontal siding, which is mostly wood with different board profiles/reveals or Hardie Board in areas, and windows with different configurations and sash divisions. These building elements are in varying conditions, with some in various states of visual disrepair or deterioration.
- At the March HARB meeting, the applicant was asked to do a thorough assessment of the stucco, wood siding, and windows and to return with documentation showing evidence of the deterioration, percentages of how much of each material was deteriorated, and a plan (elevation drawings or photos) of each elevation or area indicating what was proposed for each section.
- At the March meeting, the HARB questioned if stucco was the original finish exterior material for the front façade and front/east end of the sides of the c 1920s wood frame addition to the building. After research, the applicant did not find any historical photos that showed the front addition and no indication if stucco or wood siding was the original material. The applicant indicated he may be open to using horizontal wood siding which may be more of a compatible exterior finish for the building instead of replacing all the stucco with new stucco, but since the stucco's origin to the building is unknown, the HARB should weigh in on this matter.
- Large portions of the wood siding will be retained in the areas the applicant feels is repairable/reusable. However, there are also large portions, on the south elevation especially, that the applicant indicated may not be repairable and is proposed for replacement with horizontal wood siding with the same style, size, and reveal.
- The applicant proposes to restore 45 of the 83 existing wood windows. For the 38 remaining, wood sash windows with the same divisions are proposed to replace those that did not have counter balances originally, with the building's construction not conducive to adding them to the existing windows. Installing sash spring bolts should be a consideration. The windows proposed for replacement are to the rear of the building and is driven largely by the concern of liability with windows that do not have mechanisms to stay open in a multi-unit rental building.
- With these modifications to what was originally proposed, the work is more in keeping with the Architectural Guidelines for Historic Preservation's recommendation against replacing major portions of historic wood from exterior walls that is repairable, replacing unrepairable windows with architecturally appropriate windows, and replacing only stucco that is too deteriorated to repair, with all replacements to match the existing.
- In regard to stucco exterior finishes, the Architectural Guidelines for Historic Preservation (AGHP) recommends replacing "in kind an entire masonry feature (example can include large sections of a wall) that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work." Removing sound stucco is not advised by the AGHP, which instead recommends repairing with stucco with compatible strength and visual finish.
- Likewise, the AGHP allows for repair or limited replacement in kind for extensively deteriorated features including sections of siding. However, the AGHP advises against removing or replacing major portions of historic wood from exterior walls that is repairable or when the deteriorated areas could just be replaced because the result "would make the building essentially new construction." Further, the AGHP advises against reconstructing a façade "with new material in order to achieve a uniform or 'improved' appearance.'"
- The AGHP says for windows that contribute the building's historic and architectural character, to retain window frames, sashes, and glass, and in these instances to not change arrangement of window panes, muntins, and rails, or to not remove these window features when they can be repaired. Instead, to "replace missing or irreparable windows on significant elevations original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass." The applicant provided specs on two-over-two wood sash windows that are proposed as replacements for all windows.

STAFF RECOMMENDATION:

Based on a review of the AGHP, previous discussions by the HARB at the March and April meetings for the related COA application PL2021-0027, and without the support of evidence to the contrary, staff finds that the board can **take the following actions for an after-the-fact Certificate of Appropriateness at 260 St. George Street**:

1. APPROVE if the HARB determines that the wholesale replacement of the historic windows and wood siding does not compromise the contributing building's architectural integrity, with the finding that the replacement elements meet the applicable Secretary of the Interior's Standard 9
2. DENY if the wholistic change if the HARB finds that the historic exterior materials exceeded what was approved under PL2021-0027, has compromised the architectural integrity of the building, and determines the replacements do not meet the applicable Secretary of the Interior's Standards 2, 4, and 9. *The HARB should clarify which elements of the project are denied.*

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Replaced all existing windows (most of which had true divided lites), except for a few windows on the front façade, instead of restoring those that were restorable as approved by the HARB, with new windows that did not meet the approved replacement specifications
2. Replaced much of the horizontal board siding that was to be repaired and reused with wood siding

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 7, 8, 9, and 10 apply.

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
7. **Cleaning with Gentlest Possible Method**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**
10. **Reversibility of New Alterations and Additions**

Exterior Finishes

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 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 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.
- Duplicate the original mortar in strength, composition, color and texture.
- 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.
- Replace in kind an entire masonry feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column or stairway. If using the same kind of material is not feasible, then a compatible substitute material may be considered.
- 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.
- 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.
- 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.

Wood

Do...

- Retain wood materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments whenever possible. These are essential components of a building's appearance and architectural style.
- Apply chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.
- Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
- Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
- Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove loose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.
- Use electric hot air guns with care on decorative wood features, and use electric heat plates with care on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.
- Use chemical strippers primarily to supplement other methods such as hand scraping, hand sanding and the previously recommended thermal devices. Detachable wood elements such as shutters, doors and columns may, with proper safeguards, be chemically dip-stripped.
- Repair or replace, when necessary, deteriorated material that replicates the original in size, shape and texture. Consider original characteristics such as board width, length, exposure and trim detailing when selecting replacement material.
- Repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding or sections of siding.

Don't...

- Remove or radically change wood features which are important in defining the overall character of the building so that, as a result, the character is diminished.
- Remove a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, and then reconstruct the facade with new material in order to achieve a uniform or "improved' appearance.
- Radically change the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.
- Fail to identify, evaluate and treat the causes of wood deterioration which include: faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, and insect or fungus infestation.
- Use chemical preservatives, such as creosote, which can change the appearance of wood features unless they were used historically.
- Replace an entire wood feature, such as a cornice or wall, where repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Post-1821

Frame Vernacular buildings are finished with drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Windows and Window Treatments

Do...

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

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installations prove necessary, window units should be placed on secondary elevations not visible from the public right-of-way.

Post-1821

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

LIST OF ATTACHMENTS:

1. Staff photographs (including those taken after the work was completed and before)
2. Order from the April 15, 2021 HARB meeting for COA PL2021-0027
3. Conditions of architectural approve for Building Permit
4. Emails confirming proposed windows and muntins
5. Meeting minutes from the April 15, 2021 HARB meeting for COA PL2021-0027
6. Excerpts from revised proposed scope of work from application COA PL2021-0027
7. Florida Master Site File
8. Sanborn Maps

STAFF PHOTOGRAPHS: AFTER WORK COMPLETED - WINDOWS
260 St. George Street







STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
260 St. George Street





STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
260 St. George Street





STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
260 St. George Street





STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
260 St. George Street





STAFF PHOTOGRAPHS:
260 St. George Street
FRONT FAÇADE WITH ORIGINAL WINDOWS RETAINED





Staff Report Pg. 15

STAFF PHOTOGRAPHS:
260 St. George Street
FRONT FAÇADE WITH ORIGINAL WINDOWS RETAINED





STAFF PHOTOGRAPHS: AFTER WORK COMPLETED 260 St. George Street







STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
260 St. George Street







STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
SIDING ON NORTH ELEVATION
260 St. George Street





STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
SIDING ON NORTH ELEVATION
260 St. George Street





STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
SIDING ON NORTH ELEVATION
260 St. George Street





STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
SIDING ON NORTH ELEVATION
260 St. George Street





STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
SIDING ON NORTH AND REAR ELEVATIONS
260 St. George Street





STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
SIDING ON REAR AND SOUTH ELEVATION
260 St. George Street





STAFF PHOTOGRAPHS: AFTER WORK COMPLETED
SIDING ON SOUTH ELEVATION
260 St. George Street





STAFF PHOTOGRAPHS
260 St. George Street





Front Façade / East Elevation:
Smooth Plaster on front with different windows visible

STAFF PHOTOGRAPHS
260 St. George Street





East and North Elevations:
Smooth plaster on front façade /east elevation with different window types;
Different plaster treatment on north elevation (east end),
and various wood siding and different window configurations visible.

STAFF PHOTOGRAPHS
260 St. George Street





North Elevation:
Plaster on front/east end with different wood siding and windows visible

STAFF PHOTOGRAPHS
260 St. George Street







North Elevation, toward rear: different wood siding and windows visible



STAFF PHOTOGRAPHS
260 St. George Street







North Elevation: plaster

Staff Report Pg. 30

STAFF PHOTOGRAPHS
260 St. George Street







South Elevation: East of remaining original side porch

STAFF PHOTOGRAPHS
260 St. George Street





South Elevation: west of remaining original side porch with different wood siding visible

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.:	PL2021-0027
Applicant:	260 St. George St., LLC
Owner:	260 St. George St., LLC
Address:	260 St. George Street
Parcel Number:	1997700000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace the existing windows with new wood windows, existing stucco with new stucco, and existing siding with new wood siding.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON APRIL 15, 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 April 15, 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 Historic Preservation 1 (HP-1).
4. The above-described Certificate of Appropriateness 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 replace the existing windows with new wood windows, existing stucco with new stucco, and existing siding with new wood siding.

Subject to the following conditions:

- (X) With the finding the application is consistant with the Secretary of the Interior's Standards overall)
- (X) With conditions set forth in the staff report #(1)(3)(4) 1, 3, and 4
- (X) for the applicant to use judgement which other windows can be restored/repaired of the original 9 over 9 windows found on original bldg. and what must be replaced.
- (X) Replacement of stucco in front 1920's addition while keeping windows + window trim
- (X) Approval includes the AC systems with condition that the copper lines will be covered with aluminum and painted to match building's cladding.

DONE AND ORDERED, at a public hearing on the 15th day of April, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0027

REQUEST APPROVED / DENIED / CONTINUED

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 [X] 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 15th day of April, A.D., 2021.

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

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.

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

PERMIT APPLICATION CONDITIONS

Building and Planning Department – Historic Preservation Division

RE: 260 St. George Street (Permit Application PR 2021-0763)

The building permit application PR 2021-0763 for 260 St. George Street, is approved for the architectural review based on the HARB-approved Certificate of Appropriateness application, with the following conditions:

A) With conditions set forth in the April 15, 2021 HARB meeting Staff Report Recommendations #1, 3, 4:
   1. For replacement materials to only be used when existing materials or elements can not be repaired in the areas on the building's north and south elevations and the west elevation of the rear wing as identified in the applicant's presentation*
   3. For replacement elements to match the existing materials, style, dimensions: with same profile, reveal and texture for exterior finishes, and for replacement windows to be wood with no cladding, with the same window divisions as found on each building section, and to have exterior muntins with raised profiles**
   4. The existing architectural details should be retained such as the decorative rafter tails under the roof, the cornice boards, and the wood elements including rails on the side porch, both on the original block of the building.

B) For the applicant to use judgement which other windows can be restored/repaired of the original 9 over 9 windows found on the original building and what must be replaced *(see #A3 above for window replacement requirements)*.***

C) Replacement of stucco in front 1920's addition while keeping windows and window trim.****

D) * ** ***Building owner proposed to restore 45 of 83 as indicated on the revised project scope presented to the HARB on April 15, 2021 and possibly more of the existing windows if the building owner determines others can be restored or repaired rather than replaced *(see (A1), (A3), and (B) above)*

E) * ** To reuse or repair horizontal board wood siding in areas indicated on revised proposal presented to the HARB on April 15, 2021and to replace wood siding that is not repairable on north and south elevations and the west elevation of the rear wing with matching wood siding as found in each of the existing areas *(see (A1), (A3), and (A4), above)*

F) ****Stucco is to be replaced with a 3-coat traditional stucco with smooth finish *(see (C) above)*

G) Staff administratively approves the proposed Classical White paint color for the body and trim but encourages a contrasting trim color to be selected from the pre-approved Colonial and Classical Revival paint colors. Please provide information on any additional paint colors selected for the building's exterior

H) New AC systems are not part of this permit application unless the permit application is revised by the applicant and must be reviewed administratively for compliance.

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

From: Chris Middlebrooks
To: Julie Courtney; Kyle Califar; Jim Ferry
Subject: Re: Proposed Windows and wood siding for 260 St. George St
Date: Monday, March 8, 2021 1:40:09 PM
Attachments: image0.png
image1.png

Julie,

I can confirm that the grids both interior and exterior have a raised profile. I even chose the "putty style" exterior grids to have the look of the original glazed wood windows. Attached are a picture of the all wood window that I'm applying for without the grid. I couldn't find a picture of the all wood window online, but there was a photo of the grids with the aluminum clad version that shows the raised grids. The wood version that I'm applying for has raised grids like the aluminum clad version.

Kyle or Jimmy,

Do you have a picture of the window that I'm applying to use? All wood Windsor pinnacle with the putty grid?

Sent from my iPhone

Best Regards,

Chris Middlebrooks
President
Lighthouse Property Management
& Realty, LLC
3018 Alvarado Ave.
Jacksonville, FL 32217
Ph: (904) 379-5944
Cell: (904) 803-3618
Fax: (904) 374-1293

> On Mar 8, 2021, at 1:06 PM, Julie Courtney <jcourtney@citystaug.com> wrote:
>
> Hello Chris,
>
> For the windows, we still need to see that the muntins (dividers) will be on the exterior and have a raised profile. Can you send a section drawing of the window that should show this? I emailed asking for this in early February, and although there are a couple section drawings with the window info you submitted, they do not seem to show the muntins (unless I am missing that).

Can you also provide info on what you are planning to use for the wood siding?

Thanks,

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

<image001.jpg> <image002.png>

<image003.png>

<image004.png>

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: Julie Courtney
Sent: Tuesday, February 2, 2021 9:42 AM
To: Chris Middlebrooks <cbmiddlebrooks@gmail.com>
Cc: Richard Schauland <rschauland@citystaug.com>; Ann Cannon <acannon@citystaug.com>
Subject: RE: Clad quote - Proposed Windows for 260 St. George St

Sorry for all the emails, but it does look like the 2nd quote does have the product approval number that our Building Official could verify (FL # 11092.2) but we will just need confirmation that these are all wood, with no cladding. Again, a building permit must be approved before any work can be done. Since the building is in HP-1, part of the permit application review process will be us needing to see specific details that I emailed you about yesterday:
We need to see that the muntins (dividers) will be on the exterior and have a raised profile. Can you send a section drawing of the window that should show this?
Window divisions need to be the same as existing. If the existing sashes have true divided lights, where the glass panes are individually divided by the muntins, than the replacements need to have that same construction. If the muntins of the existing windows are on the outside of the one solid piece of glass so that they are not truly divided, than we will not require true divide light windows as replacements. If the existing windows have a certain division pattern, the replacements must have the

same. The front of 260 St. George Street looks to have mostly two over two sashes for example.

Building permits are required before doing any work such as replacing windows. Specs and the answers to all of the above should be provided with the permit application, along with pictures of the elevations the replacement windows are proposed and an indication of which windows will be replaced. If the windows are being painted, the permit can include the paint color proposed.

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

From: Julie Courtney
Sent: Tuesday, February 2, 2021 8:40 AM
To: Richard Schauland <rschauland@citystaug.com>; Chris Middlebrooks <cbmiddlebrooks@gmail.com>; Ann Cannon <acannon@citystaug.com>
Subject: RE: Clad quote

But that window has cladding, right? The issue is that it sounds like that company makes the exact same window, one with cladding and a FL product approval #, and an all wood version without cladding – which does not have the FL product approval number. Since the building is in HP-1 and has existing wood windows (with no cladding), that is the only material we can administratively approve for replacement. HARB approval would be needed for windows with other materials, and they have not been very favorable of clad windows at least in the recent past. I know other manufacturers have all wood windows with no cladding that must have FL product approval numbers because they are used in projects around town. We aren't supposed to recommend manufacturers or contractors, however.

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

From: Richard Schauland <rschauland@citystaug.com>
Sent: Tuesday, February 2, 2021 8:00 AM
To: Chris Middlebrooks <cbmiddlebrooks@gmail.com>; Ann Cannon <acannon@citystaug.com>; Julie Courtney <jcourtney@citystaug.com>
Subject: RE: Clad quote

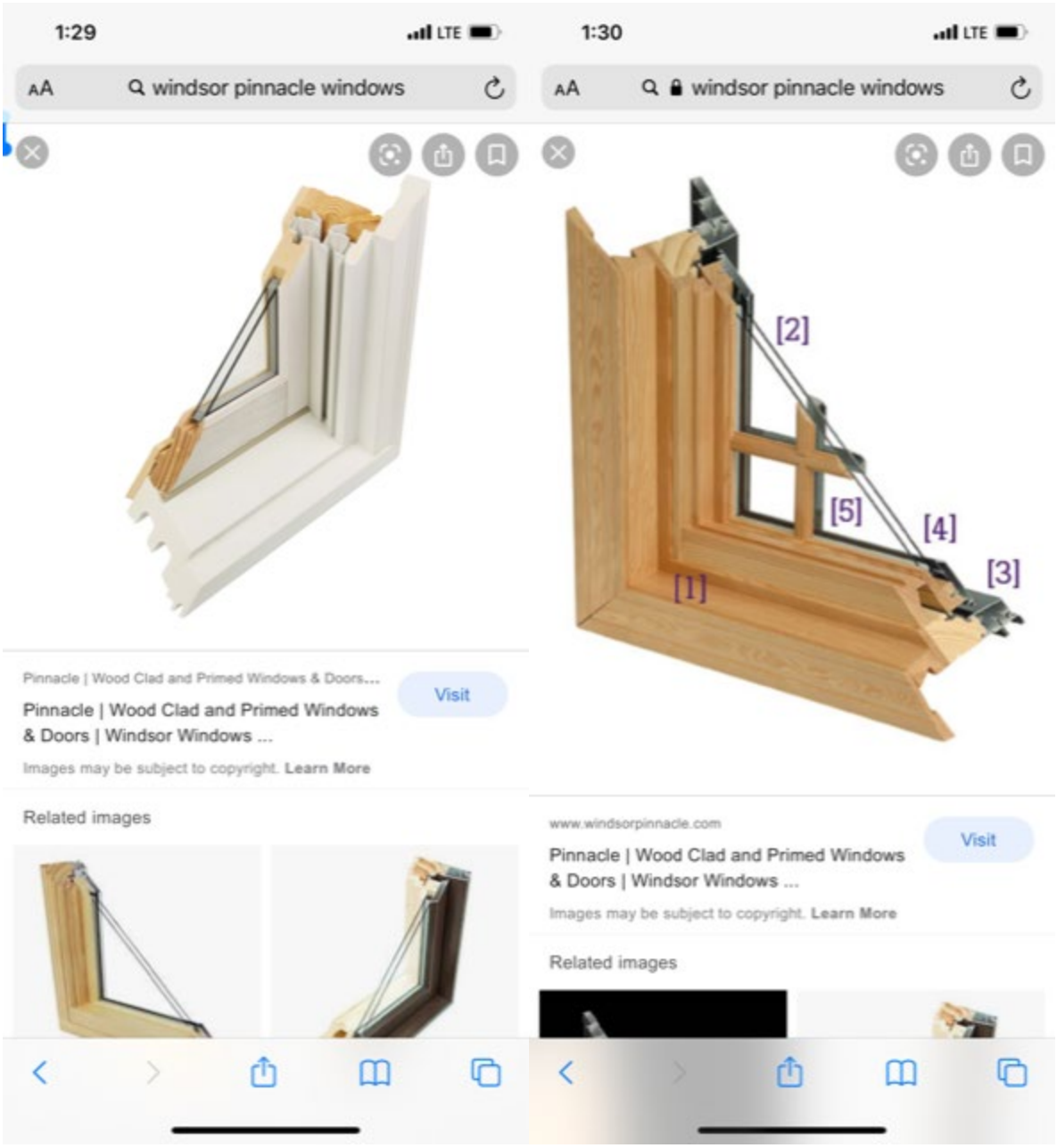
From: Chris Middlebrooks
To: Julie Courtney; Kyle Califar; Jim Ferry
Subject: Re: Proposed Windows and wood siding for 260 St. George St
Date: Monday, March 8, 2021 1:40:09 PM
Attachments: image0.png
image1.png

Julie,

I can confirm that the grids both interior and exterior have a raised profile. I even chose the "putty style" exterior grids to have the look of the original glazed wood windows. Attached are a picture of the all wood window that I'm applying for without the grid. I couldn't find a picture of the all wood window online, but there was a photo of the grids with the aluminum clad version that shows the raised grids. The wood version that I'm applying for has raised grids like the aluminum clad version.

Kyle or Jimmy,

Do you have a picture of the window that I'm applying to use? All wood Windsor pinnacle with the putty grid?



Sent from my iPhone

Best Regards,

Chris Middlebrooks
President
Lighthouse Property Management
& Realty, LLC
3018 Alvarado Ave.
Jacksonville, FL 32217
Ph: (904) 379-5944
Cell: (904) 803-3618
Fax: (904) 374-1293

JIMMY FERRY WINDOWS INC

5875 MINING TERRACE
SUITE 201
JACKSONVILLE FL 32257
Phone: 904-571-2752 Fax: 1-904-292-9950

Customer Quote

Short Form Totals Only

QUOTE EXPIRES: N/A

QUOTE DATE: Quote Not Ordered

BID BY:

PRICE BOOK: Price Book 2021

CREATED: 1/29/2021 jimferrywindows@bellsouth.net

PK # 272

Customer Information:

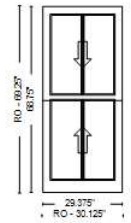
Phone: Fax:

Delivery Information:

Phone: Fax:

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
1991569	None		2/9/2021 9:36 AM
CUSTOMER JOB NAME	**TERMS**	**QUOTE NAME**	**PROJECT NAME**
		St Augustine	Middlebrooks

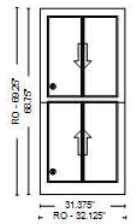
Line #	Room ID	Quantity	Overall RO	Overall Frame
100	None Assigned	61	30 1/8" X 69 1/4"	29.375" X 68.75"



Pinnacle Wood Prime Double Hung 2430-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-4 x 5-6)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

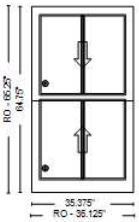
Line #	Room ID	Quantity	Overall RO	Overall Frame
200	None Assigned	4	32 1/8" X 69 1/4"	31.375" X 68.75"



Pinnacle Wood Prime Double Hung 2630-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-6 x 5-6)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
300	None Assigned	2	36 1/8" X 65 1/4"	35.375" X 64.75"



Pinnacle Wood Prime Double Hung 3028-1 Complete Unit LoE2 IG 5-1/4 Jamb Ext (Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-10 x 5-2)(Pine Species)(Primer Int. Finish)(Grey Spacer)(White Jambliner)(No Finger Pulls)(White Hardware)(No Brickmould)(No Sill Nosing)(7/8" Putty WDL Short w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(White Screen - Not Applied)(BetterVue)(Performance Upgrade)(Energy Star: Meets in NC Zone)(R-PG50-H) Performance Data:(U-Value: 0.28)(SHGC: 0.27)(VT: 0.46)(CR: 60)

* Units viewed from exterior.

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
April 15, 2021

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, April 15, 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
Gaere MacDonald

City Staff:

Jenny Wolfe, Historic Preservation Officer
Julie Courtney, Historic Preservation Planner
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the March 18, 2021 minutes as presented. The motion was SECONDED by Ms. Wingo.

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

4. Modification and approval of Agenda

Mr. Benoit announced his recusal for item 7(b) as a contractor for the project.

Ms. Duncan advised that the applicant for item 6(b) requested a continuance to the May meeting.

MOTION

Mr. Weaver MOVED to APPROVE the modifications to the Agenda including continuance of item 6(b), 2021-0030, to the May 20, 2021 meeting. The motion was SECONDED by Mr. Benoit.

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

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) PL2021-0027 – 260 St. George St., LLC – Applicant and Owner
260 St. George St., LLC

To replace the existing windows with new wood windows, existing stucco with new stucco, and existing siding with new wood siding.

DRAFT

Ms. Courtney read the staff report and said Based on the discussion at the March 18, 2021 meeting, 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 **260 St. George Street** because it meets the applicable Secretary of the Interior's Standards 2, 4, 6, and 9 with the following conditions:

1. For replacement materials to only be used when existing materials or elements cannot be repaired in the areas on the building's north and south elevations and the west elevation of the rear wing as identified in the applicant's presentation
2. With the availability of hardware that allows windows to be locked in closed or open positions, the applicant should consider restoring the remaining windows that were not proposed for restoration that are still in original form (not permanently altered) and are repairable, where the lack of a counterbalance is the main issue given for replacement
3. For replacement elements to match the existing materials, style, dimensions: with same profile, reveal and texture for exterior finishes, and for replacement windows to be wood with no cladding, with the same window divisions as found on each building section, and to have exterior muntins with raised profiles
4. The existing architectural details should be retained such as the decorative rafter tails under the roof, the cornice boards, and the wood elements including rails on the side porch, both on the original block of the building;

And, **CONTINUE** the proposed HVAC systems until more information can be provided by the applicant to determine the impact will not be incompatible to the building's exterior.

Chris Middlebrooks reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Selective repair and replacement of wood and novelty siding to maintain as much of the original materials as possible
- Plan to replace front-facing windows with operational windows from the rear
- Recommendation to reconsider the in-swinging attic windows to mitigate potential storm damage to which in-swinging windows were susceptible
- Locations of various siding materials
- Replacement window design
- Desire from the Board to restore as many of the historic windows as possible while still maintaining egress requirements with recommendation from staff to use a bolt-mechanism to lock windows (open/closed)
- Concerns regarding HVAC locations
- Recommendation to mask lines for the proposed mini-split HVAC systems

Mr. Middlebrooks addressed Board concerns from the previous meeting.

DRAFT

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Appropriateness application PL2021-0027 finding that, overall, the application is consistent with the Secretary of the Interior's Standards and with the conditions as follows:

- **Replacement materials will only be used when the existing elements are too far gone for repair**
- **Whole-scale replacement of stucco on the front of the property while keeping the windows and wood trim around the windows at the front and the sides of the 1920s addition**
- **Maintain existing architectural details such as the decorative rafter tails**
- **Windows being replaces will have muntin patterns to match the existing windows**
- **Using applicant's best judgement to repair windows, replacing only as necessary the nine-over-nine windows in the original portion of the house**

The motion was SECONDED by Ms. Wingo.

There was a brief discussion regarding the inclusion of the proposed HVAC plans within the motion.

Mr. Benoit AMENDED his motion to include APPROVAL of the HVAC systems as-proposed with the condition that the applicant wrap the condensation and copper lines with aluminum and paint it to blend in with existing cladding. The amendment was SECONDED by Ms. Wingo.

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

6. (b) PL2021-0030 – Peter Hotz, Architect of Peter Hotz Inc – Applicant
Michelle D. Ruby – Owner
308 St. George Street

To construct a two-story addition to the rear of the residential building, renovate the existing residence, and modify the site and landscape features to include an in-ground pool, patio, driveway, and retaining wall.

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

7. Certificates of Appropriateness

7. (a) PL2021-0047 – Marquis Latimer + Halback, Inc.– Applicant
Lightner Museum of Hobbies Inc.– Owner
75 King Street

To modify the south garden with a revised plan to the previously approved wall adjacent to the sculpture peninsula and to add mosaic tile and a new fountain spray pattern to the existing fountain.

Ms. Courtney read the staff report and said Based 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 **75 King Street**, because it does not meet the applicable Secretary of the Interior's Standards for Rehabilitation 2, 4, 5, 9, & 10, and Local Standards for Rehabilitation 13.

Elijah George and David Bagnall reviewed the application.

Ex Parte Communication:

(None)

DRAFT

FOR APRIL 15, 2021 HARB MEETING

2021-0027: 260 ST. GEORGE STREET

Materials submitted by Applicant & Owner
260 St. George St., LLC

Overview

- After several hours/ days of research, several conversations back and forth with the St. Augustine Historical Preservation Planning staff and the recommendations from the board, I have revised my requested scope of work at 260 St. George St. accordingly.
- As generally agreed at the March 18, 2021 HARB meeting, I am proposing to replace the stucco on the 1920s addition that makes up the front 55 feet of the structure, including the side that fronts onto St. George St. with traditional 3 layer stucco with either a smooth or light sand finish. I am proposing to keep the wood trim around the windows and doors as are currently there.
- I am proposing to replace only the wood siding that is rotten or damaged beyond use as discussed further in the following slides. Any new siding that is installed will be all wood siding that will match the style and reveal of the predominate siding for that section of the building as discussed in the following slides. Where novelty siding exists on a section, any siding that is replaced will be replaced with all wood novelty siding that matches the the pattern and reveal of what currently exists. Where clapboard siding exists any new siding installed will be all wood clapboard siding to match the pattern and reveal of what currently exists. Any clapboard siding that is removed willed be flipped and reinstalled wherever possible to try to preserve as much original wood siding as possible. Any reused siding should only reduce the suggested percentages of siding expected to be replaced in those sections.
- I am proposing to retain and restore all of the windows on the side of the building fronting onto St. George St., all of the windows 60 feet back on the south and north sides of the property, all of the attic dormer windows, all of the fixed light windows that do not open and the windows that are not in living spaces on the rear, wood sided portion of the building. In total, I am proposing to preserve and restore 45 of the 83 windows which make up all of the windows that can be seen from St. George St. and those that can be reasonably saved beyond that.
- I am proposing to replace 38 windows within the the wood sided rear addition that are within the living areas due to my feeling that the lack of counter balance system presents a SIGNIFICANT safety risk and liability. These windows make up the only points of egress in a very old wooden structure. There is no clear reasonable way to install any as explained in the slides to follow. Aside from the potential of these windows slamming down onto a tenant's or their guests' head or hand, they would make it very difficulty to evacuate the building in the case of a fire or other emergency. I am proposing to replace the windows in the wood sided two story section with new all wood 9 over nine windows that appear to have been original to the building. I am proposing to replace the windows in the rear one story addition with all wood 2 over 2 windows with horizontal windows to match what is currently there.
- To prevent further damage to the structure from window hvac units, I am proposing to have central heat and air installed in each unit. Split systems will be installed on the second level units and the first story rear addition. Mini split systems will be installed in the first floor units.
- I feel as though I am making every compromise that I can reasonably make while still addressing the severe need for safety, preservation and restoration of this property. It is not my intention to make this building new. I do wish to make it safe, secure and beautiful in a way that will contribute positively to the historic district and the neighbors around this property.

Windows

- I am proposing to retain and restore all of the windows on the side of the property fronting onto St. George St. and all of the windows 60 feet back on each side (north & south) of the building. This includes all of the windows within the 1920s addition located at the front of the property and 3 fixed 9 light windows that are in the original structure. Additionally, I am proposing to preserve the attic dormer windows. Due to the building sitting so close to the property line and taking up the majority of the property; these are the only windows that you can really see when passing along St. George St.
- I am proposing/requesting to replace the remaining windows with the exception of the 9 over 9 window on the small one story section where the side entry door is along the north/driveway side and one window that is located on the second floor on the far east side of the south facing gable section. These are the only two windows that are not in living spaces that are tenant occupied. None of the windows that are in any section of the building other than the 1920s addition that makes up the front 55 feet of the property were built with counter balances.

Staff Report Pg. 47





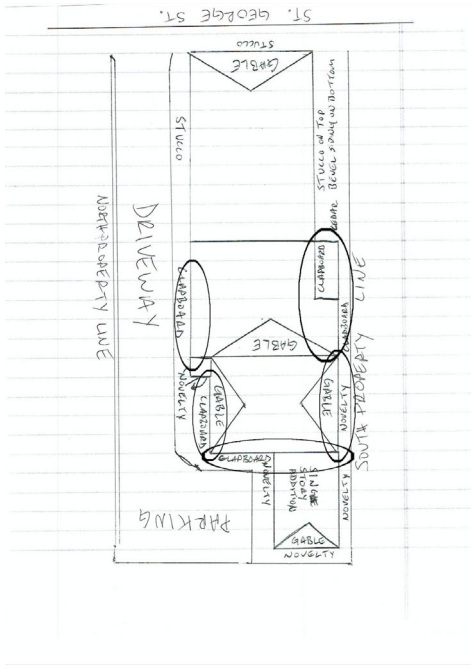


Windows Being Restored

- All 9 of the windows on the first two levels of the front elevation of the property and 55 feet back on either side are wood sash, 2 over 2 double hung windows that do have a counter balance system. They appear to be in salvageable condition and will be retained and preserved under my proposed renovations along with the attic windows

Windows Continued Two Story Wood Sided Section

- I am proposing to replace the windows in the two story wood sided portions of the building with all wood, raised mutton, 9 over 9 windows to match what appears to have been original to the building and make up the majority of what still exist in this section of the building. I am proposing to keep and restore the two fixed 6 light windows at the front of the clapboard section just behind the 1920s stucco addition, the fixed 6 light window on the 1st floor porch on the southern side of the property, the 9 over 9 on the single story, novelty sided side entrance and the eastern most 9 over 9 window on the second floor of the novelty sided gable section of the south facing side of the building. These five windows are either fixed light or not located in living spaces within the property.













I----------Proposing to Keep----------I

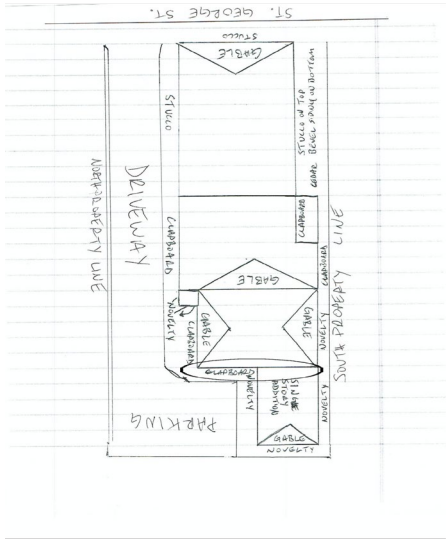
Keep & replace Bottom sash with 9 light from other Removed window

Windows Cont. - Interior framing and sheathing

- The pictures attached are from the inside of the clapboard sided structure on the northern elevation just to the east of the side entry door along the driveway. These photos show both the condition of the framing members and wall sheathing behind the siding as well as the framing butted directly up to the window. When framing this building, they did not allow for a cavity between the window and framing to add weights and pulleys.
- Due to the building being tenant occupied and the framing being so close to the window that it doesn't allow for weights, ropes and pulleys; I feel as though the only reasonable option is to replace the windows on the rear two story clapboard sections, novelty sided sections and the rear one story novelty sided addition

Rear/West Facing Section

None of these windows have counter balances and these units are occupied















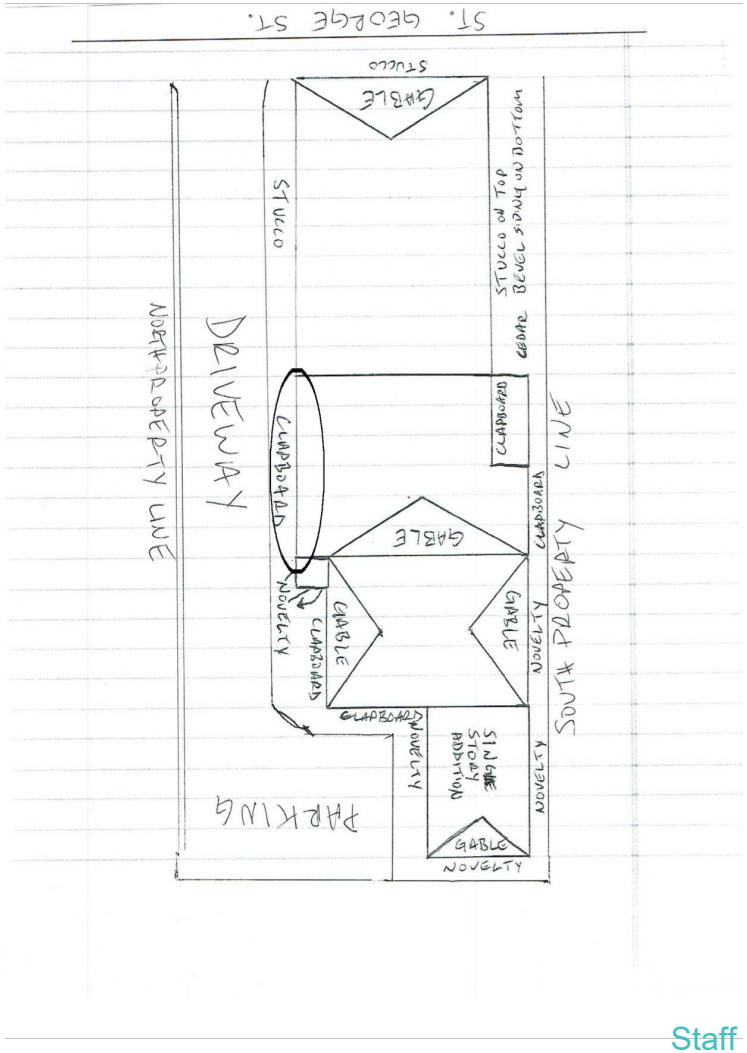
Siding Replacement

- I am proposing to replace roughly 25-40% of the clapboard siding on the north facing section between the stucco and the small novelty sided entrance with matching wood clapboard siding. Most of this siding appears to be in decent condition with the exception of the bottom 3-4 feet which is mostly rotted. The east 10-12 feet of this section appears to have been replaced and is separating from the framing. I would like to replace these to areas to correctly install the east 12 feet of this section closest to St. George St. and correct any damaged framing members behind it to prevent water and pest intrusion.

Staff Report Pg. 52

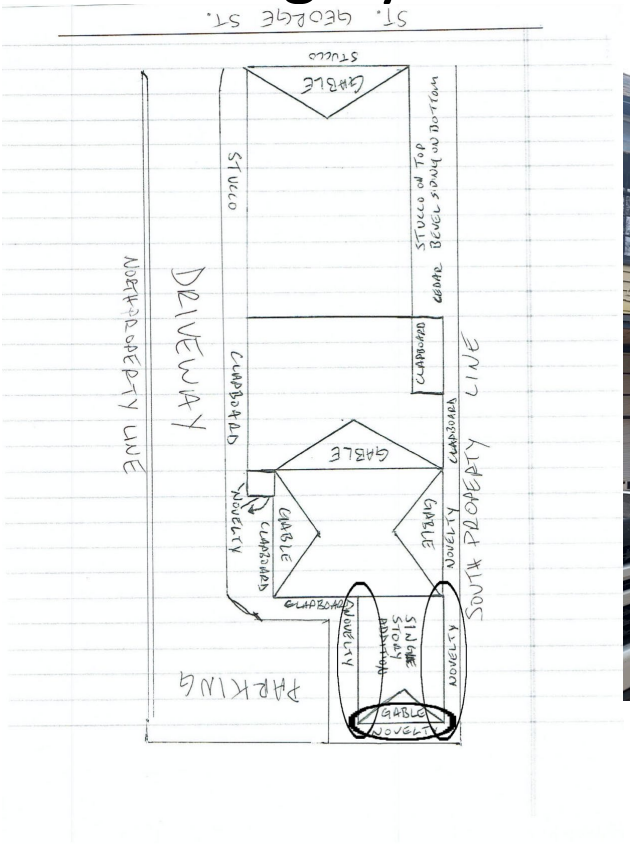
Siding Replacement Continued





Siding Continued

- Replace roughly 10-15% of the novelty siding on the one story rear addition with matching novelty siding. This siding is mostly in good shape with the exception of a few boards on the north facing side and roughly 25% of the rear, west facing side.

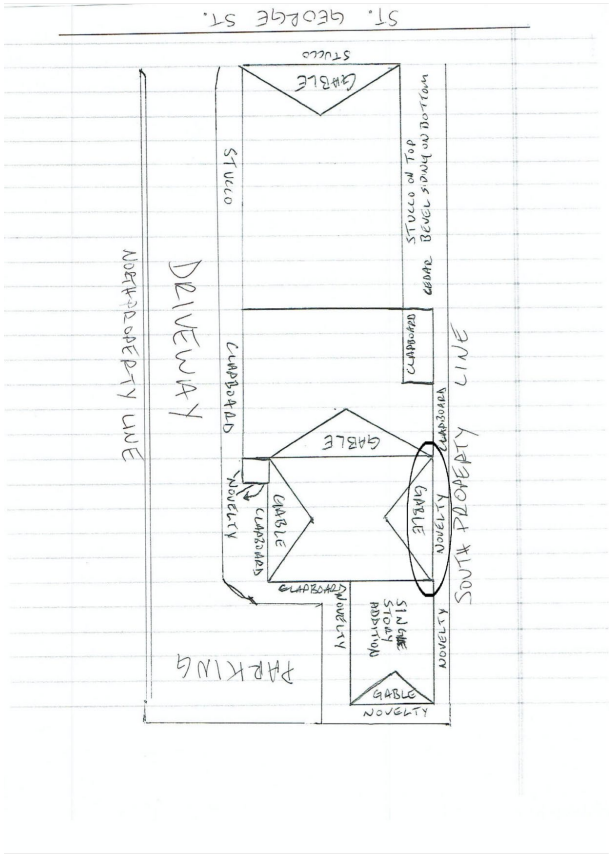






Siding Continued

- Replace roughly 50-75% of the novelty siding on the south facing gable section of the property just east (in front of) the one story addition at the rear of the property with matching novety siding. This section of the property is in very bad condition. It is separating from the framing members and is very brittle and rotted.



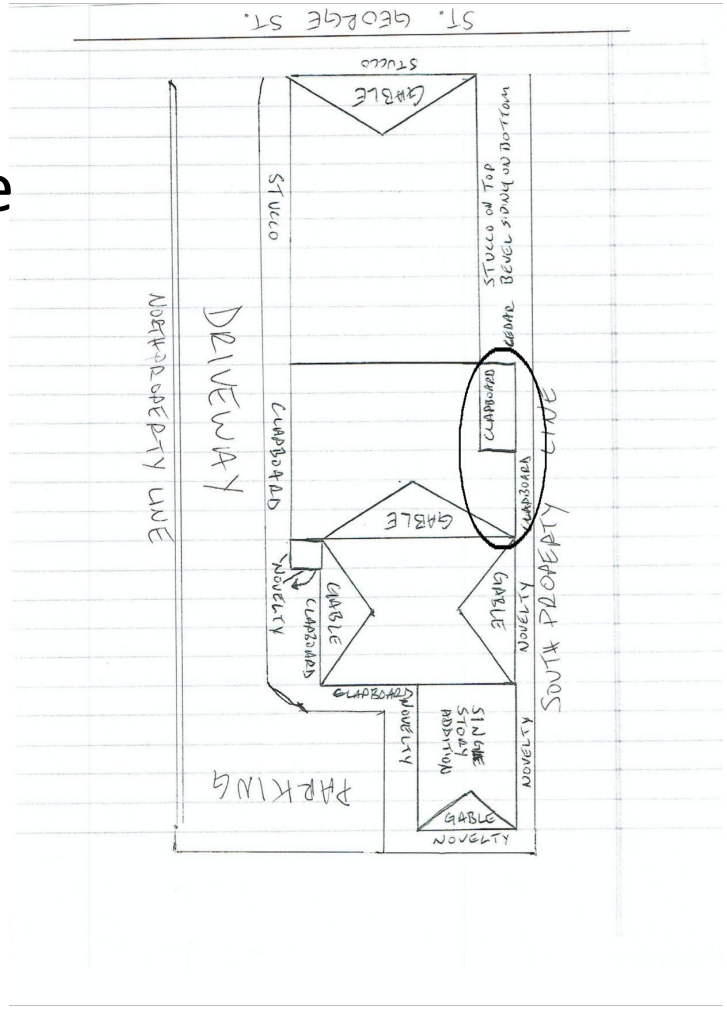




Staff Report Pg. 55

Siding Continued

- Replace roughly 50-75% of the clapboard siding on the porch section that is immediately behind the stucco section on the south facing side of the property and the 16 foot section between the porch and the novelty sided gable section with new wood clapboard siding to match. This section is in very bad shape with several rotten boards, several boards that have separated from the framing members and some boards that appear to have separated completely and fallen off the side of the building.



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. 8SJ1921 1009==

Site Name: Neligan House 830== Survey Date: 7808 820==

Address: 260 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. John 808==

Location: City of St. Augustine (subdivision) 38 (block) 11 (lot) 868==

868==

Owner of Site: Name: Tritton, Raymond & Louise;

Address: 38 Marine Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP-1

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

UTM: 17 (zone) 469880 (easting) 3306325 (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==

II. SITE DESCRIPTION, continued.

Original Use: Boarding House 838== Present Use: Other: Apartments 850==

Date: +1867 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, wood weatherboard, with cornerboards 854==

Structural Systems: Wood Frame 856==

Features of Structure: (942)

Window Type: DHS 2/2, 1/1, case 942==

Foundation: Brick piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: 942==

Chimney Location: End, exterior; lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition roll 882==

Ornament Exterior: Cast concrete columns 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Mixed Residential/Institution 864==

Relationship to Surroundings: Across the street from a Cathedral Parish School 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Hotels, Tourism, Politics/Government, Medicine, Railroads, Commerce 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular building was constructed in 1867 at 260 St. George Street and greatly enlarged in the 1920's. The oldest part of the building is in the middle--set back from St. George Street. The front of the building is a later addition, and has a stuccoed exterior. The one-story open front porch has a base and columns of locally produced coquine concrete block, popular in St. Augustine construction in the 1920's and 1930's.

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

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British

(over)

V. BIBLIOGRAPHY

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

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

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

This Frame Vernacular building erected shortly after the Civil War is one of St. Augustine's oldest continuously operating boarding establishments. The first reference we have to the building at 260 St. George Street is in the St. Augustine Examiner of November-December 1867, where it is reported:

> "There are also several new buildings going up in the southern part of the city, prominently among which is a large house just north of the Presbyterian Church belonging to Mr. H. Neligan intended for a boarding house."(3)

Webb's Florida, published in 1885, gives this description of the property and its owner:

> "H. H. Neligan, Select Private Boarding-House--The boarding establishment of Mr. Neligan, known as the St. George House, has an eligible location on St. George Street, near Artillery Lane. The house is two stories in height, with spacious balconies; contains eight finely appointed sleeping-rooms, and is well furnished throughout. The house is open during the winter season, and has a large patronage. The proprietor is a native of this city, and prior to the war was in the dry-goods business. During the war he was general distributing agent in the hospital service of the Confederate army. He came here at the close of the war, and in 1874 established as above."(4)

One of the prominent boarders listed in Webb's Florida (1885) was Dr. Frank Fremont-Smith,(5) who later served as physician of the Flagler hotels

in St. Augustine and Palm Beach. He later built the large house at 6 Valencia Street. One of his grandchildren is Eliot Fremont-Smith, who was the book critic for The New York Times.

After Henry H. Neligan's death in the later 19th century, his widow continued to operate the boarding house. Their son, Harold Neligan, maintined his residence here until the early 1920's. The St. Augustine City Directory gives his occupation as policeman.

The building has gone through extensive changes and remodeling through the years. The Sanborn Fire Insurance Maps of St. Augustine dated 1884, 1888, 1893, 1899, 1904, 1910, and 1917 show a two and one-half story building with a two-story porch that wrapped around the south side. The house was built right on the street, in the manner of early St. Augustine construction.

In the early 1920's the building was acquired by Thomas Filledes, who with his wife Lydia operated the St. Augustine Confectionary Company at 14 Cathedral Place.

The July 1924 Sanborn Map shows that the old part of the building was moved back to the rear of the lot, and a large two-story section added to the front. Instead of a two-story wrap-around porch, the building now had a one-story porch on the front, with a base constructed of locally produced coquina concrete block--popular in St. Augustine construction in the 1920's and 1930's. At that time, or later, the wooden facade of the building was stuccoed. Filledes operated the building as the Buena Vista Hotel in the 1920's and 1930's. Later it was called the Augustine House Apartments.

In recent years the eleven unit apartment house has been owned and operated by Mr. and Mrs. Raymond Tritton, who also operated Mr. T's Inn at 38 Marine Street. Mr. Tritton was a candidate for the St. Augustine City Commission in 1979.

ARCHAEOLOGY

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

---

3. St. Augustine Examiner article is reprinted in El Escribano, Vol 5, No. 1 (January, 1968), p. 5.

4. Wanton S. Webb, Webb's Historical, Industrial and Biographical Florida (New York, 1885), p. 198.

5. Ibid.

☐ Original
☒ Update

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

Site #8 SJ01921
Field Date 5-19-2016
Form Date 5-19-2016
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) NELIGAN HOUSE — **Multiple Listing (DHR only)** _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — **Survey # (DHR only)** _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	260		St George	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 1997700000 — **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: 1867 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Boardinghouse — From (year): _____ To (year): _____
Current Use Apartment — From (year): _____ To (year): _____
Other Use Boardinghouse — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ **Original address** _____
Alterations: ☒yes ☐no ☐unknown Date: _____ **Nature** front later addition; ext fabric, window
Additions: ☒yes ☐no ☐unknown Date: _____ **Nature** enlarged 1920s; rear addition
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2.5
Exterior Fabric(s) 1. Stucco 2. Wood/Plywood 3. Weatherboard
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition roll 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. Porches
Windows (types, materials, etc.) wood and composite DHS 2/2, 1/1, casement
Distinguishing Architectural Features (exterior or interior ornaments) Cast concrete columns
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) side drive and rear parking

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 SJ01921

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) single wood panel door with fan-light and side lights

Porch Descriptions (types, locations, roof types, etc.) front first floor porch with block corner columns and round segmented cast columns supporting flat roof

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

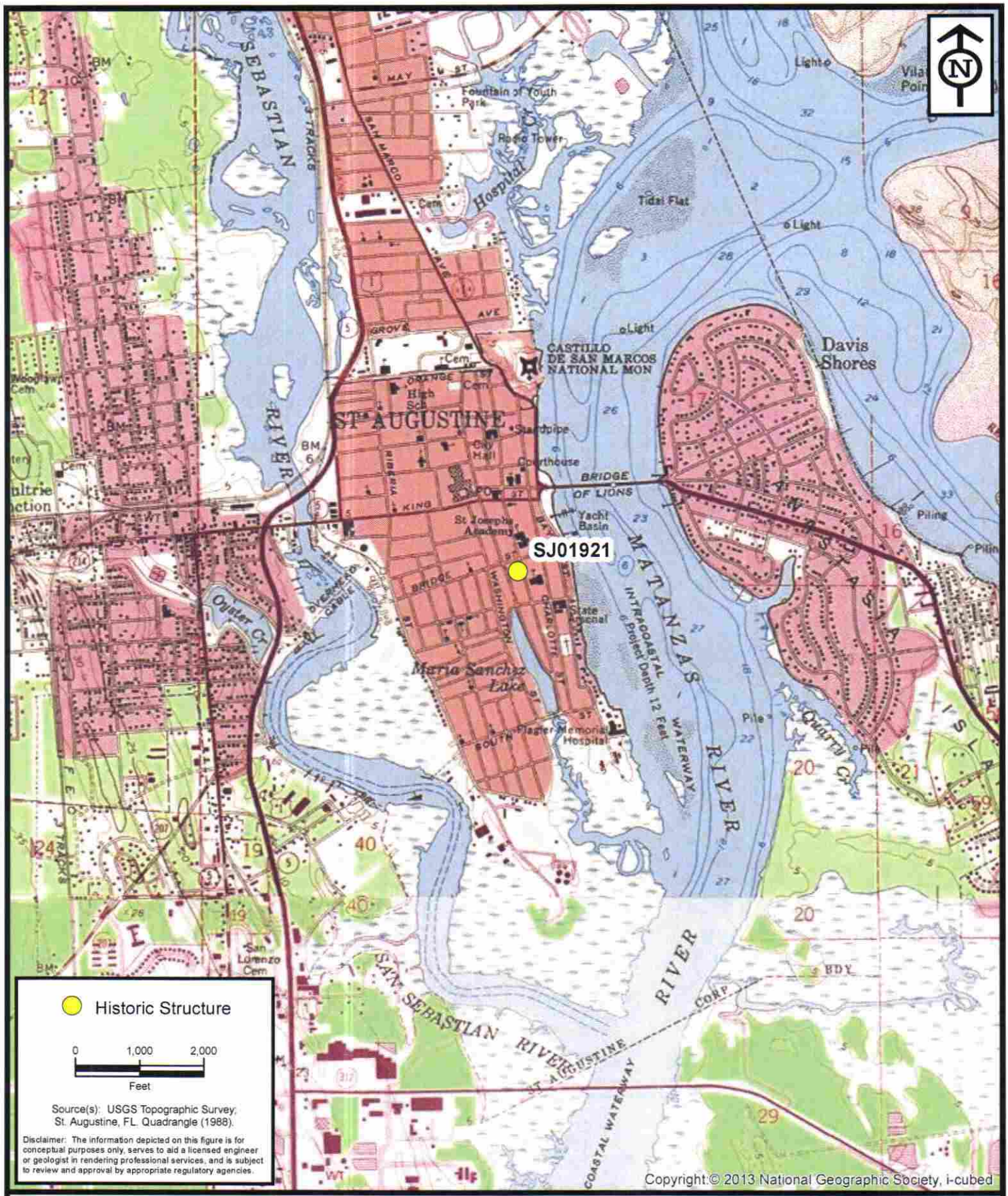
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information (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 - SJ01921

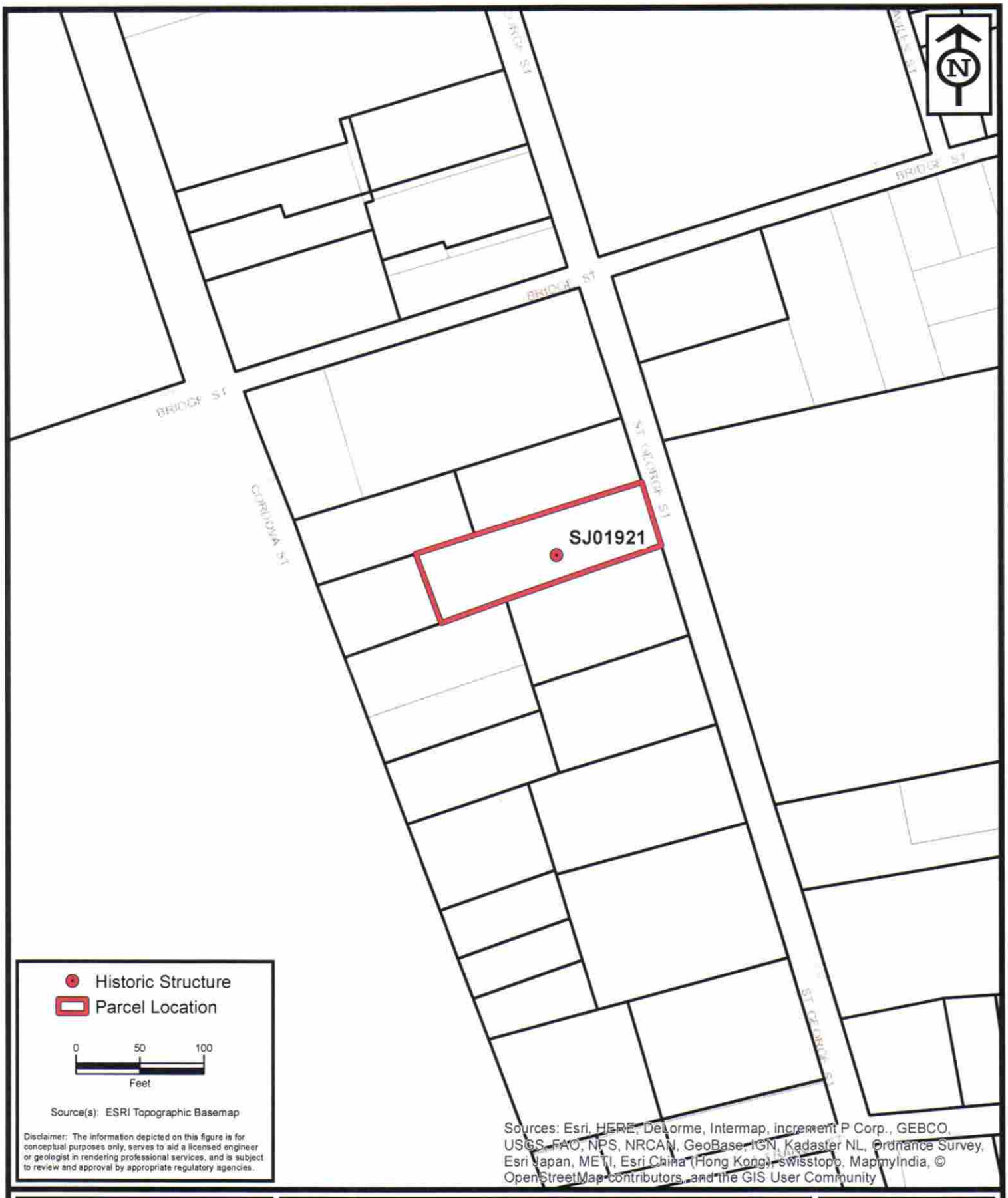
City of St. Augustine
Historic Structure Survey

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\SJ01921\Location.mxd Date: 1/29/2016 11:14:13 AM

SJ01921



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

Parcel Location - SJ01921

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

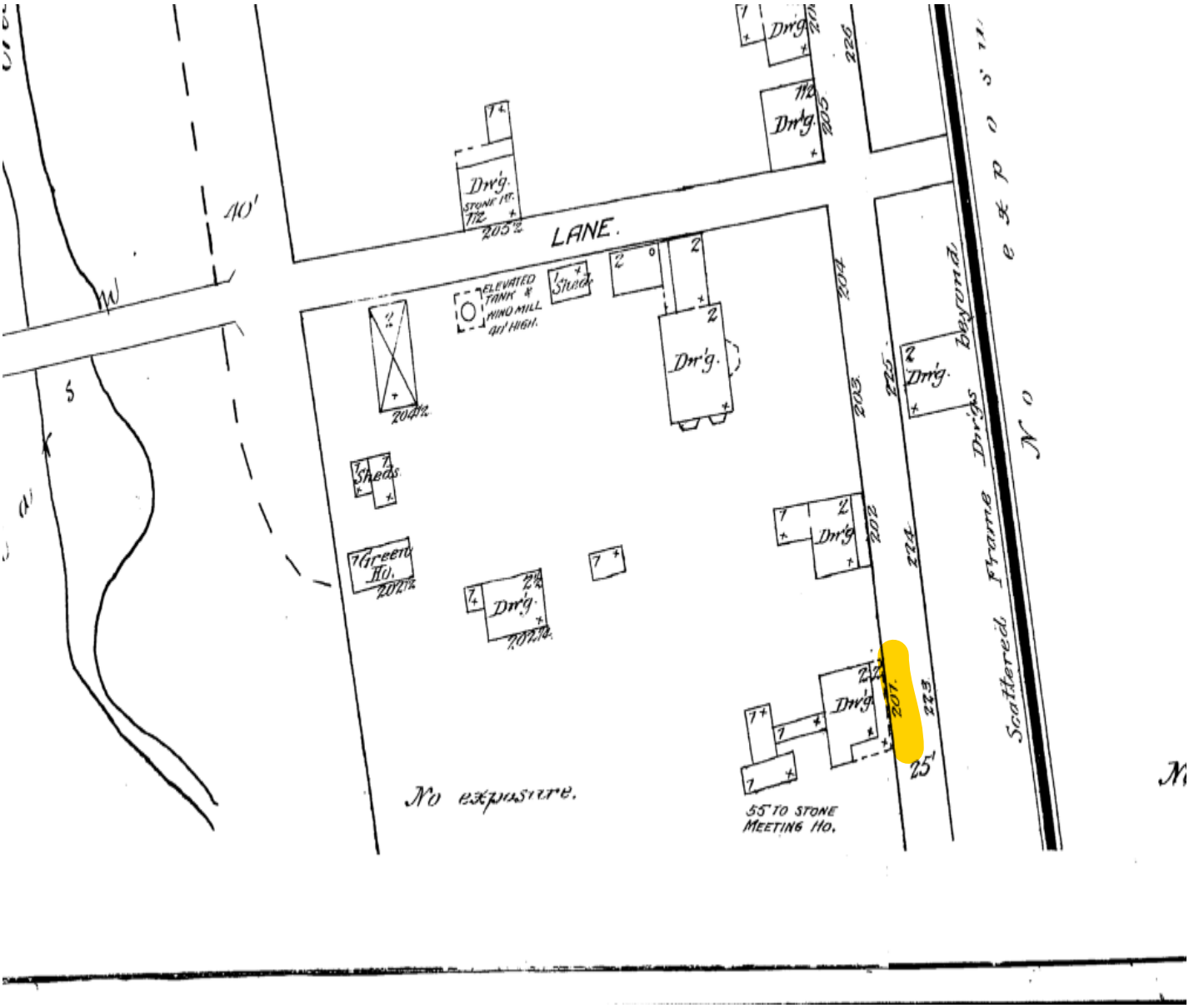
Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
Checked By:	JRN
Approved By:	PD
Figure:	2

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01921\Parcel.mxd Date: 2/1/2016 11:32:54 AM

SJ01921

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1884, Sheet 2

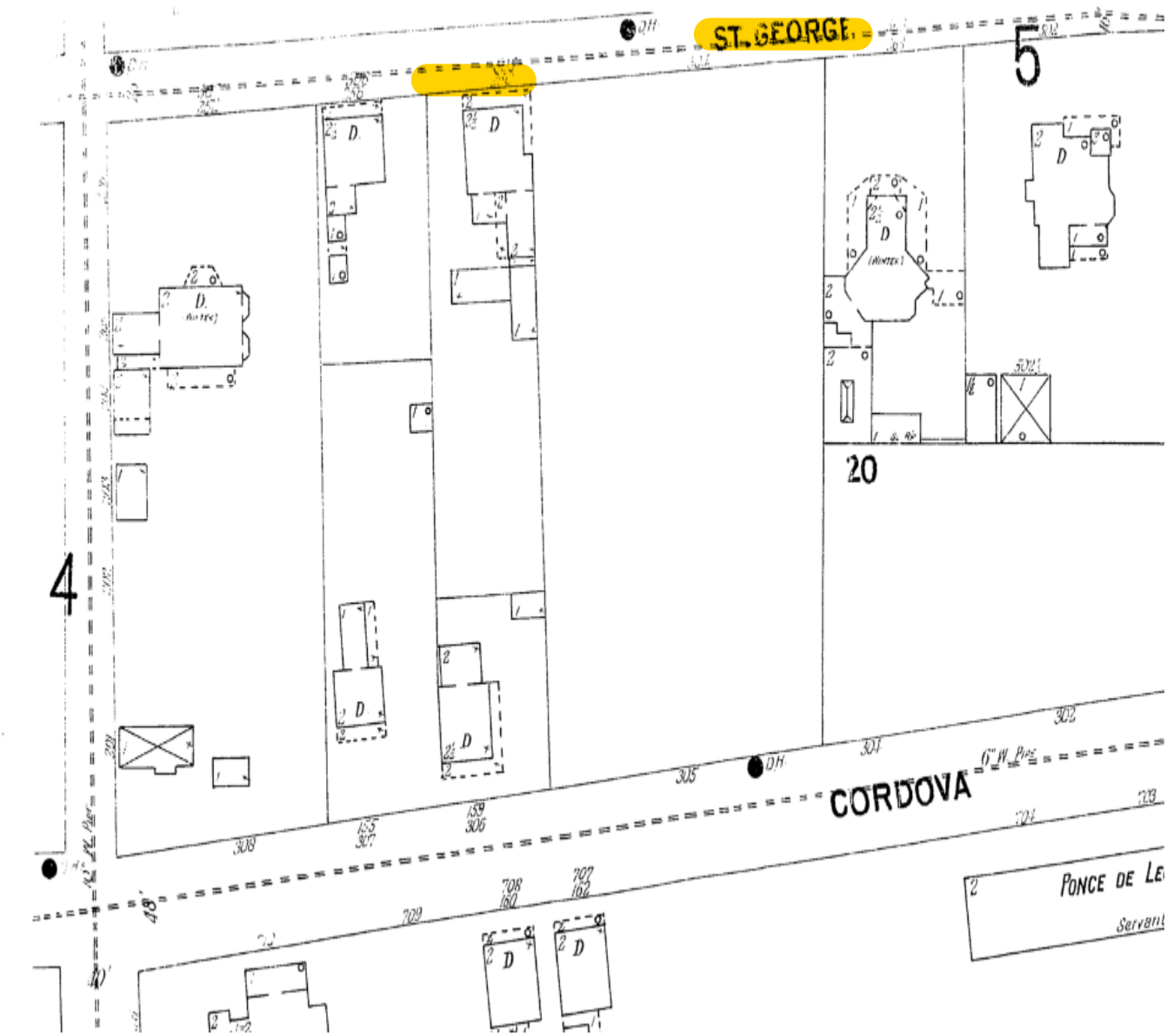


NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Aug. 1899, Sheet 8

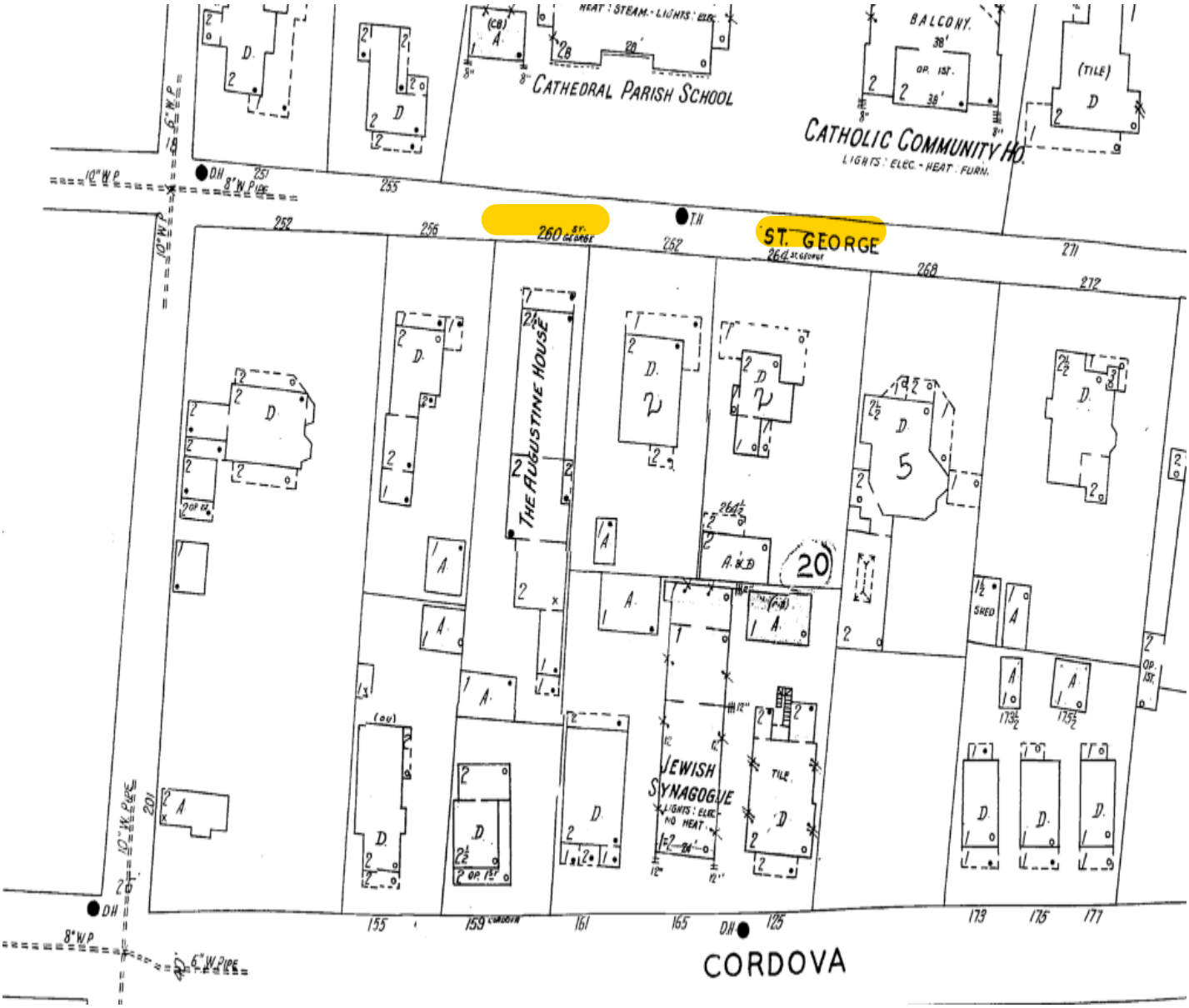


NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 13 REVISED to 1946



NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.



260 St. George Street:

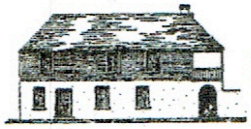
1930 Sanborn Map, revised to 1957



1930 Sanborn Map, revised to 1961

Received October 29, 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. PL2021-0152

Receipt No. _____ Meeting Date: November 18, 2021

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

1. NAME OF APPLICANT Chris Middlebrooks
   Business (if applicable) 260 St. George St. LLC
   Address 3016 Alvarado Ave.
   City Jacksonville State FL Zip Code 32217
   Daytime telephone 904-803-3618 Other phone/email _____
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Chris Middlebrooks
   Business (if applicable) 260 St. George St., LLC
   Address 3016 Alvarado Ave
   City Jacksonville State FL Zip Code 32217
   Daytime telephone (required) 904-803-3618 Other phone _____
3. PROJECT STREET ADDRESS 260 St. George St., St. Augustine, FL 32084
4. LEGAL DESCRIPTION: Lot 11 Block 38 Subdivision City of St. Augustine Parcel 1997700000
5. EXISTING USE Multi Family PROPOSED USE Multi Family
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ■ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE		
☐	☐	Roof	
☐	☐	Roof structures (dormers, chimneys, etc.)	
☐	☒	Exterior finishes (stucco, masonry, siding)	New wood siding needed on North Elevation
☐	☐	Porch/Deck/Balcony	
☐	☐	Awning/Canopy	
☐	☐	Exterior Doors	
☐	☒	Windows	Windows on Front, Stucco section were rebuilt with new material
☐	☐	Shutters	
☐	☐	Foundation (including infill)	
☐	☐	Exterior lighting & other appurtenances	
☐	☐	Existing fences, walls & gates	
☐	☐	Existing parking, walkways & other site features	

Received October 29, 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)

The sub contractor said the original sashes and window frames were too damaged to rebuild and rebuilt all of the windows.
They still have the rope, pulley and weight counter balance system, but the glass was one single pane per sash.
They created the 2 over two look by adding a grid to the exterior of each window to create the 2 over 2 appearance.
I am proposing to add window glazing the each side of the center grid and around the exterior
of the sash prior to painting to achieve the appearance of a true 2 over 2 window.

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 Chris Middlebrooks

SIGNATURE OF APPLICANT _____ DATE 10/29/2021

PRINT OWNER'S NAME Chris Middlebrooks

SIGNATURE OF OWNER _____ DATE 10/29/21

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.

Staff informed applicant in person at an on-site meeting on October 22 and in subsequent phone conversations that supporting documents were needed to accompany the after-the-fact application and the deadline for additional documents was to submitted by 10 days before the meeting date (November 8).

From: Julie Courtney
To: Chris Middlebrooks
Subject: RE: 260 St George
Date: Thursday, November 4, 2021 10:30:00 AM
Attachments: image002.png
image003.png
image004.png

We discussed what we needed for the application by phone last Friday (you said you would submit the application that morning and follow up with the payment and photos, etc later that day) and I listed it out in an earlier email and also told you on our site visit the week prior:

On Thu, Oct 28, 2021 at 4:30 PM Julie Courtney <jcourtney@citystaug.com> wrote:

To be on the HARB's November 18 agenda, I told you last Friday that we would need the Certificate of Appropriateness application like you submitted previously by the end of this week (October 29). It would be listed as an after-the-fact application on the agenda. You would need to provide information on what was approved under the previous COA, what work was done that was different than the approved, and what is proposed to help correct the work that did not match what was approved. Helpful information would include photos of before and after, specs of what was approved and what is proposed, and something that clearly shows what is proposed for the wood "grids"/muntins or how the windows you plan to add glazing to will look after that is done.

HARB Applications and related documents are found at:
https://www.citystaug.com/195/Historic-Architectural-Review-Board-Appl
with the Certificate of Appropriateness application you need directly at this link:
https://www.citystaug.com/DocumentCenter/View/149/Certificate-and-Opinion-of-Appropriateness-Application-PDF
All HARB applications and supporting materials can be emailed to harb@citystaug.com.
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

For the December 16th agenda, the application deadline is November 19. Meetings are almost always the 3rd Thursday of the month, with the application deadlines the month prior (typically on the 3rd Fridays)

Thank you,
Julie Courtney

Julie Courtney
Historic Preservation Officer
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: Chris Middlebrooks <cbmiddlebrooks@gmail.com>
Sent: Thursday, November 4, 2021 9:24 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 260 St George

Good morning Julie,

What supporting documents do you feel are needed? Do you just want me to take a picture of the window in its existing state? I had planned to bring the version with the glazing around the perimeter of the window and center grid to the meeting for reference.

Best Regards,

Chris Middlebrooks
President
Lighthouse Property Management
& Realty, LLC
3018 Alvarado Ave.
Jacksonville, FL 32217
Ph: (904) 379-5944
Cell: (904) 803-3618
Fax: (904) 374-1293

On Wed, Nov 3, 2021 at 3:27 PM Julie Courtney <jcourtney@citystaug.com> wrote:

> Hello Chris,
> Per Candice Seymour's email below, we need a response asap with payment of the application and some basic supporting documents by tomorrow morning so we can include your application on the agenda. We have upcoming deadlines for legal notices that we are required to advertise in the local newspapers.
>
> **Payment** can be made by submitting a check, calling in your credit card information, or emailing a

completed credit card authorization form (attached) to:

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

Thank you,

Julie Courtney
Historic Preservation Officer
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: Candice Seymour <cseymour@citystaug.com>
Sent: Tuesday, November 2, 2021 1:05 PM
To: Chris Middlebrooks <cbmiddlebrooks@gmail.com>
Cc: Julie Courtney <jcourtney@citystaug.com>
Subject: RE: 260 St George

Good afternoon Mr. Middlebrooks,

We are finalizing the November HARB agenda and need the fee payment ($100) and basic supporting documents so we can include your application. I've attached our Credit Card Authorization Form for your convenience, and you are also welcome to pay via phone or in person (be aware there is a $5.00 processing fee for any credit card payment). If I am not in the office if you call to pay, you can contact our front counter at 904-825-1065 and someone will be able to assist you.

If you have any questions, feel free to contact me.

Candice Seymour
Planning and Building Clerk
City of St. Augustine
cseymour@citystaug.com
904-209-4325



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: Chris Middlebrooks <cbmiddlebrooks@gmail.com>
Sent: Friday, October 29, 2021 9:42 AM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Candice Seymour <cseymour@citystaug.com>
Subject: Re: 260 St George

Julie,

Attached is the application to get it in the system. I will work on getting the photos and supporting documents over to you asap. My window contractor said that they can get the wood wood grids for the new replacement windows that were installed on the back half of the building, so that won't need to be on the after the fact application.

Best Regards,

Chris Middlebrooks
President
Lighthouse Property Management
& Realty, LLC
3018 Alvarado Ave.
Jacksonville, FL 32217
Ph: (904) 379-5944
Cell: (904) 803-3618
Fax: (904) 374-1293

On Thu, Oct 28, 2021 at 4:30 PM Julie Courtney <jcourtney@citystaug.com> wrote:

> To be on the HARB's November 18 agenda, I told you last Friday that we would need the

Certificate of Appropriateness application like you submitted previously by the end of this week (October 29). It would be listed as an after-the-fact application on the agenda. You would need to provide information on what was approved under the previous COA, what work was done that was different than the approved, and what is proposed to help correct the work that did not match what was approved. Helpful information would include photos of before and after, specs of what was approved and what is proposed, and something that clearly shows what is proposed for the wood "grids"/muntins or how the windows you plan to add glazing to will look after that is done.

HARB Applications and related documents are found at:
https://www.citystaug.com/195/Historic-Architectural-Review-Board-Appl
with the Certificate of Appropriateness application you need directly at this link:
https://www.citystaug.com/DocumentCenter/View/149/Certificate-and-Opinion-of-Appropriateness-Application-PDF
All HARB applications and supporting materials can be emailed to harb@citystaug.com.
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

For the December 16th agenda, the application deadline is November 19. Meetings are almost always the 3rd Thursday of the month, with the application deadlines the month prior (typically on the 3rd Fridays)
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: Chris Middlebrooks <cbmiddlebrooks@gmail.com>
Sent: Wednesday, October 27, 2021 4:02 PM
To: Julie Courtney <jcourtney@citystaug.com>

Subject: 260 St George

Julie,

My window guy for the replacement windows said that wood grids are available. They are very expensive evidently. He asked if he can replace all of the grids on the first floor and leave the ones on the second floor.

On the front windows; I'm proposing to add glazing to the center grid and all around the exterior of the window as well before they are painted.

What do I need to do to get on the agenda for November?

Best Regards,

Chris Middlebrooks
President
Lighthouse Property Management
& Realty, LLC
3018 Alvarado Ave.
Jacksonville, FL 32217
Ph: (904) 379-5944
Cell: (904) 803-3618
Fax: (904) 374-1293

Instr #2020109536 BK: 5113 PG: 1618, Filed & Recorded: 12/2/2020 2:00 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $6,825.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
John Gullett
Title America Real Estate Closings, Inc.
10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w
FILE: **T40795**

Property Appraisers Parcel Identification (Folio) Numbers:
199770-0000
SALE PRICE: $975,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **20th** day of **November, 2020** by

260 ST AUGUSTINE LLC, a Florida Limited Liability Company,

whose post office address is **117 8th Ave S Front Upper, Jacksonville Beach, FL 32250** herein called the Grantor, to

260 St George St., LLC, a Florida Limited Liability Company

whose post office address is **3016 Alvarado Ave, Jacksonville, FL 32217**, 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **ST. JOHNS** County, State of Florida, viz.:

Lot 11, Block 38, City of St. Augustine, according to the official map of the city dated January 1, 1905 and now in the office of the Clerk of the Circuit Court in and for St. Johns County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2021 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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby 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, 2020.

COPY

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

CAROL DeMarco

Witness #1 Printed Name

Witness #2 Signature

Constance Gullett

Witness #2 Printed Name

260 ST AUGUSTINE LLC, a Florida Limited Liability Company

BY: _____

Charles Roth, Jr., Manger

COPY

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (~~✓~~ physical presence or ( ) online notarization this 20th day of November, 2020 by **Charles Roth, Jr., Manger** of 260 ST AUGUSTINE LLC, a Florida Limited Liability Company on behalf of the company, who is ( ) personally known to me or (~~✓~~ has produced F.L.D.L. as identification.

Notary Signature

CAROL DeMarco

Printed Notary Signature

My Commission Expires: _____

SEAL

NOTARY PUBLIC STATE OF FLORIDA

CAROL S. DEMARCO
Commission # GG 983369
Expires August 8, 2024
Bonded Thru Budget Notary Services

File No.: **T40795**

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2020 TRIM Notice

2020 TRIM Notice (PDF)

2019 TRIM Notice

2019 TRIM Notice (PDF)

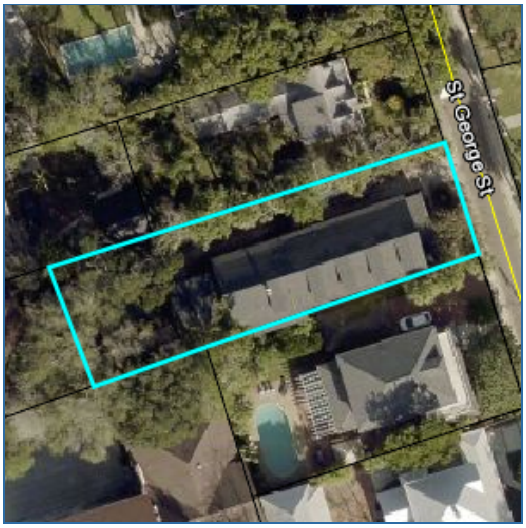
Summary

Parcel ID	1997700000
Location Address	260 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Small Apartment COSA (COM) (206.05)
Tax Description*	CITY OF ST AUGUSTINE LOT 11 BLK 38 OR5113/1618 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (10+ Units) (0300)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.230
Homestead	N

Owner Information

Owner Name	260 St George St LLC 100%
Mailing Address	3016 ALVARADO AVE JACKSONVILLE, FL 32217-0000

Map



Valuation Information

	2021
Building Value	$502,581
Extra Features Value	$0
Total Land Value	$279,188
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$781,769**
Total Deferred	$0
Assessed Value	**$781,769**
Total Exemptions	$0
Taxable Value	**$781,769**

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	$332,377	$0	$279,188	$0	$0	$611,565	$611,565	$0	$611,565
2019	$321,280	$0	$279,188	$0	$0	$600,468	$600,468	$0	$600,468
2018	$318,616	$0	$279,188	$0	$0	$597,804	$597,804	$0	$597,804
2017	$292,098	$0	$179,478	$0	$0	$442,900	$442,900	$0	$442,900
2016	$268,433	$0	$162,029	$0	$0	$430,462	$430,462	$0	$430,462
2015	$274,421	$0	$162,029	$0	$0	$436,450	$436,450	$0	$436,450
2014	$274,054	$0	$162,029	$0	$0	$436,083	$436,083	$0	$436,083
2013	$279,906	$0	$162,029	$0	$0	$441,935	$441,935	$0	$441,935
2012	$174,820	$0	$130,620	$0	$0	$305,440	$305,440	$0	$305,440
2011	$244,103	$0	$66,690	$0	$0	$310,793	$310,793	$0	$310,793
2010	$249,758	$0	$74,100	$0	$0	$323,858	$323,858	$0	$323,858

Building Information

Building	1
Actual Area	9570
Conditioned Area	9135
Actual Year Built	1960
Use	Multi-Family Class C Small Apts. 30 to 40yrs old
Style	03
Class	N
Exterior Wall	Stucco, Wood
Roof Structure	Wood Truss

Roof Structure	Wood Truss
Roof Cover	Composite Shingle
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	
Baths	

Category	Type	Pct
Exterior Wall	Stucco	50%
Exterior Wall	Wood	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Condition	Average	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Pine Wood	50%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	55 FIXTURES	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	3644	3644
FINISHED UPPER STORY	3577	3577
CANOPY	0	68
CANOPY	0	20
CANOPY	0	279
CANOPY	0	68
FINISHED UPPER STORY - FORCED	1914	1914
Total SqFt	9135	9570

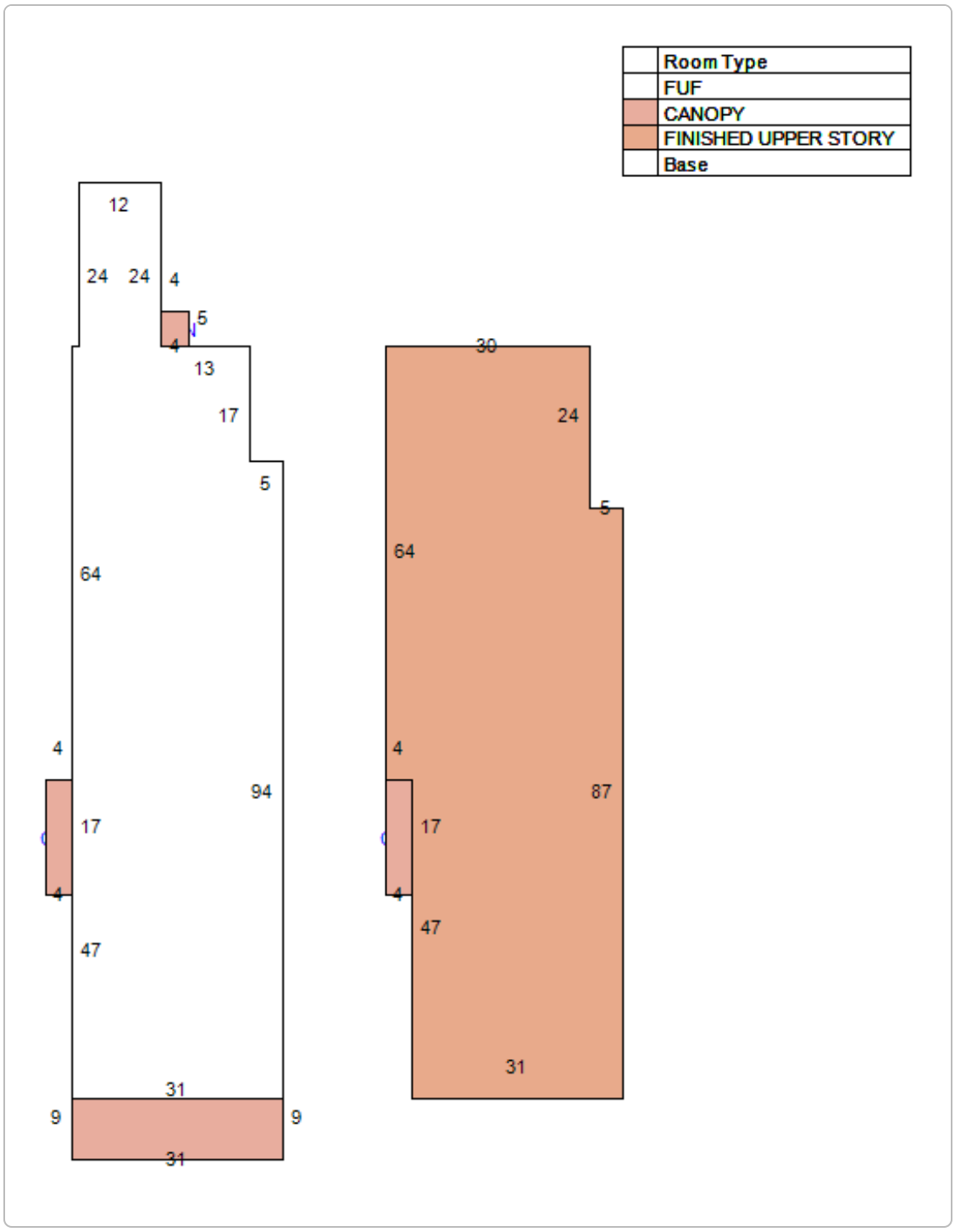
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (10+ Units)	52	190	9971	SF	$279,188

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/2/2020	11/20/2020	$975,000.00	WARRANTY DEED	5113	1618	Q	I	260 ST AUGUSTINE LLC	260 ST GEORGE ST LLC
5/31/2017	5/11/2017	$747,500.00	WARRANTY DEED	4380	1886	Q	I	260 SAINT GEORGE LLC	260 ST AUGUSTINE LLC
5/31/2012	5/31/2012	$535,000.00	WARRANTY DEED	3568	325	Q	I	ST GEORGE STREET LLC	260 SAINT GEORGE LLC
	10/29/2007	$525,000.00	WARRANTY DEED	3004	772	Q	I	RUSSELL ROBERT L JR,KRISTA H	ST GEORGE STREET LLC
	3/22/1999	$347,000.00	WARRANTY DEED	1396	1519	Q	I	BELMAR PROPERTIES INC	RUSSELL ROBERT L JR,KRISTA H
	6/13/1996	$250,300.00	WARRANTY DEED	1178	954	Q	I	TRITTON RAYMOND R,LOUISE M	BELMAR PROPERTIES INC
	5/1/1984	$0.00		643	587	U	I		TRITTON RAYMOND R,LOUISE M
	1/1/1979	$115,000.00		434	657	U	I		

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: 2/20/2021, 12:22:30 AM

Version 2.3.107



Detail by Entity Name

Florida Limited Liability Company
260 ST. GEORGE ST., LLC

Filing Information

Document Number	L20000351225
FEI/EIN Number	NONE
Date Filed	11/09/2020
Effective Date	11/09/2020
State	FL
Status	ACTIVE

Principal Address

3016 ALVARADO AVE
JACKSONVILLE, FL 32217 UN

Mailing Address

3016 ALVARADO AVE
JACKSONVILLE, FL 32217 UN

Registered Agent Name & Address

MIDDLEBROOKS, CHRISTOPHER
3016 ALVARADO AVE
JACKSONVILLE, FL 32217

Authorized Person(s) Detail

Name & Address

Title MGR

MIDDLEBROOKS, CHRISTOPHER
3016 ALVARADO AVE
JACKSONVILLE, FL 32217 UN

Annual Reports

No Annual Reports Filed

Document Images

11/09/2020 -- Florida Limited Liability View image in PDF format

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: November 18, 2021

Re: Planning and Building Permits – Historic Preservation Districts

During the month of October 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

34 Saragossa Street (Reconfigure and remodel bathroom)

9 Aviles Street (Interior buildout)

38 Cordova Street (Exterior paint with pre-approved colors)

46 John Street (Demolish residential structure as approved by HARB)

33 Grove Avenue (Electrical wiring for dryers)

1 St. George Street (Rework fire suppression system under hood)

60 Hypolita Street (Replace rooftop air conditioning equipment)

215 St. George/31 King Street (Replace rooftop air conditioning equipment)

119 St. George Street (Roof coating)

SIGNS

69 St. George Street (New 2’ x 3’ wood bracket sign)



Candice Seymour, Planning and Building Clerk

CITY OF ST. AUGUSTINE, FLORIDA

Historic Architectural Review Board

Meets on the third Thursday of each month at 1 p.m.

Meeting Schedule 2022

January 20, 2022
February 17, 2022
March 17, 2022
April 21, 2022
May 19, 2022
June 16, 2022
July 21, 2022
August 17, 2022**
September 15, 2022
October 20, 2022
November 17, 2022
December 15, 2022

**Date changed to allow for required City Commission Budget Meeting.

DRAFT