



City of St. Augustine

Historic Architectural Review Board



A G E N D A

Thursday, September 26, 2019 1:00 p.m.

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

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (*to be recommended one week in advance*)
6. Continued Items from the previous HARB meetings
 - a) Certificate of Appropriateness
F2019-0071
(Continued from July 18, 2019 meeting)

Nikki C. Gordon – Applicant
Scott J. and Nikki C. Gordon – Owner
[287 St. George Street](#)
To install Bahama style shutters on multiple exterior windows.
7. Certificate of Appropriateness
 - a) F2019-0087

John and Karin White – Applicant and Owner
[253 Charlotte Street](#)
To replace all of the existing windows with vinyl windows.
 - b) F2019-0088

BP Builders, Inc. – Applicant
Daniel Holiday, Jr. – Owner
[11 Aviles Street](#)
To make alterations to an existing building to include replacing siding, wood railings, and lighting and installing new siding and planter boxes.
8. Certificate of Appropriateness for Historic Property Ad Valorem Tax Exemption
 - a) F2019-0084

Tracy VanDusen – Applicant
Tracy and Roger VanDusen – Owners
[9 Milton Street](#)
To certify the completion of rehabilitation work for an ad valorem tax exemption.

9. Certificate of Appropriateness – City Project

a) F2019-0089

City of St. Augustine, Mobility – Applicant
City of St. Augustine – Owner

[20 Spanish Street and 5 and 9 Cordova Street](#) (Tolomato Parking Lot)

To make alterations to an existing parking lot to include constructing a masonry wall, enhancing the landscape berm, and installing paving material for car and bike parking and sidewalks.

10. Planning and Building Staff Approved Permit Report

11. Other Business

a) Division of Historic Resources Grant Update

12. Adjournment

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting August 15, 2019

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, August 15, 2019, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

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

City Staff:

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

2. General Public Comments for Items not on the Agenda

The Board heard comments from the following members of the public:

- B.J. Kalaidi

There was a brief discussion regarding the city resident requirement for HARB members and the difficulty in finding qualified architects within the city to serve on the Board.

3. Approval of Minutes

MOTION

Mr. Weaver MOVED to APPROVE the July 18, 2019 minutes as presented. Motion SECONDED by Ms. Wingo and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

(None)

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness F2019-0064 – Vista Hotel III, Inc. – Applicant and Owner 16 Avenida Menendez

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

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

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

Sarah Ryan reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi reiterated that the metal material was inappropriate according to the AGHP and should be denied.

Public hearing was closed.

The Board discussed:

- Change to white trim color to reflect existing trim
- Projection of the walkway in the Hypolita Street elevation
- Application did preserve the Mediterranean Revival Style
- Metal screen would identify as a modern addition
- Second floor walkway would add additional interest to the Hypolita Street wall
- Pierced metal was widely used in Mediterranean architecture and the applicant provided examples
- Metal awning would read as a non-historic addition

MOTION

Mr. Benoit MOVED to APPROVE application 2019-0064. The motion was SECONDED by Ms. Wingo.

Mr. Benoit AMENDED his motion to include approval with the condition that they obtain the appropriate Planning and Zoning approvals for lot coverage or other planning and zoning issues and with the finding that the additions do meet secretary of the interior standards 2, 3, and 9. The amended motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) Certificate of Appropriateness F2019-0076 – Les Thomas Architect – Applicant Dobosz Family Trust (Kenwood Inn) – Owner 243 Charlotte Street

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

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

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

Les Thomas reviewed the application. He stated his client did agree to do a brick veneer on the piers.

Ex Parte Communication:

(None)

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

The Board discussed:

- Recommendation to start with at the bottom of the house so the windows don't appear too high in relation to the floor
- Concern for the height in relation to surrounding structures
- Compatibility of twelve foot floor elevation with a recommendation to

discuss elevated pier foundation designs for future reference

- Maintaining scale by utilizing horizontal lattice pattern
- Recommendation to reconsider porch design so lattice panels were not as tall
- City floor elevation requirements were 1 foot above Base Flood Elevation
- Creating a consistent best practice for raising historic structures
- Concern that banding and lowering the siding would decrease architectural integrity because the structure did not historically have a band board
- Applicant's preference for landscaping to mask the raising of the structure
- Considering window height on the first floor to reduce the distance from the bottom of the siding to the sill which may alter historical character of the building
- Removing lattice from porch and adding plantings

MOTION

Mr. Benoit MOVED to APPROVE application F2019-0076 finding that a target elevation of three feet above City base flood requirement of nine feet with the condition that the piers be of brick, and that the lattice is as shown and the siding is dropped as presented in the most recent drawings. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificate of Appropriateness – City Project

7. (a) F2019-0080 – City of St. Augustine, General Services – Applicant **City of St. Augustine – Owner** **75 King Street**

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

Ms. Mitchell said staff did not provide recommendations for city projects.

Bob Harper, Lightner Museum Director, reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Question of whether the existing signage on the front of the building would be removed or re-located
- Letters were part of the original plans for the hotel and were installed before 1900
- Otto Lightner removed the sign when the building became the Lightner Museum
- There was pictorial evidence of the existence of the letters

MOTION

Mr. MacDonald MOVED to APPROVE application F2019-0080. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Planning and Building Staff Approved Permit Report

(Provided for informational purposes only)

9. Other Business

Mr. Benoit facilitated a discussion regarding elevated foundations. He presented examples of elevated foundations and architectural features that helped scale the foundation.

The Board discussed:

- Deciding what types of architectural features would be compatible with St. Augustine's structures but still decrease the visual impacts of elevated foundations
- A recommendation for application requirements that detail elevated foundations and utilizing existing data to help form general guidelines or multiple examples that an applicant could choose from
- Deciding what height would be appropriate for elevating structures
- Ensuring a structure was not out-of-scale for the neighborhood as the deciding factor in previous applications
- Possibility of setting a design-flood elevation
- Impacts of elevated structures on the safety of the home during wind events as well as neighboring view sheds
- Historic Structure Impact studies being conducted by the Historical Society in partnership with the City
- Flood mitigation products

Ms. Wolfe reviewed several historic preservation grant-funded projects the City was currently working on.

10. Adjournment

There being no further business, the meeting was adjourned at 2:52 P.M.¹

Catherine Duncan, Chairperson

¹ Transcribed by Candice Seymour



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

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



Application: 2019-0071

Address: 287 St. George Street

Nikki C. Gordon, Applicant

Scott J. and Nikki C. Gordon, Owner

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

Architectural Style:	Bungalow	Florida Master Site File:	SJ01933
National Register:	Contributing, St. Augustine Town Plan National Register District	Construction date:	1917
Archaeology Zone:	IC	Zoning District:	HP1
Parcel number:	200330 0000		
Agenda Item:	6(a)	Previous Action(s):	N/A

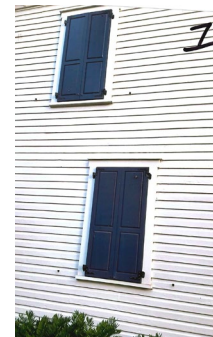
STAFF SUMMARY AND ANALYSIS:

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

- The applicant submitted a new design and proposes using paneled shutters instead of the Bahama Shutters.
- Within HP-1 through -3, there are several Bungalow style homes that have both louvered and board and baton shutters on the home. Several other bungalow homes within and outside of National Register districts have louvered, board and batten, and paneled shutters.
- While the home did not have shutters on it previously, the new shutters are more appropriate in both material and design than what was previously proposed.



Front Elevation



Proposed Shutter Style



Proposed Shutter Hardware

STAFF RECOMMENDATION:

Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can **Approve** a Certificate of Appropriateness for 287 St. George Street.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0071
287 St. George Street
September 26, 2019
STAFF PHOTOGRAPHS:



F2019-0071
287 St. George Street
September 26, 2019

SUMMARY SCOPE OF WORK:

- Install paneled shutters on multiple exterior windows

CITY CODES/DESIGN GUIDELINES:

Bungalow (1910-1940)

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

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

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

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

Windows and Window Treatments

Do...

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

Don't...

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

Post-1821

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

Secretary of the Interior's Standards for Rehabilitation

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

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

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

F2019-0071
287 St. George Street
September 26, 2019
LIST OF ATTACHMENTS:

1. Florida Master Site File

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1933 1009==
Site Name: George L. Estes House 830== Survey Date: 7808 820==
Address: 287 St. George Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 39A West 1/2 of 868==
(subdivision) (block) (lot)
Lot 5 868==
Owner of Site: Name: Wardell, Jack G. ;
Address: 287 St. George Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: HP1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469962 3306150 890== Location: T07S R30E N20 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

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

_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Railroads

920==

Statement of Significance: (911==)

ARCHITECTURE

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

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

HISTORY

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

(over)

V. BIBLIOGRAPHY

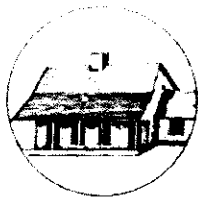
1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustín," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.
2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustín de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis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

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

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

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

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Recorder # _____

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

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

LOCATION & MAPPING

Street Number 287 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: 287
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 20 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 2003300000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1917 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): HENDERICH, Fred A. Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

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

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

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

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

DESCRIPTION (continued)

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

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

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

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

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

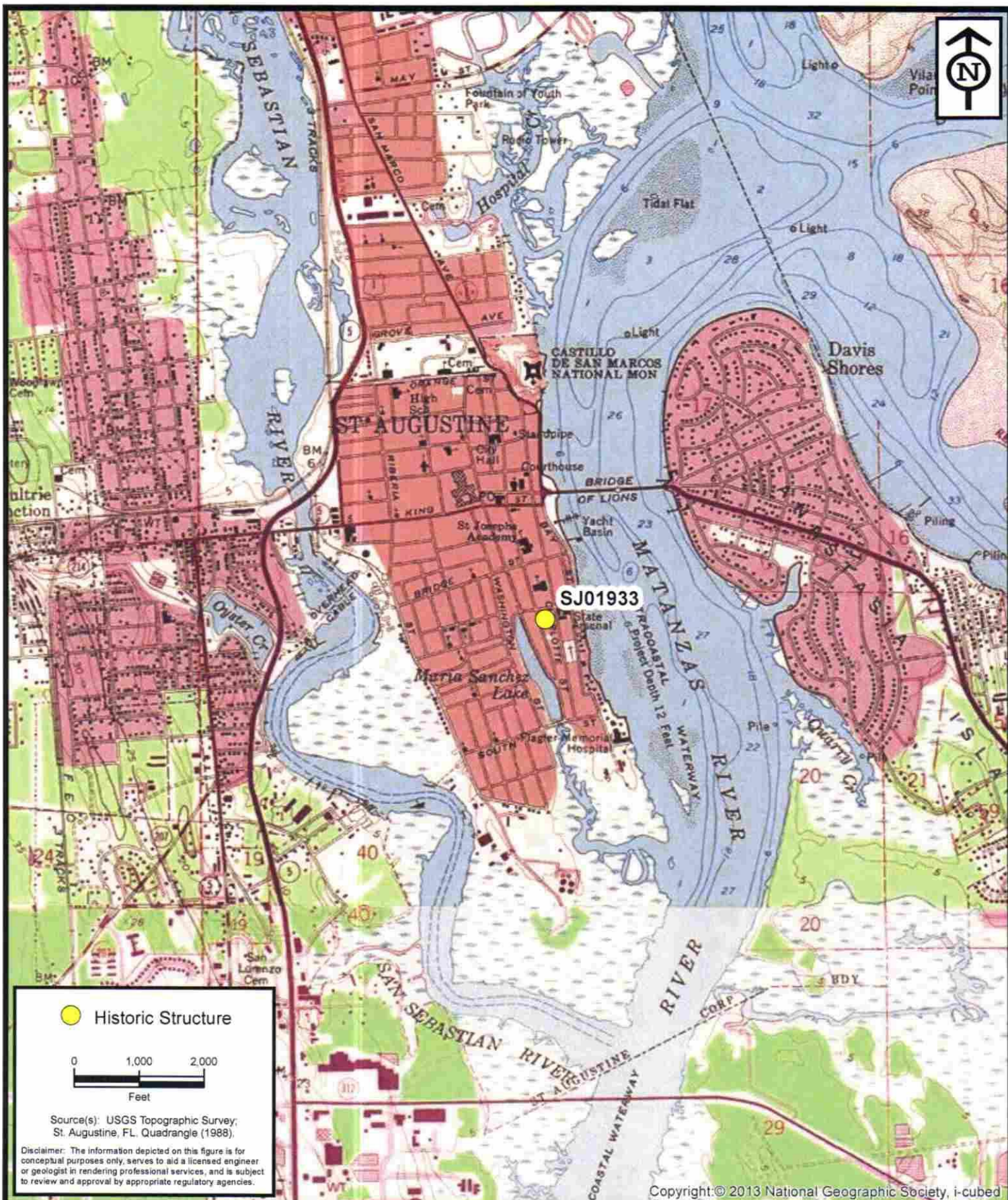
RECORDER INFORMATION

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

Required Attachments

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

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



**ENVIRONMENTAL
SERVICES, INC.**

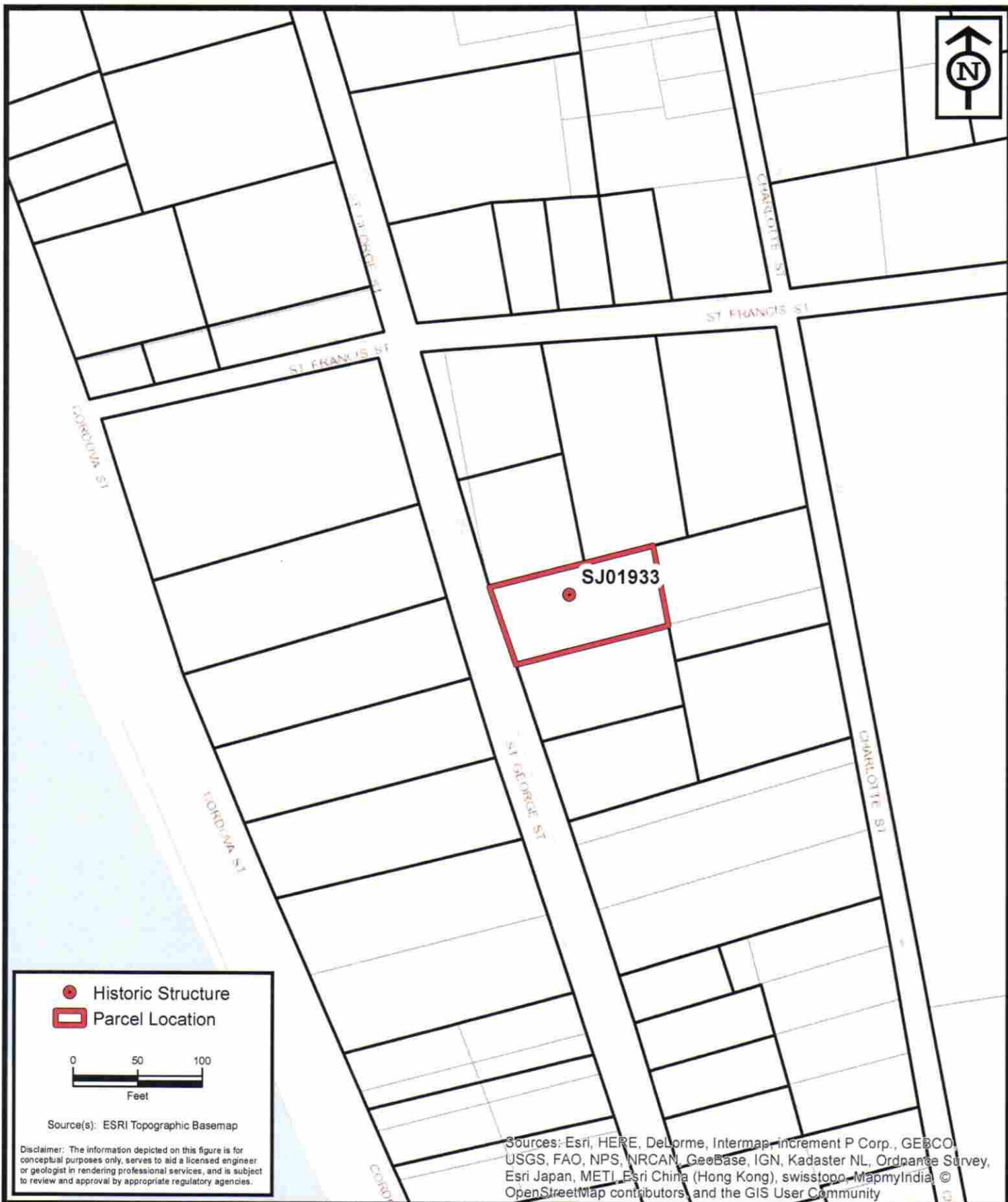
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

Project Location - SJ01933
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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

SJ01933



**ENVIRONMENTAL
SERVICES, INC.**

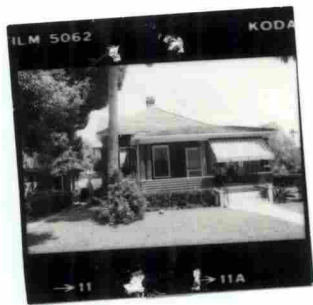
7220 Financial Way, Suite 100
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City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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

SJ01933







CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

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

BDAC Project No. 2019-0071

Receipt No. 1627451

Meeting Date: July 18, 2019

Advertising Costs \$ _____ Postage \$ _____

Paid on June 6, 2019

Receipt No. _____

1. NAME OF APPLICANT Nikki C. Gordon

Business (if applicable) _____

Address 2809 Hitchcock Mill Run

City Marietta State GA Zip Code 30068

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

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

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

Business (if applicable) _____

Address 2809 Hitchcock Mill Run

City Marietta State GA Zip Code 30068

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

3. PROJECT STREET ADDRESS 287 St. George Street

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

5. EXISTING USE Residence PROPOSED USE _____

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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

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

D. PAINT COLORS (check one)

- ☐ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☒ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project *(Please see description in #7.)*

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

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

(Please see next page.)

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Nikki C. Gordon

SIGNATURE OF APPLICANT Nikki C. Gordon

DATE 6/6/19

PRINT OWNER'S NAME Nikki C. Gordon

SIGNATURE OF OWNER Nikki C. Gordon

DATE 6/6/19

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

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

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

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

Proposal for Shutter Installation

September 26, 2019

287 St. George Street

Owners: Scott J. and Nikki C. Gordon

We are requesting approval for the installation of shutters on four windows at the above address. Per my previous request in July, our reasons for installing shutters are not decorative or ornamental. We are attempting to cut down on the amount of heat coming through these south-facing windows.

The shutters will be hand crafted by local restoration specialist Kenneth Darnold, in keeping with the period and style of the house. The material will be wood, in a paneled, swing style with appropriate hardware that will allow opening and closing. Windows will be completely covered when the shutters are closed and secured. They will be painted dark green, the same pre-approved color as the existing trim on the house.

Enclosed are pictures #1, 2 and 3 showing examples of the paneled style we plan to use. Pictures #4 and 5 show how the windows will look with shutters in both positions.

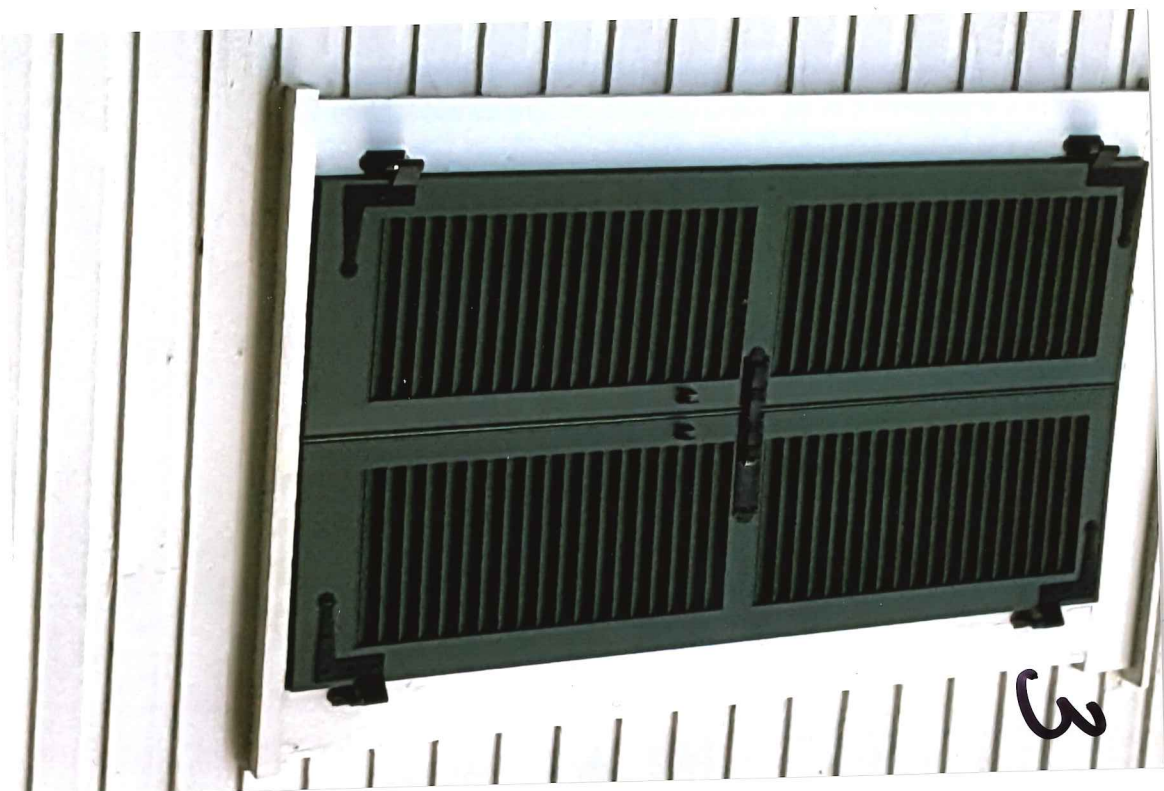
Thank you for your consideration.

Nikki Gordon

RECEIVED

SEP 12 2019

Planning/Building Dept.



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

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

This Document Prepared by and Return to:

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

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

WARRANTY DEED

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

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

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

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

Parcel No. 200760-0000

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

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

BK: 4501 PG: 1943

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

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

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

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

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

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

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

JOSEPH L. BOLES, JR.

Witness # 1

JENNIFER M. SOLOMON

Witness # 2

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Donald A. Crichlow
DONALD A. CRICHLOW

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

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



[2]



St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

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

Owner Information

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

Map



Valuation Information

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

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$139,292	\$5,640	\$197,750	\$0	\$0	\$342,682	\$259,697	\$132,985	\$209,697
2017	\$144,180	\$4,298	\$197,750	\$0	\$0	\$346,228	\$254,356	\$141,872	\$204,356
2016	\$146,623	\$4,298	\$197,750	\$0	\$0	\$348,671	\$249,124	\$149,547	\$199,124
2015	\$136,358	\$4,298	\$152,550	\$0	\$0	\$293,206	\$247,392	\$95,814	\$197,392
2014	\$103,835	\$4,298	\$137,296	\$0	\$0	\$245,429	\$245,429	\$50,000	\$195,429
2013	\$107,132	\$4,298	\$137,296	\$0	\$0	\$248,726	\$248,726	\$50,000	\$198,726
2012	\$108,780	\$4,298	\$137,296	\$0	\$0	\$250,374	\$250,374	\$50,000	\$200,374
2011	\$112,077	\$4,298	\$152,550	\$0	\$0	\$268,925	\$250,499	\$68,426	\$200,499
2010	\$113,725	\$4,298	\$169,500	\$0	\$0	\$287,523	\$246,797	\$90,726	\$196,797

Exemption Information

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

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	2444	Roof Cover	Composite Shingle
Conditioned Area	2067	Interior Flooring	Pine Wood
Actual Year Built	1910	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood	Baths	

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

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

Extra Feature Information

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

Land Information

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

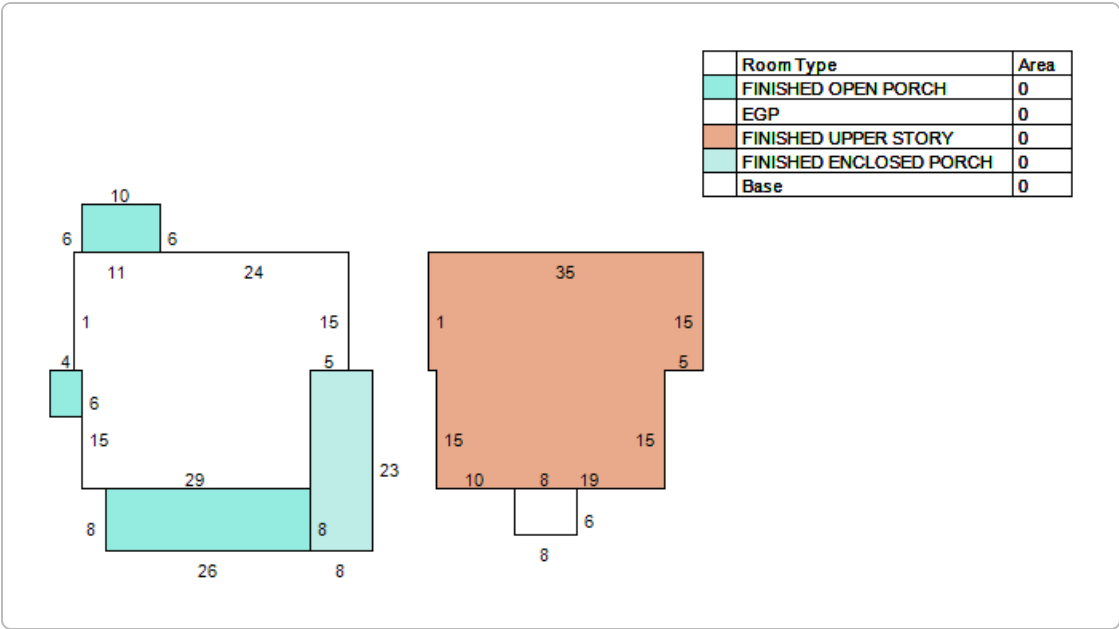
Sale Information

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

Area Sales Report

Recent Sales in Area

Sketch Information



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

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

Version 2.2.29



COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

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



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for September 26, 2019 Meeting



Application: 2019-0084

Address: 253 Charlotte Street

John and Karin White, Applicant and Owner

Project description: To replace all windows with vinyl windows.

Architectural Style:	Spanish Colonial	Florida Master Site File:	N/A
National Register:	Noncontributing, St. Augustine Townplan National Register District	Construction date:	1986
Archaeology Zone:	IB	Zoning District:	HP 1
Parcel number:	198730 0081		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

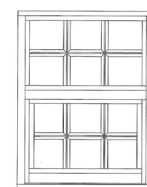
The applicant is presenting a Certificate of Appropriateness to replace all windows with vinyl windows.

- The building currently has wood windows, and the applicant proposes installing vinyl windows. Wood is the most appropriate material for colonial replica buildings and should be used instead of a vinyl material.
- The proposed windows will have a bronze exterior 6/6 double hung appearance and simulated divided lite muntins.
- According to the application, the current windows are in poor condition due to sun and weather damage, rot, and ant infestation. Some of the windows also do not function properly, are difficult to open, and are inoperable. The applicant provided photographs and additional information to show the extent of the damage.
- The application suggests that wood/aluminum clad windows and wood windows cannot be used due to the building's construction.

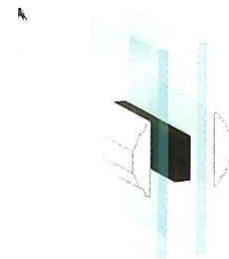


Window on the Front
Elevation

Grid Patterns



Proposed Window Style



Simulated Divided Light

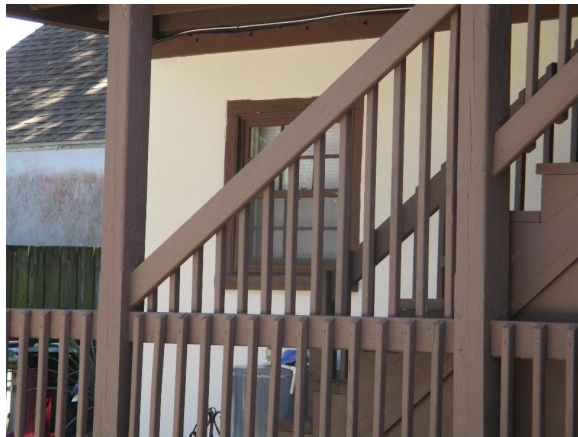
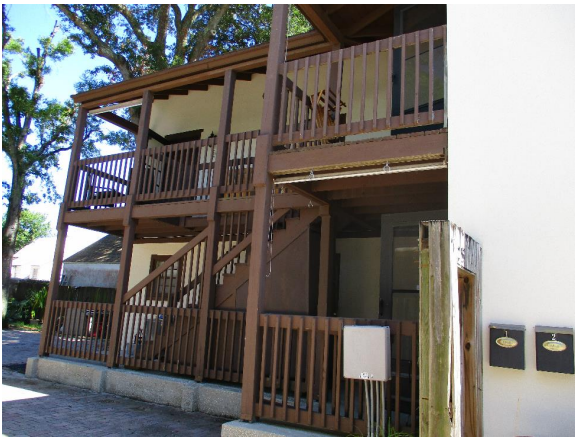
STAFF RECOMMENDATION:

Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can **Continue** a **Certificate of Appropriateness** for **253 Charlotte Street** to give the applicant time to consider a more compatible alternative.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0084
253 Charlotte Street
September 26, 2019
STAFF PHOTOGRAPHS:



F2019-0084
253 Charlotte Street
September 26, 2019

SUMMARY SCOPE OF WORK:

- Replace all existing windows with vinyl windows

CITY CODES/DESIGN GUIDELINES:

First Spanish Period (1565-1763)

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

British Period (1764-1783)

Window openings are reduced in size and proportion due to glazing. Single panes of glass are no larger than eight inches by ten inches. The most common width to height ratio for windows is 1/2.0, with a range of 1/1.7 to 1/2.5. Windows are double hung sash and may be twelve-over-twelve, nine-over-nine, nine-over-six or six-over-six. A typical arrangement is nine-over-six on the ground floor with six-over-six on the upper floor.

Second Spanish Period (1784-1821)

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

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.
- 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, shutters and balconies when the historic windows, shutters and balconies are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.

Don't...

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

Pre-1821

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

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

Secretary of the Interior's Standards for Rehabilitation

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

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

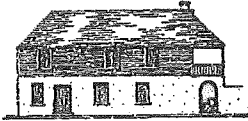
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]

F2019-0084
253 Charlotte Street
September 26, 2019

LIST OF ATTACHMENTS:

1. N/A

**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

2019 -
0087

Receipt No. 1669210 BDAC Project No. 1669210
Advertising Costs \$ _____ Postage \$ _____ Paid on Aug. 12, 2019 Meeting Date: Sept. 26, 2019
Receipt No. _____

1. NAME OF APPLICANT JOHN & KARIN WHITE

Business (if applicable) _____

Address 253 CHARLOTTE ST

City ST. AUGUSTINE State FL Zip Code 32084

Daytime telephone 904 322 0124 Other phone/email 904 703 1101 / radra@live.com / karinwhite99@hotmail.com

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

2. NAME OF PROPERTY OWNER JOHN & KARIN WHITE

Business (if applicable) _____

Address 253 CHARLOTTE ST.

City ST AUGUSTINE State FL Zip Code 32084

Daytime telephone (required) 904 322 0124 Other phone 904 703 1101

3. PROJECT STREET ADDRESS 253 CHARLOTTE ST.

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

5. EXISTING USE SINGLE FAMILY PROPOSED USE SINGLE FAMILY

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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Planning/Building Dept.

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

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

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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)

- REPLACE 11 EXISTING WINDOWS WITH GRID STYLE BROWN VINYL WINDOWS
- REPLACEMENT WINDOWS HAVE RAISED GRID & BROWN EXTERIOR TO MATCH EXISTING
WINDOWS
- 4 WINDOWS FACE CHARLOTTE ST. 7 WINDOWS ARE NOT VISIBLE FROM RD.

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 JOHN C. WHITE
SIGNATURE OF APPLICANT [Signature] DATE 12 Aug 19
PRINT OWNER'S NAME JOHN C. WHITE / KARIN WHITE
SIGNATURE OF OWNER [Signature] / Ka White DATE 12 Aug 19

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

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Need more photos of all elevations; more evidence to show condition of windows

Project number: X Project Address: 253 Charl.

Reviewed by: Kelli Mitchell Date: Aug. 12

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AUG 22 2019

Planning/Building Dept.



4801 Executive Park Court • Bldg. 200 • Suite 207
Jacksonville, FL 32216

Phone 904-296-2515
Fax 904-296-2528

August 20, 2019

Re: Replacement Windows @ 953 Charlotte Street

We've recently assessed the condition of the current windows and have reached the following conclusions:

1. The windows installed are replacement windows pulled from another building to "replicate" historical windows.
2. The construction of the building is concrete block and does not allow for an aluminum/wood clad or a true wood window replacement installation.
3. The framing and trim around the windows needs to be modified and updated to prevent weather corrosion, water intrusion and insect intrusion.
4. The PGT 5400 series windows that we are proposing are engineered for Florida climates and will include true divided Lite design to "replicate" historical look.
5. The PGT 5400 series windows will provide a long lasting solution backed by strong guarantees from the manufacturer.

It is our professional opinion that the windows need to be replaced and we believe we have provided one of the best products the industry offers in terms of performance and longevity. These windows also meet the historical criteria requirements for St. Augustine Historical district.

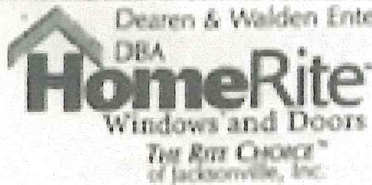
Respectfully,

Joe Fennell
HomeRite Windows and Doors
904.401.9072

RECEIVED

AUG 12 2019

Planning/Building Dept.


 4801 Executive Park Court • Bldg. 200 • Suite 207 • Jacksonville, FL 32216 • Phone 904. 296.2515 • Fax 904. 296.2528
 www.HomeRitejacksonville.com

PO #

Proposal/Order

 Name: John White Shipping Address: SAME
 Address: 253 Charlotte Street
 Phone #: St. Augustine Fax: FL 32081
 Work: Mobile: 904.203.1101 Email: naadraglive.com
 Sales Representative: Joe Fennell Ref: customer Date: 07/10/19

Qty	Series	Description	Units	Totals
1. 8	SH5400	32x55 3/4, 9/16 SDC, Bronze/WHT, ES		
2.		Max Loe/Argon, WSL, Flg		
3. 3	SH5400	32x32, 9/16 SDC, Bronze/WHT, ES		
4.		Max Loe/Argon, WSL, Flg		
5. 22	S/L	1x4 Azek		
6. 1	1/2 Box	Coil Wrap (Bronze)		
7. 2	S/L	3/4 Square Stop (3/4x3/4)		
8.				9910 ^{EE}
9.		30% off Customer Discount		X-2973 ^{EE}
10.				6937
11.		5% off Military Discount		-347 ^{EE}
12.				6590 ^{EE}
13.				
14.				
15.				
16.				
17.				
18. 11	WHT	Caulk U1100	5 ^{EE}	55 ^{EE}
19. 11	EXT	Caulk U1800	7 ^{EE}	77 ^{EE}
20. 1	Permit	St. Johns County		225 ^{EE}
Special Instructions			Sub Total	6947 ^{EE}
			Tax	2261
			Labor	2500 ^{EE}
			Total	9447 ^{EE}
			DEP	4724 ^{EE}
			C.O.D.	4723 ^{EE}

Customer Signature:

Date:

Salesman Signature:

DATE COPY OFFICE • YELLOW COPY - CUSTOMER

COC01512727 HomeRite is a Distributor of All Windows & Doors, Inc. Products

SEE REVERSE SIDE FOR IMPORTANT TERMS AND CONDITIONS, WHICH ARE INCORPORATED IN THIS AGREEMENT

Dearen & Walden Enterprises, LLC

DBA

HomeRite™

Windows and Doors

THE RITE CHOICE™
of Jacksonville, Inc.

4801 Executive Park Court • Bldg. 200 • Suite 207 • Jacksonville, FL 32216 • Phone 904. 296.2515 • Fax 904. 296.2528
www.HomeRiteJacksonville.com

PO #

Proposal/Order

Name: John White Shipping Address: _____
Address: 253 Charlotte Street _____
Phone #: St. Augustine Fax: FL, 32084 _____
Work: _____ Mobile: _____ Email: _____
Sale Representative: Joe Fennell Ref: _____ Date: 07/24/19

Qty	Series	Description	Units	Totals
1.		John,		
2.		We wanted to provide		
3.		you with documentation for		
4.		your proposed window. We made		
5.		a site visit to your home and		
6.		measured the windows. Because		
7.		the home is block construction		
8.		with retro-fit casing and trim,		
9.		we cannot use an aluminum/clad		
10.		product for your home. The design		
11.		of the window would not allow		
12.		us to properly install and seal		
13.		the window up for you. For this		
14.		reason we've chosen the PGT		
15.		product for you which will match		
16.		the color, historical look and		
17.		fit properly in the openings.		
18.				
19.		Respectfully,		
20.				

Special Instructions

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Planning/Building Dept.

Joe Fennell

Sub Total

Tax

Labor

Total

DEP

C.O.D.

Customer Signature: _____ Date: _____ Salesman Signature: _____

WHITE COPY - OFFICE • YELLOW COPY - CUSTOMER

CGC#1512727. HomeRite is a Distributor of MI Windows & Doors, Inc. Products.

SEE REVERSE SIDE FOR IMPORTANT TERMS AND CONDITIONS, WHICH ARE INCORPORATED IN THIS AGREEMENT

Grid Styles

Flat Grid

- 9/16" wide or 13/16" wide
- Grid between the glass

Contour Grid

- 1" wide
- Grid between the glass

Traditional Simulated Divided Lite ~~X~~

- 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass

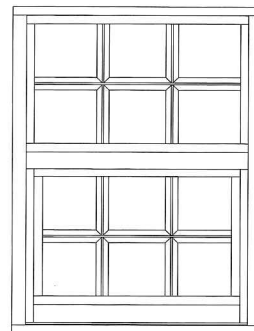
Standard Features

PGT® WinGuard® Vinyl windows and doors come standard with white frames and clear, laminated insulating glass. WinGuard® Vinyl door glass is also tempered for additional safety, and operable windows include a screen with 1816 mesh. All WinGuard Vinyl products are ideal for new construction and remodeling projects.

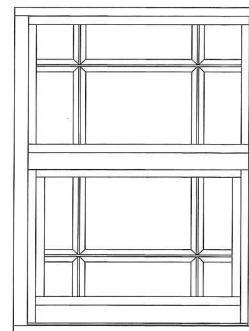
Standard Interior & Exterior Frame Colors

- White

Grid Patterns



Standard



Brittany/Prairie

Premium Options

Glass

- Tempered glass (for windows)
- Privacy glass
 - Obscure (textured)
 - White Interlayer (opaque interlayer)
- Popular glass tints
- ~~X~~ • High-performance Low-E
 - EnergyShield
 - EnergyShield Max
 - Argon gas

Exterior Frame Colors

- Beige
- ~~X~~ • Bronze
- Anodize*
- Pebble Khaki*
- Hunter Green*
- Brick Red*

* Available with limited interior colors

Interior Frame Colors

- Beige
- Bronze
- Natural Oak
- Dark Oak
- Natural Cherry

7/22/19, 9:29 AM

1 of 1

Find | Next



www.pgtindustries.com

NFRC Report

Quote # 5751987
 PO Number:
 Job Name: John White
 Job Address: 253 Charlotte Street St. Augustine, FL 32084

Line #	Item Description	Quantity	Location
0001 (1.00)	SH5400 VINYL SINGLE HUNG 5400 32.X55.75X.,STD,5/8" FL,B/W,EQUAL,IG,CL,ARG,ES Max,7/8" TDL,2V1H/2V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL	Ordered: 8.00	
			Certification Type: MIAMI Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL Height: 55 3/4 Rough Masonry: 33 3/4 X 56 3/4 Egress Opening: 27 3/4 X 23 1/4 (4.4746 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: STD Summary Top: 3A2D LITES (2V1H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Anchor Group: C.SH5400 Acc Glass Breakage: N Vent Ht: 27.5180 PositiveDesignPressure: 50.0000 PANumber: FL-239 CondensationResistance: 60.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6400 NOA Selection: 17-0630.06 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 32.0000 Actual Size: 32 X 55 3/4 Wood Frame Opening: 32 1/4 X 56 Frame Color: B/W - Bronze Exterior/White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 ARG - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: SDLT0875 - 7/8" Traditional SDL Grid Location: UNIT Summary Bottom: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Boxing Options: N - None Decralite: N CAR#: 17-0630.06 NegativeDesignPressure: 100.0000 EnergyStar: 123.0000 UF: 0.2900 VT: 0.4300
0002 (2.00)	SH5400 VINYL SINGLE HUNG 5400 32.X32.X.,STD,5/8" FL,B/W,EQUAL,IG,CL,ARG,ES Max,7/8" TDL,2V1H/2V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL	Ordered: 3.00	
			Certification Type: MIAMI Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL Height: 32.0000 Rough Masonry: 33 3/4 X 33 Egress Opening: 27 3/4 X 11 3/8 (2.1862 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: STD Summary Top: 3A2D LITES (2V1H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N NOA Selection: 17-0630.06 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 32.0000 Actual Size: 32 X 32 Wood Frame Opening: 32 1/4 X 32 1/4 Frame Color: B/W - Bronze Exterior/White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 ARG - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: SDLT0875 - 7/8" Traditional SDL Grid Location: UNIT Summary Bottom: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000

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7/22/19, 9:29 AM

Anchor Group: C.SH5400
Acc Glass Breakage: N
Vent Ht: 15.6429
PositiveDesignPressure: 50.0000
PANumber: FL-239
CondensationResistance: 60.0000
SolarHeatGainCoeff: 0.1900
VTCOG: 0.6400

Boxing Options: N - None
Decralite: N
CAR#: 17-0630.06
NegativeDesignPressure: 100.0000
EnergyStar: 123.0000
UF: 0.2900
VT: 0.4300

PO Number:

Print 7/22/2019

Date

Page 1 of 1

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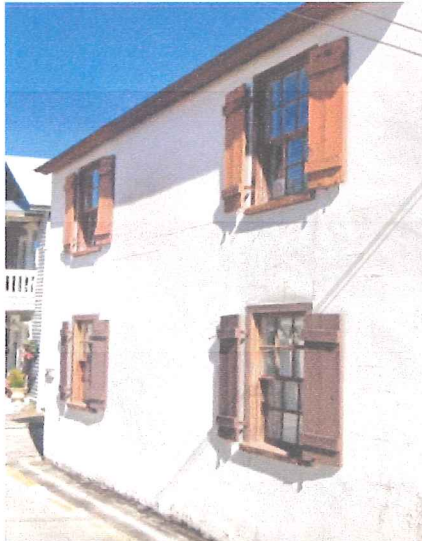
AUG 12 2019

Planning/Building Dept.

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AUG 12 2019

Planning/Building



Grid Styles

Flat Grid

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Contour Grid

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- Grid between the glass

Traditional Simulated Divided Lite

- 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass

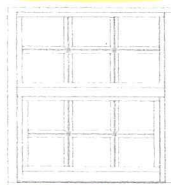
Standard Features

PGT® EnergyVue® windows and doors come standard with white frames and clear, insulating glass with EnergyShield Low-E. EnergyVue door glass is also tempered for additional safety, and operable windows include a screen with 1816 mesh. All EnergyVue products are ideal for new construction and remodeling projects.

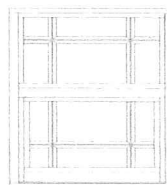
Standard Interior & Exterior Frame Colors

- White

Grid Patterns



Standard



Brittany/Prairie

Premium Options

Glass

- Tempered glass (for windows)
- Privacy glass
 - Obscure (textured)
 - White Interlayer (opaque interlayer)
- Popular glass tints
- Hi-performance Low-E
 - EnergyShield Max
- Argon gas

Exterior Frame Colors

- Beige
- Bronze
- Anodize*
- Pebble Khaki*
- Hunter Green*
- Brick Red*

* Available with limited interior colors

Interior Frame Colors

- Beige
- Bronze
- Natural Oak
- Dark Oak
- Natural Cherry

PGT INDUSTRIES, INC.

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Grid Styles

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- Grid between the glass

Contour Grid

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- Grid between the glass

Traditional Simulated Divided Lite

- 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass

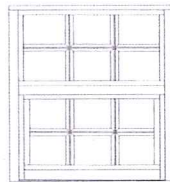
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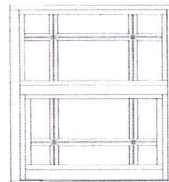
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- Bronze
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- Dark Oak
- Natural Cherry

Good Afternoon,

The attached photos show damages to the current windows. Blue tape is still attached near many of the significant damage as seen in some of the photos.

Front of home "West side": All 4 large windows are severely damaged from the sun, weather and ant infestation.

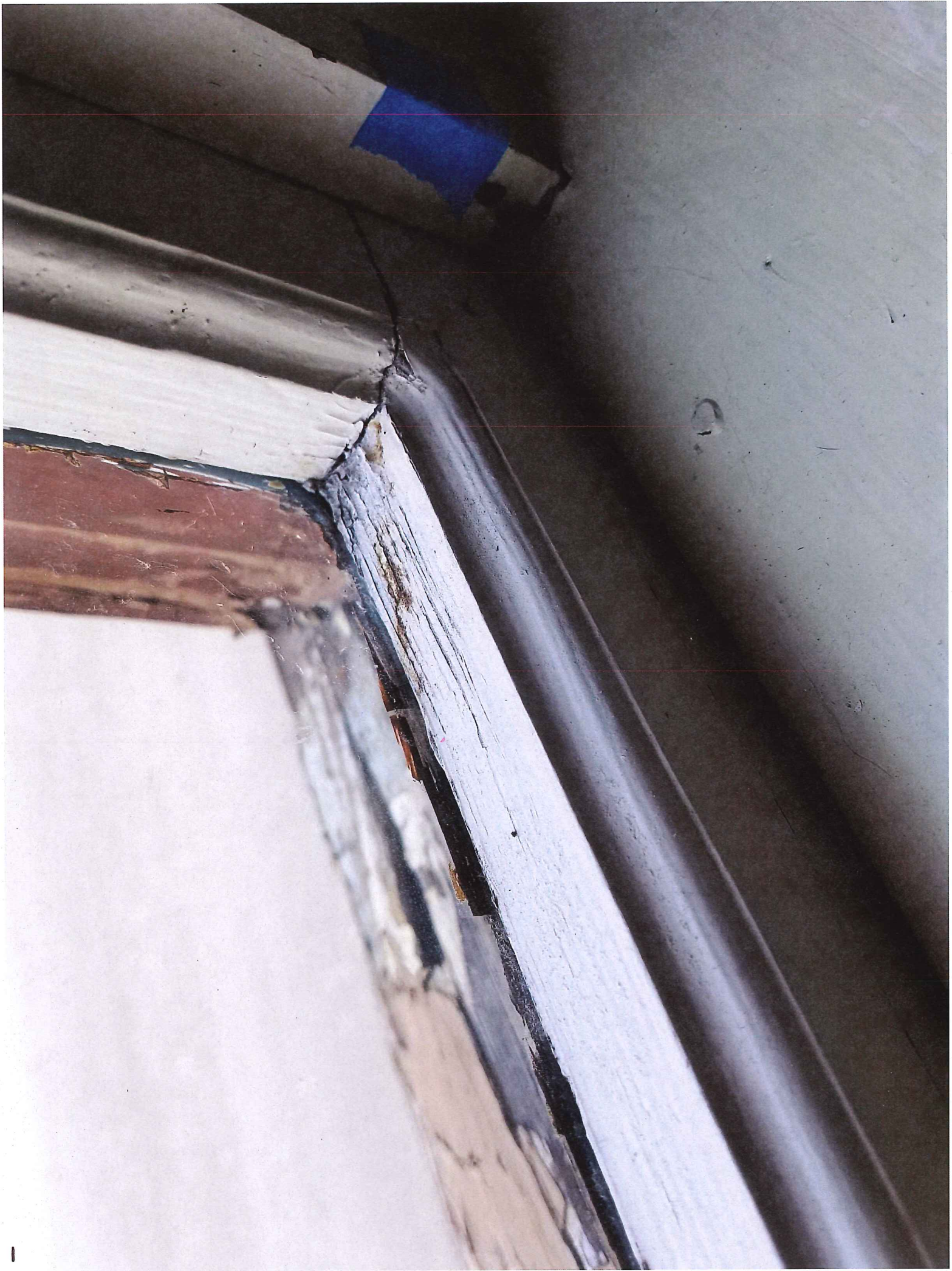
Rear of the house "East side": 2 large windows that are both severely damaged from the sun, weather and ant infestation.

Side of home "South side": 2 large windows that are both severely damaged from the sun, weather and ant infestation.

Side of home "North side": 3 small windows, show signs of minor wood rot and do not function correctly.

The wood rot and ants have eaten through to the inside of the home on 5 of the 8 large windows and all of the large windows which constitute all of the windows on 3 sides of the home show significant damage from the exterior. The remaining 3 smaller windows are showing damage and all 11 windows aren't functioning correctly making it difficult to open windows and in most cases the windows are inoperative.

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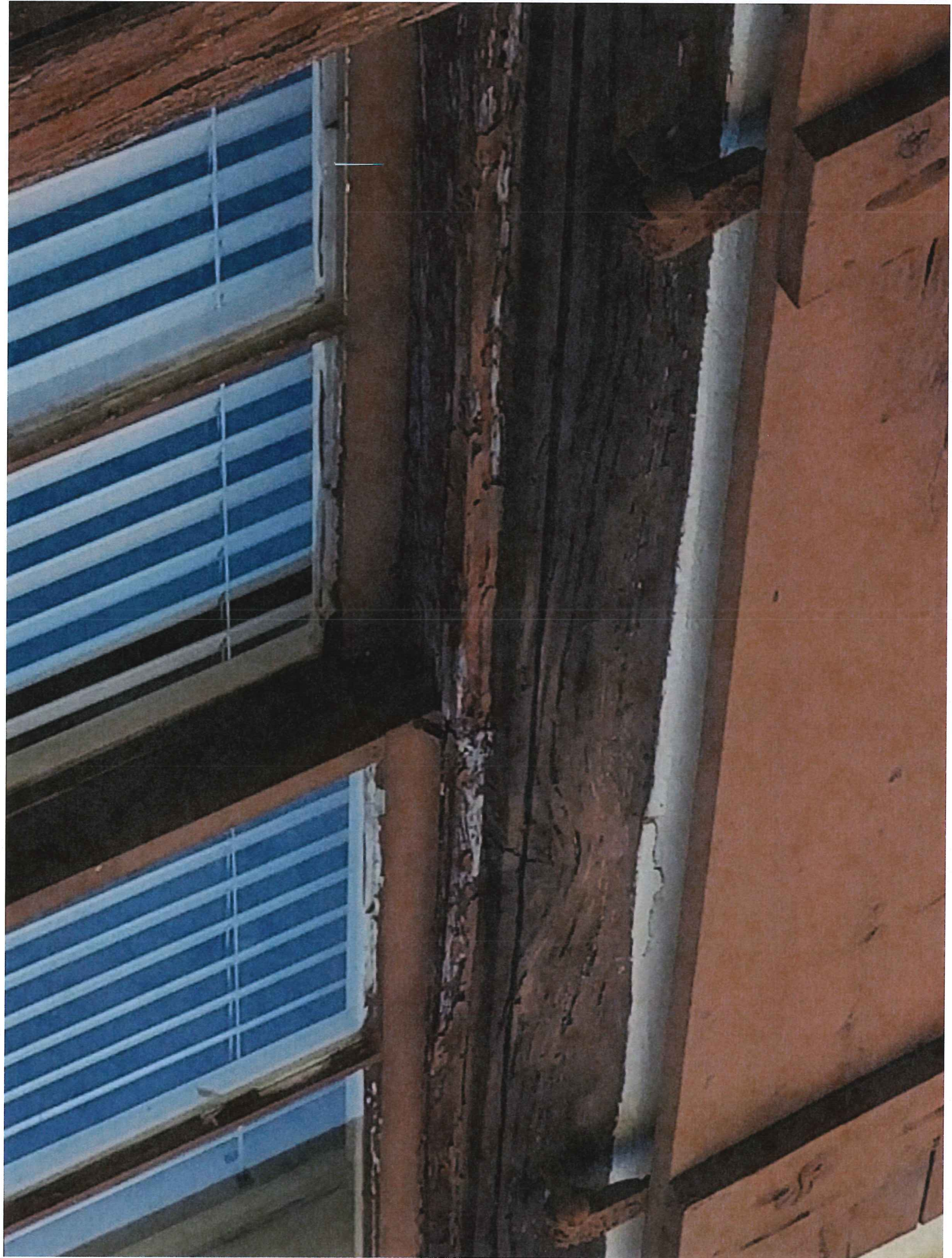


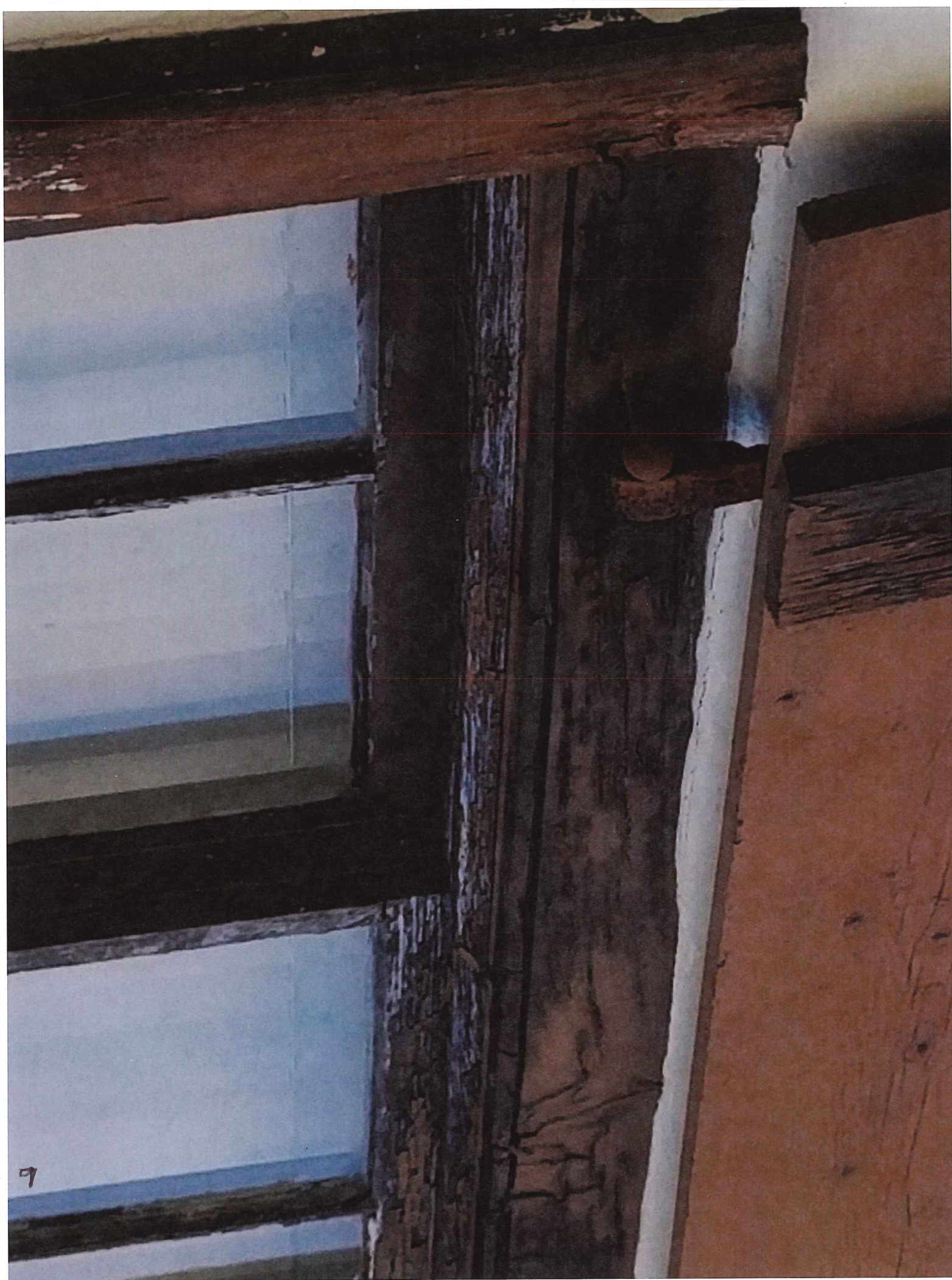






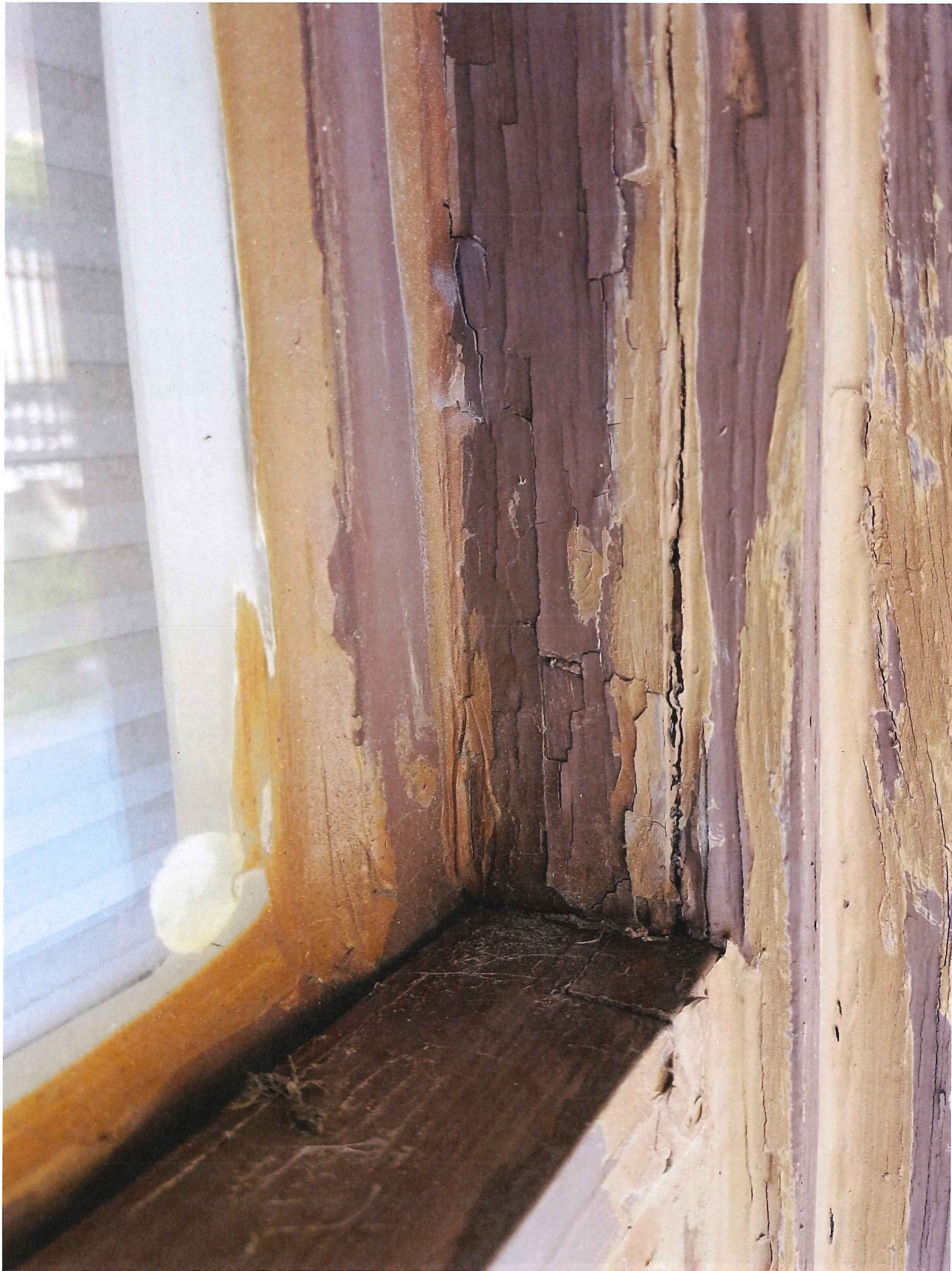










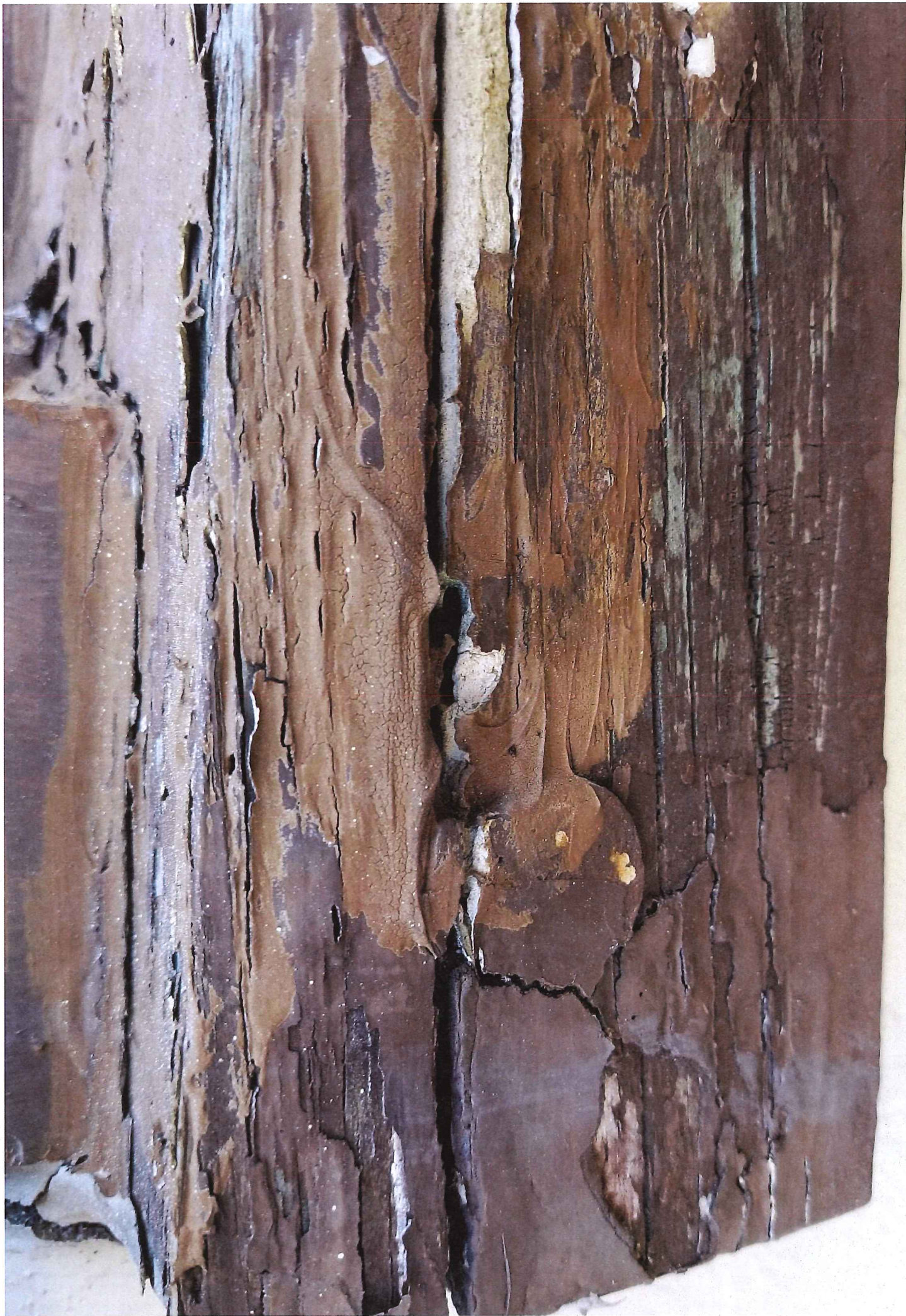


















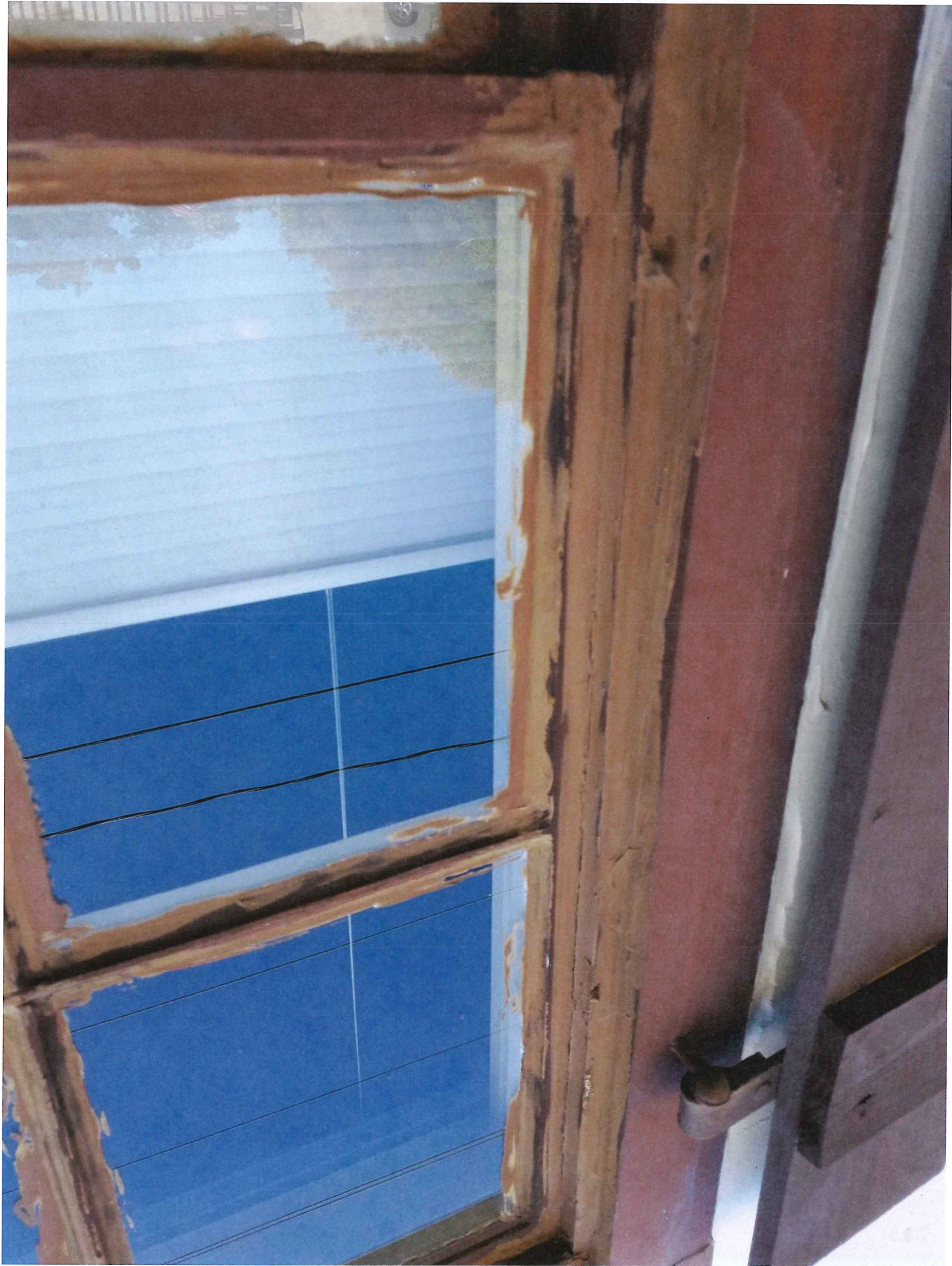




131











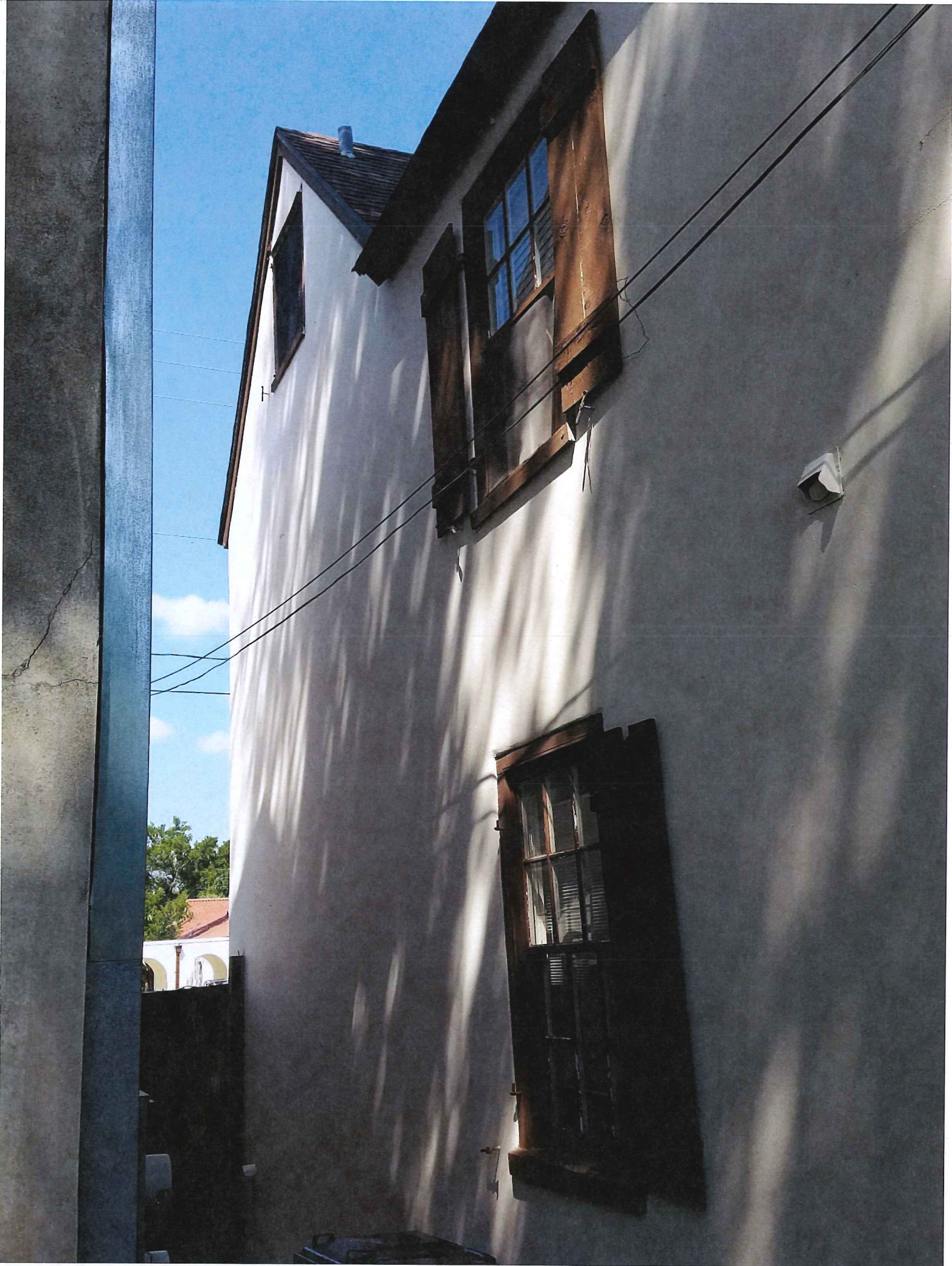




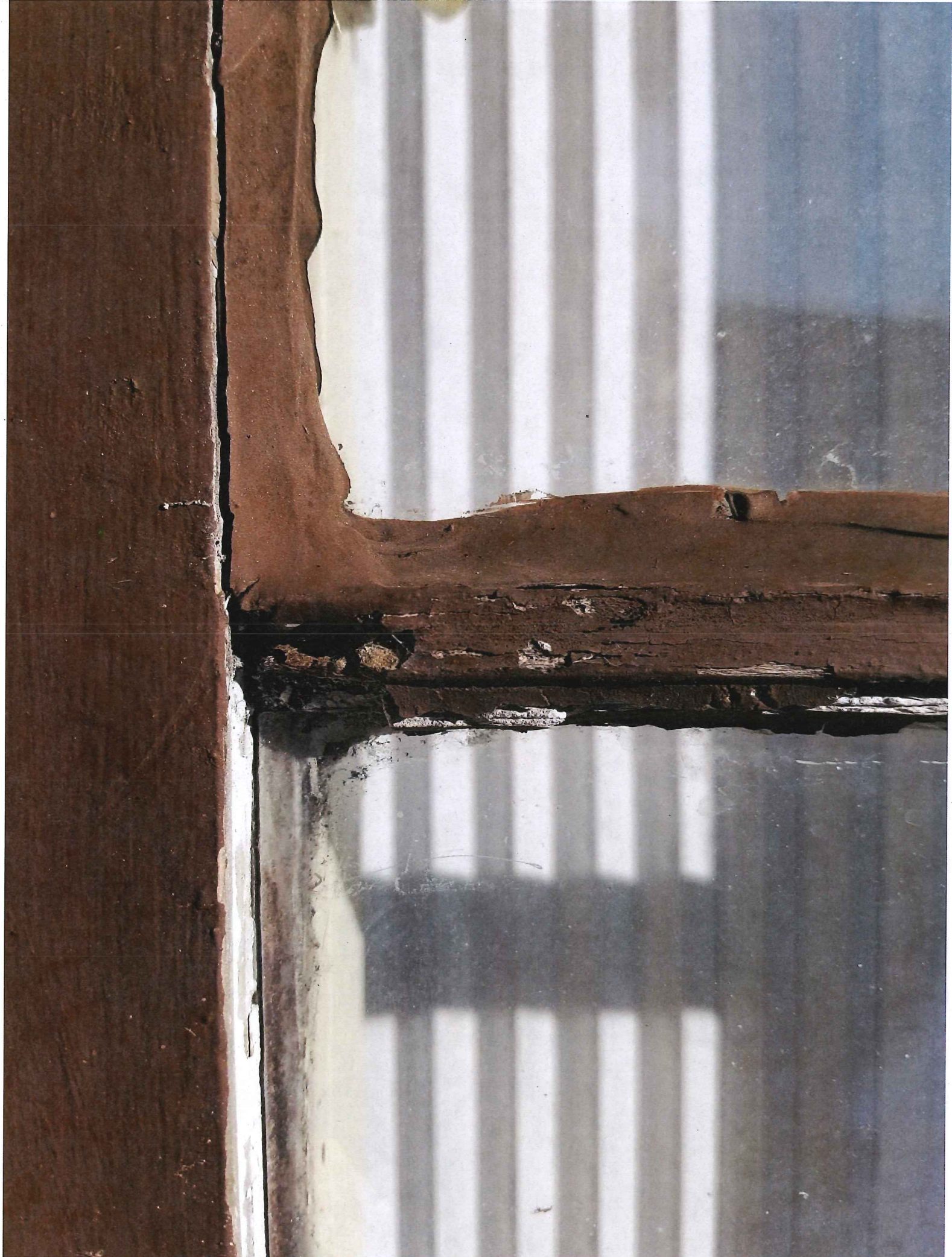






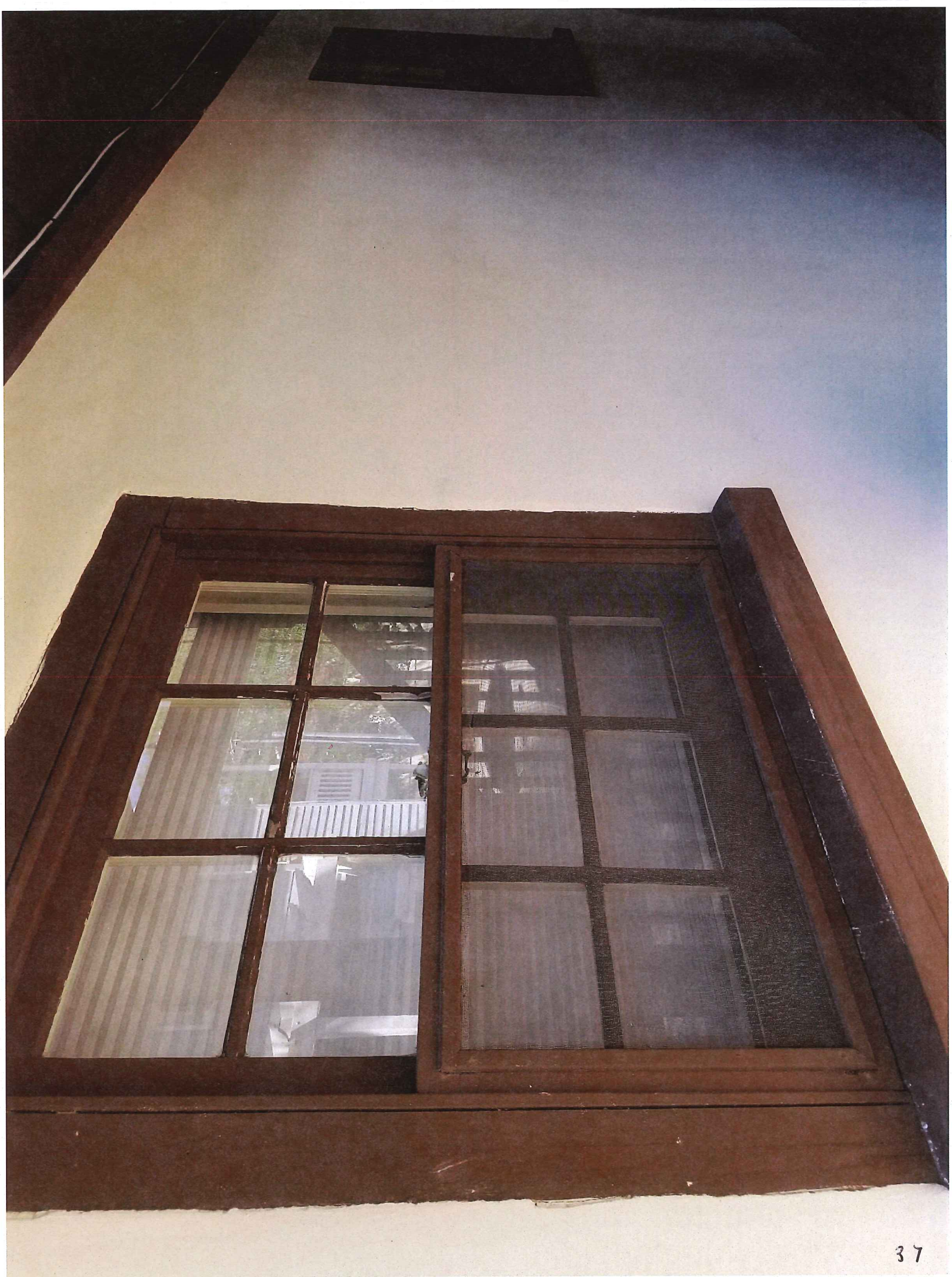
















West side of home facing Charlotte St. This side has the most significant damage.











North Side of home, not visible from the road, faces the homes private parking. Least damage but windows don't function properly.

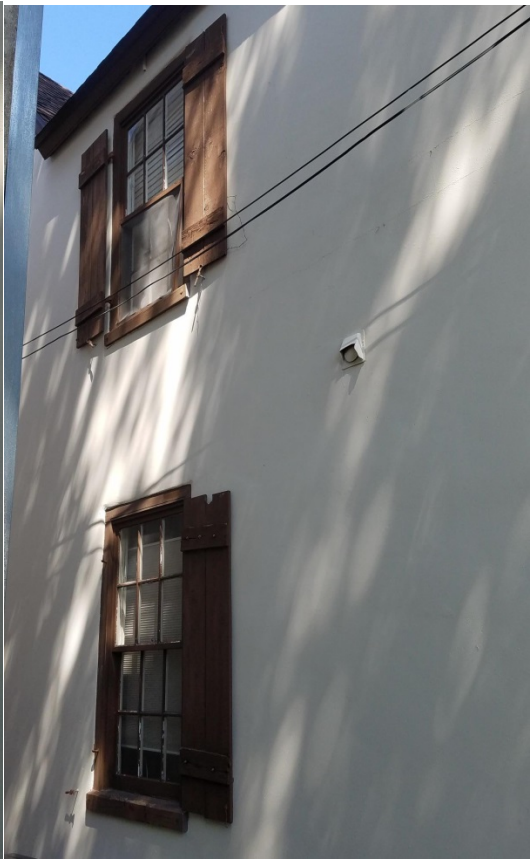




East Side of home, not seen from road, facing the rear of the property into the homes private parking. Significant damage to both windows.



South facing portion of home, not seen from road, windows face neighbor's house. Both windows have significant damage.





West side of home facing Charlotte St. This side has the most significant damage



Bottom right front window showing significant sun and weather damage . This side of the building has the most exposure to the elements ,especialy sun most of the day.

While some attempt has been made to improve the appearance using filler and paint, the condition of the windows remains completely ineffectve for their intended purpose.

They DO NOT prevent water intrusion.

They DO NOT prevent insects and other unwanted pest from entering.

They DO NOT open.



Bottom left front window showing significant sun and weather damage . This side of the building has the most exposure to the elements ,especialy sun most of the day.

While some attempt has been made to improve the appearance using filler and paint, the condition of the windows remains completely ineffectve for their intended purpose.

They DO NOT prevent water intrusion.

They DO NOT prevent insects and other unwanted pest from entering.

They DO NOT open.



Upper right front window showing significant sun and weather damage . This side of the building has the most exposure to the elements ,especialy sun most of the day.

While some attempt has been made to improve the appearance using filler and paint, the condition of the windows remains completely ineffectve for their intended purpose.

They DO NOT prevent water intrusion.

They DO NOT prevent insects and other unwanted pest from entering.

They DO NOT open.



Upper left front window showing significant sun and weather damage . This side of the building has the most exposure to the elements ,especialy sun most of the day.

While some attempt has been made to improve the appearance using filler and paint, the condition of the windows remains completely ineffectve for their intended purpose.

They DO NOT prevent water intrusion.

They DO NOT prevent insects and other unwanted pest from entering.

They DO NOT open.

North Side of home, faces the homes private parking. Least damage but windows don't function properly.



East side of home, not visible from the road, faces the homes private parking. Least damage but windows don't function properly and have water intrusion due to wood rot and insect damage. Due to large tree, windows on this side are shaded all day which promotes detreating of the wood and mold and mildew growth.



South facing portion of the home, windows face neighbor's house. Both windows have significant damage.

Inoperable with water and insects intrusion.





St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID	1987300081
Location Address	253 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE ALL LOT 8 (EX E143FT) BLK 27 OR4741/1965 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.100
Homestead	N

Owner Information

Owner Name	White John C,Karin 100% White Karin 100%
Mailing Address	4926 HARVEY GRANT RD FLEMING ISLAND, FL 32003-0000

Map



Valuation Information

	2019
Building Value	\$275,311
Extra Features Value	\$7,728
Total Land Value	\$151,998
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$435,037
Total Deferred	\$0
Assessed Value	\$435,037
Total Exemptions	\$0
Taxable Value	\$435,037

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$280,598	\$8,280	\$151,998	\$0	\$0	\$440,876	\$407,216	\$33,660	\$407,216
2017	\$280,598	\$9,845	\$151,998	\$0	\$0	\$442,441	\$370,196	\$72,245	\$370,196
2016	\$283,787	\$10,510	\$138,180	\$0	\$0	\$432,477	\$336,542	\$95,935	\$336,542
2015	\$258,287	\$11,174	\$106,596	\$0	\$0	\$376,057	\$305,947	\$70,110	\$305,947
2014	\$171,801	\$10,397	\$95,936	\$0	\$0	\$278,134	\$278,134	\$0	\$278,134
2013	\$173,689	\$11,062	\$95,936	\$0	\$0	\$280,687	\$280,687	\$0	\$280,687
2012	\$146,106	\$11,726	\$95,936	\$0	\$0	\$253,768	\$253,768	\$0	\$253,768
2011	\$113,338	\$11,139	\$106,596	\$0	\$0	\$231,073	\$231,073	\$0	\$231,073
2010	\$114,829	\$11,251	\$118,440	\$0	\$0	\$244,520	\$244,520	\$0	\$244,520

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	2391	Roof Cover	Composite Shingle
Conditioned Area	1995	Interior Flooring	Ceramic Tile, Carpet
Actual Year Built	1986	Interior Wall	Drywall
Use	Duplex	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	60%
Interior Flooring	Carpet	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	15 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
BASE AREA	795	795
FINISHED OPEN PORCH	0	198
POINTER	0	0
FINISHED UPPER STORY	795	795
FINISHED OPEN PORCH	0	162
OUTSIDE STAIRS	0	36
MASONRY ADDITION	405	405
Total SqFt	1995	2391

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Brick Pavers (501-1000)	0	0	0	0	2000
Residential Fence	0	0	0	0	114

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	47	83	47	EF	\$151,998

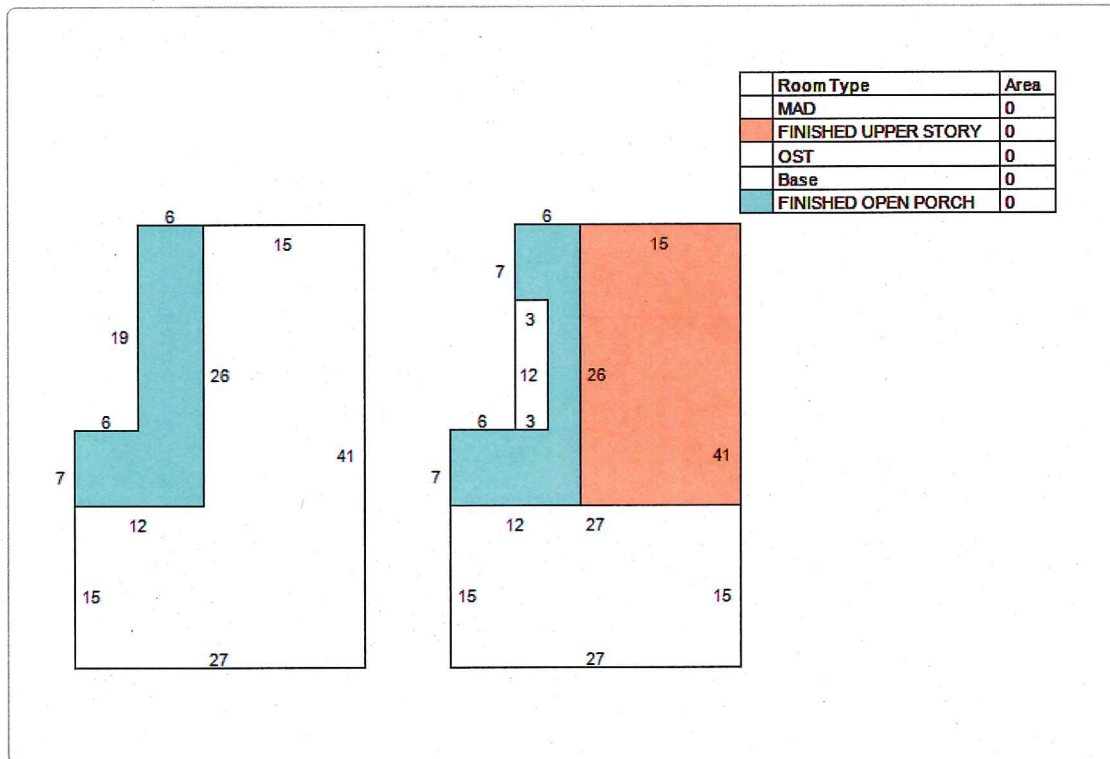
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/17/2019	6/14/2019	\$489,900.00	WD	4741	1965	Q	I	WILLIAMS-HATECKE IRIS	WHITE JOHN C,KARIN
9/13/2012	9/12/2012	\$340,000.00	WD	3614	1563	Q	I	TOMASINI GUY,RENE	WILLIAMS-HATECKE IRIS
3/16/2011	3/16/2011	\$325,000.00	WD	3418	1816	Q	I	RICHARDSON FAMILY LTD PARTNERSHIP	TOMASINO GUY,RENE
	1/4/2000	\$0.00	OI	9999	999	U	I	LUHRS WARREN & LINDA FAMILY LTD PARTNERSHIP	RICHARDSON FAMILY LTD PARTNERSHIP
	10/13/1997	\$185,000.00	WD	1277	154	U	I	LUHRS LINDA M (JOINED BY WARREN H/H)	LUHRS WARREN & LINDA FAMILY LTD PARTNERSHIP
	12/31/1992	\$144,000.00	WD	978	1714	Q	I	AMERICAN INTERNATL MARINE CORP	LUHRS LINDA M
	12/18/1991	\$146,000.00	WD	919	2068	U	I	MC OMBER RICHARD D	AMERICAN INTERNATL MARINE CORP
	7/1/1991	\$0.00		902	1090	U	I		MC OMBER RICHARD D
	3/1/1990	\$125,000.00		850	1394	Q	I		
	2/1/1987	\$0.00		734	1278	U	I		

Area Sales Report

Recent Sales in Area

Sketch Information



No data available for the following modules: Exemption Information.

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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 8/13/2019, 11:30:07 PM

Developed by
Schneider
GEOSPATIAL

Version 2.2.37

Instr #2019042376 BK: 4741 PG: 1965, Filed & Recorded: 6/17/2019 9:48 AM #Pgs:2
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$3,429.30

Prepared by:
Christina M. Guyette
Paradise Title of St. Augustine, LLC
2225 A1A SOUTH, SUITE C-8
Saint Augustine, Florida 32080
File Number: 2019-4589
Documentary Stamps: \$ 3,429.30

General Warranty Deed

Made this June 14, 2019 A.D. By **Iris Williams - Hatecke**, conveying her separate non-homestead property, hereinafter called the grantor, to **John C. White and Karin White, Husband and Wife**, whose post office address is: **4926 Harvey Grant Road, Fleming Island, FL 32003**, 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 Four Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars, (\$489,900.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Saint Johns County, Florida, viz:

A PART OF LOT 8, BLOCK 27, CITY OF ST. AUGUSTINE, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA, 1923, ON FILE IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. LESS THE EAST 100' AS DESCRIBED IN DEED BOOK 41, PAGE 277 AND LESS AND EXCEPTION PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 954, PAGE 1577 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS: FOR THE POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 8, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 74 DEGREES, 52 MINUTES, 20 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 8, 84.70 FEET TO THE INTERSECTION WITH THE WEST LINE OF A PART OF LOT 8 AS DESCRIBED IN OFFICIAL RECORDS BOOK 954, PAGE 1577, OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEGREES 27 MINUTES, 15 SECONDS WEST, ALONG SAID WEST LINE, 45.00 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE SOUTH 76 DEGREES, 14 MINUTES, 06 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 8, 82.93 FEET TO THE EAST RIGHT OF WAY LINE OF CHARLOTTE STREET; THENCE SOUTH 13 DEGREES, 15 MINUTES, 20 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 47.00 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: **198730-0081**

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.

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, 2018.

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

BK: 4741 PG: 1966

Signed, sealed and delivered in our presence:

Gesine Damm-Victor

Witness Printed Name Gesine Damm-Victor

Iris Williams-Hatecke

Iris Williams - Hatecke

Philipp Wepler

Witness Printed Name Philipp Wepler

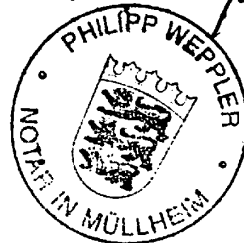
State of Baden-Württemberg
County of Müllheim

The foregoing instrument was acknowledged before me this 4th day of June, 2019, by Iris Williams - Hatecke, [] who is/are personally known to me or [x] who has produced a valid driver license as identification.

Notary Public Philipp Wepler

Print Name:

My Commission Expires:



Wepler
Notar



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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for September 26, 2019 Meeting



Application: 2019-0088

Address: 11 Aviles Street

BP Builders Inc., Applicant

Daniel Holiday Jr., Owner

Project description: To make alterations to an existing building to include replacing siding, wood railings, and lighting and installing new siding and planter boxes.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ220
National Register:	Contributing, St. Augustine Townplan National Register District	Construction date:	1885
Archaeology Zone:	IB	Zoning District:	HP 2
Parcel number:	198950 0000		
Agenda Item:	7(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness to make alterations to an existing building to include replacing siding, wood railings, and lighting and installing new siding and planter boxes.

- The building has been extensively altered since it was initially constructed and has had wood, metal, and stucco siding. The building was likely covered in stucco, at least partially, as early as the 1950s.
- The applicant proposes using HardiePlank siding on the second floor and stucco on the first floor. While wood siding and stucco have been used historically, there is no reference to the two being used together on the building, and the current appearance has likely gained significance since the building has had a stucco finish the 1950s. The proposed finish is also not described as a compatible within the AHGP.
- An alternative to the HardiePlank should be used if this design is considered compatible.
- Photographs show the structure as having plant boxes in the past. The new elements will be appropriate if they match what was previously on the building.
- The proposed handrails will match the existing elements in materials and design. They will be raised, however, to meet code, and this will have minimal impact on the character of the building.
- Staff can approve the colors if they are on the pre-approved color list.
- The applicant should provide a drawing of the Aviles Street elevation



Elevation Facing Aviles Street



Elevation Facing Charlotte Street



Proposed Design

F2019-0088
11 Aviles Street
September 26, 2019

STAFF RECOMMENDATION:

Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can **Continue a Certificate of Appropriateness for 11 Aviles Street** to address the finish and to provide a drawing of the Aviles Street elevation.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

F2019-0088
11 Aviles Street
September 26, 2019
STAFF PHOTOGRAPHS:



Aviles Street Elevation



Aviles Street Elevation



Charlotte Street Elevation



F2019-0088
11 Aviles Street
September 26, 2019



Charlotte Street Elevation



Side Elevations



Side Elevations



Side Elevations



Existing Walls

F2019-0088
11 Aviles Street
September 26, 2019

SUMMARY SCOPE OF WORK:

- Install siding on the second floor and new stucco on the first floor
- Replace the existing handrails and lighting
- Install new planter boxes
- Clean existing masonry walls

CITY CODES/DESIGN GUIDELINES:

Frame Vernacular

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

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

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

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

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

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

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

Detailing is simple, usually consisting of jig-sawn woodwork on porches or around eaves, and corbels on chimneys.

Secretary of the Interior's Standards for Rehabilitation

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

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

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

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. [Cleaning with the Gentlest Possible Method]

Electrical and Mechanical Equipment

Do...

- Identify, retain and preserve visible features of early mechanical systems that are important in defining the overall character of a building such as radiators, vents, fans, grilles, plumbing fixtures, switch plates and lights.
- Protect and maintain mechanical, plumbing and electrical systems and their features through cyclical cleaning and other appropriate measures.
- Replace in kind with compatible substitute materials those visible features that are either extensively deteriorated or are missing when there are surviving prototypes such as ceiling fans, switch plates, radiators, grilles or plumbing fixtures.
- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.

Don't...

- Remove or radically change features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Install a replacement feature that does not convey the same visual appearance.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

Post-1821

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

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

Exterior Finishes

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.
- Protect and maintain wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate on decorative features.
- 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.
- 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.

Do... [Cont.]

- Replace in kind an entire wood feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Design and install a new wood feature such as a cornice when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the size, scale, material and color of the historic building.

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.
- Resurface frame buildings with new material that is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.
- Remove an entire wood feature that is unrepairable and not replace it; or replace it with a new feature that does not convey the same visual appearance.
- Create a false historical appearance because the replicated wood feature is based on insufficient historical, pictorial and physical documentation.
- Introduce a new wood feature that is incompatible in size, scale, material and color.

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.
- Replace missing or irreparable shutters and balconies on significant elevations with new shutters and balconies that match the original in material, detailing, size, general proportion and configuration, hardware and color.
- Maintain balcony hand rail heights. If higher rails are required for the new use, install an unobtrusive and compatible upper rail above or behind the existing hand rails.

Don't...

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

F2019-0088
11 Aviles Street
September 26, 2019

LIST OF ATTACHMENTS:

1. Historic Photographs
2. Florida Master Site File
3. Sanborn Maps



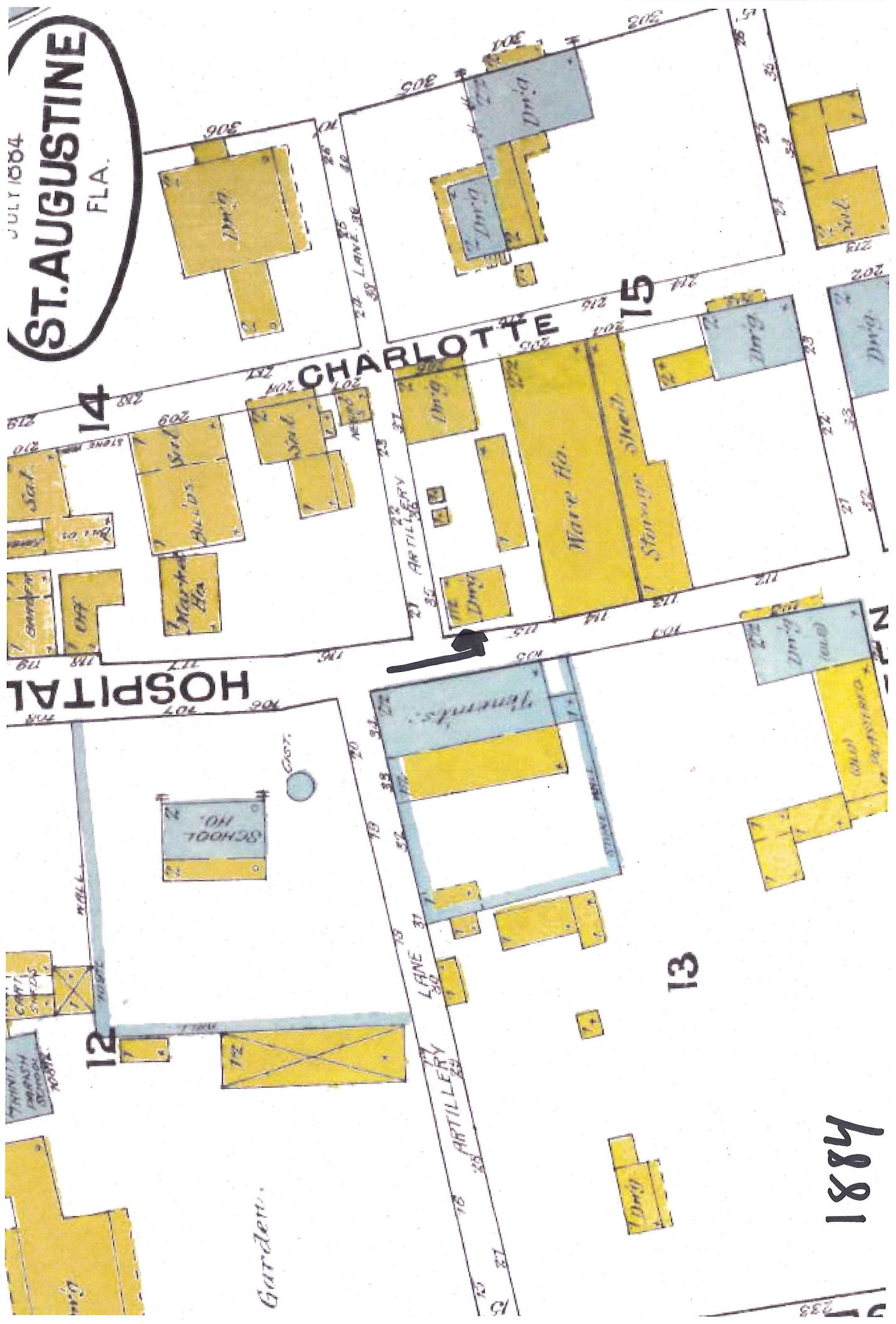
© St. Augustine Hist. Soc.



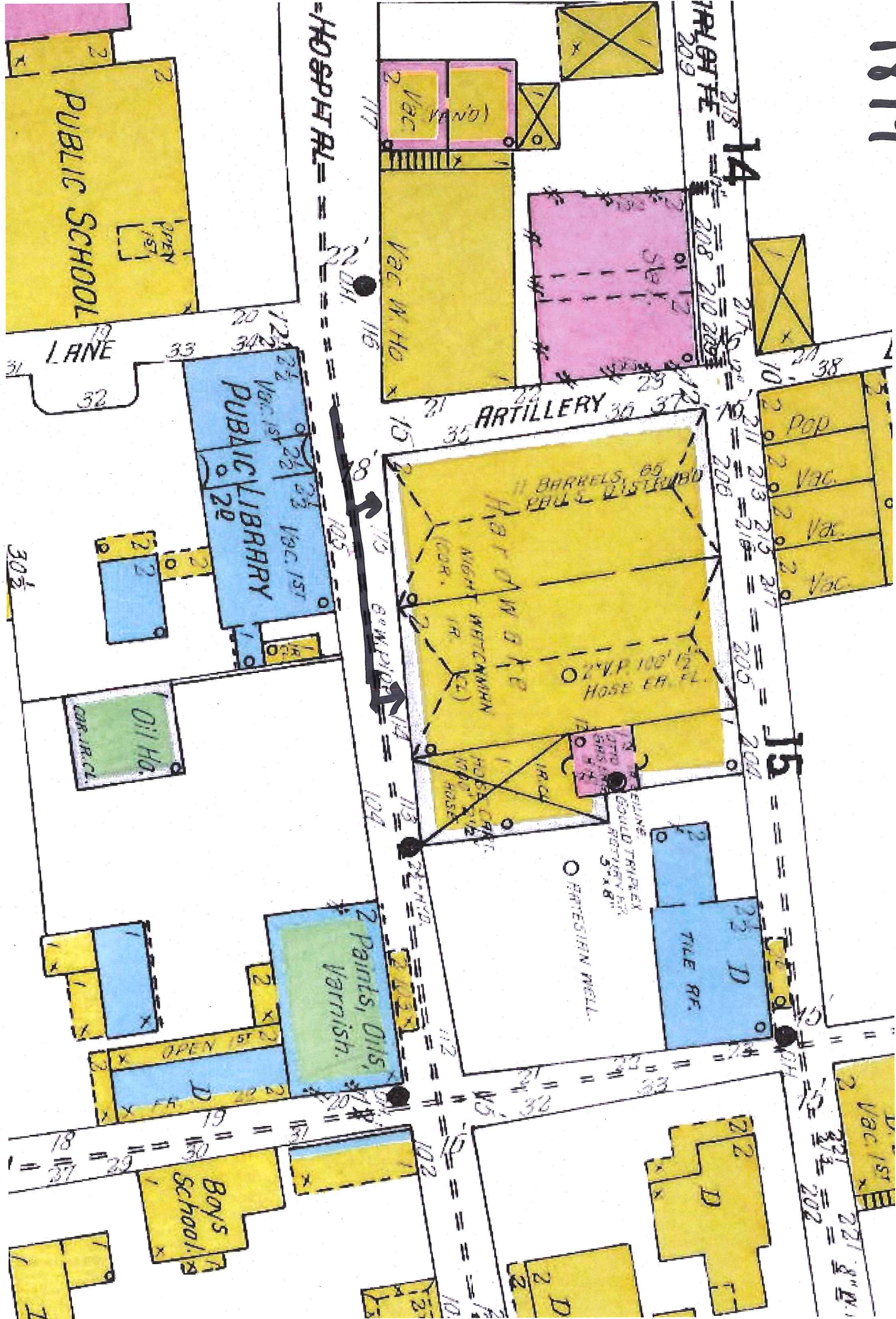
© St. Augustine Hist. Soc.

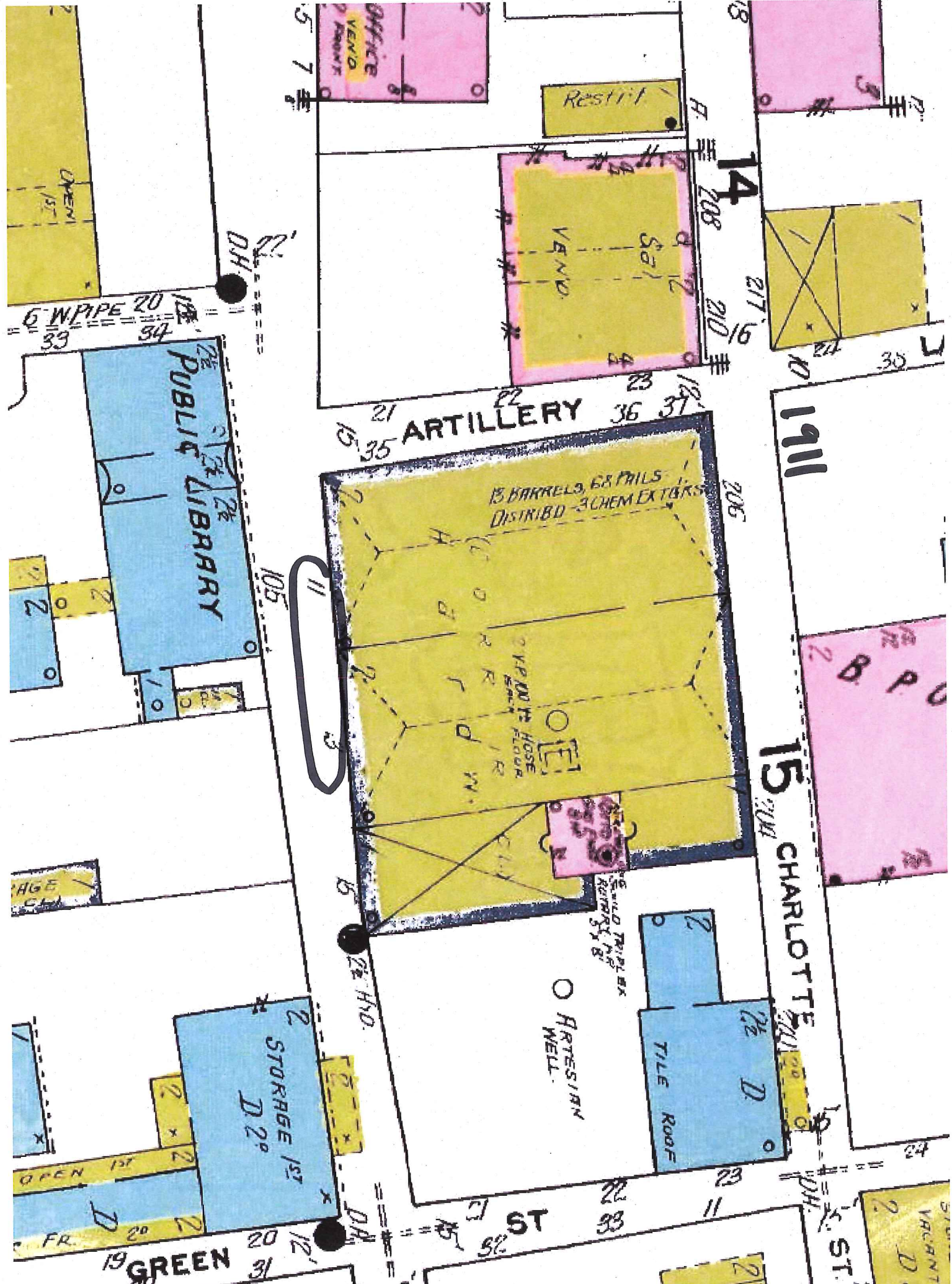
JULY 1884

ST. AUGUSTINE
FLA.

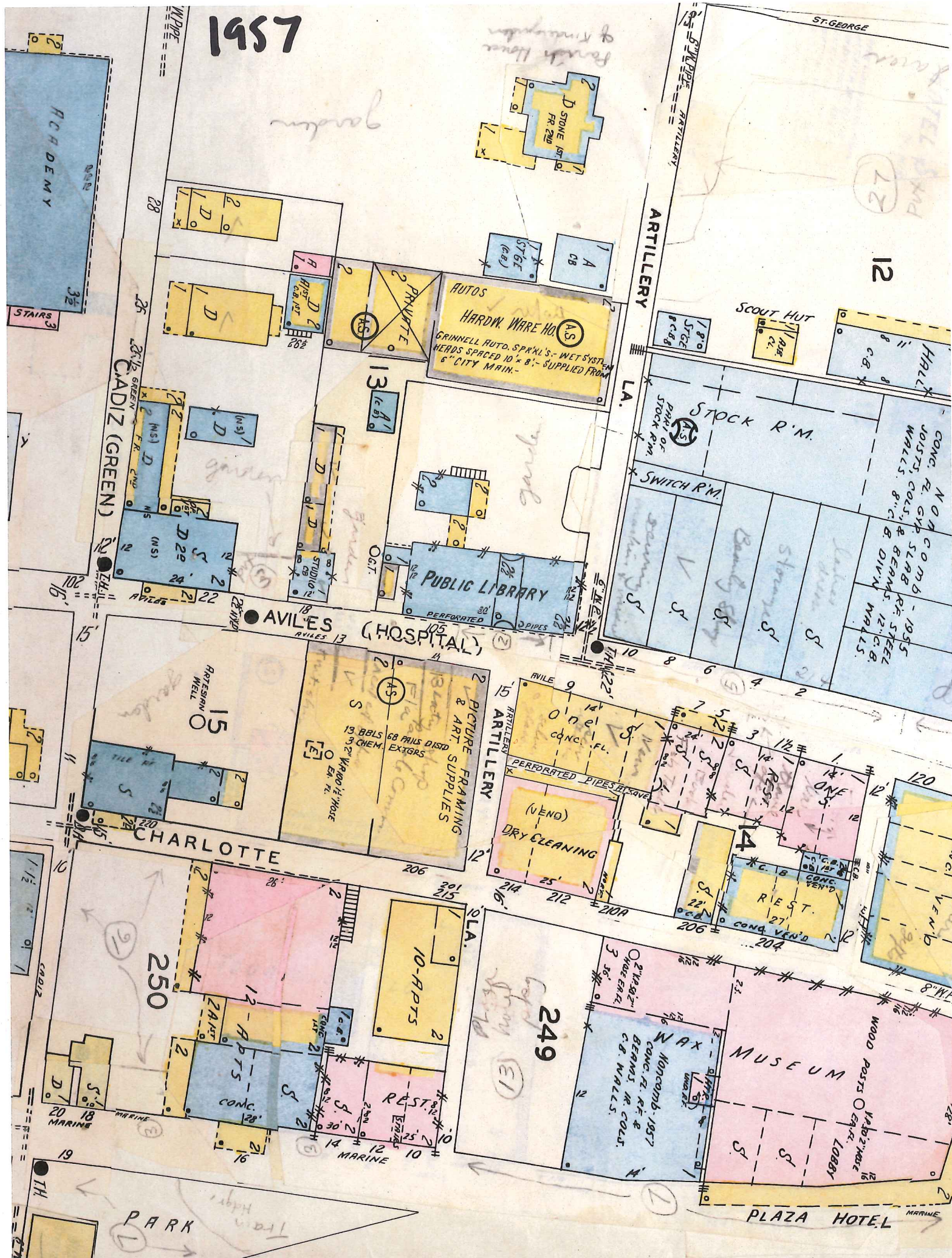


1899





1957



1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 855220 1009==
Site Name: 11 Aviles Street 830== Survey Date: 7808 820==
Address: 11 Aviles Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
813== County: St. Johns 808==
Location: City of St. Augustine 29 North 86' 868==
(subdivision) (block) (lot)
of block 29 868==
Owner of Site: Name: Hyden, Mary N. ;
Address: 11 Aviles Street
St. Augustine, FL 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: HP-2
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469905 3306580 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Comm/Other: Apartments 850==
Date: +1885 844== Period: 19th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame Vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Stucco _____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: Awning (metal), fixed sheet multipane, DHS 1/1. 942==
Foundation: _____ 942==
Roof Type: Gable (2 side-by-side) 942==
Secondary Roof Structures: Porches, hip; porch, gable 942==
Porches & Balconies: _____ 942==
Chimney Location: Offset between gables 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Metal corrugated 882==
Ornament Exterior: Jigsaw brackets for window boxes & balcony 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: _____ 954== Stories: 2½ 950==
Other: _____ 956==
Surroundings: Commercial 864==
Relationship to Surroundings: On narrow brick road in one of the oldest
sections of the city. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-and-a-half story Frame Vernacular building at 11 Aviles Street, was constructed between 1864 and 1885. The southern half of the building appears on the 1884 Sanborn Fire Insurance Map. The northern extension was constructed between 1893 and 1899. Jigsaw brackets decorate windows boxes and an enclosed balcony. The wood exterior has been covered with stucco. The building is situated on a narrow brick street in one of the oldest sections of the city.

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

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense

(over)

V. BIBLIOGRAPHY

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

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1721 (St. Augustine, 1962), pp. 22-25 and 41-47.

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

The southern portion of this building at 11 Aviles Street was used as a warehouse for C. F. Hamblen and Company from the early 1880's until post 1930.(4) Hamblen, a native of Stillwater, Maine, arrived in St. Augustine sometime before 1876 when he married a resident of the city. He established a grocery or general merchandise business, originally in partnership with Heath Canfield. The company, now one of the oldest business in St. Augustine, benefited from the Flagler activities of the 1880's. It's expansion included hardware and building materials and by 1888 the grocery element was dropped. After the King Street Store was destroyed in 1887, the business functioned from this Aviles Street building from which it moved to the present location on Artillery Lane. Hamblen Hardware Company is commemorated in this final location by the Oldest Store Museum.

In addition to business activities, community minded Hamblen was also a trustee of the Colored Industrial School. Mrs. Hamblen was Vice President of the Ladies Executive Board of the School. A relative, Evelyn was an educator who later became chairman of the Board of Public Instruction.(5)

Sanborn maps show several buildings occupying the northern portion of the lot prior to expansion of the existing structure in 1899. Two frame private residence and two small frame buildings are shown on the 1884 map. The 1888 map indicates a store and private residence, with the 1893 describing a structure residence existed in the northwest corner. By 1899 all structures disappeared and the Hardware Store was enlarged.(6) Other individuals associated

1980

with the hardware business include George U. Meserve, President-Manager
& Mrs. Annie Bruer, Treasurer.(7)

-
3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
 4. Sanborn Fire Insurance Maps, 1884, 1888, 1893, 1899, 1904, 1910, 1917, 1924, 1930.
 5. Fred Green, "C. F. Hamblen Hardware Company" Unpublished manuscript, 1961.
 6. Sanborn Maps, 1884, 1893, 1899.
 7. St. Augustine City Directory, 1920-21 through 1934.

1980

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 11 Aviles

Block & Lot BL 29 Lot 1

CARTOGRAPHIC

Pre- & existing
structures *

* on west end of lot.

+ 1884 General building: two-story frame
pair. res. (N.E. corner) and 1 1/2 story frame
pair. res. (S.W. corner) and two small mid-story
frames in middle (W) and 1 story frame (S.) all

+ 1888 (N.E. corner) - "Sail" (N.W. corner) - pair. res.

+ 1893 (N.E. corner) "Storage 125" pair. res. 3rd (N.W. corner)
pair. res. - all more or less in 1879. Airt. of

enlargement of Henderson Stn ~ S with pair
of lot

ARCHITECTURAL

existing
structures

+ 1884 - 1958 ~~on~~ 2-story frame "Henderson" unit

~~pair. res.~~ pair 1930 when it became apt's. and
as out surplus.

PHOTOGRAPHIC

OTHER

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

RECEIVED

AUG 14 2019

Planning/Building Dept.

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

BDAC Project No. 2019-0088

Receipt No. 1470766

Advertising Costs \$ _____ Postage \$ _____

Paid on Aug 18, 2019

Meeting Date: _____

Receipt No.

- NAME OF APPLICANT Bart Piniaz
 Business (if applicable) BP Builders Inc
 Address 180 SR 207
 City St Augustine State FL Zip Code 32084
 Daytime telephone 904-502-2610 Other phone/email bpiniaz@hotmail.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER Holiday, Daniel Jr
 Business (if applicable) _____
 Address 11 Aviles St Apt 2G
 City St Augustine State FL Zip Code 32084
 Daytime telephone (required) _____ Other phone _____
- PROJECT STREET ADDRESS 11 Aviles St
- LEGAL DESCRIPTION: Lot _____ Block 29 Subdivision City of St Augustine Parcel 1989500000
- EXISTING USE Mixed Use PROPOSED USE Mixed Use
- PROPOSED PROJECT WORK

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

REPAIR REPLACE

- | | | |
|-------------------------------------|-------------------------------------|--|
| ☐ | ☐ | Roof _____ |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) _____ |
| ☒ | ☒ | Exterior finishes (stucco, masonry, siding) <u>Replace stucco in 1st floor, install wood siding on second floor and gables</u> |
| ☒ | ☐ | Porch/Deck/Balcony <u>Replace railings with new wood railings</u> |
| ☐ | ☐ | Awning/Canopy _____ |
| ☐ | ☐ | Exterior Doors _____ |
| ☐ | ☐ | Windows _____ |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☐ | ☒ | Exterior lighting & other appurtenances <u>Replace exterior lights</u> |
| ☐ | ☐ | 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)

Redo the stucco on the bottom and replace the stucco on the second floor and gables with wooden siding. Currently there is stucco on the whole structure and it is falling off the building. With the previous hurricanes the building movement caused the stucco on the second floor and the gables to become more detached from the building resulting in large stucco pieces to fall to the ground. Installation of wooden siding on the second floor and the gable would be appropriate of the time of the buildings original construction and it would allow the building to move in a storm condition without significant damage to the exterior above the ground floor.

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 Bart Pinjaz

SIGNATURE OF APPLICANT [Signature]

DATE 8-14-19

PRINT OWNER'S NAME Daniel Holiday

SIGNATURE OF OWNER [Signature]

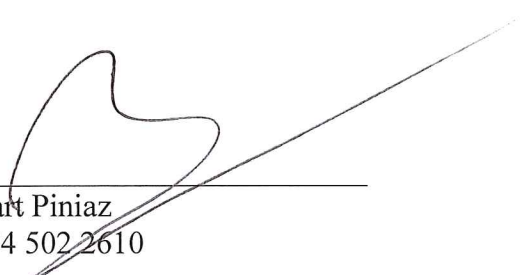
DATE 8-14-19

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

**11 Aviles Street
St Augustine, FL 32084**

Project findings and description:

- The original building (South Building) was built prior to 1893 and it was constructed with wooden framing and wooden siding exterior as shown from the UF maps (EX 1) and photos of existing interior showing original siding on South building (EX 1.1). The map indicates yellow for the building signifying that it was a wood structure with wood exterior
- A 1899 UF Map (EX 2) shows the second building added to the North and then both buildings were covered with vertical corrugated steel panels. This is represented in the UF map (EX 2) with a gray border around the buildings as well as a 1917 photo (EX2.1)
- In the 1950's the buildings were covered in stucco and given a more Bavarian look (EX 4) and (EX 5)
- Currently the building stucco is falling off of the corrugated steel it was mounted to and landing on the ground below. In the photos, you can see the damaged areas as well as the areas that have been patched over the years (EX 7) (EX 8) (EX 9). After speaking with some of the residents, we have learned that during the last hurricanes the building had significant movement causing more damage to the stucco being detached from the corrugated steel.
- We are requesting to install wooden siding on the second floor and the gables like the original building prior to 1893 (EX 1) (EX 1.1) as well as redoing the stucco on the first floor. This will be a combination of the original South building and the renovation done in the 1950's. We will install planter boxes under the windows, wood siding on the second floor and gables and redo the stucco on the first floor as represented by the rendering (EX 6).


Bart Piniaz
904 502 2610

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Planning/Building Dept.

DESCRIPTION

ALL VOLUMES

DOWNLOADS

THUMBNAILS

PAGE IMAGES

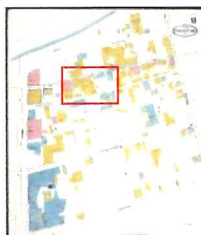
PRINT

SEND

ADD

SHARE

THUMBNAIL



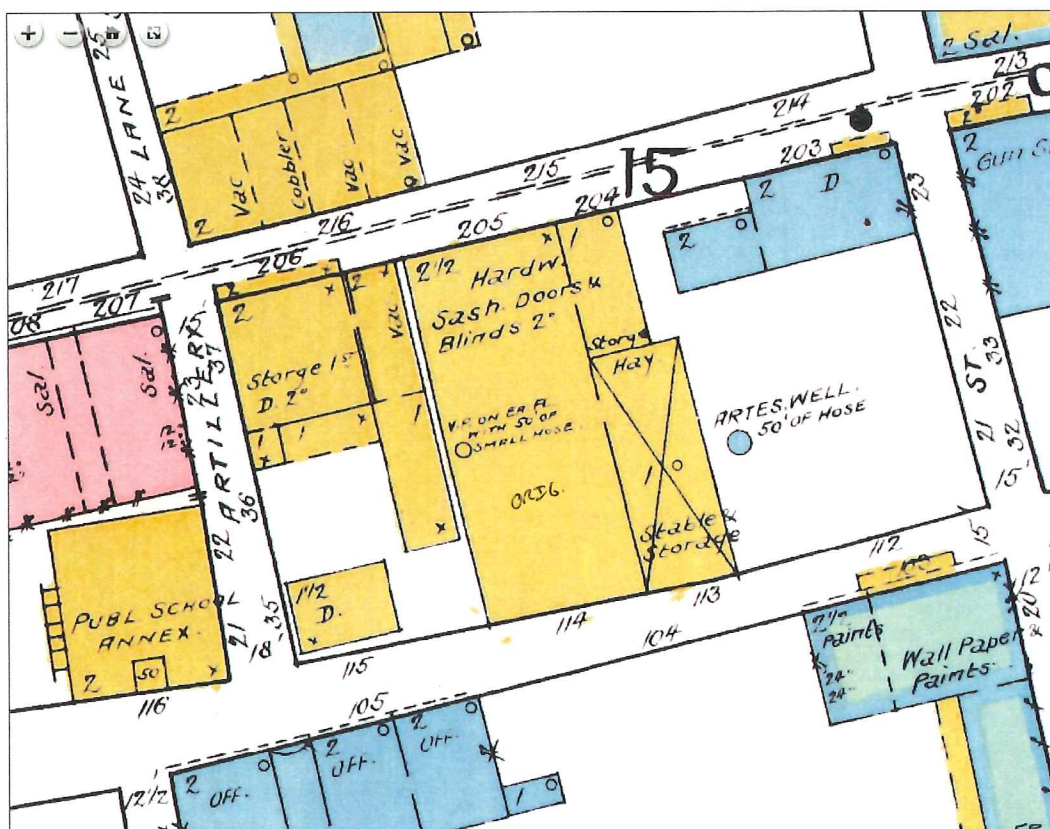
FIRST

PREVIOUS

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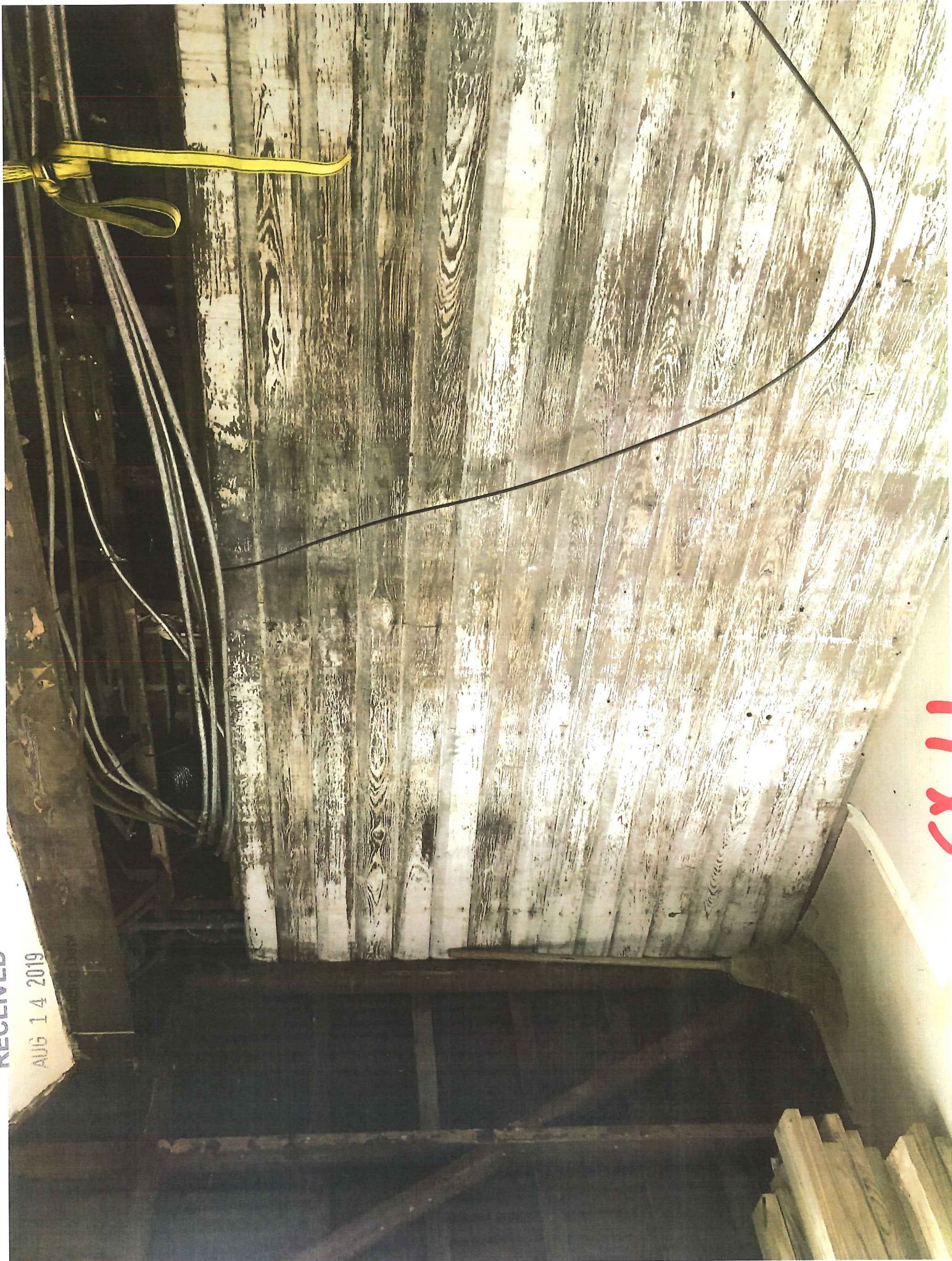


EX 1

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RECEIVED

AUG 14 2019



17 x 3

St. Augustine, St. Johns County, Florida, 1899

DESCRIPTION

ALL VOLUMES

DOWNLOADS

THUMBNAILS

PAGE IMAGES

PRINT

SEND

ADD

SHARE

THUMBNAIL

FIRST

PREVIOUS

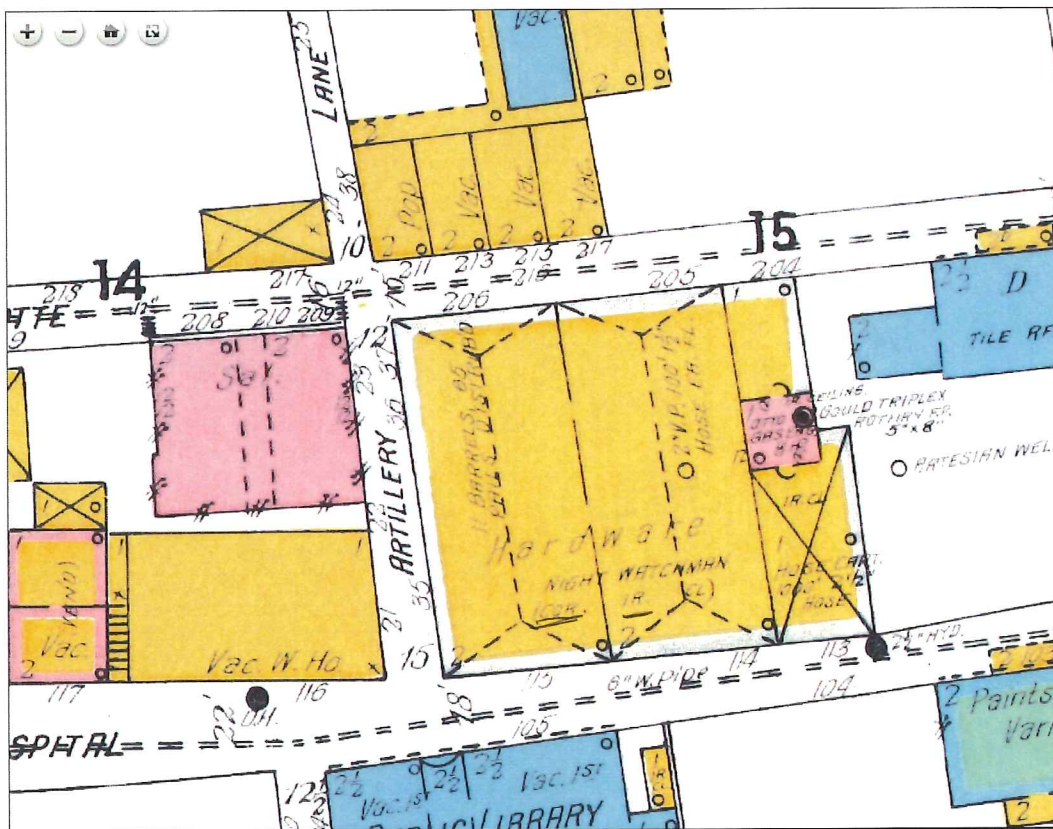
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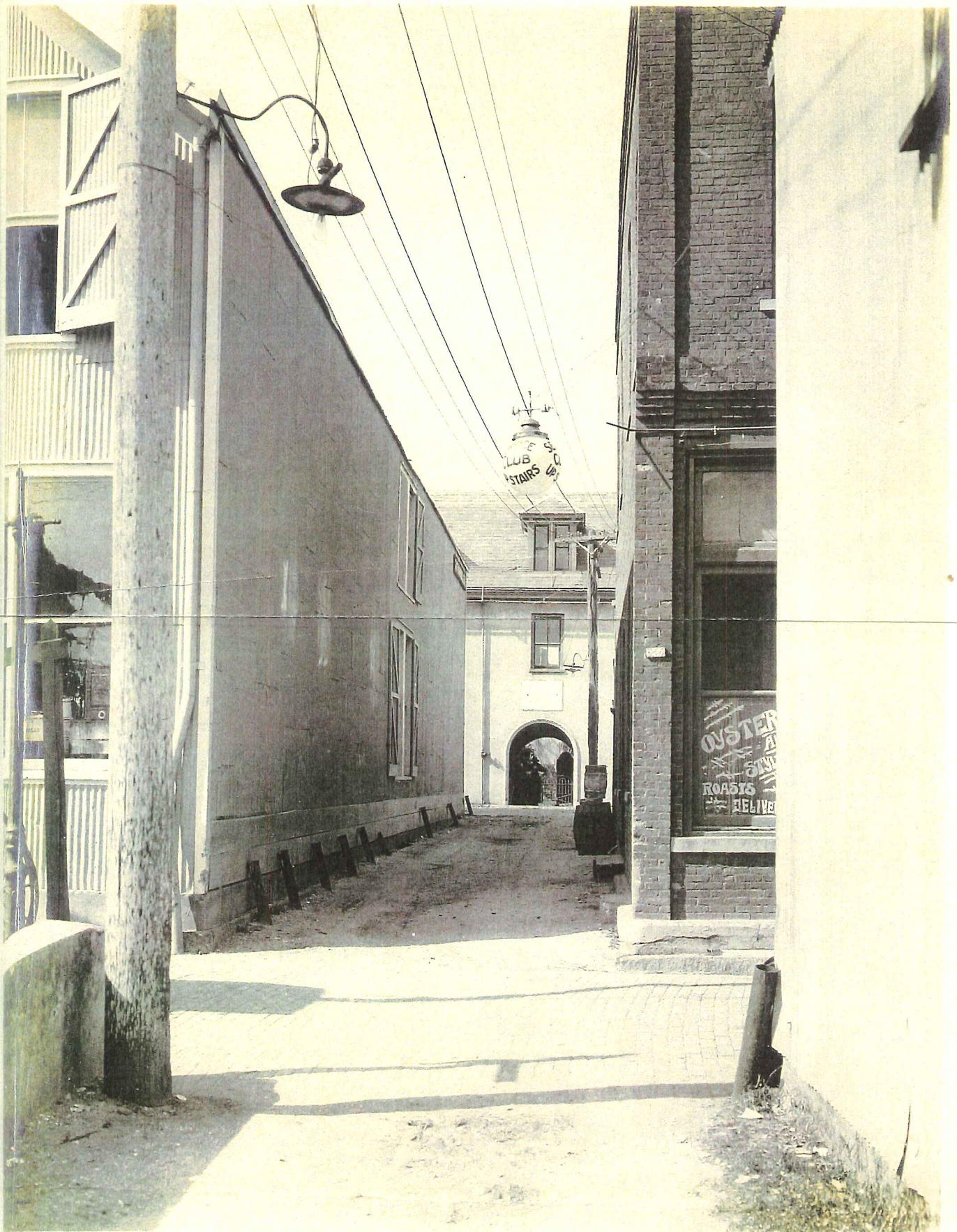
EX2

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 AUG 14 2019
 Planning/Building Dept.

Planning/Building Dept

AUG 14 2019

RECEIVED

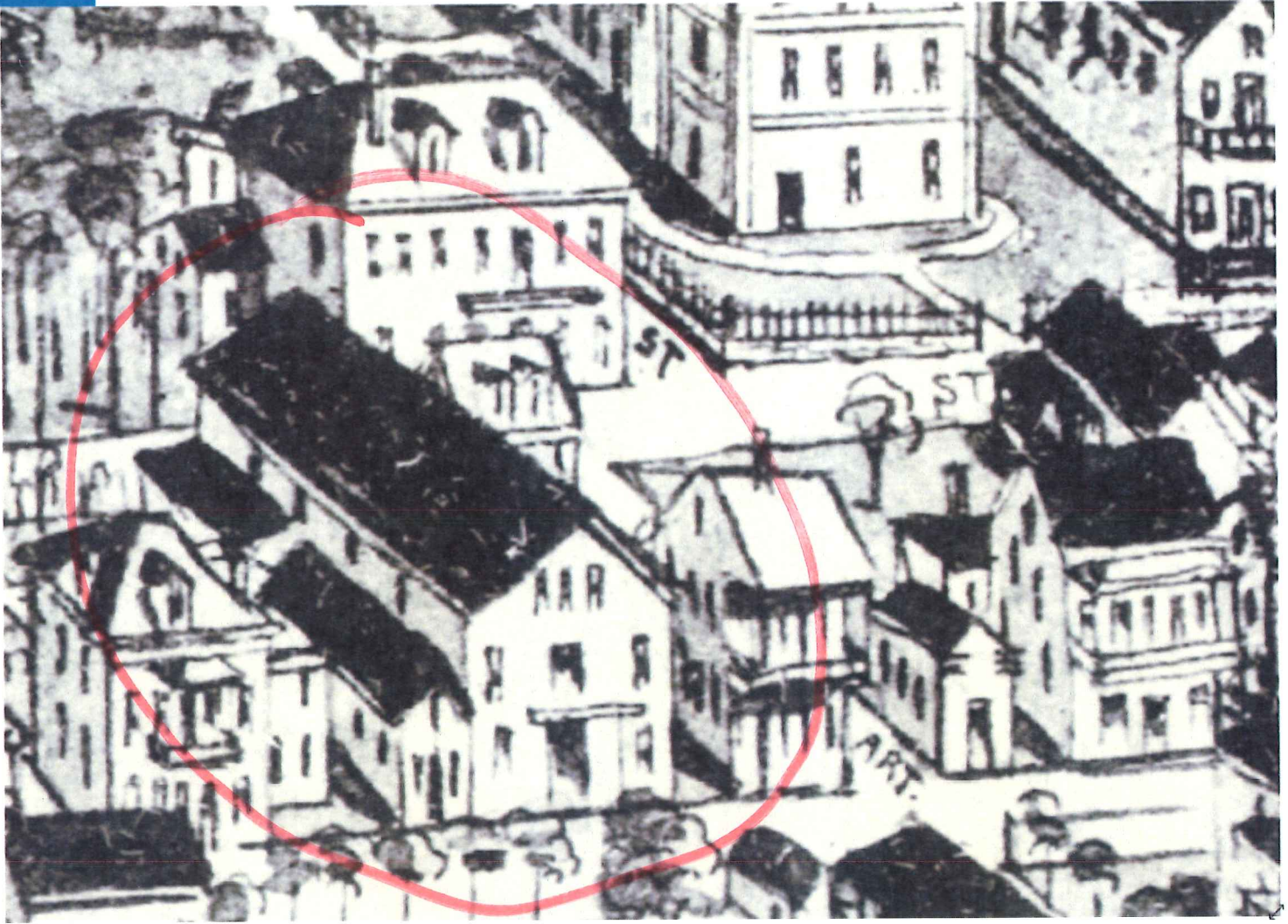


View of Public Library

Looking up one of St. Augustine's streets - Artillery Lane

1917

EX 2.1



Type here to search

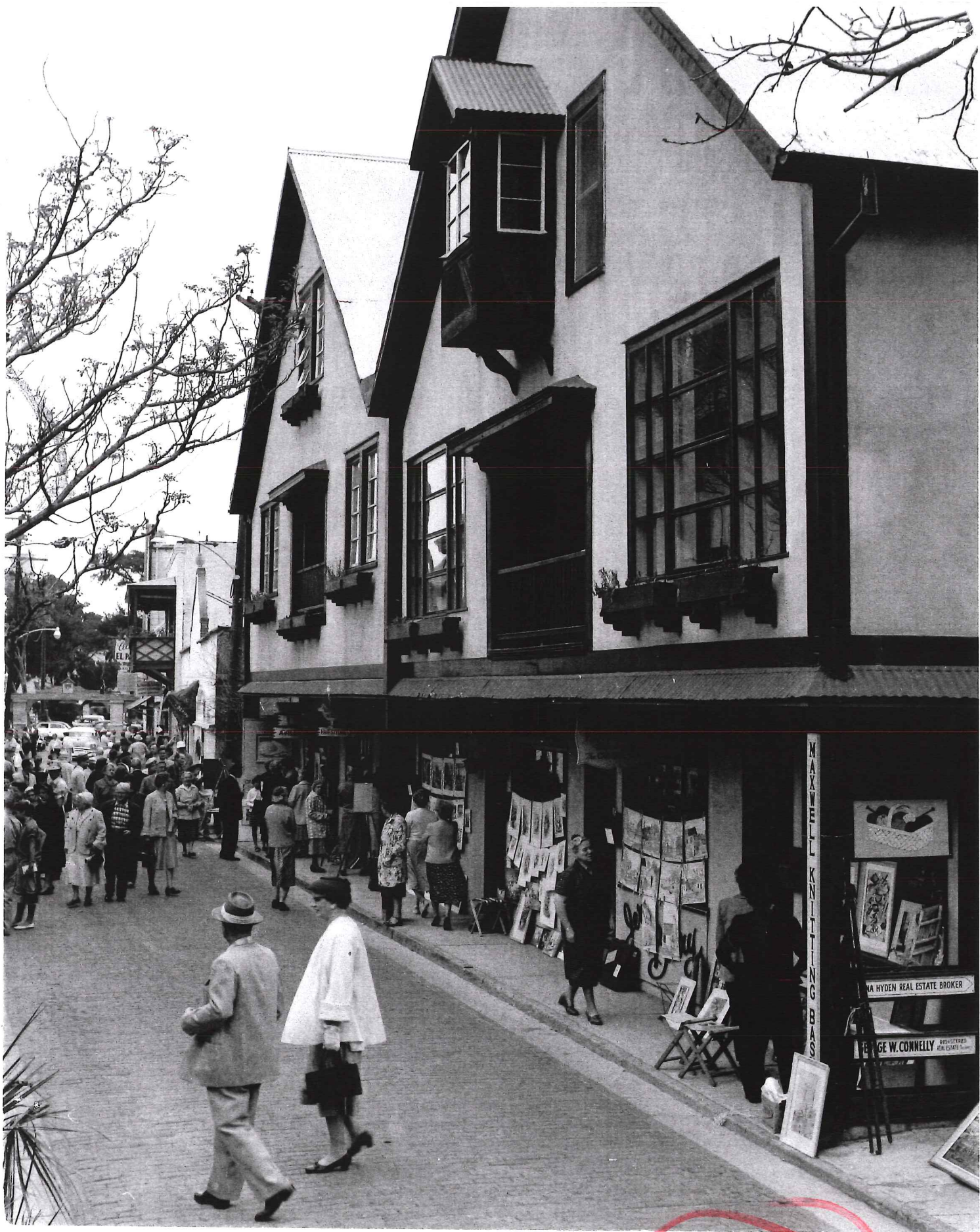


2:01 PM
8/2/2019

1885 Birds Eye View

EX 3

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Planning/Building Dept.

EX 4



AVILES STREET BUILDING ADDS CHARM TO OLD SECTION

This steep-roofed building on Aviles Street was remodeled along a colonial line which owner Jack Hyden said is in keeping with the setting of St. Augustine's old town section.

Two features of the building are not like those usually seen in St. Augustine. One is the looking porch on the third floor and the other is the recessed balcony on the second floor.

The lower portion of the building was remodeled in 1948 and the upper portion redone in 1954. Formerly the building was of corrugated sheet metal. The rear of

the building is scheduled to be redone in the near future.

Mr. Hyden is to be congratulated upon his foresight in adding to the charm of delightful old Aviles Street. It has not only given a tremendous improvement to the original warehouse type of building, but its styling is in keeping with quaint old St. Augustine. Mr. Hyden has found that the improvement was a good business venture and it should also give him a feeling of pride to know that his "creation" has helped to interest others who plan improvement of store fronts along similar styling of early St. Augustine.

(Photo by F. Victor Rahner)

EXS

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ALL EXISTING WINDOWS TO REMAIN
PRE APPROVED COLORS TBD

Planning/Building Dept.

AUG 14 2019

RECEIVED



CURRENT Metal Roof

PROPOSED WOODEN SIDING
(NEW)

PROPOSED
REPLACEMENT OF
RAILINGS

PROPOSED REPLACEMENT
OF EXISTING SIDING

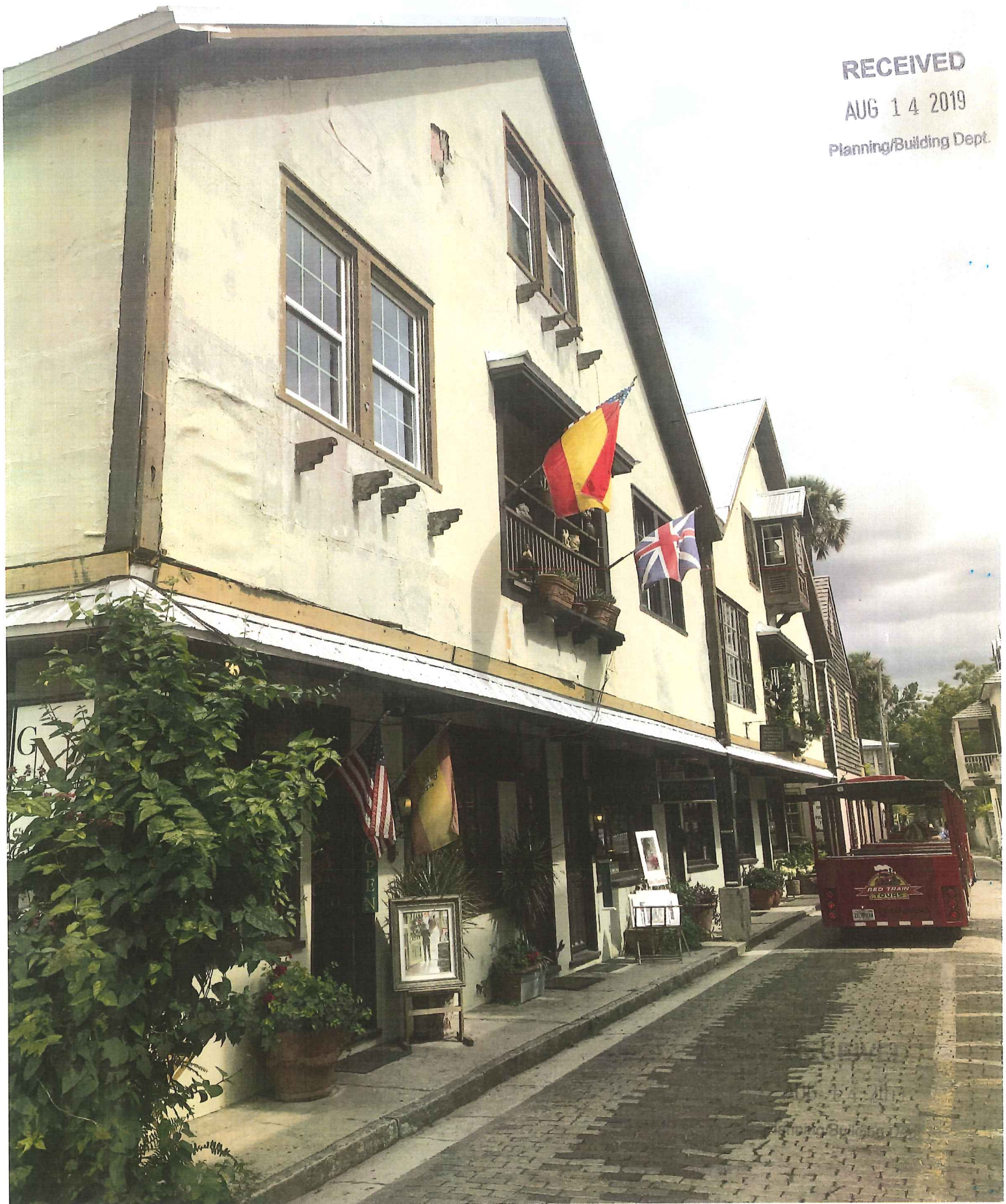
PROPOSED INSTALLATION/REPLACEMENT
OF PLANTER BOXES

PROPOSED CLEANING
OF EXISTING BRICK WALL



EX 7

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EX 8



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AUG 14 2010

Planning/Building Dept

EX 9



RECEIVED
AUG 14 2010
Planning Dept.

From: Kelli Mitchell kmitchell@citystaug.com
Subject: 11 Aviles Street HARB Application
Date: September 9, 2019 at 2:16 PM
To: bpiniarz@hotmail.com

RECEIVED
SEP 16 2019
Planning Building Dept.



Afternoon,

I have some quick questions about your HARB application. This are listed below.

- 1 • Can you send me a drawing of the Aviles side of the building? The board will want to see this before they consider approving the design. If you have the scaled drawings, you can send those as well.
- 2 • What type of lighting do you intend to install on the building? If it is a new design or meant to mimic what is currently on the building, can you send me photographs or specs showing what you intend to install? (I feel like we may have talked about this, but could not remember what you said.)
- 3 • Do you have a photograph of the proposed wood siding (or some form of spec sheet)? The board will want to know what the wood looks like.
- 4 • Can you send me additional information on the proposed railing (ex. material and height)? If it is going to be different from the existing railing, you will want to include a justification for the change (ex. the height has to be raised to meet code).

The last day to submit additional information is next Monday, the 16th. You can email the information to me or you can drop it by the office.

Have a great rest of your day.

Kelli Mitchell
Historic Preservation Planner

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

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

1 * DRAWING ATTACHED

2 SAME LIGHTING TO MATCH WHATS EXISTING

3 SPEC SHEET ATTACHED

4 SAME AS EXISTING RAILINGS (WOOD) ONLY THE NEW
ONES WILL MEET CODES.

SIDE VIEW
ARTILLERY ST

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SEP 16 2019

Planning/Building Dept.

LAP SIDING

NEW STUCCO

WINDOW UNIT
WILL BE REMOVED

P.A.St.A.
ART GALLERY

ARTILLERY

ROSEMARY POTTER
ENTRANCE
LOCATED

Goods
Greek
ANT
Family Dining
LOCAL BEER WINE

Gault
Polish
-RES
Family
Sou
Stuff
Pierc
Euro
Shirley

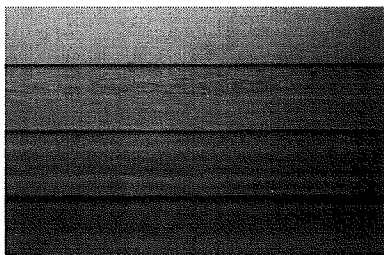


HardiePlank®

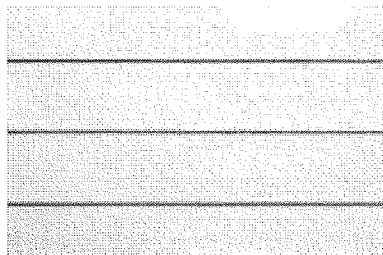
HardiePlank® Lap Siding Product Description

HardiePlank lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank® lap siding comes in 12-ft. lengths. Nominal widths from 5 1/4 in. to 12 in. create a range of exposures from 4 in. to 10 3/4 in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.



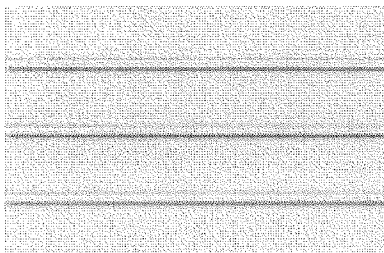
CedarMill®



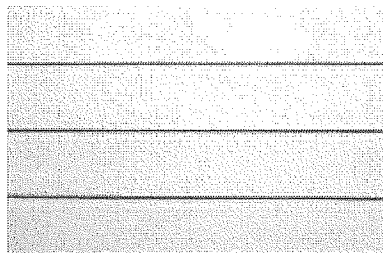
Smooth



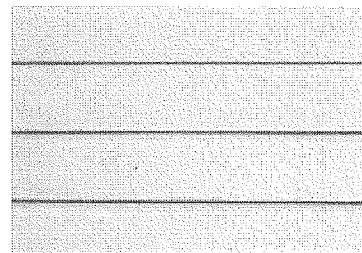
Beaded CedarMill®



Beaded Smooth



Colonial Roughsawn



Colonial Smooth



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SEP 16 2019

Planning/Building Dept.

General
Product
Information

Working
Safety

Tools for
Cutting and
Fastening

General
Installation
Requirements

General
Fastener
Requirements

Finishing and
Maintenance

HardieWrap®
Weather Barrier
Boards/Battens

HardieSoffit®
Panels

HardiePlank®
Lap Siding

HardieShingle®
Siding

HardiePanel®
Vertical Siding

Appendix/
Glossary

ESR-1844 &
2290 Report

INSTALLING THE PLANKS

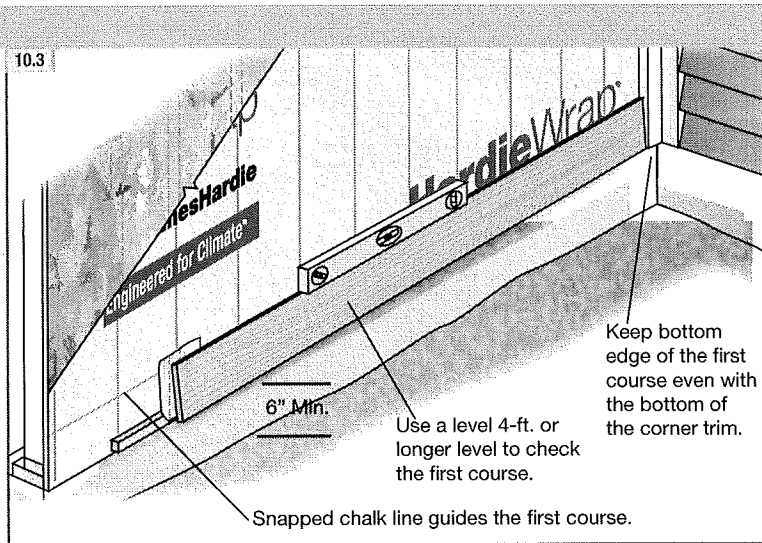
The first course of HardiePlank® siding is critical to the proper installation of the plank on the rest of the building. The first course should start at the lowest point of the house and within required clearances. Special attention should be made to ensure that it's straight and level. Attention should also be paid to staggering any butt joints in the planks so that the installation is attractive while making efficient use of material.

- 1) Use a level (4-ft. or longer) or chalked level line to be sure that the first course is level.

As installation proceeds up the wall, periodically check the level and straightness of the courses. When correcting for flatness over products such as exterior insulation, use drywall shims. It is good practice to snap a chalk line every 3 to 5 courses to keep the planks straight and level.

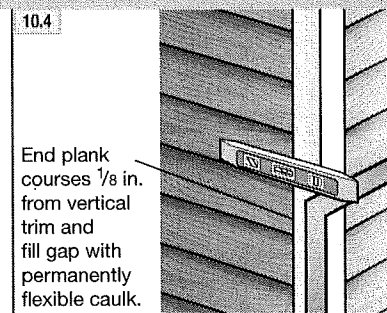
- 2) Position the bottom edge of the first course of siding a minimum 1/4-in. below the edge of the starter strip (maintain required clearances) and secure.
- 3) Run the siding to the HardieTrim® board leaving a 1/8-in. gap between the siding and trim.

The bottom of the siding should be kept even with the bottom of the trim, or if desired, the trim may extend below the bottom of the siding. But the siding should never hang below the trim. ***When installing the first course make sure ground clearances are in accordance with James Hardie requirements and those of local codes.**



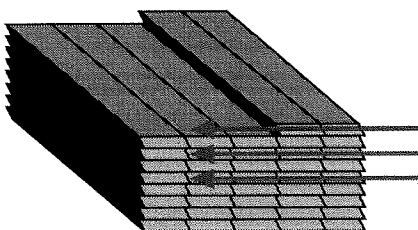
PLANK ALIGNMENT AT CORNERS

For the best looking installation, make sure that the heights of the plank courses match on both sides of a corner. Use a framing square, speed square or a level to match up the plank heights. Check every few courses to make sure proper heights are being maintained.



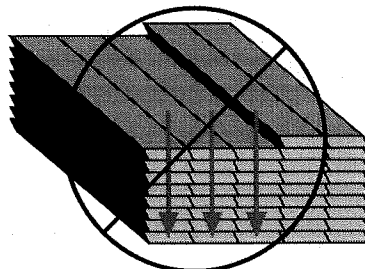
Pull from across the stack

Pull from across the stack



Do not go down the stack

Do not go down the stack



TIP: When taking planks from the pallet installation, avoid repeating the texture pattern by working across the pallet. Two to four planks can be removed from a stack at one time. But then material should be taken from adjacent stacks, again working across the pallet. Texture repeat is typically a concern on large walls with few breaks such as windows or doors.

Installation of HardiePlank® Lap Siding (continued)

BLIND NAILING (nailing through top of plank)

Blind nailing is recommended for installing any type of HardiePlank® lap siding including ColorPlus® siding. With blind nailing, each course covers the fasteners on the course below, which provides a better looking installation.

For blind nailing HardiePlank lap siding, James Hardie recommends driving

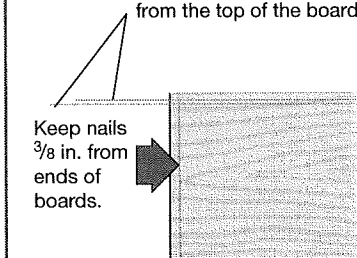
fasteners 1" from the top edge of the plank. Additionally fasteners should be placed no closer than $\frac{3}{8}$ in. from the ends of the plank.

Avoid placing fasteners near the top edge of the plank. This practice, called "high nailing", may lead to loose planks, unwanted gaps or rattling. **Pinning of butt joints with a finish nail may be done for aesthetic purposes only. The finish nail should be nailed flush to the surface (not countersunk), must be fully corrosion resistant (e.g. galvanized or stainless) and does not provide any structural support.**

10.5 Blind nailing measurements

Nails for blind nailing shall be between $\frac{3}{4}$ " and 1" from the top of the board.

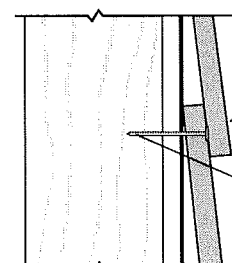
Keep nails $\frac{3}{8}$ in. from ends of boards.



10.6 Blind nailing

Fasteners are hidden by the course above.

Nails are driven through the sheathing into the studs.



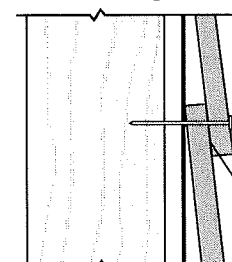
FACE NAILING (nailing through the overlap at the bottom of the plank)

Although blind nailing is recommended by James Hardie, face nailing may be required for certain installations including: installations in high wind areas, fastening into OSB or equivalent sheathing without penetrating a stud, or when dictated by specific building codes. Refer to Appendix D for related code matters.

10.7 Face nailing

Exposed fasteners are driven through the face of the boards.

Drive fasteners only where planks overlap



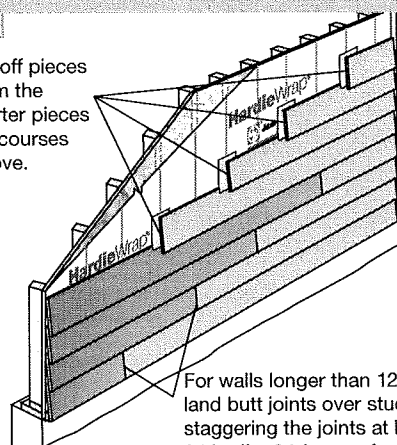
STAGGERING THE BUTT JOINTS

For walls longer than 12 ft., it is necessary to butt joint additional lengths of HardiePlank siding. These butt joints should be staggered to avoid noticeable patterns, which is determined by the placement of the first course. Butt joints between consecutive courses should be spaced apart by at least two stud bays for 16-in. o.c. framing or one bay for 24-in. o.c. framing.

While random placement of the planks is usually the most aesthetically pleasing, a progressive stagger pattern can make the job easier and faster without the pattern becoming too noticeable. With this strategy, the cut off piece for one course becomes the starter piece for a course above, making efficient use of materials and ensuring that all butt joints land on studs. The pattern can be modified for different stud placement.

10.8

Cutoff pieces form the starter pieces for courses above.



For walls longer than 12 ft. land butt joints over studs, staggering the joints at least 24 in. (for 24-in. o.c. framing) or 32 in. (two stud bays for 16-in. o.c. framing).

JOINT FLASHING

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.3.2)

- A. Joint Flashing (James Hardie recommended)
- B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- C. "H" jointer cover

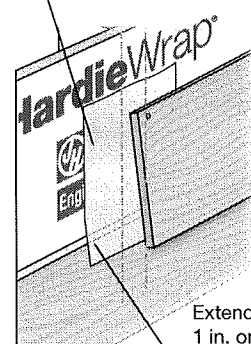
Flashing behind butt joints provides an extra level of protection against the entry of water at the joint. James Hardie recommends 6-in. wide flashing that overlaps the course below by 1 in. Some local building codes may require different size flashing.

Joint-flashing material must be durable, waterproof materials that do not react with cement products. Examples of suitable material include finished coil stock and code compliant water-resistive barriers. Other products may also be suitable.

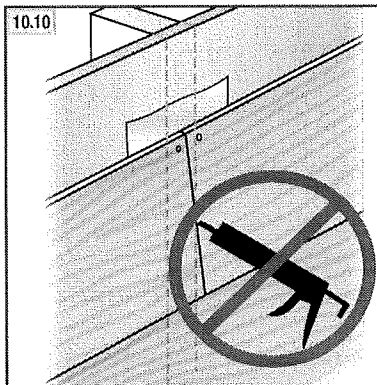
TIP: Joint flashing can be quickly and easily made by cutting a 6-in. wide section off a roll of housewrap. Tape the roll tightly at the cut mark and cut the section off using a miter saw with a carbide blade. Individual sheets then can be cut to length with a utility knife.

TIP: Use light-colored joint flashing when using light-colored ColorPlus lap siding or other siding with a light-colored finish. Dark-color joint flashings should be used on siding with dark finishes.

10.9 Flashing behind to add an additional layer of protection from water infiltration



Extend flashing
1 in. onto the
course below

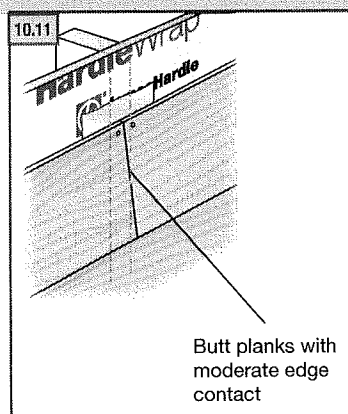


Caulking at HardiePlank lap siding butt joints is not recommended for ColorPlus for aesthetic reasons as the caulking and ColorPlus will weather differently. For the same reason, do not caulk exposed nail heads. Refer to the ColorPlus touch-up section for details

JOINT PLACEMENT AND TREATMENT

Butt joints in HardiePlank lap siding should always land on a stud. Butt joints between studs are not recommended and should be avoided. Whenever possible, factory-finished ends should be used at butt joints.

Place cut ends where the siding meets a corner, door, window trim, or other break in the wall where the joint is to be caulked. If cut ends are used in a butt joint between planks, James Hardie requires sealing cut ends for all products. For ColorPlus products, use the color-matched edge coater to seal the cut end.



Butt planks with
moderate edge
contact

COLORPLUS® TIP: When installing HardiePlank lap siding with ColorPlus Technology, position the plank in the immediate area where the plank is to be fastened. Do not place the plank on the course below and slide into position. Doing so may scuff or scratch the ColorPlus finish on the installed piece.

Installation of HardiePlank® Lap Siding (continued)

CONTINUING THE INSTALLATION

Once the initial course of HardiePlank® siding is fastened to the wall, continue installing successive courses with full 12-ft. pieces (follow the stagger pattern for longer walls), or until a window, door or other opening interrupts the course (fig 10.12). Notch planks as needed to fit around windows and doors. Again, be sure to seal all cut edges. Avoid placing butt joints directly above or below windows or above doors. Separate the joint from the opening by at least one course of siding.

Where butt joints land on a stud, make sure there is enough stud space for plank on both sides of the joint to land properly. Optimally both sides of a butt joint should land in the middle of a stud with $\frac{3}{4}$ in. landing space for each side. The minimum stud space for a plank to land is $\frac{3}{8}$ in.

Pay special attention to window, doors, and corners that have been trimmed before the siding goes on. Vertical trim boards may cover the king studs beside windows or doors, or they may cover up corner studs leaving no room for nailing the siding. In these places add extra studs as needed.

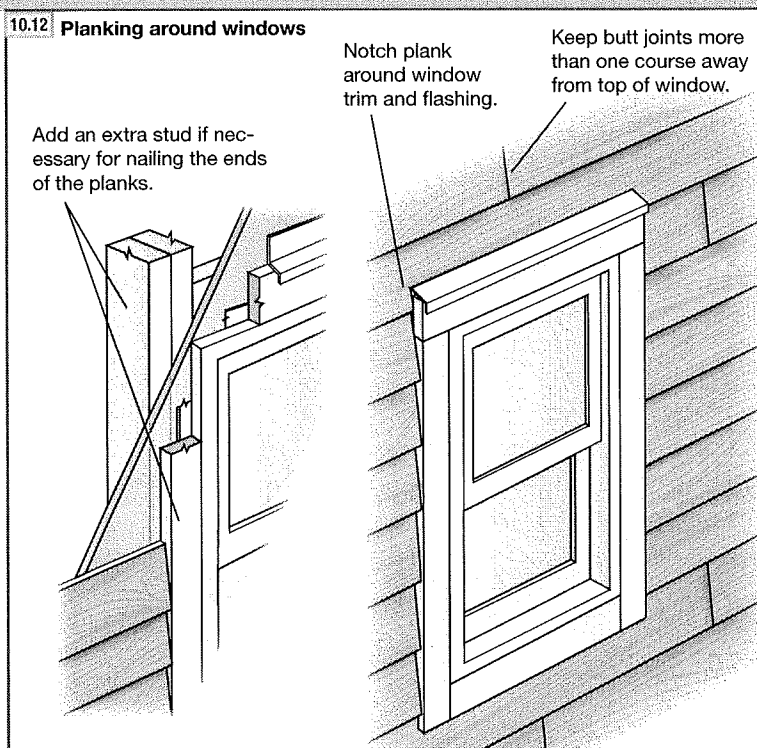
If corners are trimmed with HardieTrim® 5/4, 4/4 boards, it may be necessary to measure and cut the first pieces of siding to make sure the butt joints land on studs.

10.12 Planking around windows

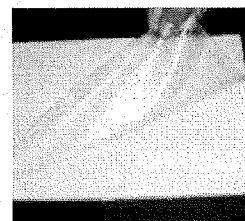
Add an extra stud if necessary for nailing the ends of the planks.

Notch plank around window trim and flashing.

Keep butt joints more than one course away from top of window.



COLORPLUS TIP: HardiePlank lap siding with ColorPlus Technology is shipped with a protective laminate slip sheet, which should be left in place during cutting and fastening to reduce marring and scratching. The sheet should be removed immediately after each plank is installed.



INSTALLING HARDIEPLANK® SIDING ON GABLE WALLS

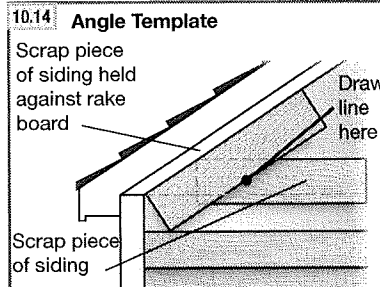
Siding gable walls can be challenging, and some of the keys to siding gable walls efficiently are determining the angle or pitch of the roof, properly staging materials, and ensuring that the plank lengths are measured accurately.

To estimate the amount of siding needed to complete a gable end, use the estimating tools located in Appendix C.

Stage enough material on the pump jacks or scaffolding to complete the gable end, but take care not to overload the staging. When possible, a cut table should be located on the pump jacks or scaffolding, which frees up crew members to work on other walls.

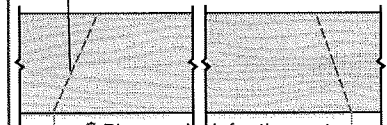
To cut planks for the gable:

- 1) Tack up a small scrap piece of siding where the first gable course is going.
- 2) Hold a second small piece of siding against the eave or rake board.
- 3) Trace the angle onto the scrap.
- 4) Cut that line and label the scrap as the template for the gable angle. The template can then be used to transfer the angle onto the larger pieces for cutting and installation.
- 5) Periodically check the angle as you progress up the wall.



10.13 Tip for fast gable installation

4 Draw the angle, cut and repeat the process for the next course.



- 2 Before installing, measure down the 1 1/4-in. overlap at the top of the board.
- 1 Measure, cut and fit lowest gable plank using gable angle template.

The quickest way to measure and cut consecutive courses of siding for a gable is to work off the previous piece.

- 1) Cut and fit the lowest course of siding.
- 2) Before installing, lay it flat and measure down 1 1/4-in. from the top edge of the plank for the course overlap. Make a mark on both ends.
- 3) Set a piece of uncut siding on top of the first piece, aligning the bottom edge with the overlap marks. Transfer the length directly to the uncut piece.
- 4) Draw the gable angle with the template, cut the angle and then repeat the process for the next course.

HARDIEPLANK® SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastener Substrate	Approved Fastener	Fastener Type
wood studs	blind nail 16" o.c.	2 .113" x .267" x 2" 6D common
		3 .093" x .222" x 2" 6D siding nail
	blind nail 24" o.c.	9 No 11ga 1.25" long roofing nail
		7 Ribbed Bugle-Head No. 8 .323" x 1.625" screws
	face nail 16" o.c.	8 Ribbed Wafer-Head No. 8 (.375" x 1.25")
		12 [AKN-100] .100" x .25" x 1.5" ET&F
steel studs*	blind nail 16" o.c.	13 [AGS-100] .100" x .313" x 1.5"
		14 [ASTM C-90] ASM-144-125 (P/C) .30" x .14" x 1.25" masonry nail
	blind nail 24" o.c.	5 .113" x .260" x 2.375" 8D common
		16 No 11ga 1.75" long roofing nail
	face nail 16" o.c.	4 .091" x .221" x 1.5" 4D siding nail
Direct to Masonry	14	
7/16" OSB or equivalent (face nailed)	4	

*When blind fastening 9.5" or wider product onto steel studs, use screws.

● indicates recommended fasteners

TIP: Stainless steel fasteners are recommended when installing James Hardie® products.

HardiePlank® **HT10** Lap Siding



EFFECTIVE SEPTEMBER 2013

INSTALLATION REQUIREMENTS - PRIMED & COLORPLUS® PRODUCTS

Visit www.jameshardie.com for the most recent version.

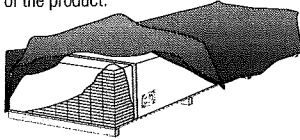
**SELECT CEDARMILL® • SMOOTH • CUSTOM COLONIAL™ SMOOTH • CUSTOM COLONIAL™ ROUGHSAWN
CUSTOM BEADED CEDARMILL® • CUSTOM BEADED SMOOTH • STRAIGHT-EDGE SHINGLE PLANK**

IMPORTANT: FAILURE TO INSTALL AND FINISH THIS PRODUCT IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND JAMES HARDIE WRITTEN APPLICATION INSTRUCTIONS MAY LEAD TO PERSONAL INJURY, AFFECT SYSTEM PERFORMANCE, VIOLATE LOCAL BUILDING CODES, AND VOID THE PRODUCT ONLY WARRANTY. BEFORE INSTALLATION, CONFIRM THAT YOU ARE USING THE CORRECT HARDIEZONE™ PRODUCT INSTRUCTIONS.

INSTALLATION OF HZ10® PRODUCTS OUTSIDE AN HZ10® LOCATION WILL VOID YOUR WARRANTY. TO DETERMINE WHICH HARDIEZONE™ APPLIES TO YOUR LOCATION, VISIT WWW.HARDIEZONE.COM OR CALL 1-866-942-7343 (866 9HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

- Position cutting station so that wind will blow dust away from user and others in working area.
- Use one of the following methods:
 - Best:
 - Score and snap
 - Shears (manual, electric or pneumatic)
 - Better:
 - Dust reducing circular saw equipped with a HardieBlade® saw blade and HEPA vacuum extraction
 - Good:
 - Dust reducing circular saw with a HardieBlade saw blade (only use for low to moderate cutting)

INDOORS

- Cut only using score and snap, or shears (manual, electric or pneumatic).
- Position cutting station in well-ventilated area

- NEVER use a power saw indoors
- NEVER use a circular saw blade that does not carry the HardieBlade saw blade trademark
- NEVER dry sweep – Use wet suppression or HEPA Vacuum

Important Note: For maximum protection (lowest respirable dust production), James Hardie recommends always using "Best"-level cutting methods where feasible.

NIOSH-approved respirators can be used in conjunction with above cutting practices to further reduce dust exposures. Additional exposure information is available at www.jameshardie.com to help you determine the most appropriate cutting method for your job requirements. If concern still exists about exposure levels or you do not comply with the above practices, you should always consult a qualified industrial hygienist or contact James Hardie for further information.

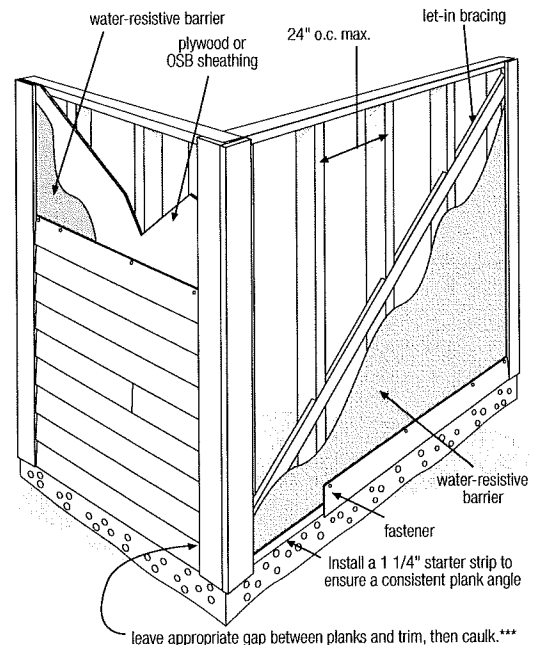
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GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs spaced a maximum of 24" o.c. or directly to minimum 7/16" thick OSB sheathing. See general fastening requirements. Irregularities in framing and sheathing can mirror through the finished application.
- Information on installing James Hardie products over foam can be located in **JH Tech Bulletin 19** at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap¹, which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3-14 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6" in the first 10'.
- Do not use HardiePlank lap siding in fascia or trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.JamesHardie.com.
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.

Figure 1 Double Wall Construction

Single Wall Construction

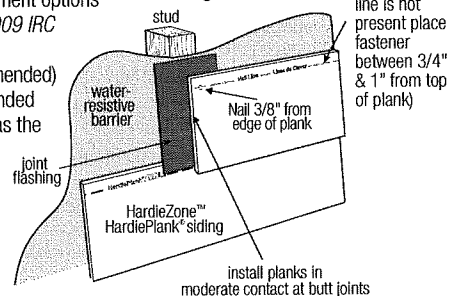


INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.3.2)

- Joint Flashing (James Hardie recommended)
- Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- "H" jointer cover

Figure 2



Nail line (if nail line is not present place fastener between 3/4" & 1" from top of plank)

Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

¹ For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

WARNING: AVOID BREATHING SILICA DUST

James Hardie® products contain respirable crystalline silica, which is known to the State of California to cause cancer and is considered by IARC and NIOSH to be a cause of cancer from some occupational sources. Breathing excessive amounts of respirable silica dust can also cause a disabling and potentially fatal lung disease called silicosis, and has been linked with other diseases. Some studies suggest smoking may increase these risks. During installation or handling: (1) work in outdoor areas with ample ventilation; (2) use fiber cement shears for cutting or, where not feasible, use a HardieBlade® saw blade and dust-reducing circular saw attached to a HEPA vacuum; (3) warn others in the immediate area; (4) wear a properly-fitted, NIOSH-approved dust mask or respirator (e.g. N-95) in accordance with applicable government regulations and manufacturer instructions to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods - never dry sweep. For further information, refer to our installation instructions and Material Safety Data Sheet available at www.jameshardie.com or by calling 1-800-9HARDIE (1-800-942-7343). FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

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CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

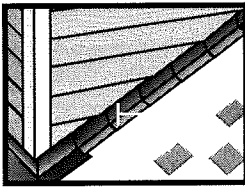


Figure 4
Horizontal Flashing

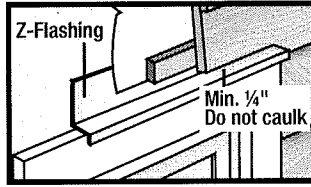


Figure 5
Kickout Flashing

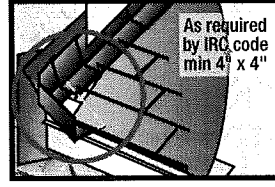


Figure 6
Slabs, Path, Steps to Siding

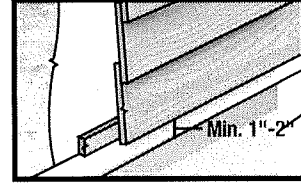


Figure 7
Deck to Wall

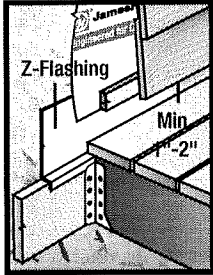


Figure 8
Ground to Siding

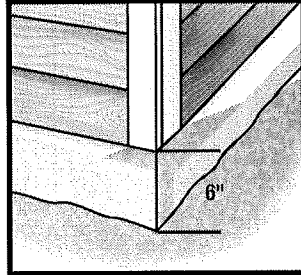


Figure 9
Gutter to Siding

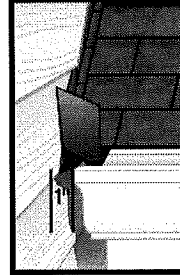


Figure 10
Sheltered Areas

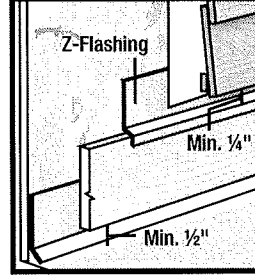


Figure 11
Mortar/Masonry

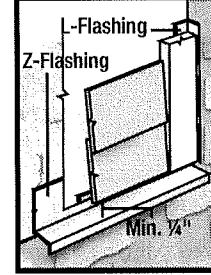


Figure 12
Drip Edge

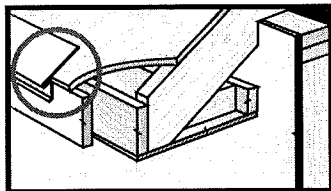


Figure 13
Block Penetration
(Recommended in HZ10)

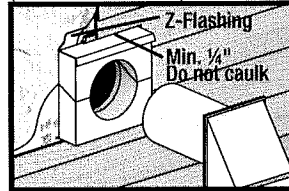
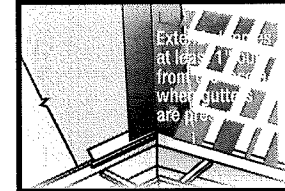


Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS **

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair). **Pin-backed corners may be done for aesthetic purposes Only. Pin-backs shall be done with finish nails only, and are not a substitute for blind or face nailing.**

BLIND NAILING

Nails - Wood Framing

- Siding nail (0.09" shank x 0.221" HD x 2" long)
- 11ga. roofing nail (0.121" shank x 0.371" HD x 1.25" long)

Screws - Steel Framing

- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4" long x 0.375" HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F Panelfast® nails or equivalent (0.10" shank x 0.313" HD x 1-1/2" long)
- Nails must penetrate minimum 1/4" into metal framing.

OSB minimum 7/16"

- 11ga. roofing nail (0.121" shank x 0.371" HD x 1.75" long)
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8" long x 0.375" HD).

FACE NAILING

Nails - Wood Framing

- 6d (0.113" shank x 0.267" HD x 2" long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing

- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8" long x 0.323" HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F pin or equivalent (0.10" shank x 0.25" HD x 1-1/2" long)
- Nails must penetrate minimum 1/4" into metal framing.

OSB minimum 7/16"

- Siding nail (0.09" shank x 0.221" HD x 1-1/2" long)*

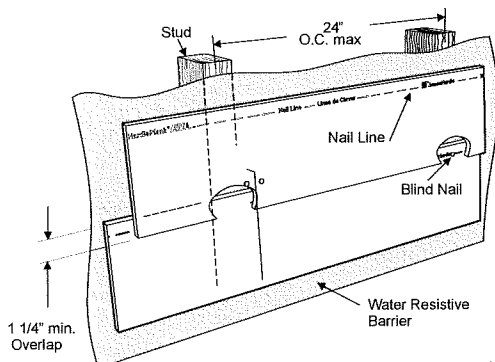


Figure 15
Minimum overlap
for Both Face
and Blind Nailing

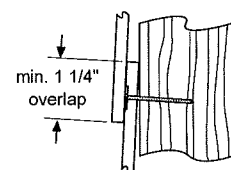
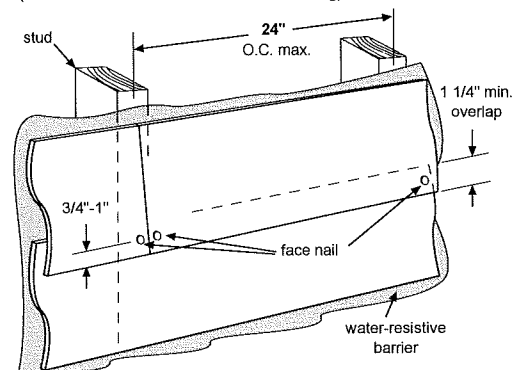


Figure 16



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

* When face nailing to OSB, planks must be no greater than 9 1/4" wide and fasteners must be 12" o.c. or less.

** Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 17 - Fastening Tips for HardiePlank® Lap Siding.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5.

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space). (fig. A)
- Do not over-drive nail heads or drive nails at an angle.
- If nail is countersunk, fill nail hole and add a nail. (fig. B)
- For wood framing, under driven nails should be hit flush to the plank with a hammer (For steel framing, remove and replace nail).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.
- **Do not use aluminum fasteners, staples, or clipped head nails.**

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. James Hardie products must be painted within 180 days for primed product and 90 days for unprimed. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: OSI Quad as well as some other caulking manufacturers do not allow tooling.**

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coat, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

COVERAGE CHART/ESTIMATING GUIDE

Number of 12' planks, does not include waste

COVERAGE AREA LESS OPENINGS		HARDIEPLANK® LAP SIDING WIDTH								
SQ (1 SQ = 100 sq.ft.)	(exposure)	5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63	63	47
6		150	120	100	96	89	86	75	75	56
7		175	140	117	112	104	100	88	88	65
8		200	160	133	128	119	114	100	100	74
9		225	180	150	144	133	129	113	113	84
10		250	200	167	160	148	143	125	125	93
11		275	220	183	176	163	157	138	138	102
12		300	240	200	192	178	171	150	150	112
13		325	260	217	208	193	186	163	163	121
14		350	280	233	224	207	200	175	175	130
15		375	300	250	240	222	214	188	188	140
16		400	320	267	256	237	229	200	200	149
17		425	340	283	272	252	243	213	213	158
18		450	360	300	288	267	257	225	225	167
19		475	380	317	304	281	271	238	238	177
20		500	400	333	320	296	286	250	250	186

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in: the 2006, 2009, & 2012 International Residential Code for One- and Two-Family Dwellings, and the 2006, 2009, & 2012 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida listing FL#889, Dade County, Florida NOA No. 02-0729.02, U.S. Dept. of HUD Materials Release 1263c, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

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Panelfast is a registered trademark of ET&F Fastening Systems, Inc.

Additional Installation Information,
Warranties, and Warnings are available at
www.jameshardie.com



JamesHardie



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID	1989500000
Location Address	11 AVILES ST 11 AVILES ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug (Historical) (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE N86FT OF BLK 29 OR358/342 & 690/1456 &4272/1070(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.180
Homestead	Y

Owner Information

Owner Name	Holiday Daniel J Jr Etal 100% Van Rensburg Elizabeth 100%
Mailing Address	11 AVILES ST APT 2G SAINT AUGUSTINE, FL 32084-4475

Map



Valuation Information

	2019
Building Value	\$366,338
Extra Features Value	\$6,194
Total Land Value	\$464,400
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$836,932
Total Deferred	\$257,361
Assessed Value	\$579,571
Total Exemptions	\$21,871
Taxable Value	\$557,700

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$246,285	\$6,194	\$464,400	\$0	\$0	\$716,879	\$528,463	\$209,879	\$507,000
2017	\$243,195	\$6,194	\$464,400	\$0	\$0	\$713,789	\$478,471	\$252,880	\$460,909
2016	\$247,426	\$6,194	\$199,306	\$0	\$0	\$452,926	\$436,209	\$33,918	\$419,008
2015	\$248,464	\$6,194	\$199,306	\$0	\$0	\$453,964	\$401,753	\$69,292	\$384,672
2014	\$169,841	\$6,194	\$199,306	\$0	\$0	\$375,341	\$366,647	\$25,639	\$349,702
2013	\$170,452	\$6,194	\$199,306	\$0	\$0	\$375,952	\$366,397	\$26,250	\$349,702
2012	\$170,758	\$6,194	\$199,306	\$0	\$0	\$376,258	\$366,118	\$26,556	\$349,702
2011	\$171,368	\$6,194	\$222,526	\$0	\$0	\$400,088	\$387,510	\$62,578	\$337,510
2010	\$171,980	\$6,194	\$247,680	\$0	\$0	\$425,854	\$410,966	\$64,888	\$360,966

Exemption Information

Exemption Type	Amount
Homestead	\$21,871

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	13728	Roof Cover	Corrugated Steel
Conditioned Area	16666	Interior Flooring	Pine Wood
Actual Year Built	1860	Interior Wall	
Use	Stores (Retail)	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Stucco	Baths	

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Corrugated Steel	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	59 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	6170	6170
BASE AREA	26	26
CANOPY	0	104
1.5 STORY	10470	6980
CANOPY	0	112
CANOPY	0	336
POINTER	0	0
POINTER	0	0
Total SqFt	16666	13728

Building 2
Actual Area 810
Conditioned Area 810
Actual Year Built 1860
Use Single Family Residence
Style 01
Class N
Exterior Wall Stucco

Roof Structure Gable Hip
Roof Cover Composite Shingle
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths 2

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

Description	Conditioned Area	Actual Area
BASE AREA	810	810
Total SqFt	810	810

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Sprinkler Wet	0	0	0	0	17954

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	5	90	450	SF	\$27,000
Mixed Use (Store/Office/Residential Combo)	81	90	7290	SF	\$437,400

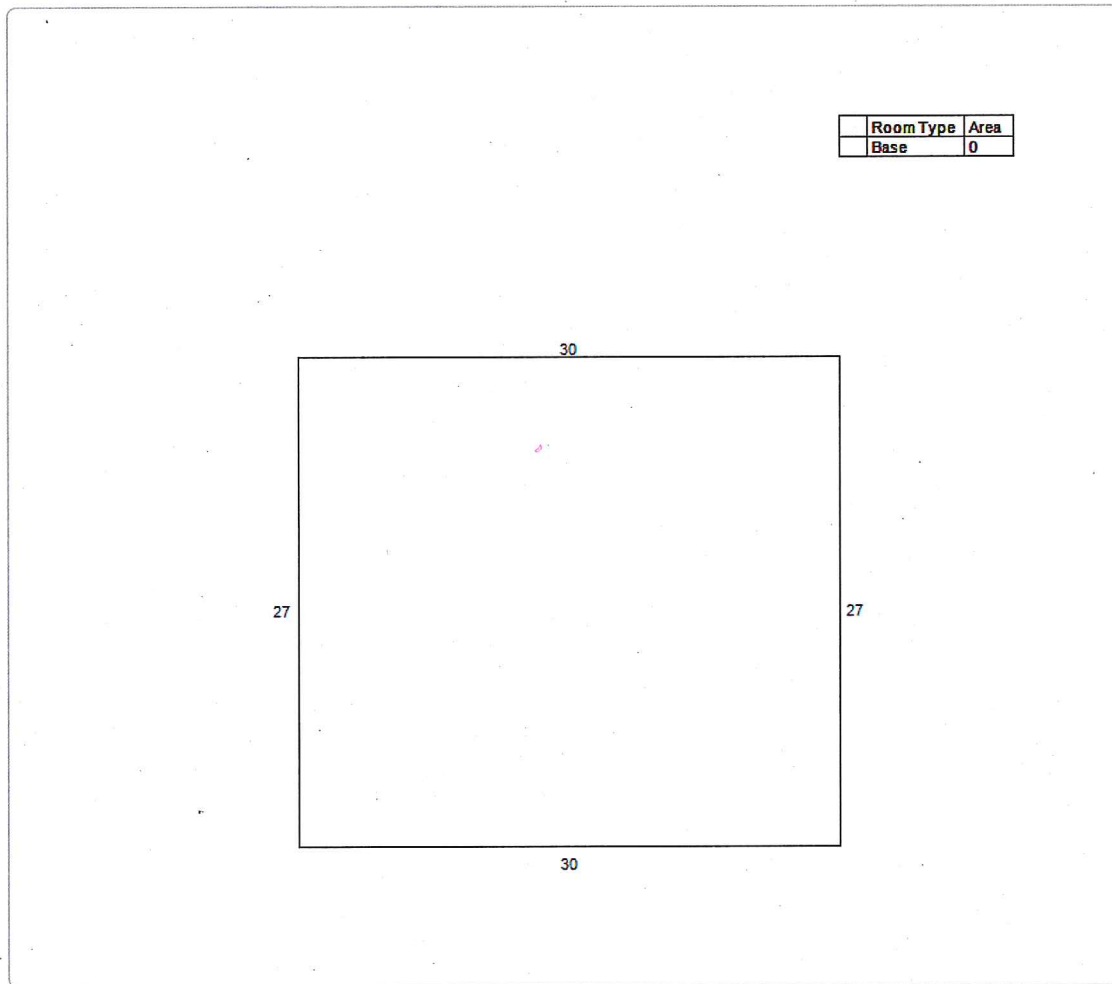
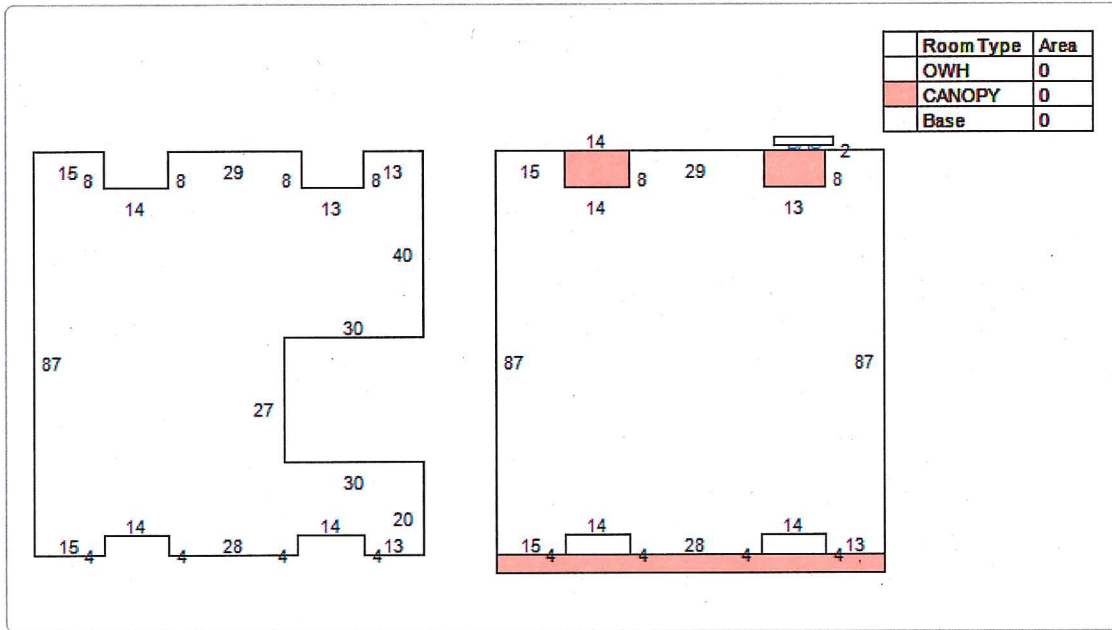
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/18/2016	10/18/2016	\$0.00	QC	4272	1070	U	I	HOLIDAY DANIEL J JR	HOLIDAY DANIEL J JR ETAL
	11/1/1985	\$0.00		690	1456	U	I		HOLIDAY DANIEL J JR
	1/1/1977	\$200,000.00		358	342	U	I		

Area Sales Report

Recent Sales in Area

Sketch Information



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

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GDPR Privacy Notice

Last Data Upload: 8/14/2019, 11:49:20 PM

Developed by
Schneider
GEOSPATIAL

Version 2.2.37

Instr #2016068150 BK: 4272 PG: 1070, Filed & Recorded: 10/18/2016 3:07 PM #Pgs:2
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50

THIS INSTRUMENT PREPARED BY:
J. STEPHEN ALEXANDER, ESQUIRE
19 Old Mission Avenue
St. Augustine, Florida 32084
(904)824-9788

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 18th day of October, 2016, by Grantor, DANIEL D. HOLIDAY, JR., conveying all of her interest in the property located at 11 Aviles Street, St. Augustine, Florida 32084, to the Grantees, DANIEL D. HOLIDAY, JR., a single man, and, his daughter, ELIZABETH VAN RENSBURG, a married woman, as joint tenancy with right of survivorship by the entirety.

WITNESSETH, that the Grantor for love and affection does hereby remise, release, convey and confirm unto the Grantee, forever, all right, title, interest, claim, and demand which the Grantor may have in and to the following described property:

**CITY OF ST AUGUSTINE N86FT OF BLK 29, as per plat thereof
recorded in Map Book 358, Page 342, and Map Book 690, Page 1456
Public Records of St. Johns County, Florida.**

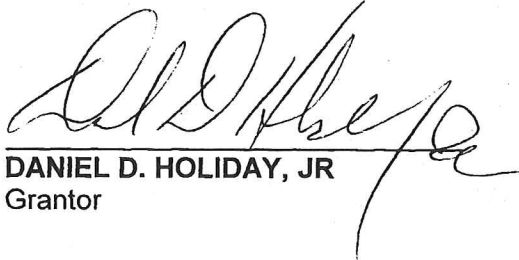
Parcel Identification Number 198950 0000.

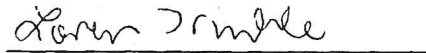
THIS INSTRUMENT PREPARED WITHOUT REQUEST
FOR EXAMINATION OR OPINION OF TITLE

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use and benefit of the Grantee

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:


DANIEL D. HOLIDAY, JR
Grantor


Loren Trimble
Witness

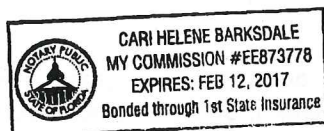

Joshua Alexander
Witness

BK: 4272 PG: 1071

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared DANIEL D. HOLIDAY, JR., to me known to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 18th day of October, 2016. Grantor has produced Florida Driver's License ending in 4650 as identification.



Cari Barksdale
Notary Public
State of Florida
My Commission Expires: 02/12/2017

COPY

Return Recorded Document to:
J. Stephen Alexander, Esquire
Alexander Law Firm, LLC
19 Old Mission Avenue
St. Augustine, FL 32084

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.

BP

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | 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:

Project number: _____ Project Address: _____

Reviewed by: _____ Date: _____

COMPLETENESS REVIEW CHECKLIST

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INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Brochure showing wood siding type, Scaled drawings of the proposed work, only new lighting material

Project number: _____ Project Address: 11 Aviles Street
 Reviewed by: Kelli Mitchell Date: Aug 14, 19

RECEIVED

AUG 14 2019

Planning/Building Dept



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

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for September 26, 2019 Meeting



Application: 2019-0084

Address: 9 Milton Street

Tracy VanDusen, Applicant Tracy and Roger VanDusen, Owner

Project description: To certify the completion of rehabilitation work for an ad valorem tax exemption.

Architectural Style:	Bungalow	Florida Master Site File:	8SJ1366
National Register:	Contributing, Nelmar Terrace National Register Historic District	Construction date:	1914-1917
Archaeology Zone:	IIA	Zoning District:	RS1
Parcel number:	154490 0000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting to certify the completion of rehabilitation work for an ad valorem tax exemption.

- The garage is not considered part of the tax exemption since it is new construction and replaced a previous garage that contributed to the National Register District.
- The garage is not connected to the main building and does not impact the home's historic fabric. Archaeology was carried out on the pool/garage construction. **(SOIS #8, 9, 10)**
- The home did not change uses during the restoration, and it remains a private residence. **(SOIS #1)**
- Beyond the garage, exterior work included installing a new shingle roof, window restoration, plaster repair and repainting, and chimney restoration. Based on the provided exterior photographs, the restoration maintained the character defining features to include the roof line, materials, windows and window openings, and chimneys. **(SOIS #2, 3, 4, 5, 6)**
- The interior of the home maintained its original layout and has not been reconfigured to accommodate the use. **(SOIS #1, 2, 4, 5)**
- Within the interior, the character defining trim, window and door openings, and flooring has been maintained in many of the first-floor rooms. **(SOIS #2, 4, 5, 6)**
- The kitchen received a major remodel and replaced earlier cabinets and flooring, which were likely not original to the home. Based on the photographs provided by the applicant, the room did not have unique features such as the trim work that is seen elsewhere in the home, and the update was restricted to the existing footprint.
- Both restrooms also underwent major alterations. The first-floor bathroom received new wall tiles, which are a different color the previous tiles but maintain the same design; a coat of paint; and some lighting, which is more compatible with the existing lighting. The second-floor restroom room saw the addition of wood wainscoting, new flooring, and bathroom appliances and related titling for the shower. The previous woodwork such as the crown molding, and baseboards and the lighting were retained. The windows and frames also remained though some of the glass had to be replaced per code.



Front Elevation



Side Elevation

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STAFF RECOMMENDATION:

Based on a review of the AGHP and without evidence to the contrary, staff finds that the board can
Approve a Certificate of Appropriateness for 287 St. George Street.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

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STAFF PHOTOGRAPHS:

Exterior Photographs



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Interior
All Four Photos: Living Room



L: Doors to Office; R: Dining Room



Both Photos: Dining Room



L: Door Frame in Dining Room; R: Original Door



Both Photos: First Floor Bedroom



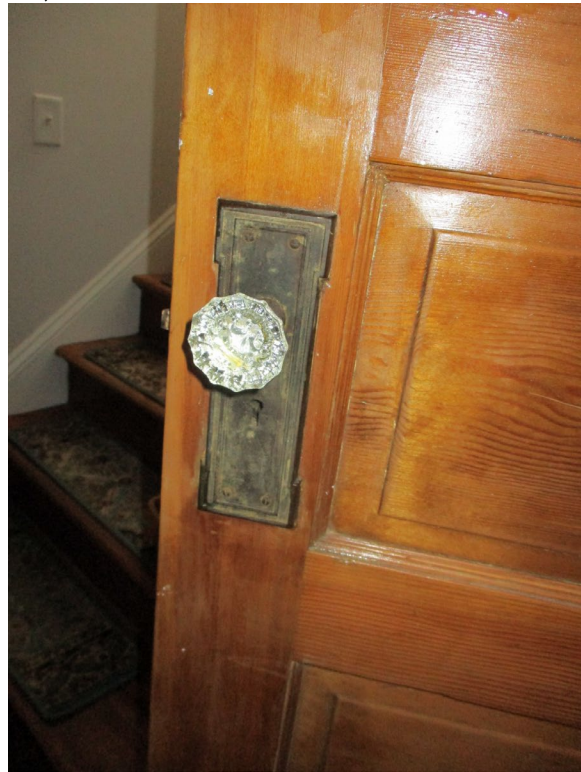
L: Bedroom on First Floor; R: Bathroom on First Floor



Both Photos: First Floor Restroom



L: First Floor Restroom; R: Doorhandle



L: Original Light in Hallway; R: Hallway



L: Stairs; R: Sunroom



Both Photos: Office



Both Photos: Sunroom



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Both Photos: Sunroom



L: Window Chord; R: Second Floor Bedroom



Both Photos: Second Floor Bedroom and Closet



All Four Photos: Second Floor Bathroom



Both Photos: Second Floor Hallway



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Both Photos: Kitchen



All Three Photos: Laundry Space (Attached to Kitchen)



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SUMMARY SCOPE OF WORK:

- Restore windows and chimney
- Repair and repaint exterior stucco
- Reroof
- Restore interior trim, lighting, and plaster
- Design a new kitchen
- Remodel upstairs bathroom and make alterations to the downstairs bathroom

CITY CODES/DESIGN GUIDELINES:

Bungalow (1910-1940)

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

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

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

The most common building plan is rectangular, usually oriented with the narrow side facing the street, although other buildings are irregular or L-shaped. Buildings are one, one and one-half or two stories.

Foundations are brick, coquina or concrete block piers; or continuous brick or concrete block. Piers may be finished with stucco. Pier foundations may have lattice infill, or less commonly, concrete block infill. Exterior finishes are usually drop siding or weatherboards with corner boards; or less frequently, stucco, coquina brick, artificial stone or rusticated concrete block.

The most common roof type is a gable main roof over a gable porch roof. Multiple gables, gable on hip, hip or gambrel are less common. Secondary roof types include shed porch roofs, and gable, shed or hip dormers. Roof surfaces are covered with composition shingles, diamond composition shingles, corrugated metal, metal v-crimp, or much less frequently built-up or roll. Chimneys are brick, with or without metal caps, and may be finished with stucco.

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

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

Historic Preservation Property Tax Exemption

In 1995 the City Commission adopted an ordinance allowing partial ad valorem tax exemptions for historic property if the property is being restored, rehabilitated or renovated according to specific guidelines. This exemption applies only to improvements to real property.

The exemption for qualifying properties is from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvement for 10 years.

In order to qualify for this tax exemption, the property must:

1. be individually listed in the National Register of Historic Places; or
2. be a contributing property to a National Register District; or
3. be designated a historic property or be a contributing property in a locally established historic preservation district.

Further, to qualify for this tax exemption, the improvements to a property meeting one of the above criteria must also:

1. be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and
2. be determined by the Historic Architectural Review Board to meet criteria established by the Department of State.

The minimum valuation of the improvement must be \$20,000 or 50% of the assessed value of the structure before the improvement, whichever is less.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. [Compatible New Use]
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
4. Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved. [Retention of Significant Later Alterations and Additions]
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. [Sensitive Treatment of Distinctive Features and Craftsmanship]
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. [Cleaning with the Gentlest Possible Method]
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. [Protection and Preservation of Significant Archaeological Resources]
9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]
10. New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [Reversibility of New Alterations and Additions]

Secretary of the Interior's Standards for Rehabilitation: Guidelines

Choosing Rehabilitation as a Treatment

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

Identify, Retain, and Preserve Historic Materials and Features

Like Preservation, guidance for the treatment **Rehabilitation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on **identifying, retaining, and preserving** character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then **protecting and maintaining** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work **repairing** is recommended. **Rehabilitation** guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, **Rehabilitation** guidance is provided for **replacing** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that—although damaged or deteriorated—could reasonably be repaired and thus preserved.

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the **Rehabilitation** guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the **Rehabilitation** guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of **Rehabilitation** projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.

City of St. Augustine Code of Ordinances

Sec. 2-381. - Title.

This article [Ordinance No. 95-20] may be cited as the Historic Preservation Property Tax Exemption Ordinance of the City of St. Augustine, Florida.

Sec. 2-382. - Intent.

The City of St. Augustine hereby finds that the adoption of an ad valorem tax exemption for qualifying improvements of historic properties will help accomplish the following purposes:

- (1) Encourage restoration, rehabilitation and renovation of historic structures located in historic preservation districts in St. Augustine; historic structures listed on the National Register of Historic Places; and designated historical landmarks; and
- (2) Encourage visible rehabilitation that will make blocks and neighborhoods more attractive, focus attention on them and improve property values on the rest of the block or in the neighborhood, therefore enhancing their appeal as places to live, to work or to visit.

Sec. 2-383. - Definitions.

- (1) *Assessed value* shall mean the determination of the value of an improvement or property by the St. Johns County Property Appraiser in the manner provided by law.
- (2) *Contributing property* shall mean a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation.
- (3) *Government or non profit use* shall mean that the occupant or user of at least sixty-five (65) percent of the usable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a non-profit organization certified by the Department of State under F.S. § 627.013.
- (4) *Historical landmark* shall mean a building, object, site or structure of the highest historical, architectural, cultural or archeological importance.
- (5) *Historic property* shall mean a building, object, site or structure which is: (a) individually listed in the National Register of Historic Places; (b) a contributing property in a National Register-listed historic district; (c) designated as a historic property or landmark under the provisions of City Code section 28-87(10); or (d) a contributing property in a historic preservation district designated under the provision of City Code chapter 28, article III, division 3, historic preservation districts.
- (6) *Historic architectural review board* (hereinafter referred to as "board") shall mean the board which is responsible for determining the historical significance of the property and the appropriateness of the proposed work as submitted by the applicant.
- (7) *Improvements* shall mean changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall exclude additions and accessory structures unless necessary for historic reproduction purposes (i.e., recreating a building design that previously existed).
- (8) *Local historic preservation office* shall mean the planning and building division which shall supervise and administer the rules and regulations pertaining to review of applications for property tax exemptions pursuant to F.S. §§ 196.1997 and 196.1998.
- (9) *Regularly and frequently open to public* shall mean a property in which public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment. Owners of such property are not prohibited from charging a reasonable nondiscriminating admission fee.
- (10) *National Register of Historic Places* shall mean the list of historic properties significant in American history, architecture, archaeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended.
- (11) *Noncontributing property* shall mean a building, site, structure or object which does not add to the historic architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was not present during the period of significance of the district; (b) due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or (c) it does not independently meet the National Register of Historic Places criteria for evaluation.
- (12) *Renovation or rehabilitation* shall mean the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic

properties or portions thereof which are of archeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

- (13) *Restoration* shall mean the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.
- (14) *Substantial completion of improvement* shall mean that a request for review of completed work has been submitted by the property owner and approved by the historic preservation office.
- (15) *Usable space* shall mean that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.
- (16) *Qualifying property* shall mean any real property in the City of St. Augustine which, at the time the preconstruction application is submitted, (a) is individually listed in The National Register of Historic Places; (b) is a contributing property to a National Register District; or (c) is designated as a contributing property in a Historic Preservation District.

Sec. 2-384. - Exemption.

Qualifying properties will be eligible to receive an ad valorem tax exemption of one hundred (100) percent of the assessed value of the improvements, as defined in section 2-383(7) of this article, resulting from renovation, restoration or rehabilitation of the property. All qualifying projects must complete the review process outlined in this article. The exemption shall apply only to improvements to real property. All qualifying improvements must be commenced on or after the date of adoption of this article [Ordinance No. 95-20]. If the property is used for non-profit or governmental purposes, and is regularly and frequently open for the public's visitation, use and benefit, then one hundred (100) percent of the assessed value of the property, as improved, is exempt provided the assessed value of the improvement is at least fifty (50) percent of the total assessed value of the property, as improved, and the improvement is made by or for the use of the existing owner. The exemption shall apply only to ad valorem taxes levied by the City of St. Augustine.

Sec. 2-385. - Exemption period.

The exemption period shall be ten (10) years beginning on January 1 following substantial completion of the improvement.

Sec. 2-386. - Procedures.

- (a) Application for exemption. Application for the property tax exemption shall be made on the two-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, or its equivalent, as adopted by the State of Florida. Part 1, the Preconstruction Application, shall be submitted before improvements are initiated, and Part 2, the Request for Review of Completed Work, shall be submitted upon completion of the improvements. Said Application shall be completed in accordance with the instructions promulgated by the Department of State of the State of Florida.
- (b) Upon receipt of the completed preconstruction application and all required supporting materials, the historic preservation office shall determine whether the property for which an exemption is requested is a qualifying property. The historic preservation office shall refer the application to the board, which shall determine whether the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (latest edition), U.S. Department of the Interior, National Park Service.
- (c) On completion of the review of a preconstruction application, the historic preservation office shall notify the applicant and the city commission in writing of the results of the review and shall make recommendations for correction of any planned work deemed to be inconsistent with the standards cited above.
- (d) Each review of a preconstruction application or application for review of completed work conducted by the board shall be completed within sixty (60) days of the time that the complete application is submitted to the historic preservation office.
- (e) Upon receipt of the request for review of completed work and all required supporting materials, the board shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in the approved preconstruction application, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The board reserves the right to inspect the completed work to verify such compliance.
- (f) On completion of the review of a request for review of completed work, the board shall recommend that the city commission grant or deny the exemption. The recommendation, and the reasons therefore, shall be provided in

writing to the applicant and to the city commission. The recommendation shall advise the applicant of their right to a fair hearing pursuant to procedures set forth by the city.

Sec. 2-387. - Evaluation of improvements.

- (a) The board shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property.
- (b) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the board shall apply the following additional standards:
 - (1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made by the chief building official.
 - (2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.
 - (3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.
 - (4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.
 - (5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Sec. 2-388. - Appeals.

Appeals from decisions of the historic preservation office and/or the board related to whether a property is a qualifying property may be taken to the St. Augustine City Commission within fifteen (15) days of such decision in accordance with procedures established in section 28-29(d) of the City Code.

Sec. 2-389. - Commencement of work.

Work must commence within one (1) year following the date of approval of a preconstruction application. The preconstruction application shall be considered to be in effect as long as a building permit is valid for the work specified on the property.

Sec. 2-390. - Other permits and approvals.

Nothing in this article shall relieve the property owner or his agents from the responsibility of complying with all other local codes and ordinances relating to construction contracting or permitting, in or out of designated historic preservation districts.

Sec. 2-391. - Covenant.

A property owner qualifying for an exemption pursuant to this article and the city commission shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, or its equivalent, as adopted by the State of Florida. The historic preservation office, at the time the covenant is executed, shall forward a copy of the approved historic preservation property tax exemption application and historic preservation property tax exemption covenant to the St. Johns County Property Appraiser. On or before the effective date of the exemption, as established by the city commission, the owner of the property shall have the covenant recorded with the deed for the property in the Official Records of St. Johns County.

Sec. 2-392. - Minimum thresholds for application.

In order to be eligible for the historic preservation tax exemption, (1) the value of the proposed improvements must be equal to at least fifty (50) percent of the total assessed value of the property, before the improvement, or twenty thousand dollars (\$20,000.00), whichever is less; and (2) at least twenty-five (25) percent of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.

F2019-0084
9 Milton Street
September 26, 2019

LIST OF ATTACHMENTS:

1. Florida Master Site File

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 85J 1366 1009==
Site Name: 9 Milton Street 830== Survey Date: 7906 820==
Address: 9 Milton Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: Nelmar Terrace 73 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Hill, Annie ;
Address: 9 Milton Street
St. Augustine, Fl 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: RSE
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469142 3308810 890== Location: T07S R30E N7 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

**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: Bungalow 964==
Plan Type: Irregular 966==
Exterior Fabrics: Stucco _____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS, 6/1, casement multipane, French door, fixed sheet 942==
Foundation: _____ 942==
Roof Type: Hip 942==
Secondary Roof Structures: Hip on L's 942==
Porches & Balconies: 1 story open front porch _____ 942==
Chimney Location: End, exterior, lateral slope 942==
Materials: (882)
Chimney: Brick stuccoed 882==
Roof Surfacing: Composition shingles (diamond) 882==
Ornament Exterior: Jigsawn rafters on battered piers _____ 882==
Quantitative Data: (950-954)
Chimneys: 3 952== Dormers: 0 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Residential 864==
Relationship to Surroundings: On corner lot _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Communications

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Bungalow style residence was constructed between 1924 and 1930 at 9 Milton Street. The bungalow style elements include jigsawn rafters on battered wood posts. Located on a corner lot, the building's exterior fabric is stucco.

Nelmar Terrace is a development of the World War I period and the 1920's. Houses in the area show the influence of the Colonial Revival, Bungalow, and Mediterranean Revival styles popular at the time. The substantial houses with spacious lawns on tree-lined streets form one of the city's pleasant residential neighborhoods. The area is bounded on the north by the campus of the Florida School for the Deaf and the Blind; on the south by the old city limits; on the west by the commercial district of San Marco Avenue; and on the east by Macaris Creek. The area is threatened generally by commercial encroachment from the west and by traffic along San Marco Avenue and May Street (Highway 4A). There is a drainage problem when it rains.

HISTORY

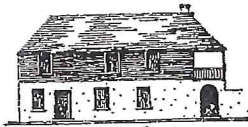
In the early 18th century, the northeast corner of Nelmar Terrace Subdivision was the southern section of the Macaris Indian village. During the first decade of the nineteenth century, the Spanish government issued three land grants in this area, two of which formed the northern border of the colonial defense perimeter known as the Mil y Quinientos (The Fifteen Hundred). This boundary, later San Carlos Avenue, was the northern city limits of St. Augustine until the mid-1920's.(1) During the 1830's and early 1840's, Thomas Douglas, a justice of the Florida Supreme Court, acquired a large tract of land which became known as the Douglas Plantation, which presently includes all of Nelmar Terrace Subdivision, and constructed a plantation house and other buildings in the eastern section. C. M. Fuller, a local real estate developer, purchased the Nelmar Terrace Tract in 1913 and began selling lots and constructing houses two years later. Nelmar Terrace presently remains an almost exclusively residential neighborhood.(2)

The house at 9 Milton Street was the residence of Raymond H. Hill, circulation manager for The Record Company. His widow, Ann, resides in the house today.(3)

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834) IV, 58, 377; V, 57-58, 377, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), III, 15; V, 38-39, 62-64.
2. F. M. Dorr, "St. Augustine and Vicinity, 1860"; St. Johns County Court House, Deed Records, Deed Book J, pp. 48-49; Deed Book L, p. 37; Deed Book M, p. 90; Deed Book N, pp. 93, 101; Deed Book S, p. 18; Deed Book T, pp. 347-349; Deed Book U, pp. 54, 214.
3. St. Augustine Record, 1927-28, 1930, 1934; Historic Properties Inventory Research File.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**

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

BDAC Project No. 2019-0084

Meeting Date: Sept. 26, 2019

Receipt No. 1668451

Advertising Costs \$ _____

Paid on _____

Receipt No. _____

1. NAME OF APPLICANT TRACY VANDUSEN

Business (if applicable) _____

Address 9 Milton Street

City St. Augustine State FL Zip Code 32084

Daytime telephone 904 434-5700 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Tracy + Roger Vandusen

Business (if applicable) _____

Address 9 Milton St.

City St. Augustine State FL Zip Code 32084

Daytime telephone (required) 904 434-5700 Other phone _____

3. PROJECT STREET ADDRESS 9 Milton St.

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

5. EXISTING USE Residential PROPOSED USE Residential

6. PROPOSED PROJECT WORK

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

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

- | REPAIR | REPLACE | |
|-------------------------------------|-------------------------------------|---|
| ☐ | ☒ | Roof <u>12,000 - New replacement</u> |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) _____ |
| ☒ | ☐ | Exterior finishes (stucco, masonry, siding) <u>15,000, repair stucco, paint</u> |
| ☒ | ☐ | Porch/Deck/Balcony <u>exterior, repair 54 windows + porch</u> |
| ☐ | ☐ | Awning/Canopy _____ |
| ☒ | ☐ | Exterior Doors <u>300 - rebuild existing</u> |
| ☒ | ☐ | Windows <u>repair all 54 windows to working condition</u> |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☐ | Foundation (including infill) _____ |
| ☒ | ☐ | Exterior lighting & other appurtenances <u>- refinish original fixtures</u> |
| ☐ | ☐ | Existing fences, walls & gates <u>(front porch)</u> |
| ☐ | ☐ | Existing parking, walkways & other site features _____ |

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

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

D. PAINT COLORS (check one)

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

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

Applying for ad valorem tax exemption

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 TRACY VANDUSEN

SIGNATURE OF APPLICANT [Signature] DATE 8/7/19

PRINT OWNER'S NAME ROGER A VANDUSEN

SIGNATURE OF OWNER [Signature] DATE 8/7/19

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

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Historic Preservation Property Tax Exemption Application
Part 1 – Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 154490-0000 Attach legal description of property

Address of property: Street 9 Milton Street

City St. Augustine County St. Johns Zip Code 32084

☐ Individually National Register listed
☒ In a National Register district

☐ Locally designated historic property or landmark*
☒ In a locally designated district

* For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.

Name of historic district Nelmar Terrace

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office City of St. Augustine

Mailing Address P.O. Box 210

City St. Augustine State FL Zip Code 32085-0210

Telephone Number (904) 209-4326

2. Type of request:

- ☒ Exemption under 196.1997, F.S. (standard exemption)
☐ Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) If applying under s. 196.1998, F.S., complete Question 9 on page five.

3. Owner information:

Name of individual or organization owning the property Roger and Tracy VanDusen

Mailing address 9 Milton Street

City St. Augustine State FL Zip code 32084

Daytime Telephone Number (904) 434-5700

Legal description of 9 Milton St.

Parcel # 154490-0000

Lot 73, Nelmar Terrace, According to the map,
as recorded in map book 2, page 1, of public
records of St. Johns County, FL

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Page Two - Historic Preservation Property Tax Exemption Application

Property Identification Number 154490-0000

Property Address 9 Milton Street, St. Augustine, FL 32084

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Tracy VANDUSEN Tracy VanDusen 8/7/19
Name Signature Date

Complete the following if signing for an organization or multiple owners:

Title

Organization name

EVALUATION OF PROPERTY ELIGIBILITY

(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

THIS building is a contributing building to the National Registry for Nelmar Terrace, a Nationally recognized historic neighborhood. The home is a two story stucco home. It features a front porch with ceramic tile flooring and wide open entry way. Windows are 6 over 1 double hung sash. Flooring on the interior is oak hardwood and marble. Interior trim is craftsman style with wide baseboards and panel doors. All rooms contain original appearance.

Date of Construction 1925 Date(s) of Alteration(s) 2018

Has building been moved? () Yes ☒ No If so, when? _____

6. Statement of Significance: Nelmar Terrace is a development of the World War I period and the 1920's. Houses in the area show influence of Colonial Revival, Bungalow and Mediterranean Revival. This two story Bungalow was constructed in 1925. The interior trim is of a Craftsman style.

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Page Three – Historic Preservation Property Tax Exemption Application

Property Identification Number 154490-0000

Property Address 9 Milton Street, St. Augustine, FL 32084

7. Photographs and maps:

Attach photographs and maps to application.

photos 1-14 - before renovation

photos 15-31 After renovation

Historic Preservation Property Tax Exemption Application Part 2 - Description of Improvements

(To be completed by all applicants):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 154490-0000

Property Address 9 Milton St., St. Augustine, FL 32084

Feature 1

Feature Exterior Stucco
Approx. date of feature 1925

Describe existing feature and its condition:

Existing stucco finish
is in need of repair
to cracks and paint

Photo no. 15 Drawing no. _____

Describe work and impact on existing feature:

paint - use existing
color (match) which
is believed to be the
second color. Original
color was pink.
repair cracks to stucco
photos 15+16

Feature 2

Feature Wood double hung windows
Approx. date of feature 1924

Describe existing feature and its condition: 6/1

Wood double hung windows
deteriorated glazing and
some broken panes
most are operational

Photo no. 3 Drawing no. _____

Describe work and impact on existing feature:

Restore all 54 windows
to original working
condition. Replace broken
or non existing sash ropes
using all original weights. Photo
Reglaze and replace glass 17
with historic glass
reclaimed from period windows
found

Feature 3

Feature Interior Trim and doors + light fixtures
Approx. date of feature 1925

Describe existing feature and its condition:

Trim is natural pine in
craftsman style. Ceilings
in living room and dining room
have wood beams. Baseboards
are 12". Some trim painted

Describe work and impact on existing feature:

ALL trim is to be restored
to original finish. ALL doors
to be stripped or repainted. Photos
French doors restored and 18, 19
rehung in living room. Most of the 20
original light fixtures have
been restored and put
back in same location where

Photo's
4+5

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Page Five - Historic Preservation Property Tax Exemption Application

Property Identification Number 154490-0000

Property Address 9 Milton St. St. Augustine, FL 32084

Feature 4

Feature 1st Floor bathroom
Approx. date of feature 1925

Describe existing feature and its condition:

1st floor bathroom is in very poor condition. Original 1925 American Standard bathtub exists

Photo no. 6+7 Drawing no. _____

Describe work and impact on existing feature:

Restore bathroom to original 1925 style. Refinish bathtub. Replace wall tile to match original using vintage ceramic tile trim and new field tile. Replace tile flooring with new marble tile in 1920 style. Restore original chrome med. cab.

Photos 21, 22, 23

Feature 5 Kitchen

Feature _____
Approx. date of feature 1925

Describe existing feature and its condition:

Kitchen is in poor condition. Cabinetry appears to be 1940's.

Photo no. 8+9 Drawing no. _____

Describe work and impact on existing feature:

Design new kitchen in existing space using a farmhouse style of cabinets. Remove linoleum flooring and refinish hardwood. Strip all painted woodwork. Restore natural finish.

Photos 24 + 25

Feature 6 Plaster walls

Feature _____
Approx. date of feature 1925

Describe existing feature and its condition:

Plaster walls are original and appear to have had some repair

Photo no. 10 Drawing no. _____

Describe work and impact on existing feature:

restore all plaster walls and paint

photo 26

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Page Six - Historic Preservation Property Tax Exemption Application

Property Identification Number 154490-0000

Property Address 9 Milton St. St. Augustine, FL 32084

Feature 7

Feature <u>Roof</u> Approx. date of feature <u>1970's</u> Describe existing feature and its condition: <u>completely deteriorated</u> <u>and leaking</u> <u>Original roof was</u> <u>asbestos diamond</u> Photo no. <u>11</u> Drawing no. _____	Describe work and impact on existing feature: <u>Replace roof with</u> <u>30 yr Architectural</u> <u>Shingle in similar</u> <u>color to existing. All</u> <u>original chimneys</u> <u>will remain.</u> <u>Photo - 27</u>
--	---

Feature 8

Feature <u>2nd Floor bathroom</u> Approx. date of feature <u>1940's</u> Describe existing feature and its condition: <u>Toilet and sink only</u> <u>non-functional</u> Photo no. <u>12</u> Drawing no. _____	Describe work and impact on existing feature: <u>Complete remodel</u> <u>featuring a new</u> <u>reproduction claw-foot</u> <u>bath tub. Original</u> <u>wall sconces restored</u> <u>Photos 28+29</u>
---	---

Feature 9 Fireplace + Staircase

Feature _____ Approx. date of feature <u>1925</u> Describe existing feature and its condition: <u>Brick fireplace - non</u> <u>working</u> <u>Stair case - missing</u> <u>trim and hand rail</u> Photo no. <u>13+14</u> Drawing no. _____	Describe work and impact on existing feature: <u>restore original to</u> <u>working fireplace</u> <u>Remove carpet and</u> <u>refinish steps. Re hang</u> <u>original hand rail</u> <u>photos 30+31</u>
--	---

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Page Seven – Historic Preservation Property Tax Exemption Application

Property Identification Number 154490-0000

Property Address 9 Milton St., St. Augustine, FL 32084

Property Use (To be completed by all applicants):

1. Use(s) before improvement: Residential
2. Proposed use(s) after improvement: Residential

Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:

2. How often does this organization or agency use the building or archaeological site? _____
3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) _____ square feet() acres()
4. How much area does the organization or agency use? _____ square feet() acres()
5. What percentage of the usable area does the organization or agency use? _____ %
6. Is the property open to the public () Yes () No If so, when? _____
7. Are there regular hours? () Yes () No If so, what are they? _____

8. Is the property also open by appointment? () Yes () No
9. Is the property open only by appointment? () Yes () No

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Page Eight – Historic Preservation Property Tax Exemption Application

PART 1 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 154490-0000

Property Address 9 Milton St. St. Augustine, FL 32084

The () Local Preservation Office () Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- () Certifies that the above referenced property **qualifies as a historic property** consistent with the provisions of s. 196.1997 (11), F.S.
- () Certifies that the above referenced property **does not qualify as a historic property** consistent with the provisions of s. 196.1997 (11), F.S.
- () Certifies that the above referenced property **qualifies for the special exemption** provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- () Certifies that the above referenced property **does not qualify for the special exemption** provided under s. 196.1998, F.S.

Review Comments: _____

Additional Review Comments attached? Yes() No()

Signature _____

Typed or printed name _____

Title _____

Date _____

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Page Nine – Historic Preservation Property Tax Exemption Application

PART 2 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 154490 -0000

Property Address 9 Milan St. St. Augustine, FL 32084

The () Local Preservation Office () Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- () Determines that improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.
- () Determines that improvements to the above referenced property **are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

Review Comments: _____

Additional Review Comments attached? Yes() No()

Signature _____

Typed or printed name _____

Title _____

Date _____

Historic Preservation Property Tax Exemption Application
Part 3 – Request for Review of Completed work

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number: 154490-0000
Address of property: Street 9 Milton Street
City St. Augustine County St. Johns Zip Code 32084

2. Data on restoration, rehabilitation, or renovation project:

Project starting date Oct. 2016 Project completion date: Oct. 2019
Estimated cost of entire project: \$ 107,213
Estimated costs attributed solely to work on historic buildings or archaeological site: \$ 58,700

3. Owner Attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Tracy VanDusen Tracy VanDusen Revised 8/27/19
Name Signature Date
Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Title _____ Organization name _____
Mailing Address 9 Milton Street
City St. Augustine State FL Zip Code 32084
Daytime Telephone Number (904) 434-5700

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Historic Preservation Property Tax Exemption Application Part 3 – Request for Review of Completed work

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number: 154490-0000

Address of property: Street 9 Milton St.

City St. Augustine County St. Johns Zip Code 32084

2. Data on restoration, rehabilitation, or renovation project:

Project starting date Oct. 2014 Project completion date: Oct. 2019

Estimated cost of entire project: \$ 107,700

Estimated costs attributed solely to work on historic buildings or archaeological site: \$ 58,700

3. Owner Attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Tracy VANDuser Mary VanDus 8/5/19
Name Signature Date

Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Title Organization name

Mailing Address 9 Milton Street

City St. Augustine State FL Zip Code 32084

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Page Eleven – Request for Review of Completed Work

List Additional Owners:

Name Roger A. Van Dusen
Street 9 Milton Street
City St. Augustine State FL Zip Code 32084

Name _____
Street _____
City _____ State _____ Zip Code _____

Name _____
Street _____
City _____ State _____ Zip Code _____

If there are additional owners, provide the indicated information for each on a separate sheet of paper.

REVIEW OF COMPLETED WORK
For Local Historic Preservation Office or Division Use Only

Property Identification Number 154490-0000

Property Address 9 Milton Street

The () Local Historic Preservation Office () Division has reviewed Part 3 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- () Determines that the completed improvements to the property **are consistent with the Secretary of the Interior's Standards for Rehabilitation** and **Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends approval** of the requested historic preservation tax exemption.
- () Determines that the completed improvements to the above referenced property **are not consistent with the Secretary of the Interior's Standards for Rehabilitation** and **Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends denial** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments: _____

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DOS Form No. HR3E101292
Revised 09/03/00

Page Twelve – Request for Review of Completed Work

Additional Review Comments attached? Yes ☒ N

+ Receipts Attached

Signature

Tracy Van Dusen

Typed or printed name

Tracy VANDUSEN

Title

Owner

Date

8/5/19

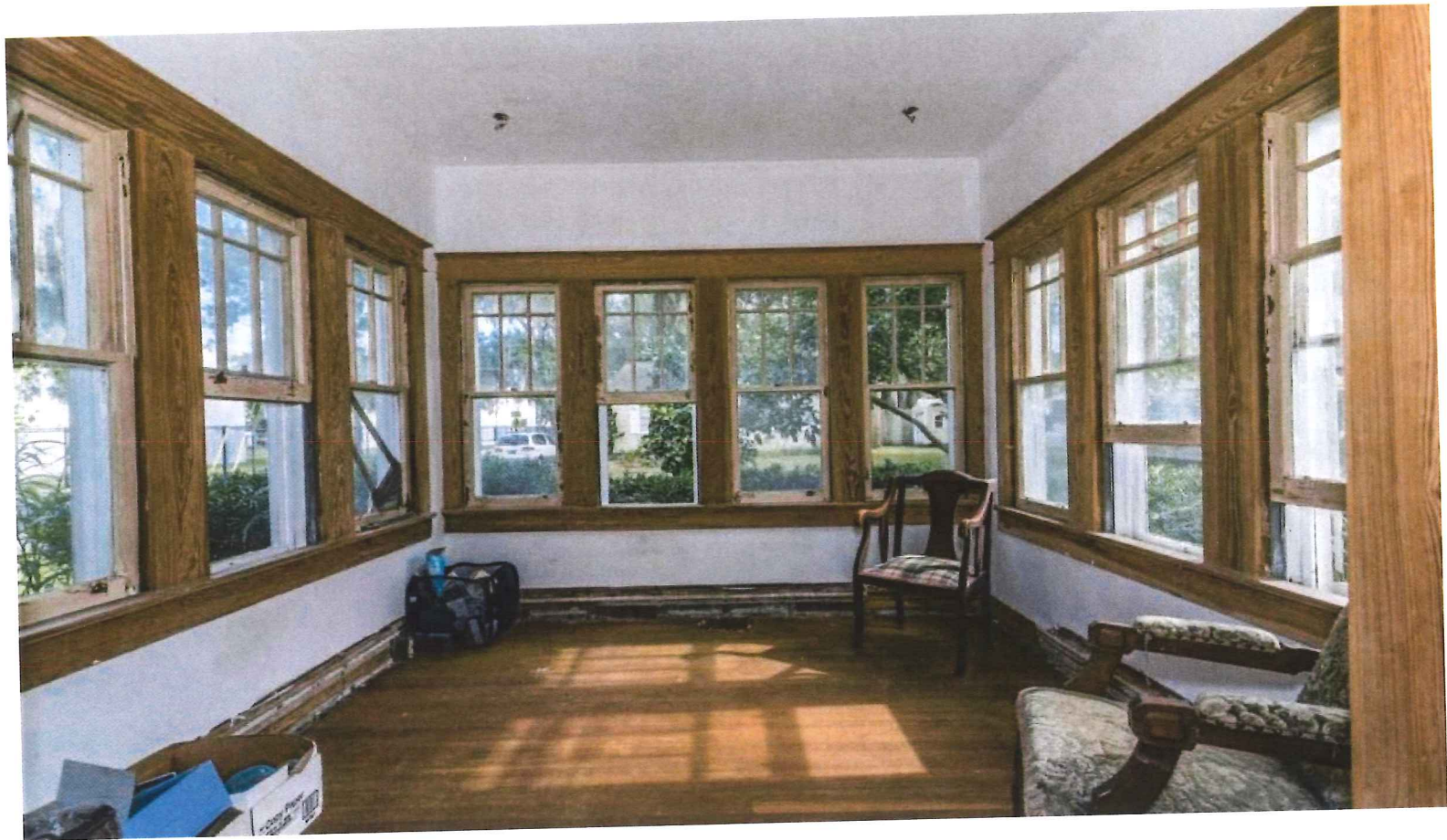
Photo 1



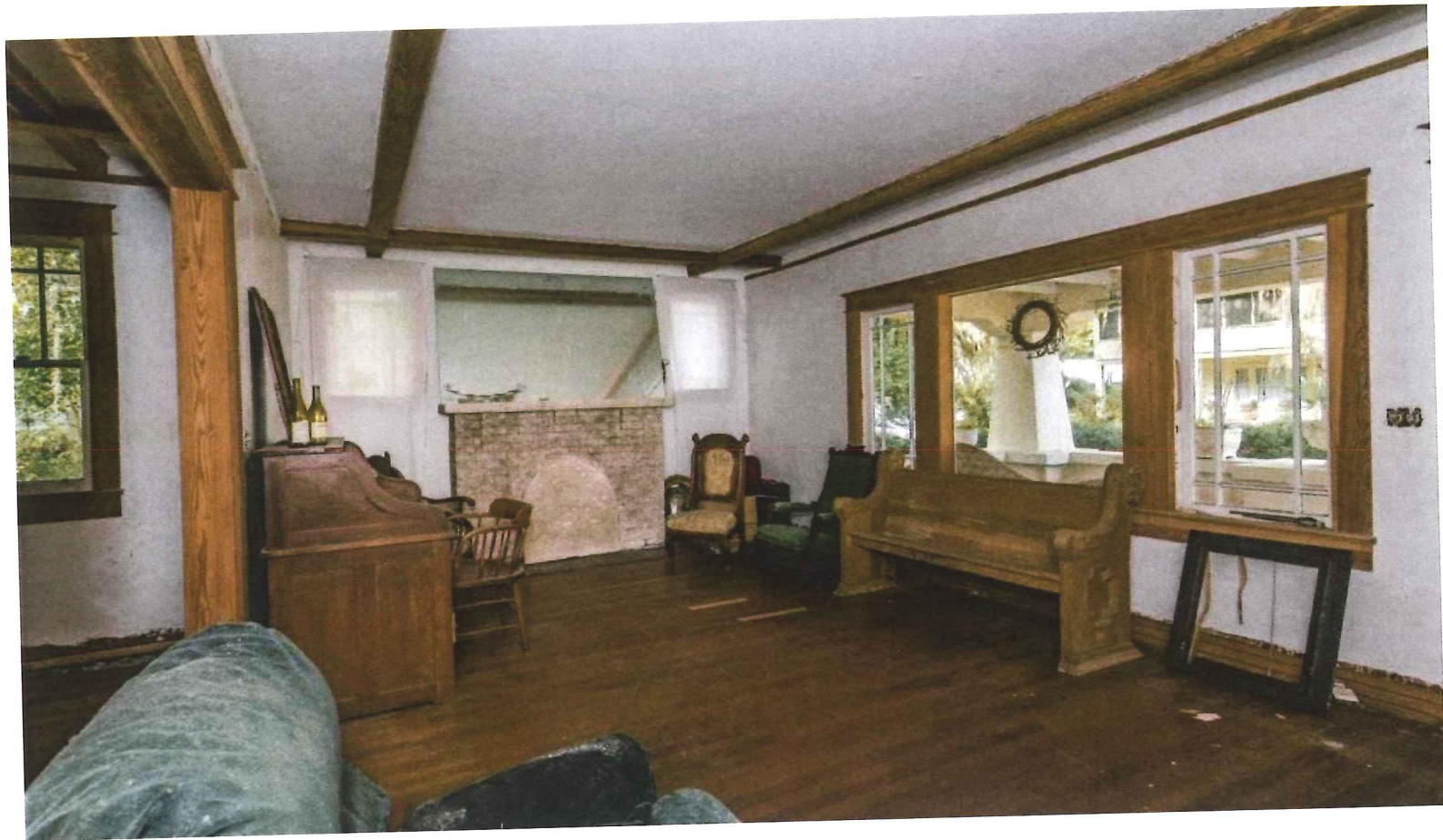
Photo 2



Photo 3



Living Room
photo 4



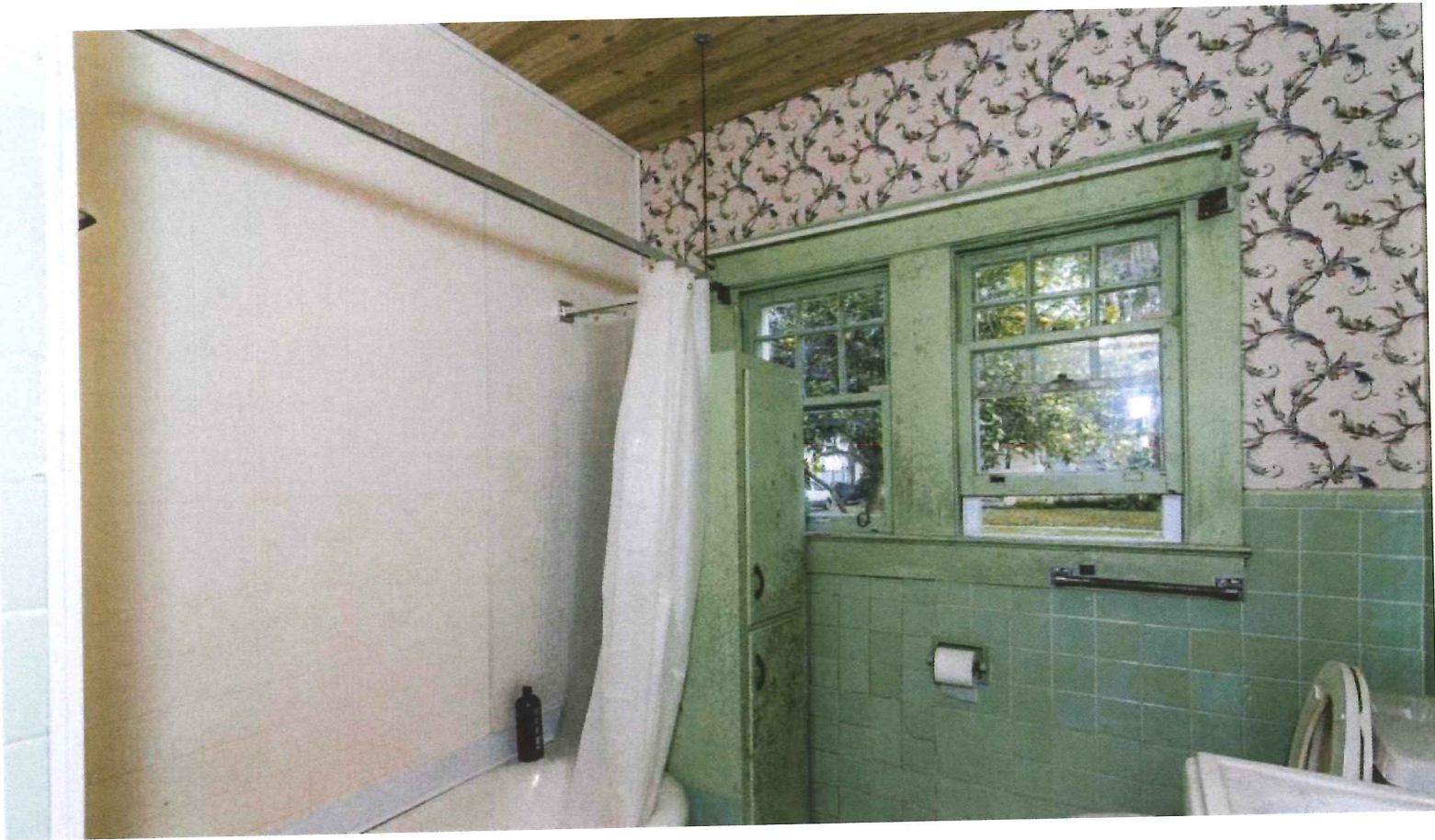
Dining Room
photo 5



1st floor bathroom
photo 6



1st floor bathroom
photo 7



Kitchen
photos 8



Kitchen
photo 9



photo 10



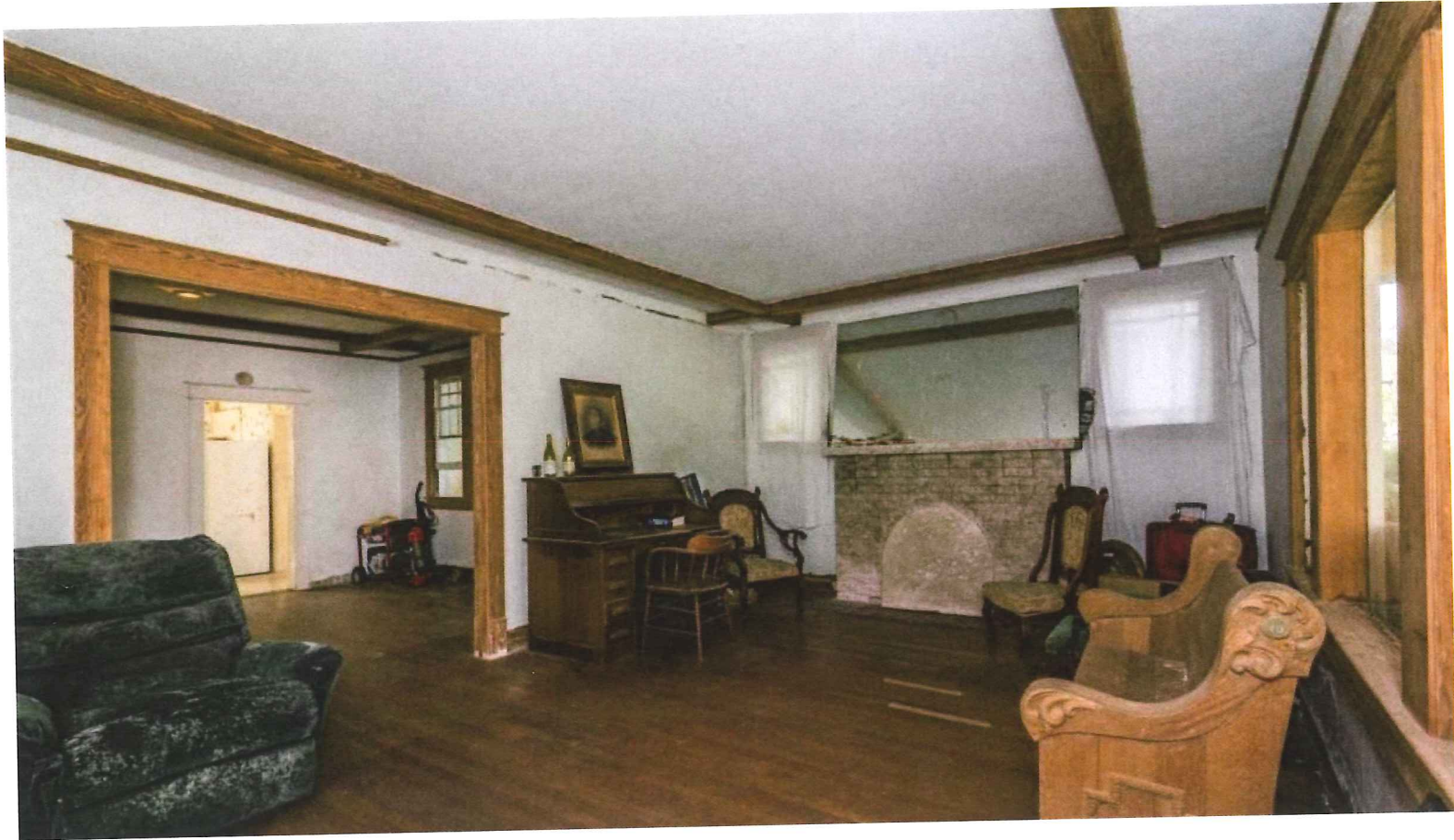
photo 11 Roof



2nd Floor Bathroom
Photo 12



Fire place
photo 13



staircase
photo 14

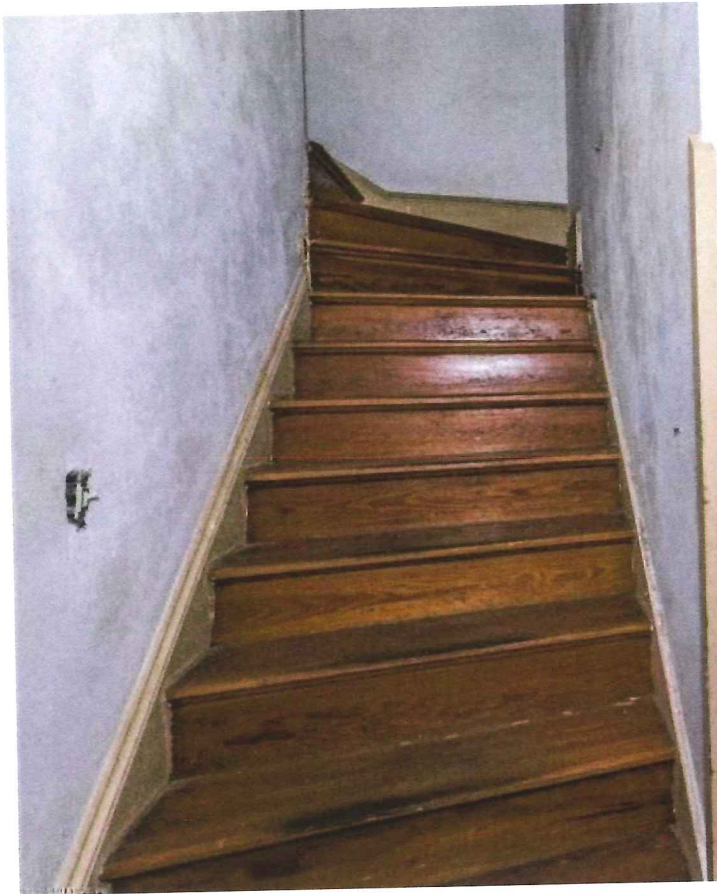


Photo 15





photo 16



photo 17

Living Room photo 18



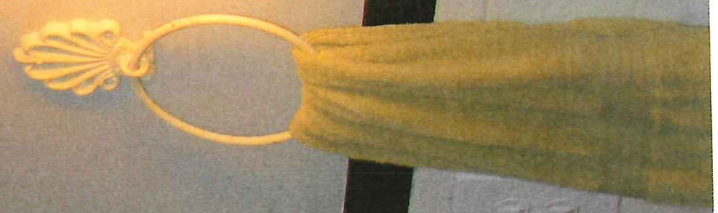
Dining room photo 19



photo 20 - French Doors







22 photo

photo 23







photo 25

photo 26



Photo 27





photo 28





Photo 30



August 27, 2019

Dear Kelli,

Thank you for reviewing our Tax Exemption application for submission to the HARB board meeting on September 26. Attached you will find a revised application page 10 that will reflect a new total estimated cost of entire project (\$107,213), with receipts supporting the revised total. Specifically, these receipts include the kitchen remodel, which I estimated at \$20,000. Actual receipts reflect a total of \$20,084. Additional receipts included in the new total are, landscaping (\$1,230), historic bathtub refinish (\$375) and interior paint (\$510.00).

As requested, we are also providing photos of entire rooms, which reflect the interior work, specifically, trim, windows, doors and flooring. We did not add or replace any doors. All doors were stripped and refinished.

The work on the exterior of the home included the restoration of 54 windows. Most of the windows are 7/1 double hung sash windows. Each window was re glazed, had broken panes replaced with vintage glass where needed and were painted. All of the sash windows were re strung with ropes and had the weights re attached. Two transom windows were restored to working condition. Two large fixed glass windows on the front of the house were re glazed and painted.

We have improved the landscaping by getting the original well and irrigation system back in working condition. The front yard has had damaged sod replaced. Our goal with regard to the landscaping was to stay as close as possible to the original design. A photo found in the book, "Historic homes of St. Augustine, helped us to do that.

Please let us know if you have any further questions or require any additional documentation.

Sincerely,

Tracy and Roger VanDusen



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Planning/Building Dept.

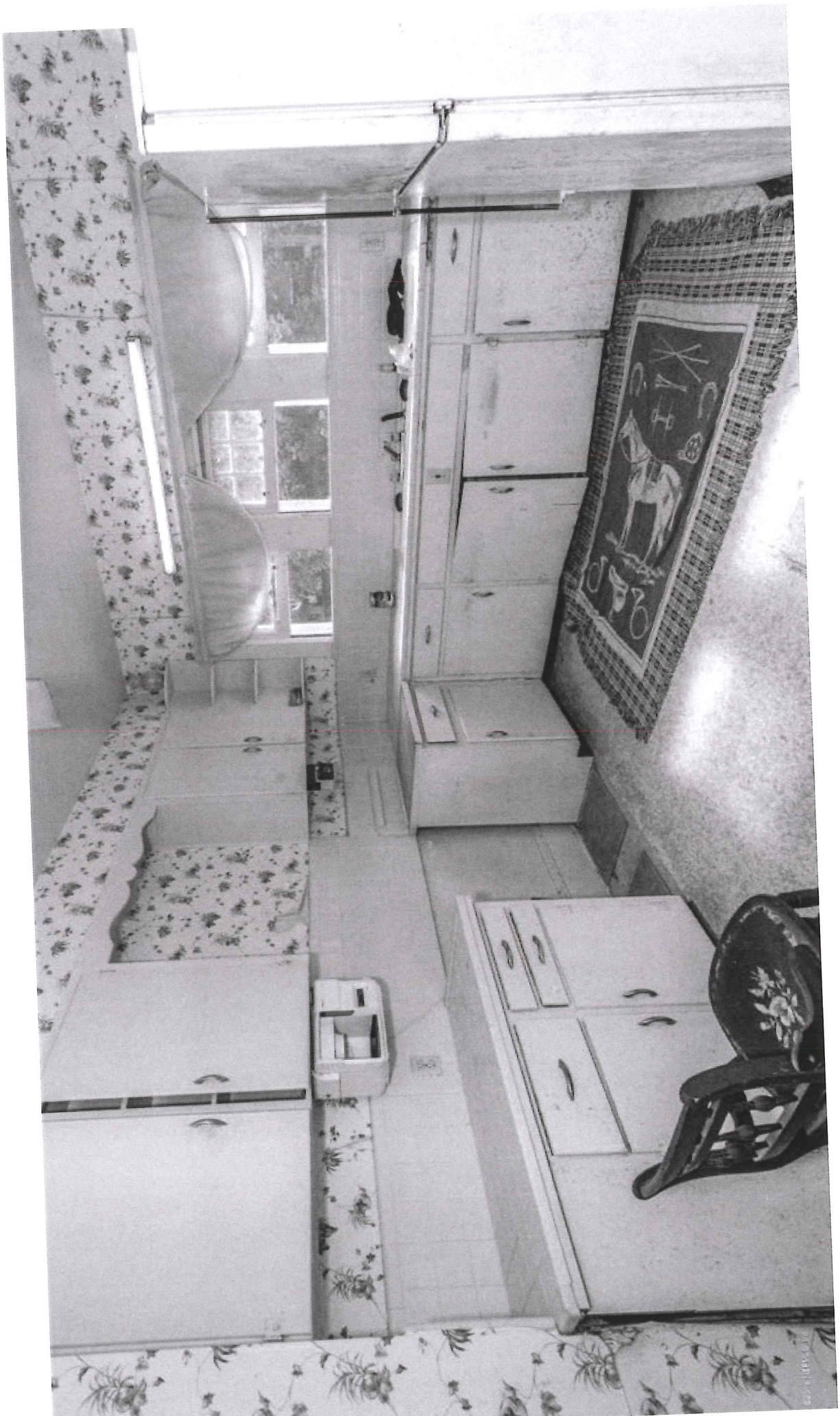
Kitchen Windows



kitchen remodel



original kitchen



original
1st floor
bathroom



2nd Floor
bathroom



1st floor
bedroom



Back entrance
off kitchen



original garage



Front door



1st Floor bedroom



Hall Closet



2nd floor bedroom door





Sun room



2nd Floor bedroom



2nd Floor Bedroom



1st FLOOR bedroom



2nd Floor bathroom remodel



back entrance windows



dining room windows



2nd floor bathroom Transoms



Sun room



wood dining room



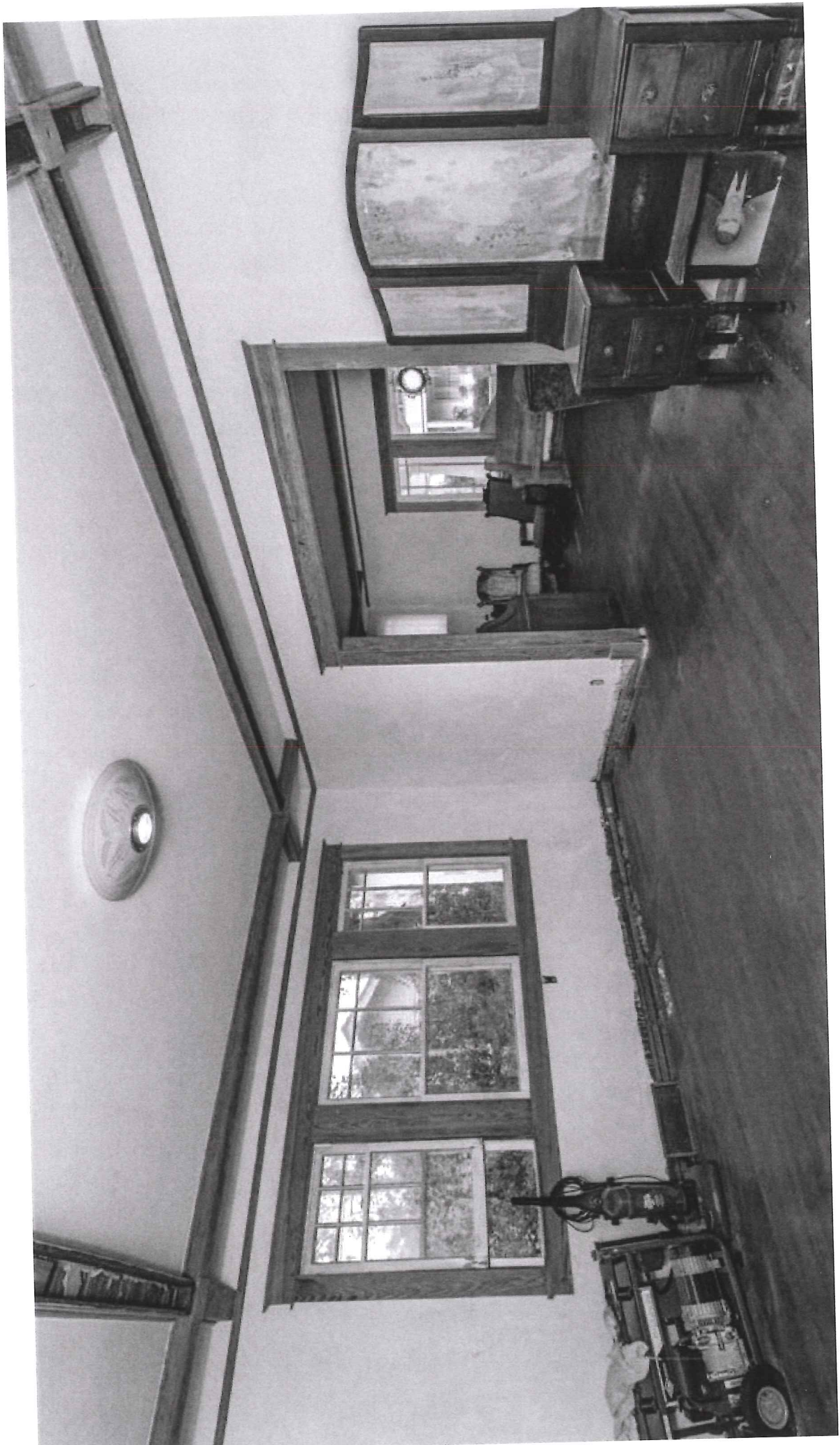
Living room



Living room Front window



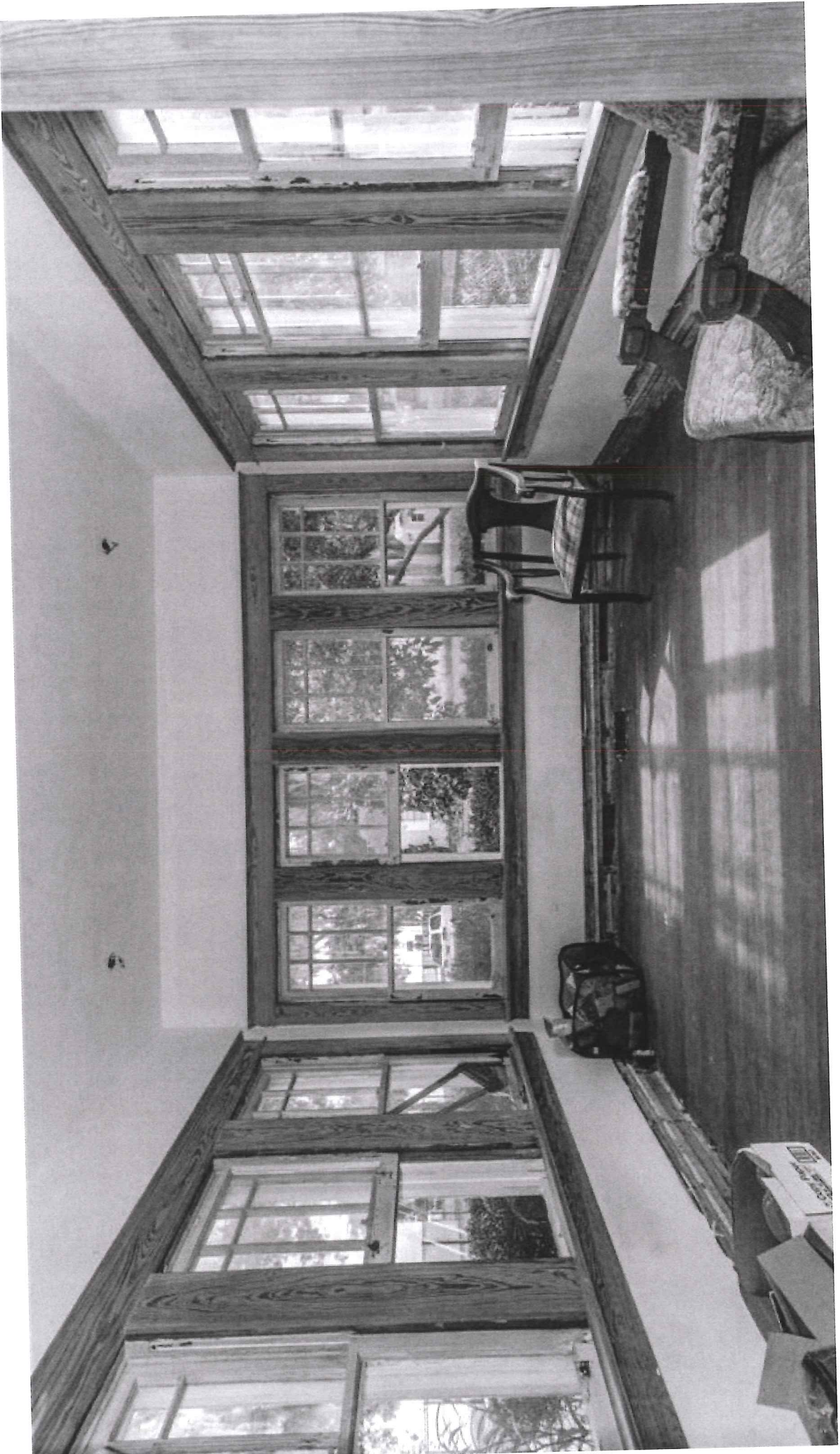
Dining room



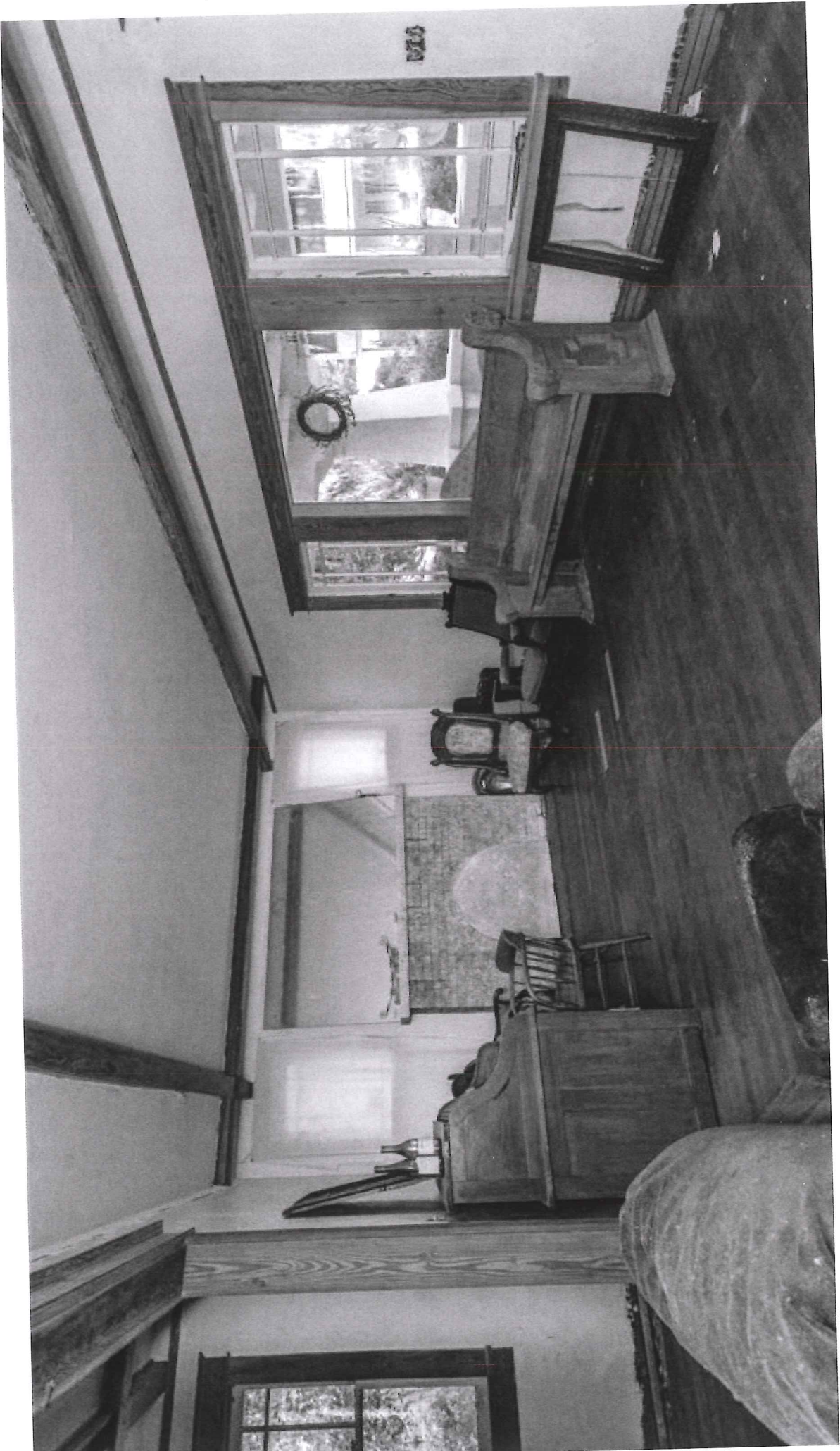
Parlor

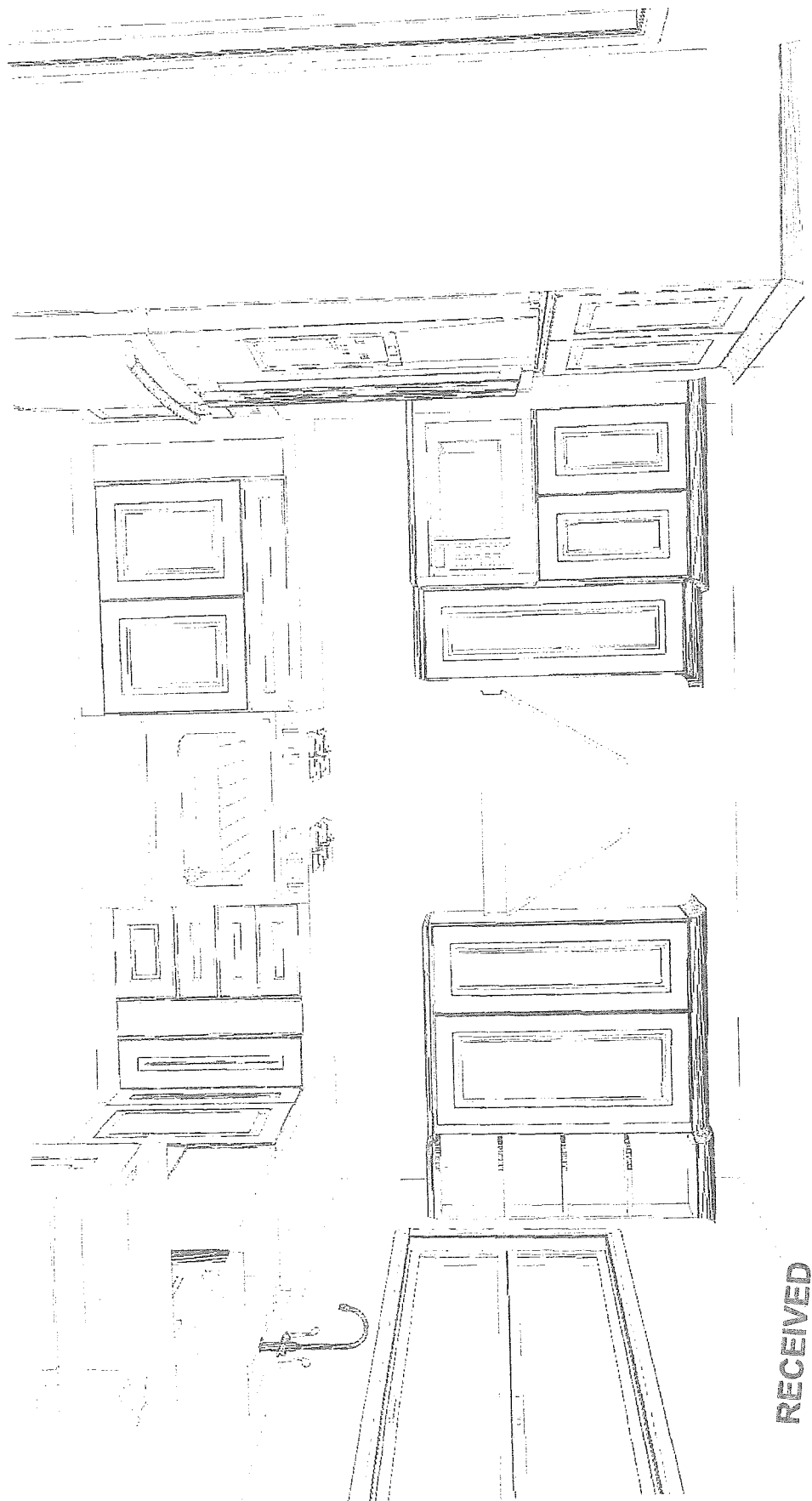


Sun room



Living room

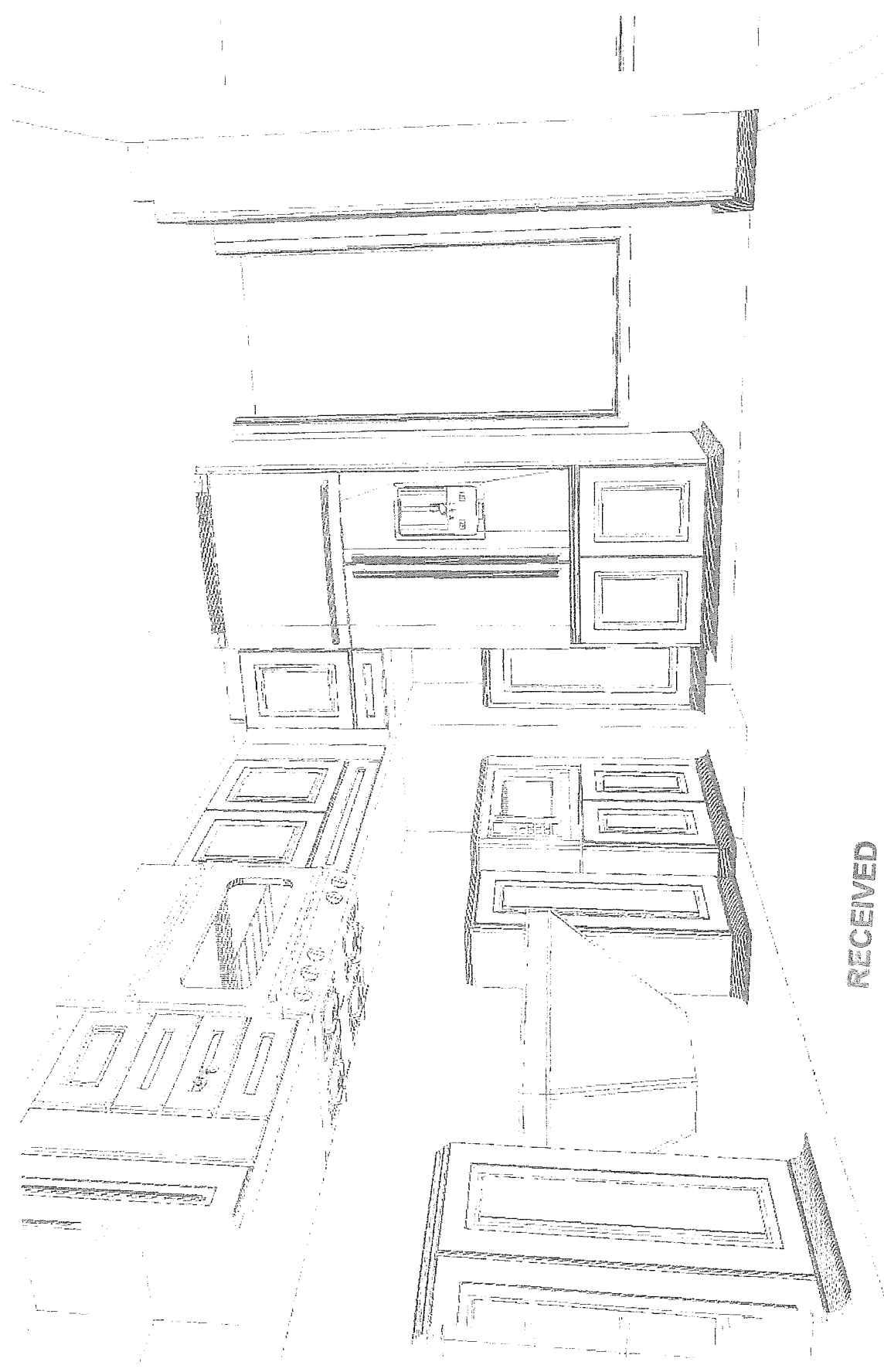




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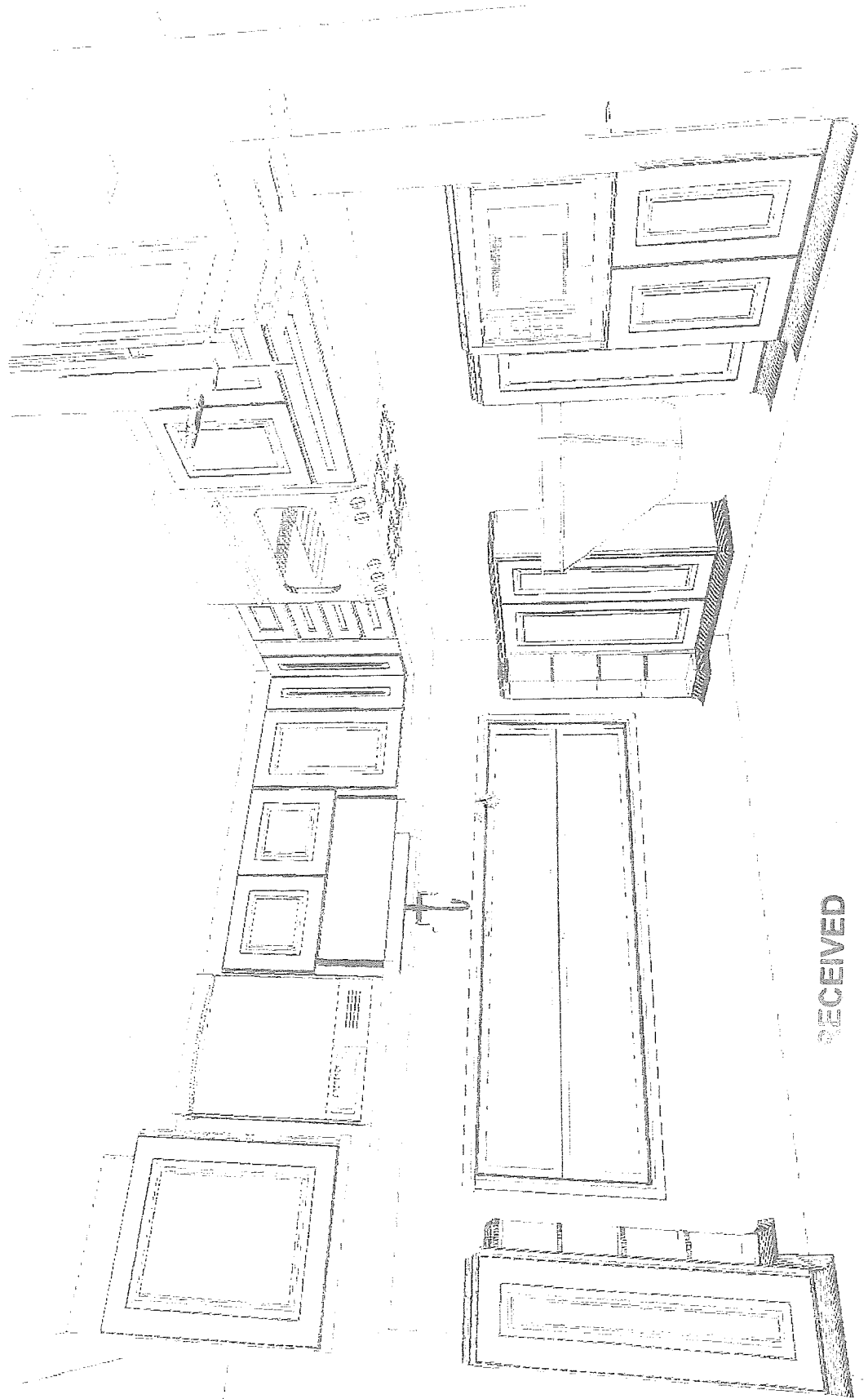
Planning/Building Dept.



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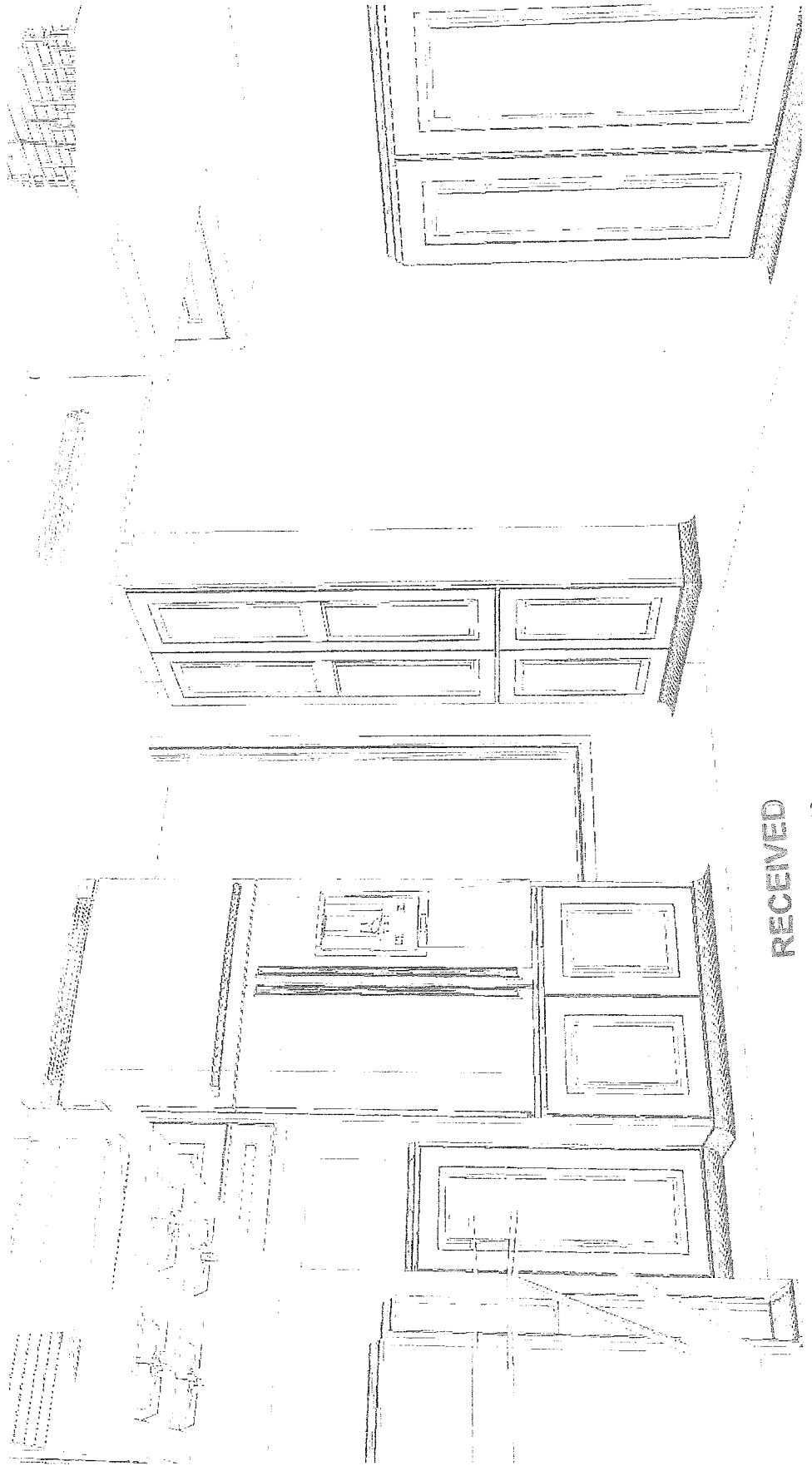
Planning/Building Dept.



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28 2019

Building Dept.



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AUG 28 2019

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Kitchen
Remod.

2-28-17

TRACY & ROGER VANDEUSEN

9 MILTON

ST. AUGUSTINE, FL 32084

INSTALL UPPER/LOWER
KITCHEN CABINETS

MISC. TRIM

\$1000⁰⁰

P.D. \$1000⁰⁰ 2-27-17

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INSTALLATION #1

(Continued)

REF #159

- * IN HOME INSPECTION TO VERIFY LAYOUT, MEASUREMENTS, SPECIAL INSTALLATION REQUIREMENTS AND TEMPLATING
- * BASIC INSTALLATION OF COUNTERTOP
- * ONE SINK OR COOKTOP CUTOUT (TOPMOUNT) PER PROJECT
- * FAUCET HOLE DRILLING (UP TO 4 HOLES)
- * WALL SUPPORT CLEATS AS NEEDED AT CORNER CABINETS
- * EASED OR RADIUS CORNERS UP TO 3/4" MAX
- * EASED EDGE ON BACKSPLASH (ALL EXPOSED EDGES)

SPECIAL NOTES:

- * CHILDREN AND PETS MUST BE KEPT AWAY FROM THE WORK AREA
- * CANCELLING APPOINTMENTS WITH INSTALLERS OR MISSING SCHEDULED APPOINTMENTS MAY LEAD TO ADDITIONAL CHARGES
- * REFER TO PRODUCT MANUAL FOR SPECIFIC WARRANTY AND MAINTENANCE INFORMATION.
- * IF UNFORESEEN LABOR IS NEEDED TO REPAIR DAMAGE FROM WATER, TERMITES, ELECTRICAL OR PLUMBING PROBLEMS, THERE IS AN ADDED CHARGE WHICH MAY NOT BE AVAILABLE FROM HOME DEPOT SO THE CUSTOMER MUST HIRE THEIR OWN CONTRACTOR TO MAKE THE REPAIRS.
- * AN ADULT OVER 18 YEARS OF AGE WITH THE AUTHORITY TO MAKE DECISIONS ABOUT YOUR INSTALLATION MUST BE PRESENT DURING THE

- * SUBTOP OR SUPPORT STRIPS
 - * GROUP A EDGE DETAIL
 - * FINAL CLEAN UP OF ALL DEBRIS RELATED TO INSTALLATION
 - * DELIVERY WITHIN 30 MILE RADIUS OF STORE
 - * FINAL INSPECTION WITH CUSTOMER INCLUDING INSTRUCTIONS ON CARE AND/OR TEST PRODUCT TO ENSURE PROPER OPERATION
- INSPECTION (WHEN APPLICABLE), DELIVERY AND INSTALLATION
- * ALL BREAKABLES AND/OR VALUABLE OBJECTS MUST BE REMOVED FROM THE WORK AREA PRIOR TO INSTALLATION
 - * ADDITIONAL CHARGES AT THE JOBSITE MAY BE NECESSARY TO COMPLETE THE JOB AND/OR BRING THE INSTALL INTO COMPLIANCE WITH LOCAL AND/OR STATE CODES
 - * THE INSTALLER MAY DECLINE TO INSTALL THE JOB IF IN THEIR PROFESSIONAL OPINION IT SEEMS UNSAFE, IN VIOLATION OF STATE OR LOCAL CODES OR CANNOT BE PERFORMED TO INDUSTRY STANDARDS

END OF INSTALL #1

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

Policy Id (PI):

A: 90 DAYS DEFAULT POLICY;

'The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.'

END OF ORDER No. H6974-21161

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135 Jenkins Street, Ste. 105 B-254
St. Augustine, Florida 32086
(904) 806-0360



Restore Bathtubs, Tile,
Sinks, Surrounds,
Countertops, Grab Bars,
& Walk-through Units

Date 9-26-17

Customer 11234
Address 9 M. L. Ave St
City/State/Zip St. Augustine
Phone 904-434-5760

[illegible]

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Planning/Building Dept.

HERWIN-WILLIAMS.

STATEMENT OF COMMERCIAL ACCOUNT

STATEMENT DATE: 12/31/17

PAGE: 1

CUSTOMER NUMBER : 6770-4783-9

THE SHERWIN-WILLIAMS CO.
ACCOUNTS RECEIVABLE DEPT.
213 6TH AVE N
JACKSONVILLE BE, FL 32250 7117

G & M PROPERTIES
BUILDERS RENTAL PROPERTIES
131 32ND AVE S
JAX BCH, FL 32250 6038

DUE DATE **PLEASE PAY**
01/20/2018 \$118.67

JOB NUMBER: 01
JOB NAME: G & M PROPERTIES
PAYMENT TERMS: NET 20TH PROX

IF YOU HAVE ANY QUESTIONS CONCERNING YOUR ACCOUNT, PLEASE CALL 904-247-7994

ACCOUNT SUMMARY

PREVIOUS BALANCE:	\$0.00	CURRENT DUE:	\$118.67
CURRENT MONTH CHARGES:	\$118.67	PAST DUE 1-30 DAYS:	\$0.00
CURRENT MONTH PAYMENTS:	\$0.00	PAST DUE 31-60 DAYS:	\$0.00
CURRENT MONTH STORE CREDITS:	\$0.00	PAST DUE 61-90 DAYS:	\$0.00
CURRENT MONTH OTHER DEBITS:	\$0.00	PAST DUE OVER 90 DAYS:	\$0.00
CURRENT MONTH OTHER CREDITS:	\$0.00	NET AMOUNT DUE:	\$118.67
ACCOUNT BALANCE	\$118.67		

ACCOUNT DETAIL

DATE	TYPE	STORE	REF NO	P.O. NUMBER/JOB DESC	AMOUNT	SUBTOTAL
12/27/2017	CHARGE	2054	05352	MILTON	\$118.67	\$118.67

THANK YOU FOR YOUR PAYMENT

NET AMOUNT DUE: \$118.67

AMOUNT PAID
CHECK NO.

REF NO 05352 AMOUNT \$118.67

PLEASE CHECKMARK
ITEMS PAID IN FULL OR
ENTER AMOUNT PAID

REMITTANCE ADVICE
CUSTOMER NO.
6770-4783-9

PAGE 1

JOB NUMBER : 01 2490 / 001775

G & M PROPERTIES
BUILDERS RENTAL PROPERTIES
131 32ND AVE S
JAX BCH, FL 32250 6038

PLEASE RETURN THIS REMITTANCE ADVICE WITH
YOUR PAYMENT IN THE ENCLOSED ENVELOPE

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Planning/Building Dept.

Intune
part
510-8

N-WILLIAMS.

STATEMENT OF COMMERCIAL ACCOUNT

STATEMENT DATE: 08/31/17

PAGE: 1

CUSTOMER NUMBER : 6770-4783-9

ERWIN-WILLIAMS CO.
UNITS RECEIVABLE DEPT.
15TH AVEN
MCKINSONVILLE BE, FL 32250 7117

G & M PROPERTIES
BUILDERS RENTAL PROPERTIES
131 32ND AVE S
JAX BCH, FL 32250 6038

DUE DATE PLEASE PAY
09/20/2017 \$541.03

JOB NUMBER: 01
JOB NAME: G & M PROPERTIES
PAYMENT TYPE: RECURRING

IF YOU HAVE ANY QUESTIONS CONCERNING YOUR ACCOUNT, PLEASE CALL 904-247-7994

ACCOUNT SUMMARY

PREVIOUS BALANCE: \$82.87
CURRENT MONTH CHARGES: \$541.03
CURRENT MONTH PAYMENTS: \$82.87-
CURRENT MONTH STORE CREDITS: \$0.00
CURRENT MONTH OTHER DEBITS: \$0.00
CURRENT MONTH OTHER CREDITS: \$0.00
ACCOUNT BALANCE \$541.03

CURRENT DUE:
PAST DUE 1-30 DAYS: \$541.03
PAST DUE 31-60 DAYS: \$0.00
PAST DUE 61-90 DAYS: \$0.00
PAST DUE OVER 90 DAYS: \$0.00
NET AMOUNT DUE: \$541.03

ACCOUNT DETAIL

DATE	TYPE	STORE	REF NO	P.O. NUMBER/JOB DESC	AMOUNT	SUBTOTAL
08/01/2017	CHARGE	2490	35575	8TH STREET	\$29.16	
08/15/2017	CHARGE	2490	41342	9 MILTON	\$117.38	
08/19/2017	CHARGE	2054	61975	ST AUGUSTINE	\$140.29	
08/22/2017	CHARGE	2364	73152	9 MILTON	\$81.80	
08/29/2017	CHARGE	2364	76791		\$5.61	
08/30/2017	CHARGE	2054	84475	ST AUG INT PNT JOB	\$99.48	
08/30/2017	CHARGE	2490	48271	MILTON	\$5.73	
08/30/2017	CHARGE	2490	48263	MILTON	\$61.58	
						\$541.03

REMITTANCE ADVICE
CUSTOMER NO. 6770-4783-9
PAGE 1

JOB NUMBER : 01 2490 / 00175

G & M PROPERTIES
BUILDERS RENTAL PROPERTIES
131 32ND AVE S
JAX BCH, FL 32250 6038

PLEASE RETURN THIS REMITTANCE ADVICE WITH
YOUR PAYMENT IN THE ENCLOSED ENVELOPE

THANK YOU FOR YOUR PAYMENT

NET AMOUNT DUE: \$541.03

AMOUNT PAID	
CHECK NO.	

PLEASE CHECKMARK
ITEMS PAID IN FULL OR
ENTER AMOUNT PAID

REF NO	AMOUNT
35575	\$29.16
41342	\$117.38
61975	\$140.29
73152	\$81.80
76791	\$5.61
84475	\$99.48
48271	\$5.73
48263	\$61.58

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Planning/Leasing Dept.



SHERWIN-WILLIAMS.

STATEMENT OF COMMERCIAL ACCOUNT

STATEMENT DATE: 06/30/18

PAGE: 1

CUSTOMER NUMBER : 6770-4783-9

THE SHERWIN-WILLIAMS CO.
ACCOUNTS RECEIVABLE DEPT.
213 6TH AVE N
JACKSONVILLE BE, FL 32250 7117

G & M PROPERTIES
BUILDERS RENTAL PROPERTIES
131 32ND AVE S
JAX BCH, FL 32250 6038

REMITTANCE ADVICE
CUSTOMER NO.
6770-4783-9

PAGE 1

JOB NUMBER : 01

2490 / 00175

G & M PROPERTIES
BUILDERS RENTAL PROPERTIES
131 32ND AVE S
JAX BCH, FL 32250 6038

JOB NUMBER: 01
JOB NAME: G & M PROPERTIES
PAYMENT TERMS: NET 20TH PROX

DUE DATE **PLEASE PAY**
07/20/2018 \$76.88

PLEASE RETURN THIS REMITTANCE ADVICE WITH
YOUR PAYMENT IN THE ENCLOSED ENVELOPE

IF YOU HAVE ANY QUESTIONS CONCERNING YOUR ACCOUNT, PLEASE CALL 904-247-7994

ACCOUNT SUMMARY

PREVIOUS BALANCE:	\$230.64	CURRENT DUE:	\$76.88
CURRENT MONTH CHARGES:	\$76.88	PAST DUE 1-30 DAYS:	\$0.00
CURRENT MONTH PAYMENTS:	\$230.64-	PAST DUE 31-60 DAYS:	\$0.00
CURRENT MONTH STORE CREDITS:	\$0.00	PAST DUE 61-90 DAYS:	\$0.00
CURRENT MONTH OTHER DEBITS:	\$0.00	PAST DUE OVER 90 DAYS:	\$0.00
CURRENT MONTH OTHER CREDITS:	\$0.00	NET AMOUNT DUE:	\$76.88
ACCOUNT BALANCE	\$76.88		

NET AMOUNT DUE: \$76.88

AMOUNT PAID	
CHECK NO.	

ACCOUNT DETAIL

DATE	TYPE	STORE	REF NO	P.O. NUMBER/JOB DESC	AMOUNT	SUBTOTAL
06/25/2018	CHARGE	2490	72867	MILTON	\$76.88	\$76.88

PLEASE CHECKMARK
ITEMS PAID IN FULL OR
ENTER AMOUNT PAID

REF NO	AMOUNT
72867	\$76.88

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Planning/Building Dept.

LLAM5.

STATEMENT OF COMMERCIAL ACCOUNT

STATEMENT DATE: 07/31/18

PAGE: 1

CUSTOMER NUMBER : 6770-4783-9

ERWIN-WILLIAMS CO.
COUNTS RECEIVABLE DEPT.
213 6TH AVE N
JACKSONVILLE BE, FL 32250 7117

G & M PROPERTIES
BUILDERS RENTAL PROPERTIES
131 32ND AVE S
JAX BCH, FL 32250 6038

DUE DATE PLEASE PAY
08/20/2018 \$418.62

JOB NUMBER: 01
JOB NAME: G & M PROPERTIES
PAYMENT TERMS: NET 1 201H PROX

IF YOU HAVE ANY QUESTIONS CONCERNING YOUR ACCOUNT, PLEASE CALL 904-247-7994

ACCOUNT SUMMARY

PAST DUE AMOUNTS MUST BE PAID IMMEDIATELY

PREVIOUS BALANCE: \$76.88 CURRENT DUE: \$341.74
CURRENT MONTH CHARGES: \$341.74 PAST DUE 1-30 DAYS: \$76.88
CURRENT MONTH PAYMENTS: \$0.00 PAST DUE 31-60 DAYS: \$0.00
CURRENT MONTH STORE CREDITS: \$0.00 PAST DUE 61-90 DAYS: \$0.00
CURRENT MONTH OTHER DEBITS: \$0.00 PAST DUE OVER 90 DAYS: \$0.00
CURRENT MONTH OTHER CREDITS: \$0.00
ACCOUNT BALANCE \$418.62
NET AMOUNT DUE: \$418.62

ACCOUNT DETAIL

DATE	TYPE	STORE	REF NO	P.O. NUMBER/JOB DESC	AMOUNT	SUBTOTAL
06/25/2018	CHARGE	2490	72867	MILTON	\$76.88	\$76.88
07/11/2018	CHARGE	2490	80050	12B PV COURT	\$187.30	
07/15/2018	CHARGE	2364	30573	MILTON	\$28.45	
07/23/2018	CHARGE	2364	34245	MILTON	\$19.73	
07/24/2018	CHARGE	2490	86467	12B PV COURT	\$70.84	
07/28/2018	CHARGE	2490	87531	12B PVC	\$35.42	
						\$341.74

REMITTANCE ADVICE

CUSTOMER NO.

6770-4783-9

JOB NUMBER : 01

2490 / 00175

G & M PROPERTIES
BUILDERS RENTAL PROPERTIES
131 32ND AVE S
JAX BCH, FL 32250 6038

PLEASE RETURN THIS REMITTANCE ADVICE WITH
YOUR PAYMENT IN THE ENCLOSED ENVELOPE

THANK YOU FOR YOUR PAYMENT

NET AMOUNT DUE: \$418.62

AMOUNT PAID
CHECK NO.

PLEASE CHECKMARK
ITEMS PAID IN FULL OR
ENTER AMOUNT PAID

REF NO	AMOUNT
72867	\$76.88
80050	\$187.30
30573	\$28.45
34245	\$19.73
86467	\$70.84
87531	\$35.42

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LANDSCAPING

Mike Wren

584 34TH AVE S

Box BLT

St. Augustine

18 HPS @ \$40⁰⁰ (usually \$55⁰⁰)
materials \$350

\$ 720
\$ 350
\$ 1050

Thank you
(10)

Paid

\$ 1104

6/29/17

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AUG 28 2019
Planning/Building Dept.

Robert Davis Lawn Care LLC

230 S Lexington
St Augustine, Fl 32084
(904)501-0952

Invoice

Date	Invoice #
9/1/2017	332

Bill To
Tracy Vandusen 9 Milton St St Augustine, Fl 32084

P.O. No.	Terms	Project
	10 day	

Quantity	Description	Rate	Amount
1	3/4 pallet sod installed ✓ Lawn Maintenance	180.00 120.00	180.00 120.00
Total			\$300.00

RECEIVED
AUG 20 2019
Planning/Building Dept.

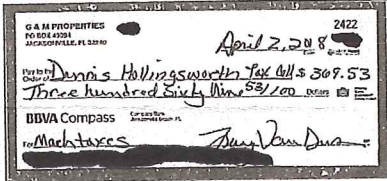
*Exterior
 Paint
 + Window
 restoration*

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
4/23	2425	\$2,810.79	4/10	907272 *	\$120.00	4/27	907277	\$53.28
4/27	2426	\$191.70	4/27	907275 *	\$67.17	4/25	907276	\$198.43
4/30	2427	\$275.00	4/27	907276	\$49.87			

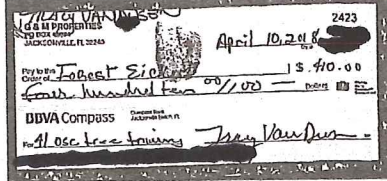
* Indicates break in check sequence

Images of Checks

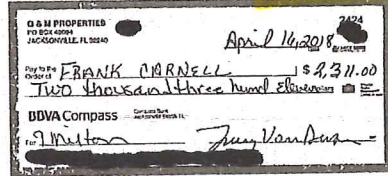
2422 4/5 \$369.53



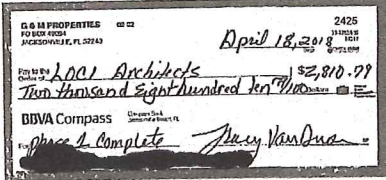
2423 4/20 \$410.00



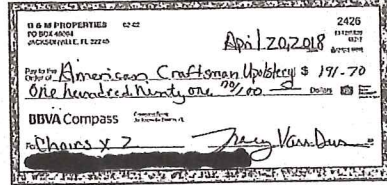
2424 4/16 \$2,311.00



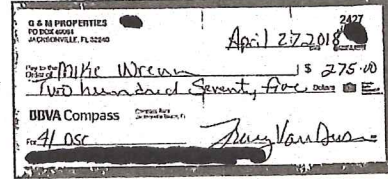
2425 4/23 \$2,810.79



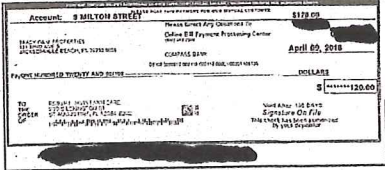
2426 4/27 \$191.70



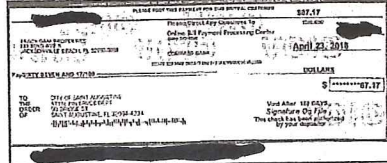
2427 4/30 \$275.00



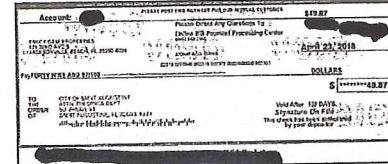
907272 4/10 \$120.00



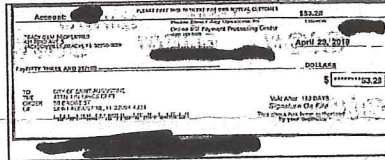
907275 4/27 \$67.17



907276 4/27 \$49.87



907277 4/27 \$53.28



907278 4/25 \$198.43



47782-126655-253310



Images of Checks

Check Number	Date	Amount
2428	5/1	\$2,123.41
2430	5/4	\$100.43
2431	5/8	\$1,800.00
2432	5/8	\$1,300.00
2433	5/9	\$1,200.00
2434	5/15	\$2,156.00
2437	5/31	\$1,463.71
907264	5/8	\$145.00
907265	5/8	\$145.00
907266	5/8	\$145.00
907267	5/8	\$145.00
907289	5/17	\$158.67
907293	5/30	\$432.66
907296	5/30	\$120.00
907297	5/29	\$271.69

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
6/1	907281	\$145.00	6/8	907303 *	\$155.00	6/20	907317	\$63.47
6/1	907282	\$145.00	6/8	907304	\$155.00	6/20	907318	\$58.83
6/4	907290 *	\$68.09	6/8	907305	\$155.00	6/21	907319	\$164.67
6/4	907291	\$52.64	6/8	907306	\$155.00	6/19	907320	\$230.64
6/4	907292	\$60.69	6/19	907316 *	\$328.00			

* Indicates break in check sequence

Images of Checks

2435 6/15 \$115.44	2436 6/1 \$127.28	2438 6/12 \$72.15
2439 6/21 \$81.53	2440 6/25 \$214.00	2441 6/29 \$145.00
2442 6/25 \$1,408.45	907279 6/1 \$145.00	907280 6/1 \$145.00
907281 6/1 \$145.00	907282 6/1 \$145.00	907290 6/4 \$68.09
907291 6/4 \$52.64	907292 6/4 \$60.69	907303 6/8 \$155.00

28175-67418-134835

Date *	Check/ Serial #	Description	Deposits/ Credits	Withdrawals/ Debits	End of Day Balance
7/31		ONLINE BANKING TRANSFER TO ACCT *0646		\$100.00	\$5,816.66
Ending Balance on 7/31					\$5,816.66
Totals			\$13,057.29	\$8,078.69	

Please note, certain fees and charges posted to your account may relate to services and/or activity from the prior statement cycle.
 * The Date provided is the business day that the transaction is processed.

Summary of Checks

Checks listed are also displayed in the preceding Transaction History

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
7/2	2444	\$1,124.94	7/26	2449	\$850.00	7/12	907310	\$155.00
7/16	2445	\$52.65	7/27	24437 *	\$50.00	7/12	907311	\$155.00
7/19	2447 *	\$235.00	7/12	907308 *	\$155.00	7/17	907328 *	\$156.67
7/25	2448	\$209.00	7/12	907309	\$155.00	7/16	907331 *	\$120.00

* Indicates break in check sequence

Images of Checks

2444 7/2 \$1,124.94	2445 7/16 \$52.65	2447 7/19 \$235.00
2448 7/25 \$209.00	2449 7/26 \$850.00	24437 7/27 \$50.00
907308 7/12 \$155.00	907309 7/12 \$155.00	907310 7/12 \$155.00
907311 7/12 \$155.00	907328 7/17 \$156.67	907331 7/16 \$120.00



Images of Checks

Check Number	Date	Amount
2446	8/1	\$650.00
2450	8/2	\$10.00
2451	8/16	\$300.00
2452	8/7	\$90.00
2453	8/7	\$1,000.00
2454	8/6	\$777.00
2455	8/20	\$405.00
2456	8/15	\$1,000.00
2457	8/20	\$80.93
2458	8/20	\$65.56
2459	8/17	\$150.00
2460	8/23	\$500.00
2462	8/31	\$193.50
2463	8/23	\$193.50
2464	8/22	\$1,000.00
2466	8/29	\$800.00
2467	8/24	\$1,613.00
2468	8/29	\$250.00
2469	8/29	\$325.44
2470	8/28	\$2,116.23
907323	8/13	\$155.00

Invoice



Bill To:
Tracy Vandusen
9 Milton Street
St. Augustine, FL 32084

Invoice Date	Invoice
July 05, 2017	SA-16-1770
Due Date	Sales Rep
Upon Receipt	Ian Thomazin

Contract

Description	Amount
Price to remove existing shingles and underlayment	\$0.00
Replace up to two sheets of rotten decking at no cost. Additional wood work will be \$65 per man hour	\$0.00
Re-nail decking to code every 6 inches with 8D ring shank nails	\$0.00
Dry roof in with Summit 60 Synthetic underlayment	\$0.00
Install aluminum eve drip and lead pipe flashings	\$0.00
Install roof vents for proper attic ventilation	\$0.00
Install new valley flashing	\$0.00
Install 30 year architectural shingle	\$0.00
10 year workmanship warranty	\$0.00
All work permitted and insured	\$0.00
Reuse solar power vents	\$0.00
Apply 2 coats of Mule Hide coating on flat area	\$0.00
Total of all sections	\$12,000.00

Total Contract: **\$12,000.00**

Remit Payment to:

J. Adams Roofing Inc.
1589-B Old Moultrie Rd. St. Augustine, FL 32084
(904) 814-6454

Invoiced Total:	\$12,000.00
Payments/Credits:	
07/06/2017	\$5,500.00
06/26/2017	\$6,500.00
Total Received:	\$12,000.00
Balance Due:	\$0.00

Key Concepts Refrigerations
Lic. #BL-5882

083758

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE 1-16-17	
NAME <i>Rodger & Tracy VANDUSEN</i>					
ADDRESS <i>9 MILTON</i>					
CITY, STATE, ZIP <i>ST. AUGUSTINE, FL 32084</i>					
SOLD BY		CASH	C.O.D.	CHARGE	ON. ACCT.
		MDSE. RETD.		PAID OUT	
QUANTITY	DESCRIPTION			PRICE	AMOUNT
1					
2	<i>Frame Downstairs</i>				
3	<i>Closet -</i>				
4					
5	<i>Frame Soffit in Closet</i>				
6					
7	<i>Construct boxes & fill in</i>				
8	<i>Existing HVAC Supply &</i>				
9	<i>Return -</i>				
10					
11	<i>Repair & Reset Support</i>				
12	<i>Beam UNDER House</i>				
13					
14	<i>Repair Subfloor Master</i>				
15	<i>Bed & Closet</i>				<i>800 00</i>
16					
17				<i>tot.</i>	
18				<i># 2339</i>	
RECEIVED BY					

A-5805
T-46320/46350

KEEP THIS SLIP FOR REFERENCE

01-11

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE 4.2.17	
NAME Tracey & Rodger Vandusen					
ADDRESS 9 Milton					
CITY, STATE, ZIP St. Augustine, FL 32084					
SOLD BY		CASH	C.O.D.	CHARGE	ON ACCT.
				MOSE. RETD.	PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	Finish out Cased Opening		
2	Kitchen to Mud Room		
3			
4	Isyall Build out filler		
5	Parcels - Upper Cabinets		
6			
7	Build out false Corner		
8	Lower Cab. at		
9	Dishwasher		
10			
11	Repair Damaged Cab.		
12	(Upper) Kitchen		
13			
14	Install two part Base		
15	Board - Down stairs		
16	Beepers - Repair		
17	Damaged trim		
18			

RECEIVED BY	
-------------	--

1
 Peter Friederich Lic. # FL-5882
 Key Concepts Restorations

083763

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE	
NAME <i>Rodger & Tracy Vandusen</i>					
ADDRESS <i>9 Milton</i>					
CITY, STATE, ZIP <i>St. Augustine, FL 32084</i>					
SOLD BY		CASH	C.O.D.	CHARGE	OM. ACCT.
					PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	Install Picture Rail -		
2	Sun Room, Palco, Living Room		
3			
4	Trim Window - Palco		
5			
6	Trim Ceiling Beams - Dining,		
7	Living Room.		
8			
9	Repair Subfloor - Bathroom		
10	& Kitchen		
11			
12	Install Door Jam Kitchen		
13			
14	Fabricate Screens & Enclose		
15	Porch, and Trim at		
16	Rental Property		
17	41 Osceola St.		
18	St. Augustine.		2160 ⁰⁰

RECEIVED BY

A-5805
 T-46320/46350

KEEP THIS SLIP FOR REFERENCE

01-11

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE	
NAME					
ADDRESS					
CITY, STATE, ZIP					
SOLD BY		CASH	C.O.D.	CHARGE	OW. ACCT.
		MDSE. RETD.		PAID OUT	
QUANTITY	DESCRIPTION	PRICE	AMOUNT		
1	Finish out Ceiling				
2	Beams Living Room				
3	and Dining Room				
4					
5	Install Two Part base				
6	Board - Sun room				
7					
8	Install bottom trim upper				
9	Cab. in Kitchen				
10					
11	Install Two Part Crown				
12	Mold - Kitchen				
13					
14	Fabricate & Install Trim				
15	above Microwave.				
16	Install Kick and Base				
17	Shoe Kitchen				
18					
		3495	00		

RECEIVED BY



A+VERSATILE SERVICES LLC

Victoria Gould - 978-424-5928
Steven Archer - 561-598-00002
13827 Herons Landing Way, Unit 1
Jacksonville, FL 32224
Aplusversatileservices@gmail.com

Client Name: Roger & Tracy VanDusen, 904-434-5700, email: surfer12346@bellsouth.net
9 Milton St, St Augustine Property

ADD-ON 1: 1. Paint stairwell ceiling
2. Sand and varnish living room to kitchen door trim
TOTAL: \$125.00

A. SCOPE OF WORK: Sanding, priming, painting, and repairs on historic home in St Augustine, Florida.

1. Client has agreed to: A. supply all paint and certain supplies. A list will be provided.
2. Light sanding will be done in many areas due to the age of the sheetrock where needed.
3. There will be a great deal of tape masking due to the detail of the varnish and paint work.

Description
1. UPSTAIRS BEDROOM - 12 x 12 – 7H
a. Walls – sand, prime & Paint bedroom walls – 7 H 12x12. Paint down to the bare base trim mark (client will replace historic molding)
b. "Picture" ceiling trim - Paint white
c. Doors - sand/wipe down, prime, and paint 3 doors – entrance closet & bathroom
d. Small closet - sand, prime, paint inside of small closet
NOTE: Done or to be done by client – large walk-thru closet, bathroom, ceiling, window/door trim,
2. STAIRWELL – 11 x 7, 11x3, 14x3 x3
a. Walls - Lightly sand/wipe down, prime, patch holes walls, paint walls
b. Trim - window, base, corner. - sand/wipe down and paint
c. Window – Remove blinds only (Rev 1)
d. ADD-ON 1: Paint ceiling
3. SUNROOM – 10 x 7 (2), 11X7 (2)
a. Windows - (charge per window per client) Sand/wipe down inside the casings and pane framing in place (do not open). Mask and Paint with self leveling paint (? Took them 1 day)
b. 1 window rotted sections and broken pane – Take it out to review repair method (bondo or rebuild – sand/wipe down, mask, paint like 4a - to be estimated
c. walls - Lightly sand, prime and paint

d. top moldings on 4 walls – mask, varnish
NOTE: Ceiling done
4. PARLOR – 15x12
a. window picture frame and casing - Lightly Sand/wipedown, mask, paint - (center window done)
b. Patch walls around the windows
c. Prime and paint walls
NOTE: Ceiling done
5. LIVING ROOM – 21x14
a. windows – lightly sand/wipe down, mask, paint <u>white</u> inside of window frame, glass panes (center window done)
b. inside front door – sand/wipe down, mask,paint. Remove curtain hardware
c. beams – clean up & varnish
d. Walls – prime and paint
e. Ceiling – prime with kilns in spots and paint (Rev 1-add)
NOTE: remove all rooms security sensors in all areas
6. DINING ROOM – 17 x 13
a. windows – sand/wipe down, mask, paint (same as living room
b. beams & picture rail – clean and varnish
c. walls - prime/paint
d. ADD-ON 1: Sand and varnish door trim into kitchen
NOTE: ceiling done, large switch plates stay off
7. HALLWAY TO DOWNSTAIRS BEDROOM
a. walls - prime and paint– 2 hallway sections divide by a doorway
b. picture moldings - varnish
NOTE: ceiling done

2. PAYMENT TO BE AS FOLLOWS:

50% downpayment due at signing of this contract

25% due mid-project

25% due at completion of project

3. Any changes or additions to this estimate will be considered a change order or add-on and may be estimated and billed separately.

Estimate Total with ADD-ON 1: \$2920.00

50% downpayment: \$1,347.50 paid by check

25% mid project completion: \$786.25

25% upon completion: \$786.25

4. Please send an email back to
been completed.

accepting the ADD-ON 1 estimate as the work has

ACCEPTANCE OF ESTIMATE: The above prices, specifications and conditions are satisfactory for ADD-ON 1 and are hereby accepted by Tracy and Roger VanDusen. A+ Versatile Services LLC is authorized to complete the work as specified. Payment will be made as outlined above.

Economy Plumbing Co Inc
1892 Enterprise Ave.
St. Augustine, FL
32092

Invoice

Date	Invoice #
12/20/2016	6553

238-5349

Bill To
Tracy Vandusen 9 Milton St. St. Augustine, FL 32084

Ship To

Due Date	Ship Date
12/20/2016	12/20/2016

Description	Amount
Installed owner's supplied tankless heater. Supplied and installed underground gas piping to tankless, dryer, and fireplace. Set up owner's fireplace. Supplied and installed gas piping to stove. Connected gas appliances. Filed permit. One year guarantee.	2,400.00
Sales Tax (0.0%) \$0.00	
Total \$2,400.00	
Balance Due \$2,400.00	

Paid 12/30/16
2,000 - #2335

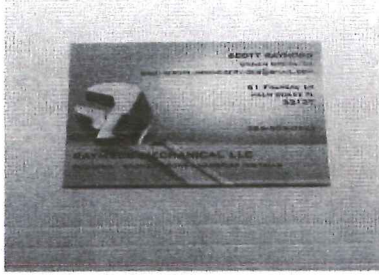
Phone #	E-mail
904-824-7778	Economyplmbg@aol.com

Job Invoice

SOLD TO Van Dusen
9 million

QTY.	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK
	Rewire to Code			
	3 Smokes			
	2 Carbon Monoxide - Permit			
	Install owner fixtures -			
	2 Sconces -			
	6 Recess Can -			
	1 PK Unit			
	1 Split System			
	1 Radi			
	8 Beam Lts		6600	- Check #3139 - Personal
	40% Begin		2640	
	40% Cover up		2640	#2341
	20% final		1320	
	Thanks Joe Vanhook			
	TOTAL MATERIALS			
				TOTAL LABOR

WORK ORDERED	TOTAL LABOR		
DATE ORDERED	TOTAL MATERIALS		
DATE COMPLETED	TOTAL MISCELLANEOUS		
CUSTOMER APPROVAL SIGNATURE _____ AUTHORIZED SIGNATURE _____	SUBTOTAL		
	TAX		
	GRAND TOTAL		



Raymsco Mechanical L.L.C
61 Freneau Ln.
Palm Coast, FL 32137
brothersplumbingservices@gmail.com

INVOICE

BILL TO
TRACY VAND.
9 MILTON ST
ST AUGUSTINE FLORIDA,
FL

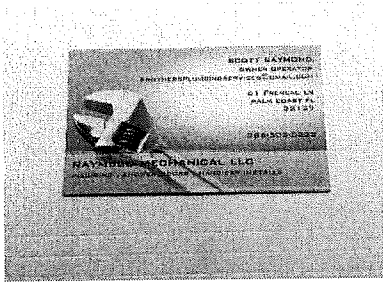
INVOICE # 1536
DATE 12/23/2016
DUE DATE 01/22/2017

ACTIVITY	QTY	RATE	AMOUNT
NEW CONSTRUCTION Remodel work on the kitchen and under the home and upstairs in future master bath. Worked on repipe of hot and water and waste lines.	1	2,450.00	2,450.00

28 hours of labor 2240.00
material used 300.00

PAYMENT 2,450.00
BALANCE DUE **\$0.00**

PAID
paid 2,540.00
(90.00 over)



Raymsco Mechanical L.L.C
61 Freneau Ln.
Palm Coast, FL 32137
brothersplumbingservices@gmail.com

INVOICE

BILL TO
TRACY VAND.
9 MILTON ST
ST AUGUSTINE FLORIDA,
FL

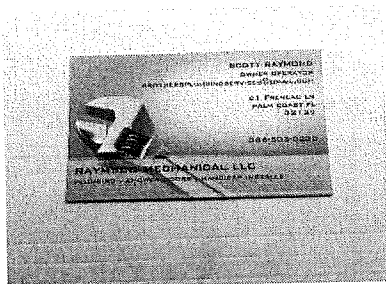
INVOICE # 1588
DATE 03/13/2017
DUE DATE 03/13/2017

ACTIVITY	QTY	RATE	AMOUNT
SERVICE Installed all angle stops and estcusions and installed customer supplied toilet , and two faucets , wide spread , hooked up waste and water. Installed customer supplied tub valve, installed customer supplied tub , hooked up waste and water. Installed shower pan . Material cost : 135.00\$ 765.00\$	1	900.00	900.00

BALANCE DUE

\$900.00

7349



Raymsco Mechanical L.L.C
61 Freneau Ln.
Palm Coast, FL 32137
brothersplumbingservices@gmail.com

INVOICE

BILL TO
TRACY VAND.
9 MILTON ST
ST AUGUSTINE FLORIDA,
FL

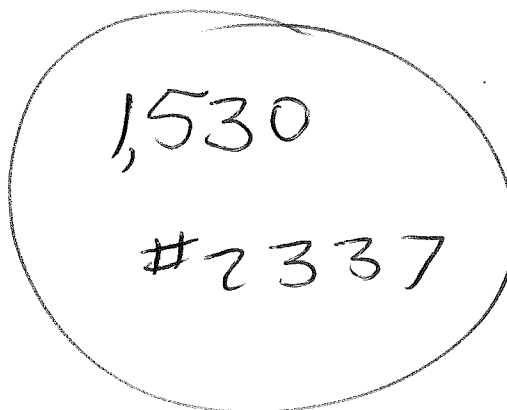
INVOICE # 1545
DATE 01/06/2017
DUE DATE 01/06/2017

ACTIVITY	QTY	RATE	AMOUNT
SERVICE PLUMBING SERVICE CALL, Installed new hose bibs and repiped to easy accessible locations. Installed new 1inch ball valve in the front of home. Insulated hot and cold lines feeding hot water heater. Also strapped to outside wall. Replaced rotted cast iron drainage from behind the tub , located inside the chase . Removed the 4inch approx. 12 ft pipe. Installed new 4x2 wye for new tub drain down stairs tub and then ran 10 more feet under the house to the wye where existing bath ties in. Cast iron tee was blown out. Removed the tub waste and over flow and valve , so tub can be refinished.	1	1,530.00	1,530.00

Labor 1360.00\$
material 170.00\$

BALANCE DUE

\$1,530.00





Raymsco Mechanical L.L.C
61 Freneau Ln.
Palm Coast, FL 32137
brothersplumbingservices@gmail.com

INVOICE

BILL TO
TRACY VAND.
9 MILTON ST
ST AUGUSTINE FLORIDA,
FL

INVOICE # 1539
DATE 12/30/2016
DUE DATE 12/30/2016

ACTIVITY	QTY	RATE	AMOUNT
SERVICE PLUMBING SERVICE CALL ,WORKED ON THE WATER SYSTEM AND WASTE SYSTEM FOR THE UPSTAIRS MASTER BATH. CONNECTED THE WATER SERVICE TO THE WATER HEATER LOCATED OUTSIDE. TESTED WATER SERVICE. HOT AND COLD LINES TURNED ON.	1	1,860.00	1,860.00

MATERIALS : 200.00\$
LABOR :1660.00\$

PAYMENT
BALANCE DUE

1,860.00
\$0.00

TERMS: DUE WHEN RENDERED - ALL ACCOUNTS REMAINING UNPAID AFTER 30 DAYS WILL BE CONSIDERED DELINQUENT AND SUBJECT TO A SERVICE CHARGE OF 1 1/2 PERCENT PER MONTH UNTIL PAID. THIS IS EQUIVALENT TO 18 PERCENT ANNUALLY. THE PURCHASER AGREES IN THE EVENT OF DEFAULT OF NONPAYMENT OF AN OVERDUE ACCOUNT, HE SHALL BE LIABLE FOR COLLECTION FEES.

g milton

SMITH BROS. PEST CONTROL & CHEMICAL CO. INC.

1851 DOBBS RD. ST. AUGUSTINE, FL. 32086

www.SmithBrosPest.com

Phone: 904-829-3297

STATEMENT OF ACCOUNT

Monday, November 21 2016

Page 1

TO:

ROGER OR TRACY VANDUSEN
131 32ND AVE. S.
JACKSONVILLE BEACH, FL. 32250

SERVICE FOR:

ROGER OR TRACY VANDUSEN
9 MILTON STREET
ST. AUGUSTINE, FL. 32084

Customer Account Number [REDACTED]

Terms: CASH*CHECK* (MC/VISA)

DATE	INVOICE	REFERENCE	DESCRIPTION	AMOUNT	BALANCE
11/07/2016			STARTING BALANCE	\$0.00	\$0.00
11/07/2016	54559	INITIAL	FUMIGATION GARAGE	\$400.00	\$400.00

YOUR TOTAL BALANCE DUE IS \$400.00

**WE ACCEPT MC/VISA FOR YOUR CONVENIENCE WITH A 2.10% SURCHARGE FOR ANY CHG
OVER 300.00*** ANY UNPAID BALANCE IS SUBJECT TO INTEREST/ACCT. GOING
INTO COLLECTIONS/ADDITIONAL COLLECTION CHARGES

THANK YOU

SMITH BROS. PEST CONTROL & CHEMICAL CO. INC.

1851 DOBBS RD. ST. AUGUSTINE, FL. 32086

www.SmithBrosPest.com

Phone: 904-829-3297

STATEMENT OF ACCOUNT

Monday, November 21 2016

Page 1

TO:

ROGER OR TRACY VANDUSEN
131 32ND AVE. S.
JACKSONVILLE BEACH, FL.32250

SERVICE FOR:

ROGER OR TRACY VANDUSEN
9 MILTON STREET
ST. AUGUSTINE, FL. 32084

Customer Account Number: 

Terms: CASH*CHECK* (MC/VISA)

DATE	INVOICE	REFERENCE	DESCRIPTION	AMOUNT	BALANCE
11/07/2016			STARTING BALANCE	\$0.00	\$0.00
11/07/2016	54541	INITIAL	FUMIGATION	\$1,980.00	\$1,980.00

YOUR TOTAL BALANCE DUE IS \$1,980.00

**WE ACCEPT MC/VISA FOR YOUR CONVENIENCE WITH A 2.10% SURCHARGE FOR ANY CHG
OVER 300.00*** ANY UNPAID BALANCE IS SUBJECT TO INTEREST/ACCT. GOING
INTO COLLECTIONS/ADDITIONAL COLLECTION CHARGES THANK YOU



Professional Hardwood Flooring

And Services, Inc.
Tracy Riley, Proprietor
(904) 540-0671
License # ST-5250

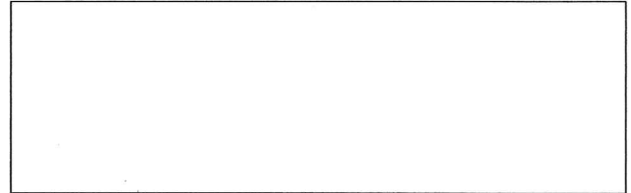
Invoice

Number: 1288

Date: January 25, 2017

Bill To:

Tracy VanDusen
434-5700
sufer12346@bellsouth.net



Description	Amount
Refinish 1500ft of old oak flooring	
Sand, edge and buff	
Apply 3 coats of poly	
Cost of labor \$2.50 per foot	3,700.00
Cost of patching holes	300.00
Cost of poly and sand paper	200.00
Customers pays for all materials	
50% of labor due upfront, 50% due upon completion	
Cost of sanding and repairing kitchen floor	600.00
Cost of additional poly	220.00
Cost of sanding and coating staris	300.00
Cost of staining new flooring	100.00
Total	\$5,420.00

bal. 3,320

check
it 2347

Hudson Chimney Inc
2828 Windemere Court
Middleburg, FL 32068

January 13, 2017

TO: Tracy Vandusen

From: Mark Hudson

RE: Chimney & Fireplace Repair

Location: 9 Milton Street St Augustine, FL 32084

We propose to rebuild the firebox including the firebox inner hearth with new firebrick and refractory mortar. We will install an insulated stainless steel chimney liner in the chimney to help bring it closer to codes. We will parge and form a new smoke chamber to fill the voids in the smoke chamber to improve its flow of air out the chimney. We will install a top sealing damper to seal the flue off when not in use. We will form and install a new chimney crown and install an outside mount stainless steel chimney cap/spark arrestor.

All materials are guaranteed to be as specified. The above work is to be performed in accordance with the specifications of their manufacture and the specifications as outlined for the above work. This work will be completed in a substantial workman like manner and according to acceptable methods and practices for the sum quoted after each section.

The cost for the materials, labor, freight, debris removal and overhead for this project is estimated to be \$15,011.00. We will require a \$6,000.00 deposit on the materials as they are not stock materials. The balance of \$9,011.00 will be due when the work is completed. This quote is good until February 28, 2017.

This proposal was based upon information gathered from the client and our inspection on or about January 3, 2017. Hidden defects and conditions may cause a higher cost. Any Alteration or Deviation from the above specifications involving extra cost will only be executed upon written orders and will become extra charges over and above the estimate and will be paid for upon the completion of the extra work or cost. All agreements are contingent upon inclement weather, strike, accidents or delays beyond our control. Property Owner is to carry fire, tornado, and wind damages along with other necessary insurance for the above work.

If you have any questions please call us at our office.



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID	1544900000
Location Address	9 MILTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	Nelmar Terrace & Genoply Tract (707)
Tax Description*	2-1 NELMAR TERRACE LOT 73 OR4257/979 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Nelmar Terrace
Sec/Twp/Rng	49-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.340
Homestead	N

Owner Information

Owner Name	Van Dusen Roger, Tracy 100%
	Van Dusen Tracy 100%
Mailing Address	131 32ND AVE S JACKSONVILLE BEACH, FL 32250-0000

Map



Valuation Information

	2019
Building Value	\$102,393
Extra Features Value	\$6,720
Total Land Value	\$147,744
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$256,857
Total Deferred	\$14,944
Assessed Value	\$241,913
Total Exemptions	\$0
Taxable Value	\$241,913

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$102,393	\$6,720	\$110,808	\$0	\$0	\$219,921	\$219,921	\$0	\$219,921
2017	\$102,393	\$3,600	\$101,574	\$0	\$0	\$207,567	\$207,567	\$0	\$207,567
2016	\$129,014	\$5,400	\$101,574	\$0	\$0	\$235,988	\$213,071	\$22,917	\$213,071
2015	\$133,110	\$5,400	\$101,574	\$0	\$0	\$240,084	\$193,701	\$46,383	\$193,701
2014	\$104,309	\$5,400	\$91,417	\$0	\$0	\$201,126	\$176,092	\$25,034	\$176,092
2013	\$89,123	\$5,400	\$65,561	\$0	\$0	\$160,084	\$160,084	\$0	\$160,084
2012	\$90,434	\$5,400	\$65,446	\$0	\$0	\$161,280	\$161,280	\$0	\$161,280
2011	\$93,055	\$5,400	\$72,718	\$0	\$0	\$171,173	\$171,173	\$0	\$171,173
2010	\$94,366	\$5,400	\$80,798	\$0	\$0	\$180,564	\$180,564	\$0	\$180,564

Building Information

Building	1
Actual Area	2381
Conditioned Area	1973
Actual Year Built	1925
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Stucco

Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Carpet, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	7 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1553	1553
FINISHED OPEN PORCH	0	252
PATIO	0	156
POINTER	0	0
FINISHED UPPER STORY	420	420
Total SqFt	1973	2381

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Finished (Average)	0	24	20	0	480

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	81	185	81	EF	\$147,744

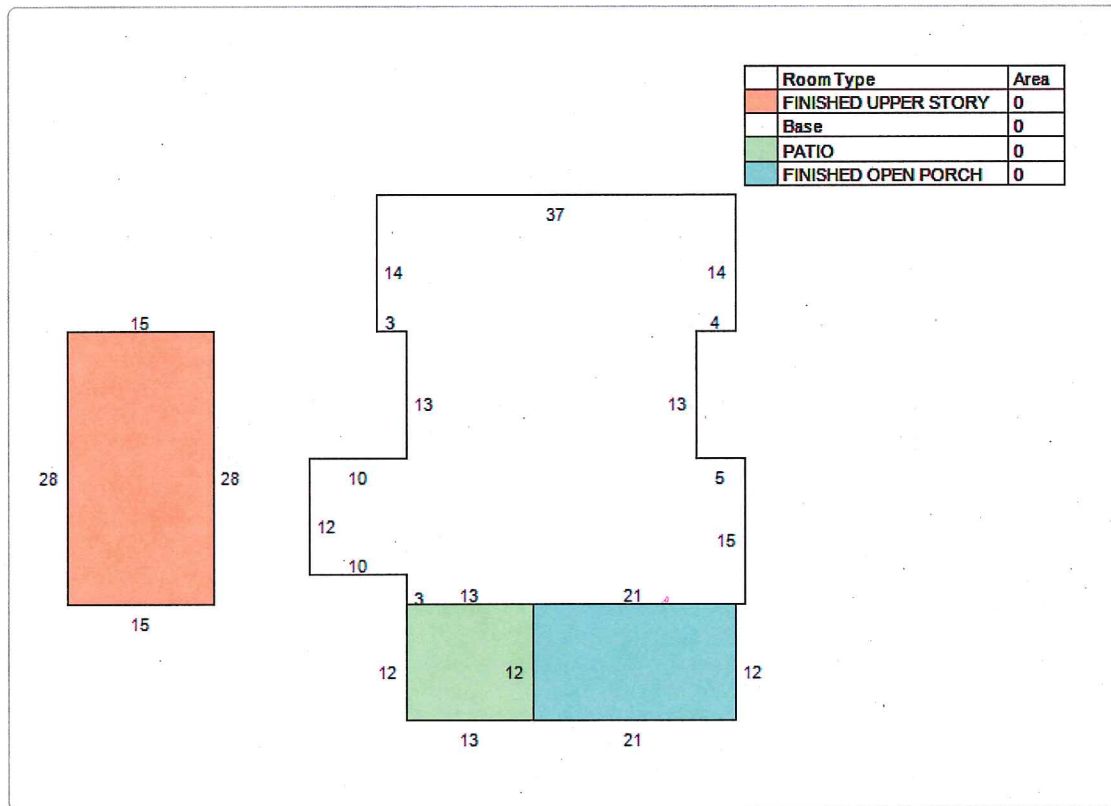
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/16/2016	9/16/2016	\$315,000.00	WD	4257	979	Q	I	PIERCE THOMAS D	VANDUSEN ROGER,TRACY
2/25/2016	2/23/2016	\$0.00	LP	4153	1446	U	I	US BANK NA	PIERCE THOMAS D
	3/17/2006	\$135,200.00	QC	2674	450	U	I	PIERCE THOMAS DALE,NATALIE P	PIERCE THOMAS D
	3/1/2006	\$0.00	FJ	2654	118	U	I	PIERCE THOMAS DALE,NATALIE PILAR	PIERCE THOMAS D
	11/13/2003	\$400,000.00	TR	2093	36	U	I	HILL WINIFRED S TRUST BY TRUSTEES	PIERCE THOMAS D & NATALIE P
	8/1/1991	\$100.00	WD	904	305	U	I	HILL WINIFRED S	HILL WINIFRED S TRUST

Area Sales Report

Recent Sales in Area

Sketch Information



No data available for the following modules: Exemption Information.

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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 8/8/2019, 11:30:31 PM

Version 2.2.37

Developed by
Schneider
GEOSPATIAL

Instr #2016061048 BK: 4257 PG: 979, Filed & Recorded: 9/16/2016 2:18 PM #Pgs:2
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$18.50 Doc. D \$2,205.00

Prepared by and return to:
Vickie A. Rianda

Island Title of St. Augustine LLC
2085 A1A South Suite 206
St. Augustine, FL 32080
904-471-7272
File Number: 16-03231

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16th day of September, 2016 between **Thomas D. Pierce**, an unmarried person, whose post office address is **6 Milton Avenue, St. Augustine, Florida 32084**, grantor, and **Roger VanDusen and Tracy VanDusen**, husband and wife, whose post office address is **131 32nd Avenue South, Jacksonville, Florida 32250**, 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:

Lot 73, Nelmar Terrace, a subdivision according to the plat thereof recorded at Map Book 2, Page 1, Public Records of St. Johns County, Florida.

Parcel Identification Number: 154490-0000

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, 2015**.

DoubleTime®

BK: 4257 PG: 980

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

Signed, sealed and delivered in our presence:

Witness Name: Wendy Boyer

Thomas D. Pierce

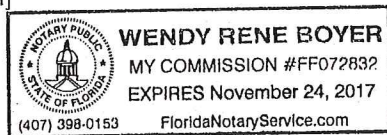
(Seal)

Witness Name: Wendy Arriola

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 14th day of September, 2016 by Thomas D. Pierce, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Wendy Boyer

My Commission Expires: November 24, 2017

COPY



HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for September 26, 2019 Meeting



Application: F2019-0089

Address: 20 Spanish Street, 5 and 7 Cordova Street (Tolomato Parking Lot)
City of St. Augustine, Mobility, Applicant City of St. Augustine, Owner

Project description: To make alterations to an existing parking lot to include enhancing the landscape berm, constructing a masonry wall, and installing paving material for car and bike parking and sidewalks.

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	Noncontributing to the St. Augustine Town Plan	Construction date:	N/A
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	197970 0000, 197780 0000, 197810 0000		
Agenda Item:		Previous Action(s):	OOA 2018

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting a Certificate of Appropriateness make alterations to an existing parking lot to include enhancing the landscape berm, constructing a masonry wall, and installing paving material for car and bike parking and sidewalks.

- The general design of the project was previously approved in an Opinion of Appropriateness.
- The center parking spots on the northern end of the lot have been replaced with a drive isle while the overall amount and location of the parking spots have been altered.
- The proposed design utilizes coquina concrete on the southern half of the lot and crushed shells on the northern end, which was recommended by the board. Clay brick pavers are also proposed for several of the parking spots. The lose shell, brick pavers, and coquina concrete are considered appropriate paving materials.
- There appears to have been no changes made to the entrance of the parking lot.
- The light fixtures and the stucco wall facing Spanish Street are appropriate.
- According to the applicant, the trash compactor and the recycle bin will be brought into the parking lot and new masonry walls, similar to the existing walls, will be built around them.
- The proposed bike racks and the trash cans match those currently found in downtown.
- Of the proposed plants, all but two are either native or listed on the AGHP's "Historic Plant Materials" list. The applicant will need to provide additional information on the proposed plants for the berm (ex. the names of the plants).



The Proposed Design



Previously Approved Design

COA 2019-0089

20 Spanish Street, 5 and 7 Cordova Street (Tolomato Parking Lot)

September 26, 2019

STAFF RECOMMENDATION:

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

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner

COA 2019-0089

20 Spanish Street, 5 and 7 Cordova Street (Tolomato Parking Lot)

September 26, 2019

SUMMARY SCOPE OF WORK:

- Repave the southern portion of the parking lot with coquina concrete, the northern portion with crushed coquina, and select parking spaces with clay pavers
- Repave or add sidewalks and bike parking
- Construct a wall facing Spanish Street and around the compactor and recycler
- Enhance the existing landscape berms and add additional landscaping
- Install new lighting, trashcans, and bike racks

COA 2019-0089
20 Spanish Street, 5 and 7 Cordova Street (Tolomato Parking Lot)
September 26, 2019

STAFF PHOTOGRAPHS:









COA 2019-0089
20 Spanish Street, 5 and 7 Cordova Street (Tolomato Parking Lot)
September 26, 2019



CITY CODES/DESIGN GUIDELINES:

Electrical and Mechanical Equipment

Do...

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

Don't...

- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

Pre-1821

Electrical and mechanical equipment should be placed in an inconspicuous location behind buildings or where it is screened by walls, fences, gates or lattice. This equipment should not be visible from the street and should not be located on street facades, adjacent to galleries or loggias, or within patios. This equipment may be located on the roof if it is completely screened by a parapet wall or lattice.

Lighting fixtures must be simple colonial fixtures, usually rectangular, and made of pierced tin or black metal with glass. They may be attached to walls or posts, or suspended under loggia or balcony roofs. Modern fixtures are permitted only to supplement colonial fixtures and must be as unobtrusive as possible. Modern lighting fixtures are not permitted on street facades unless completely screened, and are not permitted in any location where they are visible from the street. Fixtures mounted in trees, on the ground or on the inside of a wall or fence below the top of the wall or fence may be appropriate. Light levels should be kept low to preserve the historic ambiance. Flashing, flickering or blinking lights are not appropriate. The most appropriate lighting color is soft white. Heavily toned light colors and the use of colored glass in light fixtures are not appropriate.

Fences, Walls and Gates

Do...

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

Don't...

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

Pre-1821

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

First Spanish Period....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.

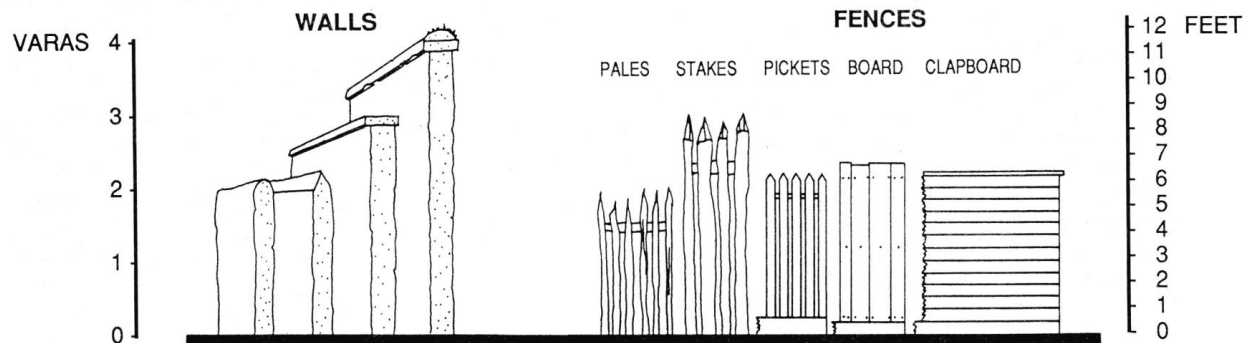
Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used.

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

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

Pre-1821 Walls and Fences

Figure 16



Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- 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.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- 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...

- 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.
- 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.

Don't... [Cont.]

- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- 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.

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

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

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.

Secretary of Interior Standards of Rehabilitation

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

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

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

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

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

COA 2019-0089

20 Spanish Street, 5 and 7 Cordova Street (Tolomato Parking Lot)

September 26, 2019

LIST OF ATTACHMENTS:

1. Previously Approved Design
2. Minutes from the December 2018 HARB Meeting
3. Final Order from the December 2018 HARB Meeting
4. Brief History of the Site
5. Archaeology Report
6. Sanborn Maps

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

Date: September 26, 2019

Re: An Abbreviated Archaeological Report

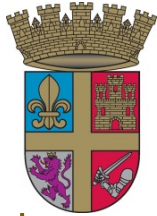
During the December 2018 HARB meeting, the board was concerned about the archaeological record on the site and requested that the applicant do due diligence to address these concerns. Historical research and preliminary archaeological investigations have been conducted on the site.

Based on available information, the site has evolved from a work camp associated with the construction of the Castillo de San Marcos to more of a residential area with some commercial structures. Many of the buildings on the site were demolished in the 20th century with the last of them being torn down between the late 1960s to the 1980s. A parking lot has been on at least a portion of the site since at least 1993, based on available permits. A brief history as well as historical maps and illustrations have been included to provide additional information about the site.

Preliminary archaeological investigations, which included 10 shovel tests, were carried out between April and June of 2019. The test sites were selected based on the areas that would have the highest impact based on plans created in January of 2019. The results of the tests were provided in the Archaeology Report, which is attached to this memo.

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner



CITY OF
ST. AUGUSTINE
EST. 1565

ARCHAEOLOGY REPORT

Prepared for the Historic Architectural Review Board
September 26, 2019 Meeting

On April 18, 2019, the City of St. Augustine, Mobility Division submitted an A14 Application for Archaeological Review for the proposed redesign of the existing Tolomato Parking Lot. The parking lot is addressed as 20 Spanish Street and bounded by Spanish Street, Tolomato Lane, and Cordova Street in St. Augustine, Florida. In accordance with the City of St. Augustine's Archaeological Preservation Ordinance, initial archaeological review of the proposed project was based on submitted conceptual plans. Since the plans were only conceptual, the Archaeology Program conducted exploratory investigations to help ascertain the nature of archaeological deposits within some areas proposed to have ground-penetrating construction. Below is a brief summary of the current scope of work, historical background, archaeological work, and recommendations for continued archaeological review.

In 2018, prior to the submittal of the A14 application, both Archaeology Program and Mobility Division staff discussed the project and the potential impacts to archaeological resources. Partly due to these discussions, there has been a significant reduction of proposed ground disturbances which are reflected in the current conceptual plans. This outcome is a positive example of how potential impacts to historical resources can be minimized when historical preservation is considered early in the design process. We hope to continue working closely with the City's Mobility Division to find ways to minimize potential ground-disturbing impacts to City-owned archaeological resources.

Our understanding of the current scope of work is taken from conceptual plans dated January 23, 2019. Attachment 1 is very similar to these plans and shows three main parking surfaces: permeable clay brick pavers, stabilized crushed-coquina-shell parking and driveway, and coquina concrete pavement. The depth of disturbances associated with each pavement type varies. Most of the paving should be shallow in terms of the depth of ground-penetrating disturbance. However, the deepest disturbance would be areas with permeable pavers that could extend approximately 15 inches in depth below ground surface (indicated in brown on page 5 of Attachment 1). It was the locations of permeable pavers where the Archaeology Program focused our efforts (discussed below). Additionally, plans depicted a six-foot masonry wall on the north and east sides of the parking lot, which requires a foundation at least one foot in depth. Other potential ground disturbances include landscaping and the relocation of the waste compactor. At this stage in project planning, the requirements for storm-water collection and drainage are unknown. However, limited paving and the use of permeable pavers should reduce or eliminate the need for retention ponds and storm-water drainage lines. We should note, our preliminary review was limited to the current scope and did not include any review of the pedestrian connector currently located on State of Florida property east of Spanish Street as shown on page 5 of Attachment 1.

The subject property is within Archaeological Zone IA, an area inside the original, colonial-walled city and likely to contain historical archaeological deposits. The existing parking lot, a property measuring approximately 1.3 acres in size, comprises eight colonial lots. Through time, these lot boundaries have been reconfigured numerous times through subdivision and expansion. Archaeological evidence indicates initial development in the area was closely tied to the construction of the Castillo de San Marcos starting ca. 1670s. Previous archaeological testing in the general vicinity demonstrates the area functioned as a labor camp for construction workers. By the early 1700s, the location developed into a neighborhood. Homes were built on the lots facing Spanish Street and some were known to be occupied by Spanish soldiers and their Native American wives. The rear of these properties backed up to the Maria Sanchez Creek and the Rosario Line, a rampart or earthen wall that encircled the city during the late colonial periods. Towards the end of the British Period (ca. 1777), there was an influx of refugees from the failed Turnbull Plantation settlement. Many resettled in the northern portion of the city and the area became known as the Minorcan Quarter. Eventually the Rosario Line was dismantled, and Cordova Street became a thoroughfare. These events stimulated the construction of buildings fronting along Cordova Street around the mid-nineteenth century. During the nineteenth and twentieth centuries, the area saw the construction, alteration, and demolition of multiple structures. While most of the buildings on the site were used for residential purposes, there were several commercial structures including a laundromat, a livery, and even a parking garage. Often there was a series of demolitions followed by subsequent rebuilding episodes. Between the late 1960s and the early 1980s, all the buildings within the project area were demolished and property became a parking lot. Building permits confirm a parking lot existed at the site by 1993. Three historical maps from the eighteenth, nineteenth, and early twentieth century illustrate various periods of development of the area over time (Attachments 2 through 4).

Within the current project area, only one colonial parcel has been subject to intensive archaeological testing. This site was once occupied by Maria de la Cruz and was extensively documented via excavations undertaken by the University of Florida between 1972 and 1973. Numerous colonial wells and building foundations were documented. Some of the building foundation extended into Spanish Street indicating the fluid nature of street alignments and property boundaries in the past. The location of the 1970s investigation is thought to correspond to the area of the existing trash compactor. The remaining portions of the parking lot have only been subject to limited archaeological monitoring. Consequently, the other lots, and their occupants, remains scarcely documented through archaeology.

Between April and June 2019, the City of St. Augustine Archaeology Program conducted limited archaeological testing at the Tolomato Parking Lot. Archaeological investigations focused on areas with the greatest potential impacts based on a general scope of work description and the January 2019 conceptual design drawings. Shovel-test placement was restricted to areas not previously impacted by utility lines or blocked by parked vehicles and pavement. A total of 10 shovel tests were excavated, most of which were concentrated within the southern portion of the lot near locations where the use of permeable pavers is proposed (Attachment 5). Shovel tests measured between 0.3 and 0.5 meters in diameter and most extended into a cultural-sterile stratum, with an average depth of more than one meter below ground surface. All shovel tests yielded cultural material, which is typical for urban archaeology. The presence of archaeological deposits varied across the site. The results showed the southwest quadrant of the parking lot contained evidence of relict creek-bed deposits, possibly associated with the Maria Sanchez Creek, and held a limited number of undisturbed cultural deposits. Conversely, tests in the southeastern quadrant of the parking lot—the

portion closest to Spanish Street—yielded evidence of deposits dating back to the First Spanish Period of St. Augustine’s history (1565-1763). Included within these finds were a potential building post, possible tabby foundation, and a preserved, eighteenth-century barrel well in Shovel Test 8, all of which were otherwise undisturbed by subsequent historical occupations and modern parking lot developments. The depths of these undisturbed archaeological deposits also varied widely, which is typical for urban archaeological sites. The depth of cultural material ranged from 21 centimeters below surface (cmbs) along the southwest corner of the property, to more than 127 cmbs in the barrel well.

The results of our preliminary investigation indicate there are areas of intact archaeological deposits, which seem to be concentrated toward the center and eastern portions of the parking lot. However, with limited testing, it is difficult to determine the full extent and depth of cultural deposits across the entire project area. Further refinement of conceptual plans for the project will provide the necessary guidance for the Archaeology Program to continue testing and evaluate measures necessary to document any potentially significant archaeological deposits in response to the Archaeological Preservation Ordinance. If proposed ground disturbances remain shallow (i.e., no greater than 15 inches below ground surface) and are limited to a few areas of permeable pavers, the potential impacts to archaeological deposits should be minimal.

In summary, the Archaeology Program conducted exploratory archaeological investigations to help ascertain the nature of archaeological deposits within some areas proposed to have ground-penetrating activities. Historical and archaeological research indicates there are important intact archaeological deposits throughout some portions of the project area. However, the current scope of work indicates ground-penetrating activities should be shallow, and thus have a minimal impact upon archaeological resources. Once the engineering plans have been designed, the Archaeology Program will continue the archaeological review process. As part of that review process, we recommend continued coordination with other City departments as the project moves forward. Once the engineering plans have been designed and reviewed, it is likely the Archaeology Program will return to the project area to conduct additional archaeological testing where there will be ground-disturbing impacts. Furthermore, to ensure archaeological deposits will be documented, below-ground construction activity will require archaeological monitoring by the City Archaeologist or other designated Archaeology Program staff once the work has commenced.

In conclusion, the Tolomato Parking Lot redesign project will require additional archaeological review as stipulated by the Archaeological Preservation Ordinance. This review is contingent upon more fully developed engineering plans in order to understand the potential impacts to City-owned archaeological resources.



Andrea P. White, Ph.D.
City Archaeologist

Attachment 1. Conceptual Design Drawings for the Tolomato Parking Lot Project (Pages 5 through 9).



Illustrative Site Plan

COSA Tolomato Lot | Saint Augustine, Florida
ML+H Project No. 18.38.0 | 09.16.18





BEFORE



AFTER

Illustrative Perspective from Spanish Street

COSA Tolomato Lot | Saint Augustine, Florida
ML+H Project No. 18.38.0 | 09.16.19





BEFORE



AFTER

Illustrative Elevation from Cordova Street

COSA Tolomato Lot | Saint Augustine, Florida
 ML+H Project No. 18.38.0 | 09.16.19

COSA TOLOMATO LOT

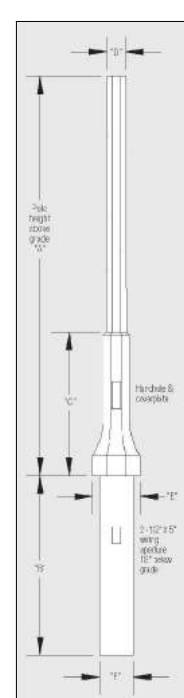
Cordova Street, St. Augustine, Florida

DETAILS

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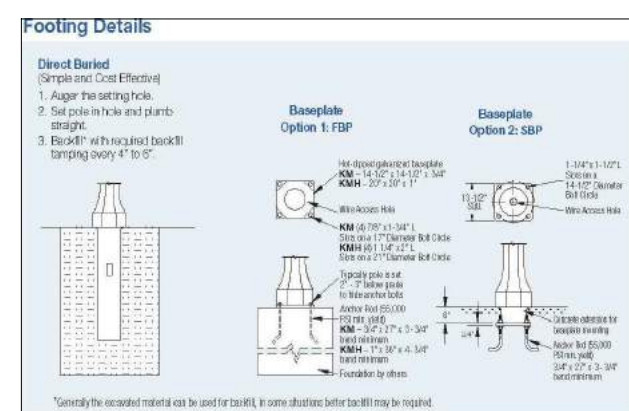
SIZE:	ANSI D
PRIME PROJECT #:	
ML+H PROJECT #:	18.38.0

DRAWING NO.:
L-2.1



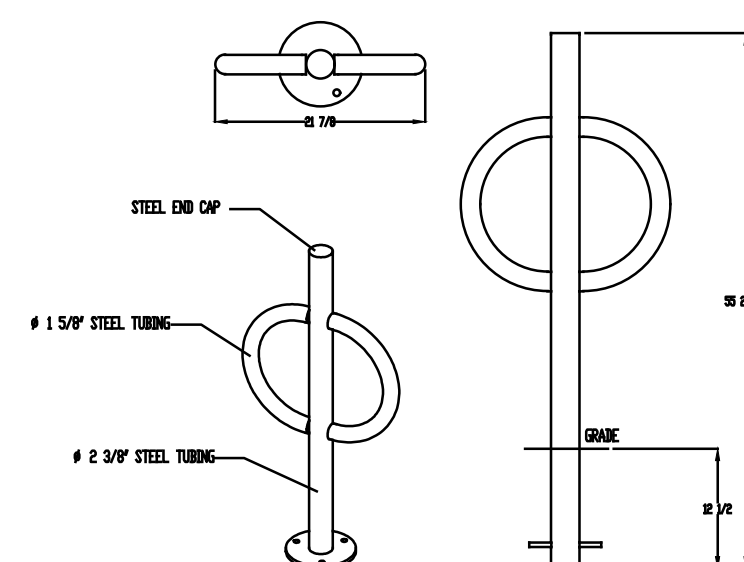
CONCRETE POLE
MANUF: STRESSCRETE
MODEL: MEMPHIS: KM13
SPECS: POLISHED FINISH, FLUSH BASE PLATE

NOTE: FIXTURE AND POLE TO MATCH DOWNTOWN
IMPROVEMENT DISTRICT CITY STANDARD



MANUF: LANDSCAPE FORMS
MODEL: SCARBOROUGH
SPECS: BLACK POWDERCOAT
FINISH; SIDE OPENING W/ ASH PAN

NOTE: LITTER RECEPTACLES TO MATCH DOWNTOWN IMPROVEMENT DISTRICT CITY STANDARD



PRODUCT: PWR-2-SFSD
DESCRIPTION: POST AND RING RIGID RACK WITH FLAT CAP, TUBE STEEL AND
2 RIGID, SURFACE OR IN GROUND MOUNT
DATE: 10-17-88
ENG: SMC

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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATION
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

NOTE: BIKE RACKS TO MATCH DOWNTOWN IMPROVEMENT DISTRICT STANDARD

6 LIGHT POLE STANDARD

$$1/2'' = 1'-0''$$

P-CO-TOL-06

5 LITTER RECEPTACLE STANDARD

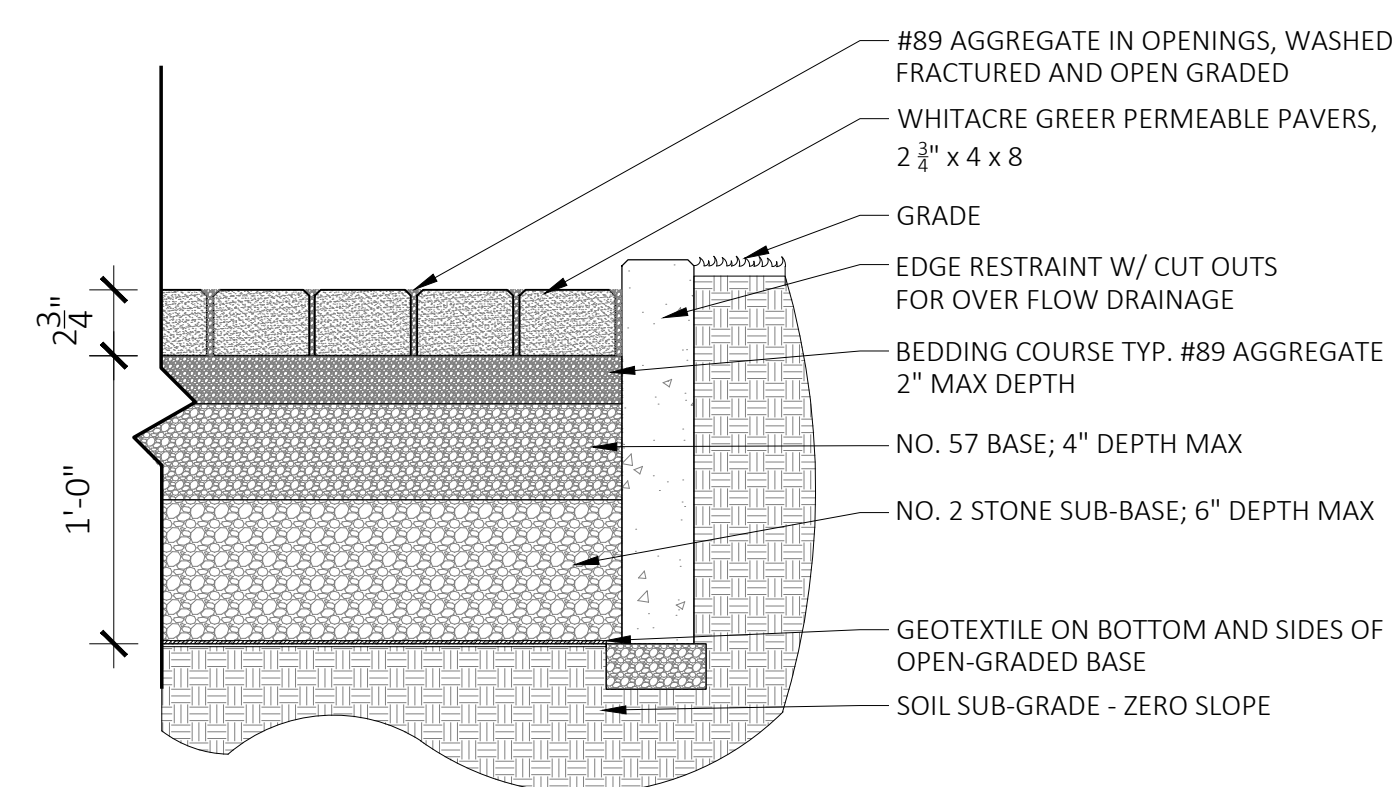
NOT TO SCALE

P-CO-TOL-05

4 BIKE RACK STANDARD

NOT TO SCALE

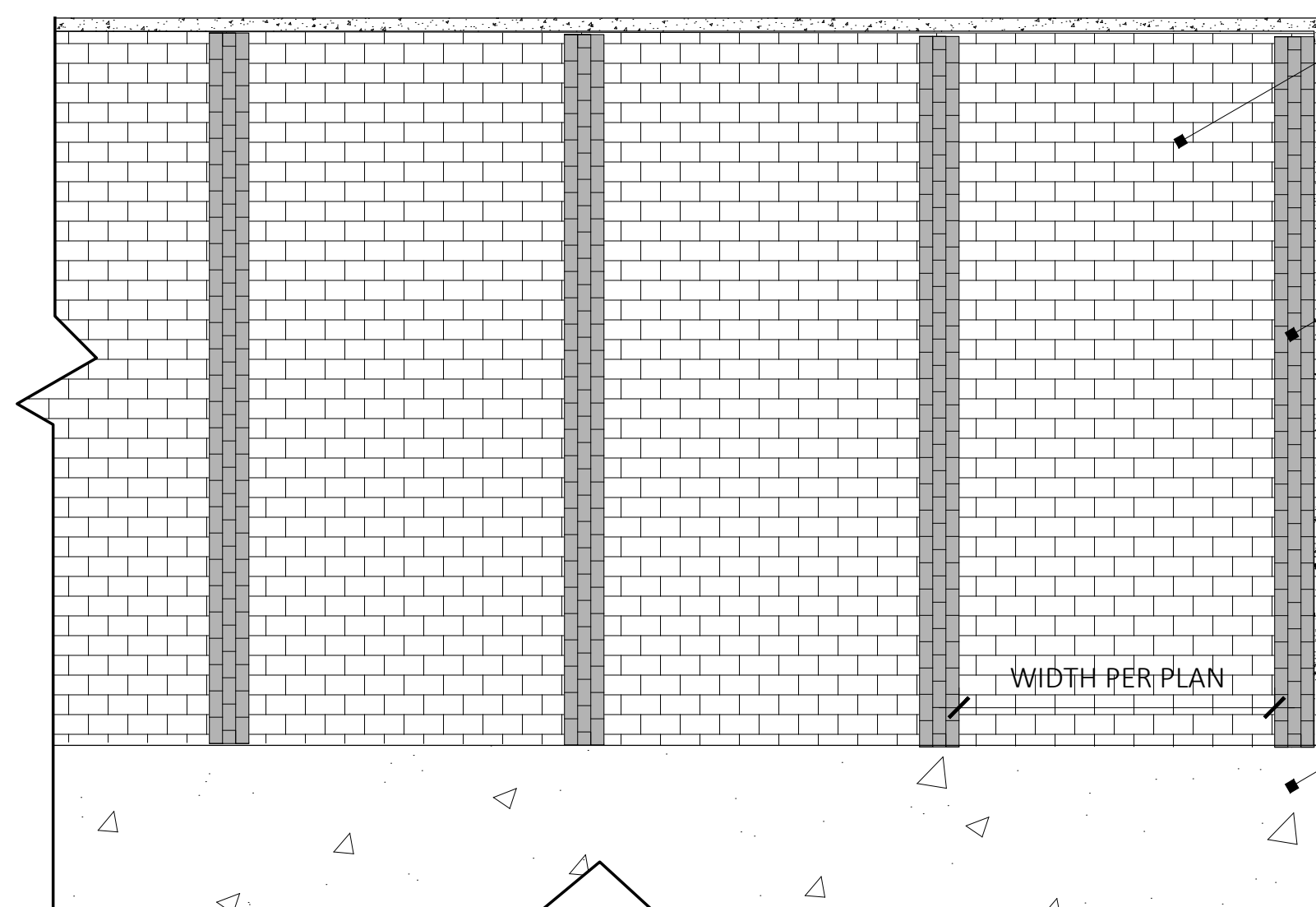
P-CO-TOL-0



3 WHITACRE GREER PERVIOUS PAVERS

NOT TO SCALE

P-CO-TOL-03



— CLAY BRICK PAVER (FIELD)

MANUF: WHITACRE GREER
STYLE: PERMEABLE BRICK PAVER
DIMS: 2 3/4" x 4" x 8"
COLOR: ST. AUGUSTINE BLEND

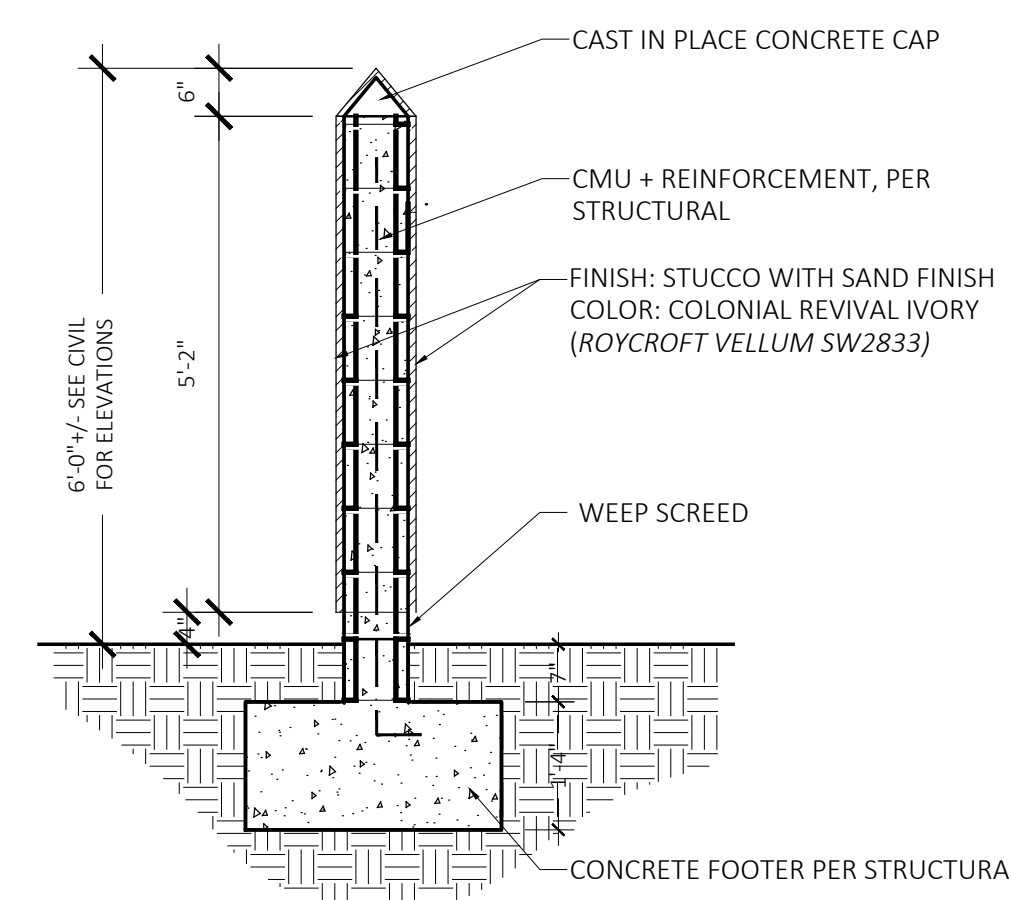
CLAY BRICK PAVER (STRIPING)

MANUF:	WHITACRE GREER
STYLE:	PERMEABLE BRICK PAVER
DIMS:	2 3/4" x 4" x 8"
COLOR:	IVORY

— CONCRETE CURB/EDGE RESTRAINT

— DRIVE AISLE; COQUINA CONCRETE

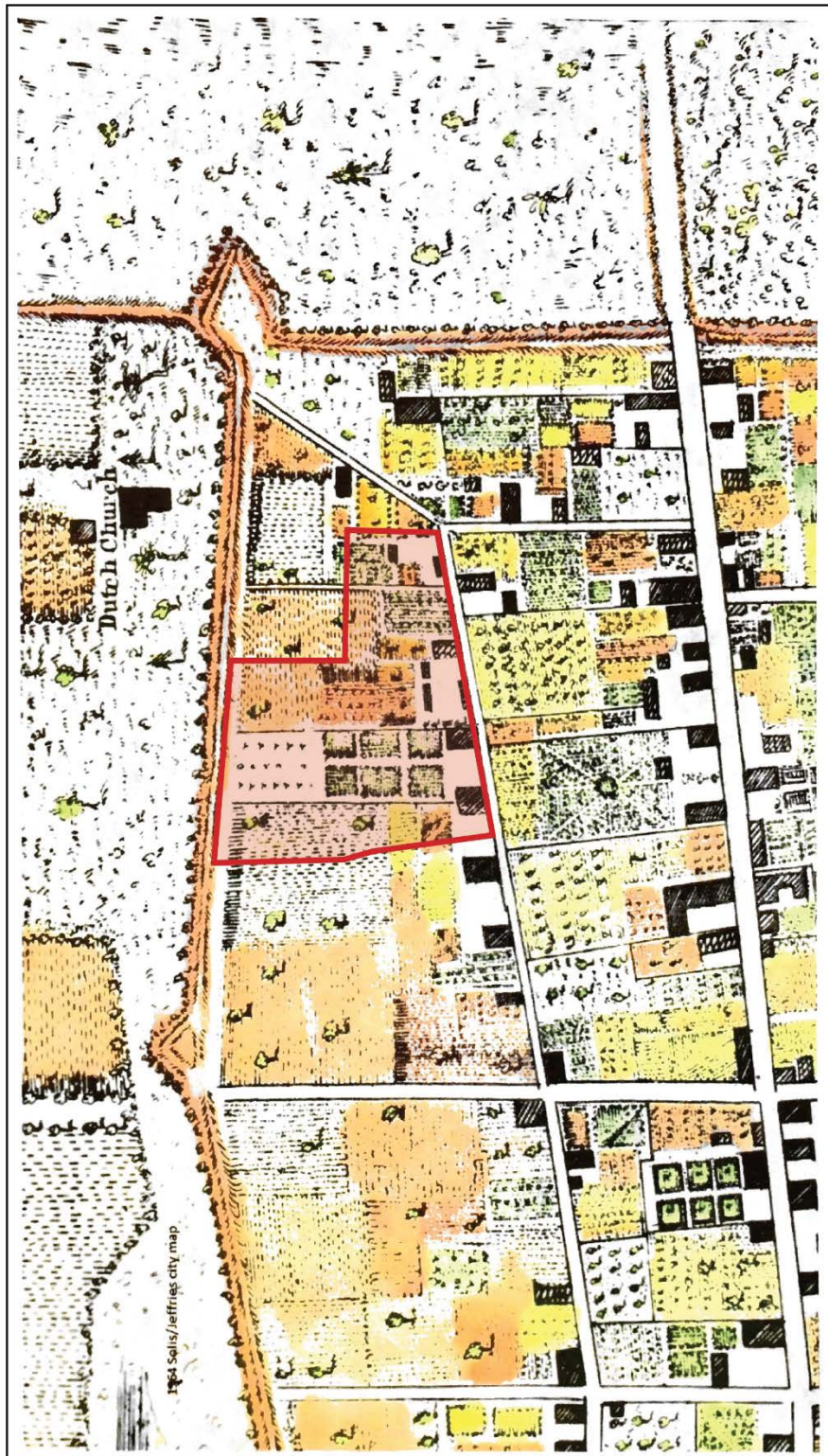
NOTE: PAVER COLOR AND FINISH TO MATCH
DOWNTOWN IMPROVEMENT DISTRICT CITY STANDARD



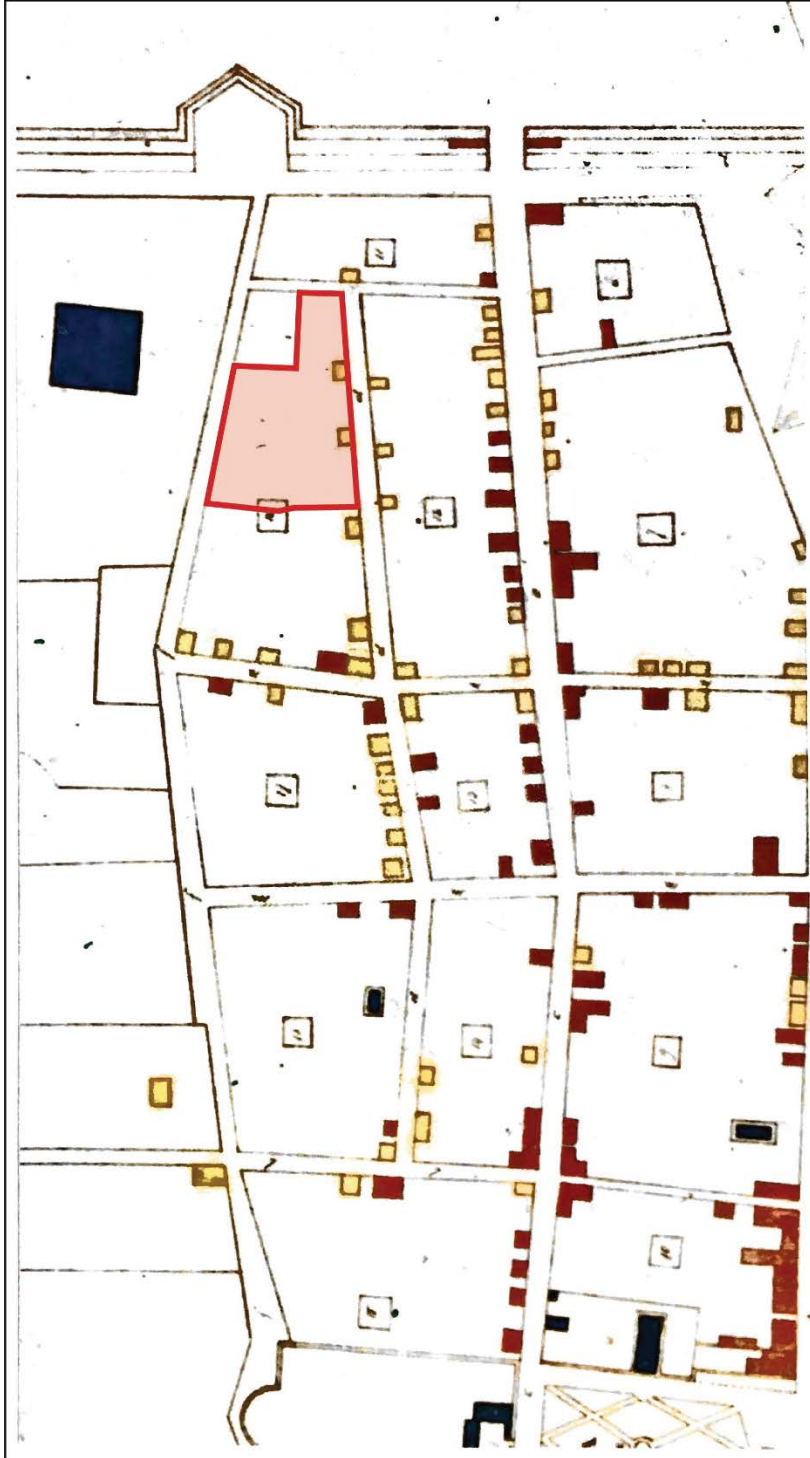
1 MASONRY WALL W/ PEAKED CAP

$$1/2'' = 1'-0'$$

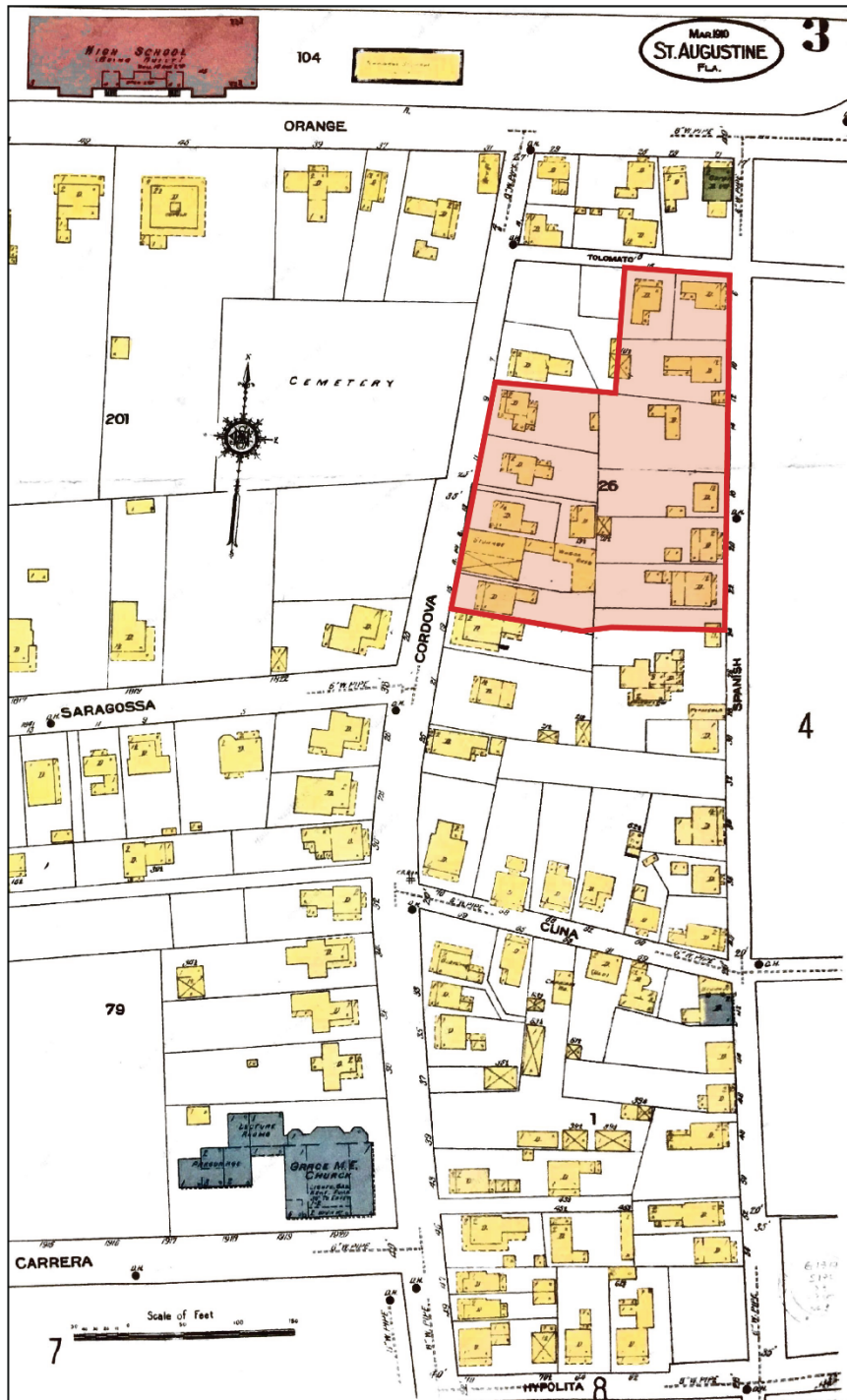
P-CO-TOL-0



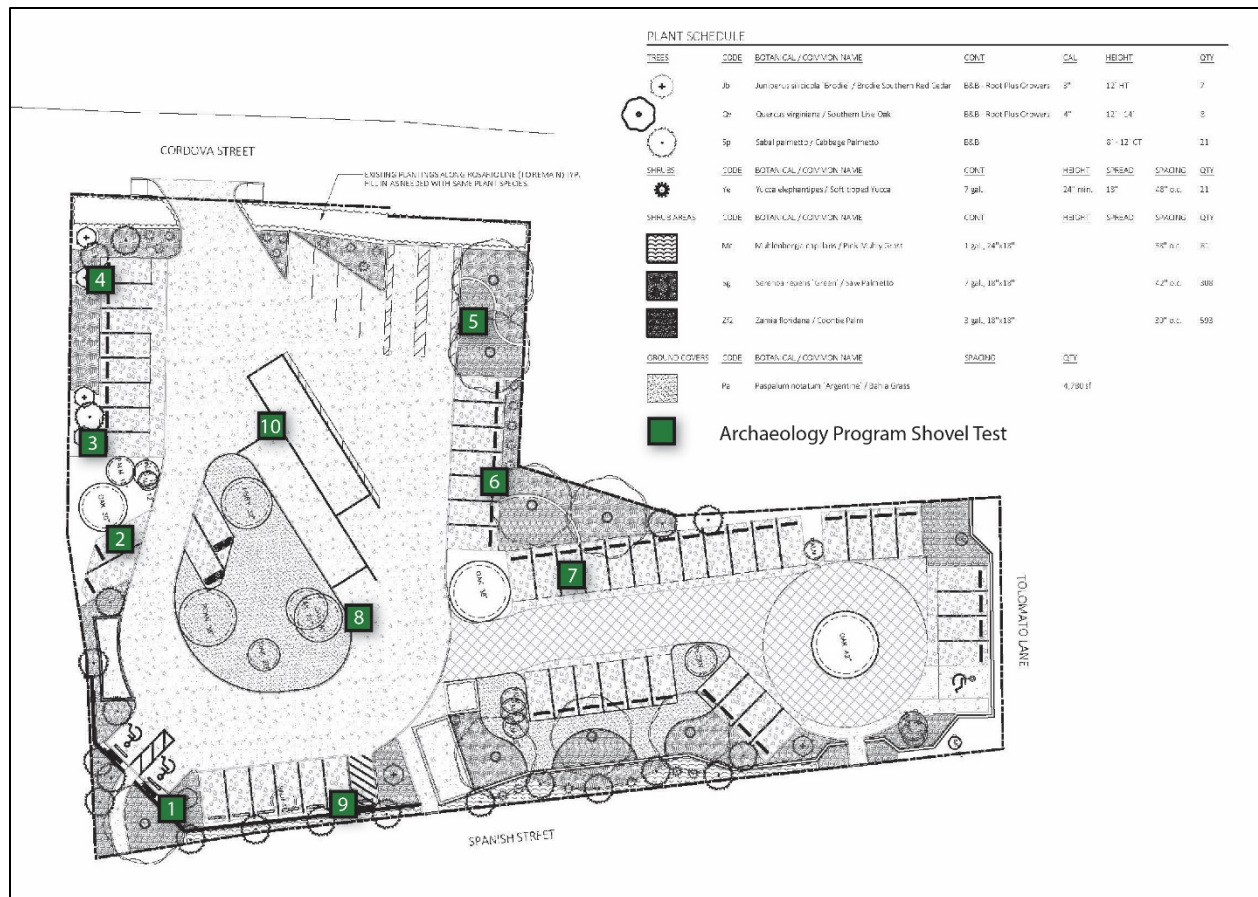
Attachment 2. Tolomato Park Lot project area highlighted on the Thomas Jeffries Map, 1764. Courtesy of the St. Augustine Historical Society.



Attachment 3. Tolomato Park Lot project area highlighted *Copy of a Plan of the City of St. Augustine, Florida[sic], 1833.* Courtesy of the St. Augustine Historical Society.



Attachment 4. Tolomato Park Lot project area highlighted on the Sanborn Fire Insurance Map, 1910 Sheet 3. Courtesy of the St. Augustine Historical Society.



Attachment 5. Tolomato Park Lot project area showing the locations of excavated shovel testing during 2019.

Tolomato Parking Lot: A Brief History

The northernmost section of the original walled city developed around the time that the Castillo de San Marcos was being constructed and was used as a work camp. Some documentary evidence suggests that structures were on this site early in the 17th century, however.

After the fort was completed in 1695, the area developed into a neighborhood, but the majority of the city's buildings were destroyed during the 1702 siege of the city. Those within the boundaries of the Tolomato Parking lot were likely destroyed by the Spanish as they cleared the area for a clear line of fire from the fort.

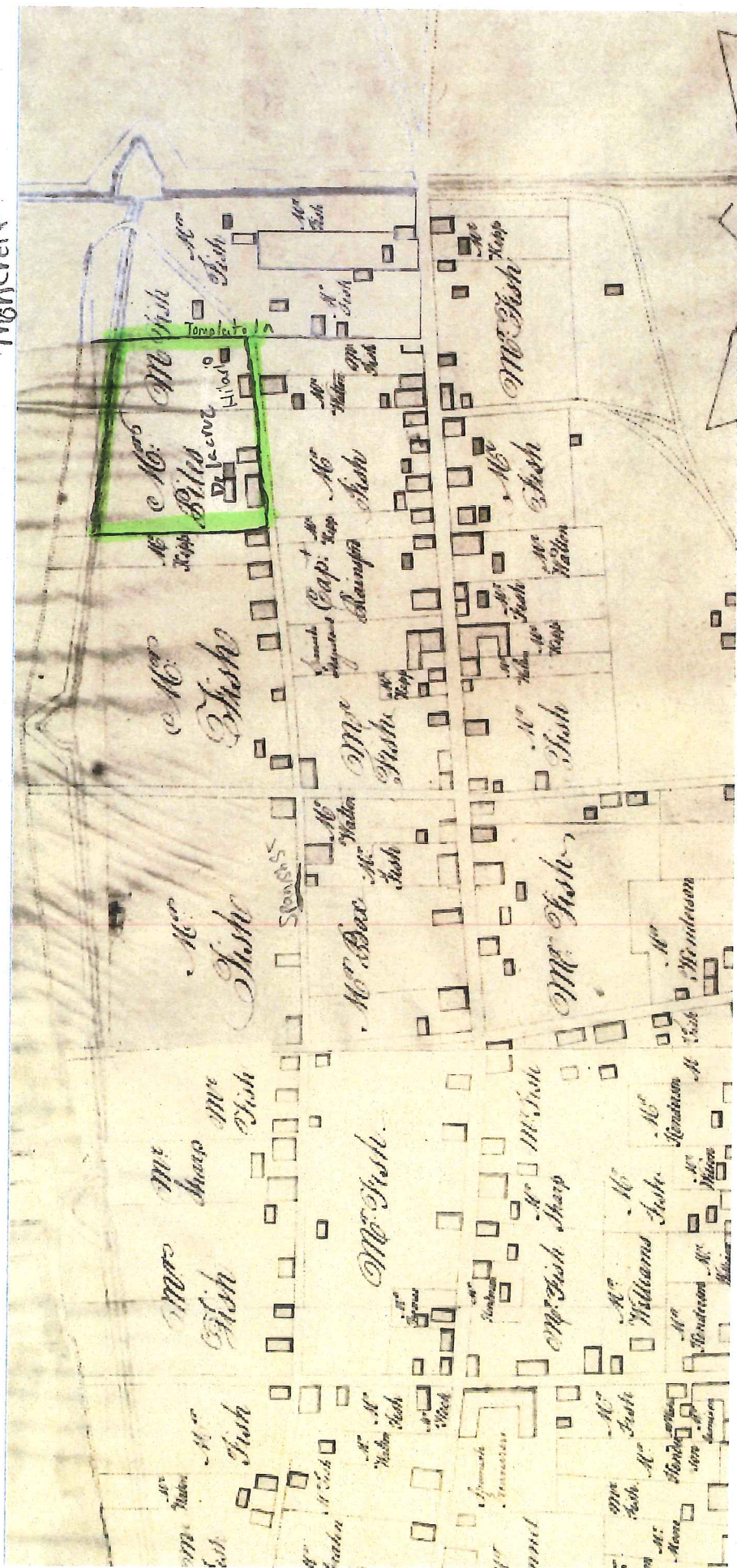
By the early 1700s, homes were built on the lots facing Spanish Street and were occupied, mainly, by soldiers and their Native American wives. Later that century, during the British Period, there was an influx of refugees from the failed Turbull Plantation settlement. They resettled in the northern portion of the city, which led the area to become known as the "Minorcan Quarter." It kept this title into the 19th century.

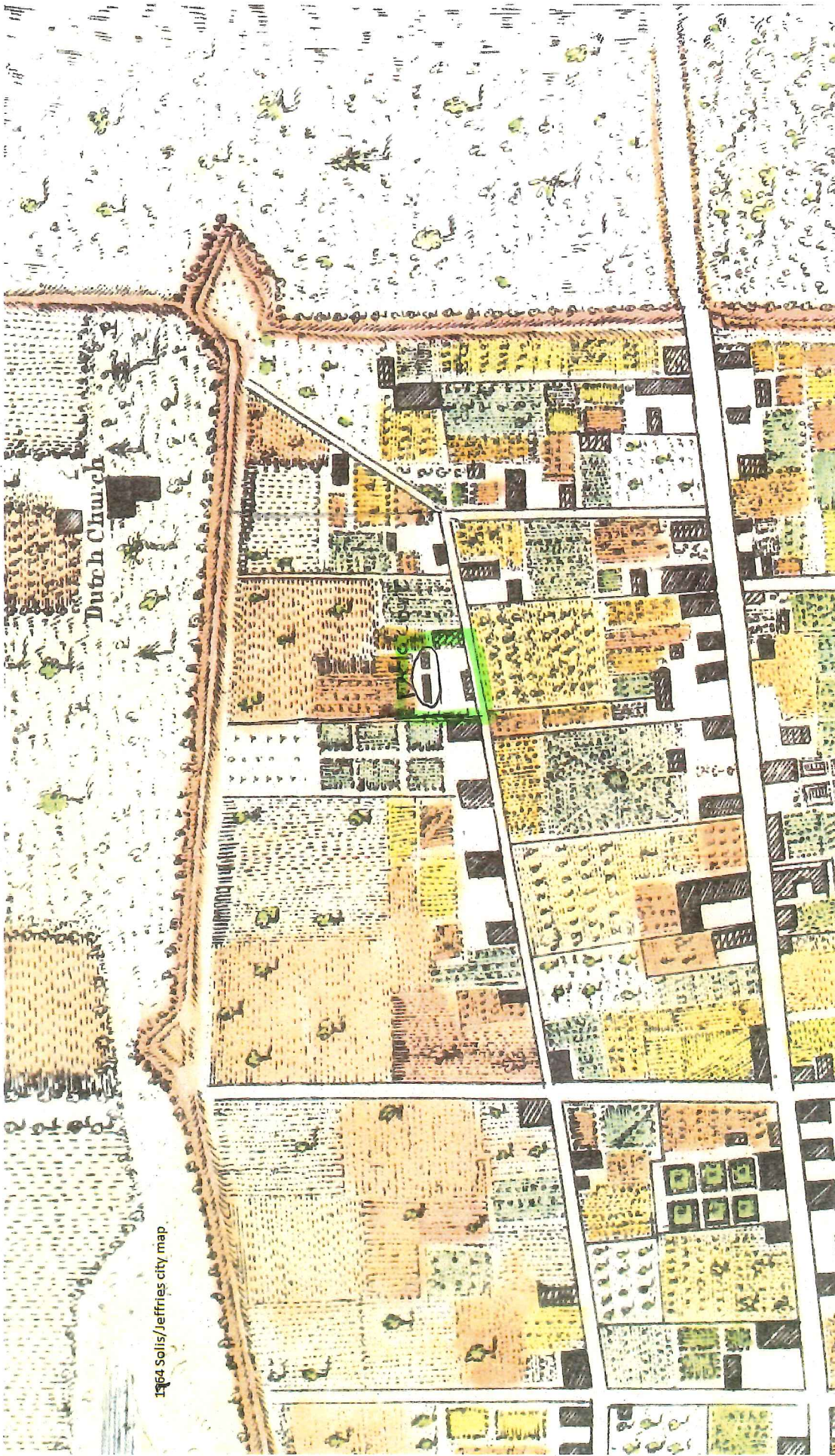
During the 19th and 20th centuries, the area saw the construction, alteration, and demolition of multiple structures. While most of the buildings on the site were used for residential purposes, there were several commercial structures to include a laundromat, a "livery," and a museum. The demolition, and later rebuilding in some cases, of each structure took place at varying times with the some of the last demolitions taking place in the late 1960s and into the 1970s and 1980s.

Permits show that a parking lot existed at the site as early as 1993.

Historic maps to include the Sanborn Fire Insurance Maps have been included to further show the development of the area.

moncreif





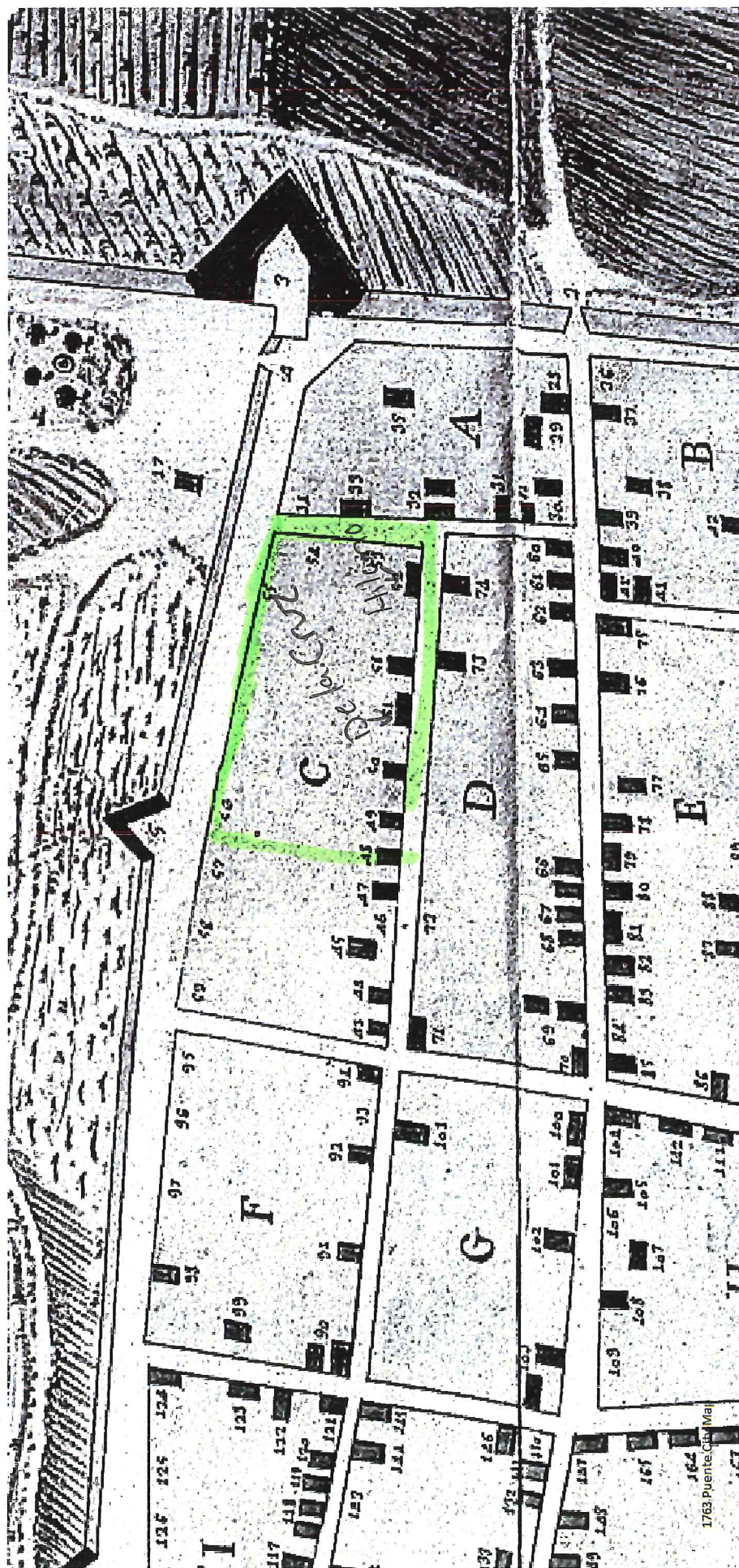
1764 Solis/Jeffries map



1764 Castello Map

1764 Castello Map



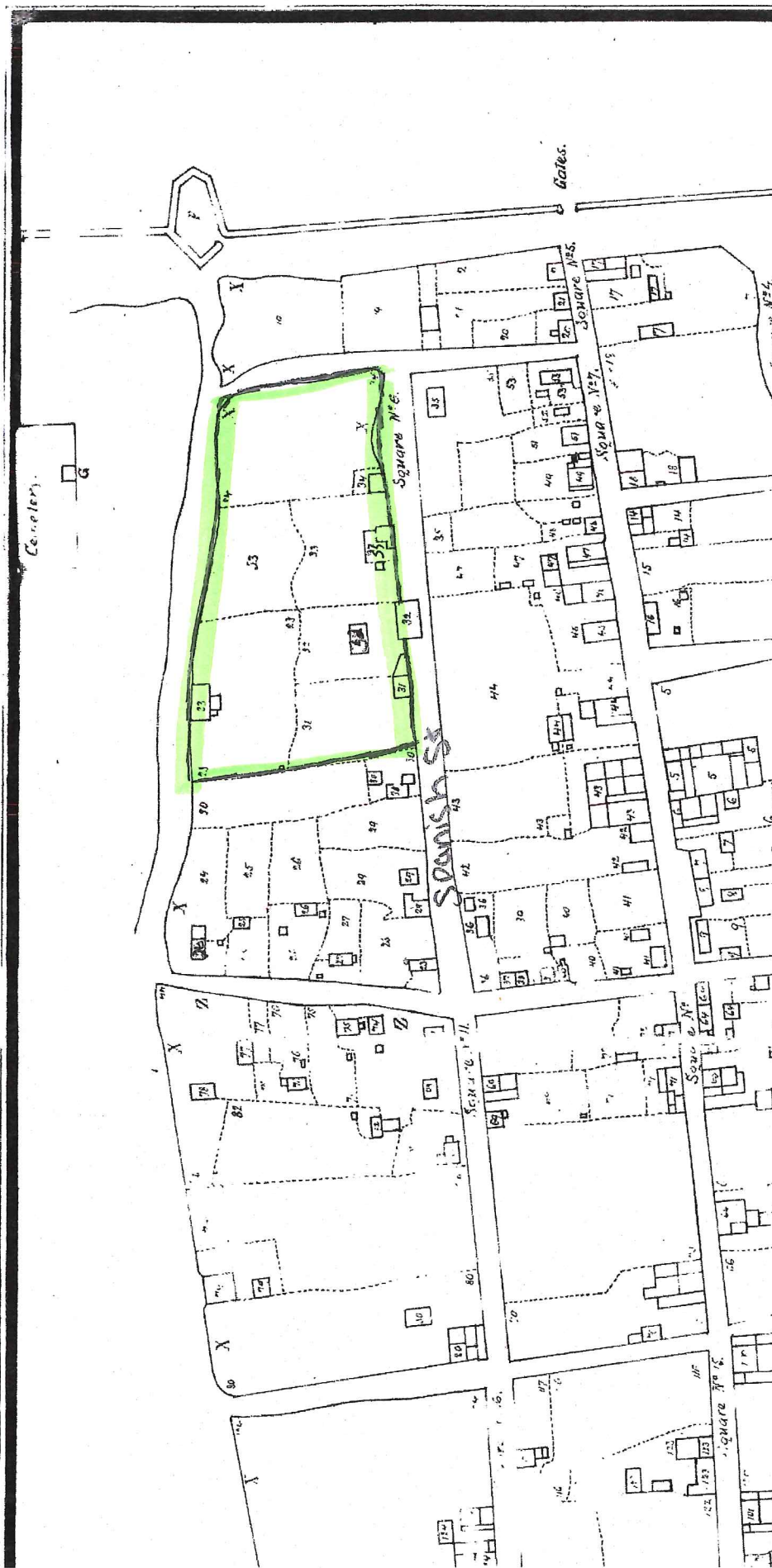


1764 Fuente 1/2

SF W. Des Barres
Hoxbour map

Circa 1765

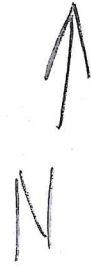
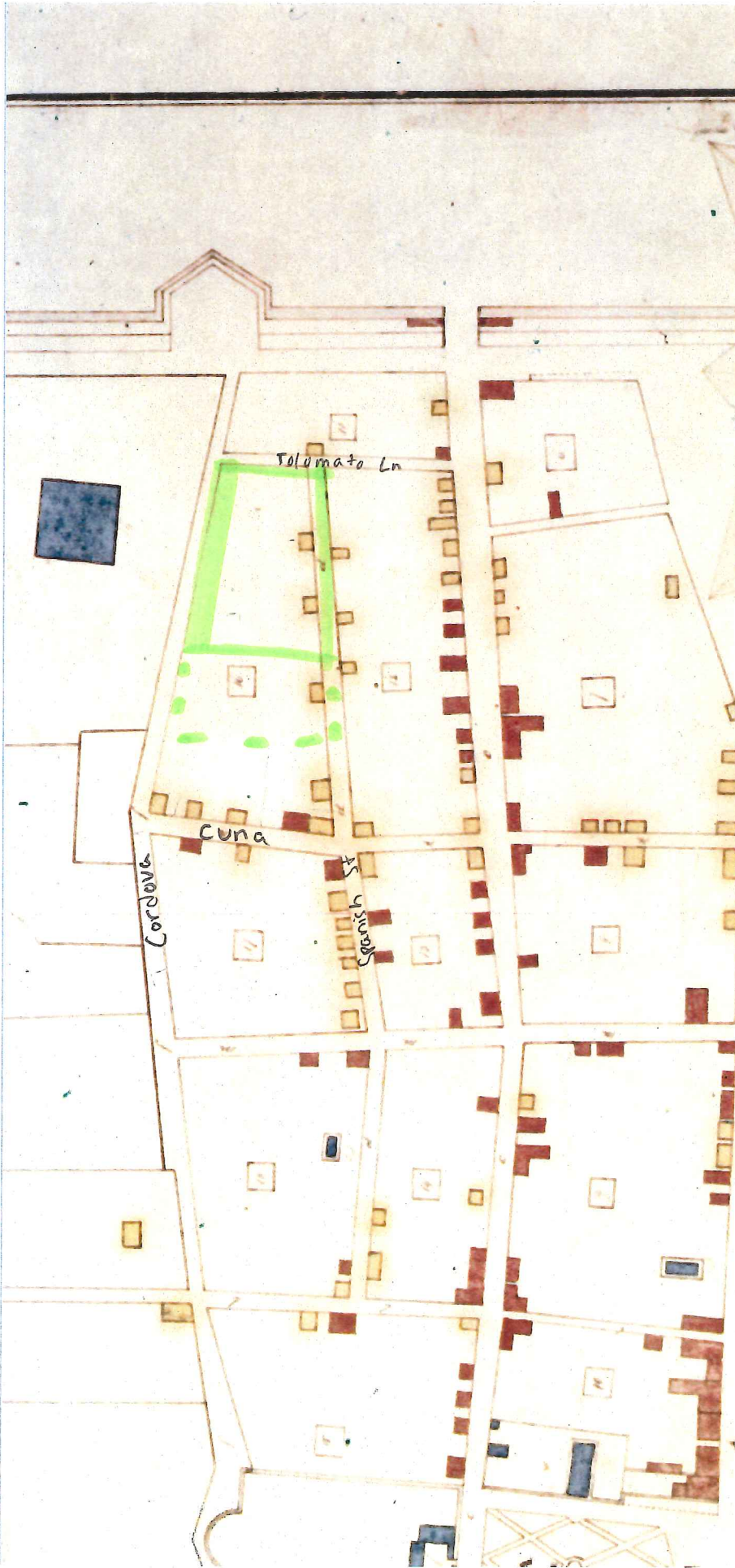




1788 Roque



1833 city





1859-1860 FM Dorr Survey



1885 wellage



St. Augustine, St. Johns County, Florida, 1888

DESCRIPTION

ALL VOLUMES

DOWNLOADS

THUMBNAILS

PAGE IMAGES

PRINT

SEND

ADD

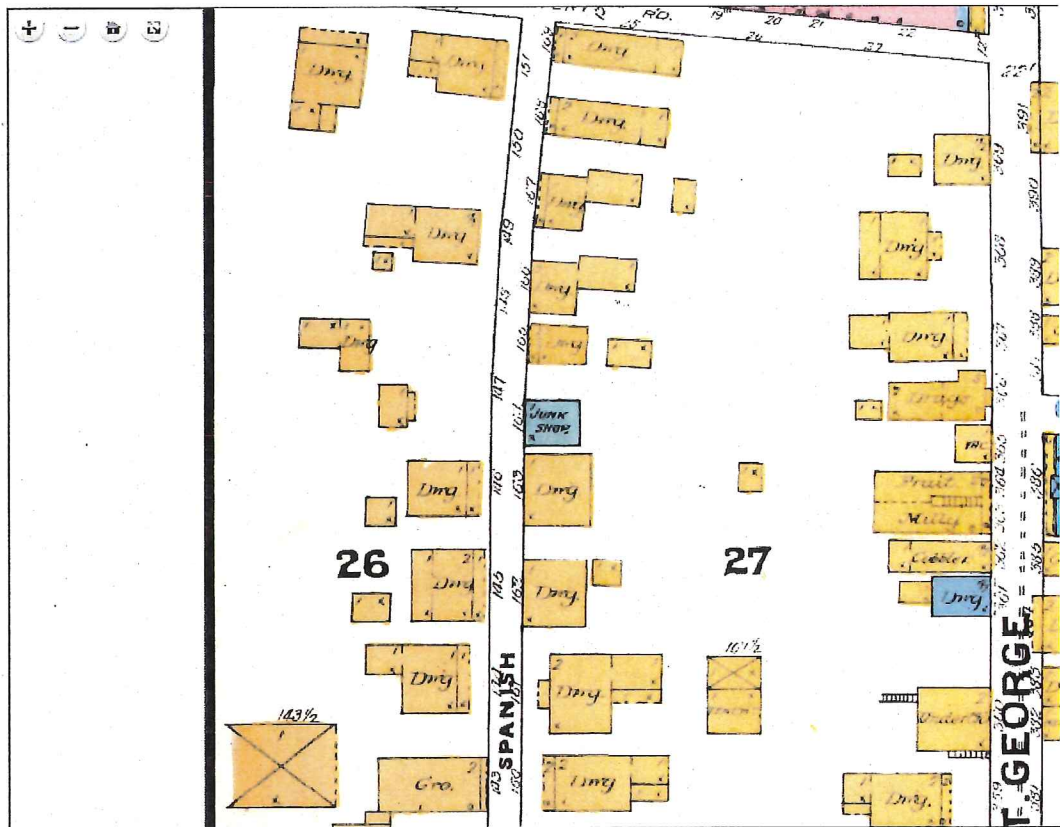
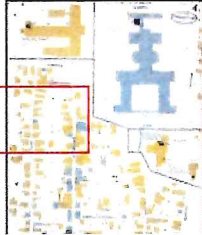
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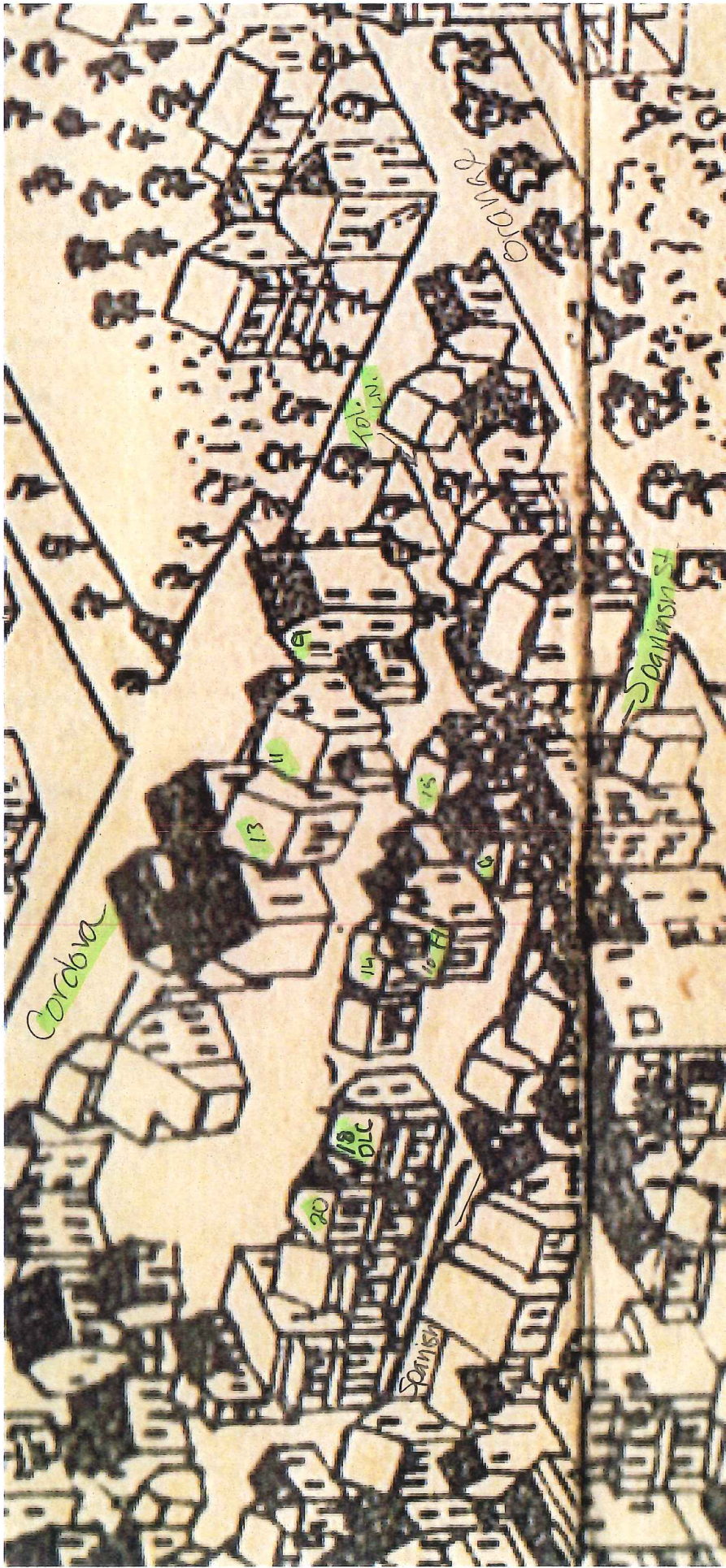
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1895 - Koch



St. Augustine, St. Johns County, Florida, 1899

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Map and
Imagery
Library

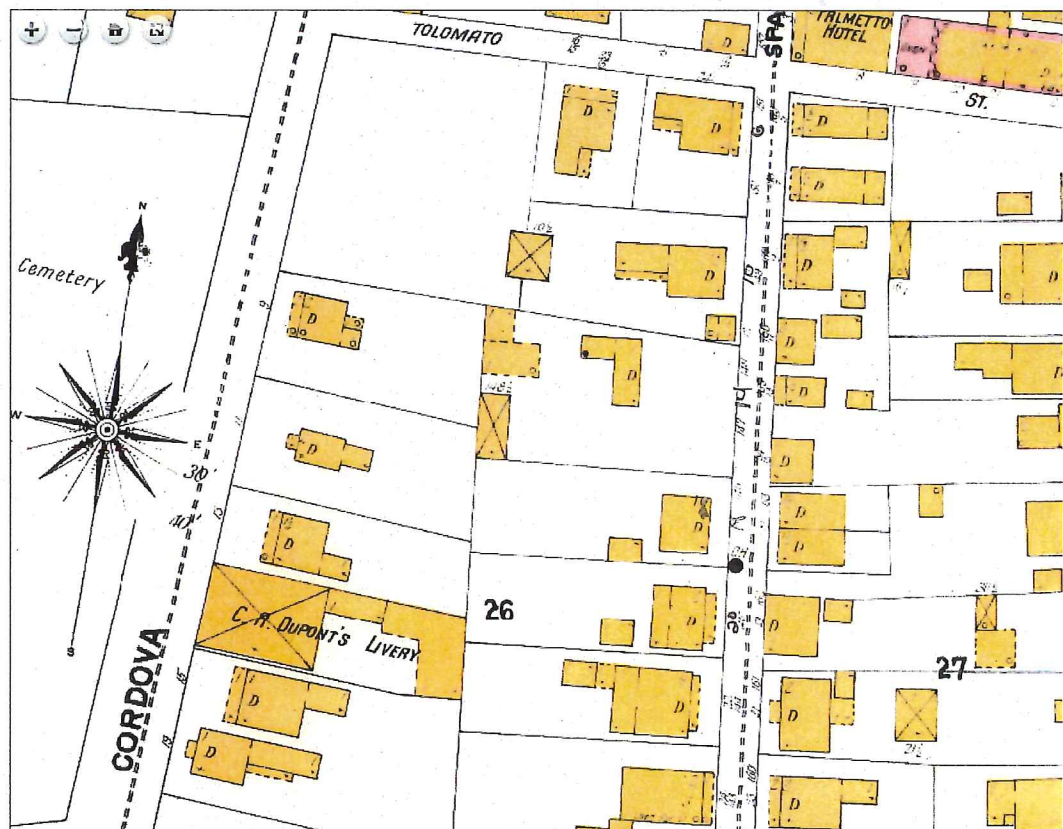
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St. Augustine, St. Johns County, Florida, 1904

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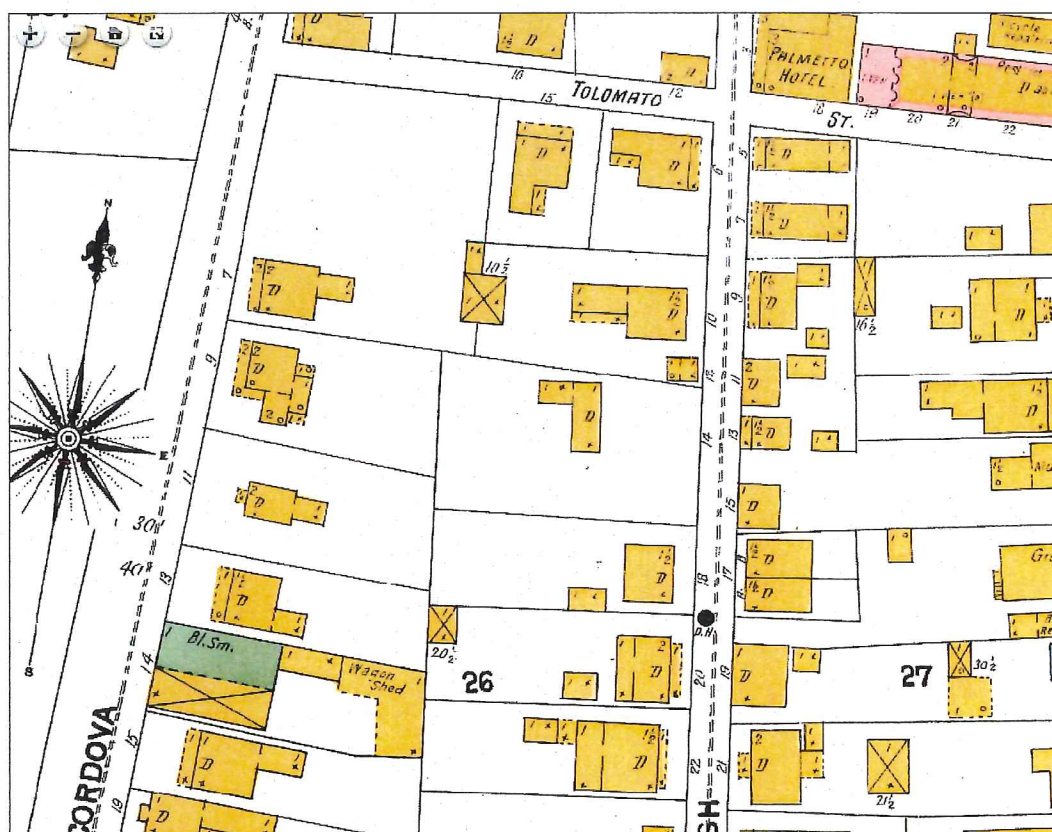
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2

4

7

HYPOLITA 8

SEVILLA

CORDOVA

SARAGOSSA

CUNA

SPANISH

THE BARCELONA

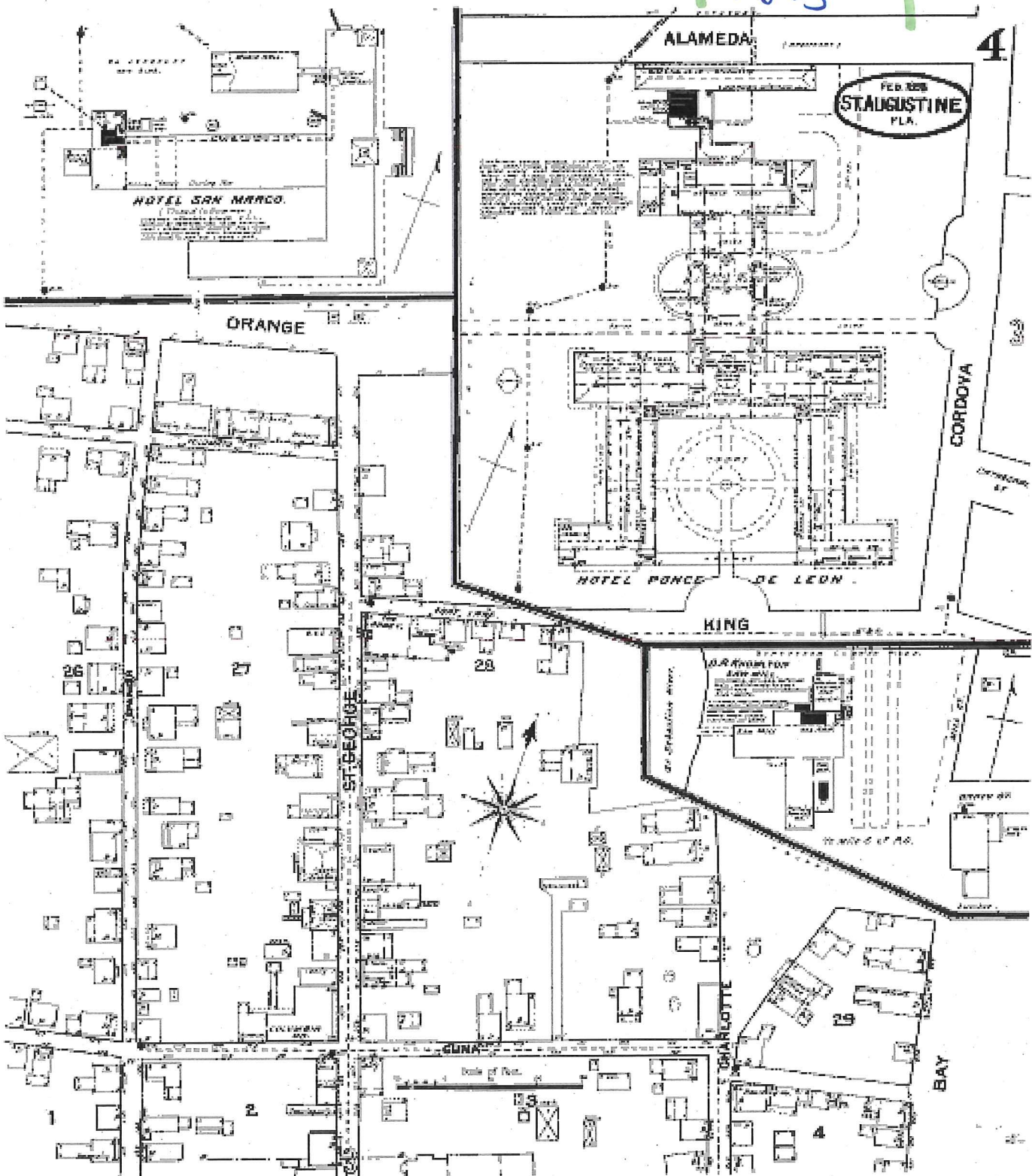
GRACE M.E. CHURCH

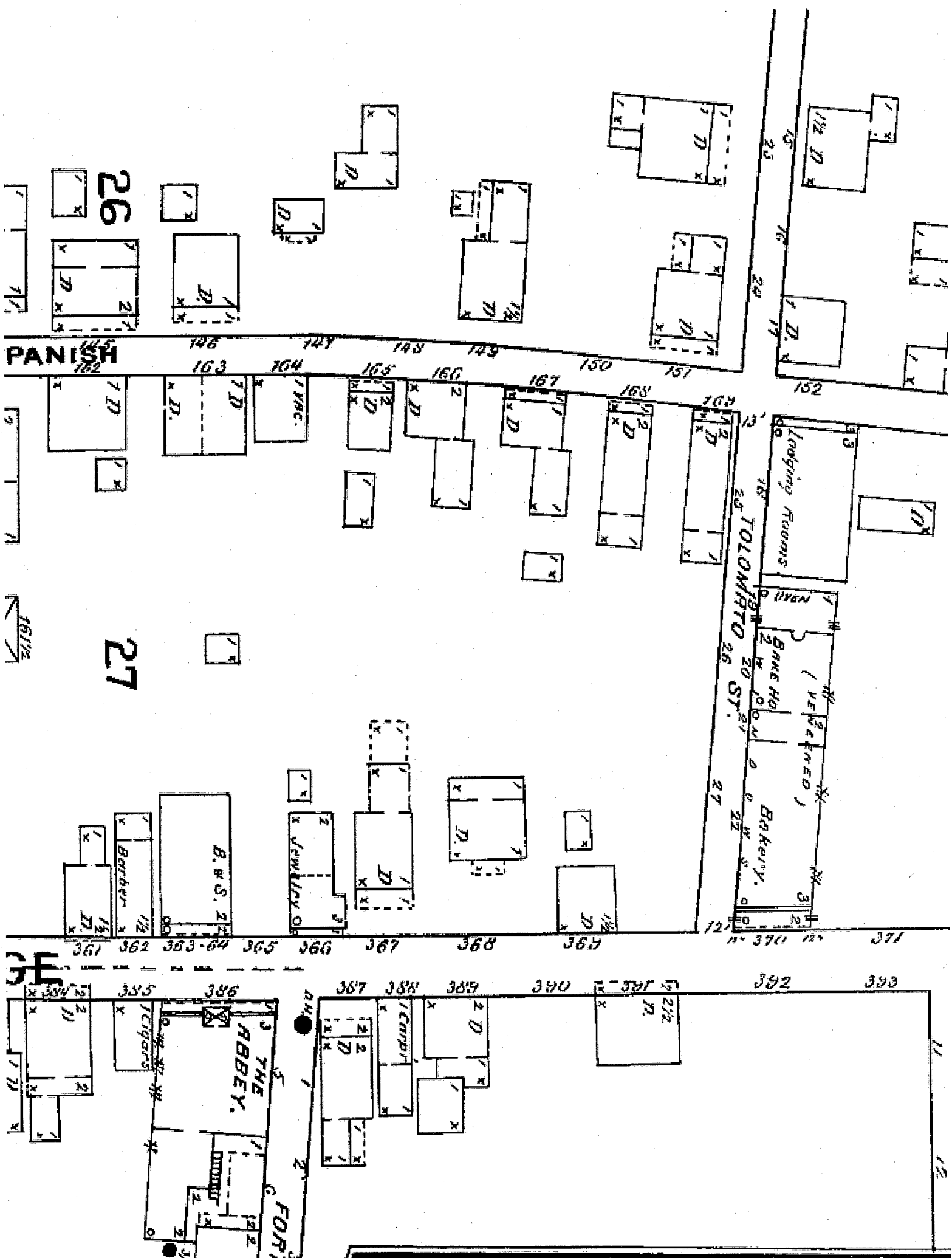
Scale of Feet

CARRERA

61171
5184
33
1710
202

1893





26

PANISH

27

34

THE ABBEY.
FORT

Lodging Rooms

(WEEDENED)
Bakery

B.S.S.

Barber

Jewelry

Comp

392

393

390

389

388

387

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385

384

383

371

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368

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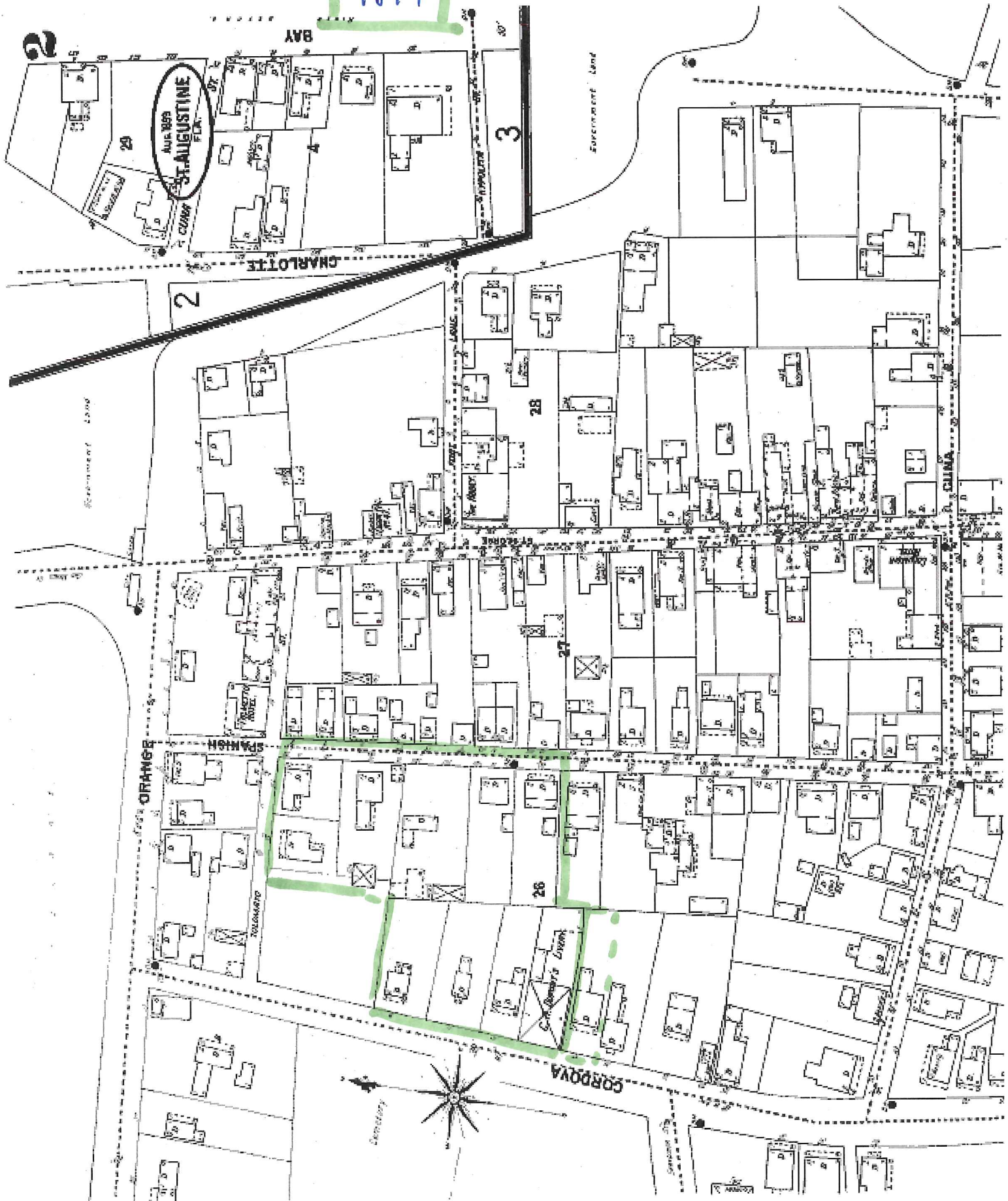
29

30

31

32

1899



Cemetery

S

W

E

N

CORDOVA

C. N. DUPONT'S LIVERY

TOLOMATO

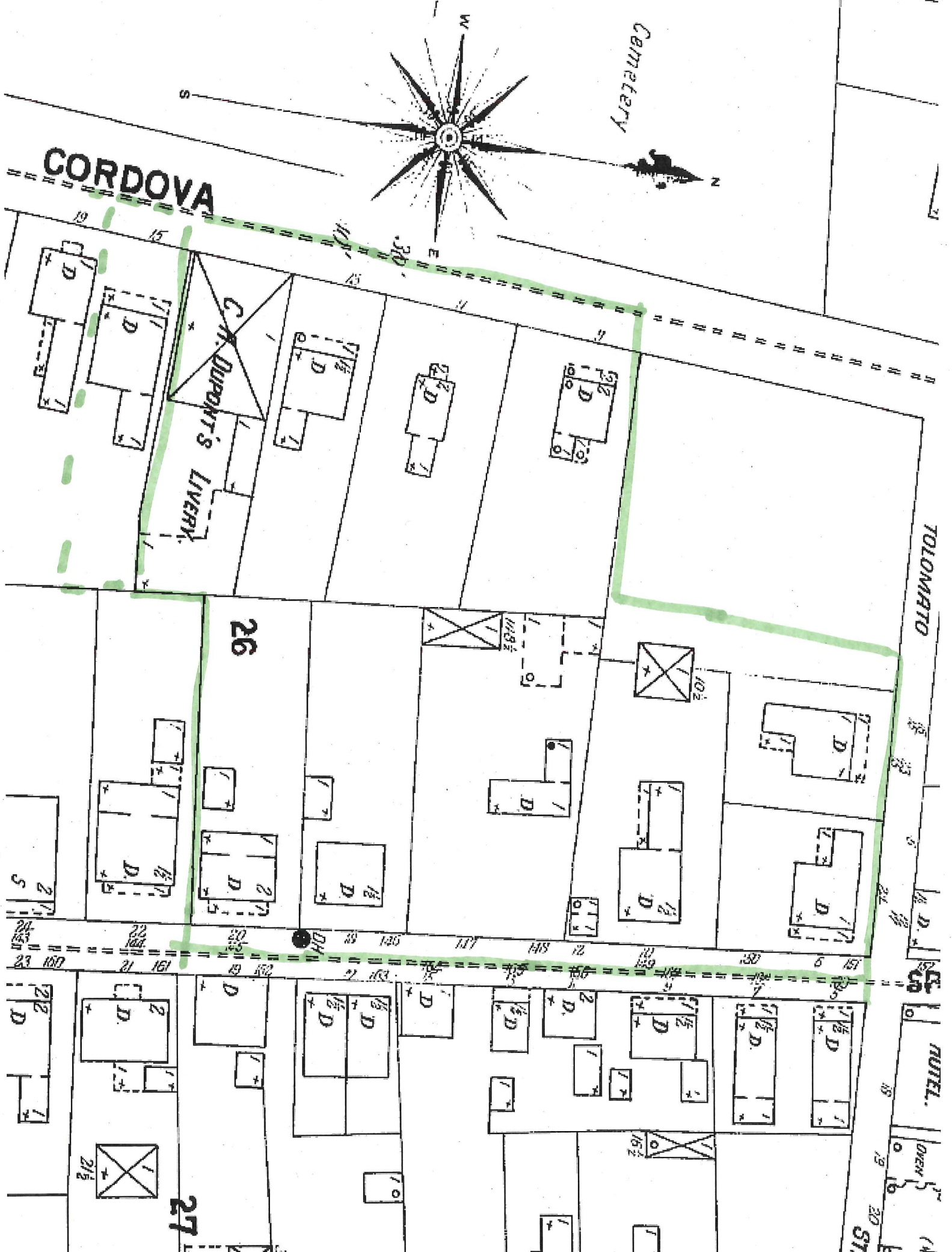
NOVEL

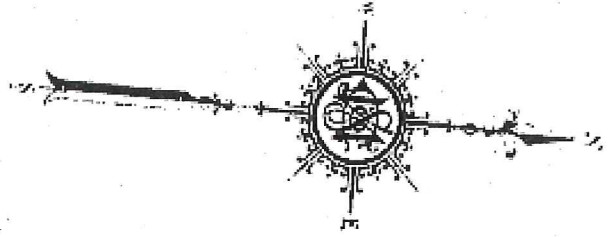
over

ST

26

27



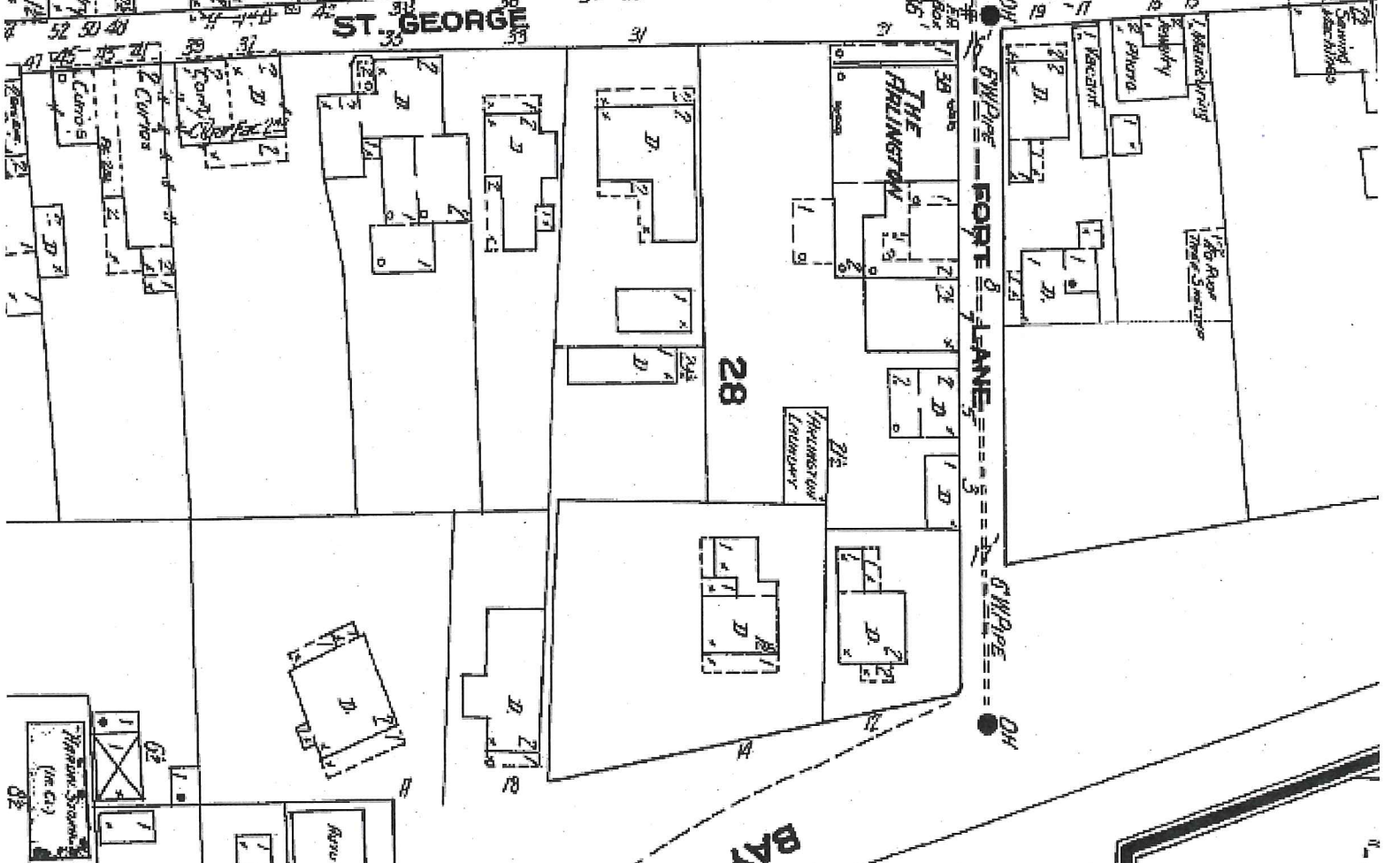


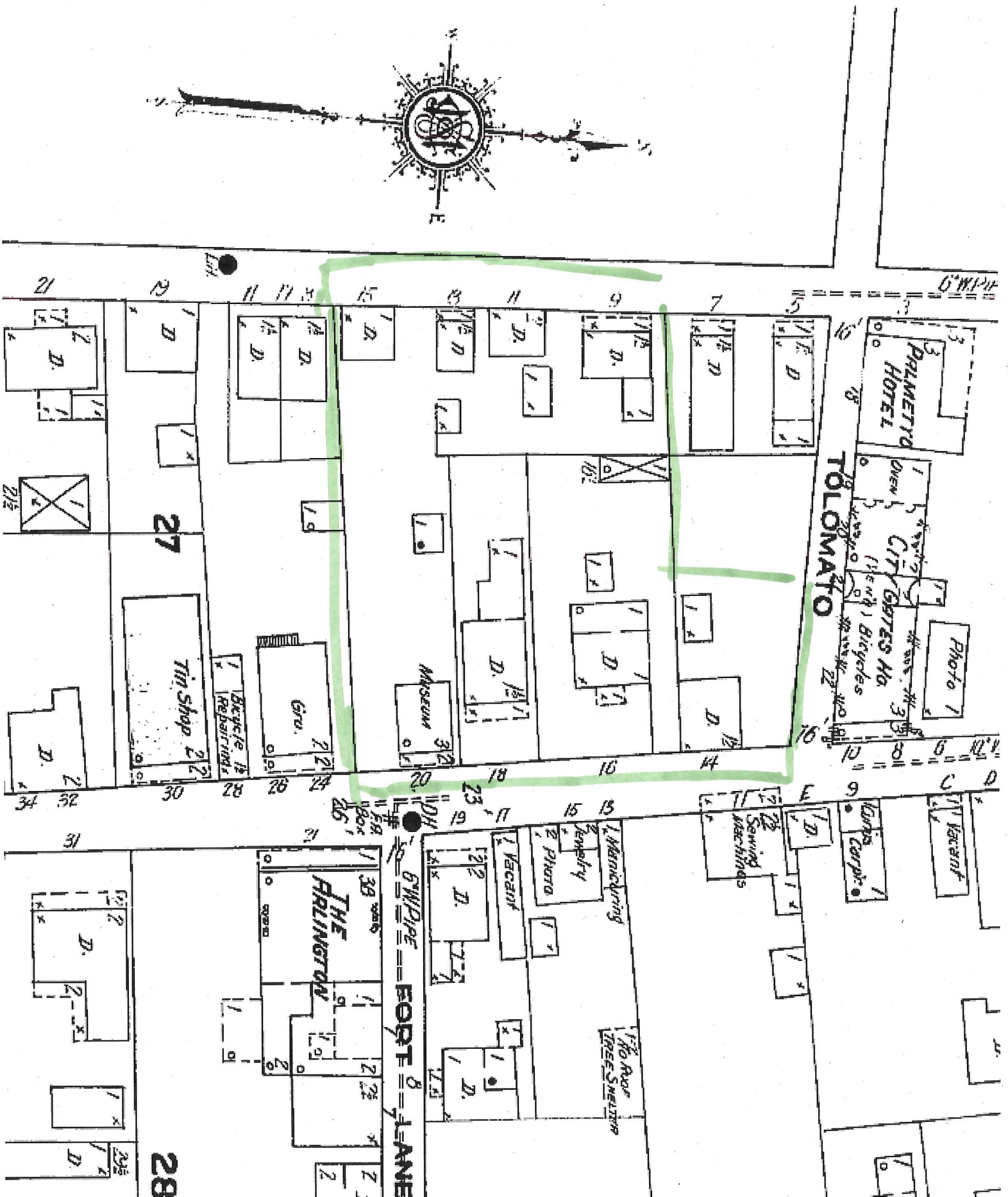
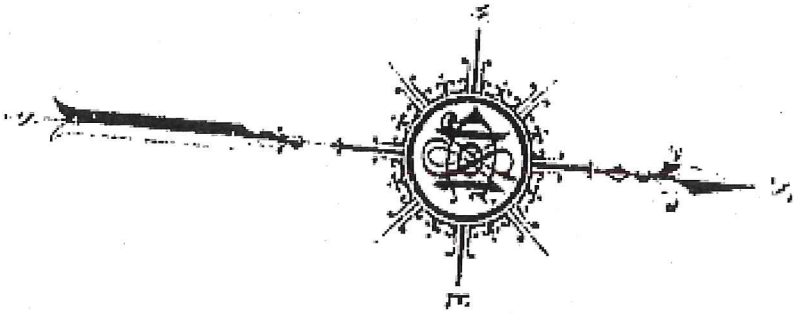
1910

SPANISH



ST. GEORGE





1917

CERRILLO

ORANGE

SPANISH

TOLOMATE

2225

232

PORT ALLEY

T. GEORGE

28

BAY

U.S. Government Property

FT. MARION beyond

16

SEVILLA

SCALE 100 FT TO AN INCH

SEVILLA

VALENCIA

CARRERA

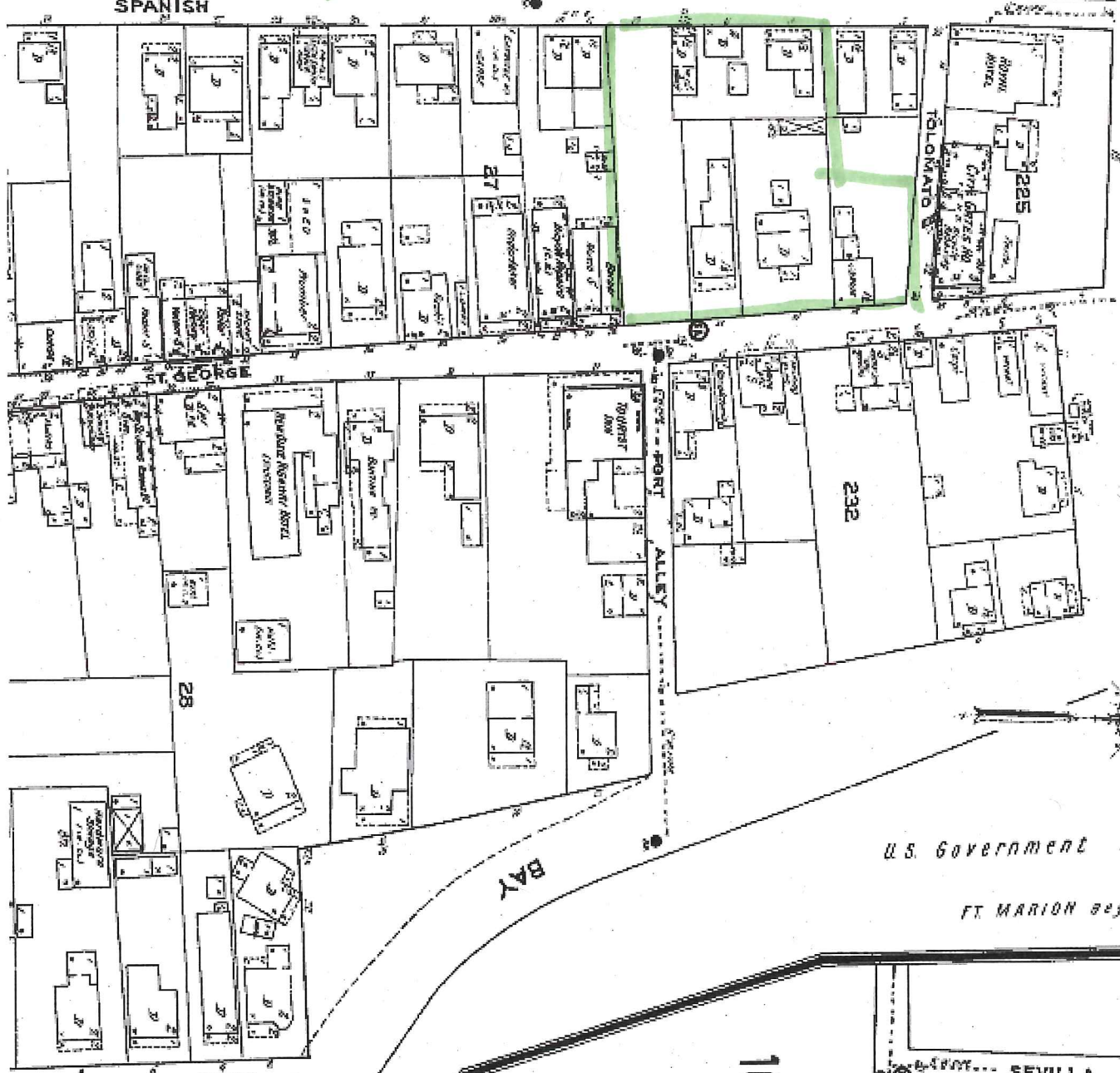
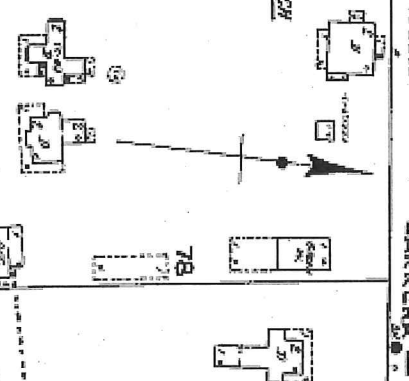
6

KING

LOTTE

PARK

CONSTRUCTION NOTE: SHOW THE LOCATION OF ALL UTILITIES AND STRUCTURES. SHOW THE LOCATION OF ALL UTILITIES AND STRUCTURES. SHOW THE LOCATION OF ALL UTILITIES AND STRUCTURES.



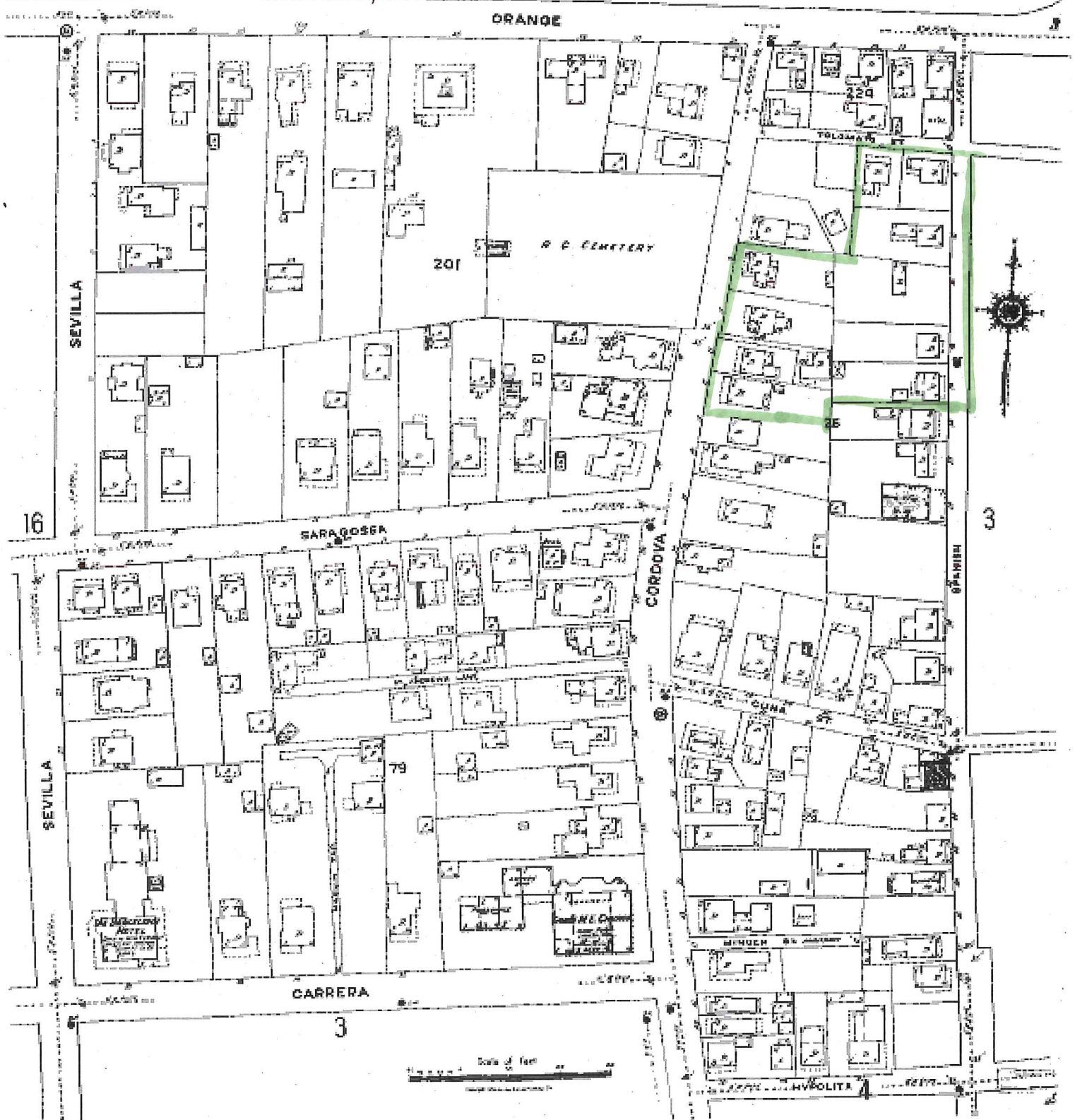
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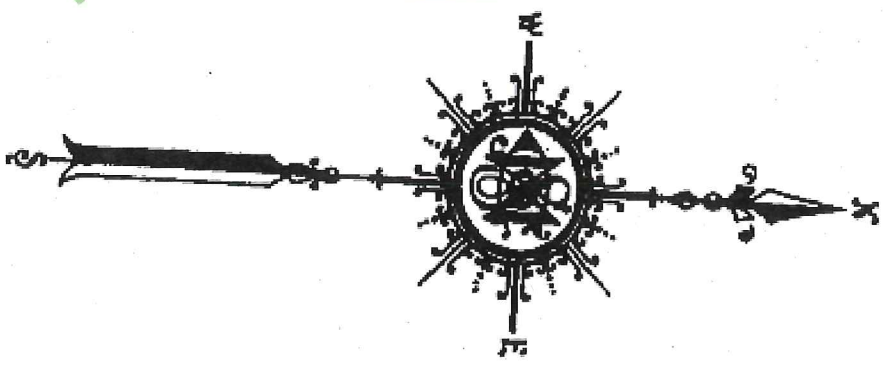
1924

15

JULY 1924
ST. AUGUSTINE
FLA.

2





3

1930

21

APR 1930
ST. AUGUSTINE
FLA.

3

ORANGE

SEVILLA

201

A. C. CEMETERY

224

TOLUO

SARAGOSSA

2

SEVILLA

79

CORDOVA

4

CARRERA

6

LONDON

HYPOLITA



SPANISH

DECLASSIFIED

P. G. G. E. F. E. P. V.

CORBOVA

SARAGOSSA

NAME

67



3

MAR 1910
ST. AUGUSTINE
FLA.



104



SCHOOL HOUSE

ORANGE

SEVILLA



C E M E T E R Y

201

SEVILLA

CORDOVA

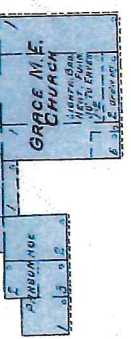
SARAGOSSA

4

CUNA

SEVILLA

79



CARRERA

HYPOLITA

Scale of Feet

7

8

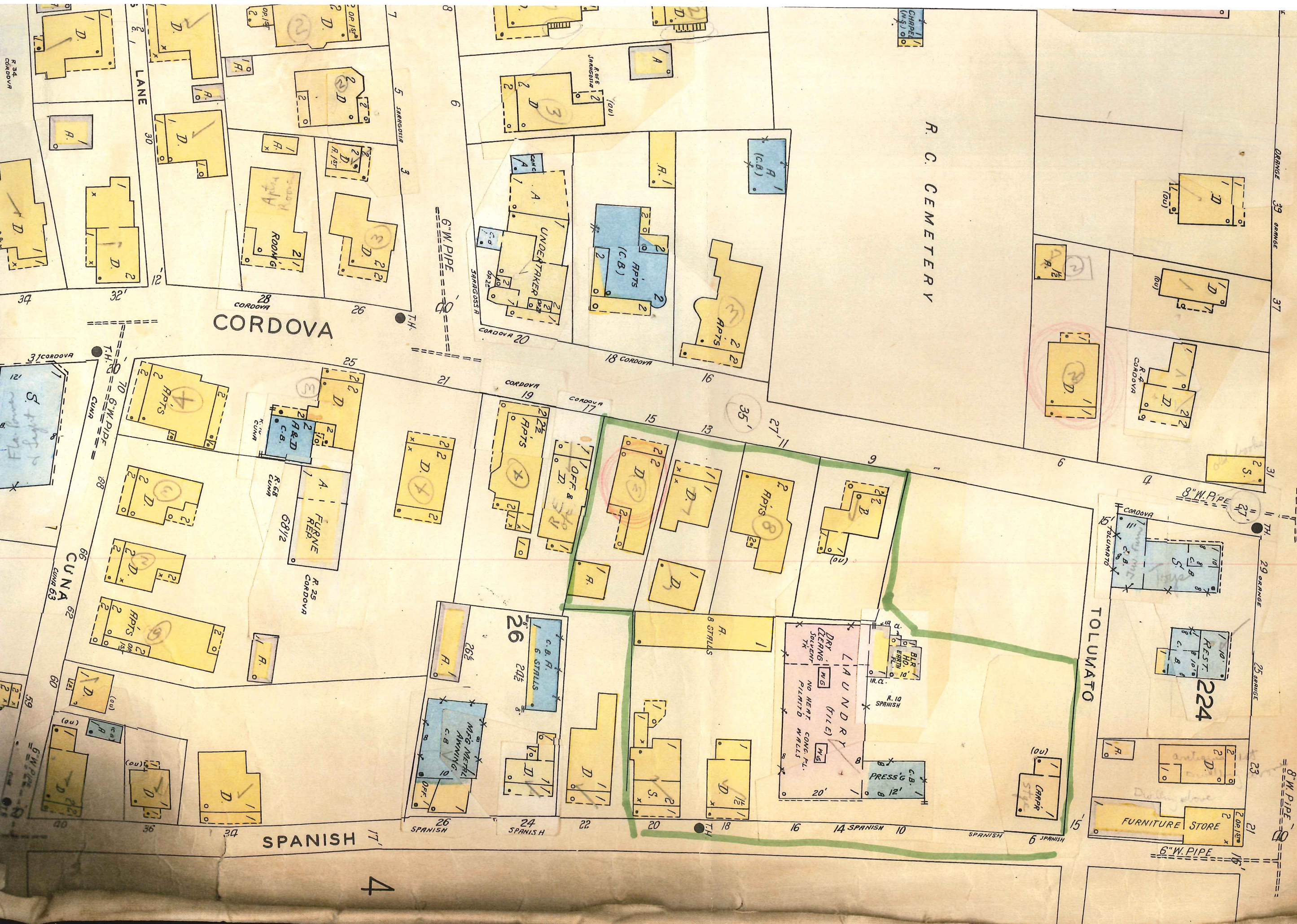
21

19571

APR. 1930
ST. AUGUSTINE
FLA.

3

ORANGE



2019-0049 (20 Spanish St) / Tolomato

TOLOMATO PARKING LOT (BY BLOCK & LOT NUMBERS)

16, 5 (13 CORDOVA ST & 13 1/2 CORDOVA ST) Between 1860-1885 a 1 1/2 story wood framed vernacular residential dwelling was built with a small one story addition extending off the rear at the front of the lot. At some point the exterior of the house was changed to make the building appear to be a bungalow style building. After that the building remained relatively unchanged until it was demolished between 1984-1985. Between 1904 and 1910 a second house, a 1 story framed vernacular was built in the back half of the lot becoming 13 1/2 Cordova. This dwelling remained relatively unchanged until it was demolished in 1982-1983.

16, 4 (11 CORDOVA ST) A two story wood dwelling was built between 1885-1895. In 1937-1940 the building was modified to contain apartments. It continued to be an apartment building until it was torn down in 1976-1977.

16, 3 (9 CORDOVA ST) A 2 story wood dwelling was built in 1860-1885 and remained a residence until it was demolished in 1969-1970.

16, 26 (6 SPANISH ST & 15 TOLOMATO LN) In 1885-1888 a single story wood dwelling was built. In 1888-1895 the lot was split and another house was built facing Tolomato Ln, numbered 15. The Tolomato house remained until 1937-1940 when it was torn down. The building at 6 Spanish St was torn down in 1982-1983. Previous to these two buildings the lot was part of 16,25 (10 SPANISH ST) and an outer building, most likely an outdoor kitchen split the two mentioned lots in the very center of Block 16 Lot 26. See 10 SPANISH ST for further history.

16, 25 (10 SPANISH ST) According to the Puente map of 1764- Casa de ripio de Clemente Ylario (House of rubble masonry of Clemente Ylario) "The Militia officials that serve with the plaza of a soldier" Population Gelebert report 1752 page 25 - states that Ylario was present for rolls and

- 22 House of Wood in good condition, of the property of Fran.^{co} Arnau, its Land of the King.

Block number 6

- it 23 House of Wood, is covered with Shingles, and Palm leaves in bad condition, of the property of Juan Lorenzo, its Land of the King.
- th 24 House of Wood in fair condition, of the property of Jorge Clak, its Land of the King.
- 25 House of Wood [.] is covered with Shingles[,] in bad condition, of the property of Antonia Clak, its Land of the King.
- 26 House of Wood[,] is covered with Palm leaves, in bad condition, of the property of Josef Hernandez Cardona, its Land of the King.
- 27 House of Wood [.] is covered with Shingles, in bad condition, of the property of Josef Hernandez, its Land of the King.
- 28 House of Wood in fair condition, of the property of Pablo Sabater, its Land of the King.
- t 29 House of Wood and Shingles [.] covered with Palm leaves, in bad condition, of the property of Josef Arnau, its Land of the King.
- 30 House of Wood and Shingles, Covered with Palm leaves, in bad condition, of the property of Fran.^{co} Villa, its Land of the King..
- 31 House of Wood, and Shingles [.] is covered with Palm leaves[,] in bad condition, of the property of Don Pedro Josef Salcedo, its Land of the King.
- 32 House of Masonry⁷, in bad condition, that they say to be of the

7. The word derrivada, meaning ruined or tumble down, is superfluous.

property of Don Alfonzo Rivera, with its Land.

33 House of Wood, and Shingles, is covered with Palm leaves, in bad condition⁵ of the property of Bartholomé Usina, its Land of the King.

34 House of Wood and Shingles, Covered with Palm leaves⁵ in bad condition of the property of Juan Segui, its Land of the King.

Block number 7

st 35 House of Wood⁵ Covered with Palm leaves, in fair condition, of the property of Juan Carreras, its Land of the King.

36 House of Shingles is covered with Palm leaves in bad condition of the property of the Artillery-man Pedro de Cuenca, its Land of the King.

ath 37 House of Wood is covered with Shingles in bad condition of the property of Pedro Llul, its Land of the King.

38 House of Wood is Covered with Shingles in bad condition, of the property of Fran^{co} Olmedo, its Land of the King.

39 House of Shingles is covered [with] the same, in bad condition, of the property of Rafael Hernández, its Land of the King.

40 House of Wood and Shingles, is covered with Palm leaves in bad condition, of the property of Sebastian Coll, its Land of the King.

st 41 House of Wood in fair condition, of the property of Jayme Paràs, its Lot of Josef de Burgos, with Deed.

42 House of Masonry, and flat Roof in fair condition, with the Kitchen of Wood in bad condition, with the Lot that runs East, West; of which it is in charge of Don Antonio Fernandez.

36	Solar de D ⁿ Alvaro Lopez de Toledo	14	60
37	Casa de Piedra de Pedro Gomez	35	60
38	Casa de ripio de Lucas Sanchez	16	60
39	Casa de tablas de Jose Navarro	13	60
40	Casa de ripio de Juan Sanchez	12	60
41	Casa de Piedra de Antonia Cruz	13	60
42	Casa de Tabla de Margarita Sanchez	20	00

QUADRA (C)

43	Casa de tablas de Manuel Rodriguez Sacinto	16	70
44	Casa de ripio de Juan del Pero	16	70
45	Casa idem de Geronima Garcia	35	70
46	Solar de Maria Barba	12	95
47	Casa de ripio de Francisco de Sierra	14	70
48	Casa idem de Felipe Serrano	13	70
49	Casa idem de Agustin Santoyo	13	70
50	Casa idem de D. Francisco Ruiz del Cano	13	95
51	Casa de Piedra de los Hernandez de Maria de la Cruz	14	95
52	Casa de ripio de Clemente Vario	15	11
53	Solar de Juan de los Santos	15	39
54	Solar de Lorenza Sanchez	15	39
55	Solar de Sebastian Jirriandez	15	39
56	Solar de Pablo Delgado	15	29
57	Solar de Domingo de Jesus	10	21
58	Solar de Juan de Abrahamer	18	25
59	Solar de Antonio Espinosa	36	25

QUADRA (D)

60	Casa de ripio de Juan del Rio	16	60
61	Casa idem de Salvador de Parras	13	40
62	Casa idem de Agustin Perez	15	60
63	Casa de piedra de Juan de Rivera	16	35

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☐ Appeal of Architectural Review Official
☐ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for
Preservation Approach for Ad Valorem Tax
Exemption

☐ Preliminary Design Approval for Entry
Corridors
☐ Certificate of Completeness and
Recommendation for Historic Property Tax
Exemption
☒ Opinion of Appropriateness
☐ Variance to Design Standard

IN THE MATTER OF:

Case No.: 2018-0111
Applicant: City of St. Augustine
Owner: City of St. Augustine
Address: 20 Spanish St
Parcel Number: 197970-0000; 197780-0000; 197810-0000

RE: Opinion of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to make alterations to an existing parking lot to include adding landscaping, constructing a masonry wall and installing paving material, lighting, and signage.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON DECEMBER 20, 2018, 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 December 20, 2018 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 three (HP-3).
4. The above-described Opinion 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 make alterations to an existing parking lot to include adding landscaping, constructing a masonry wall, and installing paving material, lighting, and signage.

Subject to the following conditions:

- City will conduct due diligence for archaeological assessment
- loose shell consistent with existing shell will be used
- at the northern portion of the lot as feasible
- evaluate entrance opening design
-
-
-

DONE AND ORDERED, at a public hearing on the 20TH day of December, A.D., 2018, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. 2018- 0111

REQUEST **APPROVED** / DENIED/CONTINUES


Sign Name

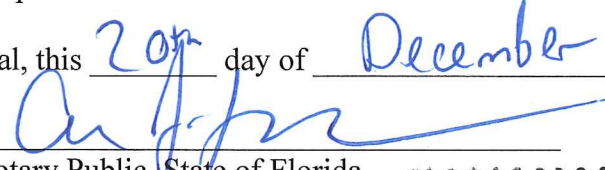
Cathy Duncan
Print Name

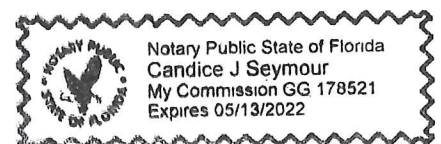
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

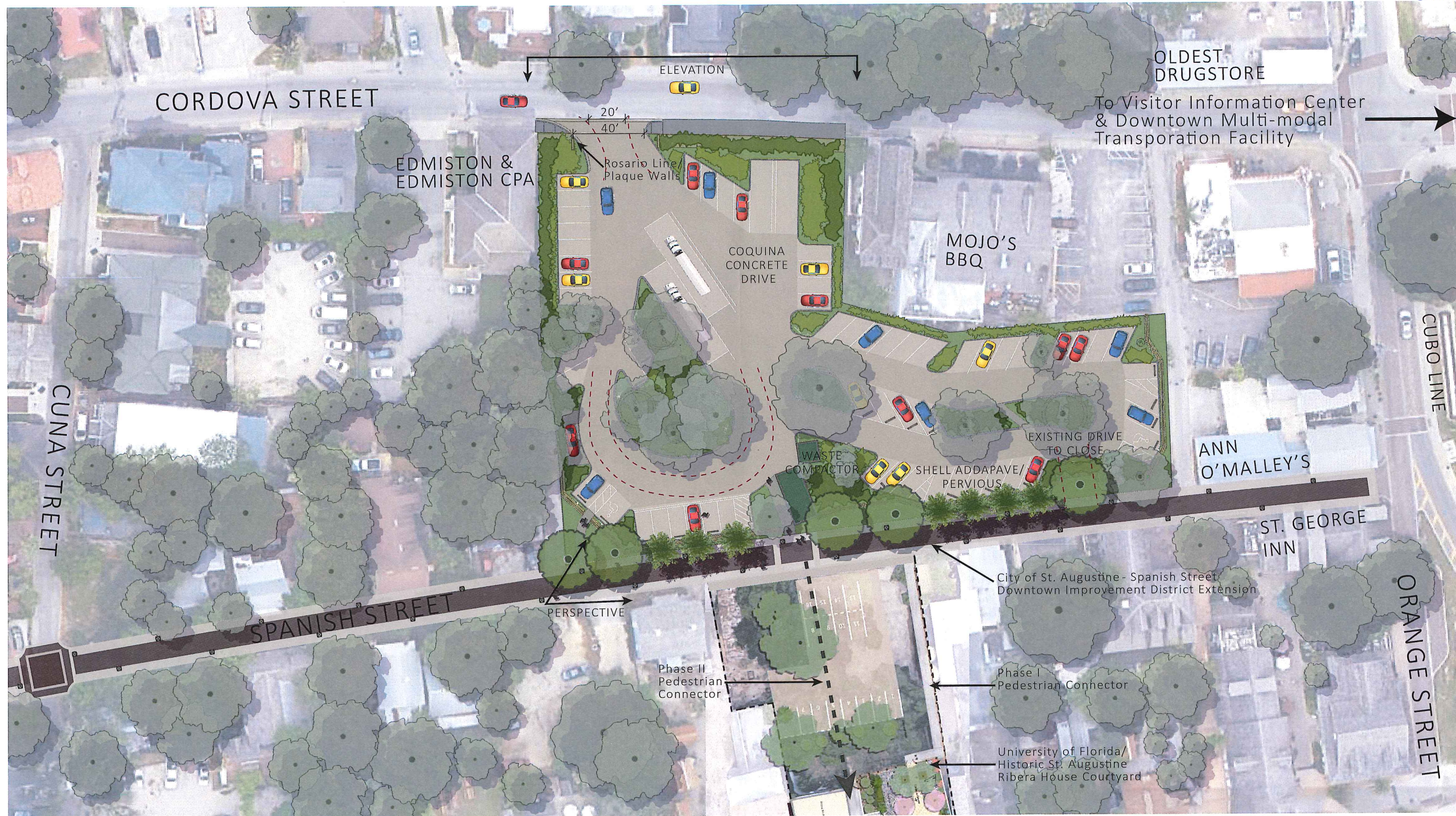
I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Cathy Duncan who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 20th day of December, A.D., 2018.


Notary Public, State of Florida



Dec. 20, 2018
Rece. C meeting



Illustrative Master Plan

COSA Tolomato Lot | Saint Augustine, Florida
ML+H Project No. 18.38.0 | 12.10.18



ETM
England-Thims & Miller, Inc.
VISION • EXPERIENCE • RESULTS

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE • PLANNING



BEFORE



AFTER

Illustrative Perspective from Spanish Street

COSA Tolomato Lot | Saint Augustine, Florida
ML+H Project No. 18.38.0 | 12.10.18

ETM
England-Thims & Miller, Inc.
VISION • EXPERIENCE • RESULTS

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE • PLANNING



BEFORE



AFTER

Illustrative Elevation from Cordova Street

COSA Tolomato Lot | Saint Augustine, Florida
ML+H Project No. 18.38.0 | 12.10.18

ETM
England-Thims & Miller, Inc.
VISION • EXPERIENCE • RESULTS

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CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting December 20, 2018

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, December 20, 2018, 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
Toni Wallace
Jon Benoit
Paul Weaver, III

Absent:

Barbara Wingo

City Staff:

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

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Weaver MOVED to APPROVE the October 18, 2018 and the November 15, 2018 minutes as presented. Motion SECONDED by Ms. Wallace and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

Ms. Duncan announced that items 6(b) and 6(c) had requested continuance to the January 17, 2019 meeting.

MOTION

Ms. Wallace MOVED to CONTINUE applications 2018-0121 and 2018-0134 to the January 17, 2019 meeting. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Wallace, Weaver, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

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

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) Opinion of Appropriateness 2018-0111 – City of St. Augustine – Applicant and Owner 20 Spanish Street

To make alterations to an existing parking lot to include adding landscaping, constructing a masonry

wall, and installing paving material, lighting, and signage.

Ms. Mitchell read the staff report and said staff did not make recommendations regarding City projects.

Reuben Franklin, Freemont Latimer, and Jason Hall reviewed the application.

The Board provided their ex parte communications.

Public hearing was opened.

Ron Mickler noted that City staff had communicated with the neighboring property owners who were in favor of the project for addressing the problem with trucks and vehicle traffic along Spanish Street.

Carl Halbirt expressed concerns regarding impacts to the archeological resources on the property.

Les Thomas felt that trucks and service vehicles should be restricted to along Cordova Street. He spoke in favor of saving the Cubo Line reconstruction and the landscaping plans.

Public hearing was closed.

The Board discussed:

- Paving materials to include coquina concrete and pervious coquina pavement
- Concerns for archeological impacts
- Feasible alternative truck parking areas
- Landscaping in smaller planting spaces to be palms rather than oaks
- Curvilinear entrance with oversized curb-cut required for truck turning radius but seemed over-modern
- Reduction of oversized truck parking spaces from three to two with four truck parking spaces total

- Permitted and metered parking spaces with reduction of approximately 20 spaces
- Allowable paving materials
- Possibility of maintaining loose coquina on the north end of the lot to mitigate impacts in the area
- Cost comparisons in terms of one-time expenditure for solid pavement versus continuing maintenance required for the loose coquina
- Location of potential storm water mitigation trenches

MOTION

Mr. Benoit MOVED to APPROVE Opinion of Appropriateness application 2018-0111 with the conditions that there be clear archeological due diligence and that the applicant strive to use a loose shell material consistent with existing paving material on the northern portion of the site as feasible. The motion was SECONDED by Mr. Weaver.

Further discussion ensued regarding:

- Desired alterations to the entrance due to overly modern design and large 40 foot width
- Necessity to see archeological research and an archeological survey
- Elimination of vehicular access to the parking lot from Spanish Street as a benefit of the project
- Semi-truck spaces necessary for the utilization of the parking lot

VOTE ON MOTION:

AYES: Benoit, Weaver, Wallace, 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.

Applicant requested continuance to the January 17, 2019 meeting. See Modifications to the Agenda for motion to continue.

6. (c) Certificate of Appropriateness 2018-0134 – Don Crichlow & Associates – Applicant
18 St. George Street LLC – Owner
18 St. George Street

To construct new buildings between Spanish and St. George Streets designed with Spanish Colonial character.

Applicant requested continuance to the January 17, 2019 meeting. See Modifications to the Agenda for motion to continue.

7. Certificates of Appropriateness

7. (a) 2018-0160 – Dixon Design Group – Applicant
Maguire Land Corporation – Owner
45 Cordova Street

To make alterations to an already approved Certificate of Appropriateness to include removing the proposed first floor garage and adding a window and door, to install a door on the second story porch, and to construct an addition with new windows and a door.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can take the following actions for the Certificate of Appropriateness for **45 Cordova Street**:

1. **APPROVE** the alterations to the opening patterns and the previously approved porch

2. **CONTINUE** the proposal for the new addition to allow the applicant time to consider an alternate location for stair entry points

Jerry Dixon and Nicole Stearly reviewed the application with a presentation and 3-D model.¹

Ex Parte Communication:

(None)

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

The Board discussed:

- Intent to maintain porch detailing previously approved
- Changes included enclosing the stairwell and removing the previously approved garage

MOTION

Mr. Benoit **MOVED** to **APPROVE** application 2018-0160 as submitted. The motion was **SECONDED** by Ms. Wallace.

VOTE ON MOTION:

AYES: Benoit, Wallace, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

7. (b) 2018-0159 – Les Thomas Architect – Applicant
Dilara and Hamid Hafiz – Owner
164 Avenida Menendez

To raise the building to a finish floor elevation of 14 feet above sea level, to install new rear and front stairways and a rear ramp and deck, and to repair and replace existing front wall.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without

¹ Attached to original minutes

² Brief recess from 2:36p.m. to 2:42p.m.

the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **164 Avenida Menendez** the give the applicant time to address the comments in the staff report.

Les Thomas and Hamid Hafiz reviewed the application with a presentation and additional information.³

Ex Parte Communication:

(None)

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

The Board discussed:

- Flooding in previous hurricanes had risen to about 10 feet
- Adjacent home had been raised to 10.7 feet and subject property was at an existing elevation of 7 feet
- Bayfront homes in general had been requested to be raised higher than FEMA recommendations due to wave action
- FEMA requirements had not increased from the existing 10 foot elevation
- Streetscape impacts
- Request would not cause home to exceed 35 foot height limit
- Raising the structure would require additional steps to access home
- Requested height seemed excessive
- Willingness to determine a height that would compromise the requested height and the FEMA requirement

Mr. Thomas stated that the owner would be agreeable with a reduction of the elevation to 12 feet.

The Board continued discussion regarding what building height would comprise the least impact on the structure and the streetscape. There was also general discussion regarding lifting homes in the historic district without heavily impacting streetscapes and maintaining the integrity of the historic district.

Buddy Schauland, City Building Official, gave a brief explanation regarding FEMA, State, and City building requirements that put the minimum elevation at 10 feet.

There was discussion regarding approval of a lower elevation than proposed to one foot above the adjacent home that was raised as well as the Board's preference for perpendicular steps to allow for staff approval of that feature.

MOTION

Mr. Benoit MOVED to APPROVE application 2018-0159 with the following condition:

- That the base flood elevation for the finished floor be 11.7 feet which is 1 foot higher than the neighboring structure to the south which had already been lifted
- That the differential between the architectural elevations presented and the elevations less the 3.5 feet be taken out of the stairs that run perpendicular from the house towards Avenida Menendez

The motion was **SECONDED** by Ms. Wallace.

VOTE ON MOTION:

AYES: Benoit, Wallace, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Demolition

8. (a) 2018-0151 – Sabio Marketing, LLC – Applicant and Owner

³ Attached to original minutes

48 Grove Avenue

To demolish a building constructed in 1956 that is recorded in the Florida Master Site File and does not contribute to the North City National Register District.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **48 Grove Avenue**.

Adam Cowherd reviewed the application.

Ex Parte Communication:

(None)

Public Hearing

B.J. Kalaidi was concerned with the use of the property as a vacation rental.

16 certified notices were sent, 8 were returned in favor, and 2 had comments.

The Board discussed how the subject structure technically met the age criteria for the district but was so architecturally out of character that it was determined to not be a contributing structure.

MOTION

Mr. Weaver MOVED to APPROVE application 2018-0151 based on the fact that it does not meet the criteria as a historic building. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Wallace, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) 2018-0162 – Mathew Pennington – Applicant
Lincolnville Properties LLC – Owner

241 West King Street

To demolish a structure constructed in 1946 that is recorded in the Florida Master Site File and is not listed on the National Register of Historic Places.

Ms. Mitchell read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **241 West King Street**.

Mathew Pennington reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Mark Sekunna was in favor of the application but was concerned with the close proximity of the subject structure to his own.

B.J. Kalaidi asked regarding whether the applicant was allowed to speak for the new owner of the property which the applicant confirmed and the new owner attested to.

Public hearing was closed.

The Board discussed that the subject property would likely be considered part of the King Street Entry Corridor which was being re-evaluated; however, the building was in poor structural condition.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2018-0162, 241 West King Street, based on the fact that it does not meet the code for a historic structure and based on the distressed condition of the building. The motion was SECONDED by Ms. Wallace.

VOTE ON MOTION:

AYES: Weaver, Wallace, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. Other Business

Ms. Wolfe announced the Joint Workshop on January 9, 2019 as well as the regular meeting on January 17, 2019. She also noted the upcoming CLG and CAMP training proposed for March 25-26, 2019.

10. Review of Conflict Statements from Previous Meetings

(None)

11. Adjournment

There being no further business, the meeting was adjourned at 4:21 P.M.⁴



Catherine Duncan, Chairperson

⁴ Transcribed by Candice Seymour

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Planning/Building Dept.

☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. 2019-0089

Receipt No. _____

Meeting Date: _____

Advertising Costs \$ _____

Paid on _____

Receipt No. _____

- NAME OF APPLICANT Reuben Franklin, P.E., Mobility Program Manager
Business (if applicable) City of St. Augustine
Address P.O. Box 210
City St. Augustine State FL Zip Code 32085-0210
Daytime telephone 904-209-4279 Other phone/email rfranklin@citystaug.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER John Regan, P.E., City Manager
Business (if applicable) City of St. Augustine
Address P.O. Box 210
City St. Augustine State FL Zip Code 32085-0210
Daytime telephone (required) 904-825-1015 Other phone jregan@citystaug.com
- PROJECT STREET ADDRESS 20 Spanish Street, 5 Cordova Street, 9 Cordova Street
- LEGAL DESCRIPTION: Lot 21-30 Block 16 Subdivision City of St. Augustine Parcel _____
- EXISTING USE Municipally Owned (8900) - Parking PROPOSED USE Municipally Owned (8900) - Parking
- PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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Planning/Building Dept.

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

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

D. PAINT COLORS (check one)

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

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

This project is to rehabilitate the Tolomato Parking area. This includes removing the existing crushed coquina parking surface for the southern half of the lot and constructing a concrete parking surface. Included with the rehabilitation is the use of best management practices in the form of pervious pavement in appropriate areas, providing additional specified ADA accessible and delivery parking spaces as well as changing the orientation of the compactor to remove heavy vehicle trips from Spanish Street. Additional features include a Colonial style masonry wall along Spanish Street and Colonial Style masonry walls shielding the compactor and recycling dumpsters. To the greatest extent practical the existing trees are to remain and additional complementary plantings will be included to complete the parking area.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Reuben Franklin

SIGNATURE OF APPLICANT 

DATE 8/16/2019

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____

DATE _____

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

AUG 16 2019

COMPLETENESS REVIEW CHECKLIST

Planning/Building Dept.

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.

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

Planning/Building Dept.

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

See aboveProject number: _____ Project Address: Paradise LotReviewed by: Kelli Mitchell Date: 8/16/19



REVISIONS	
DATE	DESCRIPTION
RECEIVED AUG 16 2019	

ETM
VISION • EXPERIENCE • RESULTS

England-Thing & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316
Jason T. Hall, P.E.
P.E. License # 62467

City of St. Augustine
PUBLIC WORKS DEPARTMENT

P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210 PHONE (904) 825-1040

TOLOMATO PARKING LOT
CONCEPTUAL LAYOUT D

SHEET NO.



Illustrative Site Plan

COSA Tolomato Lot | Saint Augustine, Florida
ML+H Project No. 18.38.0 | 09.16.18

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0 25' 50' 100'

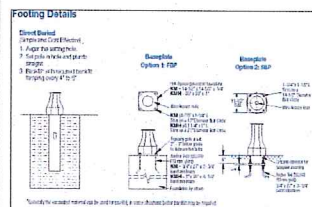
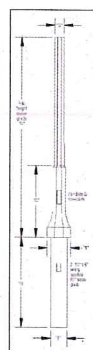
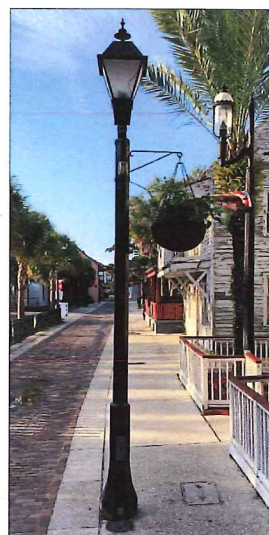


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LANDSCAPE ARCHITECTURE • PLANNING

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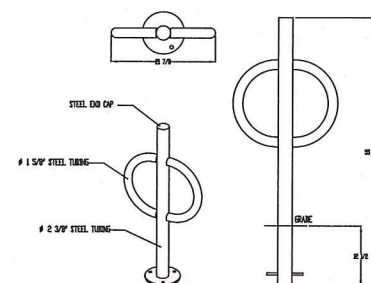
CONCRETE POLE
MANUF: STRESSCRETE
MODEL: MEMPHIS: KM13
SPECS: POLISHED FINISH, FLUSH BASE PLATE

NOTE: FIXTURE AND POLE TO MATCH DOWNTOWN IMPROVEMENT DISTRICT CITY STANDARD



MANUF: LANDSCAPE FORMS
MODEL: SCARBOROUGH
SPECS: BLACK POWDERCOAT FINISH; SIDE OPENING W/ ASH PAN

NOTE: LITTER RECEPTACLES TO MATCH DOWNTOWN IMPROVEMENT DISTRICT CITY STANDARD



PRIMECRAFT, INC. 2015
RECYCLED STEEL AND BARS BACK WITH FLAT CAP, TUBE STEEL AND 2" DIA. SURFACE TO BE GRIND FLAT

PRIMECRAFT, INC. 2015
RECYCLED STEEL AND BARS BACK WITH FLAT CAP, TUBE STEEL AND 2" DIA. SURFACE TO BE GRIND FLAT

NOTE: BIKE RACKS TO MATCH DOWNTOWN IMPROVEMENT DISTRICT STANDARD

6 LIGHT POLE STANDARD

1/2" = 1'-0"

P-CO-TOL-06

5 LITTER RECEPTACLE STANDARD

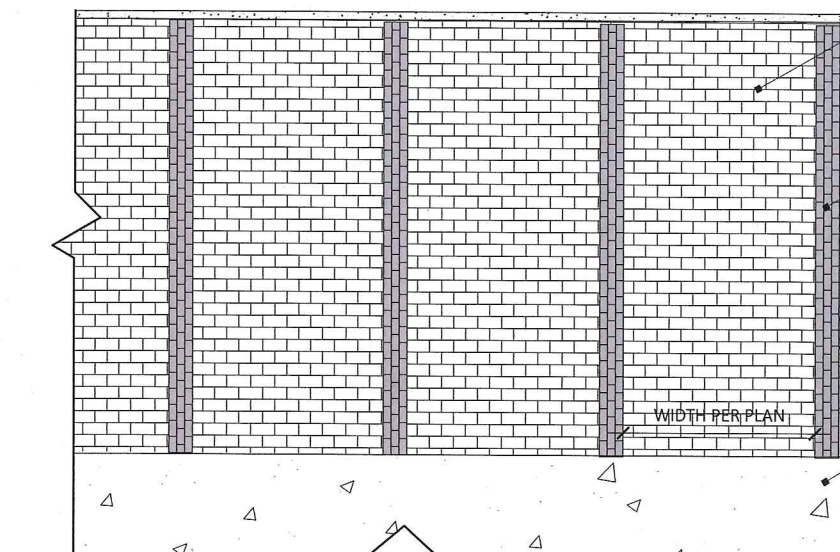
NOT TO SCALE

P-CO-TOL-05

4 BIKE RACK STANDARD

NOT TO SCALE

P-CO-TOL-04



CLAY BRICK PAVER (FIELD)
MANUF: WHITACRE GREER
STYLE: PERMEABLE BRICK PAVER
DIMS: 2 3/4" x 4" x 8"
COLOR: ST. AUGUSTINE BLEND

CLAY BRICK PAVER (STRIPING)
MANUF: WHITACRE GREER
STYLE: PERMEABLE BRICK PAVER
DIMS: 2 3/4" x 4" x 8"
COLOR: IVORY

CONCRETE CURB/EDGE RESTRAINT

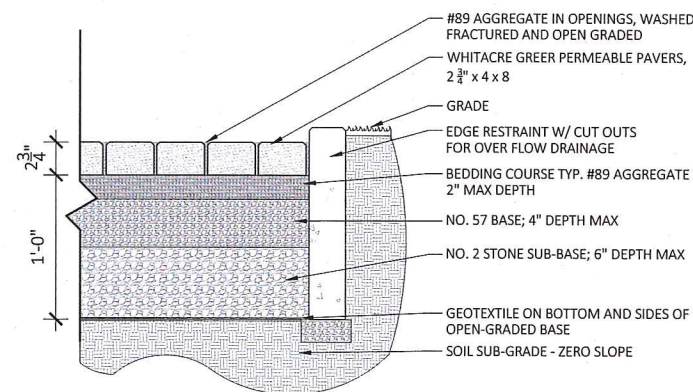
DRIVE AISLE; COQUINA CONCRETE

NOTE: PAVER COLOR AND FINISH TO MATCH DOWNTOWN IMPROVEMENT DISTRICT CITY STANDARD

2 PERMEABLE BRICK PARKING STALL

1/4" = 1'-0"

P-CO-TOL-03



#89 AGGREGATE IN OPENINGS, WASHED FRACTURED AND OPEN GRADED
WHITACRE GREER PERMEABLE PAVERS, 2 3/4" x 4 x 8
GRADE
EDGE RESTRAINT W/ CUT OUTS FOR OVER FLOW DRAINAGE
BEDDING COURSE TYP. #89 AGGREGATE 2" MAX DEPTH
NO. 57 BASE; 4" DEPTH MAX
NO. 2 STONE SUB-BASE; 6" DEPTH MAX
GEOTEXTILE ON BOTTOM AND SIDES OF OPEN-GRADED BASE
SOIL SUB-GRADE - ZERO SLOPE

3 WHITACRE GREER PERVIOUS PAVERS

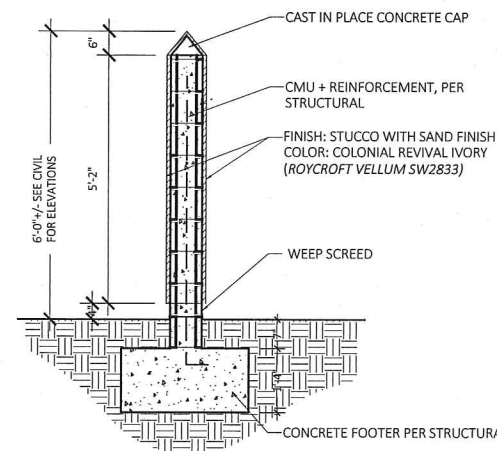
NOT TO SCALE

P-CO-TOL-03

1 MASONRY WALL W/ PEAKED CAP

1/2" = 1'-0"

P-CO-TOL-02



CAST IN PLACE CONCRETE CAP

CMU + REINFORCEMENT, PER STRUCTURAL

FINISH: STUCCO WITH SAND FINISH COLOR: COLONIAL REVIVAL IVORY (ROYCROFT VELLUM SW2833)

WEEP SCREED

CONCRETE FOOTER PER STRUCTURAL

COSA TOLOMOTO LOT

Cordova Street, St. Augustine, Florida

DETAILS

SYM	DESCRIPTION	DATE

SIZE: ANSI D
PRIME PROJECT #:
ML+H PROJECT #: 18.38.0

DRAWING NO.:
L-2.1



BEFORE



AFTER

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Illustrative Elevation from Cordova Street

COSA Tolomato Lot | Saint Augustine, Florida

ML+H Project No. 18.38.0 | 09.16.19

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BEFORE



AFTER

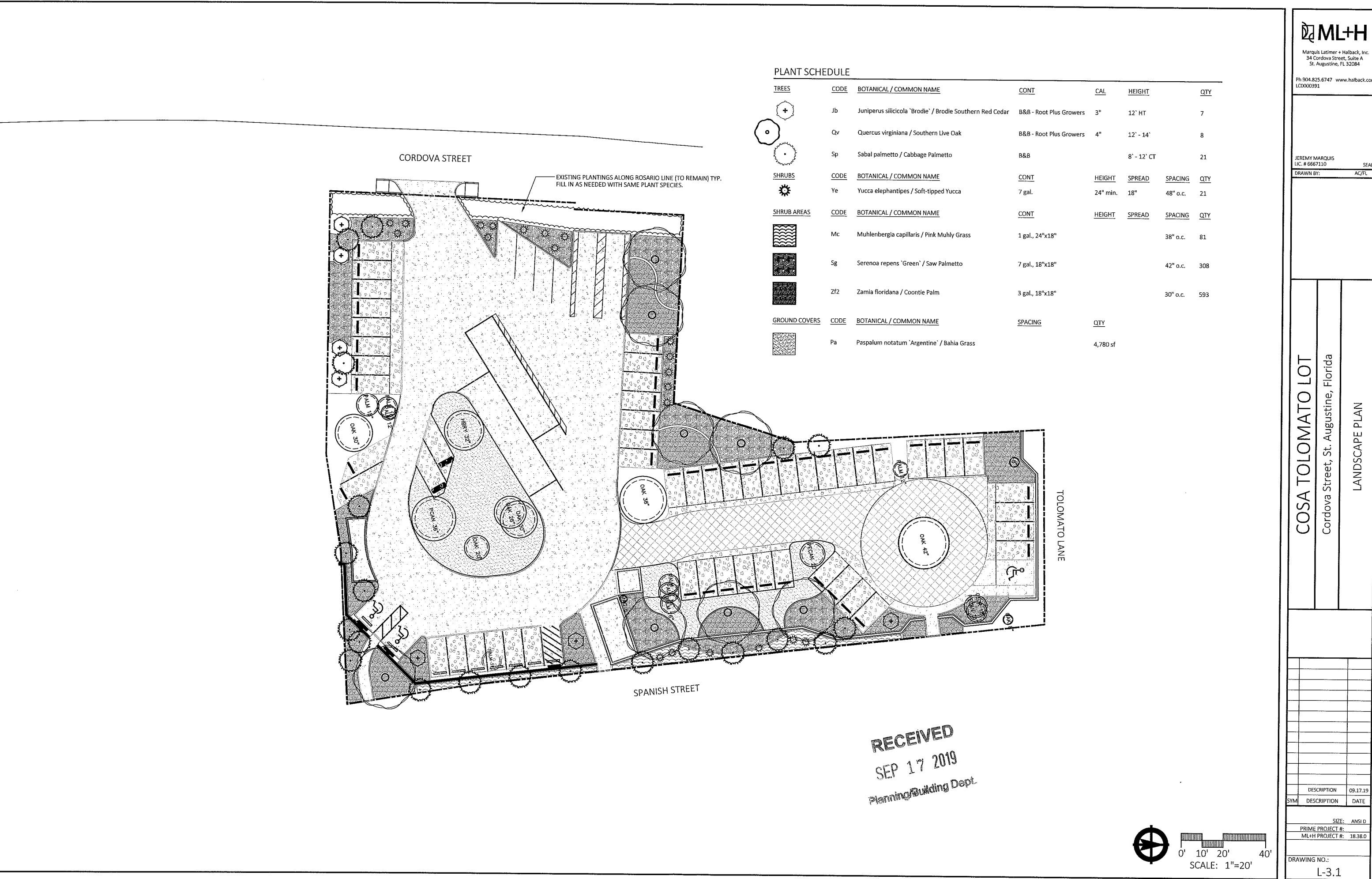
Illustrative Perspective from Spanish Street

COSA Tolomato Lot | Saint Augustine, Florida
ML+H Project No. 18.38.0 | 09.16.19

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St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID	1979700000
Location Address	20 SPANISH ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug W of St George (COM) (610.06)
Tax Description*	CITY OF ST AUGUSTINE BLK 16 LOTS 21 THRU 26 & N30FT OF LOT 20 334.5FT ON SPANISH ST OR991/730 *The Description above is not to be used on legal documents.
Property Use Code	Parking Lots (2810)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.770
Homestead	N

Owner Information

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

Map



Valuation Information

	2019
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$672,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$672,000
Total Deferred	\$43,680
Assessed Value	\$628,320
Total Exemptions	\$628,320
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$0	\$0	\$571,200	\$0	\$0	\$571,200	\$571,200	\$571,200	\$0
2017	\$0	\$0	\$571,200	\$0	\$0	\$571,200	\$571,200	\$571,200	\$0
2016	\$0	\$0	\$571,200	\$0	\$0	\$571,200	\$571,200	\$571,200	\$0
2015	\$0	\$0	\$546,000	\$0	\$0	\$546,000	\$546,000	\$546,000	\$0
2014	\$0	\$0	\$546,000	\$0	\$0	\$546,000	\$546,000	\$546,000	\$0
2013	\$0	\$0	\$546,000	\$0	\$0	\$546,000	\$546,000	\$546,000	\$0
2012	\$0	\$0	\$546,000	\$0	\$0	\$546,000	\$546,000	\$546,000	\$0
2011	\$0	\$0	\$604,800	\$0	\$0	\$604,800	\$604,800	\$604,800	\$0
2010	\$0	\$0	\$672,000	\$0	\$0	\$672,000	\$672,000	\$672,000	\$0

Exemption Information

Exemption Type	Amount
City	\$628,320

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	336	100	33600	SF	\$672,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/12/1993	\$800,000.00	WD	991	730	U	V	ST AUG FOUNDATION INC	CITY OF ST AUGUSTINE

Area Sales Report

Recent Sales in Area

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

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

MEMORANDUM

TO: Historic Architectural Review Board

Date: September 26, 2019

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

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

SIGN PERMITS

45 San Marco Avenue (New Sign for Uptown Swinery, 1 on Building, 1 Above Front Door, Replacing La Pavillion Signs)

116 St. George Street (Temporary Banner for 35th Anniversary)

12 Cuna Street (New Directory Sign for Businesses at the St. Augustine Craftsman's Guild)

32 St. George Street (New Sign for Santa Barbara Gift Shop, 6 Sq. Ft. Bracket)

32 St. George Street (New Sign for Santa Barbara Hospital Museum, 6 Sq. Ft. Bracket Sign)

32 St. George Street (New Sign for Spook Central, 6 Sq. Ft. Wall Sign)

21 Spanish Street (New Sign for Santa Barbara Hospital Museum, 24" x 36" Two Sides)

32 St. George Street (New Sign for St. George Street Village, Directory Sign, 24" by 36" Bracket Sign Over Entrance)

32 St. George Street (New Sign for St. George Street Village Gift Shop, 24" by 36" Hanging Sign)

REPAIR, MAINTENANCE, AND NEW CONSTRUCTION

32 Marine Street (Remove/Install New Trim and Wood Siding at East Dormers Using Like for Like Material)

45 San Marco Avenue (Paint Building Using Pre-Approved Colors)

144 King Street (Re-Roof, Second Building in the Rear of the Building)

218 West King (Re-Roof)

253 Charlotte Street (Re-Roof)

HARB APPROVED DEMOLITION

190 Nix Boat Yard Road (Full Demolition)

Kelli Mitchell

Kelli Mitchell, Historic Preservation Planner