CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A – AMENDED*

THURSDAY, JANUARY 20, 2022 - 1:00 PM

ALCAZAR ROOM

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) Draft minutes from November 18, 2021
   b) Draft minutes from December 16, 2021
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
7. Certificate of Appropriateness
   a) PL2021-0176 — Jar Property Management Corporation - Applicant & Owner
   159 Cordova Street
   To construct a masonry wall along the front and portions of the north and south property lines to create a flood barrier.

8. Certificate of Demolition and Partial Demolition

a) PL2021-0173 — Steven Layt and Les Thomas - Applicant
Steven and Nicole Layt - Owner
50 Carrera Street
For after-the-fact partial demolition of a building, constructed ca. 1885-1894, that is recorded in the Florida Master Site File and is a contributing building to the Model Land Company National Register Historic District, with features removed or modified including the chimney, porches on the west and south elevations, the fenestration, and proposed modifications to the wood siding.

b) PL2021-0174 — Len Weeks Rental Properties - Applicant
Claude L Weeks Jr. (a.k.a. Len Weeks) - Owner
63 Hypolita Street
To demolish a commercial building constructed ca. 1924-1930 that is recorded in the Florida Master Site file, is a contributing building to the Town Plan National Register District, and is located in the HP-2 zoning district. (Previous HARB Certificate of Demolition approval from November 1991 under BDAC 91-705 expired)

c) PL2021-0175 — All Angles Construction, Inc - Applicant
Ian McCaskill* - Owner
25 River Road
To demolish a building constructed ca. 1938 that is recorded in the Florida Master Site file and is not located in a district.

9. Planning and Building Staff Communications

a) Planning and Building Staff Approved Permits Report

10. Other Business

11. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
November 18, 2021

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, November 18, 2021, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

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

City Staff:

Julie Courtney, Historic Preservation Officer
David Birchim, Director, Planning and Building Department
Richard Thibault, Assistant City Attorney
Elyse Anderson, Recording Secretary

2. General Public Comments for Items not on the Agenda

- BJ Kalaidi
- Hugh McClelland

3. Approval of Minutes

(None)

4. Modification and approval of Agenda

Ms. Duncan announced item PL2021-0148 had been administratively withdrawn and item PL2021-0118 was withdrawn by the applicant.

MOTION

Mr. Benoit MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Mr. Weaver.

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

5. Public Comments related to Expedited Hearing items:

5. (a) PL2021-0146 – First Coast Equity Builders, LLC — Applicant
Stanley & Catherine Paris- Owner
22 Dolphin Drive

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

Randy Baker waived his right to a public hearing and presentation.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 22 Dolphin Drive because it is not a local landmark or otherwise designated as a historic building.

1. For any salvageable historic materials, including the wood windows, to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building

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materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

Ex Parte Communication:

(None)

18 certified notices were sent, 5 were returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

BJ Kalaidi opposed the application stating what would be replaced on the property would be a three-story building and she felt this would change the streetscape and the historic fabric of the neighborhood. She said history needed to be honored.

Public hearing was closed.

There was a brief discussion about who was the agent for the property as the owner was not present.

Mr. Birchim advised the Board that Mr. Baker was able to represent the application for the owners.

MOTION

Mr. Weaver MOVED to APPROVE application PL2021-0146. The motion was SECONDED by Mr. Benoit.

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

6. Certificate of Appropriateness
6. (a) PL2021-0149 – Michael Skjerning – Applicant & Owner
165 Cordova Street

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

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a CERTIFICATE OF APPROPRIATENESS at 165 Cordova Street if the HARB finds the proposed project scope meets the applicable Secretary of the Interior's Standards 9, and 10 (for the driveway gate) with the following conditions:

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

2. To make the gate slightly shorter, use black/bronze hardware, and similar dog-ear pickets of the previously approved fence.

Mr. Skjerning reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Applicant agreed to follow staff recommendation for the gate
- Gate should be lower than five feet regarding the AGHP
- Alternative would be to keep windows and fill from inside
- Windows could be salvaged in place adhering to the staff recommendation

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- Filling from inside would allow applicant it achieve what was needed
- Windows in kitchen could be filled but not in the rear of the home
- Thought windows were original to the property
- No objection from applicant to fill windows instead of removal
- Three windows totals: two for the kitchen and one for a bathroom

MOTION

Mr. Weaver MOVED to APPROVE application PL2021-0149 keep the windows on the north elevation and fill from inside, remove and block in the multi-light window, and make the gate shorter using black bronze hardware and similar dogeared pickets of the previously approved fence. The motion was SECONDED by Benoit.

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

7. Certificate of Demolition and Partial Demolition

7. (a) PL2021-0147– Emergency Services and Homeless Coalition of St. Johns County, Inc– Applicant & Owner
62-1/2 Chapin Street

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

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions on a Certificate of Demolition at 62-1/2 Chapin Street:

1. APPROVE because it is not a local landmark or otherwise designated as a historic building, with the following condition:
a. For any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other
historic properties.

2. CONTINUE to consider designating the overall complex as a local historic landmark.

Deborah Redding reviewed the application.

Ex Parte Communication:

(None)

10 certified notices were sent, 0 were returned in favor, 0 were returned opposed and 0 had comments.

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

The Board discussed:

- Home was in middle of the lot and not visible from the street
- Little impact to the neighborhoods character
- Entire campus had been considered for landmark status
- Property was owned by a non-profit
- Photographic evidence provided showed cost would be substantial for renovation
- Supportive of demolition
- Questioned if the executive director was allowed to represent the application

Dr. Beverly Carmichael was sworn in for the record.

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Dr. Beverly Carmichael was on the Board of Directors with Judy Boler, the President, and stated all the Board members were in support of the application.

Dr. Wingo thought Staff should make sure there was a resolution from the Board or something more substantial before proceeding. She said the President may have the authority to conduct real estate transactions; however, none had been stated in the documentation.

The discussion continued:

- Questioned if research had been done to show these were railroad workers homes
- Applicant went to Historical Society, but archives did not have proof
- Had oral information from previous resident that homes were where railroad workers had lived
- Did not believe the oral history would change the outcome of the building
- Applicant should have conducted more research about the property
- Willie Galimore's home was on the campus
- Galimore home would not be destroyed
- Galimore house has an Accord Marker
- Did not believe there was a legal basis to deny the demolition
- Building did not meet the standards for local landmark status
- Thought the applicant could qualify for grants to help the organization
- Current building did not have integrity
- Suggested to have the slab be off grade to decrease the chances of flooding
- Slab if elevated would cost more than verse a slab off grade

Ms. Redding thanked the Board for the suggestions and stated they were about keeping the homes, not tearing them down. She said they were interested in speaking with Florida East Coast Railway to help with research to provide proof these were railroad workers homes.

Mr. Benoit asked since the building was in the middle of the lot were, they able to rebuild in the same footprint and was there a time limit requirement.

Mr. Birchim answered they would have twelve months after the demolition to rebuild on the same footprint.

MOTION

Mr. Benoit MOVED to APPROVE application PL2021-0147 finding that it is not an individually listed historic landmark building or otherwise designated as a historic building. The motion was SECONDED by Mr. Weaver.

Mr. Weaver stated there were two conditions: first was to salvage any historic materials and he thought the second had been satisfied, which was to consider designating the overall complex as a local historic district, which had been agreed upon.

Mr. Benoit AMENDED the motion to add the condition to salvage any historic materials.

Mr. Weaver SECONDED the amended motion.

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

7. (b) PL2021-0148– Thomas Bryant, III – Applicant & Owner
132 Martin Luther King Avenue

To demolish a residential building, constructed c. 1910-1917, that is recorded in the Florida Master Site File

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and is a contributing structure to the LincoInville National Register Historic District.

Administratively Withdrawn prior to meeting.

8. Continued Items from the previous HARB meetings

8.(a) PL2021-0128 Certificate of Appropriateness Continuing from October 21, – Boston Painting Services Applicant
Trinity Episcopal Church of St. Augustine– Owner
215 St. George Street

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

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

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

2. Continue the application if the HARB finds that more information and documentation about the proposed coating is needed.

Danny Boston reviewed the application. He read a letter from A.D. Davis Construction into the record. He brought samples for the Board to view.[1]

The Board provided their ex parte communication.

Public hearing was opened.

Ms. Courtney clarified a few items from the staff report. She said they needed to understand where the proposed coating would be located since the application indicated it would be for the old church building, but the photographic evidence provided showed the wing that was later built facing St. George Street and was not part of the original Sanborn maps. She said the second issue was when was the plaster applied to the original church building. She said the letter from Mr. Davis stated the mid 1990's but there was a restricted covenant from the State because the church received a grant which was used for additional plaster work. She said there was a possibility that the stucco on the original building was not from the 1990's.

Mr. Boston stated the historic preservation brief from the National Park Service recommended the coating could be used. He read the brief into the record.

Matt Marino was in favor of the application. He said the original part of the church was located on King Street and that building was coquina and the rest were brick. He stated the brick and the coquina had lost significant stability and he said there was significant damage to the mortar which upheld the brick pillars that hold the roof supports. He said if water was on the brick there would be a loss of integrity to the roof trusses. He said the main concern was having a building still standing one hundred years from now.

Mike Davis stated they had worked on the building back in 1994 with Ken Smith and above the arched windows were major structural cracks. He said Mr. Smith's original plan, with a structural engineer, was to remove the stucco and inject epoxy and bind the brick and mortar together. He said the mortar was too soft and the epoxy would not adhere to the mortar. He said after further review, Mr. Smith and the engineer pinned the openings with a control joint that

[1] Attached to packet

was not originally there to stop the spread of the arch windows. He said the mortar within the brick was not in good condition due to many years of water intrusion which has gone through the stucco. He said if the building was not sealed, the stucco would have to be removed within another five or ten years. He said the original church was made of coquina; however, the coquina was very soft and removing the stucco would remove layers of coquina.

Mr. Weaver asked if he was able to detect how extensive the stucco removal was on the coquina and brick portion.

Mr. Davis replied that there were many hollow spots and very few sections that would adhere and around 75% to 80% was loose. He said it would come off easily and it did not look like it does today.

Mr. Weaver thought most of the stucco was around thirty years old.

Mr. Davis replied that he was unaware of the age of the stucco but what was there now had been there since 1994 -1995. He said he did not remember any major stucco work taking place when the grant was received, but work was done on the steeple, and other places on the church but not stucco.

Mr. Weaver stated this helped him and being that it was not an original material and more modern he thought that was a factor to take into consideration.

Ms. Duncan stated Ken Smith told her there were no expansion joints in the stucco which was causing a lot of the damage too. She said there would need to be expansion joints. She asked if there were any put in.

Mr. Davis stated the only place where expansion joints were added was above the arched windows. He said adding expansion joints on a building that did not have them would have looked terrible.

Public hearing was closed.

The Board discussed:

- Thought the building needed to be watertight
- Building had hairline cracks that obtained moisture
- Building would be compromised with water behind the coquina
- Keeping moisture away was essential
- Thought more damage could be done by removing stucco
- Find a correct coating that would be appropriate could help with the issue
- Most important was to keep building for next 100 years
- Thought the monolithic paint coating would change the building
- Last discussed was a clear coat
- Clear coat could assist with waterproofing but keep the same appearance
- Stucco had an aggerate and new coating could be monolithic on the building
- If goal was to keep water out a clear coat could accomplish that
- Evidence that building had been painted at one time
- Would be supportive if able to solve with a clear coat
- Painting would dramatically change the building
- In 2014 coating had been approved for the building
- Questioned if adding a coating would exacerbate any of the problems or should repairs be done before adding the coating
- Thought coating was breathable to allow water to escape
- Correct coating was fundamental and how it changed the building was as important
- Thought they needed to waterproof the building and keep the same appearance as close to the current condition

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- Some coatings could exacerbate problems
- National Parks Service (NPS) approved of the product
- If NPS approved thought to be a reasonable solution
- State did not have a preservation architect and deferred approvals to the Board
- Board consensus to have some sort of coating
- Preservation standards were to avoid it, but other actions had been taken with no success
- Thought removing of stucco and leaving it unfinished left building in same place thirty years prior
- Would have to be repaired and maintained over time
- Did not think stucco repairs would stop by adding coating
- Masonry repairs would be ongoing and would not stop water penetration
- Water proofing specialist could provide the amount of water or mold in the building
- Asked if the church had a mold issue
- Exact scope was questioned by staff
- Photographic evidence was from areas that were not on the application
- Should provide photos of the area in question
- Area in question had been added in 1889
- Coating would be applied to the coquina and the brick work
- Previous meeting discussed one area, and this was a different location

Ms. Courtney stated the application indicated it would be coating the original church building and she knew the church had been added to over the years. She asked the applicant to provide exactly where the coating would be used.

Discussion continued:

- Having an architect would be helpful for the project
- Would have to have repairs before adding paint
- Clear seal could go over the crack, but the crack would still be present
- Crack would be more visible with the clear sealer
- Clear sealer would be a short-term solution
- Thought they were approving the original building but now assessing the entire building
- Project was the unpainted portions, the chapel, and the entrance to the chapel
- Proposed product was a long-term solution
- Proposed product would not deteriorate, bubble, or fade
- Product was mineral based and would bond with the surface
- Product would last around twenty-five to thirty years
- Many historical properties had used the proposed product
- Product had positive reviews from NPS and Georgia State Historic Preservation
- Same product had been used on the Memorial Presbyterian Church in St. Augustine
- Product could be diluted keep a little color but seal the building
- Might have to recoat more frequently if product was diluted
- Thought all sides of the building would appear differently over time no matter what coating was added

Ms. Duncan stated Ken Smith said, “the waterproofing was an issue, and the product would have no effect on the appearance that it would be a clear coat. The report stated if the cracks were repaired then he would recommend it. They had used the waterproofing on various buildings around

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the state and you could not see the coating on the structures".

Mr. Benoit stated the cracks had to be repaired and with the clear coat, the cracks would stay and be seen through the material.

Ms. Duncan thought the cracks should be repaired.

Mr. Benoit pointed out there were two different approaches. He said the product would fill in the cracks well enough to waterproof the building, but without bridging the cracks or repairing.

Ms. Duncan asked where that information came from.

Mr. Benoit replied he had reviewed that information on the products website. He said this product would seep into the cracks. He said on the Memorial Presbyterian Church the masonry work and texture could be seen.

Ms. Duncan stated she did not believe on this particular building with the product the texture would be able to be seen.

The Board continued:

- Agreed with the statement from Ken Smith
- Had to decide between paint or clear finish
- Thought this would create a dramatic change to the building
- Was a long-standing history of the building not being painted
- Try a wash instead to gain longer life from the product instead of a clear coat
- Evidence showed building had been whitewashed previously
- Would help seal the cracks and not have a monolithic appearance
- Would be less maintenance over time and keep the natural look that was there
- Was in support of the wash sample provided
- Stucco that had fallen off and patching stucco would be seen
- Thought if a clear coat were used could be providing a disservice to the church
- Applicant would clean and make repairs as needed on the stucco
- Concerned with the scope of the project and thought it should be clearly defined
- With a clear coat, repairs would be easily seen but with a non-clear coat thought would be going back to the original look of the building
- Thought the building would not have been built without a coating on it
- Would be in support of the thinned coat
- Thought the building was constructed in two historic eras
- Supportive of painted finish if lead to long-term stability and preservation
- Thought there was enough evidence to support it
- Same issue should not return to the Board in three to five years
- Applicant matched the paint to the stucco currently on the building
- Would provide the mixture for the future if more were needed

MOTION

Mr. Benoit MOVED to APPROVE application PL2021-0128 finding that the proposed mineral based coating is appropriate for the historic building based on the fact that prior masonry repairs had not been successful in keeping water out of the building also understanding the scope of work would be to the original church structure built of coquina as well as the 1880-1890's addition constructed of brick, also stipulating the material could be applied

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is the diluted version with the color match as presented today. The motion was SECONDED by Mr. MacDonald.

There was Board discussion about cleaning the building and providing a sample patch to be administratively approved prior to coating the entire building.

Mr. Benoit AMENDED his motion to include staff review of the mock-up before final application of the coating.

VOTE ON MOTION:
AYES: Benoit, MacDonald, Wingo, Weaver, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

8.(b) PL2021-0121Certificate of Appropriateness Continuing from September 16, 2021– CD + Urban– Applicant
44 Avenida Menendez, LLC– Owner
44 Avenida Menendez

Mr. Weaver recused himself.[3]

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

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

1. APPROVE if the board finds that the revised plans are compatible with the AGHP and/or Manucy's Houses of St. Augustine (Staff to provide suggested conditions)

2. CONTINUE with a finding that the overall design is not compatible with the AGHP and/or Manucy's Houses of St. Augustine and to allow time for these outstanding issues to be resolved.

Cliff Duch, Marquesa Cope, John Arbizzani and Jeremy Marquis reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Applicant supplied a great narrative with supportive evidence from the neighborhood
- The design emulated the basic form of Manucy's house plans
- Only issue was glazed windows on the west side in the courtyard
- Windows were not as visible and had provided similar evidence of same windows just not in historic buildings
- One-story building should not be as large, preferred it to be smaller
- Applicant met the zoning requirements
- Questioned if building heights were in line with zoning
- Building could not be over thirty-five feet tall and secondary building was not able to be over fifteen feet

Mr. Duch stated from the point of measurement the building was under thirty-five feet as described by code.

Mr. Benoit said the measurement started at the base flood elevation of nine feet.

[2] Break from 2:48 p.m.-2:53p.m.
[3] Recusal form attached

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The discussion continued:

- Thought the building was supposed to line up with Harry's Seafood next door
- Applicant provided elevation that showed that relationship
- Height of the first building was forty-four feet minus nine to be at thirty-five feet
- Secondary building was at twenty-four feet minus nine to be at fifteen feet
- Both buildings measured at the correct heights in line with code

Mr. Birchim clarified the base flood elevation was measured at eight the City code measured height from the one-foot free board which was one foot above base flood elevation and that was where the nine foot reference was from.

The discussion continued:

- Unsure why there were so many French doors and thought the glazing was inappropriate
- French doors were removed from the east and would remove one pair from the north
- Wanted to keep the northeast pair
- Would replace French door with a window similar to what was presented on the east side
- Appeared to be two French doors on the second story on either end with two windows in the center
- Thought there was a compromise to replace the prior French doors with the six over six windows
- Visual from the street were the four windows
- By reducing the number of doors up top kept with the guidelines
- Issue with the glazing as it did not appear colonial
- Guidelines had to meet the guidelines based on Manucy's survey of St. Augustine
- Had hotel next door built within the same set of guidelines
- Thought the building emulated many of the characteristics of Manucy
- Materials needed to be compatible and reiterate Manucy's designs
- Items presented were not compatible with the AGHP guidelines
- Guidelines meant to be used as a guide for what was expected and what could be done
- Felt there was precedence for French doors as French doors had been approved by HARB in the past
- Thought the glazing was incorrect
- General project was very good
- There needed to be some latitude keeping the look accurate but should be able to function
- Thought the east elevation main two-story structure was good
- Applicant had compromised and brought the building to the street
- Wall height not above the double gates was eight foot six inches
- Above the double gate the wall was another two feet higher
- Concerned with the height and hoped to see in from the courtyard from Treasury Street
- Two cut outs on the wall to provide a slight view into the courtyard
- AGHP required the minimum height for street walls to be at five and a half feet with the openings or gate to be fifty inches maximum and forty inches minimum in Spanish Colonial
- Thought the eight-foot height was in line with the AGHP
- Wall on Treasury Street would not be touched as it was historic
- Gate was six-foot-wide, and applicant thought to have proof of wider gates in the area
- Thought gate should stay the same width
- Applicant thought gate width was a fire safety issue

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- Max gate width for AGHP was fifty inches with a minimum of forty-four inches
- AGHP referenced openings and it was assumed to be overall opening
- Applicant would have to do a fire safety plan before opening
- Guidelines left room for lead way on the gate size by stating "most appropriate"
- Gate proposed was seventy-two inches which was considerably over the fifty inches set by the AGHP
- Applicant showed other gates in area being larger than fifty inches
- Asked if gate could be scaled back to sixty inches since seventy-two inches seemed large
- Staff thought eight-foot high walls were compatible with AGHP
- East elevation single story with the French door and the glass were more visible since wall was lowered
- If glassed in area were hidden would not be as bad but with lowering the wall it was too visible
- Applicant tried to meet the wall requirements and keep in within a "working waterfront" but thought walls did not need to be there at all
- If building was supposed to be a warehouse the argument was not persuasive for glazing and French doors
- Thought the glazing and French doors were relevant since in the 21st century
- Would be supportive of keeping the wall at eight-foot height or a lower height across the opening
- Needed to have movement in and out
- Not supportive of such a large opening and seemed disproportionate to the rest of the building
- Compared opening to a warehouse or utility building from research from applicant
- Standard gate size was fifty inches
- Fire egress was not a compelling argument to widen the gate
- From an urban design standpoint, the larger opening helps with connectivity between the street and the courtyard
- Would be able to see out of the courtyard and did not need the larger opening for the gate
- Thought the fifty inches made the space more vertical
- Did not feel the gate was out of scale
- Applicant trying to meet zoning requirements and Spanish Colonial buildings were built to the street
- Sanborn maps showed secondary buildings did not come to the street
- Building design had to meet egress unable to have one that did not
- AGHP had different wall heights in the north elevation, eight feet met the AGHP requirements
- Opening for the gate was wider than AGHP allowed
- On east elevation should keep walls higher to hide glass
- Applicant tried to meet wall requirement using a scope of utility building
- Supportive of the east elevation with the evidence provided
- South end remove wall or keep as presented
- Option would be to keep wall the same and add two more openings for symmetry
- Supposed to work with applicant to help them meet the guidelines
- Opposed to taking the wall all the way across because building was at the sidewalk
- Concerned with the large arch opening with the glazing
- Looked modern and not colonial
- Thought to be an interpretation of a working building with large doors
- Wooden doors would be more appropriate

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- Was used on the entire north elevation as a concept and glazed the arch opens everywhere
- French doors on the second story were not as much of an issue being so high
- Applicant would remove the glazing, add an air current above the arch and keep the wooden doors
- West elevation had similar glazing that faced another historic district

Ms. Courtney asked the applicant on the permit drawing to add that sketch for reference. She said to clarify all the glazing was being removed and the door would be at the outside.

Mr. Duch stated the proposed two doors flanking were the historical conjecture utility building. He said for operational purposes they would remain, and the owner would have solid wooden doors that would shut from the inside.

Discussion Continued:

- Flt pergola would work better with the building
- Pergola cut through the middle of the glass and perhaps should be removed
- Arch with glass behind the pergola change to a wooden single door and arch would be square
- Changes to the pergola would need to be indicated before end of meeting
- Needed to have more details for the pergola of scale, height, and mass

Mr. Duch asked if the changes could be approved but only after submitting staff requirements based on the conversation from the meeting. He said he wanted to submit a cleaner version to Ms. Courtney before being administratively approved.

Discussion continued:

- Pergola solution based on Manucy by keeping an eight-foot spacing and nine-foot clearance leading into the building
- Pergola and design needed to be appropriate
- Free standing simple grape arbor structure
- On A2.4 windows were shown on the wall
- Change in materials on outer ends were wooden siding and not stucco
- Conjecture of first floor was Spanish Colonial and second was period two or British modifications
- Should not be stucco since British used timber siding
- Two set of doors on second story were not centered on the north façade
- Should use the arch as primary and center in the arches
- Should have one French door both upstairs and downstairs
- Landscape met the criteria and applicant provided evidence
- Unsure if fire pit and water feature were appropriate

Mr. Marquis stated the water feature was made from coquina concrete and was a utilitarian piece that fit in the time period. He said this was centered with the center door with the main stairs and main door, and the base was five foot eight inches and width were two foot eight inches.

Mr. Marquis continued that the fire pit was a cut coquina finish and it had a simple form. He said the height was one foot eight inches and the coping around was about a foot. He said the radius inside was one foot four inches and was surrounded by a coquina shell surface in the courtyard.

Mr. MacDonald stated it flared out and that was not accurate for the time period. He

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suggested making it straight to resemble more of a Spanish well.

Mr. Marquis said being straight up and down indicated there had previously been a well there and there was no evidence of that. He said the flare made it have distinction and would not be physically attached to any walls.

Ms. Duncan agreed with Mr. MacDonald and thought it should be straight because the flare was not Colonial.

Mr. Marquis said he could keep the coping around the outside to project beyond by six inches adding weight and leave the sides straight.

Ms. Duncan asked about the furnishings and did those need approval.

Ms. Courtney stated as long as they were compatible materials, they could be approved by staff.

Ms. Duncan pointed out there were specifications for clad and she felt it needed to be wood.

Mr. Duch stated clad had been removed.

Ms. Duncan questioned if the door was also wooden.

Ms. Cope replied in the affirmative.

Ms. Courtney the window had to be all wood with raised muntins and a raised profile.

Ms. Courtney stated on the east elevation was there a consensus with exception to the south end and the redesign of the arch opening and asked if there were any changes to the size of the gate and the height of the step-down wall.

Mr. MacDonald thought the walls and the gate on the north side were fine as presented since there had been a compromise to change the French door to a wooden door when entering the secondary structure.

Mr. Duch provided the list of changes as follows:

- Remove the glazing
- Air curtain above on the inside
- Security doors on the inside that were not seen during operations
- Historic doors on the outside that remain; flanking open with appropriate hardware

Mr. Duch asked if they should leave the walls as presented because if so, the current design allows them to prevent drunk and disorderly conduct. He said if walls were removed, they needed to add a wrought iron handrail.

There was Board consensus to leave the walls as presented.

Ms. Courtney asked the Board if they agreed on the wider gate at seventy-two inches.

Mr. Duch said in the scale analysis the graphic scale was at eight-foot wide. He said if needed, they would compromise.

There was Board consensus to have the gate at six-foot in width.

MOTION

Mr. Benoit MOVED to APPROVE with conditions application PL2021-0121 conditions being on the east elevation at the one story element towards the south end, eliminate the glazing in the arched opening and replace with a solid pair of functional wooden inswing doors and an air curtain above on the inside, depicting doors stay as shown, also on the east elevation the pair of north of gates on the north end of the perimeter wall opening will go to six-feet wide. On the west elevation in the southern most

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arched opening on the first floor shall be changed to a rectangle door so the pergola terminates into the building without interference. The door will be seven-foot-high and align with glazed doors on the same elevation. On the north elevation at the second-floor proposed change one double French door to a window to match other windows on the building, on the first-floor change one double French door to a window to match others, the doors changing are the ones not at the entry behind the steps. On the south elevation there are no changes to the proposed design. On the landscape there are no changes on the plan. On the hardscape plan the fire pit design shall be changed so the walls of the fire pit are vertical plumb. All the materials on the exterior will be wood siding, wood windows, wood doors, wood shutters, and the proposed wood shakes for the roof. The motion was SECONDED by Dr. Wingo.

Mr. MacDonald added the fifteen lights on the doors instead of nine.

Mr. Benoit Amended the motion to include all French doors should have fifteen lights.

VOTE ON MOTION:
AYES: Benoit, Wingo, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[4]

Mr. Arbizzani thanked the Board for all their hard work and working with them to put the project together. He said this was a great example of public and private partnership to have a common goal that would benefit the community and historic St. Augustine.

8.(c) PL2021-0104 Certificate of Demolition Continuing from August 19, 2021– Trinity Independent Methodist Church, Inc.– Applicant & Owner
84 Bridge Street

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

Ms. Courtney read the staff report and said based on a review of the AGHP, previous discussion by the HARB at the August 19, 2021, meeting, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Partial Demolition at 84 Bridge Street if the following findings can be determined by the HARB:

1. The newly submitted structural engineering plans clearly define the scope of work is limited to the building's bell tower and is necessary to restore the tower.

2. The stabilization through the required structural work and rehabilitation of the overall bell tower will mitigate the partial demolition of the tower, such as the removal of the existing stained-glass windows and decorative arch details, which are to be reinstalled, and any damage to the brickwork, which is to be repaired or replaced with matching, according to the recently submitted engineering plans.

With the following condition:

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

[4] Break from 4:45p.m-4: 54p.m

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Pastor Greg Anderson reviewed the application.

Ex Parte Communication:

(None)

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

Mr. Weaver asked how to proceed with the application since it was no longer a partial demolition.

Mr. Birchim responded that the City was working with the church in hopes to restore the bell tower; however, if there was a collapse in the structure, they did not want it to be a Code Enforcement issue. He said it was important to show the Board both options for either a remove and replace or to repair the steeple. He suggested the City monitor the repairs but in the event of a collapse the Board would be aware.

The Board discussed:

- Was a good approach to the application
- Application could be approved for the method using to save the steeple
- Allowed the applicant to do the second part of the plan which was to reconstruct if it were to collapse or be a partial demo
- Thought this was necessary because of the instability of the tower
- Project had several structural engineers and
- Final engineer was savvy at historic buildings
- Revised plans had some elements what would be removed from structure
- Supportive of the application
- Thought there was a way to restore without removal
- Structure was very important to the Lincolnville National Register

MOTION

Mr. Benoit MOVED to APPROVE partial demolition application 2021-0104 finding that the applicant and owner intend to use best efforts to remove, restore, and reinstall building elements including exterior doors, stained glass windows, brick, and steeple if absolutely necessary. The motion was SECONDED by Mr. Weaver.

Mr. Weaver asked if there would be any materials that could be salvaged or would they be recycled.

Ms. Courtney stated the plan stated the materials would be recycled if able to be reused. She said some brick had been damaged.

Mr. Benoit AMENDED the motion adding any if there were materials that were not able to be repurposed it should be salvaged for other uses. Mr. Weaver SECONDED the AMENDED motion.

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

8.(d) PL2021-0091 Certificate of Demolition Continuing from September 16, 2021– Synergy Construction & Maintenance– Applicant
H&H Real Estate Investing, LLC– Owner
144 Martin Luther King Avenue

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

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Ms. Courtney read the staff report and said based on a review of the AGHP, previous discussions by the HARB at the September 16 and October 21, 2021, HARB meetings, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 144 Martin Luther King Avenue:

1. Approve if the HARB determines the newly submitted plans will not require a Certificate of Relocation, do not exceed the threshold as a partial demolition, and will not permanently alter the contributing building's architectural
integrity, with the following condition:

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

2. Deny the full or partial demolition if the board finds the full or partial removal of such building will permanently alter the contributing building's architectural integrity and/or will be detrimental to the historic and architectural character of the city, and that the applicant or building owner has not proven that a denial will cause undue economic hardship.

Cheryl Lynch reviewed the application.

The Board provided their ex parte communication.

Public hearing was opened.

BJ Kalaidi clarified the application was no longer a demolition and she felt that was good. She asked if the certified notices needed to be read into the record or if that was no longer a requirement. She asked the Board to consider reading them, so the public knew there was concern.

Ms. Courtney stated the certified notices were mailed out when the application was first heard. She said the application had been continued several times and after a certain time would be sent again if necessary.

Public hearing was closed.

The Board discussed:

- Kept the integrity of the building
- Thought the building was fixable
- Glad the structure would remain
- Applicant would add addition on the back
- Pleased applicant was working with the Board
- Supportive of the application
- Understood there would be minor modifications to stabilize the building
- Overall, pleased with the outcome

Mr. Benoit questioned in the staff report mentioning relocation and was unsure of the intent.

Ms. Courtney replied when she spoke to the owner, there was a new approach to add the addition and they would have to relocate the building on the site moving it forward on the lot. She informed him that in order to do so, the application would have to be modified to include a Certificate of Relocation as the application had not been advertised as such and had been advertised as a Certificate of Demolition. She asked the applicant to confirm if the plans that were presented to HARB would require relocation.

Ms. Lynch stated the site plan presented would fit within the setbacks and did not believe relocation would need to take place. She said it would provide more backyard space but would be an extra cost for them.
Ms. Courtney informed Ms. Lynch that she could return to HARB if relocation was needed in the future, but since it was not advertised for relocation that would not be

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part of the application. She said the application was for a partial demolition as exterior walls would be changed; the rear wall and porch would need to be removed for the addition.

Mr. Benoit clarified the partial demolition referred to lifting the structure for new foundation, openings, siding, and exterior materials.

MOTION

Mr. Benoit MOVED to APPROVE partial demolition application 2021-0091 recognizing applicant had agreed to withdraw full demolition application and the partial demolition to approve removal of woodchip lap siding, the existing windows, existing pier foundation, and parts and pieces of the rear of the structure to accommodate an addition to the rear. The motion was SECONDED by Mr. Weaver.

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

8. (e) PL2021-0118 Certificate of Demolition Continuing from September 16, 2021– Lester F. Sanders– Applicant
Charles Sears – Owner
307 Minorca Avenue

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

Application was withdrawn prior to the meeting.

8. (f) PL2021-0132 Certificate of Demolition Continuing from October 21, 2021 – John Valdes & Associates, Inc.– Applicant
Charles M. Sapp –— Owner
160 Oneida Street

To demolish a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and is a contributing structure to the LincoInville National Register Historic District, including the roof, second floor, the front porch, and the majority of the first floor.

Ms. Courtney read the staff report and said based on a review of the AGHP, discussions by the HARB from the October 21, 2021, meeting and from related meetings for a previous Certificate of Demolition application (F2018-0118), and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 160 Oneida
Street:

1. APPROVE if the HARB determines the new project scope does not exceed the threshold of a partial demolition, and will not permanently alter the contributing building's architectural integrity, with the following condition:
a. For any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other
historic properties.

2. Continue the application to allow the applicant time to provide a revised project scope, a more updated comprehensive structural assessment, or economic hardship information, if the HARB determines that the proposed demolition exceeds the threshold of a partial demolition Charles Sapp reviewed the application.

Ex Parte Communication:

(None)

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Public hearing was opened.

BJ Kalaidi stated this application was no longer for a complete demolition and felt the agenda needed to acknowledge what was going to take place especially in the historic districts and with contributing structures.

Ms. Courtney advised that the language on the agenda was from the original notice and advertisement.

Public hearing was closed.

The Board discussed:

- Revised drawings reflected what had been previously discussed
- Keep front part of building the same and addition added on the outside corner
- Stunned at the amount of demolition needing to be done to the structure
- Questioned if the structure would have any integrity left
- Not a bad plan but removed a lot of historic fabric
- No windows on the south elevation
- Thought the building had a lot of deterioration and replacement and reconstruction was necessary
- Questioned if the south wall needed to be removed
- Applicant wanted to keep as much of the structure as possible
- Beams had been replaced
- Entire roof would not have to be removed but would tie into the existing roof
- Applicant unable to tell Board exact amount of the structure that would be removed
- Contractor for the applicant knows to keep as much of the original structure as possible
- If removal of a material would try to recycle and reuse
- Thought applicant had made a good faith effort to preserve as much as possible
- Questioned if there would be windows on the second floor where there was a new wall
- Windows would be on the new wall just not on the drawing
- Would have windows but unsure on location due to a staircase
- Would not have to completely demo the second floor
- Thought it would be beneficial to have a better scope of the demolition area

Mr. Sapp discussed the project and reviewed the reduced scope with the Board.

Mr. Weaver felt the application had changed but did not believe it was an unreasonable demolition. He said it was selective repair and replacement.

MOTION

Mr. MacDonald MOVED to APPROVED partial demolition to include the rear addition sections and possibly all of the south wall from that addition up to the front of the porch and the removal and rebuilding of the porches and the modifications from a gable to a hip roof. Should the demolition exceed that contact staff to inform or if significant change may need to return to HARB. The motion was SECONDED by Mr. Weaver.

Mr. Weaver asked Mr. MacDonald to include applicant was to salvage any materials that were salvageable.

Mr. MacDonald AMENDED the motion to include reasonable salvage and repurposing of any architectural elements.

Mr. Weaver SECONDED the AMENDED motion.

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

9. Certificate of Appropriateness: After-the-Fact

9. (a) PL2021-0134Continuing from October 21, 2021
Dailey Builders LLC. – Applicant
Baker Family Revocable Trust — Owner
123 St. George Street

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

The applicant was not present.

The Board had a brief discussion about how the applicant had not been present for the past two meetings and what had been previously approved by administration was not followed by the applicant. The Board discussed denying the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi asked if there would be any penalty for an after-the fact application. She asked after an applicant was given several chances to obtain approval which Board was able to propose a penalty to the applicant.

Mr. Birchim stated staff would contact the property owner and it would be turned over to Code Enforcement division for prosecution. He said the applicant would be given ten days to restore the building with the proper permits to reflect what had been previously approved. He said if that was not completed it would be referred to the Code Enforcement Board to handle and the penalty for an irrevocable, irreparable violation was up to $5,000.00 per violation per State regulations.

Mr. Weaver asked if the applicant was able to operate.

Mr. Birchim answered in the affirmative as the applicant still had a Certificate of Occupancy. He said the goal was compliance not punishment. He informed the Board the application could be sent back to HARB from Code Enforcement.

Mr. Benoit inquired about the replacement glass that had been approved and if there were manufacturers for commercial store fronts fames that were thinner.
Ms. Duncan stated the architect indicated it would be replaced and she had spoken to Jenny Wolfe, previous Historic Preservation Officer, to verify and match the existing.

Ms. Courtney stated that was their understand from speaking to the architect, and that was why the architectural review was signed off administratively instead of a HARB approval. She said the reason they had to go before HARB was because the contractor was unable to find an exact framing match and the elevation drawing that had been created by him concerned the Board. She said the Board requested an architectural review and then staff was assured the framing would match exactly.

Mr. Weaver stated he remembered it would be a beveled edge for the store front or match in kind and that was not completed.
Mr. Birchim stated for the record, the applicant would be able to appeal any decision made by the Board to the City Commission.

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Mr. Weaver stated they had given two opportunities and they had a right under the due process clause appeal to the City Commission.

MOTION

Mr. Weaver MOVED to DENY a Certificate of Appropriateness after-the-fact for item 9. (a) PL2021-0134 123 St. George Street because they have not followed the administrative approval that was granted and replaced with a non-conforming store front that does not adhere to the Architectural Guidelines. The motion was SECONDED by Dr. Wingo.

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

9. (b) PL2021-0152 260 St George St., LLC -Applicant & Owner
260 St. George Street

For after-the-fact replacement of wood windows and replacement of wood siding in a different manner than approved by the HARB in April 2021.

Ms. Courtney read the staff report and said based on a review of the AGHP, previous discussions by the HARB at the March and April meetings for the related COA application PL2021-0027, and without the support of evidence to the contrary, staff finds that the board can take the following actions for an after-the-fact Certificate of Appropriateness at 260 St. George Street:

1. APPROVE if the HARB determines that the wholesale replacement of the historic windows and wood siding does not compromise the contributing building's architectural integrity, with the finding that the replacement elements meet the applicable Secretary of the Interior's Standard 9

2. DENY if the wholistic change if the HARB finds that the historic exterior materials exceeded what was approved under PL2021-0027, has compromised the architectural integrity of the building, and determines the replacements do not meet the applicable Secretary of the Interior's Standards 2, 4, and 9. The HARB should clarify which elements of the project are denied.

Chris Middlebrooks reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Should have contacted staff if any issues came up
- Thought if applicant could provide evidence would help his case
- Felt the contractor need to be at the HARB meeting
- Thought there was two different understandings from what had been previously approved
- The commitment was to preserve as much of the structure as possible

Ms. Courtney clarified based on the order previously approved by HARB, they had provided some leeway for the applicant. She said this was an example of why the Board needed to be specific when providing conditions to an application. She felt the siding was an issue but thought the windows were of more concern.

Mr. Weaver stated selective repair and replacement went a long way. He said if everything was to be replaced the applicant should have contacted staff. He agreed that the windows were concerning.

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Discussion continued:

- Disconnect between the applicant and the contractor
- Windows were wood; however, did not have the same muntin profile
- Thought applicant should have provided more information to the contractor

Mr. Benoit questioned the six over six and nine over nine windows, whether they were treated in the same manner.

Ms. Courtney replied those appeared from staff observation to have the appropriate exterior muntin with a raised profile. She said those were more than likely true divided lite windows and the new replacement windows were more of a grid applied to a sheet of glass and not true divided lites. She said the issue with those was the grid was a PVC or vinyl material and were supposed to be all wood windows.

The Board discussed:

- Applicant was having wooden grid fabricated
- Windows were not true divided lites, but had same profile and detail
- Replacement windows would be simulated divided lites
- Photos presented with gaps and pine wood were not acceptable
- Applicant was to repair the windows
- Unable to put in the original windows but should install an appropriate window with the appropriate profile
- Thought the windows were not professionally installed
- Windows would not hold up and would need replacement in a few years
- Unsure how applicant got into the predicament
- Contractor was highly recommended but was labor only
- Questioned why staff was not informed about windows being removed
- Applicant should have reported the issues to the City before City observation
- Applicant should have been proactive with the process

Mr. Benoit asked if any Windsor windows were installed.

Ms. Courtney clarified on page fourteen of the staff report the two over two windows were the ones that replaced the windows that could be restored and were completed in the appropriate manner, but the one shown today was the same but with glazing added; all the two over two windows were documented from pages fourteen through seventeen. She said the replacement windows for the nine over nine were on page eighteen but was unclear what the replacement windows were, which seemed to be from a manufacturer and completed properly.

The Board discussed:

- Applicant should provide a window schedule
- Two over two windows were like the ones on the front façade
- Had a raised muntin but a simple profile
- Nine over nine were from a manufacturer
- Windows in rear of building were approved previously to be replaced
- Wooden windows were rebuilt with the weights, pulleys, and counterbalances in front of building
- Windsor was the replacement windows
- Nine over nines issue had a PVC muntin but could be replaced with wood
- Needed to show samples and the cut sheets of what was purchased

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- Should take photographs demonstrating what was replaced and purchased
- Thought there needed to be a complete review
- Should have a replica of what was there since there were no originals left
- Building department had requirements for windows

Mr. Birchim stated there were State requirements, a product list, and windows had to be approved by the State. He said building historic windows may have an exemption; however, he should have had a permit identifying what would take place for each window.

Discussion continued:

- Did not meet design standards
- Needed to provide proper documentation
- Unable to resolve the issue without more information
- Only issue for the nine over nine windows were the muntins
- Applicant had to provide window schedule to Board
- Provide sample of the wooden muntin before installation

There was Board consensus for the applicant to bring a cut sheet, a window schedule, and samples to the next meeting.

MOTION

Mr. Weaver MOVED to CONTIUNE item 9. (b) PL2021-0152 260 St. George Street to December 16, 2021. The motion was SECONDED by Mr. Benoit

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

10. Planning and Building Staff Communications

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

(Provided for informational purposes)

11. Other Business

11. (a) Review and Approval of 2022 HARB Meeting Schedule

There was a brief discussion regarding the HARB 2022 meeting schedule and there were no objections.

Ms. Courtney advised the Board all the meetings were the third Thursday except for August 17,2022 meeting that had been moved to Wednesday due to a City Commission meeting conflict.

12. Adjournment

There being no further business, the meeting was adjourned at 6:40 P.M.[5]

Catherine Duncan, Chairperson

[5] Transcribed by Elyse Anderson

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CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
December 16, 2021

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

1. ROLL CALL:

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

City Staff:

Julie Courtney, Historic Preservation Officer
Amy Skinner, Director, Planning and Building
Candice Seymour, Planning and Building Clerk
Isabelle Lopez, City Attorney
Elyse Anderson, Recording Secretary

2. General Public Comments for Items not on the Agenda

BJ Kalaidi

3. Approval of Minutes

Ms. Duncan had some minor revisions, she felt needed to be corrected and passed them to Ms. Anderson, recording secretary.

Ms. Anderson read the corrections into the record. She said on page three, Ms. Duncan did not have an in-person meeting it was a Zoom meeting, Bolles was incorrectly spelled and a sentence needed to be removed which was "she looked around and saw there were cracks that needed to be repaired".

MOTION

Mr. Weaver MOVED to APPROVE the October 21, 2021, minutes with the above modifications that had been read into the record. The motion was SECONDED by Mr. MacDonald.

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

4. Modification and approval of Agenda

Ms. Courtney noted there were no changes to the agenda.

MOTION

Mr. Weaver MOVED to APPROVE the Agenda as presented. The motion was SECONDED by Mr. Benoit.

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

5. Public Comments related to Expedited Hearing items:

(None)

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6. Certificate of Appropriateness

6. (a) PL2021-0162 – Aunt Matilda's Steampunk Trunk – Applicant
SARF of St. Augustine, LLC – Owner
142 St. George Street

To approve a sign that does not meet Architectural Guidelines for Historic Preservation pre-approved colors and fonts.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness for a new sign at 142 St. George Street if the HARB makes the following findings:

1. The proposed colors are generally appropriate based on:

a. Pre-approved browns closely related to 161 C

b. Common use of gold-leaf style paint, similar to 871 C, as an accent and font color

c. 3105 C (proposed blue) is a border accent and secondary font color and is not a predominant color on the sign

2. The proposed custom fonts are appropriate because they share similar elements to pre-approved lettering.

3. The proposed use of vinyl adhesive has been administratively approved for signs in HP-2 as an equivalent to paint (color permanently affixed) when placed on an appropriate material

4. All other Historic Sign Zone I criteria will be met.
Leslie Kill reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response.
The Board discussed:

- Did not fit the exact guideline but fit the spirit of the guidelines
- Font was close to other approved fonts
- Colors were close to the approved but slightly different shades
- Thought it fit the intent of the guidelines
- Though the “S” was not close to the accepted fonts and was non-traditional
- Branding was a compelling argument
- Lettering was all different sizes
- Felt it did not fit the historic character
- Franchised signs should adapt to meet the historic guidelines

Ms. Kill stated she could have art team review it; however, it had been the merchandising used for the past five years and was their brand. She stated they needed a sign and wanted to comply but pointed out their brand that was used on everything.

Dr. Wingo felt that was not a persuasive argument as trademarks should have to adapt to the historic standards.

Ms. Kill pointed out there were two different fonts and there was a three-dimensional texture. She asked how large of a company did she need to be in order to use their brand and what would need to be changed.

Dr. Wingo stated the letter needed to be even and the “A” in Aunt Matilda’s was not accurate. She explained it was not the size of the company as the Board would want all the business to comply with the standards.

Mr. Benoit thought they were in the branding of the time period and the logo was modified to sign form. He said the time period they were capturing was from late

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1800's early 1900's when people traveled by trains with trunks. He said the brand was merchandising in that aesthetic, and thought it fit the era.

Ms. Duncan stated even with the more historic look it did not meet the guidelines. She said they try to implement the guidelines in order to not set a precedence. She said the design was simple and not over complicated; she suggested using the approved Grand Antique font for "Aunt Matilda's", and the rest could stay the same, but overall, the design was nice.

MOTION

Mr. Benoit MOVED to APPROVE application 2021-0162 as presented finding that the colors of the sign are close to the pre-approved colors, the size and other details about the installation meets the guidelines, and the fonts are studied and emulate either the approved fonts or traditional fonts to create a traditional looking sign. The motion was SECONDED by Mr. Weaver.

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

6. (b) PL2021-0161 – Les Thomas Architect– Applicant
Historic Fraser Properties, LLC – Owner
3 St. George Street

To construct a bathroom addition to the rear/east elevation of the existing building.

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 3 St. George Street if the HARB finds that the design of the proposed addition is compatible with the existing building and meets the applicable Secretary of the Interior's Standards for Rehabilitation 2 and 9.

Ex Parte Communication:

(None)

Les Thomas reviewed the application.

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

The Board discussed:

- Thought application met the criteria
- Read as an addition by having a dropped roof line
- Fence height was five foot six inches high
- Most appropriate gate size was fifty inches with smallest being forty-four inches
- Applicant would comply with gate size of fifty inches
- Was about ten percent of the existing square footage
- Small addition on a secondary elevation
- Not visible to people on St. George Street
- Was subordinate to the existing building
- In favor of the application

MOTION

Mr. Benoit MOVED to APPROVED PL2021-0161 finding that the small bathroom addition was compatible to the existing structure and would not adversely affect the historic character of the neighborhood around it. The motion was SECONDED by Mr. Weaver.

Ms. Duncan clarified the gate would be fifty inches wide instead of fifty-nine.

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Mr. Benoit AMENDED the motion to include the gate change. The AMENDED motion was SECONDED by Mr. Weaver.

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

6. (c) PL2021-0613 – Len Weeks Construction Design Development– Applicant
108-110 St. George Street, LLC –– Owner
61 Spanish Street

To construct a walk-in cooler addition and add an exterior exhaust vent to the rear/northeast corner of the existing building.

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 61 Spanish Street.

1. APPROVE if the HARB finds that the proposed exterior mechanical equipment consisting of a walk-in cooler and ventilation system mechanical units meets the Secretary of the Interior's Standards 9, will not radically change the appearance of the building, and will be located in the least conspicuous area, with the following condition:

a. that the any visible units, vents, or ductwork be painted to match the color of the building or the roof

2. Continue to provide the applicant time to consider a way to fully screen the walk-in cooler and any of the mechanical unit equipment that will be visible.

Schaffer Weeks and Les Thomas reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Kitchen was in the rear of the downstairs section
- Questioned why there was not a chase in the upstairs
- Applicant tried to but the apartments had been designed and built
- Chase was present for the return air
- Chase was placed in the least visible location
- Chase should be stainless, powder coated, or paint white to blend in
- Perhaps install a fence around the box to conceal completely
- Box could be painted white or covered a cypress box
- Courtyard would be used for outside seating
- Would have a door from the outside leading into the cooler
- Would want cypress applied to resemble a gate
- Cooler was nine feet tall and the wall was five foot six
- Should be screened and blended through color

Mr. MacDonald MOVED to APPROVE application PL2021-0163 at 61 Spanish Street to install a walk-in that is to be veneered in cypress plank including the door where artificial strap and design to appear to be a gate and to install the hood exhaust on the outside of the building and behind the balcony powered coated or painted applicants choice to match the building to blend in. The motion was SECONDED by Dr. Wingo.

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

7. Certificate of Demolition and Partial Demolition

7. (a) PL2021-0159– Arthur Phillips - Applicant
Arthur R. and Zuella L. Phillips– Owner
120 Bridge Street

To partially demolish a residential building, constructed c. 1894 and 1899, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, to include removal of the chimney, modifications to the existing fenestration, and replacement of the front porch and all existing exterior materials.

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 120 Bridge Street:

1. APPROVE if the HARB determines the project scope does not exceed the threshold of a partial demolition, and will not permanently alter the contributing building's architectural integrity, with the following condition:

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

2. Continue the application to allow the applicant time to provide a revised project scope, a condition assessment, or economic hardship information, if the HARB determines that the proposed demolition exceeds the threshold of a partial demolition or will negatively compromise the architectural integrity of the building.

Arthur and Zuella Phillips reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi voiced her concern that the home might not be a contributing structure after the remodel to the Lincolnville area. She understood the financial burden that the remodel could cause; however, she though the building was important and hoped the home would still be part of the National Register.

Public hearing was closed.

21 certified notices were sent, 4 were returned in favor, and 2 had comments.

The Board and applicants discussed:

- Replacement of front porch looked appropriate
- Chimney had no integrity as there was no mortar left
- Remodel of inside of home had been previously approved
- Four windows on the side should be kept
- Could enclose windows from the inside for the remodel
- Applicant should have brought evidence of siding
- Thought building would lose integrity if Hardy board were to be used
- Did not feel there was justification to change siding
- Board typically required a report from an engineer or architect
- Evidence provided was anecdotal

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- Chimney was not visible from the street
- Wood siding, if removed, destroyed the original fabric of the building
- Applicant felt house had no integrity
- Concerned with removal of windows on the two sides of the home because it would change the integrity and character
- Applicant thought home needed strength and wanted to add Oriented Strand Board (OSB)
- Wanted to make home nice when visible from the road
- There was no substrate and home would need to be resealed
- Would be required to sheet the building and update per code
- Thought changing one or two windows was appropriate but right side contained 75% of the windows
- Could support the scope of work if able to keep the windows and commit to retaining the proportions of the windows
- Would want the applicant to match the details of the windows when replaced to maintain the historic character
- Roofline was being preserved and porch was being restored to the second story
- Would be able to support the Hardy Board if the details were maintained
- Two windows on the front should be retained
- Applicant wanted to do mock windows and apply shutters in the closed position
- Thought the quality of wood on the home would be replaceable
- Gable end of the existing roof would be visible and would keep the vent as it was
- Applicant wanted to add a window or vent to make visually pleasing
- Windows were two over two with a muntin and a bottom sash and felt it was important to preserve the windows character
- Windows on home were original
- If able to keep original window and add a shutter, would be better than a new window
- Windows were single pane and had termite damage and may not be salvageable
- Questioned if proposed windows were simulated divided light
- Applicant agreed to the two over two with a raised profile muntin
- Applicant would not want to keep the side windows unless required and would add new windows with shutters
- Unsure if the documentation on the siding was enough
- Wanted the restoration of home to fit with the character of the National Register district
- Should maintain the siding and windows on from of home
- Sides of home could use Hardy board
- Could use the front as a template for the rest of home
- If fenestration were removed would resemble any other remodeled building
- Keeping the window and integrity was valuable for the visual exterior
- In favor if applicant kept four windows on side and repurpose siding as a good faith effort
- Could approve with those conditions and if there were, issues applicant should contact staff

Mr. Weaver felt the consensus of the Board was as follows: willing to support partial demolition of the porch and chimney, and recommend retaining existing windows and blocking them in and repurpose the siding of all four elevations into the front to retain integrity and Hardy board on the rest of the sides.

Ms. Courtney stated that was clear; however, other applications have had latitude to make a good faith effort and

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replaced more than the Board had expected. She said the Board pointed out in previous meetings applicants needed to provide documentation of the condition and communication with staff. She asked the Board to clearly state the parameters of the conditions for the applicant.

Mr. Weaver said if it turned out there was not enough material to do what had been asked by the Board, then he would be open to removing the condition and allowing the applicant to use Hardy Board on all four elevations.

Mr. MacDonald said the most important thing was if there was an issue with a condition or something that had been approved by the HARB, then the applicant needed to contact staff. He added there was no issue with the back-elevation's door or window.

Ms. Duncan said any new windows were to be the two over two with a raised muntin.
Mr. MacDonald said the windows on the side, in bad condition, were being replaced. He said the motion said to "keep the windows" but it was keeping the layout.

Mr. Weaver said it was to keep the openings, and preferred he kept the windows, but the main concern was keeping the fenestration pattern.

MOTION

Mr. Weaver MOVED to APPROVE application PL2021-0159 to approve a partial demolition of the porch, and chimney being removed, retaining the four windows on the side elevation and repurposing the siding on the Bridge Street elevation. The motion was SECONDED by MacDonald.

Ms. Duncan asked if they were keeping the sash window.

Mr. MacDonald stated he understood they wanted the wood window back in the frame rather in good shape or not but would have salvaged sashes available from the windows on the sides to achieve that along the front and was able to replace the windows on the sides if needed. He said he would keep the two over two with the raised muntin.

Mr. Phillips stated he was planning on replacing every window including the front and sides as there was no integrity. He said the work that was taking place would not pass to obtain building permits.

Mr. Weaver stated the bottom line was to maintain the openings and if the windows had to be replaced, he would be willing to compromise.

Dr. Wingo stated as long as there was appropriate fenestration.

Mr. Weaver stated he felt that was outside the purview and outside of the Boards authority.

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

8. Continued Items from the previous HARB meetings

8. (a) PL2021-0152 – 260 St. George Street, LLC– Applicant & Owner
260 St. George Street

For after-the-fact replacement of wood windows and replacement of wood siding in a different manner than approved by the HARB in April 2021.

Ms. Courtney read the staff report and said Based on a review of the AGHP, previous discussions by the HARB at the March and April meetings for the related COA application PL2021-0027, discussions at the

[1] Break from 3:00p.m-3:09p.m

November 18, 2021, meeting, and without the support of evidence to the contrary, staff finds that the board can take the following actions for an after-the-fact Certificate of Appropriateness at 260 St. George Street:

1. APPROVE if the HARB determines that the wholesale replacement of the historic windows and the majority of the wood siding on the north elevation does not compromise the contributing building's architectural integrity with the finding that the newly proposed 2/2 replacement windows and replacement wood muntins for the 9/9 replacement windows meet the applicable Secretary of the Interior's Standard 9.

2. DENY the wholistic change if the HARB finds that the replacement of historic exterior materials exceeded what was approved under PL2021-0027, has negatively compromised the architectural integrity of the building, and determines the replacements do not meet the applicable Secretary of the Interior's Standards 2, 4, and 9.

The HARB should clarify which elements of the project are denied.

Jim Ferry and Les Koehler reviewed the application and provided evidence to the board.[2]

The Board provided their ex parte communication.

Staff received an email regarding the property in favor of denial.

Public hearing was opened.

Tara Owen was concerned about the project since it had stalled. She said was concerned with the parking and the color of the building. She said there were to be twelve tenants and felt there was not enough parking.

[2] Photos attached to packet

Public hearing was closed.

The Board discussed:

- Window exhibit presented was pre-approved and did not see an issue with it
- Muntin profile was different from the original
- Muntin was wooden although not a match
- Smaller windows were to be replaced with two over two presented to the Board
- Two/four windows on front were the originals and would remain
- Board wanted to have vertical since that was the period standard
- PVC muntin would be replaced by the wooden muntin presented to the Board for the nine over nine
- Replacement was to be done "in kind"
- Staff should review the final window schedule

Ms. Courtney reviewed the pages of the applicant's packet with the Board pertaining to the muntin, window locations and the order sheet.

Ms. Duncan suggested to the applicant that these should be used to order, and it should match the configuration.

Mr. Weaver said they suggested reviewing the final order with staff to ensure accuracy.

Mr. Benoit said if he was correct, they were addressing only the windows and not the siding.

Ms. Courtney stated the siding had been addressed briefly at the previous meeting and was left to the Board if there was had anything further.

Mr. Benoit stated they had the compatible material that would quickly resemble wood. He stated he was pleased that in the

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original approval that the windows were reinstalled with the wood trim and the stucco be ran to it.

MOTION

Mr. Benoit MOVED to APPROVE application PL2021-0152 finding that the replacement Jeld Wen (JW) windows for the front stucco portion of the building as well as the wood mullions at the back section of the building were compatible materials with the AGHP. The motion was SECONDED by Mr. Weaver.

Mr. Weaver asked for the motion to contain a 'like configuration'.

Mr. Benoit AMENDED the motion to include the expectation of two over two muntin pattern on the front portion of the building and the rear would retain the nine over nine but would be wood muntins. The AMENDED motion was SECONDED by Mr. Weaver.

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

9. Certificate of Appropriateness – City owned property

9. (a) PL2021-0160 – City of St. Augustine, Public Works Department – Applicant
City of St. Augustine / FPL (owner of light fixtures) - Owner
Various Locations

To replace existing street light fixtures and poles within the city limits, including in Historic Preservation Zoning Districts 1 - 5, under FPL's LED program.

Ms. Courtney provided a brief overview of the project. She said this was for a Certificate of Appropriateness for the proposed replacement for FPL's LED lights under FPL LED program of existing FPL street light fixtures which used mercury light source and existing FPL poles within the City limits including Historic Preservation Zoning Districts one through five.

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

Ruben Franklin, Public Works Director, City of St. Augustine, Chris Venoy Scott Thrapp, Alex Acosta, and Mike DeHaven from FPL reviewed the application.[3]

Ms. Duncan asked if the existing color would stay the same as it was or change.

Mr. Franklin stated they would try to stay at the lowest kelvin range.

Mr. Thrapp stated the ranges were from 3000 to 5000 kelvin temperature and understood the desire to have a lower kelvin watt; however, the lowest kelvin range was 3000. He said they were regulated by the Public Service Commission and the catalog presented had been approved. He said the existing lighting was high pressure sodium ranging from 2200 to 2500 kelvin temperature.

Ms. Duncan asked if it was possible to have the frosted glass colored amber in the historic district.

Mr. Thrapp stated unfortunately the frosted was the only option. He said every customer had to be offered the same options and the Public Service Commission had approved what was presented.

Ex Parte Communication:

(None)

[3] Photos attached to packet

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Public hearing was opened.

BJ Kalaidi stated she wanted clarification on what color the lighting would be. She said it looked like the color would be a yellow and if so, would the lighting continue being yellow or would it change it white.

Charles Pappas was in favor of what had been presented and though it was an improvement compared to what the City had currently. He said he felt this was the appropriate time to address and reduce light pollution.

Public hearing was closed.

The Board discussed:

- Lights installed would be brighter than what was used currently but would be warm tone
- LED lights had a distribution pattern which directed light towards the street and sidewalks and less towards homes
- LED light were dark sky compliant and provided zero up light
- If needed a shield could be added for no additional cost
- Only FPL owned lights would be replaced
- Replacement would be done with like kind
- Historic area majority had 70-watt cobra head
- Would be replaced with a forty-five-watt 3k that would be the equivalent of what was in the current area
- Light fixture was smaller and more inconspicuous
- Thought all fixtures were out of scale in the historic area
- Would be using the existing poles to replace the lantern-based fixtures and any Cobra lights would be replaced with a LED Cobra
- This was an LED conversion only
- Could redesign fixtures if a City Roadway project were done in the future
- Provided a chance to have a uniform look throughout the City if agreed to before December 31st
- Thought there were other options available that was more appropriate for the historic district
- Able to choose from catalog but could cost additional money if needed to add a concrete pole
- Board wanted the City to be able to move forward with the deadline approaching
- Cobra lighting would be replaced with another Cobra fixture
- ATV2(rectangle fixture) would replace all the 200-Watt High pressure sodium in the City
- The aesthetic would be uniformed throughout, as well as the lumens
- Was in favor of the project and sustainability was important
- Major improvement from what the City had
- FPL would purchase the fixtures
- Reduction in energy and maintenance cost that FPL could pass on to the City
- No City owned light fixtures would be replaced
- Everything would be replaced 'in kind'

MOTION

Mr. Benoit MOVED to APPROVE application PL2021-0160 finding that the LED replacement fixtures in kind will not have an adverse effect on the historic districts. The motion was SECONDED by Mr. MacDonald.

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

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10. Planning and Building Staff Communications

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

(Provided for informational purposes)

11. Other Business

Ms. Lopez informed the Board she had confirmed with the Commission on Ethics regarding the annual financial disclosure forms and everyone had filed timely.

12. Adjournment

There being no further business, the meeting was adjourned at 4:07 P.M.[4]

_____

Catherine Duncan, Chairperson

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[4] Transcribed by Elyse Anderson

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 20, 2022 Meeting

Application PL2021-0176 Address: 159 Cordova Street

Applicant and Owner: JAR Property Management Corporation

Project description: To construct a masonry wall along the front and portions of the north and south property lines to create a flood barrier.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ0661
National Register:	St. Augustine Town Plan: Contributing	Construction date:	c. 1888
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1996100000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This two and one-half story Frame Vernacular residence, constructed between 1885 and 1888, is located in Historic Preservation Zone 1 on the east side of Cordova Street, in the block between Bridge Street and St. Francis Street, and is a contributing building to the St. Augustine Town Plan National Register District.
2. Currently, there is no fence or wall along the front of the property. An existing masonry wall and 6-foot (6') wood fence exist along the property lines to the rear of the house. A previously existing 4-foot (4') wood picket fence along the south and parts of the front property line has been removed.
3. The applicant proposes a masonry landscape wall for the purpose of protection from storm and king tide flooding which, according to the applicant, can often reach the lower front porch steps and, in severe cases such as Hurricanes Matthew and Irma, have entered the structure.
4. The masonry wall is proposed to be 10 feet (10') long on the north and south sides and span approximately thirty-eight feet (38') across the front property line, with each terminus in-line with the forward edge of the front-porch, where the property slopes up towards the building's foundation. The southern end of the wall will wrap to the west just north of the existing ribbon driveway, allowing access for vehicles. Access to the porch and structure is proposed only from the south where the wall ends.
5. The applicant has expressed willingness to consider other entry configurations with the potential of providing a break in the wall for pedestrian access to the porch from the front and utilizing a stackable flood barrier system for temporary installation during flooding events.
6. Overall, the proposed 58" (4' 10"), height is compatible with the Architectural Guidelines for Historic Preservation (AGHP) recommended height of at least 4' but less than 5' adjacent to the street. However, its proximity to the building's front facade, will obscure the view of the ground-floor porch and building entrance.
7. For Post-1821 structures, the AGHP states masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings and recommends masonry materials be stucco over masonry, poured coquina or tabby concrete, and coquina stone. Appropriate fencing for Frame Vernacular buildings is listed as simple vertical picket fencing. The AGHP states that walls and fences should be painted white or left natural/unpainted, "and should not obscure the overall design of the building or individual features."
8. The rusticated concrete block with variated coloration proposed in the application is not consistent with AGHP recommendations; however, the applicant has expressed a willingness to consider alternatives such as a coquina stucco finished concrete block wall, similar to the wall along the rear property line that appears to be coquina concrete block (see staff photographs). It is unclear if the wall is on the applicant's property.
9. The applicant should clarify proposed materials and method of construction to ensure the wall will sufficiently act as a flood barrier.
10. The project must comply with zoning and permit requirements. Located within archeological zone IB, if ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size, the proposed project could meet ground-disturbance criteria outlined in the Archaeological Preservation Ordinance.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** the application for a **Certificate of Appropriateness** at **159 Cordova Street** to allow the applicant time to consider an appropriate design, materials and configuration that are consistent with the AGHP such as:

1. Masonry flood barrier wall with wood picket fence in front to mask the inappropriate material.
2. Add an opening along the front property line to allow access to and visibility of the front porch and utilizing a temporary flood dam / stackable flood barrier system for protection during flooding events.
3. Other appropriate options as recommended by the HARB.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To build a 4’10” high masonry wall of stacked split face concrete block (approximately 18” L x 7” D x 6”H) along the front and partial north and south property lines to create a flood barrier.
   PROPOSED ALTERNATIVE: Concrete block wall with “cut coquina” (coquina stucco) veneer

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, and 9
2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
9. Compatible Contemporary Design for New Alterations and Additions

Fences, Walls and Gates

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

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

Post-1821
Fences, walls and gates must match the architectural style of the primary building. Original fences and walls should be replicated.

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

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

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

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

LIST OF ATTACHMENTS:

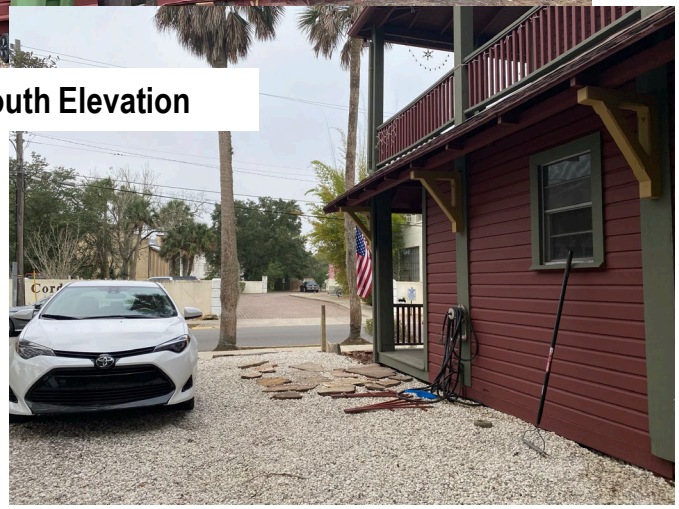
1. Staff Photographs
2. Florida Master Site File survey

STAFF PHOTOGRAPHS
159 Cordova Street

Front (West) Elevation

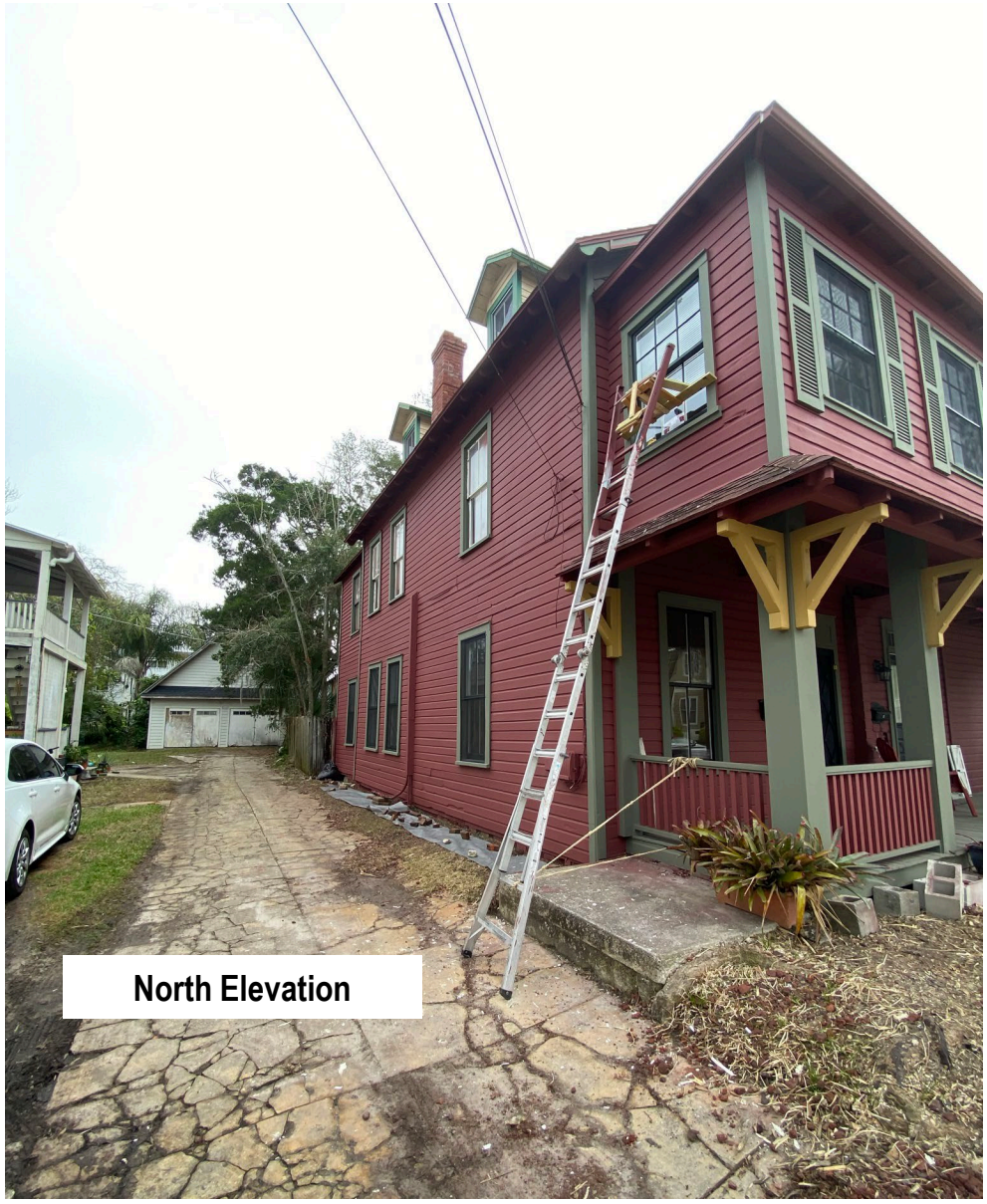
STAFF PHOTOGRAPHS
159 Cordova Street

South Elevation



East (Rear) Elevation

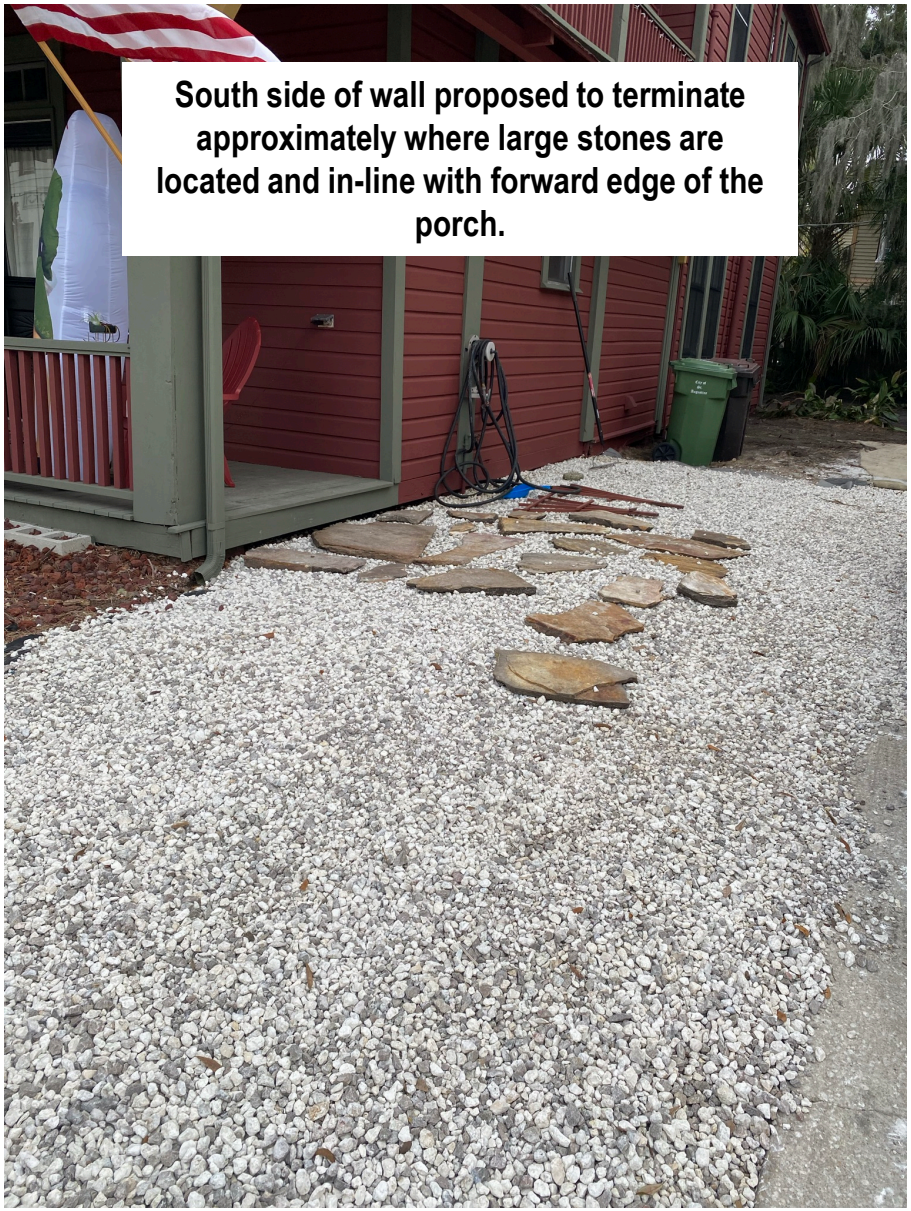
STAFF PHOTOGRAPHS
159 Cordova Street



North Elevation

STAFF PHOTOGRAPHS
159 Cordova Street

North side of wall proposed to terminate at forward edge of concrete pad.



South side of wall proposed to terminate approximately where large stones are located and in-line with forward edge of the porch.

STAFF PHOTOGRAPHS
159 Cordova Street

Rear property line masonry wall which applicant drew inspiration from

STAFF PHOTOGRAPHS
159 Cordova Street

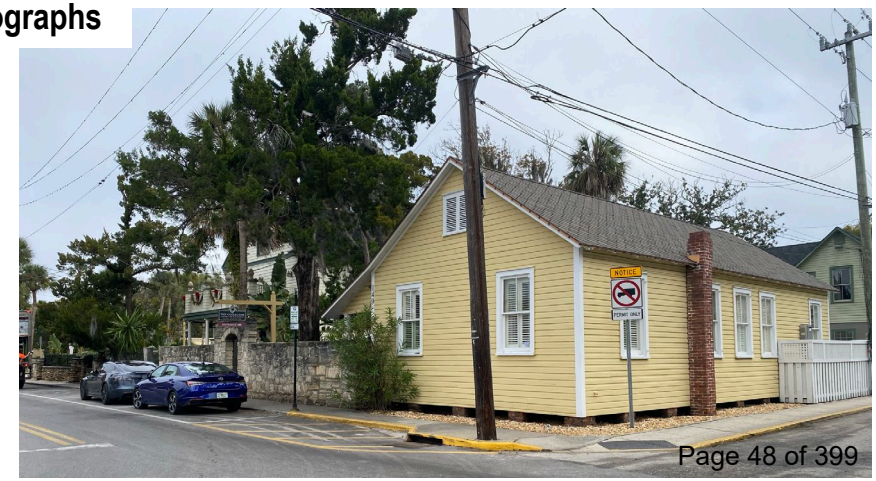
Applicant illustrating approximate height of fence

STAFF PHOTOGRAPHS
159 Cordova Street

Context Photographs

STAFF PHOTOGRAPHS
159 Cordova Street

Context Photographs



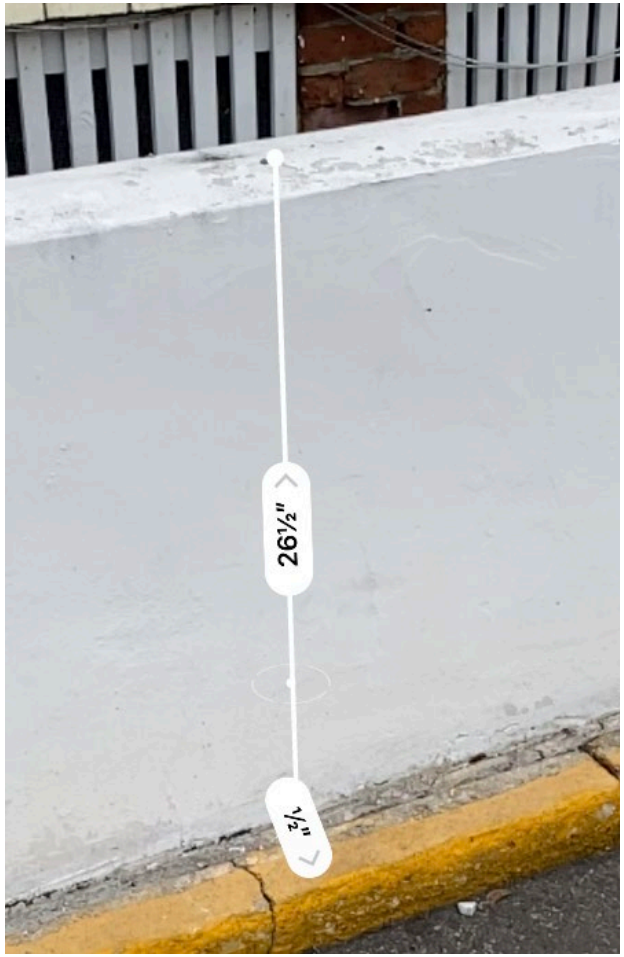
STAFF PHOTOGRAPHS
159 Cordova Street

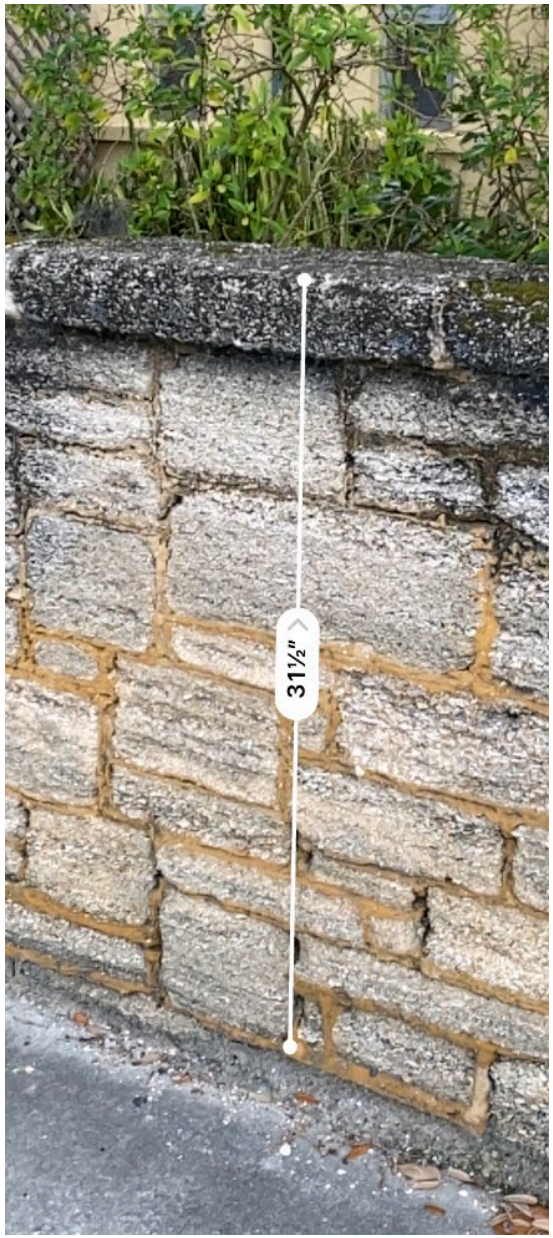
Context Photographs

STAFF PHOTOGRAPHS
159 Cordova Street

Context Photographs

STAFF PHOTOGRAPHS
159 Cordova Street





Sample of area wall heights

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ661 1009==

Site Name: 159 Cordova Street 830== Survey Date: 7808 820==

Address: 159 Cordova Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 38 (block) 3 (lot) 868==

868==

Owner of Site: Name: Scarlett, David S. & Elizabeth;

Address: c/o Palatka Printing

Palatka, Florida 32077 902==

Occupant or Manager: Scarlett, Brian (occupant) 904==

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

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

UTM: 17 (zone) 469815 (easting) 3306350 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 850==

Date: +1888 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, drop siding, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 6/6, 2/2, DHS 2/2 (metal), blinds 942==

Foundation: Piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porches, gable dormers 942==

Porches & Balconies: Two-story open porch on south and west side. Part of the 2nd story porch is enclosed. 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal novelty shingles, wood shakes 882==

Ornament Exterior: Jigsawn rafters, decorative front door, bungalow brackets 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Mixed Commercial/Residential and Institutional 864==

Relationship to Surroundings: Residential buioding adjacent to Synagogue and facing Newspaper Office. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Politics/Government, Railroads, Law, Commerce, Military, Community Planning, Communication 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Frame Vernacular residence at 159 Cordova Street was constructed between 1885 and 1888. It was one of the fine Victorian homes of St. Augustine. Much remodeled over the years, it remains an attractive addition to the residential neighborhood just south of the city's business district. The 1888 Sanborn Map shows this as a two-story dwelling with a one-story rear wing, and a one-story porch wrapping around the south and west sides. By 1899 the main section of the house is two and one-half stories. This is probably when the dormers on the roof were added. The rear section was raised to two stories, with its porch removed. The rest of the porch has been raised from one-story to two and one-story outbuilding (later demolished) first appears on a corner of the lot. In 1910 the porch is again listed as one-story. By 1917 the rear section of the house was widened to the south. In 1930 the porch again appears as two stories, with an open first and enclosed second floor. Today the second floor porch is partly open and partly enclosed.

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

(over)

V. BIBLIOGRAPHY

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

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

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the non-extant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

This area was originally waterfront property on the banks of Maria Sanchez Creek. This house at 159 Cordova Street was constructed at just about the same time that Henry Flagler had the northern portion of the creek filled to provide land for the building of the Ponce de Leon and Alcazar Hotels. It was built, and served for three decades, as the home of attorney W. A. MacWilliams (1863-1941). His wife was the daughter of merchant E. E. de-Medicis, was a major landowner in this part of town. That probably accounts for the house having been built on this particular site. The St. Augustine Record in 1934 gave this sketch of MacWilliams' career:

> "On the fifteenth day of August, last, Senator W. A. MacWilliams, one of the city's most distinguished citizens, had been a resident of the Ancient City for a period of 49 years. Hence, this prominent attorney and legislator, deserves a place in this, the fortieth anniversary edition of the Record, which is devoted to a resume of the activities of the city's long-time residents, their reminiscences and descriptions of St. Augustine's historical landmarks and point of unusual beauty.
>
> "Long identified with the senior legislative body at Tallahassee, the state capital, Senator MacWilliams of the Thirty-first Senatorial District has unselfishly given of

his best efforts for Florida through a long and brilliant legislative career. He has the distinction of being the eighteenth president of the Florida Senate. Going to the Legislature as a member of the House of Representatives from St. Johns County in 1899, Col. MacWilliams then served as a member of the Senate in the session of 1901 and 1903. He was a member of the House of Representatives during the session of 1907, 1909, 1911, and 1913. The admiration of his constituents for his able and courageous discharge of his duties as a legislator earned for him a seat in the Senate where he served during the 1917, 1919, 1921 and 1923 sessions. It was in recognition of his special fitness for the office that he was elected President of the Senate and presided over its deliberations during the 1921 session.

"Recognized as one of the greatest parliamentary leaders of either branch of the Legislature, and in his services as President of the Senate, by his sparkling with, his vigor and impartiality, this distinguished legislator added new luster to the traditions of that office.

"Senator MacWilliams' enviable record of great service to the State of Florida, justifies the placing of his portrait in the legislative hall of fame and fully warrants the high esteem and admiration in which he is held by his colleagues and by the people of the State. He returned again to the Senate for the 1933 session to lend able assistance in solving the perplexing problems confronting the State.

"The Hon. Theodore T. Turnbull, former member of the Senate, in speaking before that body of the local legislator in the recent session, paid the following splendid tribute: 'In these crucial days when the best minds of its citizenship are needed to cope with the present emergency, this Senate and the State of Florida are fortunate indeed to have the benefit of the long legislative experience, the courageous counsel and the unfailing loyalty of one whose brilliant record in the past attests to his entire fitness for the tasks of the present, the Eighteenth President of the Senate, Hon. W. A. MacWilliams.'

"Senator MacWilliams was born on January 9, 1863, in Camden, N.J. He resided in Philadelphia until 1870 when his parents moved to Baltimore where he lived until February 18, 1885, coming to Florida at that time and making his home in Jacksonville until August 15th of that year, when he moved to St. Augustine.

"Senator MacWilliams has led an exceedingly active

life, his interests being directed along many lines. He was with the organization of St. Augustine Guards, a military company in 1885; was its First Lieutenant, his connection with the state militia being continuous up until a few years ago. He has held the ranks of First Lieutenant, Captain, Major, Colonel and Brigadier-General, Florida National Guard, and at one time was Adjutant-General of the State of Florida. He was acting Adjutant-General during 1901 and had control of the City of Jacksonville immediately after the fire of that year. Governor Jennings, it is said, in his next message to the Legislature, paid Colonel MacWilliams a well deserved tribute for his handling of the Jacksonville situation. Sen. MacWilliams is an honorary member of the Spanish War Veterans and the Veterans of Foreign Wars. He was awarded the Service Medal for his long and active service in the Florida National Guard and was also awarded a Distinguished Service Medal by the Governor for distinguished service in the handling of the critical conditions caused by the Jacksonville fire, when that city was almost totally destroyed in 1901.

"In addition to his other activities, Col. MacWilliams is prominently connected with many fraternal orders.

"He was one of the organizers of the Florida State Bar Association and is an active member of that body. In 1912 he had the honor of being chosen its president.

"On December 1, 1886, he married Gertrude A. deMidicis, of this city. Four children were born to them, William A. MacWilliams, Jr., who died May 31, 1889; Gertrude E. Calhoun, Mary Ione, the wife of R. L. Hendricks, and Robert Emmett MacWilliams."(3)

In addition to his other activities, MacWilliams played a role in forming Florida's first statewide basebell league in 1892--bringing together teams from Tampa, Ocala, Jacksonville, and St. Augustine. The Tatler reported:

"Judge McWilliams, of this city, takes an active interest in affairs of 'the diamond', and rendered Mr. Harrington (the organizer) aid and comfor in effecting the State organization."(4)

He was also an early supporter of historic preservation efforts here, serving as secretary of the St. Augustine Historical Society.(5) He voiced his support in a 1937 interview with the St. Augustine Record

"Speaking out of a deep love for St. Augustine that has deepened and strengthened over his period of residence here of some 52 years, Colonel W. A. MacWilliams, former

President of the Senate and veteran legislator for more than a quarter of a century, says he is of the opinion that the Restoration Program is absolutely vital to the welfare and further development of this community.

"'I am heart and soul for it,' Colonel MacWilliams said when discussing the program with a representative of the Record

"Standing at a window of the Courthouse, overlooking old Charlotte Street, Colonel MacWilliams reminisced recalling interesting old houses on the street which he said was one of the most picturesque thoroughfares to be found in any community, even old European cities.

"Colonel MacWilliams recalled the devastating effects of the fire that swept through that area in 1914. He says that the hand of man has wrought much harm in St. Augustine, especially during the past 20 years, when the desire for modernization set in, but fire has been a cruel foe both in 1887 and in 1914, as well as at other times.

"Colonel MacWilliams, who can give some graphic descriptions of the city as he first knew it, is one of the staunchest friends St. Augustine has. He has done a great deal for the community in various ways, and says that he would like very much to see the Restoration program pushed through.

"The veteran legislator and attorney recalls it was 52 years ago this past February that he came to St. Augustine from Baltimore, Maryland. He has been a member of the Florida Bar for almost as long, he having been admitted June 11, 1885."(6)

MacWilliams Street in Ravenswood is named in his honor, as is the Mac Williams Law Library in the St. Johns County Courthouse.

During the winter of 1892-92 the house at 159 Cordova was rented out to Henry Flagler's chief lieutenant, J. E. Ingraham (1830-1924) and the MacWilliams family stayed at Lynn's Hotel. The Tatler reported:

"Mr. J. E. Ingraham and family are residing in the home of Judge and Mrs. MacWilliams, on Cordova street, south of Bridge. Mr. Ingraham has charge of Mr. Flagler's interests in this State, this brings him to St. Augustine, where he and his very agreeable wife are receiving a warm welcome."(7)

Before coming here, Ingraham had served as president of the South Florida Railway, and was a pioneer explorer of the Everglades.(8) In St. Augusting he served as third Vice President of the Florida East Coast Railway, and President of the Model Land Company which developed the Flagler real

estate holdings. From 1915 until 1920, Ingraham was mayor of St. Augustine.(9)

The MacWilliams family moved to 85 King Street some time after the death of its previous occupant, Dr. DeWitt Webb, in 1917.

The 1920-21 City Directory lists 159 Cordova Street as the residence of Earl P. Blue, the secretary and cashier of the St. Augustine Record Company, whose offices were located just across the street.

The 1922-27 Directories list it as the residence of Joseph Mourey who operated the Painter's Supply Store at 70 St. George Street which advertised "Paper Hanging, Painting, House Painting a Specialty".

The house was later divided into apartments, and had many different occupants over the years. Among the tenants was Paul V. Reyes, assistant manager of the North City Stone Works which manufactured the coquina concrete block so popular in local construction.(10)

The building was put to commercial use in the 1960's as Parnassus Books and Prints, owned by Mrs. Irene Graney.(11)

Now it is again used as two apartments.

ARCHAEOLOGY

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

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3. St. Augustine Record, Sunday, October 21, 1934, p. 10.
4. Tatler, January 23, 1892, p. 3.
5. St. Augustine City Directory, 1911-12.
6. Record, Sunday, July 4, 1937.
7. Tatler, January 14, 1893, p. 4.
8. Ibid., January 9, 1892, p. 3.
9. Thomas Graham The Awakening of St. Augustine (St. Augustine, 1978), p. 268.
10. City Directory, 1959.
11. Ibid., 1965 through 1970.

☐ Original
☒ Update

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

Site #8 SJ00661
Field Date 5-17-2016
Form Date 5-17-2016
Recorder # _____

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

Site Name(s) (address if none) 159 CORDOVA STREET — Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
159		CORDOVA	Street	

Address: 159 CORDOVA Street
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 1996100000 — **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: 1888 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ To (year): _____
Current Use Private Residence (House/Cottage/Cabin) — From (year): _____ To (year): _____
Other Use _____ — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature enclosed porch, door
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature dormers, side rooms on south elevation
Architect (last name first): _____ — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular — **Exterior Plan** Rectangular — **Number of Stories** 2.5
Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
Roof Type(s) 1. Gable 2. Hip 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. wood shales
Roof secondary strucs. (dormers etc.) 1. _____ 2. Porches, gable dormers
Windows (types, materials, etc.) DHS 6/6, 2/2, DHS 2/2 (metal), blinds

Distinguishing Architectural Features (exterior or interior ornaments) jigsawn rafters, decorative front door, bungalow brackets, decoration on facia board

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) single car garage, partially fenced side and rear yard, mature tree canopy

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

HISTORICAL STRUCTURE FORM

Site #8 SJ00661

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. masonry
Main Entrance (stylistic details) single 2-panel wood door with rectangular light and wood trim

Porch Descriptions (types, locations, roof types, etc.) Two-story open porch on south and west side; portions of both porches are enclosed, brackets support a hip awning around first flr porch

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous
Narrative Description of Resource see original form for additional history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

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

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

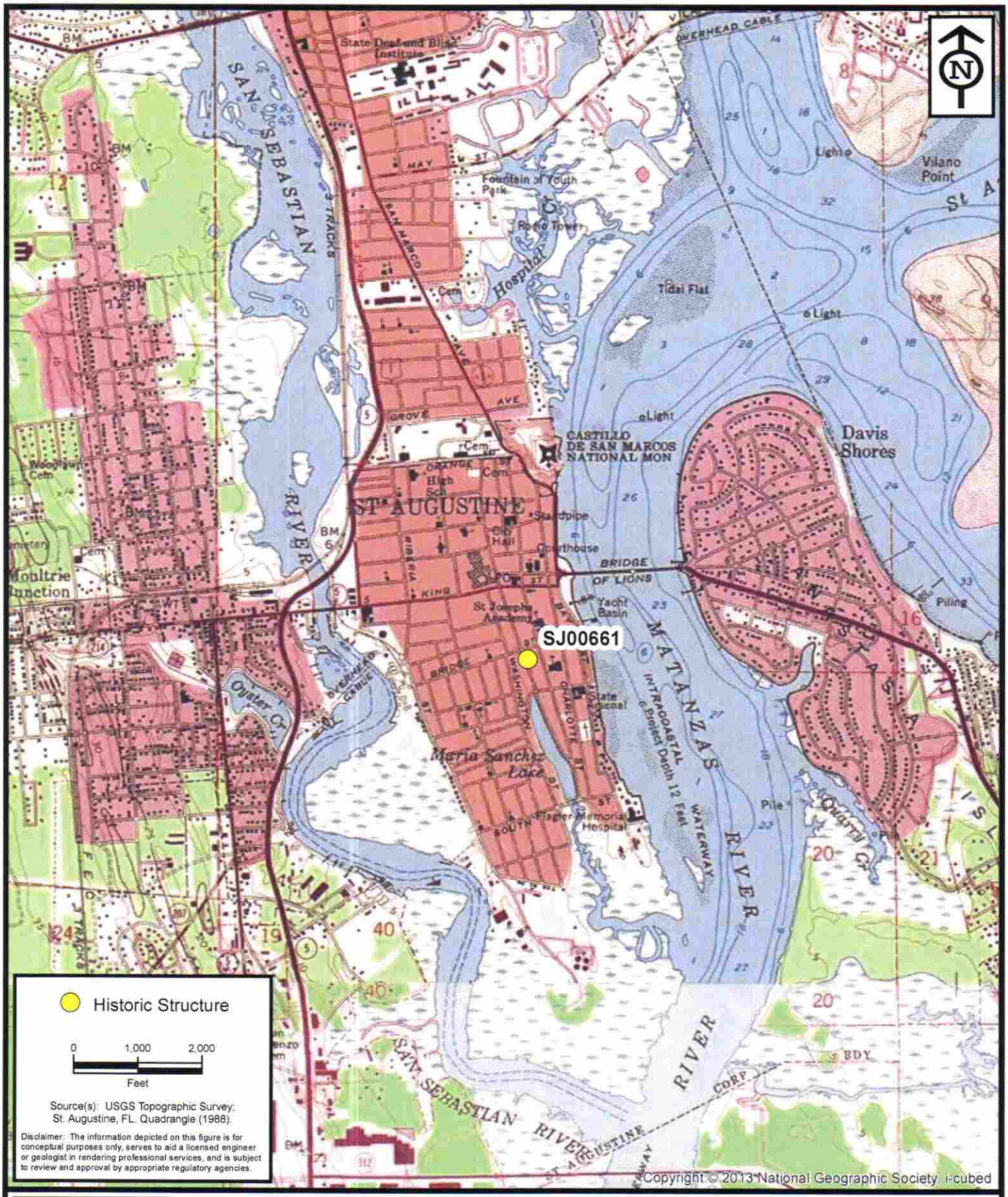
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

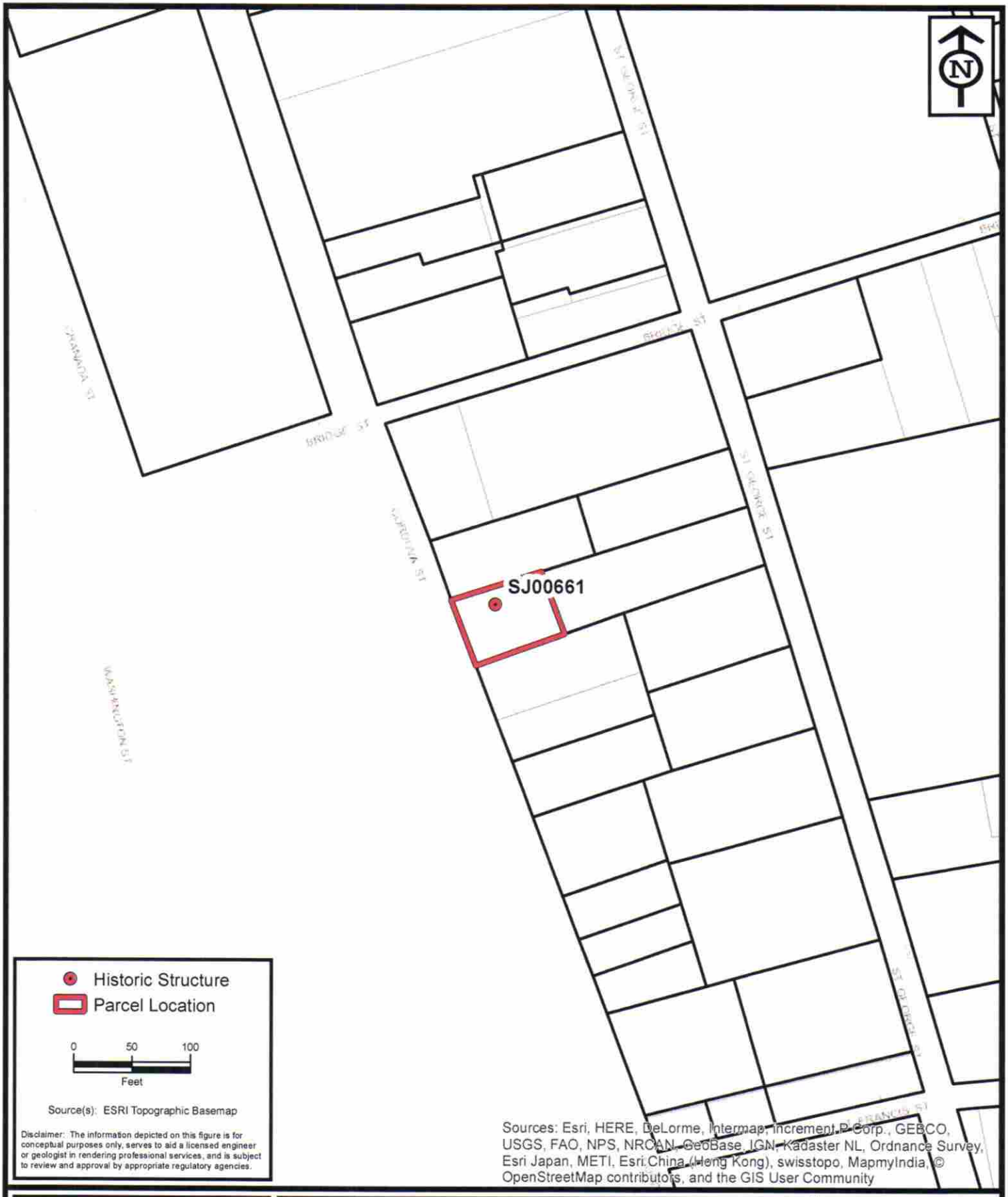
Project Location - SJ00661

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ00661\Location.mxd Date: 1/28/2016 3:57:15 PM



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

Parcel Location - SJ00661

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ00661\Parcel.mxd Date: 2/1/2016 3:06:02 PM

SAFETY FILM 5062

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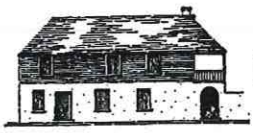
KODA
35

159

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. H2021-0176

Receipt No. 2265408

Meeting Date: January 20, 2022

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

1. NAME OF APPLICANT Joseph Repole

   Business (if applicable) JAR Property Management

   Address 10640 Satoni Ln.

   City Jacksonville State FL. Zip Code 32256

   Daytime telephone 386-506-6231 Other phone/email _____

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

2. NAME OF PROPERTY OWNER _____

   Business (if applicable) Same As Above

   Address _____

   City _____ State _____ Zip Code _____

   Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 159 Cordova St.

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

5. EXISTING USE Residential PROPOSED USE Same

6. PROPOSED PROJECT WORK

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

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

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

RECEIVED
DEC 21 2021
Planning/Building Dept.

October 2017

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 FRONT LANDSCAPE WALL
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

RECEIVED
DEC 21 2021
Planning/Building Dept

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)

LANDSCAPE FRONT WALL
Street Flood Retention (See Drawing)
Height Wall - 4'10"

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 Joseph Repole
SIGNATURE OF APPLICANT _____ DATE 12/21/2021
PRINT OWNER'S NAME Joseph Repole
SIGNATURE OF OWNER _____ DATE 12/21/2021

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

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Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

JH 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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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:

Spec's of materials proposed for wall w/ dimensions of the units

Project number: PL2021-0176 Project Address: 159 Cordova Street

Reviewed by: Julie Courtney Date: 12.21.2021

11:31 5G

AA lowes.com

Lowe's Home Improvement
Get exclusive app features like mobile check-in for curbside pickup.
★★★★★ (187K)
INSTALL

11:31 5G

AA lowes.com

Lowe's Home Improvement
Get exclusive app features like mobile check-in for curbside pickup.
★★★★★ (187K)
INSTALL

7"

6"

Elevation Height 8" 4'10"
Example However would be ~~Height~~
some Finishes

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11:30 5G

AA lowes.com

Lowe's Home Improvement
Get exclusive app features like mobile check-in for curbside pickup.
★★★★★ (187K)
INSTALL

11:30 5G

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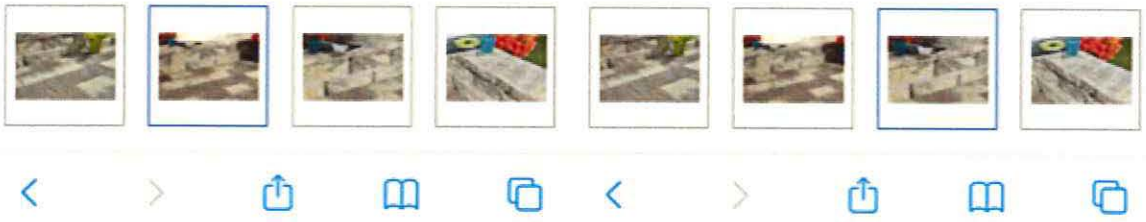

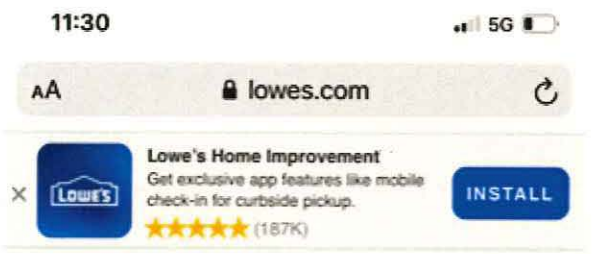

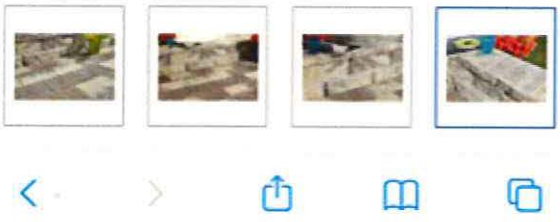

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15' Height wall

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Received January 10, 2022
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Candice Seymour

From: joseph repole <joseph.repole@gmail.com>
Sent: Sunday, January 9, 2022 4:40 PM
To: Candice Seymour
Subject: Fwd: Survey (version 1) (3).pdf
Attachments: Survey (version 1) (3).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Candace

Attached is the survey that was requested as well as the pictures below which represent “the finish” that alternatively I could provide on a typical cinderblock that would be the constructive the wall…in lieu of the original submission or as an alternative.

Saint Augustine cast stone or equivalent would be considered as the vendor. They have experience doing these type of veneers on several installations in Saint Augustine as I’m told.

Would you please add this to the application and for our discussions on the 20th.

Received January 10, 2022
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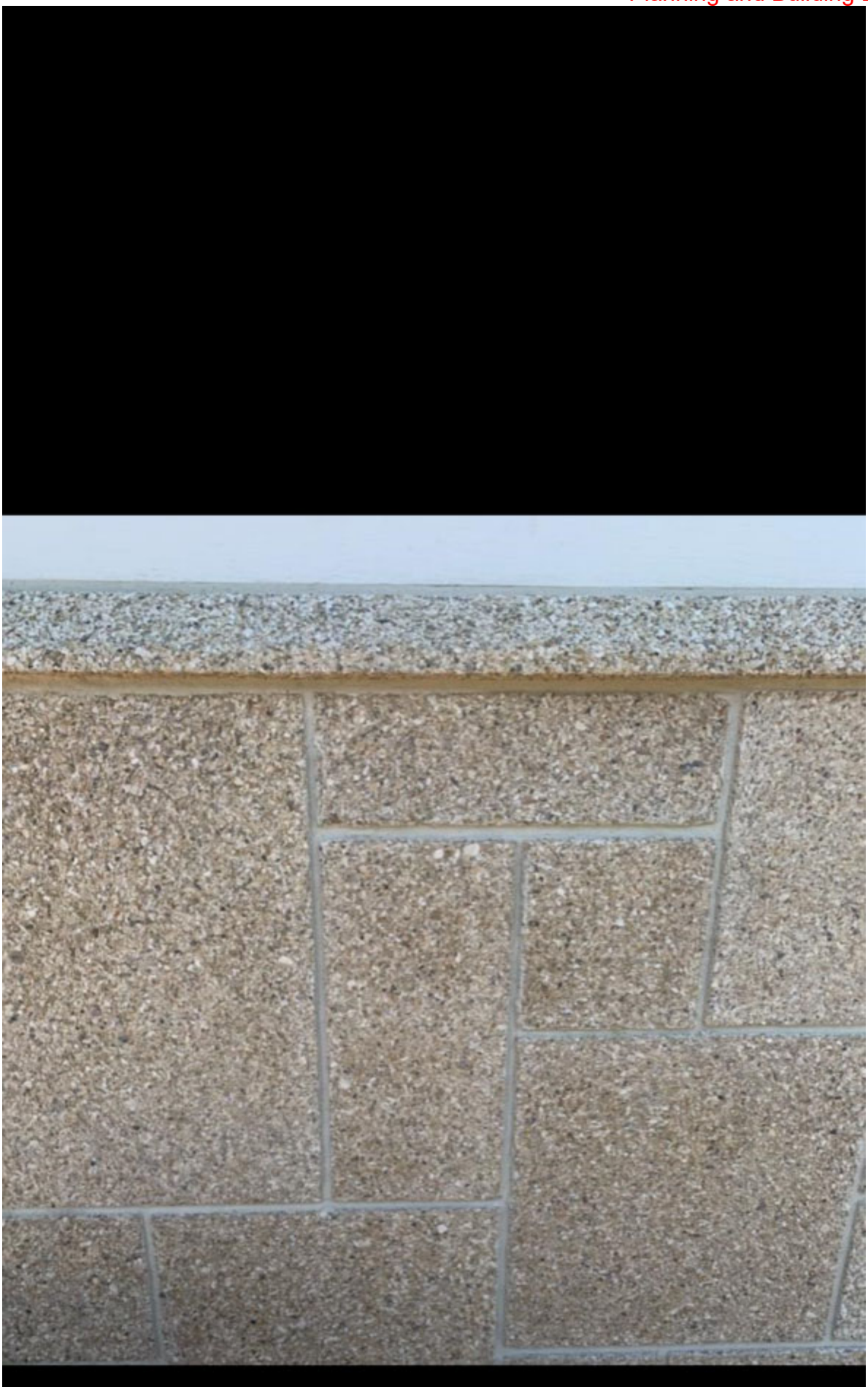
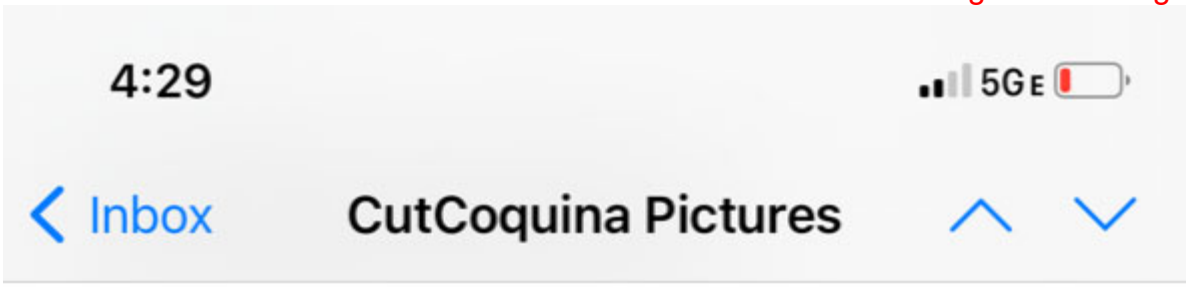




St. Augustine Cast Stone
& architectural precast, inc.
www.staugustinecaststone.com
(904) 794-2626

Received January 10, 2022
Planning and Building Department

Sent from my iPhone

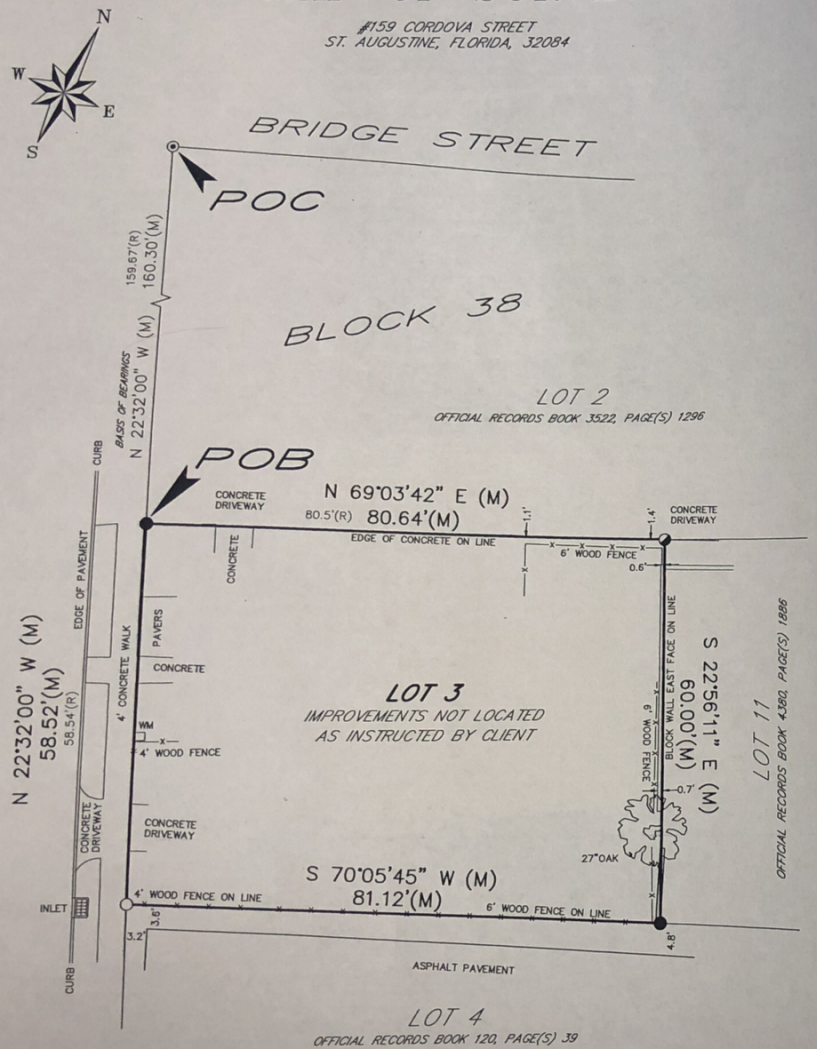
Begin forwarded message:

> **From:** joseph repole <joseph.repole@gmail.com>
> **Date:** January 9, 2022 at 4:33:52 PM EST
> **To:** josephrepole@gmail.com
> **Subject: Survey (version 1) (3).pdf**
>
> Sent from my iPhone

Received January 10, 2022
Planning and Building Department

MAP OF SURVEY

#159 CORDOVA STREET
ST. AUGUSTINE, FLORIDA, 32084



CORDOVA STREET
40' R/W - PAVED

LEGEND

POC	=	POINT OF COMMENCING
POB	=	POINT OF BEGINNING
R/W	=	RIGHT OF WAY
LB	=	LICENSED BUSINESS
(R)	=	RECORD
(M)	=	MEASURED
WM	=	WATER METER
●	=	FOUND 1" IRON ROD – NO IDENTIFICATION
○	=	FOUND 3/4" IRON ROD – NO IDENTIFICATION
◒	=	FOUND 1/2" IRON PIPE – NO IDENTIFICATION
⊙	=	FOUND NAIL AND DISK – # 6979

DEED DESCRIPTION:

OFFICIAL RECORDS BOOK 1085, PAGE 919

IN THE CITY OF ST. AUGUSTINE COMMENCING AT A POINT ON THE EAST SIDE OF CORDOVA STREET, 159 FEET AND 8 INCHES FROM THE SOUTHEAST CORNER OF BRIDGE STREET AND SAID CORDOVA STREET, SAID POINT BEING THE SOUTH EDGE OF SAID CONCRETE DRIVEWAY; THENCE EASTERLY 80 FEET 6 INCHES ALONG SOUTH EDGE OF CONCRETE DRIVEWAY; THENCE SOUTHERLY TO CONCRETE WALL; THENCE CONTINUE ALONG EAST SIDE OF SAID CONCRETE WALL ALONG NELLIGAN'S WEST LINE TO THE NORTH LINE OF THE MODEL LAND COMPANY; THENCE WESTERLY ALONG NORTH LINE OF LAND OF THE MODEL LAND COMPANY TO THE EAST SIDE OF CORDOVA STREET; THENCE NORTHERLY ALONG EAST SIDE OF SAID CORDOVA STREET 58 FEET 6 1/2 INCHES TO THE PLACE OF BEGINNING, ALL MEASUREMENTS BEING MORE OR LESS.

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (BASE FLOOD ELEVATION 9 FEET NGVD 1929) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0314-H AND 0318-H, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04.
http://www2.gis.bocc.co.st-johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE EASTERLY RIGHT-OF-WAY LINE OF CORDOVA STREET HAVING AN ASSUMED BEARING OF N 22°32'00" W.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
DENNIS M. MOONEY AND PAULETTE B. MOONEY

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 01/15/2018
FIELD BOOK/PAGE(S): 422/9-10
DRAWING SCALE: 1" = 20'
JOB NUMBER: 18-104

01/25/2018 3:41PM \\Front\projects\Autocad\2018\18-104\dwg\18-104.dwg

ANCIENT CITY SURVEYORS
LB # 8177
ACS
PROFESSIONAL
LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-6027 FAX: 904-797-9967

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

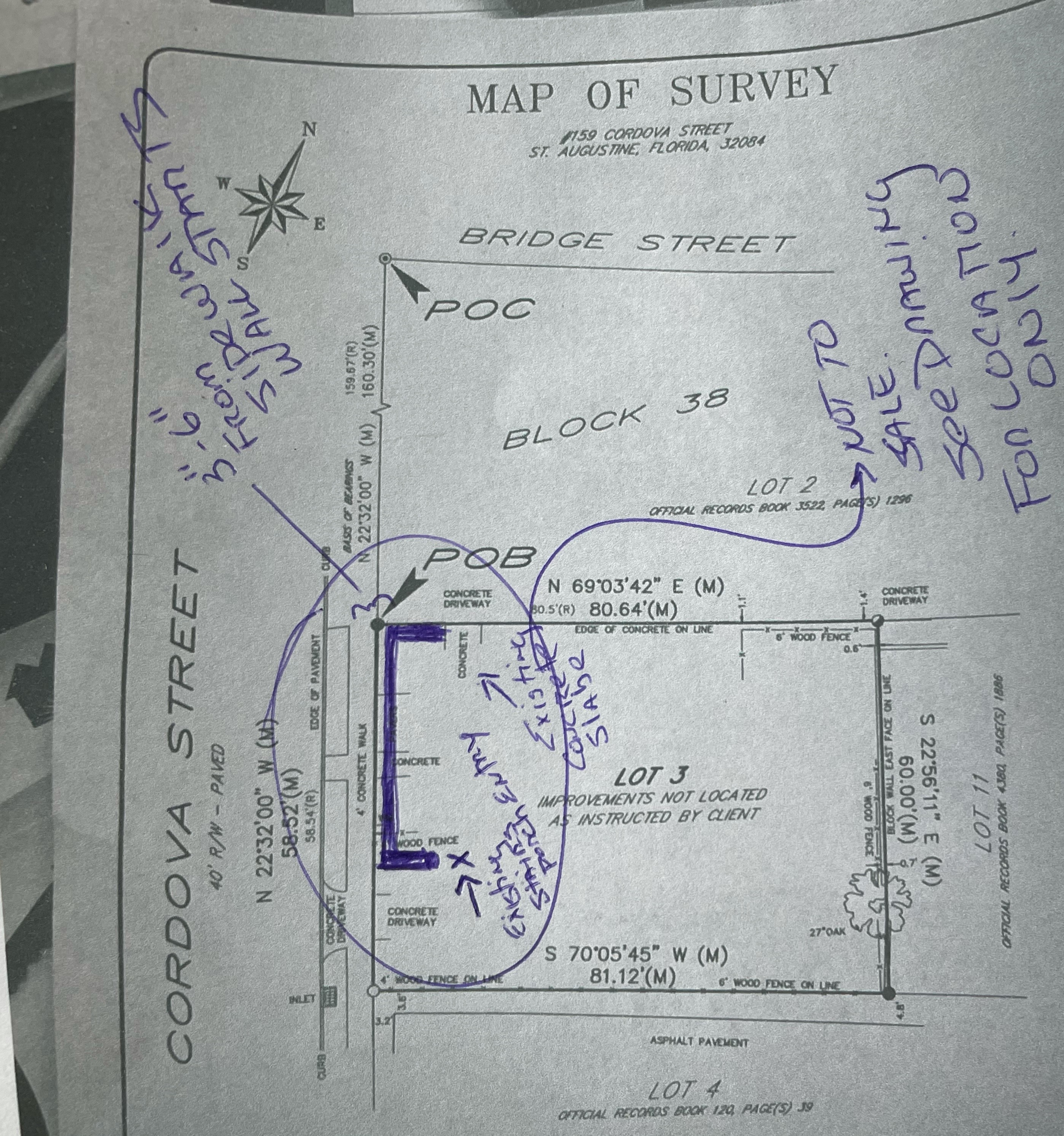
SEAL

DATE SIGNED: 2/2/18

Received January 10, 2022 Planning and Building Department

MAP OF SURVEY

#159 CORDOVA STREET
ST. AUGUSTINE, FLORIDA, 32084



LEGEND

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OFFICIAL RECORDS BOOK 1085, PAGE 919

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MEASUREMENTS BEING MORE OR LESS.

NOTES

THE PARCEL OF LAND AS SHOWN HEREON
FLOOD ELEVATION 9 FEET NGVD 1929) AS
12109C-0314-H AND 0318-H, COMMUNITY
JOHNS COUNTY, FLORIDA AS REVISED 09/
http://www2.gis.bocc.co.st-johns.fl.us/imo

THE BASIS OF BEARING AS SHOWN HEREO
CORDOVA STREET HAVING AN ASSUMED B

OWNERSHIP OF FENCES NOT DETERMINED

FENCE POSITIONS MAY BE SHOWN EXAGG

ALL CALCULATED DATA IS BASED ON FIE

ENCROACHMENTS AS SHOWN HEREON AR
OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DE

NO UNDERGROUND STRUCTURES, UTILITIE
BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HERE
RESTRICTIONS, EASEMENTS OR RIGHTS

THIS SURVEY IS NOT VALID UNLESS IT
SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FO
DENNIS M. MOONEY AND PAULETTE B.

SUBJECT TO THE ABOVE CONDITIONS
SHOWN HEREON WAS PERFOR

Received January 10, 2022
Planning and Building Department

Candice Seymour

From: joseph repole <joseph.repole@gmail.com>
Sent: Monday, January 10, 2022 10:53 AM
To: Candice Seymour
Subject: Re: Survey (version 1) (3).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

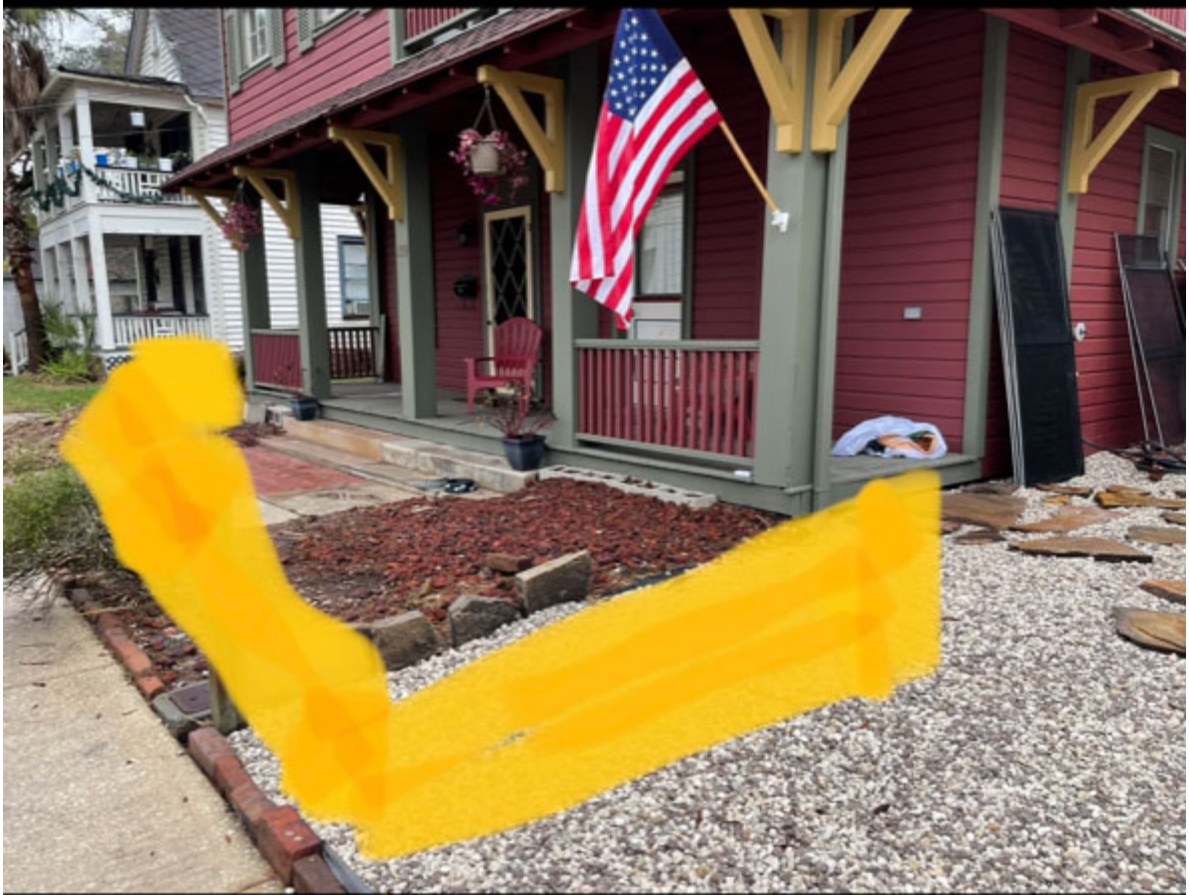
Candice - This is the last one - gives a 3D view

Wall connects next to that existing concrete slab on left as also noted on the survey, then runs down the front of house - staying about 3 inches from the sidewalk - going down to the left side of driveway and up to porch but is left open on the right side allowing entry from right side to house porch.

This wall is to protect the standing pool of water that develops from rains which turn the street into a small river - as you know :)

[redacted]

[redacted]



Sent from my iPhone

On Jan 10, 2022, at 10:22 AM, joseph repole <joseph.repole@gmail.com> wrote:

<image0.jpeg>

Sent from my iPhone

On Jan 10, 2022, at 10:03 AM, Candice Seymour <cseymour@citystaug.com> wrote:

Hello again Mr. Repole,

Can you please mark on this survey where the wall is anticipated to go so that the Board has a clear understanding of its location on the property?

Thank you!

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326

<image001.jpg>
<image002.png>

<image003.png>

<image004.png>

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

From: joseph repole <joseph.repole@gmail.com>
Sent: Sunday, January 9, 2022 4:40 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Fwd: Survey (version 1) (3).pdf

Candace

Attached is the survey that was requested as well as the pictures below which represent "the finish" that alternatively I could provide on a typical cinderblock that would be the constructive the wall…in lieu of the original submission or as an alternative.

Saint Augustine cast stone or equivalent would be considered as the vendor. They have experience doing these type of veneers on several installations in Saint Augustine as I'm told.

Would you please add this to the application and for our discussions on the 20th.

<image005.png>
<image006.png>

Sent from my iPhone

Begin forwarded message:

> **From:** joseph repole <joseph.repole@gmail.com>
> **Date:** January 9, 2022 at 4:33:52 PM EST
> **To:** josephrepole@gmail.com
> **Subject: Survey (version 1) (3).pdf**
>
> Sent from my iPhone

Instr #2021116148 BK: 5402 PG: 1622, Filed & Recorded: 10/26/2021 10:04 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $4,287.50

Prepared by and Return To:
Jess Arnow
Florida Closing Company, LLC
731 A1A Beach Blvd
Saint Augustine, FL 32080

Order No.: 21-21-0560

For Documentary Stamp Tax purposes the consideration is $612,500.00

Doc Stamp: $4,287.50

APN/Parcel ID(s): 1996100000

COPY

WARRANTY DEED

THIS WARRANTY DEED dated October 21, 2021, by Suzanne Sprinkles Powers and Kyle Powers, wife and husband, hereinafter called the grantor, to JAR Property Management Corporation, whose post office address is 10640 satori ln, Apt 117, Jacksonville , FL 32256, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Saint Johns, State of Florida, to wit:

In the City of St. Augustine commencing at a point on the East side of Cordova Street, 159 feet and 8 inches from the Southeast corner of Bridge Street and said Cordova Street, said point being the South edge of concrete driveway; thence Easterly 80 feet 6 inches along South edge of said concrete driveway; thence Southerly to concrete wall; thence continue along East side of said concrete wall along Nelligan's West line to the North line of land of the Model Land Company; thence Westerly along North line of land of the Model Land Company to the East side of Cordova Street; thence Northerly along East side of said Cordova Street 58 feet 6 1/2 inches to the Place of Beginning, all measurements being more or less.

Being also described as part of Lot 2, Block 38, City of St. Augustine, as per Official Map of St. Augustine, dated January 1, 1905, on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

WARRANTY DEED
(continued)

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, 2020.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Alvin L. Sprinkles
Print Name

Witness Signature

Eleanor Maria Williams
Print Name

Suzanne Sprinkles Powers
Suzanne Sprinkles Powers

Kyle Powers
Kyle Powers

Address: 1992 Cornell Road
Middleburg, FL 32068

COPY

State of Florida
County of Clay

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 19th day of October, 2021 by Suzanne Sprinkles Powers and Kyle Powers, to me known to be the person(s) described in or who has/have produced Drivers License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY PUBLIC Eleanor Maria Williams
My Commission Expires: 7/18/2025

ELEANOR MARIA WILLIAMS
Notary Public - State of Florida
Commission # HH 110279
My Comm. Expires Jul 18, 2025
Bonded through National Notary Assn.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1996100000
Location Address	159 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 3 BLK 38 OR5402/1622 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.110
Homestead	N

Owner Information

Owner Name	Jar Property Management Corporation 100%
Mailing Address	10640 SATORI LN APT 117 JACKSONVILLE, FL 32256-0000

Map

Valuation Information

	2022
Building Value	$249,577
Extra Features Value	$0
Total Land Value	$218,776
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$468,353**
Total Deferred	$0
Assessed Value	**$468,353**
Total Exemptions	$0
Taxable Value	**$468,353**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$235,711	$0	$218,776	$0	$0	$454,487	$454,487	$0	$454,487
2020	$256,248	$0	$183,106	$0	$0	$439,354	$439,354	$0	$439,354
2019	$231,656	$0	$183,106	$0	$0	$414,762	$414,762	$0	$414,762
2018	$230,296	$0	$183,106	$0	$0	$413,402	$291,100	$122,302	$291,100
2017	$80,345	$332	$183,106	$0	$0	$263,783	$202,850	$60,933	$202,850
2016	$175,194	$332	$166,460	$0	$0	$341,986	$290,379	$51,607	$290,379
2015	$162,923	$332	$128,412	$0	$0	$291,667	$263,981	$27,686	$263,981
2014	$124,080	$332	$115,571	$0	$0	$239,983	$239,983	$0	$239,983
2013	$128,020	$332	$115,571	$0	$0	$243,923	$243,923	$0	$243,923
2012	$129,989	$332	$115,571	$0	$0	$245,892	$245,892	$0	$245,892
2011	$133,928	$332	$128,412	$0	$0	$262,672	$262,672	$0	$262,672
2010	$135,897	$332	$142,680	$0	$0	$278,909	$278,909	$0	$278,909

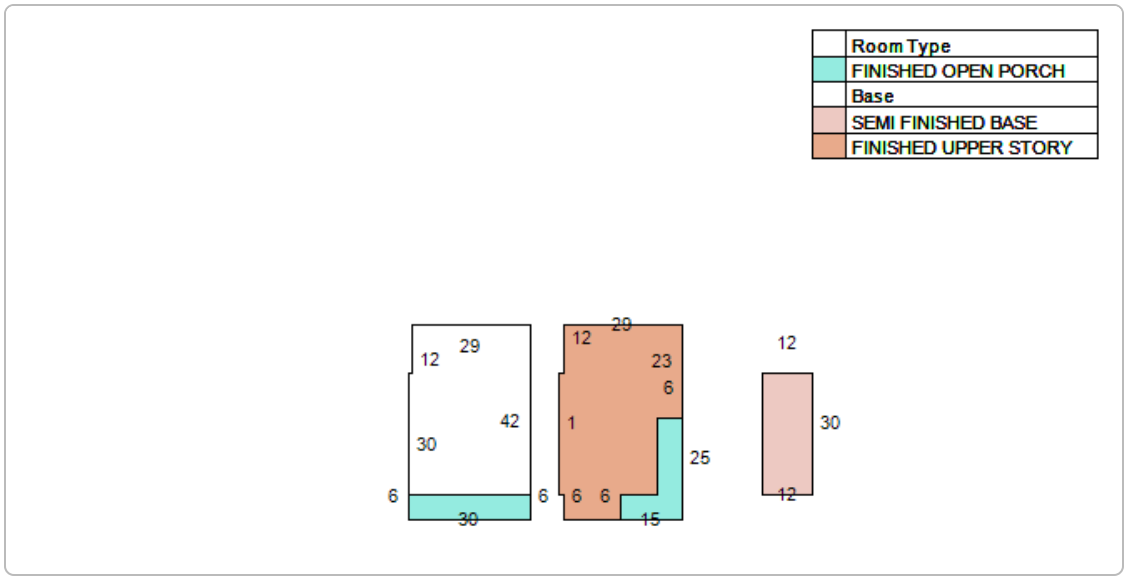
Building Information

Building	1
Year Built	1910
Actual Area	3210
Conditioned Area	2754
Use	Duplex
Style	01
Class	N
Exterior Wall	Wood

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Hardwood, Vinyl Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	3

Description	Square Footage
FINISHED UPPER STORY	1218
SEMI-FINISHED BASE	360
BASE AREA	1248
FINISHED OPEN PORCH	204
FINISHED OPEN PORCH	180
Total SqFt	3210

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	30	78	30	EF	$113,160
Multi-Family (Less than 10 Units)	28	78	28	EF	$105,616

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/26/2021	10/21/2021	$612,500.00	WARRANTY DEED	5402	1622	Q	I	POWERS SUZANNE SPRINKLES,KYLE ALAN	JAR PROPERTY MANAGEMENT CORPORATION
4/25/2018	4/19/2018	$443,000.00	WARRANTY DEED	4536	945	Q	I	MOONEY DENNIS M,PAULETTE B	POWERS SUZANNE SPRINKLES,KYLE ALAN
	12/1/1994	$0.00	WARRANTY DEED	1092	143	U	I	ALLEN DENNIS W ETAL CORRECTS OR1085/919	MOONEY DENNIS M,PAULETTE B
	12/1/1994	$135,000.00	WARRANTY DEED	1085	919	Q	I	ALLEN DENNIS W &,YESKO ELISABETH R	ALLEN DENNIS W ETAL CORRECTS OR1085/919
	11/1/1989	$0.00		842	1498	U	I		ALLEN DENNIS W &,YESKO ELISABETH R
	5/1/1989	$0.00		820	1087	U	I		
	1/1/1979	$40,000.00		435	327	U	I		

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

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Version 2.3.166

Detail by Entity Name

Florida Profit Corporation
JAR PROPERTY MANAGEMENT CORPORATION

Filing Information

Document Number	P21000088334
FEI/EIN Number	NONE
Date Filed	10/11/2021
State	FL
Status	ACTIVE

Principal Address

10640 SATORI LN APT 117
JACKSONVILLE, FL 32256

Mailing Address

10640 SATORI LN APT 117
JACKSONVILLE, FL 32256

Registered Agent Name & Address

LEGALINC CORPORATE SERVICES INC.
5237 SUMMERLIN COMMONS STE 400
FT MYERS, FL 33907

Officer/Director Detail

Name & Address

Title PVTS

REPOLE, JOSEPH
10640 SATORI LN APT 117
JACKSONVILLE, FL 32256

Annual Reports

No Annual Reports Filed

Document Images

10/11/2021 -- Domestic Profit View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 20, 2022 Meeting

Application: PL2021-0173 Address: 50 Carrera Street

Steven Layt & Les Thomas – Applicant Steven and Nicole Layt - Owner

Project description: For after-the-fact partial demolition of a building, constructed ca. 1885-1894, that is recorded in the Florida Master Site File and is a ~~contributing~~* building to the Model Land Company National Register Historic District, with features removed or modified including the chimney, porches on the west and south elevations, the fenestration, and proposed modifications to the wood siding.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00344
National Register:	Model Land Company NRHD: non-conforming*	Construction date:	c. 1885-1894
Archaeology Zone:	IIE	Zoning District:	RS-1
Parcel number:	2049500000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS

1) Located in the Model Land Company National Register Historic District (listed in 1983), on the northeast corner of Riberia and Carrera, the frame vernacular residential building was constructed between 1885 and 1894.
2) A building permit was issued in March 2021 for interior and exterior work after the former Historic Preservation Officer met on site with the building owner, architect, and contractor to determine if the project scope constituted partial demolition. Once the work began, multiple field changes were made to the project, including exterior modifications. Staff, along with the city Building Official and Building Inspector met with the homeowner and contractor on site after becoming aware that these changes did not match the approved permit plans. The Building Official stated at the November 1, 2021 meeting that revised plans were required to be submitted to the building department to show any revisions to the originally approved project scope and design when the building permit was issued. According to the owner, much of the work to the exterior stopped and revised plans were recently submitted to the Building Department.
3) After reviewing a draft of the revised plans and discussions with the architect and property owner, staff determined that HARB after-the-fact approval is required for the partial demolition of the building due to the removal or modification of architectural features to include the chimney, porches on the west and south elevations, the fenestration, and newly proposed modifications to the pre-existing siding pattern. *PLEASE REFER TO PAGE 4 OF THIS REPORT FOR MORE DETAILED INFORMATION ON PROJECT SCOPE.*
4) Upon staff's recommendation, the applicant submitted plans that show the proposed or after-the-fact revisions, the originally approved permit plans (which include the two main pre-existing elevations before the project began), and photos showing some of the modifications that were not on the approved permit plans. More photos that show the before and after views of the building and altered areas and for each revision to be bubbled on the revised plans would be helpful to clearly see the pre-existing state of and the impact to the building.
5) This is a difficult project to analyze, as the revisions have to be compared to the originally approved permit plans, and in some instances, the pre-existing building before any work began. Some of the areas that were modified in a different manner than the approved permit plans were not first documented with elevations or photos to clearly show the pre-existing state. Furthermore, the wholesale replacement of all the previously existing exterior materials that occurred with the start of the project or is in process since the permit was issued was based on email clarifications but was noted otherwise on the approved permit plans. And the architectural review of the permit plans was not based on later information that was submitted just before the permit issuance, according to former HP staff.
6) The demolition section of the ordinance applies to structures 50 years or older and states, "Demolition refers not only to the complete razing of a structure but to the permanent removal of significant architectural features. This includes the removal of porches, balconies, steps, dormers, chimneys, walls, additions and similar major features." The Architectural Guidelines for Historic Preservation also cites the Secretary of the Interior's Standards recommendation of retaining distinguishing architectural features and later significant additions and alterations.
7) Some of the after-the-fact alterations may not seem individually significant or have been questioned if they can be defined as partial demolition, when considered individually or with the current demolition code However, if the full scope of the project with the later revisions was fully submitted with the original permit application, it is clear that HARB approval for partial demolition would have been required first before the permit was issued and is now required for the after-the-fact modifications from the approved permit plans. Staff can not administratively approve.
8) According to the Florida Master Site File (FMSF), the house may have been built by the same architectural firm responsible for the Ponce de Leon Hotel and other major buildings from the Flagler era, McGuire and McDonald, and was one of the early houses in the Model Land Company Subdivision. The FMSF describes how the house was one built for "officials of the Florida East Coast Railroad and other top ranking employees of Flagler Enterprises." Flagler related and subsequent occupants are listed in the FMSF survey.

STAFF SUMMARY AND ANALYSIS (continued)

9) This structure was enlarged and altered over the years, with additions and changes to the building's form, windows from different time periods, and what appears to be brick veneer likely at some point added and then later removed from portions of the first floor exterior. Sanborn maps do not include this section of the city until around the 1910 version and show how the house previously had a wrap-around porch on the south and west elevations along with another side/west porch (by 1917), which was modified again by 1924. The south elevation's porch was also modified to a two-story at some point, and the existing ironwork, some of which has been recently removed, would have been added later. The house is also labeled with the address 29 Riberia Street by the 1961 revision. The owner indicated that the property was previously divided into three rental units and is being converted back into a single-family residence.
10) Although the proposed plans are not for a full demolition of a building, and some of the features are being replaced, only the removal of the features can be reviewed by the HARB. Removal of historic architectural features, enclosing window or door openings, and changing the design pattern of the historic exterior materials from horizontal siding to shingles will cause the look and feel of the existing building to be permanently changed, thereby altering what architectural integrity it had.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **take the following action for a Certificate of Demolition** for after-the-fact partial demolition of and the proposed modifications to **50 Carrera Street** because it is not a local landmark or otherwise designated as a historic building**:**
To approve if the HARB determines the after-the-fact partial demolition will not be detrimental to the historic and architectural character of the Model Land Company National Reigister Historic District and city, with the findings:

1. That any of the distinguishing architectural characteristics and/or significant later additions and alterations have been retained
   Or
2. The building has already been altered over time and further with the approved permit work, so that the historic architectural character has already been diminished.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

After-the-fact partial demolition of the building due to the removal or modification to architectural features to include the:

a) Permanent removal of the brick chimney, located behind the cross gable toward the west/Riberia Street elevation
b) Proposed entire removal and replacement of the two-story porch on the south elevation: New wood post column and railings were approved wit the original permit, but the entire porch structure was actively being demolished during the 11.1.21 site visit by staff, with the contractor stating that it was structurally insufficient and would be rebuilt. Revised permit plans show that a new, similar two-story porch is proposed, with the same wood posts and railing that was shown on the approved permit plans to be used in place of the later ironwork
c) Reconfiguration of the west entrance steps and uncovered porch
d) Fenestration: All of the building's windows and doors were replaced under the originally approved permit application. Some of the opening patterns and proposed window or door elements shown on the approved permit plans were later altered and noted on the revised plans.
    i) Carrera Street/South Elevation – 1st story: Window opening on one-story east wing that was going to be enclosed with the revised alterations, has since been returned after discussion with staff, so is no longer a concern
    ii) Carrera Street/South Elevation – 2nd story:
        (1) Under 2-story porch: Approved changing door to window – revised to enclosing opening
        (2) Revising double window to east of porch to single window
    iii) Riberia Street/West Elevation – 1st story, under two-story porch: Approved addition of window was revised to sliding glass door
    iv) Riberia Street/West Elevation – 2nd story, under two-story porch: Enclosed existing door
    v) North/Rear Elevation – 2nd story: Two existing windows revised to now be enclosed
    vi) East Elevation – 1st story: Approximately four windows were moved from original locations and approved permit locations
    vii) East Elevation – 2nd story:
        (1) Two windows on south end revised to single window
        (2) Two windows along stepped out east wall revised to single window
e) Proposed modifications to the horizontal / lap wood siding: Hardie Board siding was proposed with the originally approved permit to replace all of the wood siding. However, the building owner now proposes Hardie shingles under the gables on the south and west elevations, along with shingles under the first floor windows, changing the pre-existing pattern.

***Please refer to the plans and supporting documents in the application packet to references the originally existing building prior to the revisions, the originally approved permit plans, and the revised plans:**

- **Revised floor plans and elevations: pages 5 - 6 and 24 - 25**
- **Originally approved permit plans: pages 26 – 32**
  Permit Floor plans: page 29
  Permit Elevations: page 30
- **Originally existing floor plans: page 27**
- **Originally existing elevations: page 28**

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Demolition and Relocation

Demolition

Secretary of the Interior's Standards 2 and 4 apply.
2. Retention of Distinguishing Architectural Characteristics
4. Retention of Significant Later Additions and Alterations

Demolition refers not only to the complete razing of a structure but to the permanent removal of significant architectural features. This includes the removal of porches, balconies, steps, dormers, chimneys, walls, additions and similar major features. The destruction of significant archaeological features, such as foundations and wells, also constitutes demolition.

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

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)
The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)
A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)
HARB is assigned the authority of reviewing all applications for demolition permits for primary structures… for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(2)d, CoSA Code of Ordinances)
HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

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

Built between 1885 and 1894, the building is more than 50 years old. The building is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places, but is located in the Model Land Company National Register Historic District, and is recorded in the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. While the development's early house styles were late Victorian or Colonial Revival, many buildings from different periods are found in the neighborhood, as noted by the FMSF, and many buildings from different periods are currently found in the neighborhood. The primary building especially has a similar mass and scale as many of the residential buildings in the neighborhood, but has been enlarged over time and also elongated by 1961 with the 1-1/2-story wing now connected with a two-bay carport (approved with the current building permit to be modified with garage doors).

3. The impact of the loss of the structure on the streetscape. While the building does not have a unique typology for the area and is not being fully demolished, some of the alterations that were done that are not reflected in the 2021 approved permit plans constitute partial demolition according to the city's ordinance. Permanent removal of a chimney, a porch, or changes to the fenestration creates an impact to a streetscape and a historic district, especially when viewed collectively.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Revised plans and the originally approved permit plans were submitted by the applicant, which show the two-story porch proposed to be rebuilt with wood columns and railings, which will replace the later added metal posts and rails. Changes to the fenestration included replacing windows with door or doors with windows, enclosing window or door openings, and shifting the location of door and window openings, which will create a different opening pattern that existed and change how the building's exterior looked from the street. The removal of the chimney will be most noticed from the Riberia Street side.

5. The historical or cultural merit of the structure. The building is located in the Model Land Company National Register Historic District (as a non-conforming building at the time of the 1983 designation) and is recorded in the Florida Master Site File (FMSF), but is not located in a local historic preservation zoning district or individually listed on the National Register. According to the FMSF, the house was one of the earliest built in the neighborhood and one built for Florida East Coast Railroad and other top ranking employees of Flagler Enterprises. The house may have been designed by McGuire and McDonald, the same architectural firm that was responsible for the Ponce de Leon Hotel and other major buildings from the Flagler era.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because the building is connected to Flagler era buildings and is located within the Model Land Company National Register Historic District, which has been modified over the years with later buildings, partial demolition in the form of removing architectural features or replacing original building materials with noncompatible ones will impact the remaining historic fabric of the district, neighborhood, and streetscape. The removed chimney may have only been visible from the west at Riberia Street, and the Carrera Street facing (south) porch was altered over time and likely a 1-story porch originally. Although the proposed plans are not for a full demolition of a building, removal of historic architectural features, enclosing window or door openings, and changing the design pattern of the historic exterior materials from horizontal siding to shingles will cause the look and feel of the existing building to be permanently changed, thereby altering its architectural integrity.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The frame vernacular building is not unusual or particularly unique, but was one of the earliest houses in the Model Land Company neighborhood and is from the Flagler era.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** Frame vernacular buildings are commonly found throughout St. Augustine.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The architectural style or characteristics would not be difficult to reproduce but new construction and some of the replacement materials will be significantly different in appearance.

10. ***The justification for the proposed demolition.*** The property owner made changes during the approved remodeling project after the permit was issued. The collective work already/or in the process of being done constitutes after-the-fact partial demolition.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

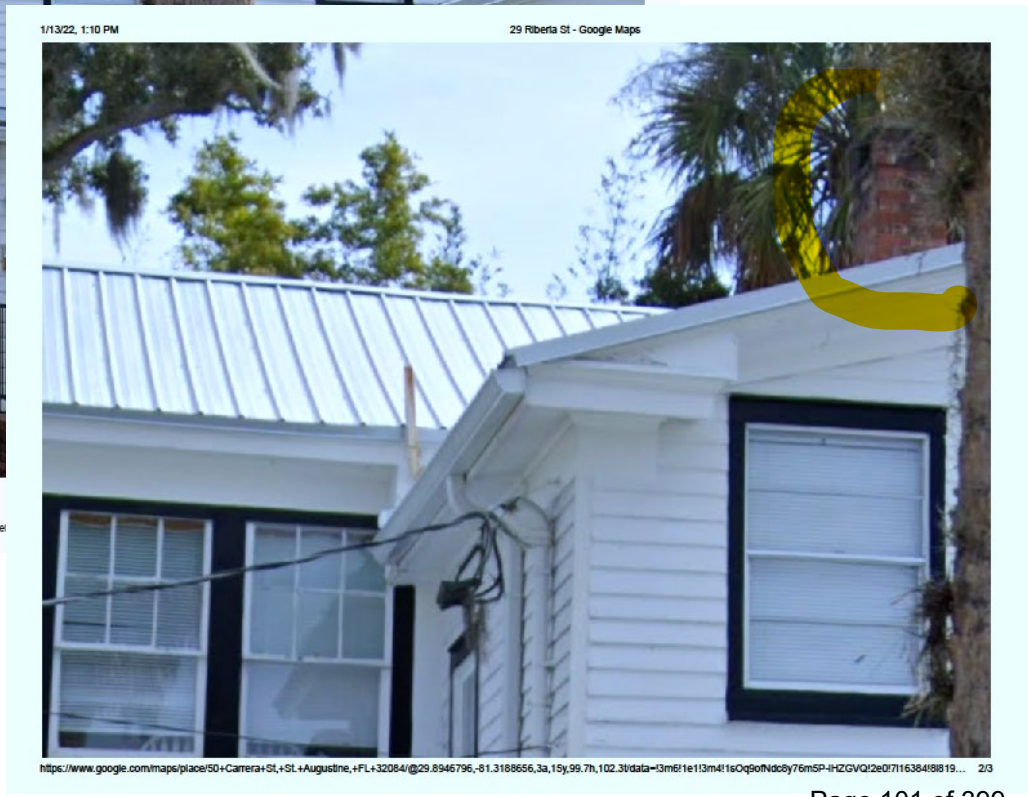
LIST OF ATTACHMENTS:

1. Staff photos
2. Florida Master Site File survey
3. Sanborn maps

STAFF PHOTOGRAPHS
50 Carrera Street

West Elevation
(Riberia Street side)

STAFF PHOTOGRAPHS
50 Carrera Street



Chimney Visible on Previously Existing West Elevation
(Riberia Street side)
Before removal
Google Maps image – January 2019

STAFF PHOTOGRAPHS
50 Carrera Street

West Elevation
(Riberia Street)

STAFF PHOTOGRAPHS
50 Carrera Street

West Elevation
(Riberia Street)

STAFF PHOTOGRAPHS
50 Carrera Street

West Elevation (Riberia Street side)
1-1/2 Story rear wing and looking south toward main block of house with carport hypen in between

STAFF PHOTOGRAPHS
50 Carrera Street

South Elevation
(Carrera Street)

STAFF PHOTOGRAPHS
50 Carrera Street

South Elevation's Two-story porch: looking east
Porch will be removed and is proposed to be replaced; sliding glass door replaced approved addition of window

STAFF PHOTOGRAPHS
50 Carrera Street

South Elevation's Two-story porch: looking northwest
Porch will be removed and is proposed to be replaced

STAFF PHOTOGRAPHS
50 Carrera Street

South Elevation: Proposed window opening to be enclosed on 1-story wing was returned;
East Elevation: Single window replacing double window opening on 2nd story

STAFF PHOTOGRAPHS
50 Carrera Street

East Elevation / (Rear of property)

STAFF PHOTOGRAPHS
50 Carrera Street

East Elevation
(Rear of property)

st Elevation
ndow detail)

STAFF PHOTOGRAPHS
50 Carrera Street

North Elevation
(Partial view from Riberia Street and property)

STAFF PHOTOGRAPHS
50 Carrera Street: Context Area

STAFF PHOTOGRAPHS
50 Carrera Street: Context Area

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ344 1009==

Site Name: 50 Carrera Street 830== Survey Date: 7807 820==

Address: 50 Carrera Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Model Land Company (subdivision) I (block) 1 (lot) 868==

868==

Owner of Site: Name: Lochridge, Patricia & W.F.;

Address: 50 Carrera Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RSE

NR Classification Category: Building 916== Recording Date: 8010 832==

UTM: 17 (zone) 469220 (easting) 3306940 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

Recorder: Name & Title: Harper, Robert W. (Assistant Curator);

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

(X) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==

Date: +1894 844== Period: 19th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-Shape 966==

Exterior Fabrics: Wood weatherboard, brick, running bond 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 6/6, 6/1, French doors, blinds 942==

Foundation: Brick wall 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch, gable on L 942==

Porches & Balconies: 2 story open porch on front 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Ornamental iron work 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 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, Engineering, Hotels, Art, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 50 Carrera Street was constructed between 1885 and 1894. A one-story wing extends from the west and a one and one-half story outbuilding facing Riberia Street is linked to the main house by a covered walkway. It is one of the early houses in the Model Land Company Subdivision, and may have been built by McGuire and McDonald who built the Ponce de Leon Hotel and other major Flagler-era buildings. The house has been modified over the years with a brick veneer on the first floor and ornamental ironwork on the two-story front porch.

The range of buildings in this area of Model Land Company Subdivision go from grand winter residences of the Flagler Era to expensive homes of the 1950's erected on the former site of the Flagler Mansion, "Kirkside", to more modest homes of several different generations. There are a number of churches of extraordinary architectural interest as well. The original development here was late Victorian or Colonial Revival in style, and this continues to give the area its character. But building, or rebuilding, in the area continues to the present day, given the desirability of the neighborhood, and it contains examples from many different time periods. The area is bordered on the east by the St. Augustine National Landmark Historic District, and one building, the Grace Methodist Church on 8 Carrera Street, is listed on the National Register of Historic Places. While retaining many outstanding buildings, this area has suffered from the past demolition of outstanding buildings like Kirkside and the Barcelona Hotel. The heavily institutional presence in the neighborhood, both church and college, creates continuing traffic and parking problems, and pressures for further demolitions. There is also a drainage problem in the area when it rains.

HISTORY

The core of the Model Land Company Subdivision evolved out of four late 18th century Spanish land grants and the Royal Powder House lot which was located approximately within the area encompassed by Cordova, Riberia, Saragossa, and Carrera Streets. The eastern boundary of this section was formed by the 18th century Rosario defense line.(1) In recognition of the Spanish heritage of the old city, Flagler named most streets in the subdi-

(over)

V. BIBLIOGRAPHY

1. Juan Joseph Elixio de la Puente, "Plano de . . . San Agustin de Florida", January 22, 1764; Benjamin Clements, "Plan of the City of St. Augustine, 1834-1835".
2. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.
3. Tatler, January 14, 1893, p. 7; March 31, 1894, p. 4.
4. St. Augustine City Directory, 1899, 1907, 1911-12.
5. Tatler, March 31, 1894, p. 4; City Directory, 1976.
6. City Directory, 1924-26, 1930.

vision after cities in Spain. With the exception of Cordova Street and St. Andrews Place, the late 19th century development in this core section represents the best in the subdivision, and includes the monumental Flagler churches and the large private residences of wealthy winter residents and senior officials of the Flagler organization. The Model Land Company received title to the unsold lots in 1903 and development continued through the 1950's after the demolition of the Flagler winter home, "Kirkside", and the subdividing of the estate west of the Presbyterian church into spacious lots.(2) Residences along the section of Carrera Street bounded by Riberia and Sevilla Streets faced the Flagler estate.

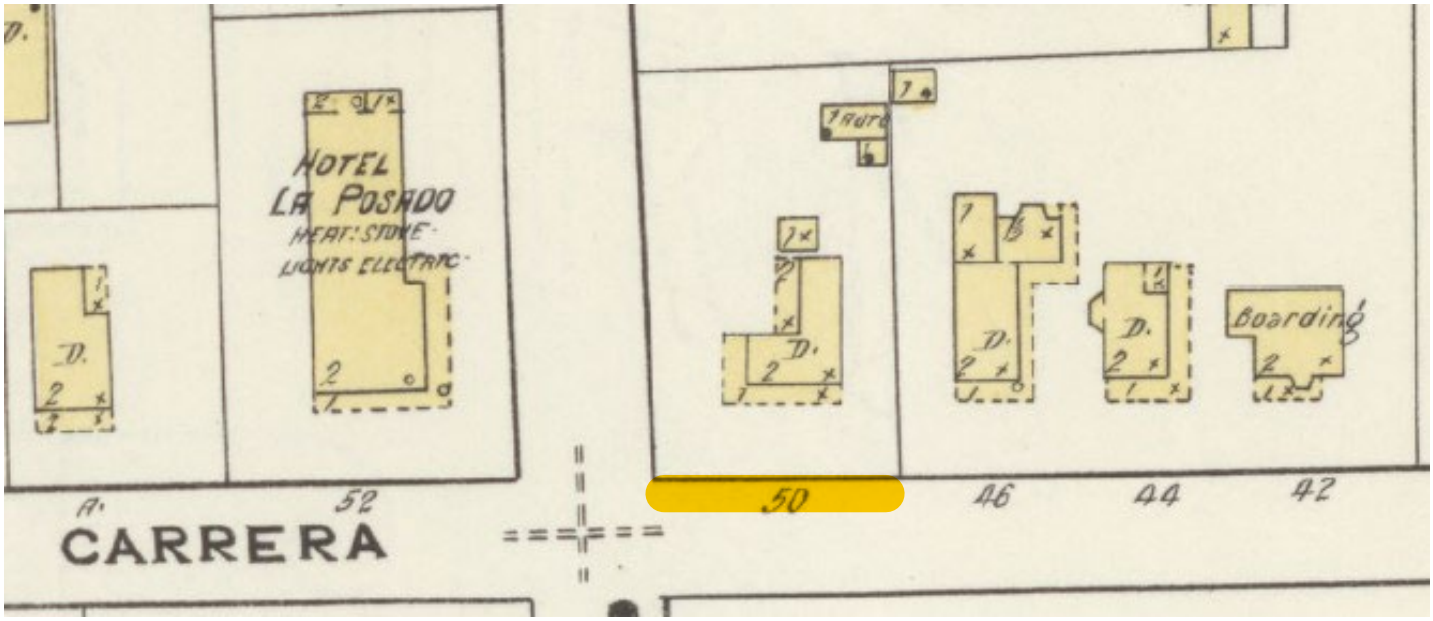
An early resident of this house at 50 Carrera Street was Harvey Tomlinson, a steward of the Alcazar Hotel and Henry M. Flagler's yacht Alicia. In later years Samuel W. Meyer, a building contractor and his wife Mona A, occupied the house.(3)

This residence at 50 Carrera Street was one of the structures built by Flagler for officials of the Florida East Cast Railroad and other top ranking employees of the Flagler Enterprises. In 1892 Flagler presented the deed, cost free, to the current occupant W. L. Crawford, who was the Superintendent of the Jacksonville, St. Augustine, and Indian River road.(3) A few years later, after Crawford's resignation, the house was conveyed to Harvey Tomlinson, a steward of the Alcazar Hotel and of Henry Flagler's yacht Alicia. Another resident associated with Flagler Enterprises, was Charles E. Thomas, one of three proprietors of the St. Augustine Meat and Provision Company which supplies meats, provisions and produce to the hotels.(4) The house has been associated with members of the art world through the cartoonist, Thomas Nast, whose daughter married William Crawford's son, J. W. R. Crawford, and through local artist Stormy Sandquist who resided in a portion of the house (listed as 29½ Riberia Street) in the 1970's.(5) In the 1920's and 1930's the house was occupied by Samuel W. Meyer, a Draftsman for the Florida East Coast Railway Company, and later a building contractor, and his wife, Mona A.(6)

62
KODAK SAFETY FILM 5062
K
28A
29
29A
30

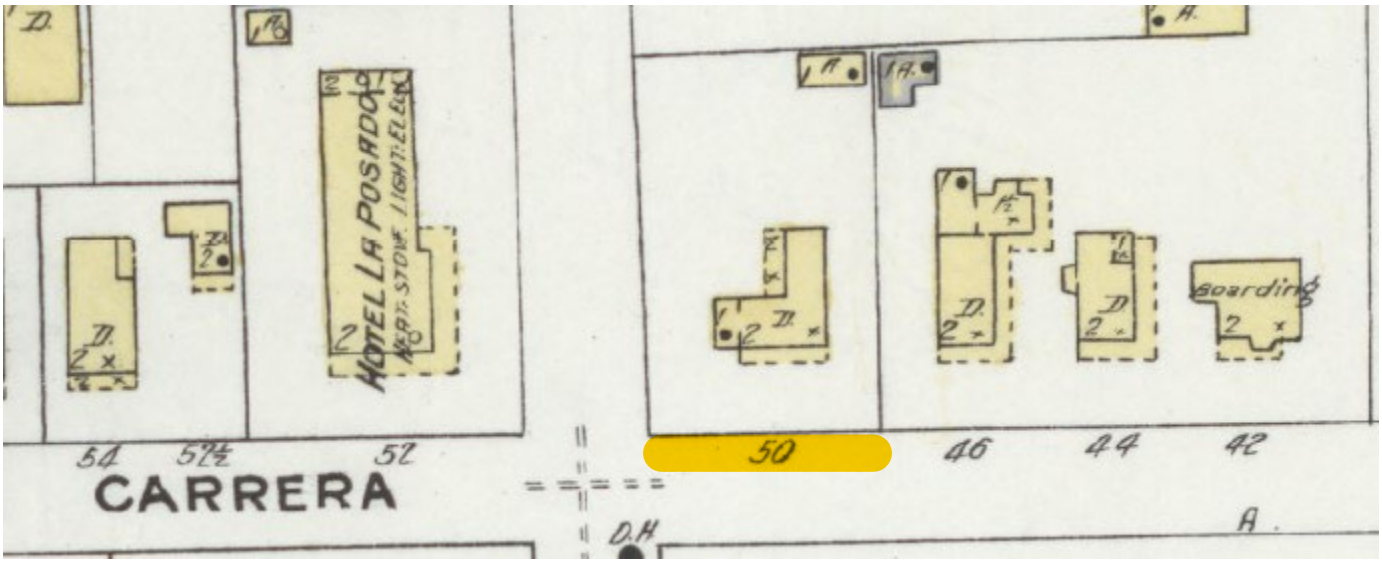
SANBORN MAPS
50 Carrera Street

1910

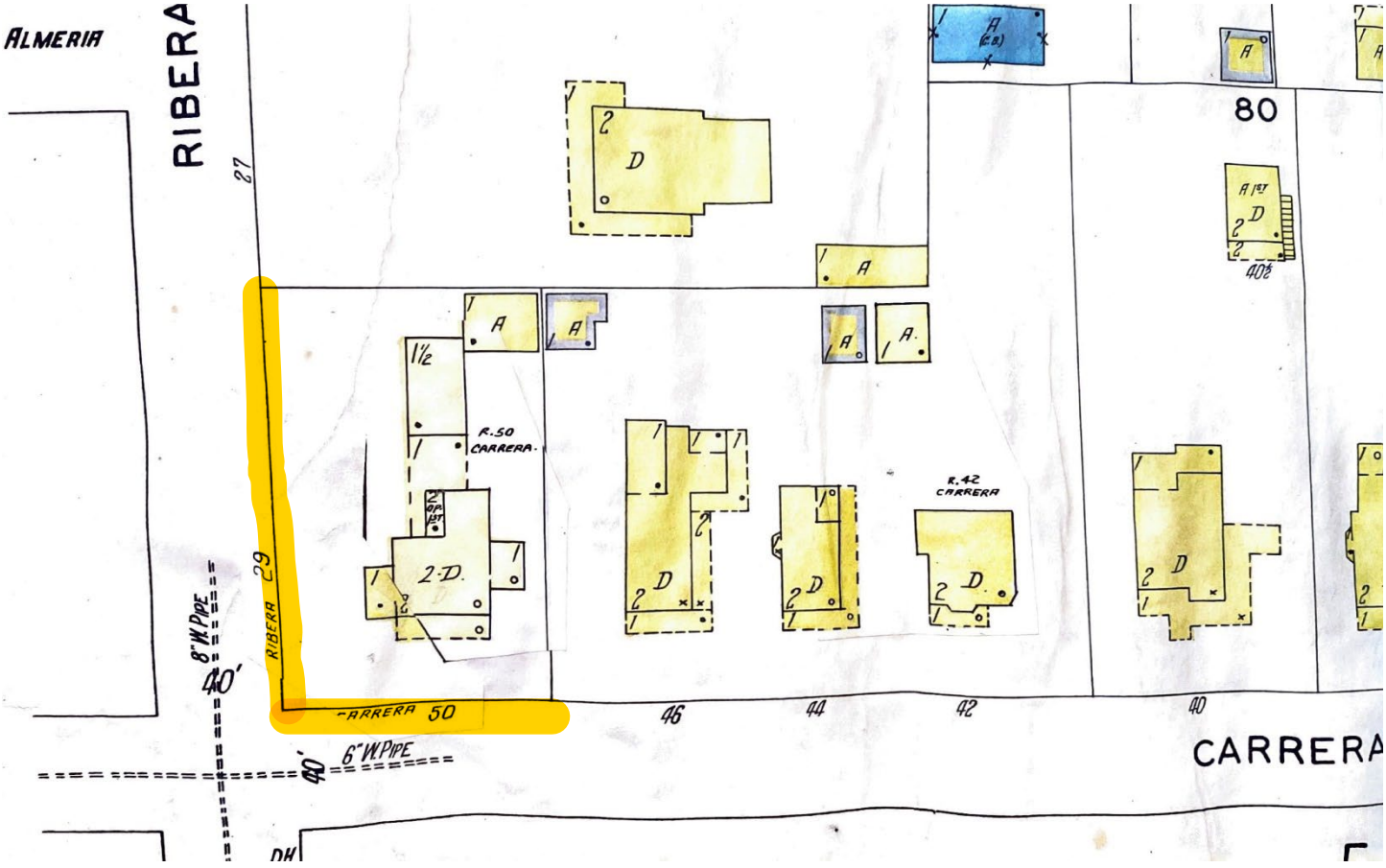


1917

SANBORN MAPS
50 Carrera Street



1924



1930 (Revised to 1961)

Received December 17, 2021
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CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0173

Receipt No. 2263974 Meeting Date January 20, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Steven Layt & Les Thomas (Architect)

   Business (if applicable) _____

   Address 1 C Street

   City Saint Augustine Beach State FL Zip 32080

   Daytime telephone 612-817-7052 Other phone/email stevelayt@gmail.com

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

2. NAME OF PROPERTY OWNER Steven + Nicole Layt

   Business (if applicable) _____

   Address 1 C Street

   City Saint Augustine Beach State FL Zip 32080

   Daytime telephone (required) 612-817-7052 Other phone 864-569-1348

3. PROJECT STREET ADDRESS 50 Carrera St, Saint Augustine, FL, 32084.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 7 Block I Subdivision Model Land Company Parcel Number 8SJ344

5. DATE OF CONSTRUCTION 1894 Source: Master Site File

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

Application pg. 1

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☒	Roof structures (dormers, chimneys, etc.) Specify: Chimney
☐	☐	☒	Porch/Deck/Balcony Specify: West Porch (Entrance) + South Porches
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify: NOTE: (Window + Siding replacement were already approved on original Permit
☐	☐	☒	Fenestration (arrangement of windows and doors) Per Submission

B. Required submittals:

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

☑ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

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

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

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

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

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

PRINT APPLICANT'S NAME Steven Layt DATE 12/17/21

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Steven Layt DATE 12/17/21

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME Nicole Layt DATE 12/17/21

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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Planning and Building Department

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

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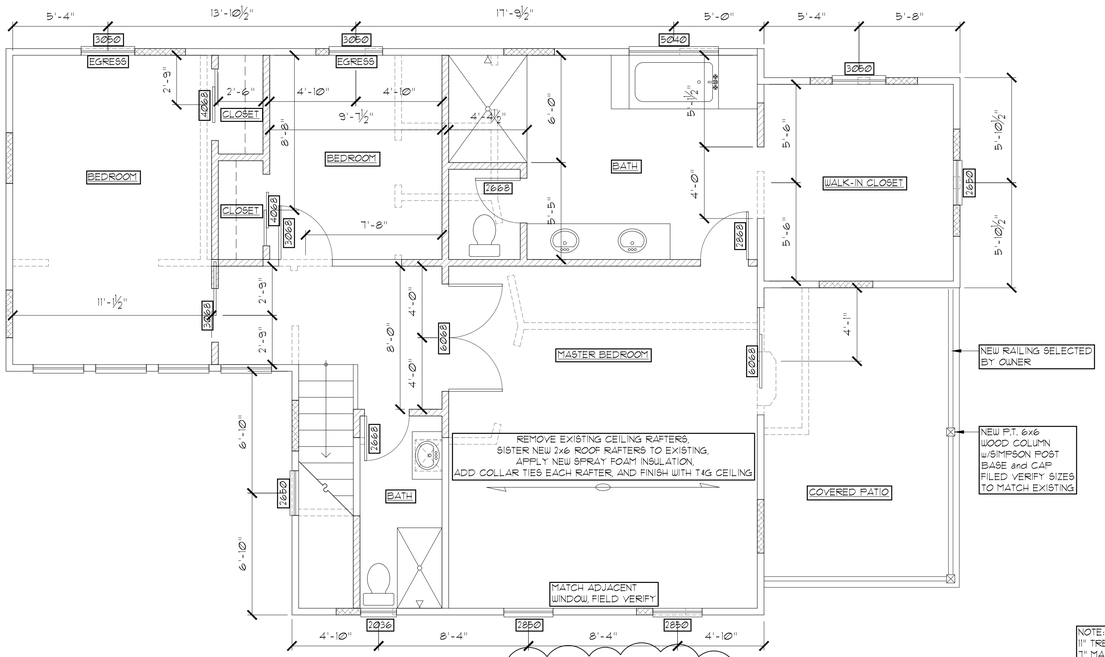
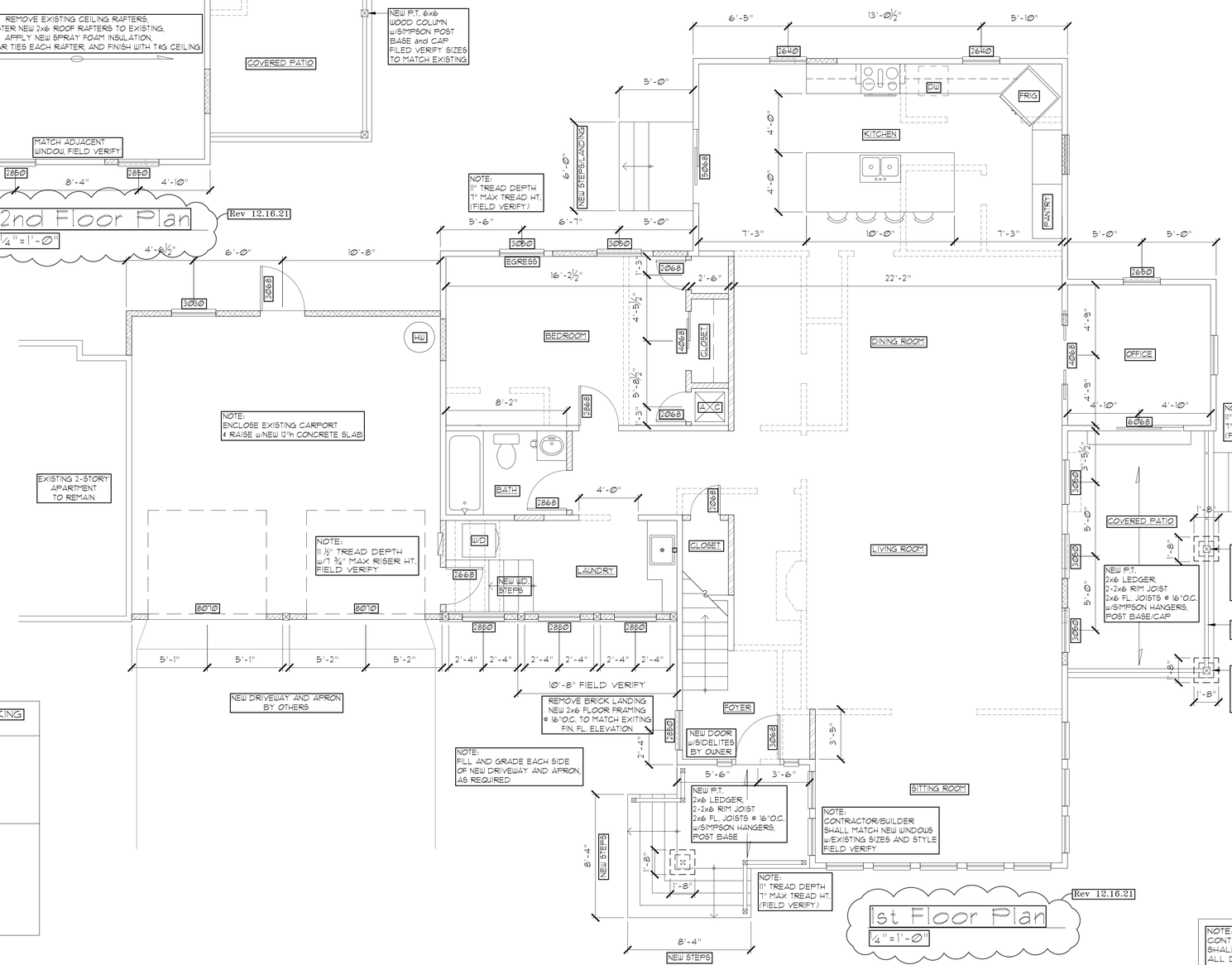


2nd Floor Plan
1/4" = 1'-0"
Rev 12.16.21

LEGEND

- EXTERIOR WALL: 2x4 (U.N.O.) @ 16" O.C. w/ 1/2" CDX SHEATHING w/TYVEK HOUSE WRAP w/R-11 BATT INSUL. AND 1/2" SHEETROCK INT. SIDE w/HORZ. SIDING TO MATCH EXISTING
- NEW INTERIOR WALL: 2x4 STUDS (2x6 WET WALLS) @ 24" O.C. (U.N.O.) 1/2" SHEETROCK COND. SIDES
- NEW INTERIOR LOAD BEARING WALL: 2x4 STUDS (2x6 WET WALLS) @ 16" O.C. (U.N.O.) 1/2" SHEETROCK COND. SIDES
- EXISTING WALL TO REMAIN, FIELD VERIFY
- DEMO EXISTING WALL FIELD VERIFY



1st Floor Plan
1/4" = 1'-0"
Rev 12.16.21

Header Schedule

OPENING WIDTH	BEARING WALL OR SHEAR WALL	NON-BEARING WALL	JACK and KING STUDS
0'- 0" TO 3'- 0"	(2) 2"X 8"	(2) 2"X 6"	2 J - 2 K
3'- 1" TO 5'- 0"	(2) 2"X 10"	(2) 2"X 6"	2 J - 2 K
5'- 1" TO 7'- 0"	(2) 2"X 12"	(2) 2"X 10"	3 J - 2 K
7'- 1" TO 10'- 0"	(2) 2"X 12" WITH 1/2" PLYWOOD FLITCH	(2) 2"X 10"	3 J - 3 K
10'- 1" and LARGER	LVL (ENGINEERED)	LVL (ENGINEERED)	4 J - 3 K

NOTES:

1. USE HEADER SIZE ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2. PRIMARY FRAMING (BEAMS, GIRDERS, EXT.) WERE SIZED USING:
   1800 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1Ee 6 "MODULUS OF ELASTICITY"
3. JOISTS, RAFTER, LENTEL, ECT WERE SIZED USING
   1200 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1Ee 6 "MODULUS OF ELASTICITY"

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

RESIDENCE RENOVATION
LAYT RESIDENCE
50 CARRERA ST, SAINT AUGUSTINE, FLORIDA 32084

Date:	2.17.21
Scale:	AS NOTED
Drawn:	Murphy
File:	50 Carrera

SHEET
A1

Application pg. 5

Received December 17, 2021
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South Elevation

Rev 12.16.21

¼"=1'-0"

West Elevation

Rev 12.16.21

¼"=1'-0"

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

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

RESIDENCE RENOVATION
LAYT RESIDENCE
50 CARRERA ST, SAINT AUGUSTINE, FLORIDA 32084

Date:	2.17.21
Scale:	AS NOTED
Drawn:	Murphy
File:	50 Carrera

SHEET
A5

Application pg. 6

South Elevation – Carrera Street

Received December 17, 2021
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LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

Application pg. 7

West Elevation – Riberia Street

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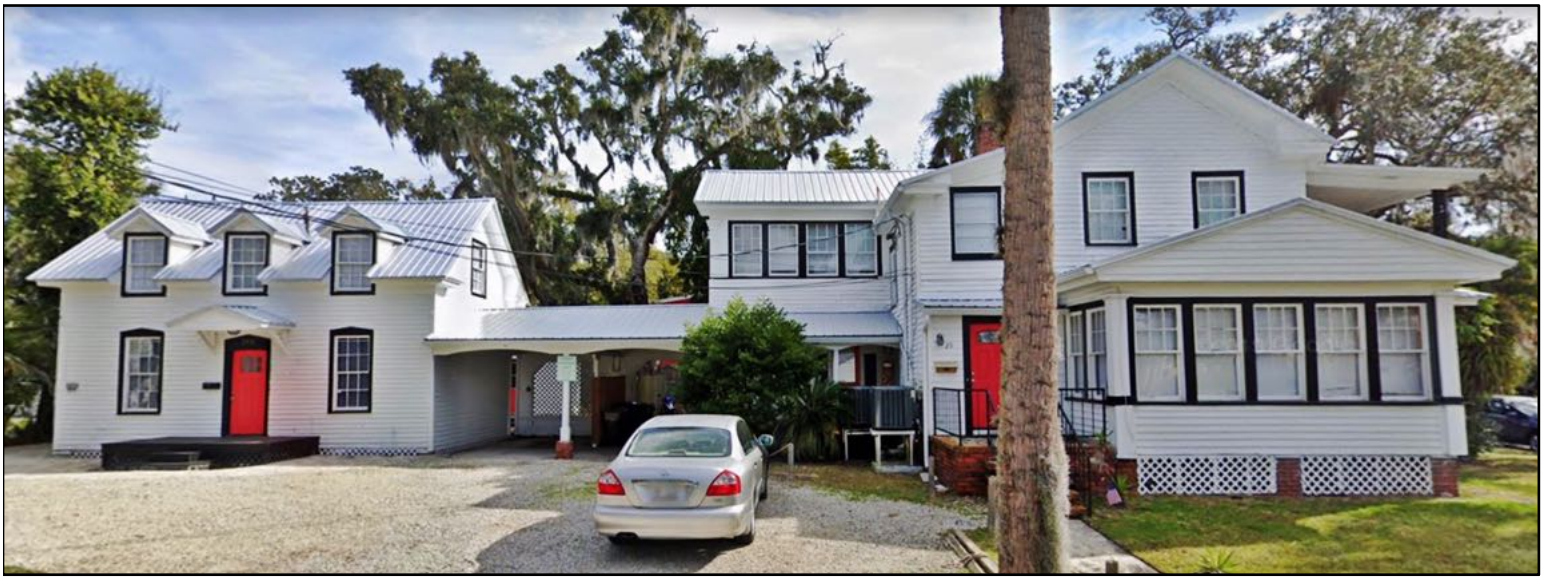

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

Application pg. 8

Received December 17, 2021
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South Elevation – Carrera Street - Covered Porch

Existing concrete pad not period correct. Needed to remove, due to concrete being poured directly to structure.

Porch Structure was essentially hollow. Improper compaction requirements.

Pitch of concrete sloped to house

Top of flagstone / slab ~6" was not supported internally.

South Elevation –Covered Porch - Condition

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Planning and Building Department

Evidence of improper compaction and infill material

Porch (structural) post was not attached to a proper footer instead was sitting directly on top of loose brick supported by open block.

Application pg. 10

South Elevation –Covered Porch - Condition

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Planning and Building Department

Second floor porch was improperly framed to support a live-load.

Evidence of rot on supporting posts on second level of exterior deck

Eyebrow around porch not period correct vs post-and-beam. Element serves no structural or water diversion purpose. The elevation of the eyebrow is not consistent from the main structure / roofline. 10-12” off level from front to back. On South elevation eyebrow was did not line up with roof soffit on east or west side requiring in all cases demo and rebuild.

Current Rail and Balusters Rotting / Missing

Application pg. 11

South Elevation –Covered Porch - Condition

Improper porch floor framing. This is a 2x4 hip roof frame which is h floor

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Hip Rafter

Rot present under box trim.

No ledger present or connected to house 2x4's added as temporary safety measure

2x4 Rafter framing some in line with old pitch of roof while others are nailers for a ceiling

Structural Post not connected to any beam structure, its sitting on box trim.

Application pg. 12

West Elevation – Riberia Street - Porch

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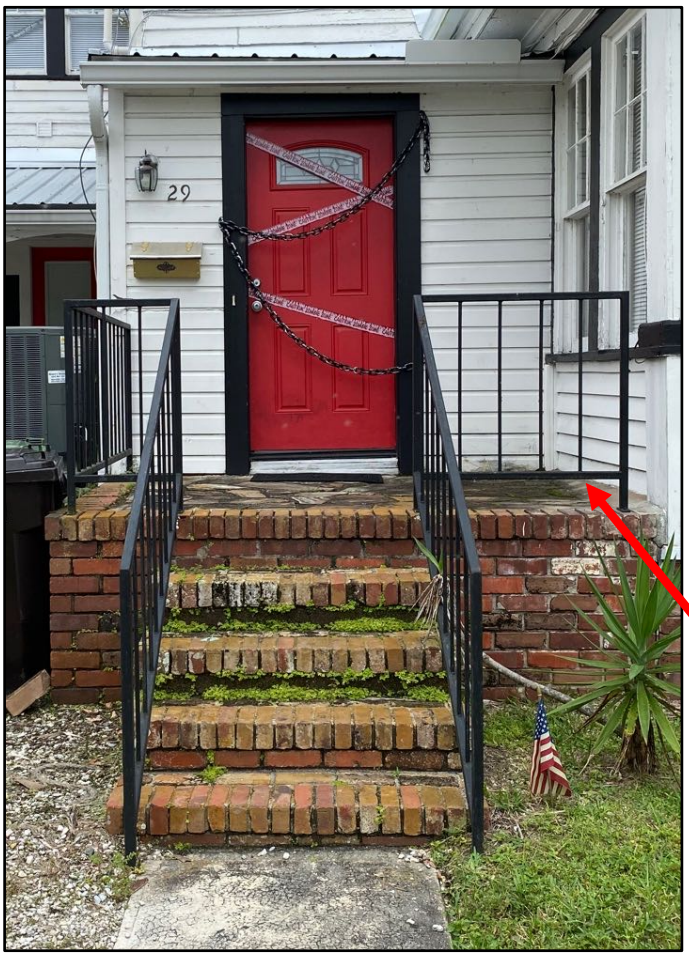
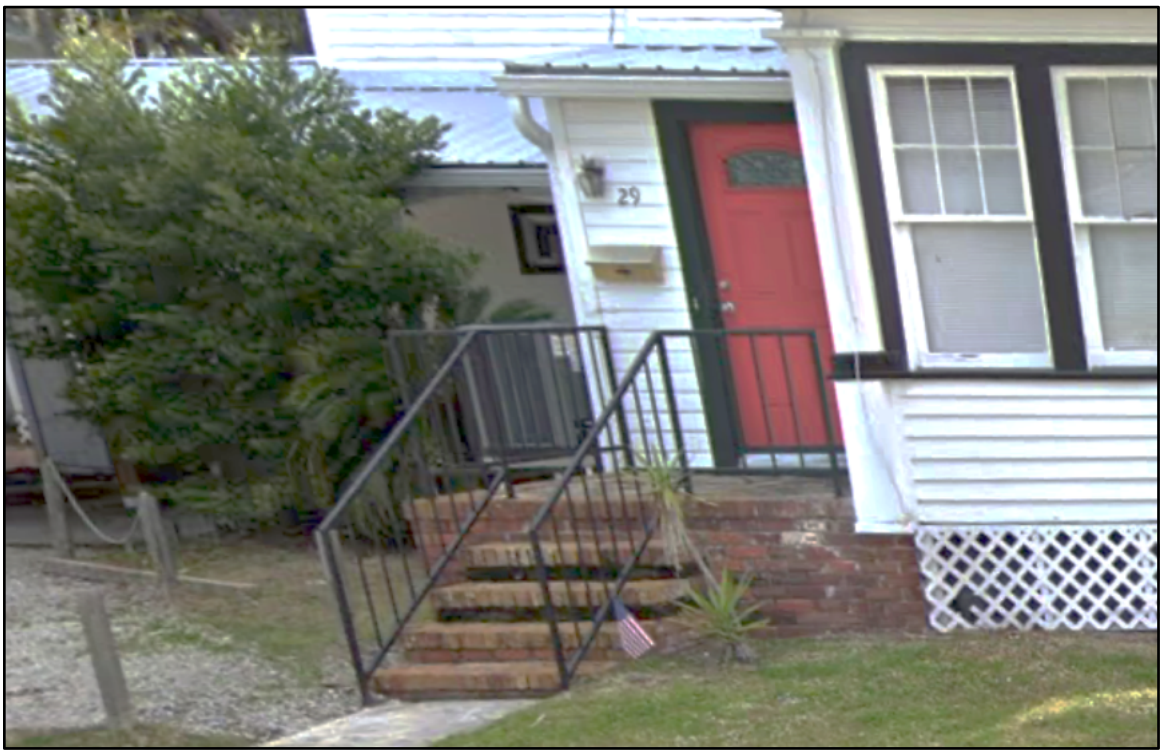


Pitch of concrete sloped to house evidence of years of patch and repair.



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West Elevation – Porch Condition (Interior)

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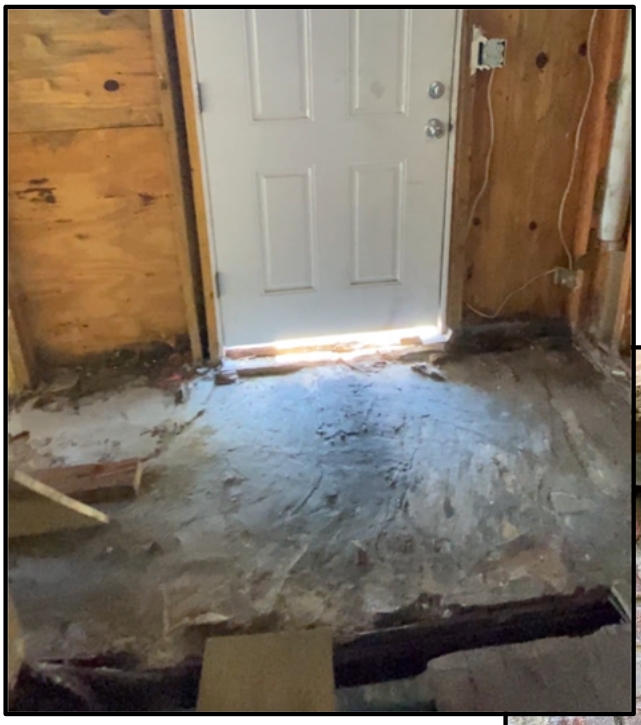

Evidence of improper compaction and infill material. Hollow in much of the structure. Under thin slab was essentially a variety construction debris as shown. No structural integrity to porch structure whatsoever.

Front porch (exterior) slab continued into house by ~5feet and was failing to support the stair structure. In addition causing water intrusion issues at front door. Flying end of beam not supporting exterior corner whatsoever.

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Chimney Condition – Pre Removal

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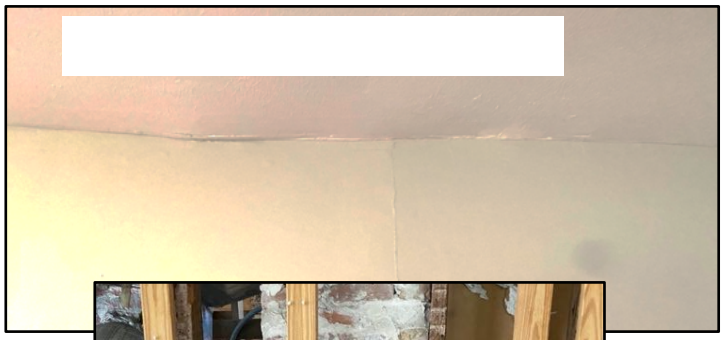
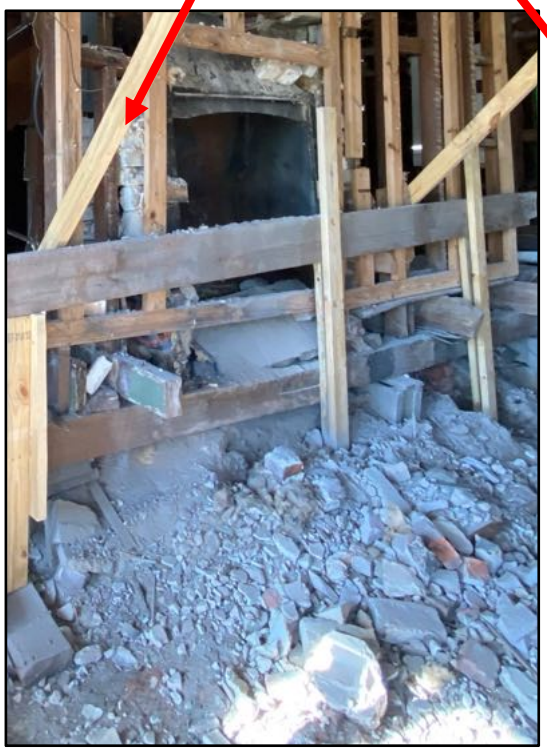
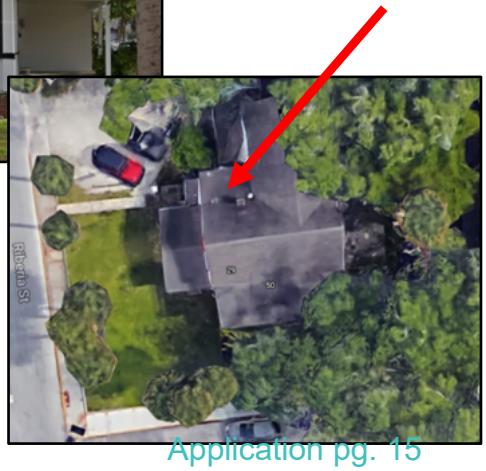
Because of no base support chimney foundation failed and pushed into second floor girder and stair framing causing multiple structural failures and roof separation.





Chimney barely visible from street



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HARB SUBMISSION ADDENDUM

50 Carrera Street

Steven Layt (Owner)
Les Thomas (Architect)

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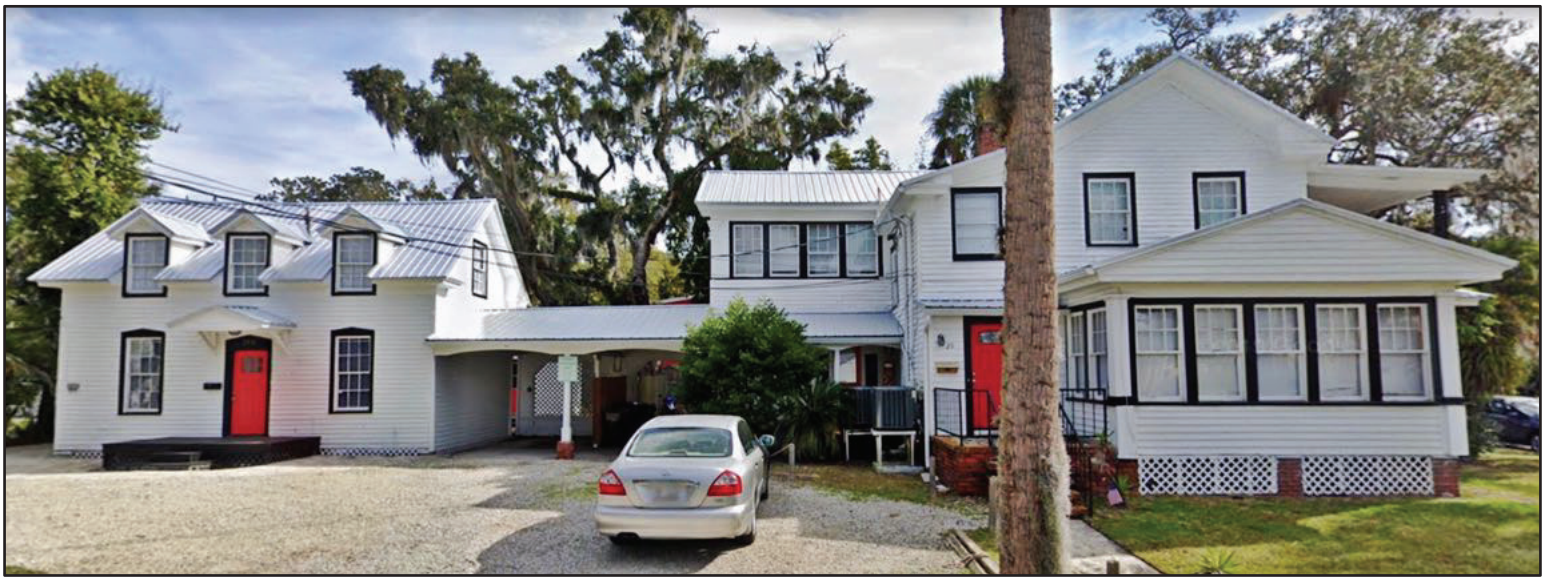
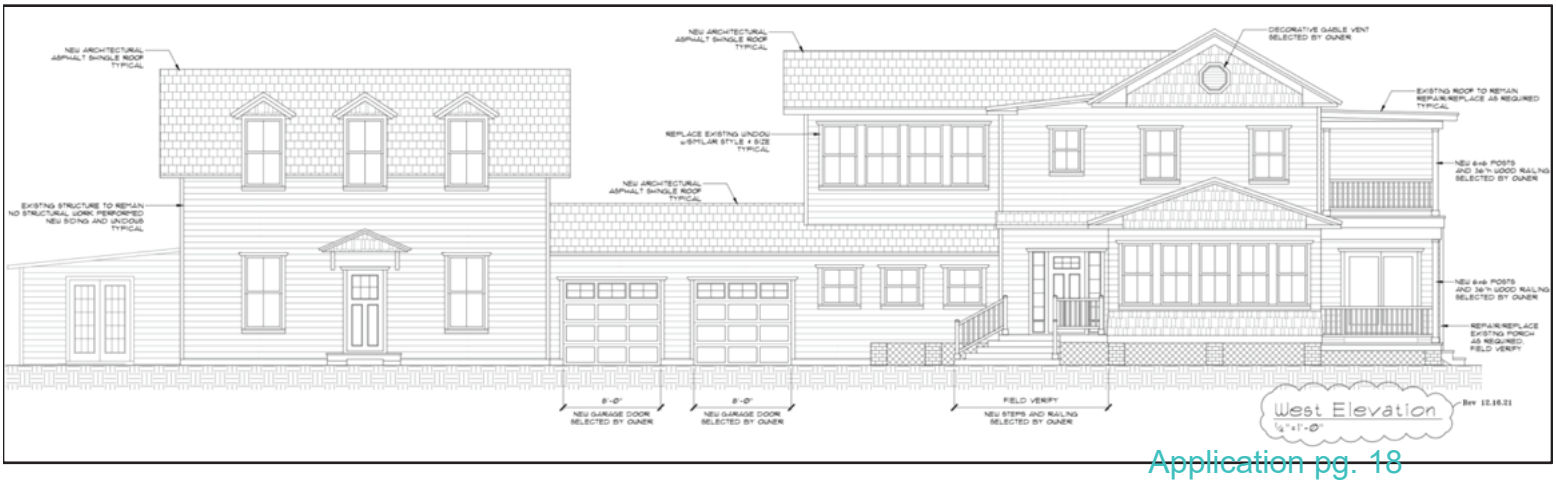
West Elevation – Riberia Street





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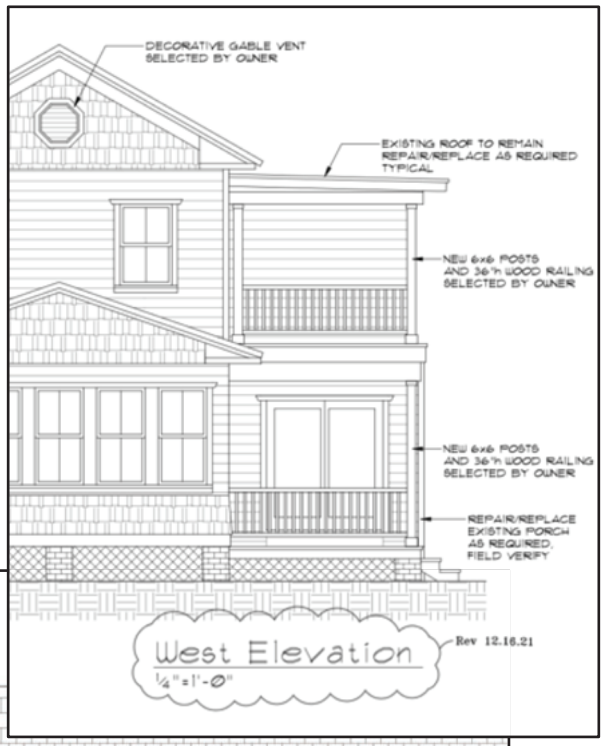
Vi w of Or nal Porch – South El vat on

1. op Door on West Elevation removed.
2. Door on o uth moved (per original permit). Did not replace door location with a window.
3. Door replaced with Window and remaining windows balanced along porch wall.
4. lider Added to west facing wall.



outh Elevation

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Moving East on Carrera – Visible East Elevation

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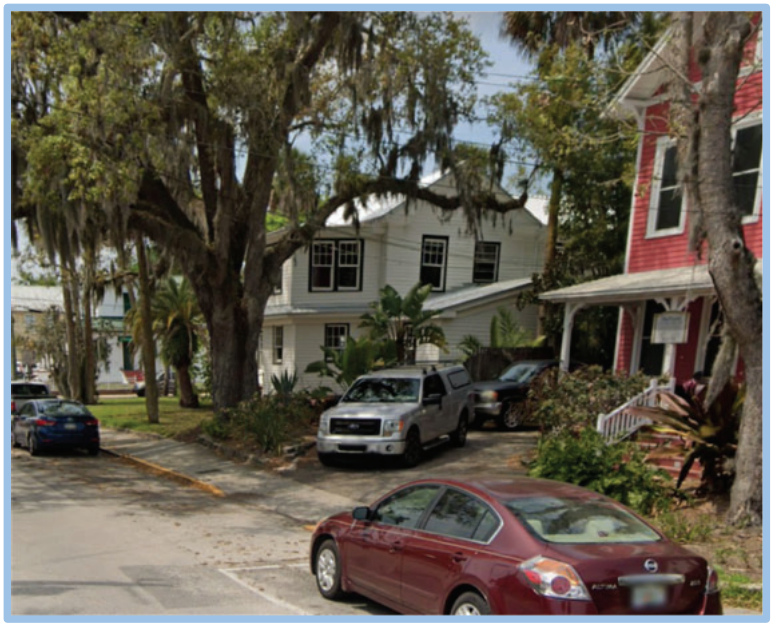
At 50 Carrera Property Line

View at 46 Carrera St



View at 46 Carrera Property Line

View at 44 Carrera St

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Moving North on Riberia – Visi l e Nort El vation

At 29 Riberia

At 29 Riberia Property Line

At 27 Riberia

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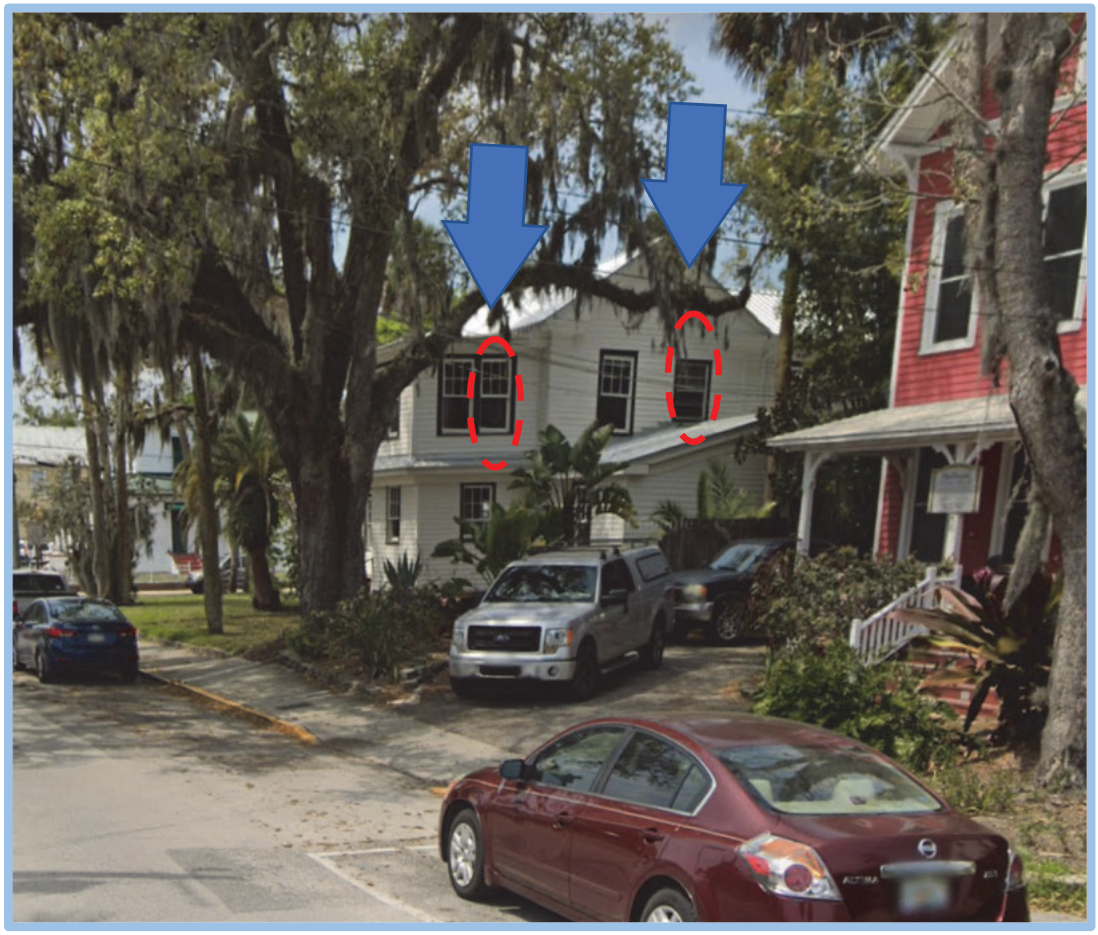
Mov / D t W ows V sible East E evation



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Summary of actual changes from Original Permit.

ot l Windows Before: 58

- Moved: 6 - 10%
- Resized: 2 - 3%
- Deleted: 4 - 7%
- Added: 2

(Visible Windows) Carrera and Ribera Elevations

Original Permit: 37 Window Openings

Today: 36 Window Openings

- 3 Visible Deleted.
- 1 Moved
- 2 Added
- **>90% of Visible windows untouched.**
- In terms of Doors: (In total deleted one door, added a sliding door and moved another standard door making it a sliding Door)

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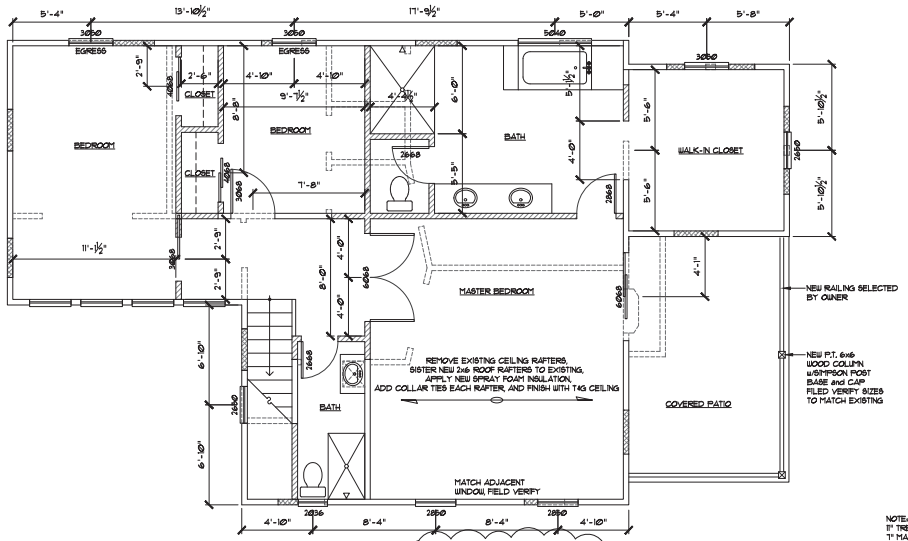


2nd Floor Plan
1/4"=1'-0"
Rev 12.16.21

LEGEND

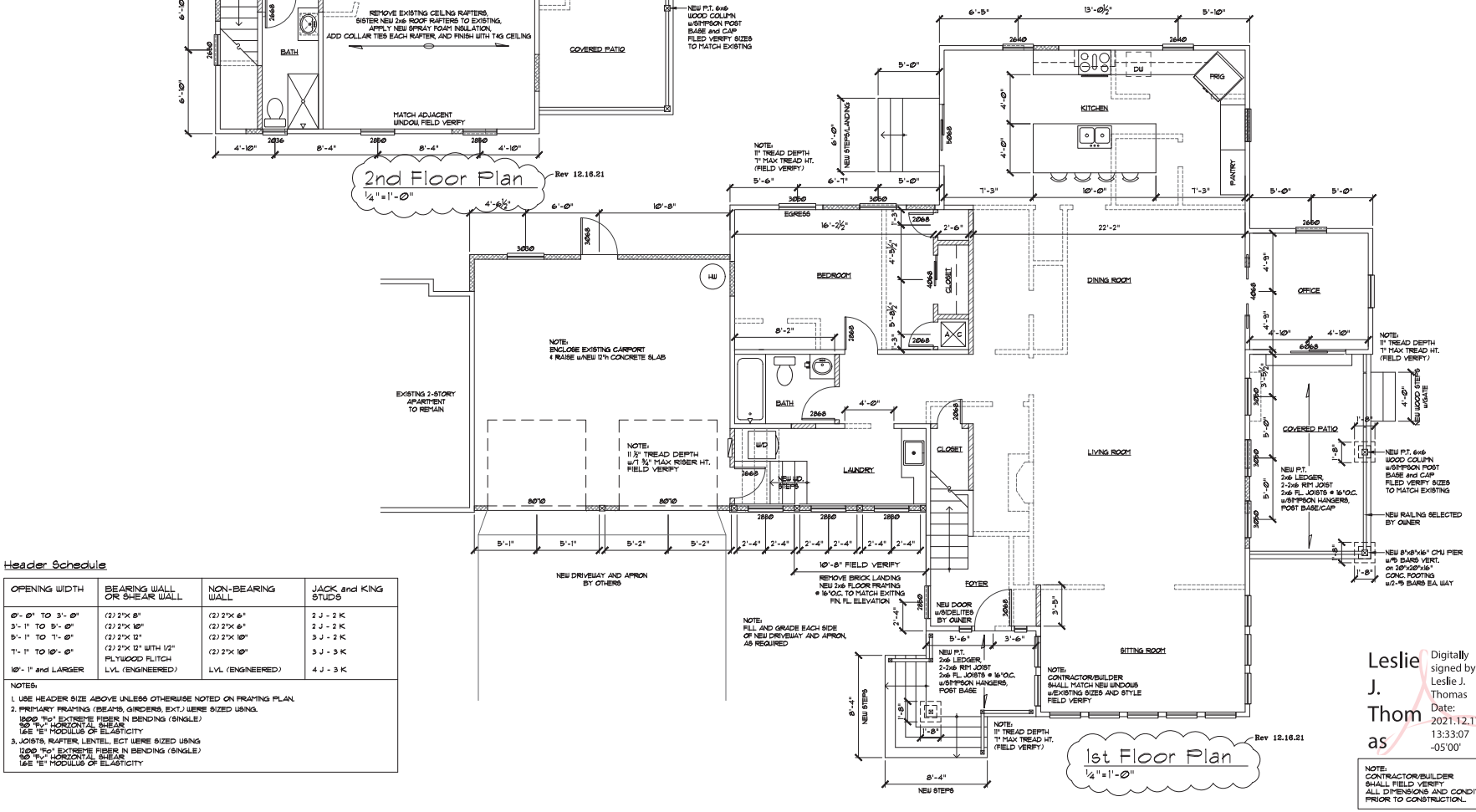
EXTERIOR WALL
2x4 (U.N.O.) @ 16" O.C. w/ 1/2" CDX SHEATHING w/TYVEK HOUSE WRAP w/R-11 BATT INSUL. AND 1/2" SHEETROCK INT. SIDE w/HORZ. SIDING TO MATCH EXISTING

NEW INTERIOR WALL
2x4 STUDS (2x6 WET WALLS) @ 24" O.C. (U.N.O.) 1/2" SHEETROCK COND. SIDES

NEW INTERIOR LOAD BEARING WALL
2x4 STUDS (2x6 WET WALLS) @ 16" O.C. (U.N.O.) 1/2" SHEETROCK COND. SIDES

EXISTING WALL TO REMAIN, FIELD VERIFY

DEMO EXISTING WALL FIELD VERIFY



1st Floor Plan
1/4"=1'-0"
Rev 12.16.21

NOTE: CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

Header Schedule

OPENING WIDTH	BEARING WALL OR SHEAR WALL	NON-BEARING WALL	JACK and KING STUDS
0'- 0" TO 3'- 0"	(2) 2"X 8"	(2) 2"X 6"	2 J - 2 K
3'- 1" TO 5'- 0"	(2) 2"X 10"	(2) 2"X 6"	2 J - 2 K
5'- 1" TO 7'- 0"	(2) 2"X 12"	(2) 2"X 10"	3 J - 2 K
7'- 1" TO 10'- 0"	(2) 2"X 12" WITH 1/2" PLYWOOD FLITCH	(2) 2"X 10"	3 J - 3 K
10'- 1" and LARGER	LVL (ENGINEERED)	LVL (ENGINEERED)	4 J - 3 K

NOTES:
1. USE HEADER SIZE ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2. PRIMARY FRAMING (BEAMS, GIRDERS, EXT.) WERE SIZED USING.
   1800 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY
3. JOISTS, RAFTER, LENTEL, ECT WERE SIZED USING
   1200 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY

Leslie J. Thomas
Digitally signed by Leslie J. Thomas
Date: 2021.12.17 13:33:07 -05'00'

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

RESIDENCE RENOVATION
LAYT RESIDENCE
50 CARRERA ST, SAINT AUGUSTINE, FLORIDA 32084

Date: 2.17.21
Scale: AS NOTED
Drawn: Murphy
File: 50 Carrera

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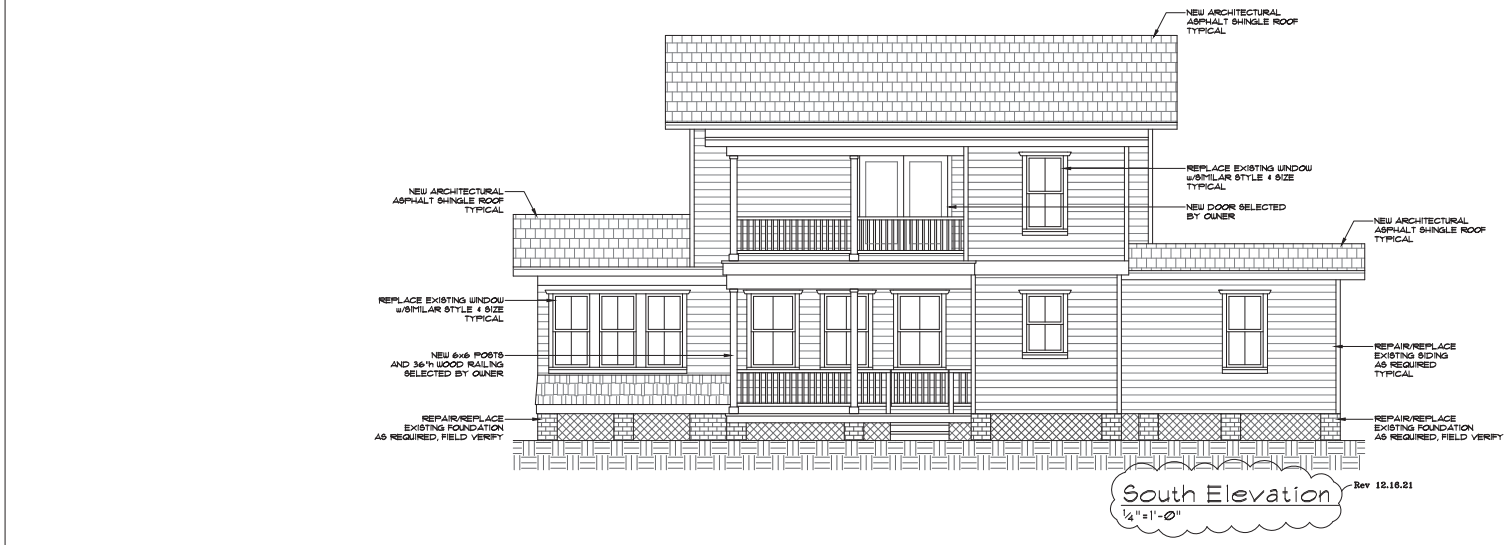

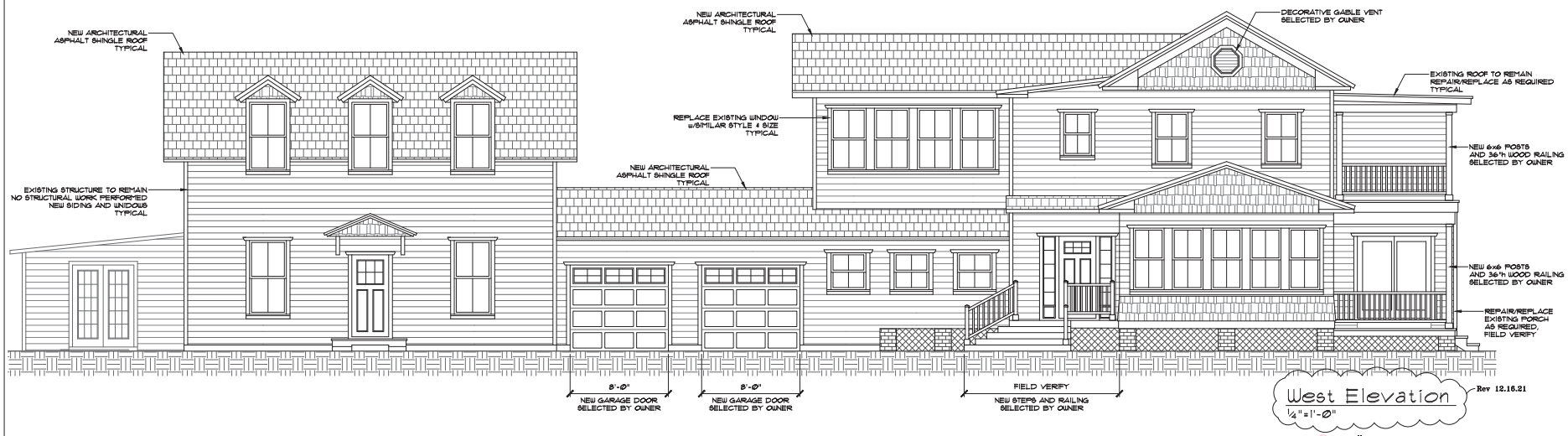

Leslie J. Thomas
Digitally signed by Leslie J. Thomas
Date: 2021.12.17 13:33:55 -05'00'

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

LES THOMAS
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RESIDENCE RENOVATION
LAYT RESIDENCE
50 CARRERA ST, SAINT AUGUSTINE, FLORIDA 32084

Date:	2.17.21
Scale:	AS NOTED
Drawn:	Murphy
File:	50 Carrera

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BUILDING FOOTAGE INFORMATION

FIRST FLOOR	EXISTING
SECOND FLOOR	EXISTING
FIRST FLOOR PORCH	EXISTING
SECOND FLOOR PORCH	EXISTING
LOT SIZE	EXISTING
LOT COVERAGE	EXISTING

STRUCTURE INFORMATION

MEAN ROOF HEIGHT	EXISTING
TOTAL ROOF HEIGHT	EXISTING
NUMBER OF STORIES	2

TYPE OF CONSTRUCTION

TYPE VB
PROJECT IS LOCATED EAST OF I-95 WIND-BOURNE DEBRIS AREA
PROTECTION IS NOT REQUIRED PER F.B.C.

WIND ZONE INFORMATION

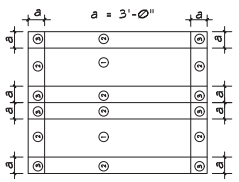
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION

1. BASIC WIND SPEED (3 SECOND GUSTS) —— 130 M.P.H.
2. WIND IMPORTANCE FACTOR —— 1.0
3. WIND EXPOSURE CATEGORY —— B
4. INTERNAL PRESSURE COEFFICIENT +.18 OR -.18
5. COMPONENT & CLADDING WIND LOADS Lbs./Sq.FT.

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

EFFECTIVE WIND AREA Ft. Sq.								
	10		20		50		100	
ROOF								
1	10.5	-25.9	10.0	-25.2	10.0	-24.4	10.0	-23.7
2R3	10.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-28.1
WALL								
4	25.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	25.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

ROOF OVERHANG	10	20	50	100
	-37.3	-36.7	-35.2	-35.1
	-61.5	-48.3	-30.8	-17.6

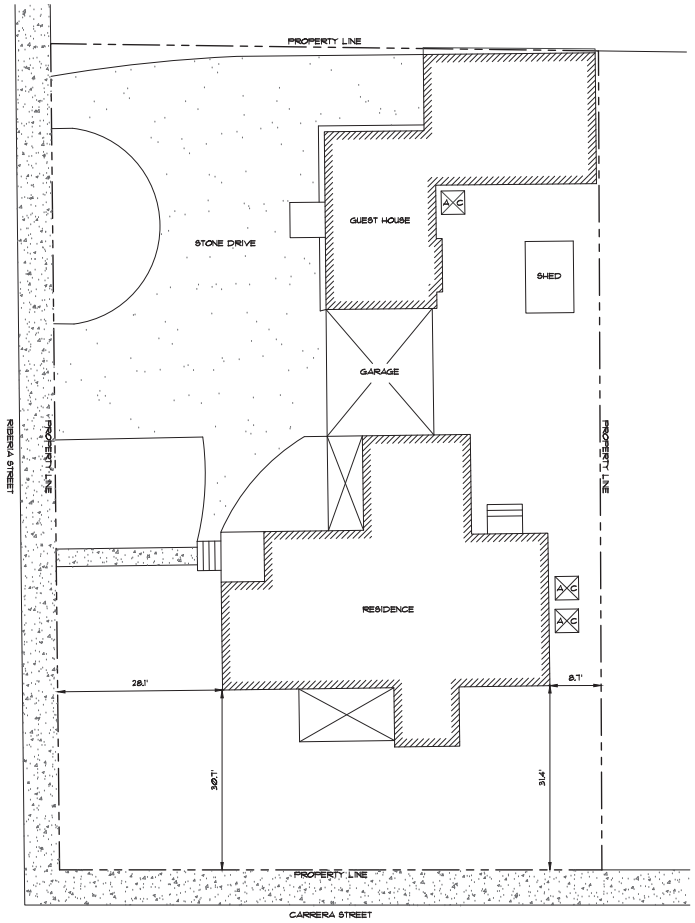


NOTES:

1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
2. SEE FIGURES FOR LOCATION OF ZONES.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

CODE ANALYSIS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF:
BUILDING - FLORIDA BUILDING CODE, RESIDENTIAL 2020 7th EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2020 7th EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 2020 7th EDITION
LIFE SAFETY - NATIONAL FLORIDA FIRE PREVENTION CODE, 2021 EDITION WITH UP TO DATE ADMENDMENTS
FIRE CODE - NATIONAL FLORIDA FIRE PREVENTION CODE, CURRENT EDITION WITH UP TO DATE ADMENDMENTS
HANDI-CAP CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 7th EDITION
ACCESSIBILITY CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 7th EDITION
ENERGY CODE - FLORIDA BUILDING CODE, ENERGY CONSERVATION, 2020 7th EDITION
NATIONAL ELECTRIC CODE CURRENT EDITION



Site Plan
1"-10'-0"

Layt Residence

Residence Renovation

50 Carrera Street

Saint Augustine, Florida 32084

INDEX OF DRAWINGS

A1 SITE PLAN, CODE INFORMATION, AND SHEET INDEX
A2 EXISTING FIRST AND SECOND FLOOR PLANS
A3 EXISTING ELEVATIONS
A4 PROPOSED FIRST AND SECOND FLOOR PLANS
A5 PROPOSED ELEVATIONS
A6 SECOND FLOOR FRAMING PLAN AND DETAILS
A7 FIRST AND SECOND FLOOR ELECTRICAL PLANS

STRUCTURAL NOTES

1. DESIGN LOADS:
   - A. ROOF LIVE LOADS —— 16 p.s.f.
   - B. FLOOR LIVE LOADS —— 40 p.s.f.
   - C. WIND LOADS —— 130 m.p.h. (FL. BLDG. CODE 2017)
2. MATERIAL
   - A. CONCRETE: DESIGN AND CONSTRUCTED PER A.C.I. 318-83

ITEM	COMPRESSIVE STRENGTH @ 28 DAYS
SLAB	2,500 P.S.I.
C.M.U. FILLED CELLS & BEAMS	2,500 P.S.I.

   - B. REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60
   - C. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
     1. SHAPES AND PLATES CONFORM TO ASTM A-36
     2. WELDING CONFORM TO "AWS D1, STRUCTURAL WELDING CODE"
     3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
     4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
   - D. FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A. NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.
     1. SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 @ 19% M.C.
     2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
     3. L.V.L. BEAMS SHALL BE SOUTHERN PINE Fb=2400 P.S.I.
     4. SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 @ 19% M.C.
   - E. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
     1. MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
     2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
     3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
   - F. PLYWOOD ROOF AND WALL SHEATHING: CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
   - G. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90. MORTAR SHALL BE TYPE M OR S.
   - H. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS SHALL BE "GO-BOLTS" OR EQUAL.
   - 4. CONCRETE MASONRY UNITS:
     - A. ALL C.M.U. SHALL HAVE #5 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
     - B. ALL C.M.U. SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL. REINFORCING SHALL BE FABRICATED FROM 9 GUAGE GALVANIZED WIRE.
   - 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
   - 6. SHEATHING NAILING:
     - A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
       - 8d RING SHANK NAILS
       - 8d NAILS @ 6" O.C. AT PANEL EDGES.
       - 8d NAILS @ 9" O.C. AT ALL INTERMEDIATE SUPPORTS.
       - 8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
     - B. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
       - 8d NAILS @ 4" O.C. AT PANEL EDGES.
       - 8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
     - C. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS.
       - PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2 Ø THREADED ROD WITHIN 8" OF SHEAR WALL.
   - 7. C.M.U. WALL OPENING HEADS, JAMBS, AND WINDOW SILLS SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 3 1/4" LONG "TAPCONS" @ 18" O.C.
   - 8. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED, WIND BORNE DEBRIS PROTECTION REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR.

LES THOMAS
A R C H I T E C T
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

RESIDENCE RENOVATION
LAYT RESIDENCE
50 CARRERA ST, SAINT AUGUSTINE, FLORIDA 32084

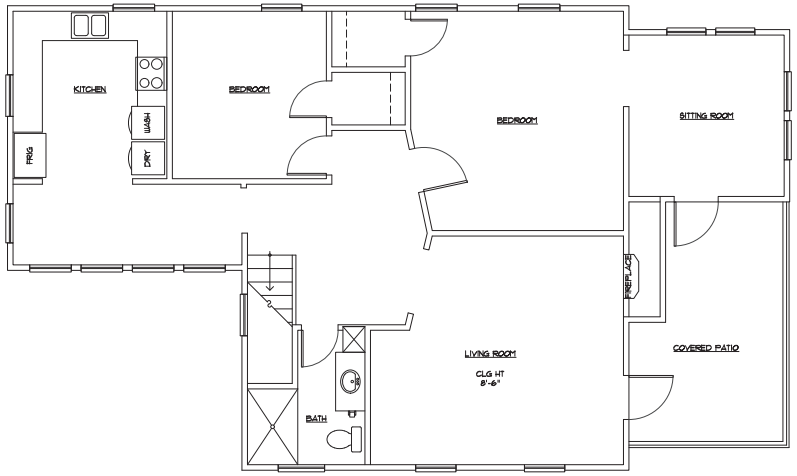
Date:	2.17.21
Scale:	AS NOTED
Drawn:	Murphy
File:	50 Carrera

SHEET
A1

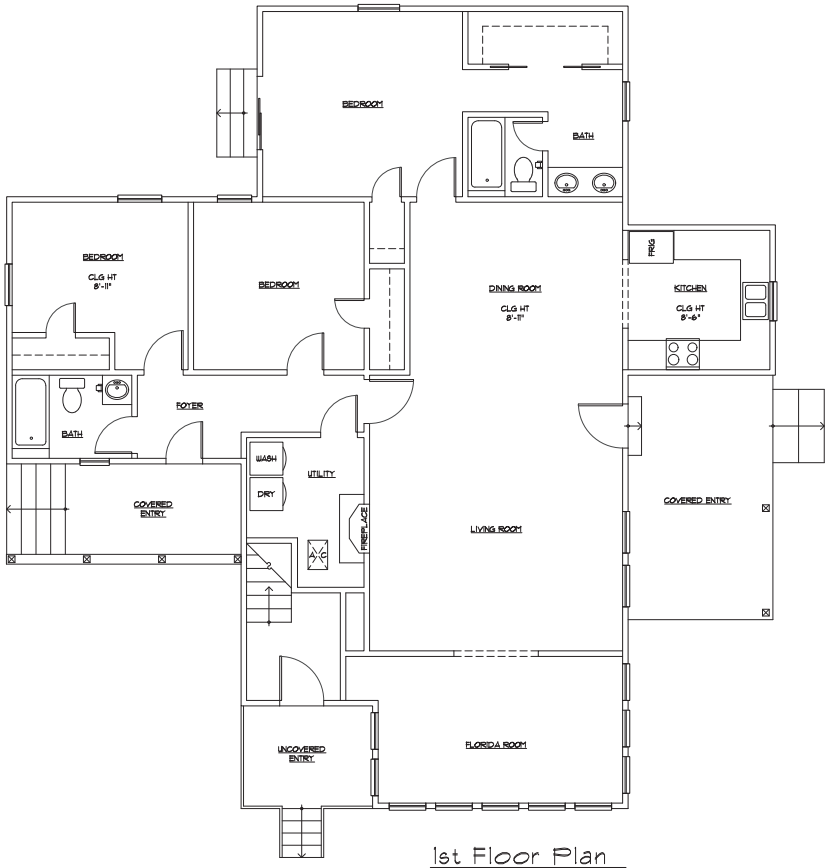
Application pg. 26

Original Plans for Building Permit issued March 31, 2021

Received January 4, 2022
Planning and Building Department



2nd Floor Plan
¼"=1'-0" Existing



1st Floor Plan
¼"=1'-0" Existing

NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

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

RESIDENCE RENOVATION
LAYT RESIDENCE
50 CARRERA ST, SAINT AUGUSTINE, FLORIDA 32084

Date: 2.17.21
Scale: AS NOTED
Drawn: Murphy
File: 50 Carrera

SHEET
A2

Application pg. 27

Original Plans for Building Permit issued March 31, 2021

Received January 4, 2022
Planning and Building Department

South Elevation
¼"=1'-0" Existing

West Elevation
¼"=1'-0" Existing

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

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

RESIDENCE RENOVATION
LAYT RESIDENCE
50 CARRERA ST, SAINT AUGUSTINE, FLORIDA 32084

Date: 2.17.21
Scale: AS NOTED
Drawn: Murphy
File: 50 Carrera

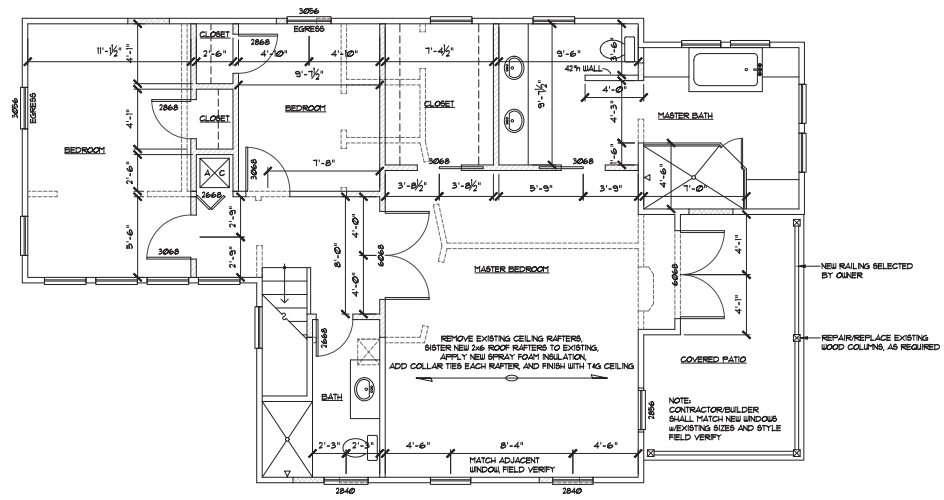
SHEET
A3

Application pg. 28

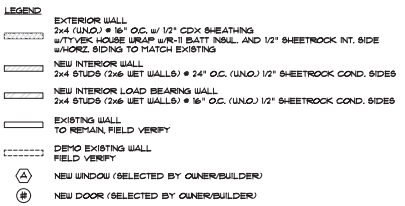
Application pg. 28

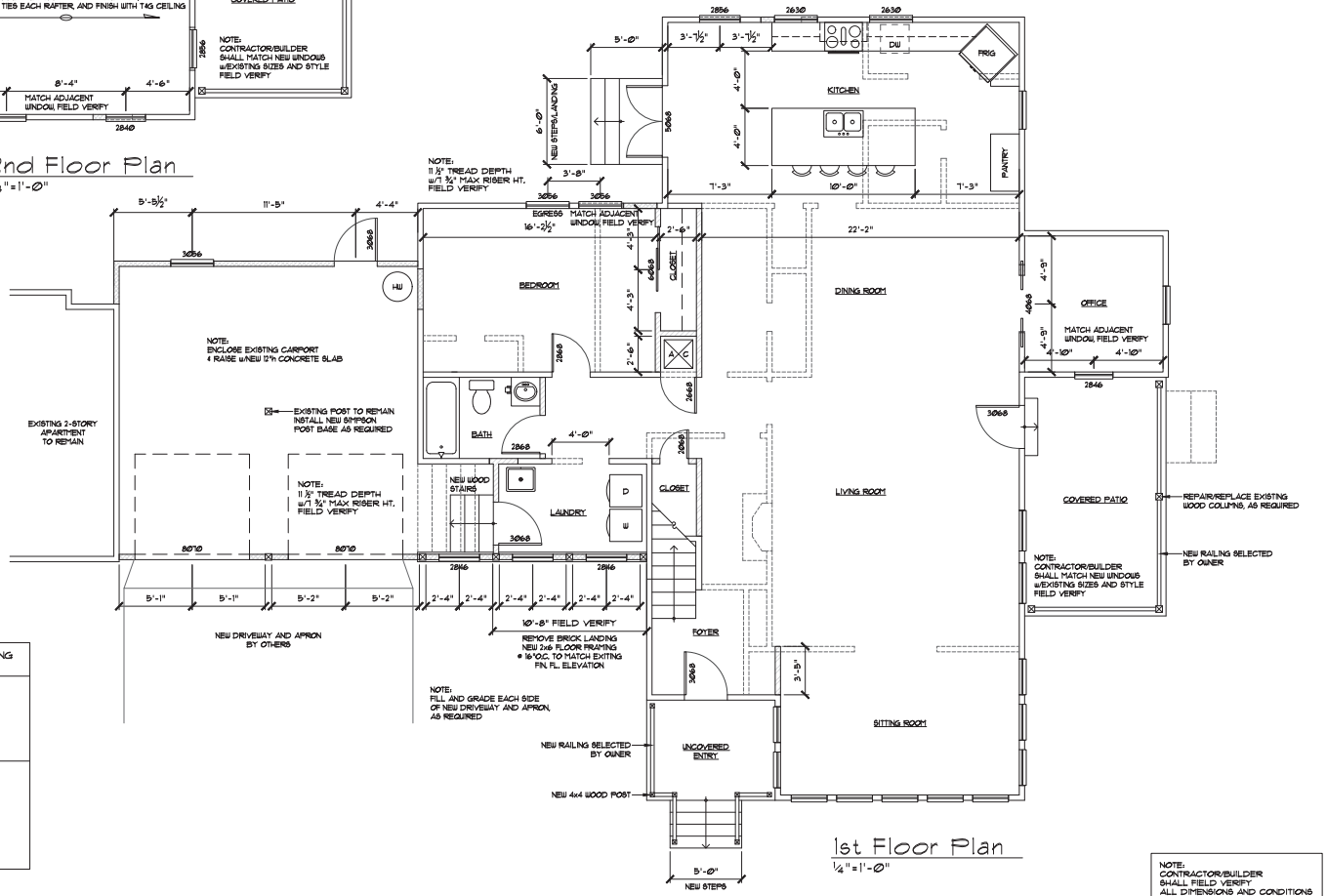
Original Plans for Building Permit issued March 31, 2021

Received January 4, 2022
Planning and Building Department



2nd Floor Plan
1/4" = 1'-0"





1st Floor Plan
1/4" = 1'-0"

NOTE:
CONTRACTOR/BUILDER
SHALL FIELD VERIFY
ALL DIMENSIONS AND CONDITIONS
PRIOR TO CONSTRUCTION.

Header Schedule

OPENING WIDTH	BEARING WALL OR SHEAR WALL	NON-BEARING WALL	JACK and KING STUDS
0'- 0" TO 3'- 0"	(2) 2"X 8"	(2) 2"X 6"	2 J - 2 K
3'- 1" TO 5'- 0"	(2) 2"X 10"	(2) 2"X 6"	2 J - 2 K
5'- 1" TO 7'- 0"	(2) 2"X 12"	(2) 2"X 10"	3 J - 2 K
7'- 1" TO 10'- 0"	(2) 2"X 12" WITH 1/2" PLYWOOD FLITCH	(2) 2"X 10"	3 J - 3 K
10'- 1" and LARGER	LVL (ENGINEERED)	LVL (ENGINEERED)	4 J - 3 K

NOTES:
1. USE HEADER SIZE ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2. PRIMARY FRAMING (BEAMS, GIRDERS, EXT.) WERE SIZED USING.
   1800 "Fc" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY
3. JOISTS, RAFTER, LENTEL, ECT WERE SIZED USING
   1200 "Fc" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY

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

RESIDENCE RENOVATION
LAYT RESIDENCE
50 CARRERA ST, SAINT AUGUSTINE, FLORIDA 32084

Date: 2.17.21
Scale: AS NOTED
Drawn: Murphy
File: 50 Carrera

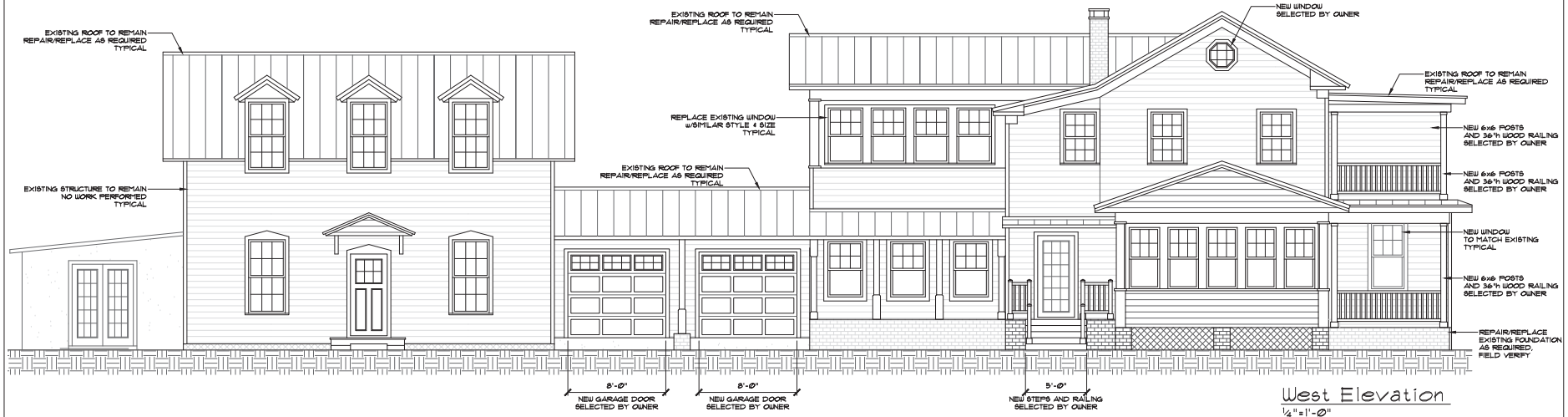
SHEET
A4

Application pg. 29

Original Plans for Building Permit issued March 31, 2021

Received January 4, 2022
Planning and Building Department

South Elevation
¼"=1'-0"



West Elevation
¼"=1'-0"

NOTE:
ELEVATION DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY. CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

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

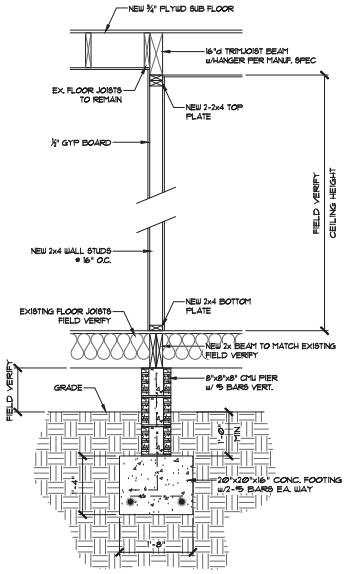
RESIDENCE RENOVATION
LAYT RESIDENCE
50 CARRERA ST, SAINT AUGUSTINE, FLORIDA 32084

Date: 2.17.21
Scale: AS NOTED
Drawn: Murphy
File: 50 Carrera

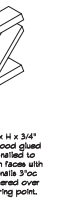
SHEET
A5

Application pg. 30

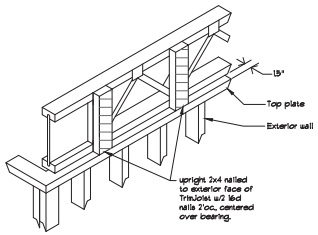
Received January 4, 2022
Planning and Building Department



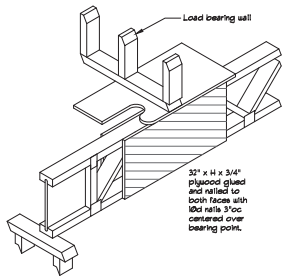
Wall/Beam Detail
¾"=1'-Ø"



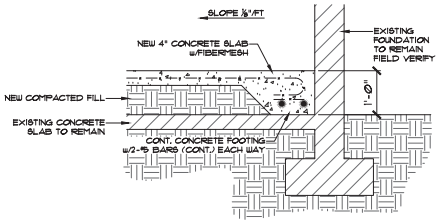
Cantilever
¾"=1'-Ø" Trimjoist



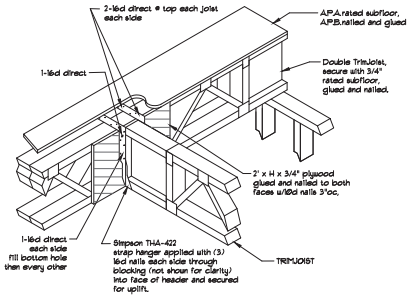
Ext. Knee Wall
¾"=1'-Ø" Trimjoist



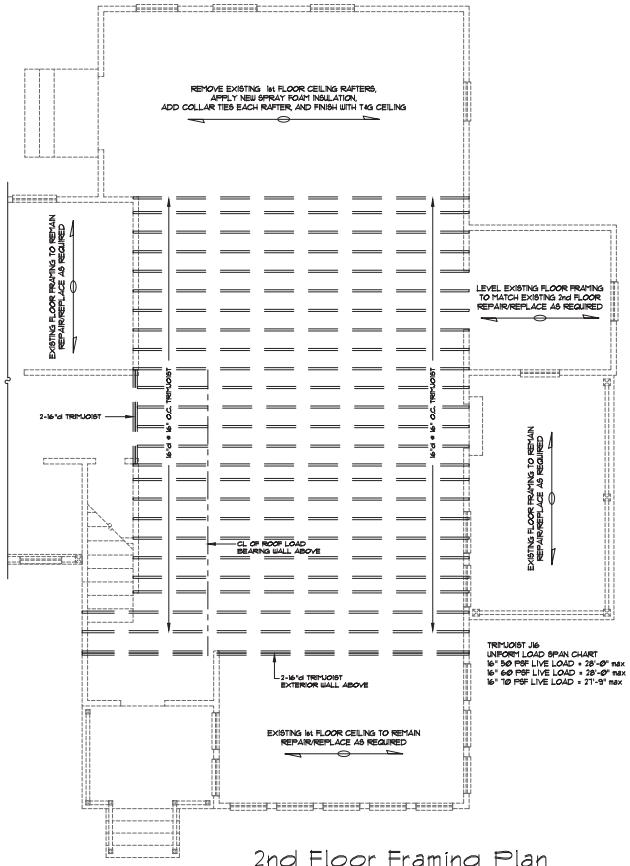
Point Load
¾"=1'-Ø" Trimjoist



Garage Slab Detail
¾"=1'-Ø"



Hangered/Joist-Joist
¾"=1'-Ø" Trimjoist



2nd Floor Framing Plan
¼"=1'-Ø"

NOTE:
CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

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

RESIDENCE RENOVATION
LAYT RESIDENCE
50 CARRERA ST, SAINT AUGUSTINE, FLORIDA 32084

Date: 2.17.21
Scale: AS NOTED
Drawn: Murphy
File: 50 Carrera

SHEET
A6

Application pg. 31

Original Plans for Building Permit issued March 31, 2021

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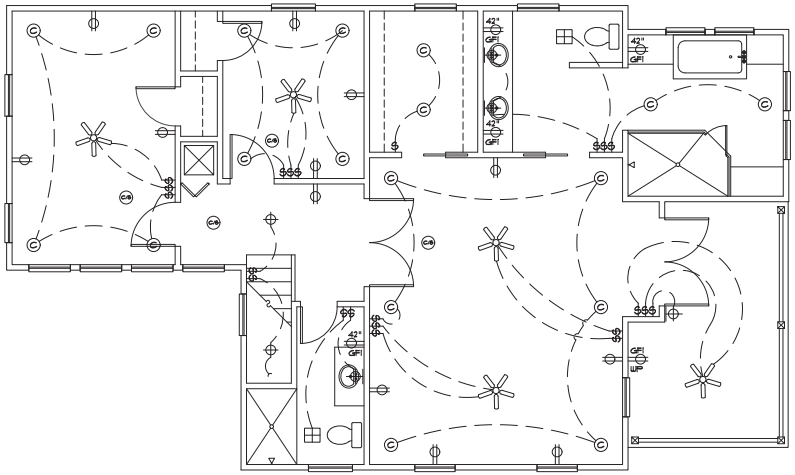
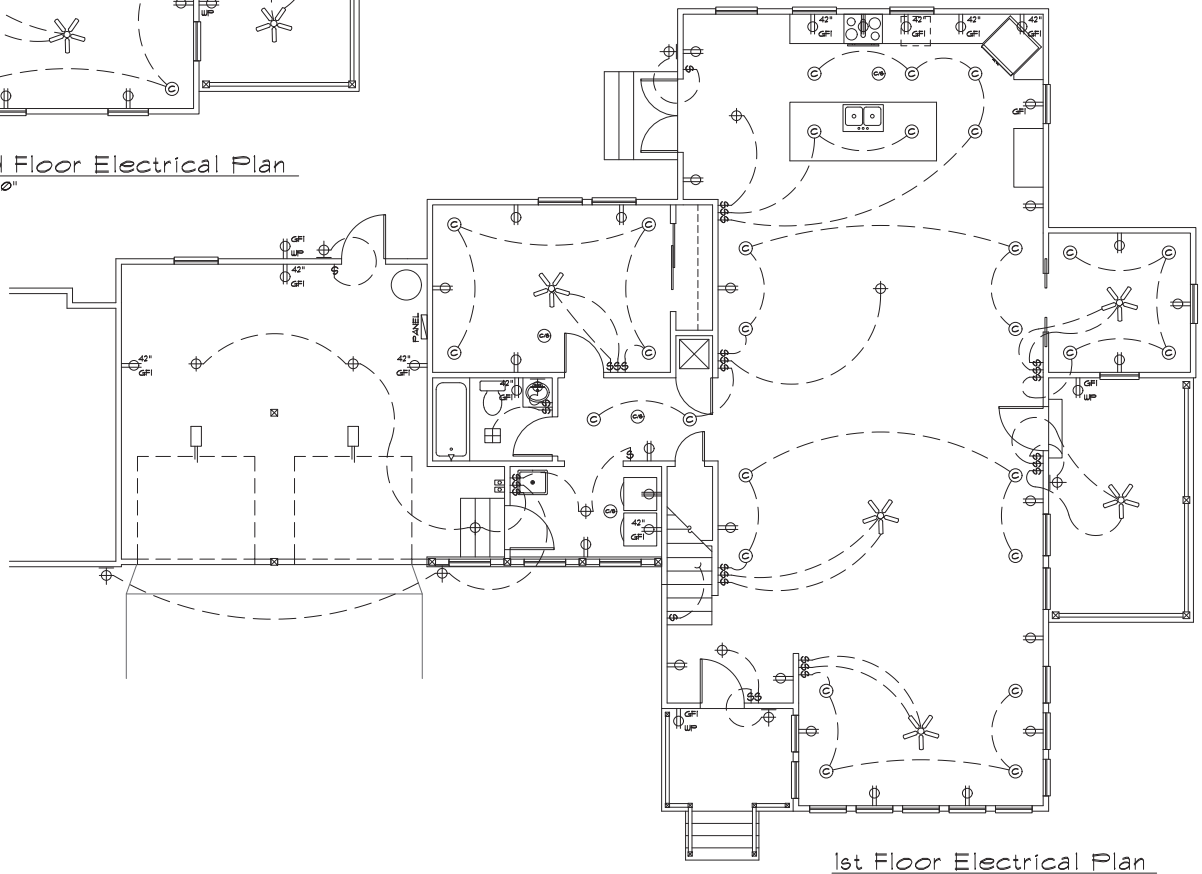
Planning and Building Department



2nd Floor Electrical Plan
¼"=1'-0"



1st Floor Electrical Plan
¼"=1'-0"

Electrical Legend

- 120V WALL MOUNT DUPLEX RECEPTACLE 12" A.F.F. U.N.O.
- 240V WALL MOUNT DUPLEX RECEPTACLE - 12" A.F.F. U.N.O.
- WALL MTD LIGHT, SELECTED BY OWNER
- CEILING MTD LIGHT, SELECTED BY OWNER
- RECESSED CANISTER LIGHT, SELECTED BY OWNER
- WALL MOUNTED SWITCH - 48" A.F.F. U.N.O
- CEILING MTD EXHAUST FAN
- GFI w/ GROUND FAULT INTERRUPTER
- WP WEATHER PROTECTED
- GARAGE DOOR OPENER, SELECTED BY OWNER
- GARAGE DOOR WALL SWITCH
- CO CARBON MONOXIDE AND SMOKE DETECTOR
- CEILING MTD FAN WITH LIGHT, SELECTED BY OWNER

ELECTRICAL NOTES

1. ALL SMOKE PROTECTORS SHALL MEET THE REQUIREMENTS OF FBC AND NFPA72.
2. GFCI PROTECTED ALL WET AREAS.
3. SMOKE ALARMS TO BE INSTALLED IN SLEEPING ROOMS AND HALLS.
4. SMOKE ALARMS TO BE INTERCONNECTED W/ BATTERY BACKUP.
5. HVAC AIR-HANDLER W/ DISCONNECT.
6. ELECTRICIAN TO PROVIDE Cat5 LINE IF REQUESTED BY OWNER. TERMINATION TO BE LOCATED BY OWNER.
7. ELECTRICIAN TO PROVIDE FOR (4) PHONE LINES TERMINATION LOCATED BY OWNER.
8. PROVIDE SEPARATE SWITCH FOR FAN AND LIGHTING IN EACH BATHROOM.
9. BRANCH CIRCUITS IN LIVING ROOMS, BEDROOMS, FOYER, DINING ROOM, STAIRWAYS, LAUNDRY ROOM, KITCHEN, PANTRY, CLOSETS AND HALLWAYS SHALL BE ARC FAULT CIRCUIT-INTERUPTER PROTECTED.
10. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT.
11. CARBON MONOXIDE DETECTORS SHALL MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE FBC.

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

RESIDENCE RENOVATION
LAYT RESIDENCE
50 CARRERA ST, SAINT AUGUSTINE, FLORIDA 32084

Date: 2.17.21
Scale: AS NOTED
Drawn: Murphy
File: 50 Carrera

SHEET
A7

Application pg. 32

From: Julie Courtney
To: Steven Layt
Subject: RE: 50 CARRERA STREET
Date: Wednesday, December 15, 2021 5:01:00 PM

Hello Steve,
Thank you for touching base. I have spent a lot of time looking at the revised plans since Les dropped them off on the afternoon of November 19, emailed and called Les a few times asking to be able to talk about them, as far back as late November, then heard from him last Friday, and agreed to meet with him that day even though I had pressing deadlines that day. The drawings raised more questions, so he offered to go back and take some photos and confirm some details. I saw him at another project site today and he said he still will email me those photos.

We have a project very similar to this (with the difference being they have not started any of the exterior work yet) and are on the agenda for tomorrow's HARB meeting. If you had all the alterations done to the exterior proposed upfront on the permit plans, there is no question that you would have to go to HARB for approval first.

It is important that we be consistent, and this project is considered partial demolition, so will have to go to the HARB. It included things like the removal of the chimney that were never on the permit plans, which Jenny Wolfe had reviewed and approved. Because much of the alterations already have been done, it will be more complicated for the HARB to understand what was there previously, but HARB approval is needed for the level of alterations / partial demolitions of this nature. The application deadline is this Friday, December 16 for the next HARB meeting, which is on January 20, 2022.

Les is well versed at HARB applications, but I wanted to provide this to you first, as this is your building and you will decide who handles the application. Please find the Certificate of Demolition application at this link: https://www.citystaug.com/DocumentCenter/View/150/Certificate-of-Demolition-or-Relocation-Application-PDF?bidId=
Your application and supporting materials can be emailed to harb@citystaug.com.

Payment for the application fee can be made by submitting a check, or by credit card (a $5 convenience fee is added to all credit card payments) by calling in your information, or emailing a completed credit card authorization form to:
Candice Seymour
Planning & Building Clerk
E: cseymour@citystaug.com| P: 904.825.1065

The applicant will also be mailed an invoice for the legal notices and advertising costs for the application after those costs have been billed to the city.

You may want to watch how the HARB handles the application for 120 Bridge Street. The meetings are supposed to be live streamed (usually with a 45 second delay) at https://www.citystaug.com/615/Watch-Streaming (select the LIVE tab), and you can sometimes see by watching the live stream and referring to the agenda copy (attached), where they are at in relation to your application. You can also watch the recorded version that is usually available the next day at the same link under the HARB tab.

I talked with Les about the project status and I know it is easy to say I am holding everything up, but it does not sound like that is the reality.

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

City of St. Augustine

Candice Seymour

From: Steven Layt <stevelayt@gmail.com>
Sent: Wednesday, December 22, 2021 3:40 PM
To: Julie Courtney
Cc: Candice Seymour
Subject: Re: Quick Question
Attachments: 2017 Roof.pdf

Sorry, just to clarify the roof as well. The house has historically had a typical shingle roof, not Metal. The recent change actually put it back to what it was like originally. I put the Metal Roof on in early 2018 post damage from Hurricane Irma.

My contractor pulled permits for that, I was a resident of Kansas and obviously wasn't aware I needed to go through that for HARB either. The Metal roof was installed poorly, after inspection it was noted it did not meet code in many areas of the installation, but it had also suffered separation around the Chimney where it had movement from partial collapse.

Just wanted to share the facts around the roof for context. Attaching a Google Maps street view from 2017 to show the previous roof. Thanks, Steve

On Dec 22, 2021, at 12:50 PM, Julie Courtney <jcourtney@citystaug.com> wrote:

I meant to also add that the horizontal siding can be installed now, so the majority of the building will be covered.
But if you want to use the shingles where proposed, I can not administratively approve now that I know what was approved/not approved with the permit. You can submit this plan for the HARB application to seek their approval of changing the horizontal siding to shingles in the proposed areas. It has taken a lot of time and effort to sort this all out because much is different than what was on the permit plans and what was approved with the permit.

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

<image001.jpg>

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

<image002.png> <image003.png> <image004.png>

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

From: Julie Courtney
Sent: Wednesday, December 22, 2021 12:42 PM
To: 'Steven Layt' <stevelayt@gmail.com>
Cc: Candice Seymour <cseymour@citystaug.com>
Subject: RE: Quick Question

As far as using shingles, now that I confirmed that they were not part of the permit application materials/design that were approved, that would be something that HARB would have to approve for under the gables and below the windows as now shown in the newly revised plans. Again, they can look at this because the replacement is not in the same design as what is being removed / replaced.

Even the roofing material changed from the approved metal roofing material to the asphalt shingles, so that too would be part of the after-the-fact project scope.

From: Steven Layt <stevelayt@gmail.com>
Sent: Wednesday, December 22, 2021 12:00 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Candice Seymour <cseymour@citystaug.com>; Steve Layt <stevelayt@gmail.com>
Subject: Re: Quick Question

Hi Julie,

I know all of this is confusing, it is for us too. Thanks again for patiently working through it.

Hopefully this answer helps. We have never planned to put Shingles on the entire building. That would certainly look horrible.. 😊
It will be horizontal lap siding everywhere except as you noted, there would be Shingles under the Gables (and) only the very small “Skirt" section at the very bottom of the windows on the furthest front west facing room only). It will be exactly as shown in the latest drawings you have for the HARB Submission. (See PDF of siding attached). Obviously Les Thomas is behind much of the design work as our architect and we are actually trying to make the siding look “more” in line with the history of what the home would have looked like at that time period, not less.

So knowing that, and given that the only change to the original permit for siding is the additional shingles in gables and front skirt, which really is a slight design modification, not structural or demolition - Is it OK to proceed with installing the Siding? As mentioned, this is a huge part of the project that is in the critical path for everything else and in its current state I am concerned with damage should the house have another month of being exposed. I would hate to hold it up when siding is already approved and were talking about a relatively small design change. Please let me know what you think.

On the windows portion you mentioned, we were very clear with Jenny that we had not ordered the windows, but they were all going to be replaced. She asked what type, we initially was going with Vinyl Prairie Style. She was strongly against Prairie, which led to our decision to go 2-over-2 to match all the similarly aged homes around us and time-period. However we were very clear with Jenny around the scope of full window and siding replacement, which was obviously part of the original permit. At no time did Jenny or the City provide us any guidance verbally or in writing related to having to go back to the city when we finally chose the windows for any follow-up approvals. I do understand of course the changes to openings and desire for HARB to review those and we look forward to discussing more at our Jan 4th Meeting.

Thanks, Steve

On Dec 22, 2021, at 10:58 AM, Julie Courtney <jcourtney@citystaug.com> wrote:

I contacted Jenny Wolfe, the former Historic Preservation Officer, to verify what was approved on her end for architecture in March when the permit application was submitted. She confirmed that she approved only horizontal siding replacement and would not have approved shingles as replacement. She reconfirmed that she was told the windows had not yet been figured out, so were not included in the permit application plans she reviewed. That included the replacement windows. If the permit was issued to include the replacement windows that were installed, we can not go back on those replacements if that was an error of our department. Once the replacement windows info was provided to the permit staff, another architectural review should have been requested, so Jenny could determine if they were appropriate, which they are not. The change to the window/door openings was not part of the approved permit, so that is part of what HARB will be looking at with the after-the-fact application.

Thank you,

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

City of St. Augustine
P.O. Box 210

<image001.jpg>

St. Augustine, FL 32085

<image002.png> <image003.png> <image004.png>

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From: Julie Courtney
Sent: Wednesday, December 22, 2021 9:45 AM
To: Steven Layt <stevelayt@gmail.com>
Cc: Candice Seymour <cseymour@citystaug.com>
Subject: RE: Quick Question

Hello,
I was in meetings yesterday afternoon. For the siding, the permit application was approved when it was clarified that the replacement horizontal siding was going to replace all the wood horizontal wood siding. This was after the permit plans stated on the drawings that the wood siding would be repaired and replaced only where needed. At the on-site meeting, once I verified that the permit application was approved after it was clarified that the siding would be replaced, I indicated that the replacement siding could installed as I was still told at that time it was going to be

horizontal siding with some shingles under the gables. The revised plans submitted in mid-November following that meeting still showed horizontal siding and that is what Les said was being used. Now it sounds like you want to put shingles on the entire building?

As staff when we review permit applications and for HARB when review Certificate of Demolition applications, we have to look at what is being removed and replaced when the building is not in a local historic preservation zoning district. Even if you are using Hardie products, if you are changing the design from the original, that is something that would have been considered before the permit application was approved. It would be the same if you had a historic house with wood shingles and wanted to change to wood lap siding.

All the changes you are proposing are after the permit application was reviewed and approved and that is what is causing the issue.
Do you have any evidence that the house once had shingles instead of siding throughout?

Thanks,

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

City of St. Augustine
P.O. Box 210

<image001.jpg>

St. Augustine, FL 32085

<image002.png> <image003.png> <image004.png>

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From: Steven Layt <stevelayt@gmail.com>
Sent: Tuesday, December 21, 2021 3:16 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Steve Layt <stevelayt@gmail.com>
Subject: Quick Question

Hi Julie,

Just left you a voicemail. Quick question. I have been holding off on siding since we met at the property because we had discussed potentially HARB having a perspective on Lap Siding vs Shingle elements that appear on the new drawings.

Currently the home is obviously not perfectly sealed from the elements and with the Nor'Easter over the last few days I have had significant leaking through the Zip Board Material and other imperfections that the siding would normally protect against.

Obviously my builders want get the siding done ASAP and seal the house up, and we can't do any interior drywalling or finish mechanical on the inside until we are 100% water-tight.

Here's where there is confusion. Knowing that the siding is already approved, isn't the difference between Lap Siding and Shingle purely one of design? They are the exactly the same material, just the single aesthetic is cut in that particular style in the lengths of Hardie.

Bottomline.. There's confusion if HARB can actually mandate or direct "style" of the Siding when the siding replacement was already approved on the original permit. It really is a design decision which seems outside of HARB's scope..

Can you please clarify ASAP as I am trying to avoid further damage and delay.. Photos attached.

Thanks so much, Steve

<image005.jpg><image006.jpg><image007.jpg><image008.jpg>

Instr #2015008978 BK: 3987 PG: 1329, Filed & Recorded: 2/13/2015 10:01 AM #Pgs:2
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $4,060.00

Prepared by and return to:
Andrea N Wright, Esq.

Andrea N. Wright, LLC d/b/a Wright Firm
323 Anastasia Blvd.
Saint Augustine, FL 32080
904-808-1200
File Number: **14-1204**
Will Call No.:

Parcel Identification No. **204950-0000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

COPY

This Indenture made this 29th day of **January, 2015** between **50 Carrera, LLC, a Florida limited liability company** whose post office address is **300 Corporate Drive , Mahwah, NJ 07430** of the County of **Bergen**, State of **New Jersey**, grantor*, and **Steven Richard Layt, a married man** whose post office address is **12714 Melrose Street , Overland Park, KS 66213** of the County of **Johnson**, State of **Kansas**, grantee*,

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

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF SAINT JOHNS, STATE OF FLORIDA, TO WIT:
BEGINNING AT THE NORTHEAST CORNER OF RIBERIA AND CARRERA STREETS RUNNING THENCE NORTH ALONG EAST SIDE OF RIBERIA STREET 140 FEET AND 5 INCHES; THENCE EAST 93 FEET AND 10 INCHES; THENCE SOUTH 140 FEET AND 5 INCHES, TO THE NORTH LINE OF CARRERA STREET AND 91 FEET AND 10 INCHES FROM THE POINT OF BEGINNING; THENCE WEST ALONG NORTH LINE OF CARRERA STREET 91 FEET 10 INCHES TO THE PLACE OF BEGINNING; SAID PROPERTY FURTHER DESCRIBED AS LOT 1, BLOCK "I" MODEL LAND COMPANY SUBDIVISION, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, DATED JUNE 12, 1923, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

Parcel Identification Number: 204950-0000

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness Name: John Caporlango

Witness Name: Brian Cellier

50 Carrera, LLC

By: _____
Matthew Neuenhaus, as Managing Member, for 50 Carrera, LLC, a Florida limited liability company

(Corporate Seal)

State of New Jersey
County of Bergen

The foregoing instrument was acknowledged before me this 29 day of January, 2015 by Matthew Neuenhaus, Managing Member of 50 Carrera, LLC, a Florida limited liability company, on behalf of the corporation. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Brian Cellier

My Commission Expires: 9/9/2019

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	2049500000
Location Address	50 CARRERA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (MF) (610.33)
Tax Description*	1-176 MODEL LAND CO SUBD CITY LOT 1 BLK I OR3987/1329 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Model Land Co.'s Subdivision Of Block 1
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.280
Homestead	N

Owner Information

Owner Name	Layt Steven Richard 100%
Mailing Address	1 C ST SAINT AUGUSTINE, FL 32080-0000

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Map

Valuation Information

	2022
Building Value	$496,832
Extra Features Value	$312
Total Land Value	$272,318
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$769,462**
Total Deferred	$5,725
Assessed Value	**$763,737**
Total Exemptions	$0
Taxable Value	**$763,737**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$470,682	$312	$272,318	$0	$0	$743,312	$694,306	$49,006	$694,306
2020	$358,545	$324	$272,318	$0	$0	$631,187	$631,187	$0	$631,187
2019	$336,873	$319	$272,318	$0	$0	$609,510	$609,510	$0	$609,510
2018	$347,568	$331	$272,318	$0	$0	$620,217	$620,217	$0	$620,217
2017	$352,914	$632	$272,318	$0	$0	$625,864	$622,784	$3,080	$622,784
2016	$328,981	$700	$236,486	$0	$0	$566,167	$566,167	$0	$566,167
2015	$298,681	$713	$214,988	$0	$0	$514,382	$514,382	$0	$514,382
2014	$260,907	$782	$214,988	$0	$0	$476,677	$396,682	$79,995	$396,682
2013	$186,928	$852	$214,988	$0	$0	$402,768	$360,620	$42,148	$360,620
2012	$156,646	$920	$170,270	$0	$0	$327,836	$327,836	$0	$327,836
2011	$159,301	$989	$189,189	$0	$0	$349,479	$349,479	$0	$349,479
2010	$164,611	$1,059	$210,210	$0	$0	$375,880	$375,880	$0	$375,880

Building Information

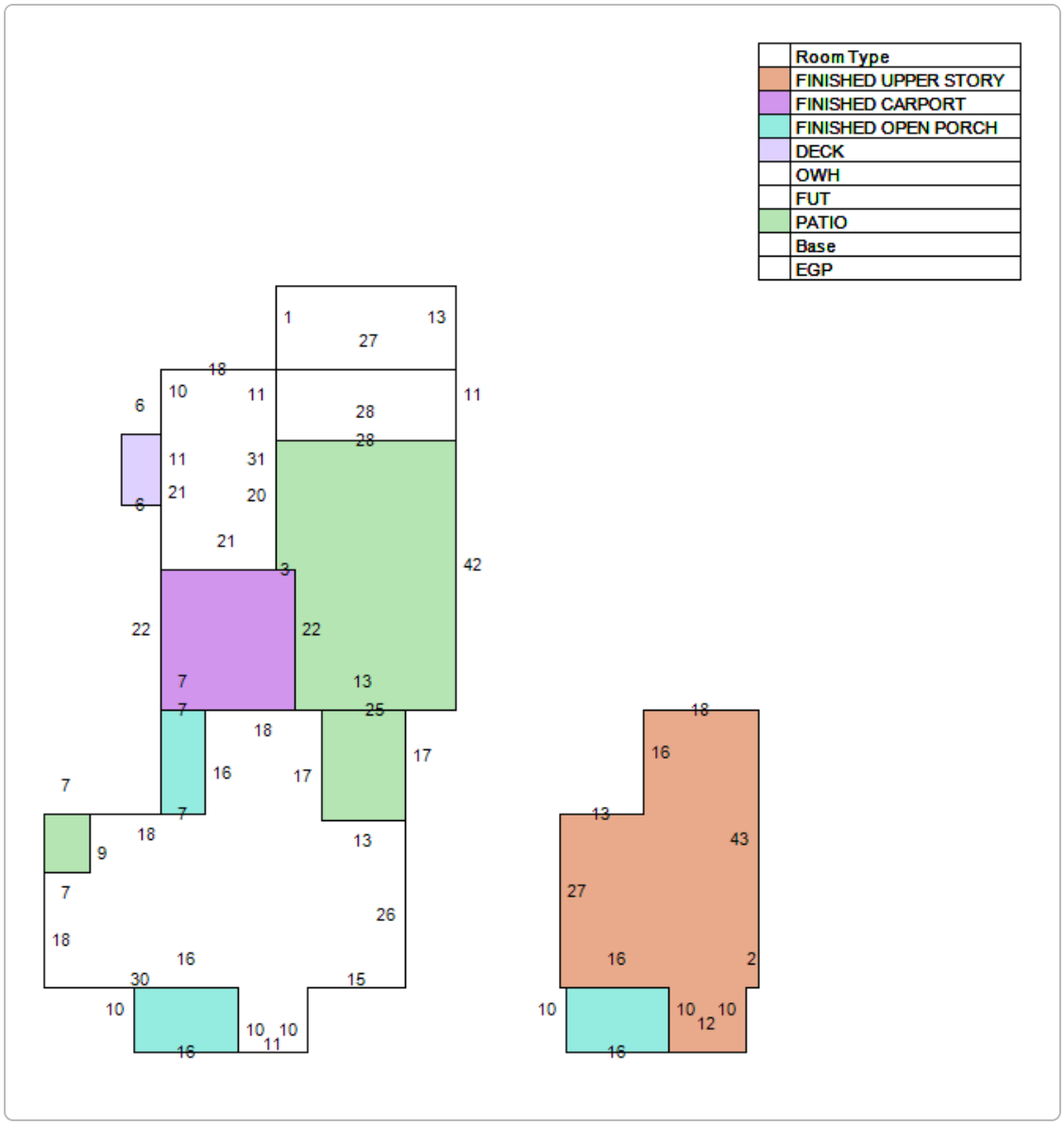
Building	1
Year Built	1900
Actual Area	6663
Conditioned Area	3916
Use	Duplex
Style	01
Class	N
Exterior Wall	Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
ENCLOSED GLASS PORCH	364
BASE AREA	1834
PATIO	221
PATIO	1110
FRAME UTILITY	308
1.5 STORY	558

Application pg. 42

FINISHED DECK	66
PATIO	63
FINISHED OPEN PORCH	112
FINISHED CARPORT	462
FINISHED OPEN PORCH	160
FINISHED UPPER STORY	1245
FINISHED OPEN PORCH	160
Total SqFt	6663

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building		312

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	91	140	91	EF	$272,318

Application pg. 43

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/13/2015	1/29/2015	$580,000.00	WARRANTY DEED	3987	1329	Q	I	50 CARRERA LLC	LAYT STEVEN RICHARD
7/18/2014	6/26/2014	$100.00	WARRANTY DEED	3905	1174	U	I	NEUENHAUS MATTHEW	50 CARRERA LLC
	7/17/2007	$466,000.00	WARRANTY DEED	2964	1318	Q	I	TRUESDALE RICHARD A JR & CECILIA M	NEUENHAUS MATTHEW
	11/30/2001	$380,000.00	WARRANTY DEED	1688	590	Q	I	DAVIS GEORGE H & CORCORAN CHRISTINE F	TRUESDALE RICHARD A JR & CECILIA M
	1/7/1992	$182,500.00	WARRANTY DEED	921	605	Q	I	LOCHRIDGE PATRICIA,W F IV	DAVIS GEORGE H

No data available for the following modules: Exemption Information.

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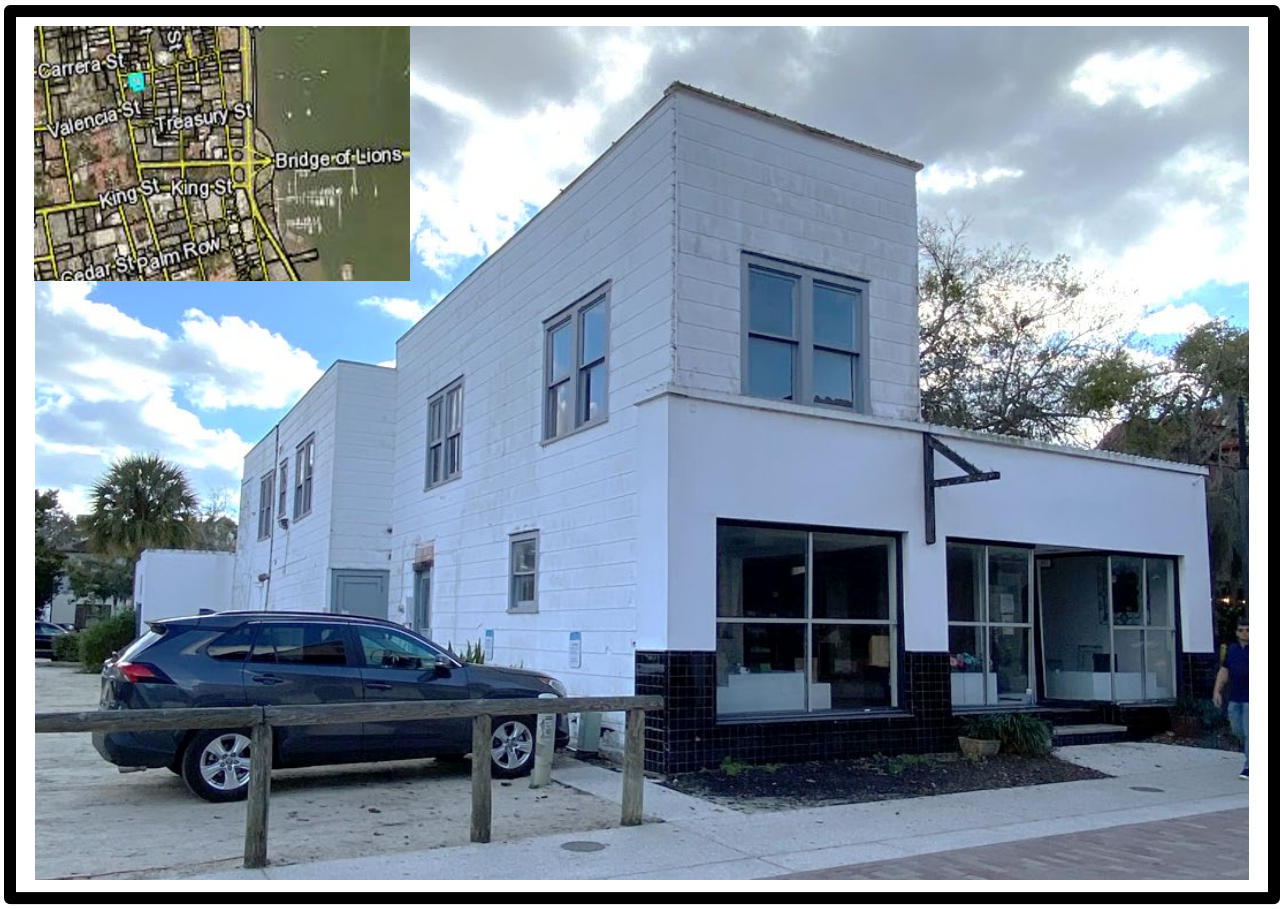
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 20, 2022 Meeting



Application PL2021-0174 Address: 63 Hypolita Street

Len Weeks Rental Properties – Applicant Claude L. Weeks Jr. – Owner

Project description: To demolish a commercial building constructed ca. 1924-1930 that is recorded in the Florida Master Site file, is a contributing building to the Town Plan National Register District, and is located in the HP-2 zoning district. (Previous HARB Certificate of Demolition approval from November 1991 under BDAC 91-705 expired)

Architectural Style:	Commercial Frame and Masonry Vernacular	Florida Master Site File:	SJ00965
National Register:	St. Augustine Town Plan NRHD – Contributing	Construction date:	c. 1924-1930
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1982500000		
Agenda Item:	8(b)	Previous Action(s):	BDAC 91-705: COD Approved 11/07/1991

STAFF SUMMARY AND ANALYSIS:

1. Located in Historic Preservation Zone 2 and recorded in the Florida Master Site File (FMSF) as 63A Hypolita Street, this two-story commercial Frame and Masonry Vernacular structure sits on the south side of Hypolita Street two buildings east of Cordova Street in the block between Cordova and Spanish Streets.
2. A Certificate of Demolition (COD) was approved by the HARB for this building (63A) and the adjacent building to the east (63 Hypolita Street) in November of 1991; however, that approval expired after one year. A parking area is currently on the property where the building at 63 Hypolita Street was demolished prior to the COD's expiration.
3. As a contributing building to the St. Augustine Town Plan National Register district, a condition assessment by an architect or engineer is required with this application for a full demolition. Assessments provided by the applicant show that asbestos abatement is necessary and revealed settlement issues, infestation by wood destroying organisms, and failure or potential failure of several structural elements.
4. The applicant submitted a Determination of Undue Economic Hardship Worksheet with required attachments and the HARB should consider the questions on page two of the worksheet to determine sufficiency of the submittal.
5. The building, constructed c. 1924-1930, originally housed a print-shop which became Standard Printing and Office Supply. More recently, the ground floor along Hypolita Street has been used as a commercial storefront while portions of the building to the rear and the second floor have been left unfinished and used for storage.
6. The 1924 Sanborn map shows a wood-frame addition to 63 Hypolita Street noted as housing printing machinery. After 1924, it appears this addition, as well as the structure then located at 65 Hypolita Street were demolished and the subject building was constructed. The two-story flat roofed portion of the building noted on the Sanborn Map as 63A is currently covered with asbestos shingles, with wood siding exposed underneath in areas, and paired and single 1/1, 2/2 and 2/1 wood sash windows. The rear masonry addition at the southeast corner connects directly to the ground floor storage area. The 1-story masonry storefront wraps around the front façade and the north elevation features commercial storefront windows with a lower band of black tiles and smooth stucco above.
7. The applicant has expressed willingness to salvage material where possible for use on future projects.
8. The applicant proposes to add a coquina shell parking surface with a cypress rail fence and hibiscus landscaping immediately following the demolition. A building permit is required for any alterations to the site post-demolition (including fencing) and may require additional HARB review and approval.
9. A site plan for redevelopment of the whole site was also submitted; however, the applicant has not indicated when such development would occur. Per the AGHP, new construction on the property must reproduce designs reflecting one of the three distinctive Colonial periods: First Spanish (1702-1763), British (1764-1783) or Second Spanish (1784-1821), with a recommendation for reproductions reflecting First Spanish Period design.
10. Any redevelopment plans need to meet zoning and building code requirements and will likely require an A14 Archaeological Review.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **take the following actions for a Certificate of Demolition** at **63 Hypolita Street**:

1. **CONTINUE** to allow more time for the applicant or building owner to provide additional documentation if the HARB determines that more details are still needed and/or the applicant or building owner has not sufficiently demonstrated that a denial will cause undue economic hardship
2. **APPROVE** if the HARB determines the removal of the contributing building will not be detrimental to the historic and architectural character of the city and that the applicant or building owner has sufficiently demonstrated that a denial will cause undue economic hardship, with the following conditions:
    a. For any salvagable historic materials to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
    b. To limit the time that the lot is vacant, the applicant shall submit the demolition permit application and the building permit application for a replacement structure simultaneously.
3. **DENY** the demolition if the board finds the removal of such building will be detrimental to the historic and architectural character of the city and that the applicant or building owner has not proven that a denial will cause undue economic hardship.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full demolition of a commercial building.

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

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

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

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

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

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

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

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

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

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

The building was built by 1930 and is thus more than 50 years old. The building is located in Historic Preservation Zone 2, listed as a contributing structure to the St. Augustine Town Plan National Register Historic District, and recorded on the Florida Master Site File.

All criteria appear to have been met. The HARB can determine whether the documentation provided by the applicant is sufficient evidence of undue economic hardship.

DEMOLITION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. The structure is in the HP-2 zoning district.

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as the neighboring commercial structures along the street. It features a one-story storefront that was added facing Hypolita and a long and narrow two-story L portion that extends to Calle Sita with an attached cement block one-story garage wing at the rear.

3. The impact of the loss of the structure on the streetscape. The building does have a unique typology for this block, which has several more recently constructed Spanish Colonial interpretations.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Initial redevelopment of the property, per the applicant, includes creating a coquina shell parking surface with landscaping and fencing. A site plan for future redevelopment of the entire lot was also provided with no indication of when the development may occur. Any new development on the property will require an application to HARB and approval of a Certificate of Appropriateness prior to obtaining a building permit for construction. Vacant lots are not desirable.

5. The historical or cultural merit of the structure. The building is recorded in the Florida Master Site File, is located in Historic Preservation Zone 2, and is a contributing building to the St. Augustine Town Plan National Register District.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. There have already been many buildings lost to demolition in this block and this building is one of the few remaining historic structures. Because the building is located in the St. Augustine Town Plan National Register Historic District, its demolition will further the overall significant impact of demolitions to the historic fabric of the district and streetscape. Because vacant lots heavily impact the streetscape and are undesirable, the HARB may require the replacement design be approved by the Board and that no permit be issued for demolition until drawing sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a commercial frame and masonry vernacular style that has evolved over time. The building is not unusual or particularly unique.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** Other examples of frame or masonry vernacular methods of construction are found throughout St. Augustine and within the district.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The wood-frame and masonry portions of the building do not have a unique architectural style or characteristics that would be difficult to reproduce; however, new construction may be significantly different in appearance, often conveying a different look and feel than historic buildings.

10. ***The justification for the proposed demolition.*** The applicant/owner seeks to demolish the structure citing poor structural and architectural integrity, the previous approval of HARB from November 1991, and future plans, to redevelop the property with new commercial buildings.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Certificate of Demolition packet for BDAC 91-705: includes final order, meeting minutes, Florida Master Site File survey and photos
3. Sanborn Maps
4. Polk City Directory Research

STAFF PHOTOGRAPHS
63 Hypolita Street

Front (North) Elevation

STAFF PHOTOGRAPHS
63 Hypolita Street

Storefront Details

STAFF PHOTOGRAPHS
63 Hypolita Street

East Elevation

STAFF PHOTOGRAPHS
63 Hypolita Street

Damage Details on East Elevation

STAFF PHOTOGRAPHS
63 Hypolita Street

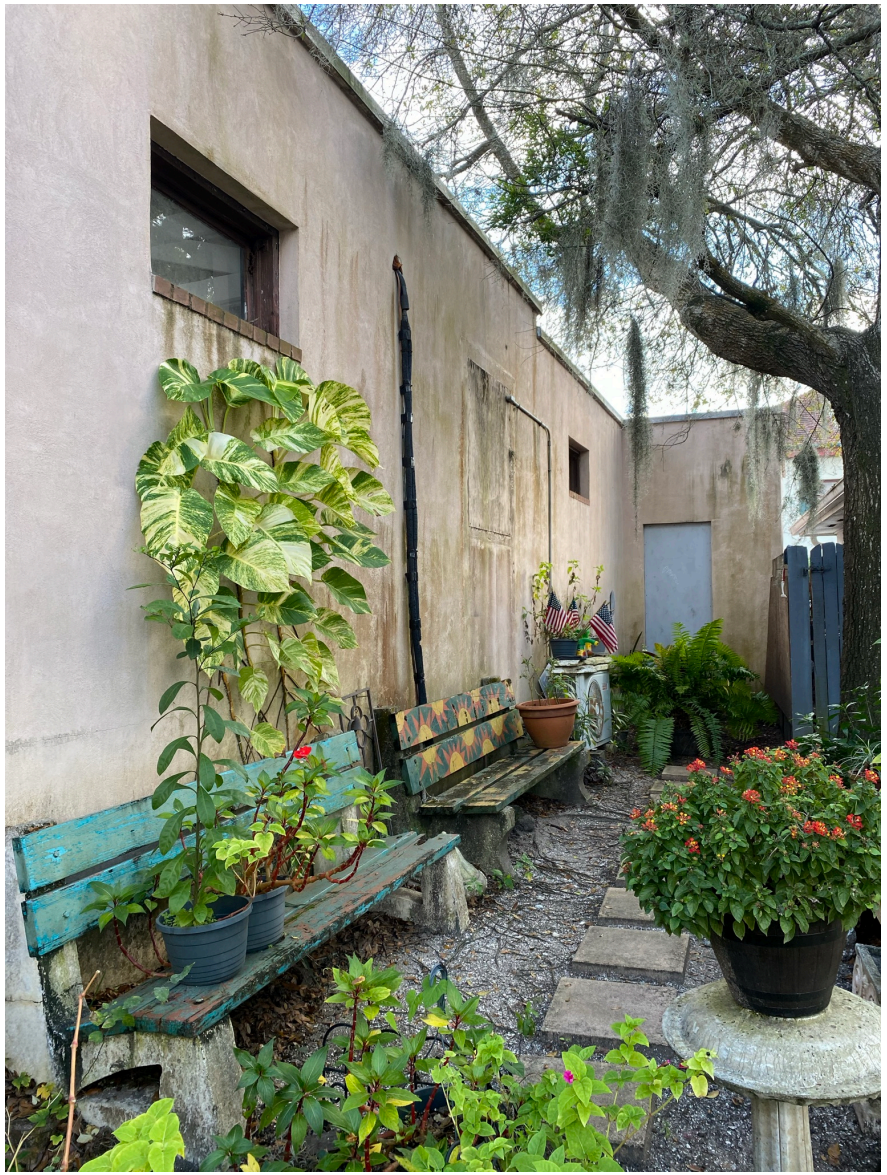
Damage Details on East Elevation

STAFF PHOTOGRAPHS
63 Hypolita Street

Entrance to Rear Ground Floor Storage on East Elevation

STAFF PHOTOGRAPHS
63 Hypolita Street

West Elevation



STAFF PHOTOGRAPHS
63 Hypolita Street

South/West Elevation

STAFF PHOTOGRAPHS
63 Hypolita Street

South/West Elevation Window and Damage Details

STAFF PHOTOGRAPHS
63 Hypolita Street

Storefront Interior

STAFF PHOTOGRAPHS
63 Hypolita Street

Storefront Interior

STAFF PHOTOGRAPHS
63 Hypolita Street

Storefront Interior

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Storefront Interior

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63 Hypolita Street

Rear Ground Floor Storage Interior

STAFF PHOTOGRAPHS
63 Hypolita Street

Rear Ground Floor Storage Interior

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63 Hypolita Street

Rear Ground Floor Storage Interior

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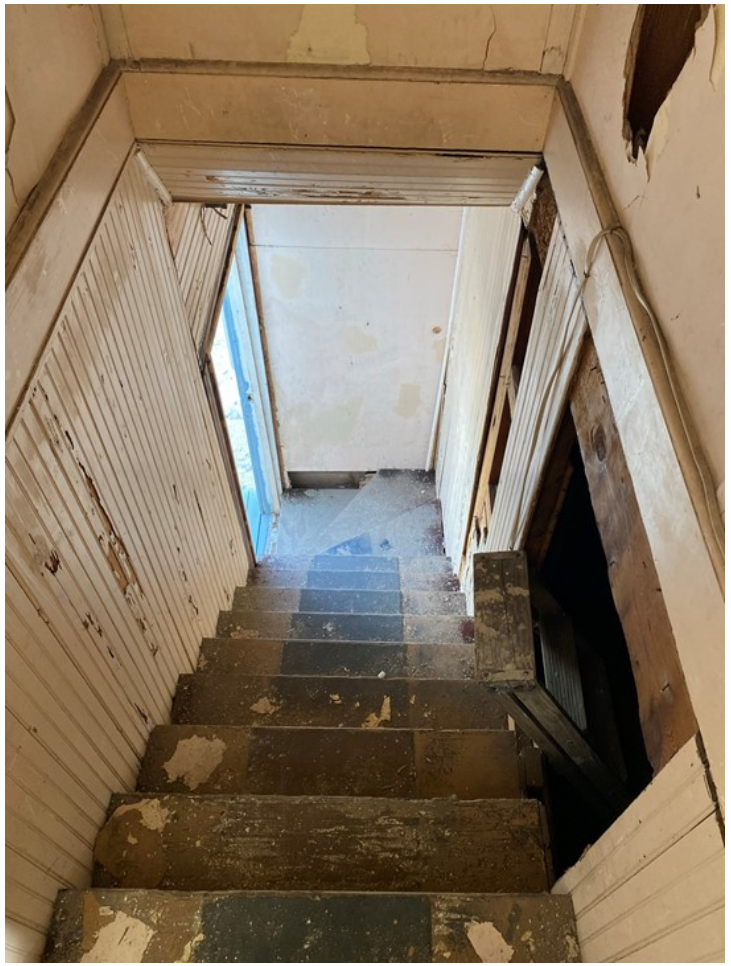
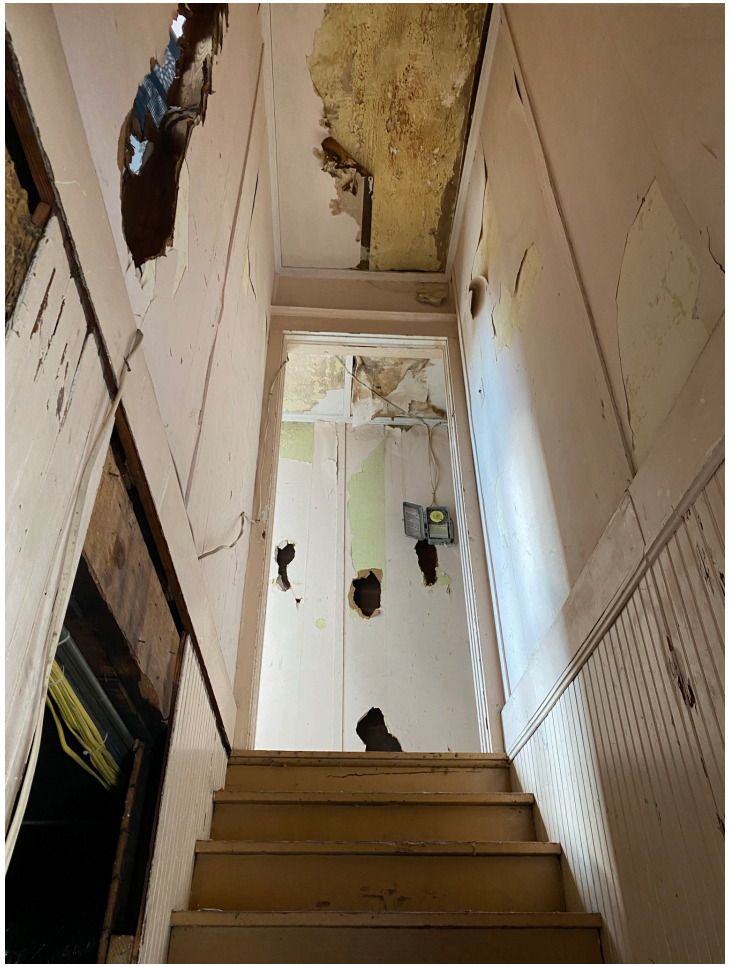
63 Hypolita Street

Rear Ground Floor Storage Interior

STAFF PHOTOGRAPHS
63 Hypolita Street





Stairs Leading to Second Floor Interior

STAFF PHOTOGRAPHS
63 Hypolita Street

View through stairwell wall into ground floor rear storage

STAFF PHOTOGRAPHS
63 Hypolita Street

Stairwell Damage Details

STAFF PHOTOGRAPHS
63 Hypolita Street

Second Floor Interior

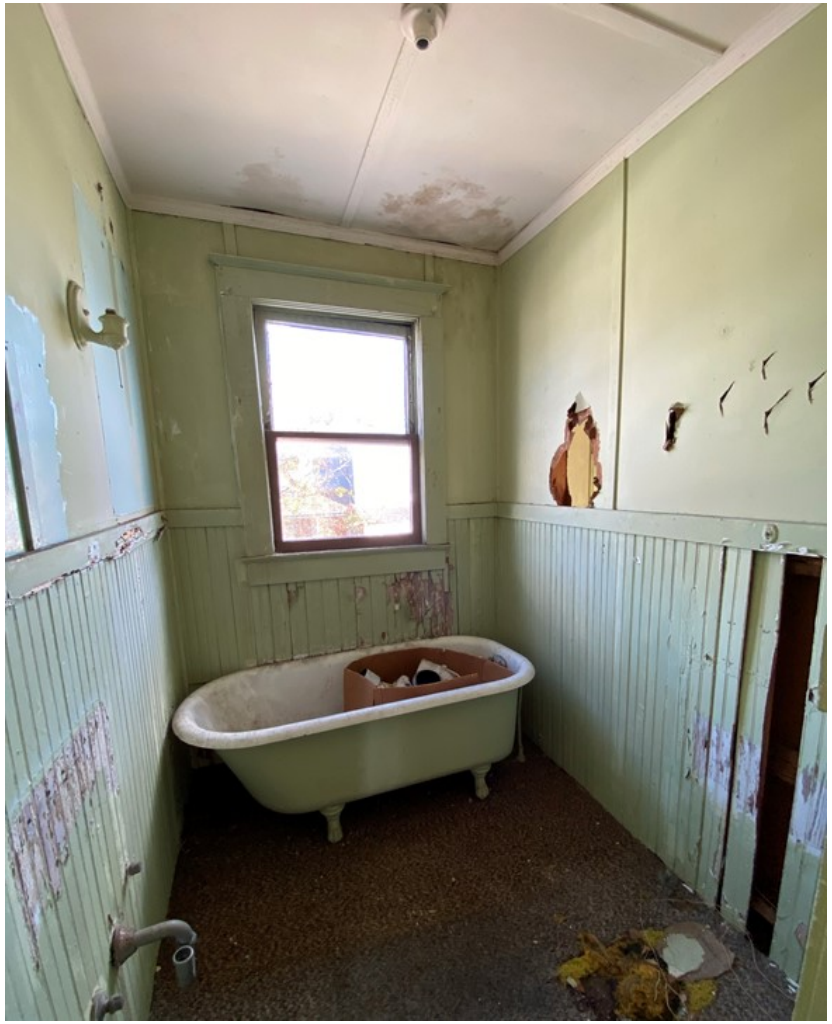
STAFF PHOTOGRAPHS
63 Hypolita Street

Second Floor Interior

STAFF PHOTOGRAPHS
63 Hypolita Street

Second Floor Interior

STAFF PHOTOGRAPHS
63 Hypolita Street



Second Floor Interior

STAFF PHOTOGRAPHS
63 Hypolita Street

Second Floor Interior

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63 Hypolita Street

Second Floor Interior

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Second Floor Interior

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Second Floor Interior

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Second Floor Interior

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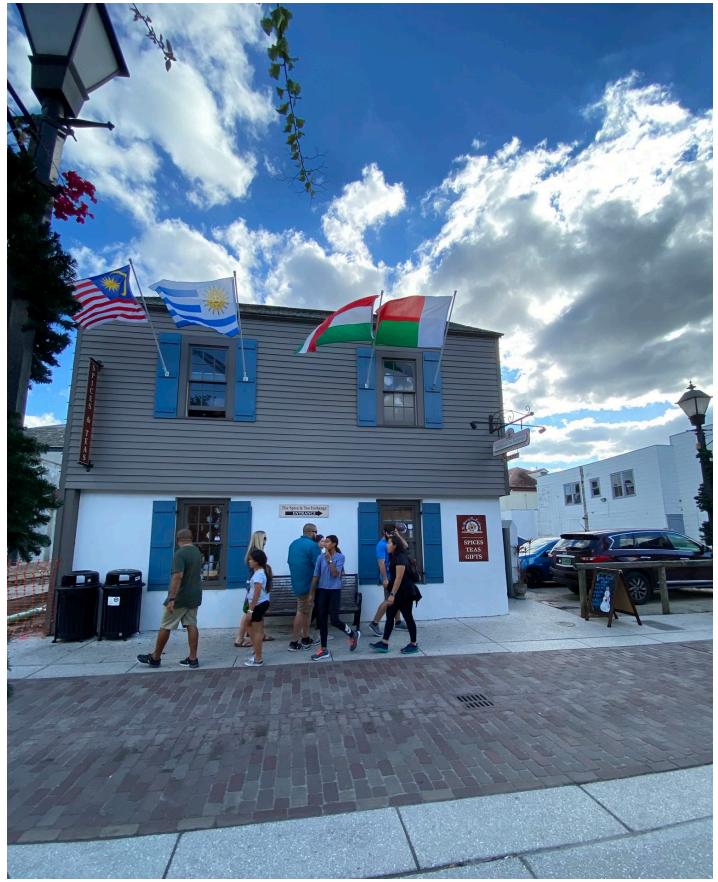
63 Hypolita Street

Context Photographs

STAFF PHOTOGRAPHS
63 Hypolita Street

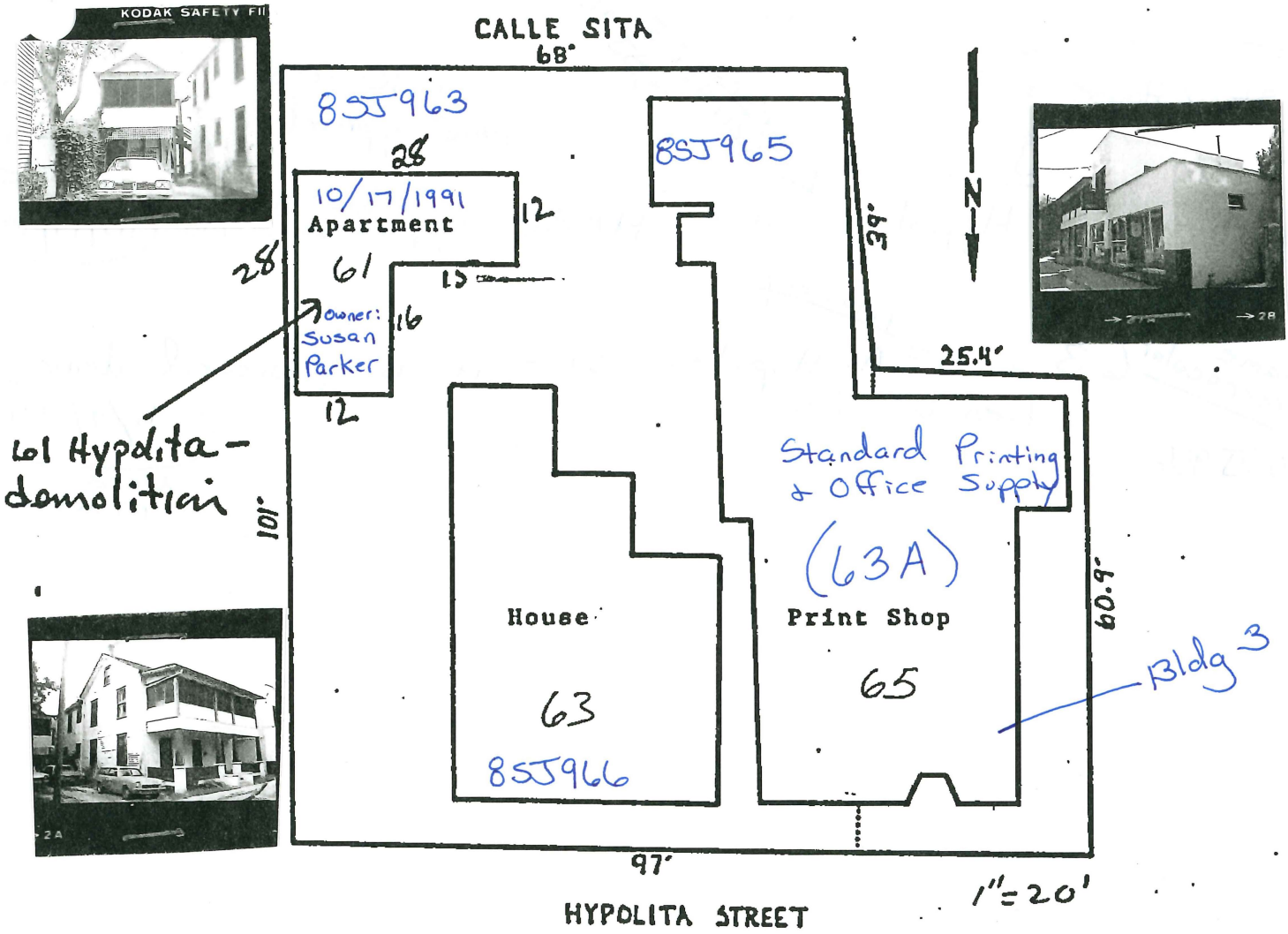


Context Photographs

STAFF PHOTOGRAPHS
63 Hypolita Street

Context Photographs

Subject Property: Existing Buildings



lot Hypolita - demolition

8/16/1990 - Warranty Deed - Print Shop to San Agustin Antiguo Foundation

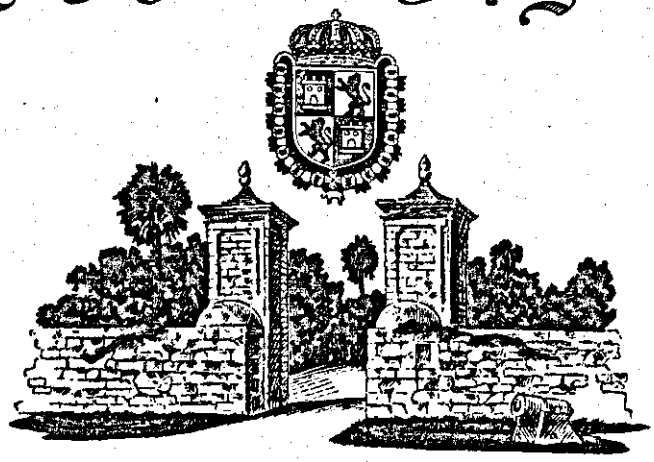
9/28/1990 - Quit Claim Deed - San Agustin Foindation to Historic St Aug. Preservation Board

9/28/1990 - Quit Claim Deed - Historic St Aug to Board of Trustees of the Internal Improvement Trust Fund (State)

- Quit Claim Deed - State to Len Weeks

RECEIVED
AUG 22 1990
Planning/Building Dept.

City of Saint Augustine



PLANNING AND BUILDING
DEPARTMENT

SAINT AUGUSTINE, FLORIDA

November 12, 1991

Len Weeks
64 Hypolita Street
St. Augustine, Florida 32084

RE: Certificate of Demolition/BDAC 91-705
63 Hypolita Street

Dear Mr. Weeks:

On Thursday, November 7, 1991, the Historic Architectural Review Board met and discussed your application to demolish a Frame Vernacular structure at 63 Hypolita Street and a Masonry structure 63A Hypolita.

Specifically, the Board approved your application for a Certificate of Demolition for the structures. A Certificate of Demolition is valid for one (1) year. If at the end of one year demolition has not been begun, the certificate is rendered null and void and a new application must be submitted.

A review of your file indicates an application for a demolition permit must be submitted to the Planning and Building Department. No demolition work may begin until a permit has been issued.

Should you have questions regarding this matter, please contact the Planning and Building Department at 825-1063.

Sincerely,

Davey M. Mullis
Coordinator, Boards Division

DMM:jc

xc: Joseph Pomar, Jr., City Manager
BDAC File 91-705

CITY OF ST. AUGUSTINE

A6 - APPLICATION TO HISTORIC ARCHITECTURE REVIEW BOARD

RECEIVED
OCT 23 1991
Planning/Building Dept.

Application Fee 15.00
Receipt No. PB02244

BDAC Project No. 91-0705
Meeting Date NOV 7

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT _____ Daytime Telephone _____
   Business (if applicable) _____
   Address _____ City _____ State _____ Zip _____
2. NAME OF PROPERTY OWNER LEN WEEKS Daytime Telephone 824-1626
   Business (if applicable) _____
   Address 64 C HYPOLITA ST. City ST. AUG State FL. Zip 32084
3. LEGAL DESCRIPTION OF PROJECT PROPERTY
   Lot NE PT 2, NW PT 8, W PT 10, ALL 11, E½ 12 (EX S 28') Block 18
   Subdivision CITY Parcel Number 1825D-0000
4. PROJECT STREET ADDRESS 63 HYPOLITA ST.
5. SPECIFIC PROPOSED USE _____
6. ACTION REQUESTED
   - ☐ Certificate of Architectural Appropriateness
   - ☑ Certificate of Demolition/Removal/Relocation
   - ☐ Opinion of Architectural Appropriateness
   - ☐ Appeal of Staff Determination
   - ☐ Other _____
7. DESCRIPTION OF ACTION REQUESTED

DEMOLITION OF 2 STORY HOUSE AND COMMERCIAL BUILDING

8. ARCHITECTURAL REVIEW CHECKLIST

Architectural plans shall be submitted for construction, reconstruction, alteration, and restoration in or adjacent to designated historic preservation districts. Relevent information necessary for review shall include but not be limited to the following items.

☐ Clear and detailed description of all exterior architectural alterations

☐ Architectural data

☐ Exterior surfaces and type of texture, including roof

☐ Color of all exterior surfaces (attach paint chip)

☐ Complete information on materials used for doors, windows, hardware, glass, hinges, etc.

☐ Complete information on exterior items such as light fixtures, hand rails, shutters, etc.

☐ Elevation drawings

☐ Photographs of existing structure

☐ Drawings which include landscape buffering, fencing, walls, walks, patios, driveways and ornamentation

9. AGREEMENT

In filing this application, I understand that it becomes a 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.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

I further understand that if a certificate is approved that the associated permit must be obtained prior to starting work. A certificate is valid for 1 year; if at the end of 1 year work has not started, the certificate is void, and a new application for a certificate must be submitted.

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.

10. SIGNATURE OF APPLICANT _____ DATE _____

11. SIGNATURE OF PROPERTY OWNER B.A. Rodarius for Anderson DATE 10-22-91

STAFF USE ONLY

A. CURRENT LAND USE CLASSIFICATION HP

B. CURRENT ZONING CLASSIFICATION HP-2

C. HISTORIC SITES AND BUILDINGS SURVEY NUMBER 8SJ966

BUILDING DESCRIPTION FRAME VERNACULAR 1865-1885

D. COMMENTS _____

E. _____ 10/22/91

PLANNING AND BUILDING DEPARTMENT DIRECTOR OR AUTHORIZED SIGNATURE DATE

CITY OF ST. AUGUSTINE, FLORIDA

M E M O R A N D U M

TO: Historic Architectural Review Board

DATE: October 24, 1991

RE: Certificate of Demolition 91-705

APPLICANT	Len Weeks
OWNER	Len Weeks
LOCATION	63 Hypolita Street
LAND USE CLASSIFICATION	Historic Preservation
PRESENT ZONING	Historic Preservation-Two (HP-2)
DEMOLITION SOUGHT	To demolish a Frame Vernacular structure

STAFF COMMENTS

1. Existing land use is commercial-vacant.

2. Structure is Frame Vernacular, 1865-1885, 8SJ966.

3. Application to demolish a Frame Vernacular structure (see attached Master Site File Form and Building Assessment).

4. HARB Agenda, November 7, 1991, Item 3(a).

Troy Bunch
Director, Planning and Building

TB:DMM:jc

A G E N D A

Historic Architectural Review Board

Thursday, November 7, 1991, 3:00 P.M.

City Commission Meeting Room, City Hall

---

1. Roll Call

2. Approval of Minutes (October 17, 1991)

3. Certificate of Demolition

   a) 91-705 — Len Weeks
   63 Hypolita Street
   To demolish a Frame
   Vernacular structure

4. Opinion of Appropriateness

   a) 91-668 — C. Gordon Lovingood
   1 King Street
   To remodel structure;
   To construct a parking facility

5. Flood Elevation

6. Update on HARB Projects

   a) Plaque Program

   b) Significant Archaeological Sites

   c) Possible Nominations to National Register

   d) Restoration of Cemeteries

   e) Development of Small and Large Scale Signage in Downtown

   f) Urban Design Study for Major Thoroughfares

7. Other Business

8. Adjournment

CITY OF ST. AUGUSTINE, FLORIDA

The regularly scheduled meeting of the Historic Architectural Review Board was held on Thursday, November 21, 1991, 3:00 P.M. in the City Commission Meeting Room, City Hall. Chairman Lester Personeus called the meeting to order at 3:02 P.M.

1. ROLL CALL

Members Present: Ray Bravo
Almarie Colee
Martin Gould
Shirley Hunter
Lester Personeus, Chairman

Members Absent: None

Others Present: Troy Bunch, Director, Planning and Building
Page Edwards, St. Augustine Historical Society
Bruce Piatek, Historical St. Augustine Preservation Board
Jean Carver, Recording Secretary

2. APPROVAL OF MINUTES

Mr. Gould MOVED to Approve the Minutes of the October 17, 1991, meeting as written. Mr. Bravo Seconded. THE MOTION WAS UNANIMOUSLY APPROVED.

3. CERTIFICATE OF DEMOLITION

Item 3(a) 91-705 Len Weeks 63 Hypolita Street
To demolish a Frame Vernacular structure

Len Weeks, 62 Hypolita Street appeared before the Board and requested approval to demolish two buildings at 63 Hypolita Street which he said he is purchasing from the State of Florida. He stated that he plans to replace the buildings, as well as the building at 65 Hypolita which was previously approved for demolition, with Spanish Colonial style structures.

Mrs. Hunter MOVED to Approve Certificate of Demolition 91-705. Mr. Bravo Seconded. THE MOTION WAS UNANIMOUSLY APPROVED.

4. OPINION OF APPROPRIATENESS

Item 4(a) 91-668 C. Gordon Lovingood 1 King Street
To remodel structure; To construct a parking facility

T. Doggett, Architect, of Charleston, South Carolina, addressed the Board and stated that he and Mr. Lovingood, the developer of the Fiesta Mall/Plaza Hotel project, have come to the Board to get comments on their plans for renovation of the structure to return

General Background and Site Significance
Block 24

Introduction

Block 24 is located in the heart of St. Augustine's National Register colonial district. This site has been continuously occupied since the sixteenth century and contains significant archaeological features from all colonial periods. The position of Block 24 near the plaza and bay front suggest habitation by high status or wealthy individuals. Archaeologically recovered data from this site could add greatly to our understanding of St. Augustine's past.

Site History

Block 24 is part of the earliest settled section of St. Augustine. This sixteenth century district extends from the plaza south to Bridge Street and the bay front west to Cordova Street. The sixteenth century Catholic Church was located in this general vicinity and may have owned part of this block. In the mid-eighteenth century (First Spanish period) the south third of the block was owned by Juan Joseph Elixio de la Puente. Puente was an accountant with the Royal Treasury and a prominent citizen. He produced the Puente map in 1764, the first detailed listing of property ownership in St. Augustine. His house consisted of a massive two story "U" shaped coquina structure. During the British period this property was owned by Lieutenant Governor Drayton. By the Second Spanish period it had passed to Miguel

Ysnardy, a wealthy businessman. Little background research has been done on the center and north lots. In 1764 the center lot was owned by Diego de Florencia and contained a tabby house. The north lot was owned by Don Onorato Luis Marquez Pacheco and contained several stone (coquina) structures. By the Second Spanish period the center lot was owned by Don Rafael Espinosa and the north lot by Don Luis Fatio. Further historical research is needed to complete a developmental history of Block 24. This research is vital to future archaeological excavations on the site.

Previous Archaeological Research

A downtown archaeological subsurface auger survey carried out by Dr. Kathleen Deagan established the boundaries of the sixteenth century town. Since Block 24 was paved, no auger holes were excavated on this site. In 1986 the Historic St. Augustine Preservation Board with assistance from the St. Augustine Archaeological Association conducted archaeological excavations on Blocks 23 (SA 23, Potters Parking Lot) and 24 (SA 24, the Puente or Fiesta Site). In 1987 further work was carried out by the Preservation Board under a contract with Florida Power and Light. These excavations revealed that intact colonial features were present on both blocks. Human burials were encountered on Block 23, and it is likely that burials extend to the northern portions of Block 24. Unmarked human burials are protected by Florida Statute 872, Offenses Concerning Dead Bodies and Graves

(see attached document). It is possible the sixteenth century Catholic Church is located on Block 23. Other important features included architectural footings, a privy, a coquina block well, and evidence of an early nineteenth century wharf.

Archaeological excavations on Block 24 concentrated on the Puente lot in the south one third of the block. Archaeological excavations revealed the oyster shell footing of the Puente house. A second significant architectural feature was the remains of a probable sixteenth century wattle and daub house. Seven wells were uncovered, including and elaborate decorative coquina block well from the late First Spanish period. Three privies were found, two of which contained significant artifacts from the British period. Numerous sixteenth, seventeenth, and eighteenth century trash pits and other features were uncovered and excavated. Even with this extensive work, only a small portion of Block 24 has been archaeologically investigated. The north two thirds of the site received no archaeological attention and the south one third was only partially excavated. This site proved to be one of the most significant in St. Augustine and deserves further archaeological excavation prior to development.

Artifacts from these excavations provide important links with the past. Currently items recovered from the archaeological excavation of Blocks 23 and 24 are in traveling exhibits prepared by the Smithsonian Institution and the Florida Museum of Natural History. Many of the artifacts on display in the new Museum of St. Augustine History in the Government House also come from wor

on this site. Proper archaeological excavation is needed if artifacts from this context are to have relevance to our understanding of St. Augustine's colonial past.

Recommendations

Since this site is highly significant and this project is a Planned Unit Development, the City of St. Augustine should require more intensive archaeological mitigation than allowed in the current archaeological ordinance. Block 24 probably represents only one of nine major blocks settled during the sixteenth century. The development of this block will greatly reduce the amount of data available on this early period of St. Augustine history. Most of the important archaeological features on this site are near the surface, therefore any construction on this site will damage the resource. The Preservation Board recommends that as much of this site be excavated as is possible under reasonable time constraints. Any new project should start by reestablishing the original base station and grid. The present parking lot surface should then be removed using mechanical and manual means. Once this surface is removed, a five meter grid should be placed across the site and previous archaeological excavations delineated. Each five meter unit can then be scraped, mapped, and excavated. Excavation will mainly consist of removing and screening feature material from a sterile matrix. Excavations should focus on maintaining feature and artifact provenience data while removing as many intact features as possible.

We strongly recommend that archaeological excavations begin as soon as possible. Obviously time is a key element to this development and excavations should attempt to maximize time on the site. Properly conducted archaeological excavations on Block 24 can add immensely to our understanding of colonial St. Augustine. Especially important are the sixteenth century remains found across this site.

In this instance archaeology and development can work together to their mutual benefit. The site developers can take advantage of these archaeological excavations to publicize their project. At the conclusion of excavation and analysis an exhibit could be developed for their project. The developer can also realize a tax credit by donating the excavated artifacts. Archaeologists, historians, and the community as a whole will benefit from the new information recovered about past lifeways in St. Augustine.

November 4, 1991

COPY OF ADVERTISEMENT

RECEIVED
NOV 07 1991
Planning/Building Dept.

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared

SHERRY L. RAUCH who on oath says that she is

ACCOUNTING CLERK of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement, being a

NOTICE OF PUBLIC HEARING

in the matter of

63 Hypolita Street

in the Court,

was published in said newspaper in the issues of

October 25, 1991

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sherry L Rauch

Sworn to and subscribed before me Zoe Ann Johns

this 28th day of October

A.D. 19 91

Zoe Ann Johns
(SEAL) Notary Public

8/22/93

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING BY THE HISTORIC ARCHITECTURAL REVIEW BOARD TO BE HELD AT 3:00 P.M., THURSDAY, NOVEMBER 7, 1991, IN THE CITY COMMISSION MEETING ROOM, CITY HALL, ST. AUGUSTINE, FLORIDA, AT WHICH TIME COMMENTS ARE INVITED ON THE APPLICATION REGARDING THE FOLLOWING:
APPLICATION for a certificate of demolition to demolish both structures ON PROPERTY LOCATED AT NE Pt of Lot 2, NW Pt, Lot 8, W Pt Lot 10, all Lot 11, and E ½ of Lot 12 (Ex S 28 ft) BLOCK 18 City of St. Augustine SUBDIVISION, KNOWN AS 63 Hypolita Street.
Len Weeks
APPLICANT'S NAME
L029.Oct. 25, 1991

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ965 1009==

Site Name: 63A Hypolita Street 830== Survey Date: 7902 820==

Address: 63A Hypolita Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 18 (block) North 10' of east 50' of lot 2 (lot) 868==

(ex. south 28')
north 10' of west 18' of lot 8, west 18' of lot 10, all lot 11 & east ½ of 12 868==

Owner of Site: Name: Standard Printing and Office Supply Inc.;

Address: P.O. Drawer Z

St. Augustine, FL 32084 902==

Occupant or Manager: Standard Printing 904==

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

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

UTM: 17 (zone) 469650 (easting) 3306920 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

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

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Asbestos shingles, stucco 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1, fixed sheet 942==

Foundation: 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built-up 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

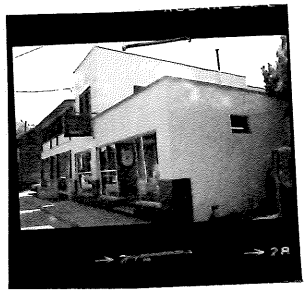
Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: Near restored area and Flagler College 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Communication, Families, Politics/ Government 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular building at 63-A Hypolita Street was constructed between 1924 and 1930. The structure was built for the purpose of housing a printing shop. A one-story building was added in the 1950's as the business expanded. The building is located near the restored area and close to Flagler College.

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

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de

(over)

V. BIBLIOGRAPHY

1. 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; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

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

San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Burt, Joaneda, and Perez-Snow Houses.(1) In the Territorial period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late 19th century. By this time Spanish Street had become one of several exclusive Black residential neighborhoods outside Lincolnville with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses, and a bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

This building at 63-A Hypolita was constructed by the Zim family for use as a printing shop. The business, which evolved into Standard Printing, was described in a recent newspaper article.

> "Standard Printing is celebrating 60 years of business services to the people of St. Augustine and St. Johns County.
>
> "Established in 1907 as a newspaper--the METEOR--by the late Senator Lewis W. Zim, it remained a newspaper until 1919. At that time the business was taken over by his son Calie who changed the operation into a job printing shop, printing menus exclusively for the 26 hotels in St. Augustine who had a special menu printed each day. Within a few years Mr. Zim expanded the business, doing all types of general printing and, as such, it has grown into the Standard Printing and Office Supply of today. 'Calie' is a well-known figure in the community because of his many activities in many civic organization.
>
> "In 1926 Mrs. Zim came into the business, followed in short order by Marion Carnes, Wes Greiner, Lee Cooper, Bill McGrath and Joe Disney. The six oldest employees tally over 243 years of experience in printing and office supplies.
>
> "In 1947 Mr. Zim introduced the first offset presses into the area and, in 1958, added the Itek Quick Print to the facilities available. Office supplies had been added in the early '30s while the furniture and business machines and servicing simply grew into the aftermath."(3)

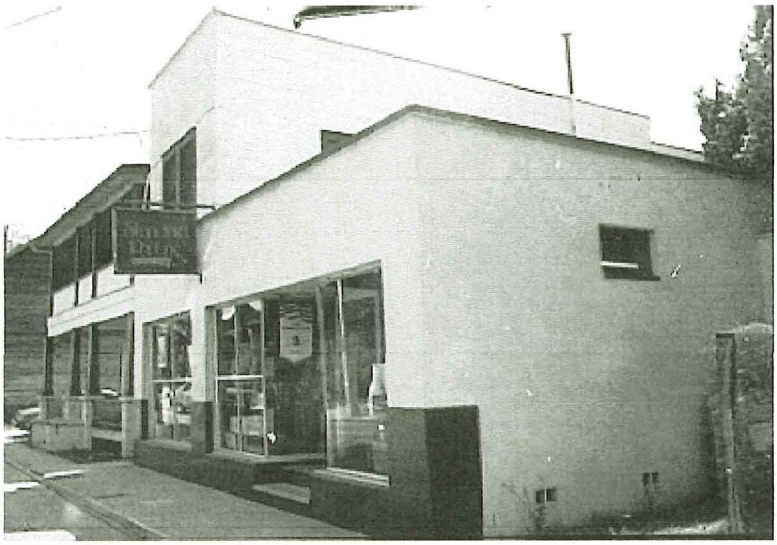
Lewis W. Zim, who lived in the adjacent house, served in the Florida House of Representatives in 1893, 1895 and for three terms from 1929 to 1933. He was state senator for five terms from 1905 to 1915.(4) The business he began in 1907 has remained in the family, now run by Caleb Zim's son-in-law William McGrath.

ARCHAEOLOGY

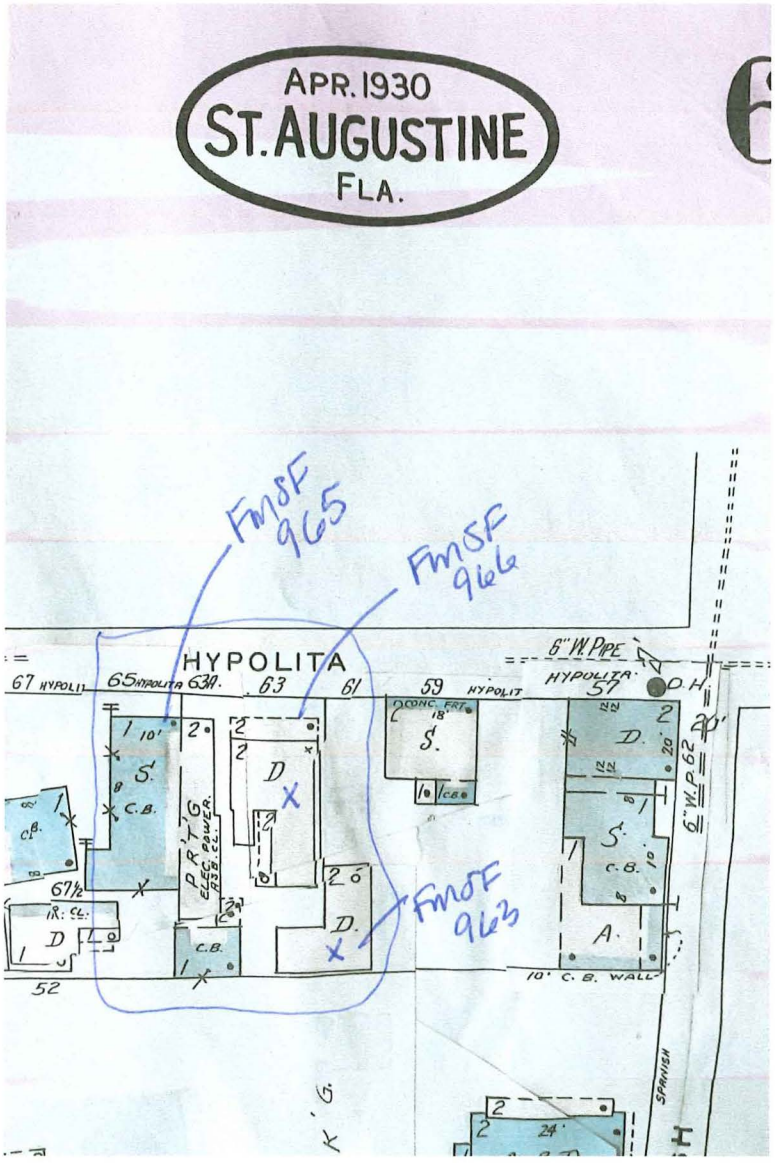
For archaeological significance of the walled colonial city see Master Site File Form 8SJ10.

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

3. Record, February 28, 1980, p. 5-C.
4. Allen Morris, The People of Lawmaking in Florida (Tallahassee, 1979).



63 Hypolita
FmSF 965
(ca. 1980)


APR. 1930
ST. AUGUSTINE
FLA.
FmSF 965
FmSF 966
FmSF 963
HYPOLITA
67 HYPOLIT
65 HYPOLITA
63
61
59 HYPOLIT
57 HYPOLITA
6" W. PIPE
O. H.
CONC. FRT.
C.B.
P. R. T. G.
CONC. SEWER
67½
IR. SC.
52
10' C. B. WALL
SPANISH
24'

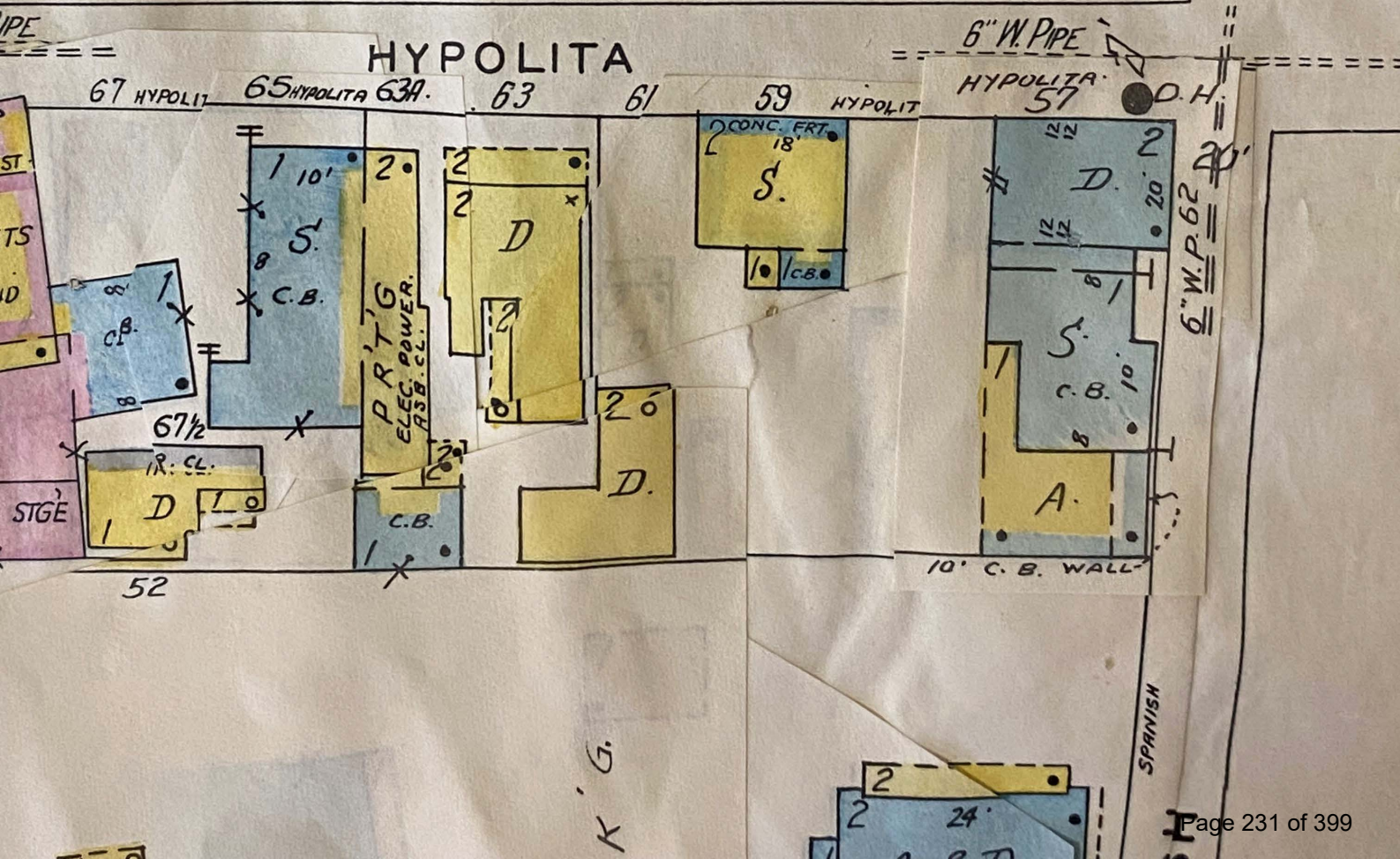
1930-1957

APR. 1930

ST. AUGUSTINE

FLA.

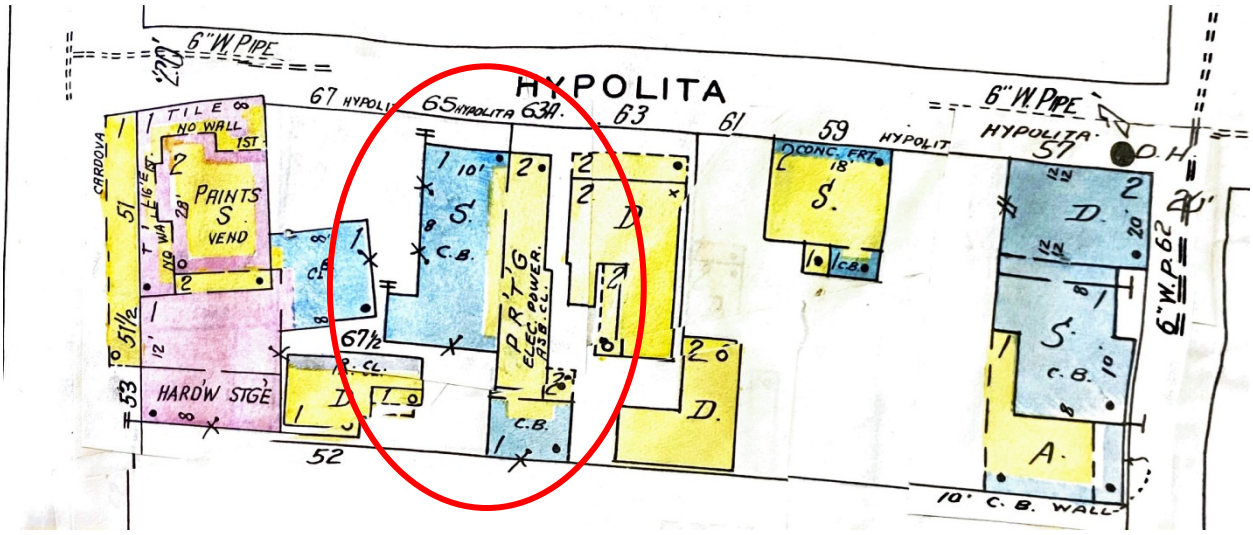
6



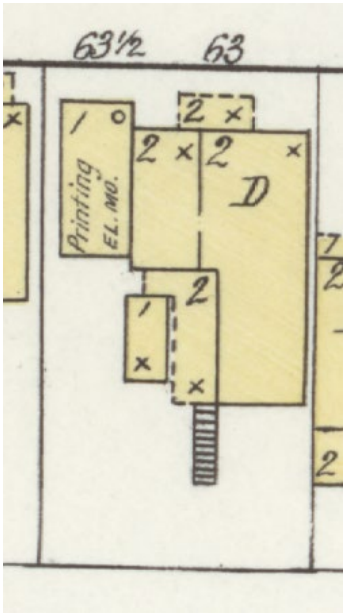
Go Fish

Go Fish
clothing & jewelry co.
BAGELS & Deli
CHEVROLET

SANBORN MAPS 1930 updated to 1965
63 Hypolita Street



Polk County Directories referred to Standard Printing and Office Supply as being located at 63 ½ Hypolita Street, 65-67 Hypolita Street, and 65 Hypolita Street. See directory sheet for details.



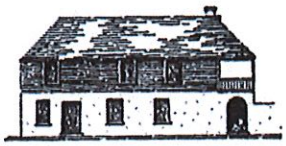
1917 Sanborn map showing 63½ and 63 Hypolita

63 Hypolita Street (c. 1924-1930)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME OF OCCUPANT	SYMBOLS	PROFESSION/BUSINESS OWNER
1920-21+	Nalley, Lilly (Mrs.)		Not listed
	Zim, L.W.		Not listed
	Standard Printery		Zim, Raymond H, Proprietor
1924-25	Lawler, Mary (Mrs.)		Widow, F Michael
	Standard Printing Co		Zim, Caleb, Business Owner
1930*	Standard Printing Co		Zim, Caleb, Business Owner
1937*	Standard Printing Co		Zim, Caleb, Business Owner
1940*	Standard Printing and Office Supply Co		Zim, Caleb, Business Owner
1945*	Standard Printing and Office Supply Co		Zim, Caleb, Business Owner
1951*	Standard Printing and Office Supply Co		Zim, Caleb, Business Owner
1957**	Standard Printing and Office Supply Co		Zim, Caleb, Business Owner
1962**	Standard Printing and Office Supply Co		Zim, Caleb, President Zim, Modestia (Mrs)., Treasurer
1968^	Standard Printing and Office Supply Inc		(Caleb Zim listed as retired)
1972^	Standard Printing and Office Supply Inc		

\+ Listing Prior to construction for reference that address predates the structure.
* Address listed as 63½ Hypolita Street
** Address listed as 65-67 Hypolita Street
^ Address listed as 65 Hypolita Street

Received December 17, 2021
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0174

Receipt No. 2273085 Meeting Date January 20, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Len Weeks
   Business (if applicable) Len Weeks Rental Properties
   Address 62 Hypolita Street
   City St. Augustine State FL Zip 32084
   Daytime telephone 904-824-1626 Other phone/email lenweeks@LWCDD.com

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

2. NAME OF PROPERTY OWNER Claude L. Weeks, Jr. a.k.a. Len Weeks
   Business (if applicable) _____
   Address 62 Hypolita Street
   City St. Augustine State FL Zip 32084
   Daytime telephone (required) 904-824-1626 Other phone 904-669-1670

3. PROJECT STREET ADDRESS 63 Hypolita Street

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 2 Block 18 Subdivision City of St Augustine Parcel Number 1982500000

5. DATE OF CONSTRUCTION _____ Source: _____

6. HISTORIC STATUS (check all that apply)
   - ☐ Designated Local Landmark
   - ☐ Property individually listed on the National Register of Historic Places
   - ☐ Contributing building in National Register Historic District
   - ☒ Listed on Florida Master Site File FMSF 965 (CA. 1980)
   - ☒ 50 years of age or older

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: N/A

Received December 17, 2021
Planning and Building Department

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

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

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

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

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

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

PRINT APPLICANT'S NAME CLAUDE L. WEEKS, JR. DATE 12/17/21

SIGNATURE OF APPLICANT Ken Weeks

PRINT 1st OWNER'S NAME SAME AS ABOVE DATE _____

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received December 17, 2021
Planning and Building Department

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

Received January 10, 2022
Planning and Building Department

Len WEEKS
CONSTRUCTION ■ DESIGN ■ DEVELOPMENT
General Contractors
CGC 011558

P.O. BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32085
PHONE 904-824-1626
FAX 904-829-1806
E-MAIL: lenweeks@LWCDD.com

63-A Hypolita Street
Application For Demolition

H.A.R.B

JANUARY 20, 2022

Received January 10, 2022
Planning and Building Department

63 Hypolita St. – Demolition Application for the HARB Meeting – 1/20/22

Dear members of the Historic Architectural Review Board,

I am going to outline my history with the building at 63-A (63 or 65) Hypolita St. and my reasons to re-request HARB's approval for a Certificate of Demolition. I am not going to include the previous HARB applications, Certificates of Demolition, or the demolition permit from 1991 in my application, as I believe that the Staff will provide this information in your packets.

I have had a business on Hypolita St. since 1980. In 1982, I purchased my current office building at 62 Hypolita St. and have been here for almost 40 years. During the past 40 years, I have purchased properties at 58 and 62 Spanish St., 58, 59, 60, 61, 62, 63 and 64 Hypolita St. I used to own 66 Hypolita St. until I sold it to Scarlett's in 2009. I also own contiguous property at 61 Cordova St. During this time, I have built, remodeled, and maintained all of these buildings. I lived at 64 Hypolita (B & C) St. for 15 years. I lease out the other commercial space and apartments to other small independent business owners.

When I purchased 61, 63 and 63-A Hypolita St. from the State of Florida in 1991, I did not own all the other properties listed above. I purchased 61-63 Hypolita St. in 1991, primarily because I lived and worked across the street from these buildings since 1980, and was tired of looking at the abandoned buildings and derelict condition they were in. They had wire fencing installed around the perimeter for years and vagrants camped out there. When the state put the property up for sale, I was the only bidder. I went to Tallahassee and told Governor Lawton Chiles and his Cabinet that I wanted to purchase the property because I had to look at them all day /every day, and that they were abandoned and an embarrassment to the State of Florida, and the citizens and visitors of St. Augustine. I purchased them in 1991.

The State, under the guidance of Dr. Susan Parker, had already received a Certificate of Demolition from HARB for 61 Hypolita St. on October 17, 1991, prior to my ownership.

During the time I was negotiating the purchase with the State, my research indicated that the other 2 buildings were also beyond repair and that 63-A Hypolita St. had no real Historical significance to the HP-2 District. It was built as a printing shop and apartment between 1925-1930 but did not fit into the colonial architecture that this area required for new construction. I applied for the demolition of the other 2 buildings at the HARB meeting of 11/17/91. I was granted a Certificate of Demolition for both 63 and 63-A Hypolita St. at that meeting.

I decided not to demolish 63-A Hypolita at this time, as I had several people who wanted to rent the store front. I knew that it would still be months away before I could start the demolition of the first 2 buildings, so I decided to rent out the front portion of the first floor of 63-A to help me pay the mortgage. The City Inspectors and fire department told me that I could not rent out the 2nd floor or the rear portion of the building, as they

were not fit for occupancy, without a tremendous amount of structural and code upgrades. I was always planning to demolish this building in the future, so they are the same today as they were in 1991. These areas have been vacant ever since.

On 11/12/91, the city inspected the front portion of the building, and I was able to have the power turned on and lease it out. I knew that it would take many months to demolish the 2 buildings by hand, and I did not yet have the plans to rebuild on the property, so this seemed like a good choice at the time.

On 12/20/91, I obtained a Demolition permit from the City to remove 2 buildings, 61 (which had been approved by HARB for the State), and 63 Hypolita, which was one of the 2 buildings for which I received a Certificate of Demolition. I had the city permits, but could not start the demolition until I had met all of the state requirements for documentation of the 3 buildings on the property.

On 12/23/91 – Letter sent to Bucky Powers, St. Johns county Appraisers Office, Letting him know about the upcoming demolitions of 61 and 63, and the limited use of the 1st floor of the building at 63-A Hypolita St.

After submitting all of the required documentation to the State of Florida, which was required for my purchase of the buildings, I was given a letter of fulfillment from David Ferro, Administrator for Architectural Preservation Services, Bureau of Historic Preservation on 2/17/92. This was the last requirement I needed to satisfy before we could begin the demolitions.

Starting in March 1992, I tore the 2 buildings down by hand myself, with the help of my crew, and we salvaged as much of the heart pine and other architectural elements that we could. Most of the wood was too far gone due to termite damage and years of neglect, but I was able to save some heart pine, sinks, tubs, light fixtures, etc.

11/19/1992 – After 61 and 63 Hypolita Street were removed, I went to HARB and the Public Works Department to get permission to place coquina on the ground and use the lot for parking. I also had permission to install a cypress rail banner between the sidewalks. See letter from Mike Griffin, Building Official, dated 9/3/92.

On 9/29/04, I purchased the property at 61 Cordova St.

TODAY – For the past 30 years, the front portion of 63-A Hypolita St. has been rented. I did not want to throw any business out of their space, so I kept postponing the demolition. Recently, I had a vacancy at 58 Hypolita St., and the tenant in 63-A Hypolita St., the Bath Junkie, agreed to move into that space.

Now I am free to continue my plans to demolish this building and make future plans for new colonial buildings on this site. During the years after the purchase of 61, 63 and 63-A Hypolita St., I have worked hard and acquired other properties adjacent to this property, which gives me the flexibility to combine various lots into a more cohesive whole.

At present, I am working on 62 Spanish St. I stopped work on this during COVID, as it is designed as a restaurant, and I did not think that restaurants were looking to expand during the past several years. I believe that the market has now changed, and we are getting ready to start work again. I feel certain that we will have a suitable tenant in the not-too-distant future. I have included a site plan of my property on Hypolita St. to show my conceptual ideas.

I was working with Jerry Dixon, Architect, on the concepts for many years, prior to his passing several years ago. The conceptual floor plans that I have included in this application are not finished yet, but give you an idea of what we hope to build in the future. I have also worked with Jeremy Marquis, Landscape Architect, on the overall design for the south side of Hypolita St. It will connect all of my properties together with a continuous pedestrian flow. I believe that the final design will compliment the street scape of Hypolita St. It will bring the street into a look of the colonial architecture that we all strive for, and be an asset to our community. This has been my vision for over 30 years.

In 1997, I worked with the city and FP&L to install underground electricity and get rid of the overhead power lines and power poles in the HP 2 and 3 districts. This required me to install a transformer on my property at 63 Hypolita St. In 2018, I had to allow FP&L to add a 2nd transformer to this property for future development of my, and other, downtown properties. All of this was done with the plan to remove the existing building at 63 Hypolita St. and build new Colonial buildings in the future.

During the Downtown Improvement Project of 2014 -15, when the brick streets and coquina tabby sidewalks were installed, I worked with Public Works and the road contractor to install all of the water, sewer and gas taps, and street lights to accommodate these future buildings.

As you can see, the current building at 63-A Hypolita St. does not fit into this vision. It has not been in this vision for over 30 years, ever since I received the Certificate of Demolition in 1991. The building has continued to decline, and today it is getting close to having major structural concerns due to termite damage and old age. I am asking for HARB's approval to once again, grant me a certificate of demolition.

The re-developments of the north and south sides of Hypolita St. have been part of my life's work for over 40 years. I take the design, planning and development of a quality project that benefits our common vision using 2nd Spanish architecture very seriously.

This takes time and patience, as conditions change, and the fact that I have to finance and build these projects myself, without any help from larger developers or institutions.

If granted, I will remove any architectural features I can salvage for future use, I.E.: Claw foot tub, windows and window glass, doors, heart pine, etc. The building has had severe termite damage, long before I purchased it in 1991, and it is questionable how

much of the wood will be able to be reclaimed and re-purposed during demolition. But as always, I will save as much as I can.

I have submitted an A-14 archeology application and will work with City staff on any archeology monitoring before, during and after demolition.

After the building is removed, and the archeology is completed, I propose to add coquina shell on the surface, as I did on the parking lots on the east and west sides of the building, and install a cypress rail fence with Hibiscus landscaping, as was previously approved by HARB on 11/19/92, to keep cars from driving through the lot. I request that this also be approved along with this demolition application.

In preparation for this HARB Application and the future demolition of this building, I have had an Asbestos Pre-Demolition Inspection completed, a Structural Inspection completed by an engineer with experience in historic properties, a local Architect, Les Thomas, and demolition contractors look at this building. They all recommend demolition of this structure. Their reports and costs estimates are attached.

As a licensed general contractor specializing in Historic Preservation in St. Augustine for over 40 years, it has been, and continues to be, my opinion that this building needs to be demolished.

If it could be restored, the cost would be over 50% of the current value. That would require bringing the entire building finish floor height up to current FEMA elevations. The building has a finished floor height of between 7'6" and 8'. The rear portion has flooded 2 times in the past 4 years. This will require the building to be brought up to the new floor heights. This is not economically feasible for a building of this condition.

I appreciate your consideration of my application. Please feel free to reach out to me for a tour of the building or so I can answer any questions you may have.

Sincerely,

Ken Waeha

904-669-1670

Received January 10, 2022
Planning and Building Department

63-A Hypolita St. – Len's Property Ownership Timeline - HARB Meeting 1/20/2022

1991 – State of Florida solicitated bids for pre purchase of surplus land i.e.: 61, 63, 63A Hypolita Street (3 buildings). Note: some documents refer to the same 3 buildings as 61, 63 & 65 Hypolita Street.

9/19/91 – I submitted a bid to the state for $162,500. The department of State requested to the cabinet that the bid be rejected.

10/10/1991 – I attended the meeting of the board of trustees of the Internal Improvement Trust Fund, The Cabinet (Governor Lawton Chiles Presiding) and requested that they accept my offer. They asked me to return to discuss at the next cabinet meeting.

10/17/1991 - HARB granted a certificate of demolition to remove the rear garage apartment at 61 Hypolita Street to Susan Parker with the HSAPB.

10/22/1991 – I returned to the cabinet meeting and modified my previous offer. They accepted my new offer, and I purchased the property with all 3 buildings on November 15, 1991.

11/7/1991 – 63 & 63-A (65) Hypolita Street, HARB approved the demolition of the center house at 63 Hypolita Street and Standard Printing at 63-A (65) Hypolita Street. (AKA 63A Hypolita St).

11/12/1991 – City inspection to turn on the power to 63-A, so I could turn on the power and get the front downstairs portion of the building ready to rent out.

12/9/1991 – I sent the Bureau of Historic Resources documentation of 61 and 63 Hypolita as required in my purchase contract (see letter).

12/18/1991 - I sent additional documentation to the Bureau of Historic resources for 61, 63 and 65(63A) as required prior to demolition (see letter).

12/20/1991 - I obtained a demolition permit to remove 2 buildings at 61 & 63 Hypolita Street.

12/23/91 – I sent Bucky Powers and SJC Property Appraiser a letter letting him know of the demolition of 61 and 63, and the limited use of 63-A (65) Hypolita St. and that it will not be demolished at this time. I had planned to demolish 63-A (65) at the same time. However, I had interest in renting the front 1st floor portion, so I delayed the demolitions of this building.

2/17/1992 - The Bureau of Historic Resources sent me a letter stating that I had fulfilled all architectural documentation requirements associated with my acquisition of 61, 63 and 63A Hypolita St. I am now clear to proceed with demolition of all 3 buildings with State and HARB approvals.

11/19/1992 – After 61 and 63 Hypolita Street were removed, I went to HARB and the Public Works Department to get permission to place coquina on the ground and use the lot for parking. I also had HARB approval to install a cypress rail banner between the sidewalks (see attached).

9/8/2014 – I applied for a demolition permit to remove the building at 63-A Hypolita Street. Unfortunately, I had to pull back the application and use the building for the next 7 years.

12/17/2021- 63 Hypolita Street is now vacant, and I can move forward with the demolition.

Received January 10, 2022
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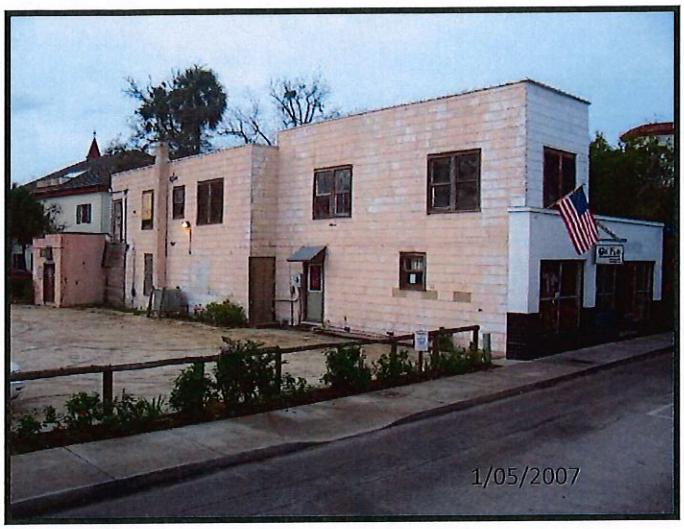
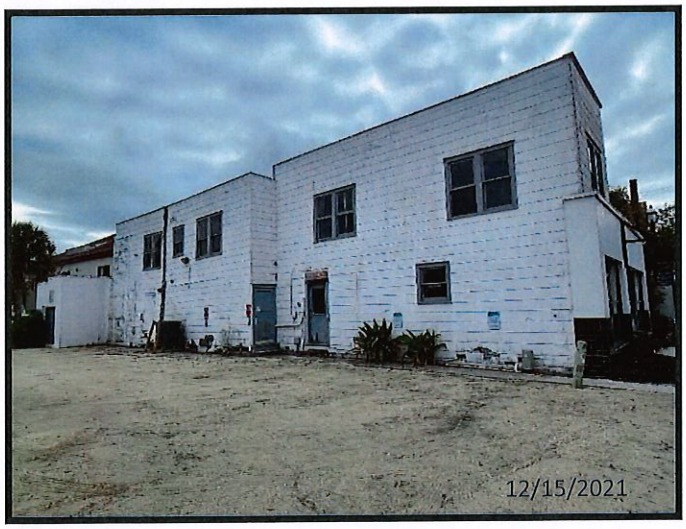
East side of building – photos from 2007 & 2021





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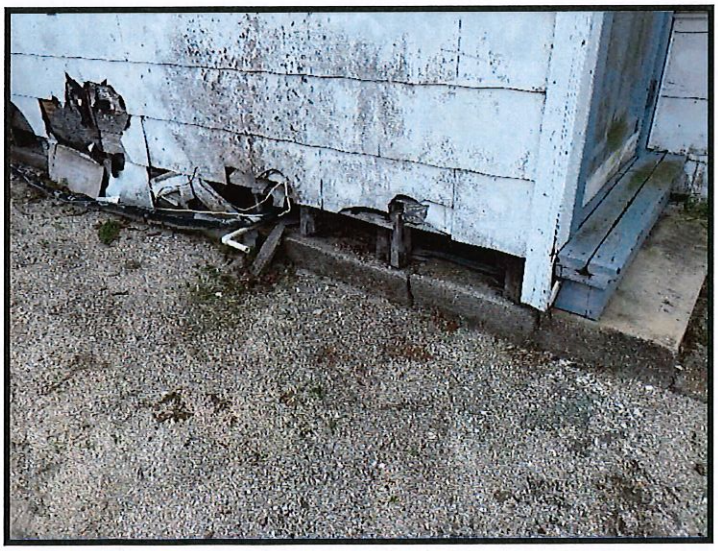
East side of building termite damage 12/14/21



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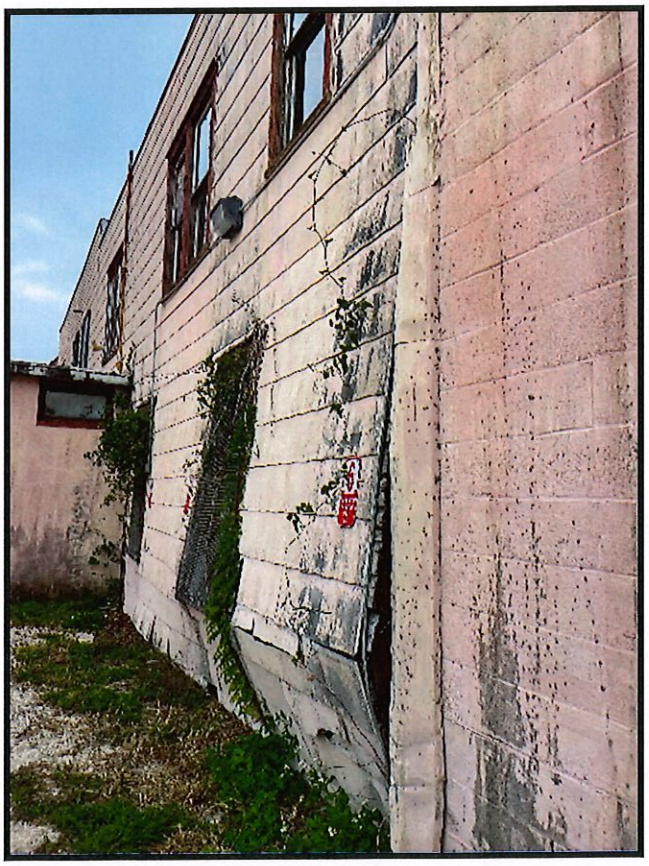
West side of building - view from Calle Sita 12/14/21



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Interior of the building

Roof damage after a storm 10/4/2004

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Planning and Building Department

DETERMINATION OF UNDUE ECONOMIC HARDSHIP WORKSHEET

SUBMITTED FOR CERTIFICATE OF DEMOLITON APPLICATION TO THE
CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
PLANNING AND BUILDING DEPARTMENT

Property address:	**Board meeting date:**
63-A Hypolita St. (AKA 65)	1/20/2022

Undue economic hardship: an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the commission seeks to place on the granting of a certificate.

The following items are included on the Certificate of Demolition as listed in our City Code Section 28-89(3)b. Note the burden of proof lies with the applicant to provide any or all of information listed below.

Check the following item(s) submitted to claim economic hardship:

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

APPLICANT/OWNER QUESTIONS *(please use separate sheet if needed)*

1A. What was the owner's intended use of the property at the time of purchase?
Demolition and partial rental
2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?
Inspection by contractor, architect, Dixon & Associates, fire dept.
3A. Did the owner research applicable City regulations prior to purchase of the property? If so, please cite to which sections of the Comprehensive Plan or Municipal Code support the application.
Yes. City Zoning and HARB guidlines
4A. If the demolition is approved, what is the owner's intended use of the property? Does this future intended use require other City approvals? If so, please list.
After demolition, we will develop a plan for new buildings which conform with HARB guidelines.
5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)
See attached

Received January 10, 2022
Planning and Building Department

THIS PAGE IS FOR BOARD REFERENCE ONLY

QUESTIONS FOR HARB CONSIDERATION:

1B. Is the evidence sufficient to understand the entire picture?
2B. Is the evidence relevant to proving that an existing or vested, reasonable use of the property would be permanently and directly restricted or limited? Separate irrelevant information.
3B. Does the evidence establish what it claims to show?
4B. Is the evidence based on credible sources?
5B. Are there any inconsistencies among the evidence that need clarification?

BASED ON THE EVIDENCE PROVIDED:

1C. What is the current level of economic return?
Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased
Annual gross and net income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period
Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior two years
Real estate taxes for the previous two years and assessed value of the property according to the two most recent assessed valuations
All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property
Form of ownership or operation of the property, whether ☒ sole proprietorship, ☐ for-profit or ☐ not-for-profit corporation, ☐ limited partnership, ☐ joint venture, or ☐ other _____
Any federal income tax returns relating to the property for the last two years
2C. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:
☐ Any real estate broker or firm engaged to sell or lease the property ☐ Reasonableness of price or rent sought by the applicant ☐ Any advertisements placed for the sale or rent of the property
3C. Feasibility of alternative uses for the property that could earn a reasonable economic return:
Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation
Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness
Estimated market value of the property: (a) in its current condition, (b) after completion of the proposed alteration or demolition, and (c) after renovation of the existing property for continued use
4C. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property? ☐ Yes ☒ No
5C. Knowledge of landmark designation or potential designation at time of acquisition: ☒ Yes ☐ No
6C. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs: ☐ Yes ☒ No

Received January 10, 2022
Planning and Building Department

63-A Hypolita St. – HARB Certificate of Demolition 1/20/22

Determination of Undue Economic Hardship Worksheet – Expanded Answers

The estimated cost of Demolition is $37,210

> The estimated cost of rehabilitation would be over $700,000 (3,624 sq. ft. @ $200/sq. ft. = $724,800). The entire building is in very pour structural condition. If the building could even be restored, it would require new framing for the floor and all joist, piers, decking, walls, ceilings, etc. The wall framing is severely damaged and is buckling on the first floor and needs replacement. The floor would have to be raised to the minimum FEMA requirements, which would require the entire building to be lifted. All Doors, windows and trim will need to be replaced. The storefront windows, which is the main item that makes this building rentable, would most likely need to be replaced with smaller more appropriate windows. The siding is in bad shape and is asbestos. Once the asbestos is removed, the novelty siding would need to be replaced. The roof is in very bad shape and needs replacement. The electrical, mechanical, and plumbing are all shot and need replacing for any use that is more intense than retail in the front section only. All the walls and mechanical on rear of the 1st floor and the entire 2nd floor will need to be replaced and new insulation, sheetrock, trim, etc. installed. The only working bathroom would need to be enlarged, as it does not meet the current ADA requirements. In short, everything in this building, except some of the more modern block walls on the 1st floor addition, would need to be replaced, and I am not sure of the condition of these walls or the foundations these walls are on.

The current SJC market value on the property tax bill for 2021 is $ 483,735.00. Of this value, the building is $61,335 and the land is $ 422,400.

As a Licensed General Contractor, along with the reports I have received from a licensed engineer and architect, we don't think that it is economically feasible to rehabilitate this building. (See Above)

The annual net income for this building was (see attached profit and loss statements):

Note: This is without a mortgage

> 2020 - $6845.90
>
> 2012 - $6,282.02

No Mortgage since 2002

No appraisals

No listings for sale or rent

See the attached Assessments from St. Johns County:

2020 - $496,008

2021 - $483,735

See the attached Real Estate Tax bills:

2020 - $8,841.21

2021 - $9,130.81

The ownership is individual owner, Claude L. Weeks, Jr.

There is no way that this property can yield a return in its current condition. The cost to rehabilitate this building far exceeds the value of the return I could receive, even if it was to be rehabilitated. The way that this building sets on the property will prohibit me from developing the future colonial buildings into a cohesive plan. I had always planned to remove this building from the day I purchased it. All of my plans are designed around removing this building. Part of the building has been used for the past 30 years, at a very minimal return. Once I received the Certificate of Demolition in 1991, I did not spend any extra funds on maintaining this building, as I always planned to demolish it for a higher and better use in the future. That day has come and the building needs to be removed before it suffers any further damage in a hurricane or heavy wind storm.

Received January 10, 2022
Planning and Building Department

63 Hypolita Street - Estimate for the Cost of Proposed Demolition		
Subcontractor	**Price**	**Description**
Southern Comfort	$21,335	Demolition of Building
Darcco	$14,500	Asbestos Removal
Wood Environment	$1,375	Asbestos Testing
Swanson Structural	$1,125	Professional Engineer Inspection and Report
TOTAL COST	**$37,210**	

Received January 10, 2022
Planning and Building Department

PURCHASE OF PROPERTY FROM THE STATE OF FLORDA NOVEMBER 19, 1991

Received January 10, 2022
Planning and Building Department

Ben WEEKS
CONSTRUCTION • DESIGN • DEVELOPMENT
General Contractors

PO BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32084
904·824·1626

21 October 1991

The Honorable Lawton Chiles,
Governor and The Cabinet
State of Florida

RE: Sale of St. Augustine Property
(McGrath/Standard Printing Building)
Item #14 October 10, 1991 DNR Agenda

Dear Governor Chiles and Cabinet:

At the Cabinet meeting of October 10, 1991, Governor Chiles suggested that the Cabinet compromise with me and split the difference between my original offer and the appraised value. He asked if I would be willing to pay **$175,000** for the property. I said that I would if the State would relax several items in the Bid Conditions and work with me. 187,450

I am willing to work with the State to come to a mutually beneficial arrangement for all. I would first like to thank you all for the time that you have allowed for me to present my view of the land purchase agreement and for the time you have spent considering my proposal.

I am submitting the following offer for your consideration. I am willing to increase the purchase price from **$162,500.01** to **$175,000** if the Cabinet will:

- Allow me to assume the mortgage from Standard Printing and Office Supply, Inc. in the amount of **$175,000.** I will have an attorney draw up all of the documents at my expense to be approved by the State. I have a verbal agreement with Mr. McGrath and will bring a written agreement to the Cabinet meeting on Tuesday.

- Relieve me from paying the "cost of sale" incurred by the State including advertising and appraisal of the property, since I have no way of knowing what these cost are.

- I'll PAY 190,000 APPRAISED VALUE
- STATE will PAY Normal COST of closing, Appraisal & ADVERTIZ
- ~~STATE will [illegible]~~

Received January 10, 2022
Planning and Building Department

- Relieve me from having to submit building plans and specifications to, or consult with, DHR for approval of plans for new construction and allow me to be approved solely on a local level by complying with the City of St. Augustine's Historical Architectural Review Board guidelines. (This could save me 2-3 months of time and ensure that the project design for new construction is compatible with the historic and architectural qualities of the surrounding historic development in terms of scale, massing, color and materials, and is responsive to the recommended approaches to new construction set forth in the **Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings** (U.S. Department of the Interior, National Park Service, 1983.)

By allowing the sale to be approved, the State will save **$1,500** to readvertise and three months interest at approximately **$2,500/mo. ($7,500)** for a total savings of **$9,000.** There is also the possibility that no one will make a bonified offer the second time and that I may not be in a position to buy the property in three months.

I would like to note that on Thursday, October 17, 1991, the St. Augustine Preservation Board asked for and received permission from the City of St. Augustine's Historical Architectural Review Board to demolish the worst one of the three buildings on this site. This was approved on the basis that the building is in a non-repairable condition and a liability to the State. The removal of this building will add an additional **$4,000-$5,000** to the State's cost for holding this piece of property and attest to the condition of the buildings currently on it.

I feel that with my background in building historic structures and my offices close proximity to this site make me uniquely qualified to offer the City of St. Augustine and the State of Florida a finished project which all will be proud of.

I appreciate the time you've taken to consider my offer and look forward to seeing you at the October 22, 1991 Cabinet meeting. Please feel free to call me if I can answer any questions.

Sincerely,

Len Weeks

LW/bp

Received January 10, 2022
Planning and Building Department

View of property as seen from the front porch of Len Weeks office.

Len WEEKS
CONSTRUCTION ■ DESIGN ■ DEVELOPMENT

PO BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32084
904•824•1626

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Front view of property
on Hypolita Street

View of Standard Printing
building as seen from
West end of Hypolita Street

Received January 10, 2022
Planning and Building Department

View of property from East end of Hypolita Street. Standard Printing on left Len Weeks office on right

Property owned by Len Weeks Retail offices, new retail office and Len's office

Received January 10, 2022
Planning and Building Department

View of new retail office and Len's apartment built in 1988

View of the rear of the Standard Printing building.

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Planning and Building Department

THE CABINET

STATE OF FLORIDA

Sitting As:

DEPARTMENT OF GENERAL SERVICES

FISCAL ACCOUNTING INFORMATION BOARD

STATE BOARD OF EDUCATION

INFORMATION RESOURCE COMMISSION

ADMINISTRATION COMMISSION

FLORIDA LAND AND WATER ADJUDICATORY COMMISSION

CANAL AUTHORITY

DEPARTMENT OF NATURAL RESOURCES

BOARD OF TRUSTEES, INTERNAL IMPROVEMENT TRUST FUND

OCTOBER 10, 1991

PROCEEDINGS

The above-entitled agencies came to be heard before THE FLORIDA CABINET, Honorable Governor Lawton Chiles presiding, in the Cabinet Meeting Room, LL-03, The Capitol, Tallahassee, Florida, on Thursday, October 10, 1991, commencing at approximately 9:00 a.m.

Reported By:

SUE HABERSHAW JOHNSON

Certified Court Reporter
Registered Professional Reporter
Notary Public

Received January 10, 2022
Planning and Building Department

objection it's agreed to.

MR. GARDNER: Item 12, an option agreement.

COMPTROLLER LEWIS: Motion.

ATTORNEY GENERAL BUTTERWORTH: Second.

GOVERNOR CHILES: Moved and seconded. Without objection it's agreed to.

MR. GARDNER: Item 13, a management plan.

COMPTROLLER LEWIS: Motion.

ATTORNEY GENERAL BUTTERWORTH: Second.

GOVERNOR CHILES: Moved and seconded. Without objection it's agreed to.

MR. GARDNER: Substitute Item 14, rejection of the bid, and there is a person that would like to speak in opposition to that, the person that submitted the bid, Mr. Weeks.

MR. LYNN WEEKS: Good afternoon. My name is Lynn Weeks, and I'm from St. Augustine, Florida.

I have submitted a bid on a piece of property in St. Augustine. The State Lands Division I think has suggested that you reject the bids.

However, I'd like just a few minutes if you would to let you give me my side of this item, if you don't mind.

I live, I have some handouts here, too, if it is acceptable, to hand them to you, just some photographs

SF-2094 PENGAD/INDY. MUNCIE IN 47302

Received January 10, 2022
Planning and Building Department

if you're not familiar.

GOVERNOR CHILES: We'd be glad to look at them.

MR. WEEKS: Thank you. I have never spoken before such a distinguished audience before.

I'm going to give one of these to each member, and I'm going to give this to you just for your record, but one of these goes to each person. Thank you.

Like I say, I have never been before an audience like this, and I really appreciate the time.

I basically wanted to tell you I'm a general contractor, and I live in St. Augustine. I do, a lot of my work is construction in the historic area of the town. I happen to live right across the street from this particular building. My office is right across the street from this particular building. Therefore, I have to see it every single day.

One of the handouts I have given you is the plan of what I would propose to do there. The other list is just some photographs of what's there, the Standard Printing Building as it is known, and also the other side of the street which I own four buildings on.

What I'd like to do if you would just spare me a few minutes is I'm trying and I have seen just from being here this morning already, I want to try

SF 2084 PENCAD/INDY MUNCIE IN 47302

Received January 10, 2022
Planning and Building Department

to approach this on a common sense level if at all possible. I know the state is a big agency, and it is over my head, but I'd like to direct these comments to you on that basis.

A little of background on this. You've got some background so far as how the Board acquired this. The Preservation Board, which used to be before it was sunsetted on August 17, 1990, purchased this piece of property, the Standard Printing Building, from the Standard Printing Company.

The Board was sunsetted in October, 1990.

I don't know why the old Board purchased the property, but they purchased the property with the intention of renovating it or demolishing it and selling the property off, or building something and then reselling it.

I have staff reports which I furnished to you, and I also have a state architect, Dave Ferrell's report, on the structural integrity of the buildings.

The building according to staff report have very little, if any, historical significance, really do not fit in with the, what used to be the revolving fund for the St. Augustine Preservation Board. The staff at the time this was purchased by the Board recommended not to purchase this piece of property

SF-2094 PENGAD/INDY, MUNCIE, IN 47302

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Planning and Building Department

because of the deteriorated shape it was in, the amount of money it cost, and that there were other properties which were more suitable.

The old Board purchased the property anyway. That Board again has been sunsetted. You as the state have inherited a problem that was created by an agency which no longer exists.

There was an architect for the state who looked at the building. His report states that the buildings were questionable at best. His advice is two or three should be demolished, and the third one has very little, if any, historical significance, because it's an older building or a younger building, I guess, and it would require a lot of work to fix it up even to make it rentable.

The issue that I am before you here primarily on is my offer to buy this piece of property is less than what the state or the Preservation Board paid for it. It's also somewhat less than what the state appraisal came in at.

I would like to bring up just two or three issues with that appraisal, if I could, to familiarize you the situation.

The land was appraised at $95,000. The buildings that are on the property were appraised at $95,000.

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I have talked to the appraiser. It includes an estimate of $85,000 for bringing the buildings up to an acceptable level, and the market approach for it is what his final $190,000 basis was.

When he made it he did not have any structural information, any licensed architect or contractor go through with them to really give him some educated quotes on what it would cost to restore these buildings to the state level.

Therefore, in his report he makes mention, he said he had no detailed advice on this when he made that appraisal. The $85,000 that he estimated that it would cost to bring these buildings up was just basically his best guess, without any input from anybody that was qualified to make those assessments.

I'm a general contractor. I do renovation, remodeling, new buildings in St. Augustine all the time. My best estimate as an expert is between 150 and 250 thousand dollars to fix these buildings up.

So I feel that the appraisal, while I'm not attacking the appraisal, that one issue of the $85,000 to restore these is very low.

Also the appraiser did not take into consideration the fact that when the state bid packet came out

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there were quite a few things that you had to apply to this building. Number one, it has to meet the DNR approval, it has to be approved by DNR to meet their historic lands, it has to be documented by them before it can be demolished or remodeled, and all of this requires additional time and money.

Basically what I am trying to say is the appraised value which was $190,000 I feel is not accurate.

The cost to the purchaser, that would be me, I offered $162,500 for the property. That's the base price that I offered the state, which I agree is less than what the appraised value is and also less than what the state owes on the piece of property.

(WHEREUPON, COMMISSIONER CASTOR ENTERED THE CABINET MEETING ROOM.)

However, on top of this $162,500 I have offered the state I have to bear substantial cost associated with meeting the requirements the state has mandated in their packet to purchase this piece of property.

Some of those items are I have to bear the cost of the appraisal, which was $3,400. I have to bear all of the closing costs, the demolition, the permits, meet the DNR regulations so far as recording and documenting what is there prior to remodeling or

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Planning and Building Department

prior to demolition. I have to again use extra time...

ATTORNEY GENERAL BUTTERWORTH: I don't mean to interrupt Mr. Weeks and what he is telling us, because I believe what he's telling us is very accurate, but the problem I have is that the state basically acquired this for $225,000. This is the first time it went out for bid, and there was only one bidder on it.

I believe we owe it to the people to put it out again, and it may very well be that you'll be the only bidder again, but because of the big difference I think we should put it out again.

I'm not saying what you are saying is wrong. Sometimes the state does pay too much money for lands. It does happen, unfortunately. But I think we owe it to the people to at least put it out once more again.

GOVERNOR CHILES: How much would it cost us to rebid the property?

MR. WEEKS: Are you asking me? I was going to address that, by the way.

GOVERNOR CHILES: I just want to see what it would cost. Does anybody have any idea?

MR. GARDNER: About $1,500.

MR. WEEKS: Plus the state is now paying $2,700

SF-2094 PENGAD/INDY, MUNCIE, IN 47302

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Planning and Building Department

a month in interest payments while it sits there.

GOVERNOR CHILES: $2,700 a month?

MR. WEEKS: Yes, sir.

GOVERNOR CHILES; How long would it take to rebid?

MR. GARDNER: Two months.

MR. WEEKS: Two to three months, which again I agree it's two to three months, but my position is I live across the street. I have looked at this piece of property for eight years. I know the piece of property. Had I not been directly across the street from this I wouldn't be interested in it, either. It's just that I have an emotional attachment to this, because I have looked at it, when I look out my window, that's why I sent some photographs to show what it looks like from my front porch, so you can see...

GOVERNOR CHILES: Why don't we split the difference and sell it to you for $175,000?

MR. WEEKS: I would be more than happy to do that if I could ask for any relaxation on some of the other attachments that were there. That such as perhaps reducing the amount that I would have to with the DNR, and if I could just meet with the local codes so far as the documentation.

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Planning and Building Department

The hard guidelines for the City of St. Augustine, they have guidelines that have to be adhered to so far as documentation, and that would be one less state agency that I would have to go through, which would again cost me $2,700 a month in delays, also.

I would be more than happy to go along with that.

ATTORNEY GENERAL BUTTERWORTH: I'll make that motion, Governor, based on his splitting the difference and making it 175, and it will save the state money.

COMPTROLLER LEWIS: I'd like to make a substitute motion. The Department of State has some concerns about this. Rather than publicly negotiating this here, I don't feel comfortable, and I'd rather at least defer it and either rebid it as the Attorney General first recommended, or let's defer it to the next meeting when we have the full Board. I just don't feel comfortable sitting here making these decisions.

ATTORNEY GENERAL BUTTERWORTH: There's only 10 days to the next meeting.

GOVERNOR CHILES: Ten days to the next meeting. I didn't know the Secretary of State had any concerns.

COMPTROLLER LEWIS: I think my notes indicate the Department of State is concerned about it.

SF-2094 PENGAD/INDY. MUNCIE IN 47302

Received January 10, 2022
Planning and Building Department

MR. GARDNER: That is correct. They would have an additional 30,000 to eat if this bid is accepted.

GOVERNOR CHILES: Motion to defer?

COMPTROLLER LEWIS: Motion.

ATTORNEY GENERAL BUTTERWORTH: Second.

GOVERNOR CHILES: We'll have to wait.

MR. WEEKS: For 10 days?

GOVERNOR CHILES: Without objection.

MR. WEEKS: I appreciate your time. Thank you.

MR. GARDNER: We can go back to Item 1, a quit claim deed.

COMMISSIONER CASTOR: Motion.

ATTORNEY GENERAL BUTTERWORTH: Second.

GOVERNOR CHILES: Moved and seconded.

MR. GARDNER: Item 2, a quit claim deed.

COMMISSIONER CASTOR: Motion.

ATTORNEY GENERAL BUTTERWORTH: Second.

GOVERNOR CHILES: Moved and seconded. Without objection it's agreed to.

MR. GARDNER: Item 10, a sublease.

ATTORNEY GENERAL BUTTERWORTH: Motion.

COMMISSIONER CASTOR: Second.

GOVERNOR CHILES: Moved and seconded. Without objection it's agreed to.

MR. GARDNER: Item 15, acceptance of the bid

SF-2084 PENGAD/INDY MUNCIE IN 47302

Received January 10, 2022
Planning and Building Department

THE CABINET

STATE OF FLORIDA

Sitting As:
ADMINISTRATION COMMISSION
STATE BOARD OF ADMINISTRATION
DEPARTMENT OF VETERANS' AFFAIRS
DEPARTMENT OF REVENUE
DEPARTMENT OF GENERAL SERVICES
STATE BOARD OF EDUCATION
FLORIDA LAND AND WATER ADJUDICATORY COMMISSION
BOARD OF TRUSTEES, INTERNAL IMPROVEMENT TRUST FUND
DEPARTMENT OF NATURAL RESOURCES

OCTOBER 22, 1991
PROCEEDINGS

The above-entitled agencies came to be heard before THE FLORIDA CABINET, Honorable Governor Lawton Chiles presiding, in the Cabinet Meeting Room, LL-03, The Capitol, Tallahassee, Florida, on Tuesday, October 22, 1991, commencing at approximately 9:00 a.m.

SUE HABERSHAW JOHNSON
Certified Court Reporter
Registered Professional Reporter
-and-
JERRY ROTRUCK
Certified Court Reporter
Registered Professional Reporter
Certificate of Merit

Received January 10, 2022
Planning and Building Department

be denied, and we would hope that you would follow their recommendation, and say no. We don't think there is any justifiable reason why the putrescent waters in this canal, as they have been described even by the applicants for this project, should be opened to the waters of the Charlotte Harbor aquatic preserve, and I think that the staff's recommendation of denial covers the issues nicely, and we hope you would support it.

Thank you very much.

ATTORNEY GENERAL BUTTERWORTH: I move a substitute motion to accept the staff's recommendation.

COMMISSIONER CASTOR: I will second it.

GOVERNOR CHILES: Moved and seconded that the staff recommendation be accepted. All in favor of that signify by saying aye.

Opposed, no.

The ayes appear to have it.

MR. GARDNER: Item 27, consideration of bids, and we have a speaker. Mr. Weeks.

MR. WEEKS: Good afternoon. I am Len Weeks. I appreciate an opportunity to come back before you today.

I had submitted a proposal yesterday to some of your aides, and you may have a copy of this, and in discussions here today I think it may be in all of our

Received January 10, 2022
Planning and Building Department

best interest if I were to modify that and just to try to put this behind all of us, and I would be willing to go ahead and pay for the appraised value of this piece of property, which is $190,000, if the State will pay whatever normal closing costs are associated with this, such as the appraisal, the advertising, et cetera.

This would, to me, I hope the qualifications that I would be willing to offer the appraised value of $190,000, and that is my offer today, and hopefully you will think that is a good offer for the State.

COMMISSIONER CASTOR: That is more than your original.

MR. WEEKS: Yes, it is, $30,000 almost more than my original. I had tried to take Governor Chiles' suggestion at the last meeting and say $175,000, but I will probably get shot down on that one so I am willing to pay --

COMMISSIONER CASTOR: I move it.

TREASURER GALLAGHER: Second.

GOVERNOR CHILES: It has been moved and seconded. Without objection, it is approved.

MR. WEEKS: Thank you very much.

(Whereupon, discussion of the Board of Trustees of the Internal Improvement Trust Fund was concluded.)

Received January 10, 2022
Planning and Building Department

FLORIDA DEPARTMENT OF STATE
Jim Smith
Secretary of State

DIVISION OF HISTORICAL RESOURCES
R.A. Gray Building
500 South Bronough
Tallahassee, Florida 32399-0250
Director's Office (904) 488-1480
Telecopier Number (FAX) (904) 488-3353

February 17, 1992

Mr. Len Weeks
Len Weeks Construction, Design and Development
Post Office Box 3225
St. Augustine, Florida 32084

Dear Mr. Weeks:

This is to acknowledge acceptance of the drawings and photographs submitted to this office in fulfillment of the architectural documentation requirements associated with your acquisition of 61, 63 and 63A Hypolita Street, St. Augustine. For future reference, this documentation has been included in the architectural files of this office under the following file designation: Sec. 267.061/St. Johns/St. Augustine/61,63,63A Hypolita.

Should you have any questions regarding this matter, please call. We look forward to assisting you in any way possible.

Sincerely,

David E. Ferro, R.A., Administrator
Architectural Preservation Services
Bureau of Historic Preservation

received
2/20/92

Received January 10, 2022
Planning and Building Department

Len WEEKS
CONSTRUCTION • DESIGN • DEVELOPMENT
General Contractors

PO BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32084
904·824·1626

18 December 1991

Mr. Dave Ferro
Bureau of Historic Resources
500 South Bronough St.
Tallahassee, Florida 32399

RE: Documentation of buildings
61, 63 & 63A Hypolita St.
St. Augustine, Florida

Dear Dave,

Enclosed are the items you requested in order for me to comply with the documentation requirements for demolition of the three buildings known as 61, 63, 63A Hypolita St.

Enclosed are the following:

- Floor plans for each building (1/4" scale, ink on mylar)
- Photographs and accompanying negatives (3x5 negatives and prints archivally processed - see attached receipt from photographer)
- Florida master site file for each building
- One lot survey (on mylar) showing each building as it sits on the lot.

I appreciate all of the help and assistance you've given me on this project and look forward to a letter of compliance in the near future. I would also like to have a reference number for this file, in the unlikely event that I would need to get copies from you in the future, if this is possible. If you have any questions please feel free to give me a call.

Sincerely,

Len Weeks

LW/bp

Received January 10, 2022
Planning and Building Department

Len WEEKS
CONSTRUCTION • DESIGN • DEVELOPMENT
General Contractors

PO BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32084
904•824•1626

09 December 1991

Mr. Dave Ferro
Bureau of Historic Resources
500 South Bronough St.
Tallahassee, Florida 32399

RE: 61, 63 Hypolita St.
St. Augustine, Florida 32084

Dear Mr. Ferro:

Regarding the above referenced property please find enclosed copies of the plans, survey and photographs (labeled on the back).

Should you require any additional information please do not hesitate to contact me.

Thank you for your prompt response in this matter.

Sincerely,

Len Weeks

LW/bp

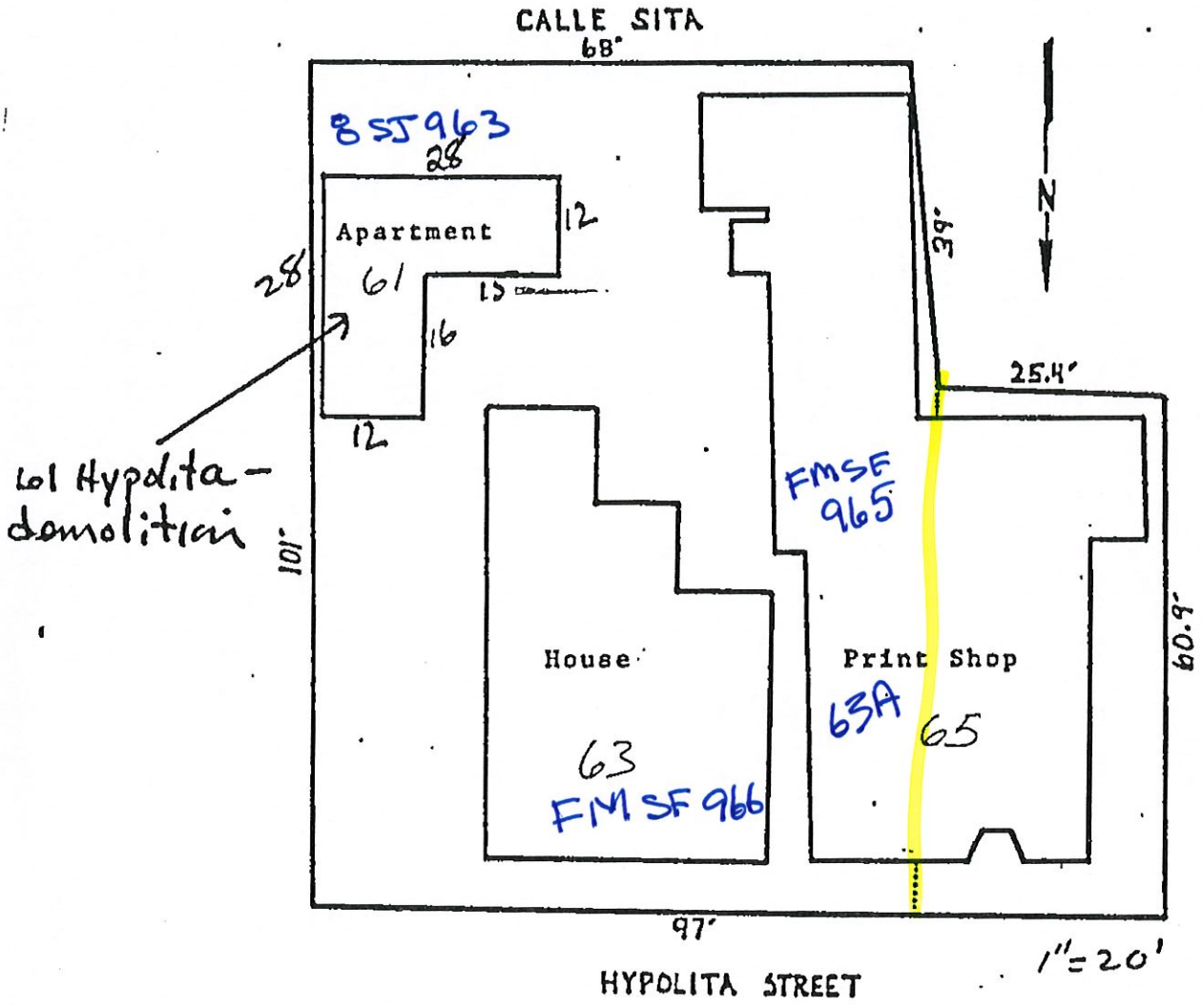
Enclosures

Received January 10, 2022
Planning and Building Department

MISCELLANEOUS SITE PLANS

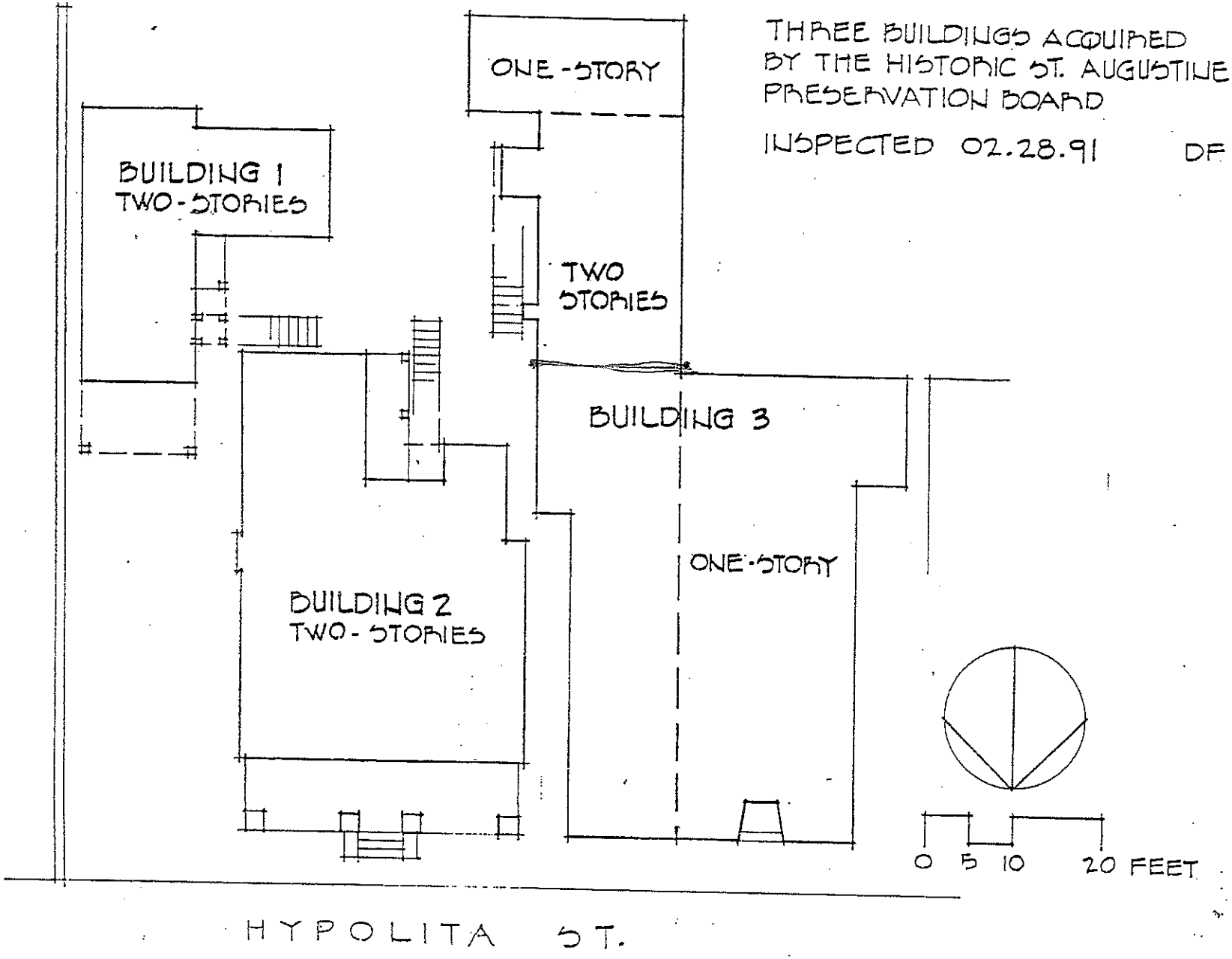
Received January 10, 2022
Planning and Building Department

Subject Property: Existing Buildings



RECEIVED
AUG 22 1990
Planning/Building Dept.

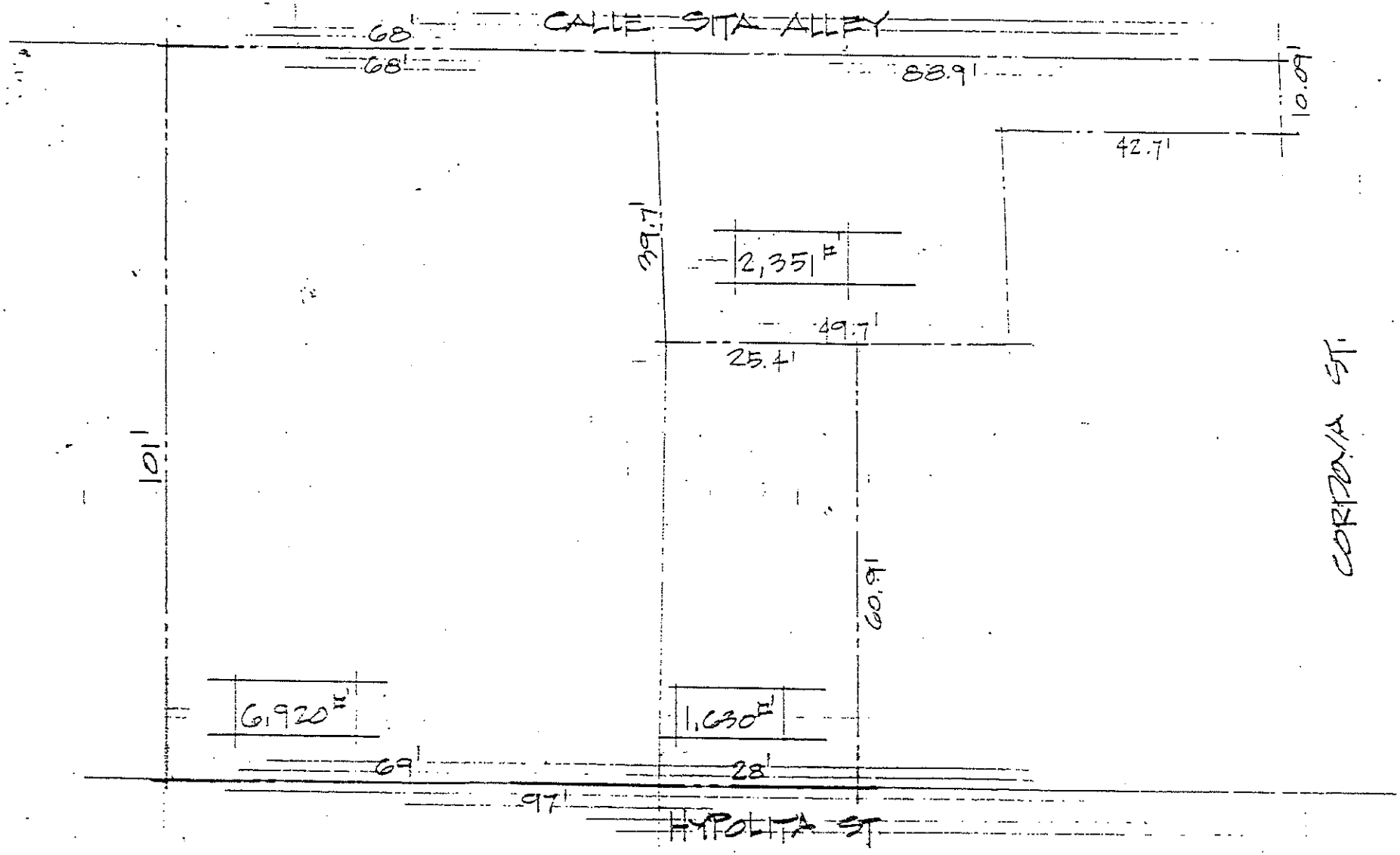
Received January 10, 2022
Planning and Building Department



THREE BUILDINGS ACQUIRED
BY THE HISTORIC ST. AUGUSTINE
PRESERVATION BOARD

INSPECTED 02.28.91 DF

Received January 10, 2022
Planning and Building Department



STANDARD PRINTING - 8,550 SQ. FT.
ALLEY LOT - 2,351 SQ. FT.
TOTAL - 10,901 SQ. FT.

WEEKS
General Contractors
CGC 011558
PO BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32084
904-824-1626

Len WEEKS
CONSTRUCTION • DESIGN • DEVELOPMENT
General Contractors
CGC 011558

Len Weeks Downtown Development
62 Spanish Street, St. Augustine, Florida 32084

Marquis Halback, Inc.
Landscape Architecture & Project Management
24 Cathedral Place, Suite 602
St. Augustine, FL 32084
Ph: 904.825.6747

0' 5' 10' 20'
Scale 1"=10'

Marquis Halback

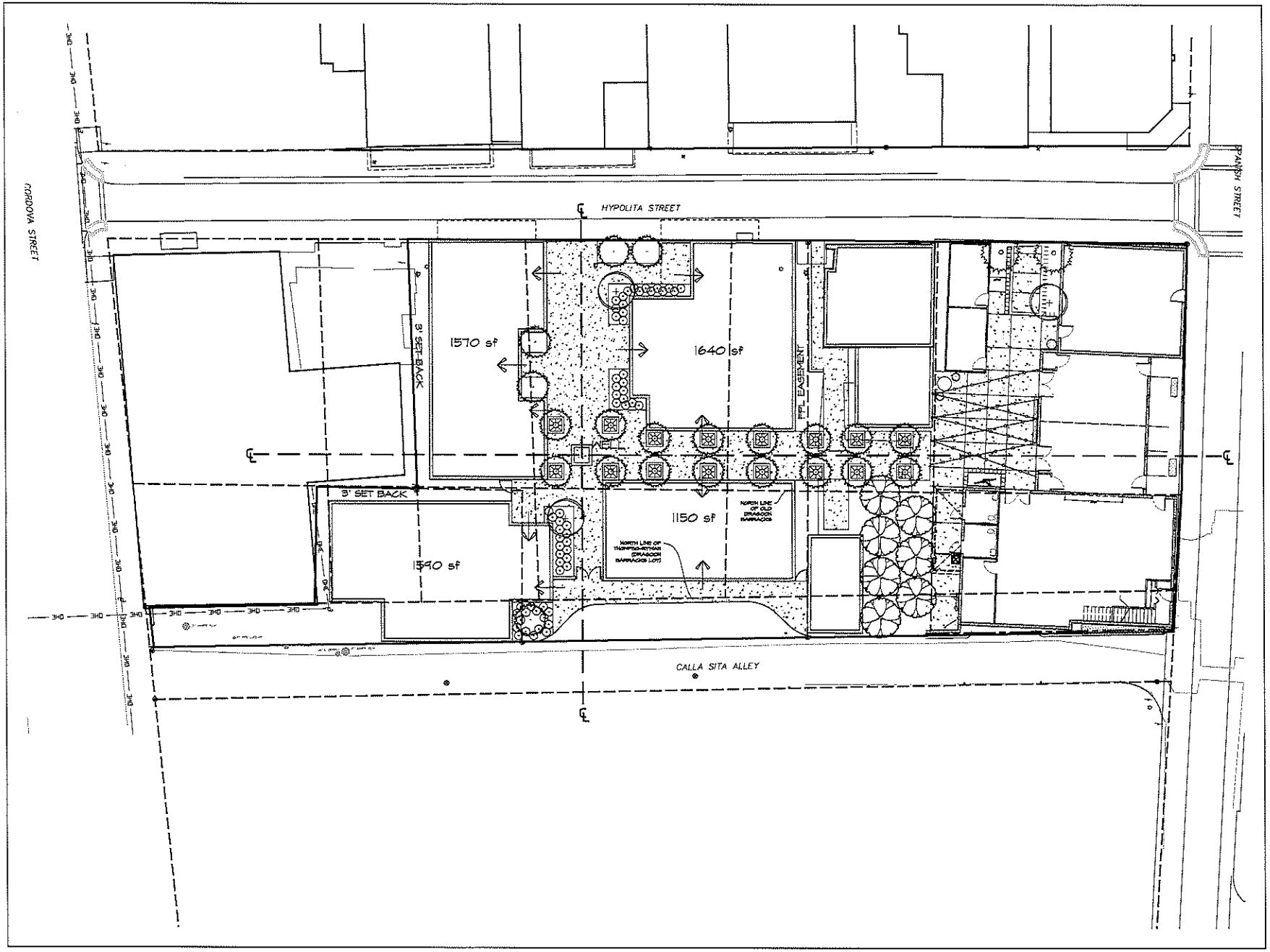
MH Project #: 13142
Drawn By: FL
Checked By: JRM
CAD File: 13.26.1_LW DWNTN.dwg

Issue
10/28/14 DESIGN DEVELOPMENT 50%

Drawing Title:
30% DESIGN DEVELOPMENT

Seal:
Name: JEREMY MARQUIS
Profession: LANDSCAPE ARCHITECTURE
License No.: 6667110

Drawing No.:
1.1



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General Contractors
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Marquis Halback

HH Project #: 13142
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CAD File: 13.26.LLW DANTH.dwg

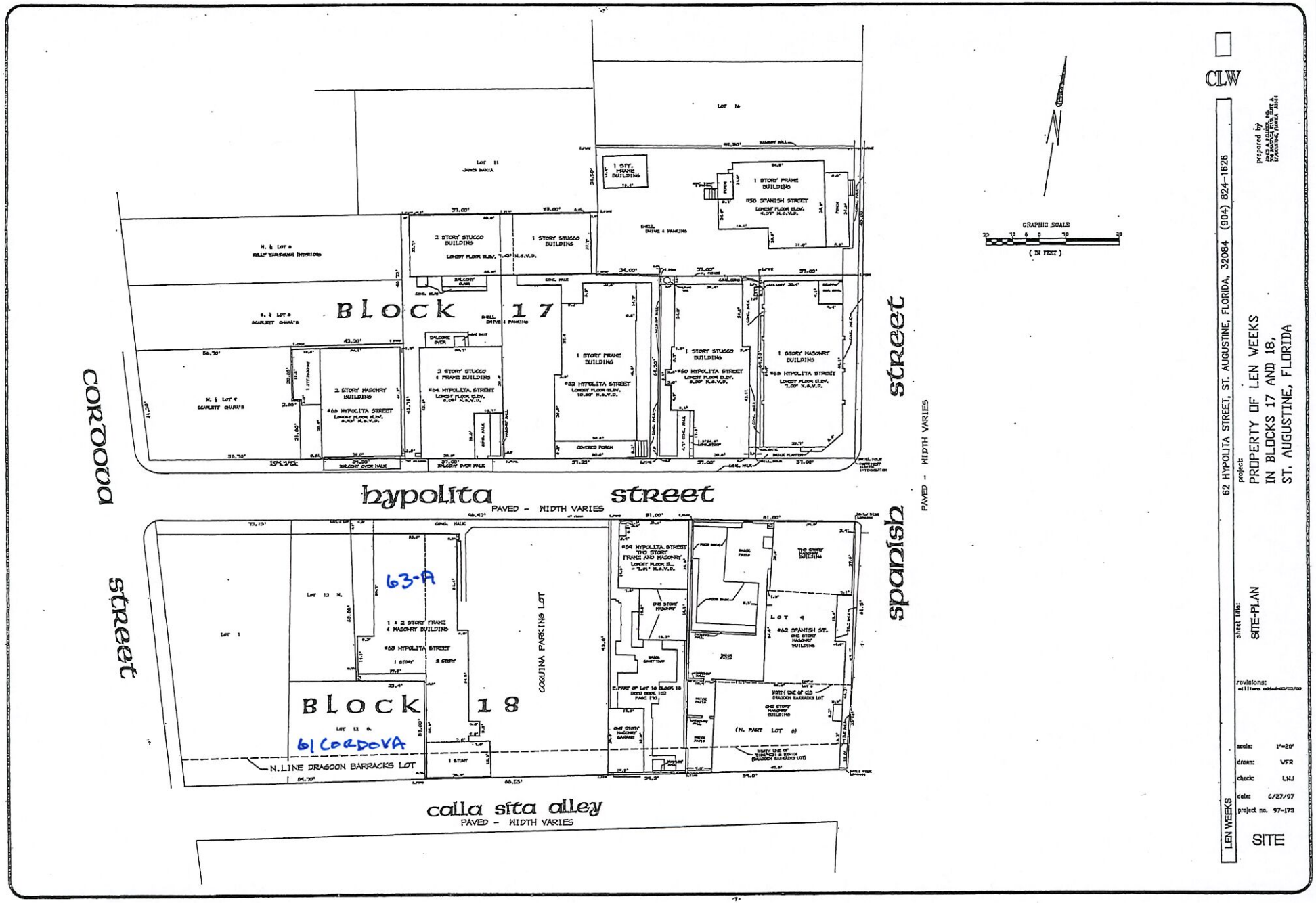
Issue
12/28/14 DESIGN DEVELOPMENT SUB

Drawing Title:
30% DESIGN DEVELOPMENT

Seal:
Name: JEREMY MARQUIS
Profession: LANDSCAPE ARCHITECTURE
License No.: 6667110

Drawing No.:
1.1

Received January 10, 2022
Planning and Building Department



Received January 10, 2022
Planning and Building Department

USE OF 63-A HYPOLITA STREET
DECEMBER 23, 1991

Received January 10, 2022
Planning and Building Department

Len WEEKS
CONSTRUCTION ■ DESIGN ■ DEVELOPMENT
General Contractors

PO BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32084
904·824·1626

23 December 1991

Mr. Bucky Powers
St. Johns County
Appraisers Office
County Courthouse
St. Augustine, Florida 32084

RE: 61, 63, 63A Hypolita St.
Standard Printing Building
RE#198250-0000

Dear Bucky:

This letter is to inform you of the current demolition and pending change in status of the buildings located at 61 & 63 Hypolita Street. The building at 63A Hypolita Street will not be torn down immediately, but only the 1st floor can be used. The second floor is beyond repair and the City inspectors have denied the use of it for any purpose.

Enclosed is a copy of the demolition permit, as well as a letter from the City stating that the buildings are unfit for occupancy.

We have begun demolition of the structures and should complete total removal of all foundations and slabs in the near future.

Thank you for considering these changes when making up the future assessments on this property.

If you have any questions please feel free to give me a call.

Sincerely,

Len Weeks

LW/bp

Received January 10, 2022
Planning and Building Department

HARB APPROVAL - NOVEMBER 19, 1992
COQUINA PARKING LOT, RAIL FENCE AND HYBISCUS LANDSCAPING

Received January 10, 2022
Planning and Building Department

Lee WEEKS
CONSTRUCTION ■ DESIGN ■ DEVELOPMENT
General Contractors

PO BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32084
904·824·1626

63 HYPOLITA STREET

PARKING LOT

H.A.R.B.

NOVEMBER 19, 1992

Received January 10, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE, FLORIDA

M E M O R A N D U M

TO: Mike Griffin
Building Official

DATE: September 3, 1992

RE: 63 Hypolita Street
BDAC No. 91-0705

In regards to the coquina parking lot established by Len Weeks Construction after demolition of the building at 63 Hypolita Street, please be advised of the following facts:

1. Demolition of this building removed one of the City's worst eye sores in the historical district.

2. Very few of the building's features met the current City codes.

3. Removal of the building results in a reduction of impervious area, and therefore, reduced runoff from the site.

4. The additional parking is greatly needed in this area.

In conclusion, I cannot find any reason to impose additional permitting burdens upon a project that has had so many positive benefits to the City.

William S. Scott, P.E.
Engineering Manager

WSS:ata

xc: Joseph Pomar, Jr., City Manager
Jack E. Cubbedge, Director, Public Works
Len Weeks, Len Weeks Construction

Received January 10, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE

A6 - APPLICATION TO HISTORIC ARCHITECTURE REVIEW BOARD

Application Fee _____ BDAC Project No. _____

Receipt No. _____ Meeting Date _____

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT Len Weeks Daytime Telephone 824-1626

   Business (if applicable) _____

   Address 62 Hypolita St. City St. Aug. State Fla. Zip 32084

2. NAME OF PROPERTY OWNER Len Weeks Daytime Telephone 824-1626

   Business (if applicable) Len Weeks Construction Design Development

   Address 62 Hypolita St. City St. Aug. State Fla. Zip 32084

3. LEGAL DESCRIPTION OF PROJECT PROPERTY

   Lot 10 Block 18

   Subdivision City Parcel Number _____

4. PROJECT STREET ADDRESS 63 Hypolita St.

5. SPECIFIC PROPOSED USE Parking Lot

6. ACTION REQUESTED

   ☒ Certificate of Architectural Appropriateness ☐ Certificate of Demolition/Removal/Relocation

   ☐ Opinion of Architectural Appropriateness ☐ Appeal of Staff Determination

   ☐ Other _____

7. DESCRIPTION OF ACTION REQUESTED

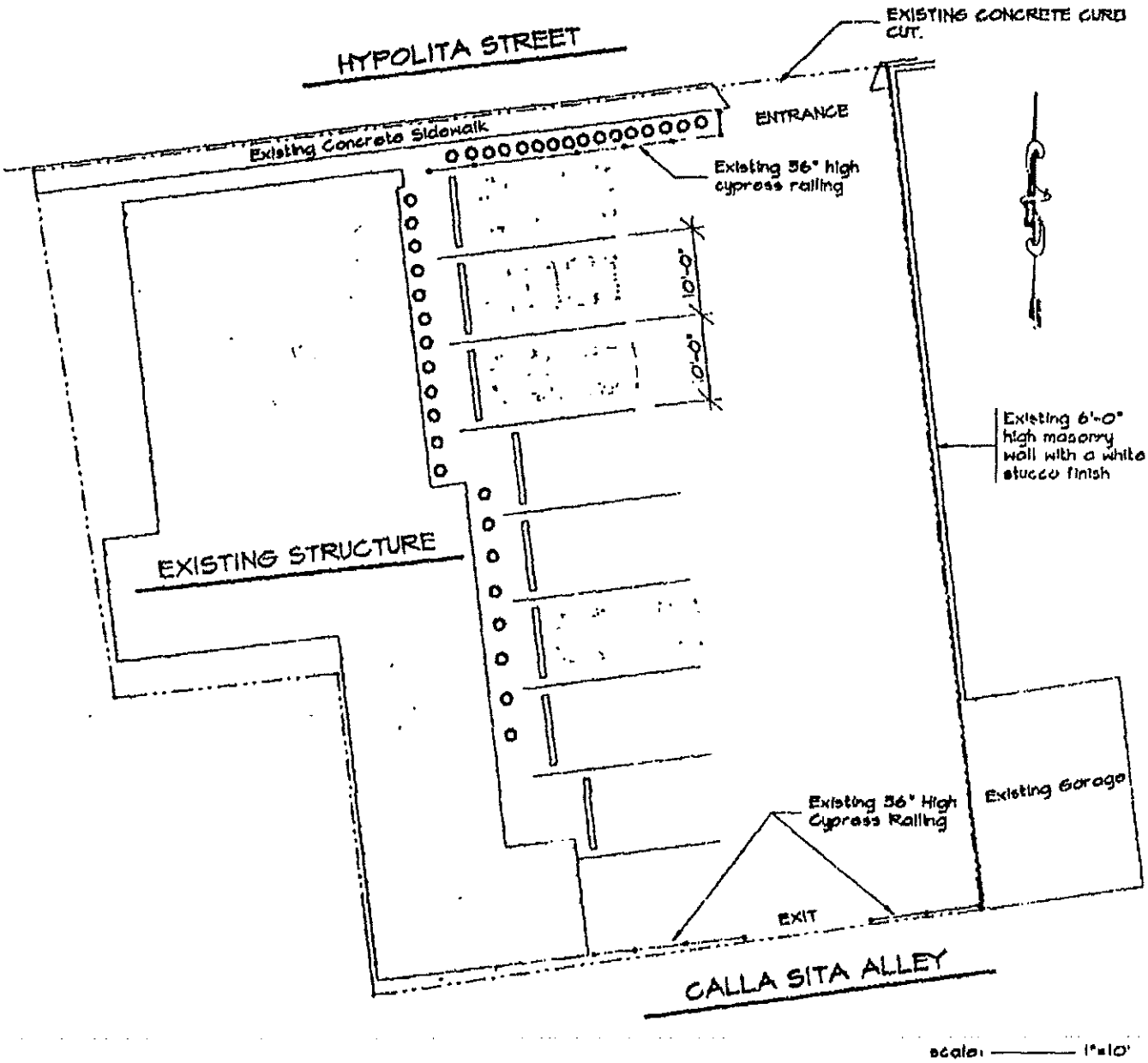
   A cypress rail has been installed to keep people from walking across the Hybiscus and keep cars from entering or exiting without permission.

Received January 10, 2022
Planning and Building Department

RECEIVED
JUL 17 1992
Planning/Building Dept.

Len WEEKS
General Contractors

PO BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32084
904-824-1626



LEN WEEKS

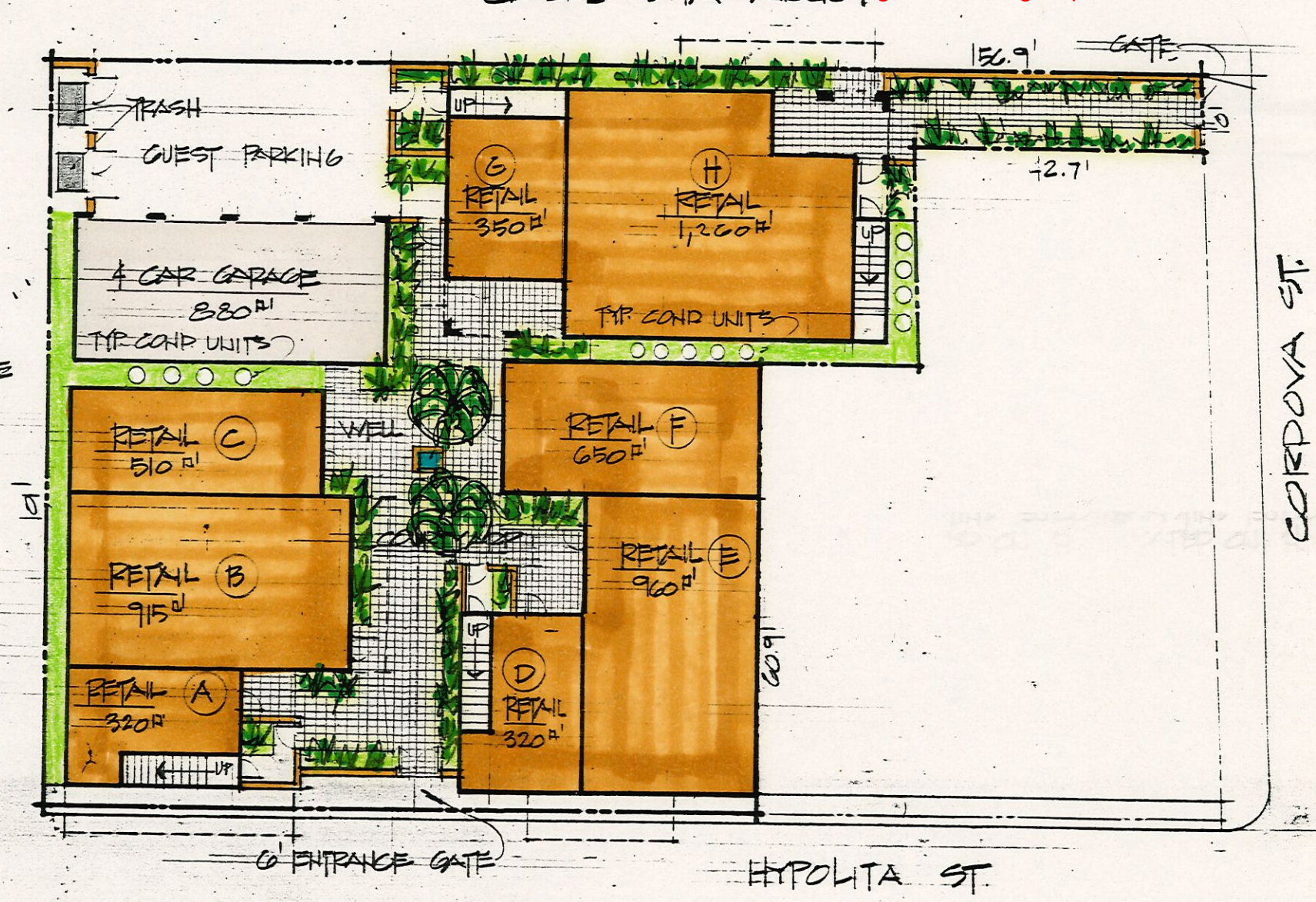
CONSTRUCTION · DESIGN · DEVELOPMENT

P.O. BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32085
PHONE: 824-1626
CGC-011558

Received January 10, 2022
Planning and Building Department

PROPOSED FUTURE SITE PLANS FOR 4 BUILDINGS
BY GERALD DIXON ARCHITECHT

Received January 10, 2022
Planning and Building Department



GROUND COVERAGE

MAIN STRUCTURES
1300
1345
2040
4,685 ft²

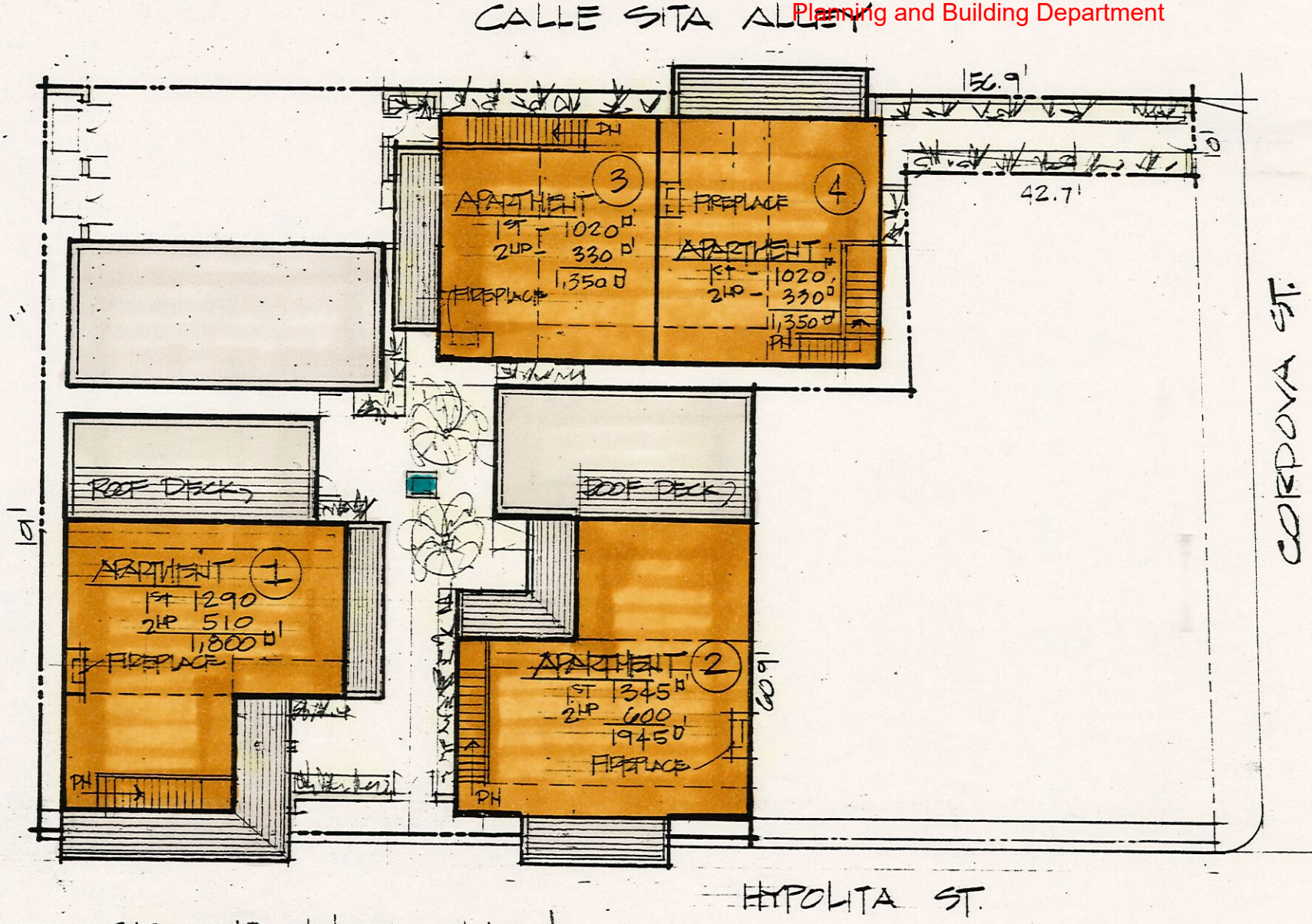
SECONDARY
880
510
650
2,040 ft²

GROUND FLOOR PLAN

GARAGE - 880 ft²

RETAIL -
TWO STORY STRUCTURE = 4,125 ft²
ONE STORY STRUCTURE = 1,160 ft²
TOTAL RETAIL = 5,285 ft²

Received January 10, 2022
Planning and Building Department



SECOND FLOOR PLAN

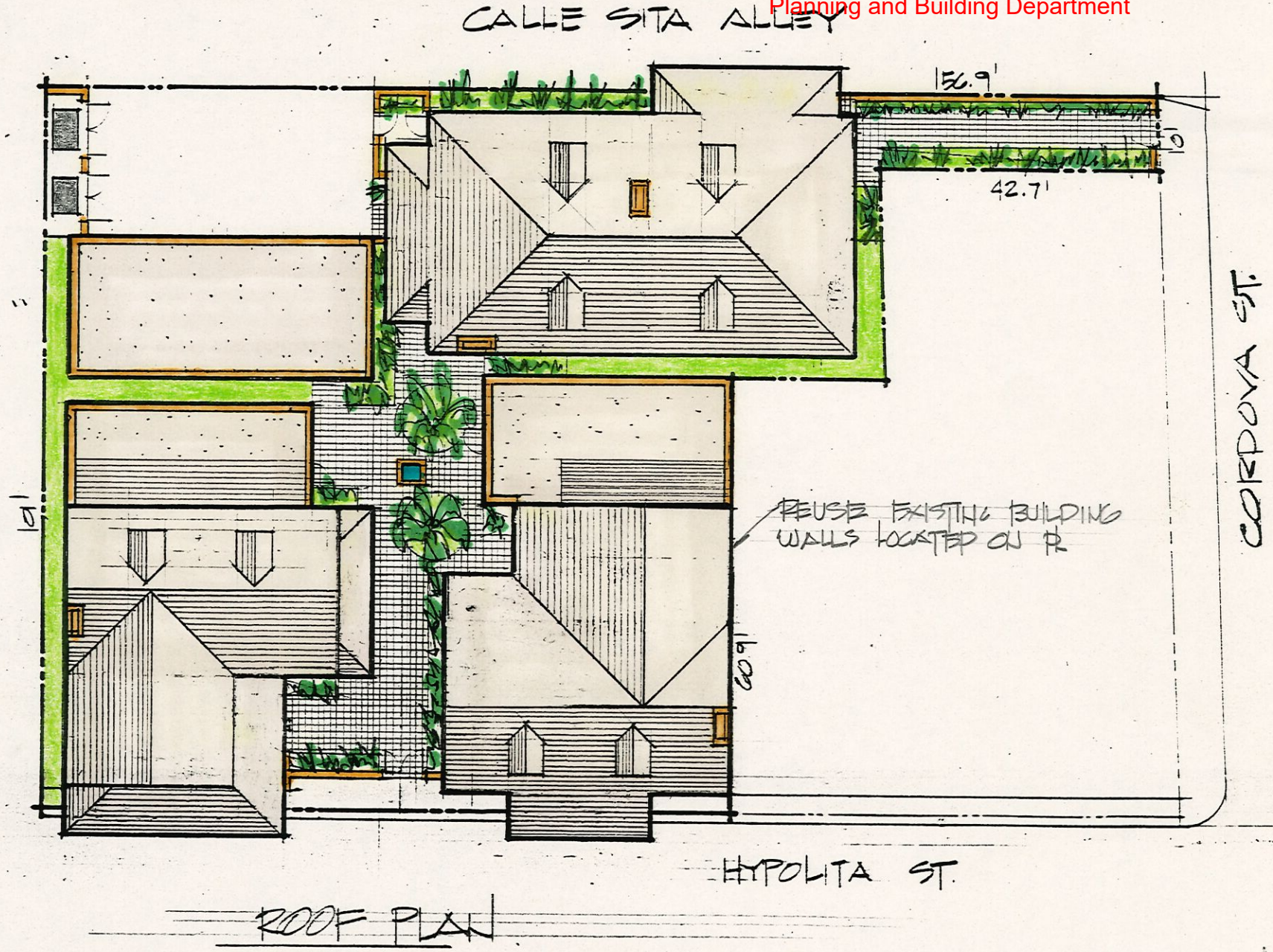
APARTMENTS –

2ND FLOOR = 4,675 □'

3RD FLOOR = 1,770 □'

6,445 □'

Received January 10, 2022
Planning and Building Department



ROOF PLAN

Received January 10, 2022
Planning and Building Department

FINANCIAL STATEMENTS AND PROPERTY TAX DOCUMENTS

Received January 10, 2022
Planning and Building Department

Len Weeks Rental Properties
63 Hypolita Street
Profit & Loss
January through December 2021

	Jan - Dec 21	Jan - Dec 20
Ordinary Income/Expense		
Income		
Reimbursed Expenses	1,100.97	1,467.96
4130 · Rental Income		
63 Hypolita Street-Rent	20,000.00	23,106.00
Total 4130 · Rental Income	20,000.00	23,106.00
4140 · Sales tax commisions	60.86	60.25
Total Income	21,161.83	24,634.21
Gross Profit	21,161.83	24,634.21
Expense		
6105 · Advertising & Promotional Exp	0.00	66.42
6125 · Cleaning	0.00	753.88
6150 · Depreciation Expense	0.00	1,959.48
6190 · Insurance		
6190-30 · Liability Insurance	171.80	203.05
Total 6190 · Insurance	171.80	203.05
6270 · Professional Fees		
Surveys and Elevation Certifica	1,375.00	0.00
Engineers Report	1,125.00	0.00
6560 · Accounting	0.00	313.71
Total 6270 · Professional Fees	2,500.00	313.71
6300 · Repairs - Property Related		
6300-10 · Landscaping	528.23	953.65
6300-12 · A/C Maintenance	101.00	50.50
6300-13 · Exterior repairs	0.00	28.32
6300-15 · Maintenance-General	858.58	3,215.14
Total 6300 · Repairs - Property Related	1,487.81	4,247.61
6350 · Travel & Ent		
6350-02 · Meals	158.70	60.16
Total 6350 · Travel & Ent	158.70	60.16
6390 · Utilities		
6390-05 · Water	1,720.29	1,470.72
Total 6390 · Utilities	1,720.29	1,470.72
6610 · Taxes		
Property Tax	8,841.21	8,713.28
Total 6610 · Taxes	8,841.21	8,713.28
Total Expense	14,879.81	17,788.31
Net Ordinary Income	6,282.02	6,845.90
Net Income	**6,282.02**	**6,845.90**

Received January 10, 2022
Planning and Building Department

2021 NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

Deadline to file a petition with the Value Adjustment Board is 09/07/2021
Homestead Exemption Applications & TPP Returns can now be filed online at www.sjcpa.us

Real Estate
Parcel ID: 1982500000

SCAN ME

WEEKS CLAUDE L JR
PO BOX 3225
SAINT AUGUSTINE, FL 32085-3225

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 452
Legal Desc: CITY OF ST AUG N10 OF E50FT OF LOT 2 N10 OF W18FT OF LOT 8 W 18FT OF LOT 10 ALL 11 & E1/2 OF LOT 12 (EX S28FT) BLK 18

PROPERTY APPRAISER VALUE INFORMATION

	LastYear (2020)			ThisYear (2021)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	496,008	322,089	322,089	483,735	354,298	354,298
Schools	496,008	496,008	496,008	483,735	483,735	483,735
Municipality	496,008	322,089	322,089	483,735	354,298	354,298
Other	496,008	322,089	322,089	483,735	354,298	354,298

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.6537	1,498.91	4.4369	1,571.98	4.6537	1,648.80	9/07/21 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.8444	271.97	0.8038	284.78	0.8444	299.17	
County: Health Unit	0.0160	5.15	0.0152	5.39	0.0160	5.67	
Public Schools: Local	2.2480	1,115.03	2.1493	1,039.69	2.2480	1,087.44	9/14/21 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.7050	1,837.71	3.5423	1,713.53	3.5640	1,724.03	
City of St Aug	7.5000	2,415.67	7.2269	2,560.48	7.5000	2,657.24	9/09/21 5:05 PM 75 King St, St Aug, FL
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/13/21 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	10.31	0.0306	10.84	0.0320	11.34	9/09/21 5:30 PM 200 Military Trl, Jupiter, FL
Mosquito	0.2050	66.03	0.1952	69.16	0.2000	70.86	9/09/21 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0598	19.26	0.0574	20.34	0.0598	21.19	9/16/21 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2287	73.66	0.2189	77.56	0.2287	81.03	9/14/21 5:05 PM 4049 Reid St, Palatka, FL
TOTAL PROPERTY TAXES	19.4926	7,313.70	18.6765	7,353.75	19.3466	7,606.77	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
10% Non Homestead	Non-School Taxes	129,437

EXEMPTIONS

Exemptions	Applies to	Value

Received January 10, 2022
Planning and Building Department

2020 NOTICE OF PROPOSED PROPERTY TAXES

DO NOT PAY. THIS IS NOT A BILL.

Deadline to file a petition with the Value Adjustment Board is 09/08/2020
Homestead Exemption Applications & TPP Returns can now be filed online at www.sjcpa.us

Real Estate
Parcel ID: 1982500000

WEEKS CLAUDE L JR
PO BOX 3225
SAINT AUGUSTINE, FL 32085-3225

ST JOHNS COUNTY TAXING AUTHORITIES
4030 Lewis Speedway, Suite 203
Saint Augustine, FL 32084

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.

Tax District: 452
Legal Desc: CITY OF ST AUG N10 OF E50FT OF LOT 2 N10 OF W18FT OF LOT 8 W 18FT OF LOT 10 ALL 11 & E1/2 OF LOT 12 (EX S28FT) BLK 18

PROPERTY APPRAISER VALUE INFORMATION

	LastYear (2019)			ThisYear (2020)		
	Market Value	Assessed Value	Taxable Value	Market Value	Assessed Value	Taxable Value
County	473,549	292,808	292,808	496,008	322,089	322,089
Schools	473,549	473,549	473,549	496,008	496,008	496,008
Municipality	473,549	292,808	292,808	496,008	322,089	322,089
Other	473,549	292,808	292,808	496,008	322,089	322,089

TAXING AUTHORITY INFORMATION

TAXING AUTHORITY	COLUMN 1 LAST YEAR'S PROPERTY TAXES		COLUMN 2 YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		COLUMN 3 YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE		A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:
	Millage Rate	Taxes	Millage Rate	Taxes	Millage Rate	Taxes	
County: General Fund	4.9500	1,449.40	4.6537	1,498.91	4.9500	1,594.34	9/08/20 5:01 PM 500 San Sebastian Vw, St Aug, FL
County: Road	0.9000	263.53	0.8444	271.97	0.9000	289.88	
County: Health Unit	0.0171	5.01	0.0160	5.15	0.0171	5.51	
Public Schools: Local	2.2480	1,064.54	2.1128	1,047.97	2.2480	1,115.03	9/15/20 5:30 PM 40 Orange St, St Aug, FL
Public Schools: State	3.8880	1,841.16	3.6541	1,812.46	3.7050	1,837.71	
City of St Aug	7.5000	2,196.06	6.9638	2,242.96	7.5000	2,415.67	9/03/20 5:05 PM Virtually at www.citystaug.com
Airport Authority	0.0000	0.00	0.0000	0.00	0.0000	0.00	9/03/20 5:01 PM 4730 Casa Cola Way, St Aug, FL
FIND	0.0320	9.37	0.0306	9.86	0.0320	10.31	9/10/20 5:30 PM 1314 Marcinski Rd, Jupiter, FL
Mosquito	0.2100	61.49	0.1971	63.48	0.2100	67.64	9/10/20 5:30 PM 120 EOC Dr, St Aug, FL
Port Authority	0.0638	18.68	0.0598	19.26	0.0638	20.55	9/15/20 5:05 PM 2200 A1A S, St Aug Bch, FL
SJRWMD	0.2414	70.68	0.2287	73.66	0.2287	73.66	9/08/20 5:05 PM Virtually at www.sjrwmd.com
TOTAL PROPERTY TAXES	20.0503	6,979.92	18.7610	7,045.68	19.8546	7,430.30	

ASSESSMENT REDUCTIONS

Reductions to Market Value	Applies to	Value
10% Non Homestead	Non-School Taxes	173,919

EXEMPTIONS

Exemptions	Applies to	Value

Received January 10, 2022
Planning and Building Department

DENNIS W. HOLLINGSWORTH, CFC
ST. JOHNS COUNTY TAX COLLECTOR

2020 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

120591.0000

SAVE TIME PAY ONLINE @ www.sjctax.us

PARCEL NUMBER	ESCROW CD	MILLAGE CODE
198250-0000		452

R

WEEKS CLAUDE L JR
PO BOX 3225
SAINT AUGUSTINE FL 32085-3225

63 HYPOLITA ST
Acres .18
CITY OF ST AUG N10 OF E50FT OF
LOT 2 N10 OF W18FT OF LOT 8 W
18FT OF LOT 10 ALL 11 & E1/2
See Tax Roll for extra legal.

MAILING ADDRESS: P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001
(904) 209-2250

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY					
GENERAL	322,089	4.6537		322,089	1,498.91
ROAD	322,089	.8444		322,089	271.97
HEALTH	322,089	.0160		322,089	5.15
SCHOOL					
SCHOOL-STATE LAW	496,008	3.7050		496,008	1,837.71
SCHOOL - LOCAL BOARD	496,008	2.2480		496,008	1,115.03
SJRWMD	322,089	.2287		322,089	73.66
MOSQUITO	322,089	.2050		322,089	66.03
CITY OF ST AUGUSTINE	322,089	7.5000		322,089	2,415.67
FL INLAND NAV DISTRICT	322,089	.0320		322,089	10.31
PORT AUTHORITY	322,089	.0598		322,089	19.26

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the St. Johns County Property Appraiser for exemption/assessment questions; www.sjcpa.us or (904) 827-5500.

TOTAL MILLAGE	19.4926	AD VALOREM TAXES	7,313.70

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		RATE	AMOUNT
4105	C OF S A FIRE ASSESS FEE		249.69
4156	DOWNTOWN IMPROVEMENT		1,277.82

READ THE INSERT FOR ADDITIONAL IMPORTANT INFORMATION ABOUT YOUR TAX BILL! SAVE TIME PAY ONLINE @ www.sjctax.us

NON-AD VALOREM ASSESSMENTS	1,527.51

COMBINED TAXES AND ASSESSMENTS 8,841.21 — See reverse side for important information

IF PAID BY	Nov 30, 2020	Dec 31, 2020	Jan 31, 2021	Feb 28, 2021	Mar 31, 2021
PLEASE PAY	8,487.56	8,575.97	8,664.39	8,752.80	8,841.21

◀ IF PAID BY

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Received January 10, 2022
Planning and Building Department

DENNIS W. HOLLINGSWORTH, CFC
ST. JOHNS COUNTY TAX COLLECTOR

2021 REAL ESTATE

125503.0000

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

SAVE TIME PAY ONLINE @ www.sjctax.us

PARCEL NUMBER	ESCROW CD	MILLAGE CODE
198250-0000		452

R

WEEKS CLAUDE L JR
PO BOX 3225
SAINT AUGUSTINE FL 32085-3225

63 HYPOLITA ST
Acres .18
CITY OF ST AUG N10 OF E50FT OF
LOT 2 N10 OF W18FT OF LOT 8 W
18FT OF LOT 10 ALL 11 & E1/2
See Tax Roll for extra legal.

MAILING ADDRESS: P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001
(904) 209-2250

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY					
GENERAL	354,298	4.6537		354,298	1,648.80
ROAD	354,298	.8444		354,298	299.17
HEALTH	354,298	.0160		354,298	5.67
SCHOOL					
SCHOOL-STATE LAW	483,735	3.5640		483,735	1,724.03
SCHOOL - LOCAL BOARD	483,735	2.2480		483,735	1,087.44
SJRWMD	354,298	.2189		354,298	77.56
MOSQUITO	354,298	.2000		354,298	70.86
CITY OF ST AUGUSTINE	354,298	7.5000		354,298	2,657.24
FL INLAND NAV DISTRICT	354,298	.0320		354,298	11.34
PORT AUTHORITY	354,298	.0598		354,298	21.19

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the St. Johns County Property Appraiser for exemption/assessment questions; www.sjcpa.us or (904) 827-5500.

TOTAL MILLAGE	19.3368	AD VALOREM TAXES	7,603.30

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		RATE	AMOUNT
4105	C OF S A FIRE ASSESS FEE		249.69
4156	DOWNTOWN IMPROVEMENT		1,277.82

READ THE INSERT FOR ADDITIONAL IMPORTANT INFORMATION ABOUT YOUR TAX BILL! SAVE TIME PAY ONLINE @ www.sjctax.us

NON-AD VALOREM ASSESSMENTS	1,527.51

COMBINED TAXES AND ASSESSMENTS	9,130.81	See reverse side for important information

IF PAID BY	Nov 30, 2021	Dec 31, 2021	Jan 31, 2022	Feb 28, 2022	Mar 31, 2022
PLEASE PAY	8,765.58	8,856.89	8,948.19	9,039.50	9,130.81

◀ IF PAID BY

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

DENNIS W. HOLLINGSWORTH, CFC
ST. JOHNS COUNTY TAX COLLECTOR

2021 REAL ESTATE

125503.0000

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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PARCEL NUMBER	ESCROW CD	MILLAGE CODE
198250-0000		452

R

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CITY OF ST AUG N10 OF E50FT OF
LOT 2 N10 OF W18FT OF LOT 8 W
18FT OF LOT 10 ALL 11 & E1/2
See Tax Roll for extra legal.

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO DENNIS W. HOLLINGSWORTH, TAX COLLECTOR • P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

IF PAID BY	Nov 30, 2021	Dec 31, 2021	Jan 31, 2022	Feb 28, 2022	Mar 31, 2022
PLEASE PAY	8,765.58	8,856.89	8,948.19	9,039.50	9,130.81

◀ IF PAID BY

0000000000 0000913081 0000001255030000 0001 4

Received January 10, 2022
Planning and Building Department

ST. JOHNS COUNTY PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1982500000
Location Address	63 HYPOLITA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug W of St George (COM) (610.06)
Tax Description*	CITY OF ST AUG N10 OF E50FT OF LOT 2 N10 OF W18FT OF LOT 8 W 18FT OF LOT 10 ALL 11 & E1/2 OF LOT 12 (EX S28FT) BLK 18 OR915/8 *The Description above is not to be used on legal documents.
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	19.3368
Acreage	0.180
Homestead	N

Owner Information

Owner Name	Weeks Claude L Jr 100%
Mailing Address	PO BOX 3225 SAINT AUGUSTINE, FL 32085-3225

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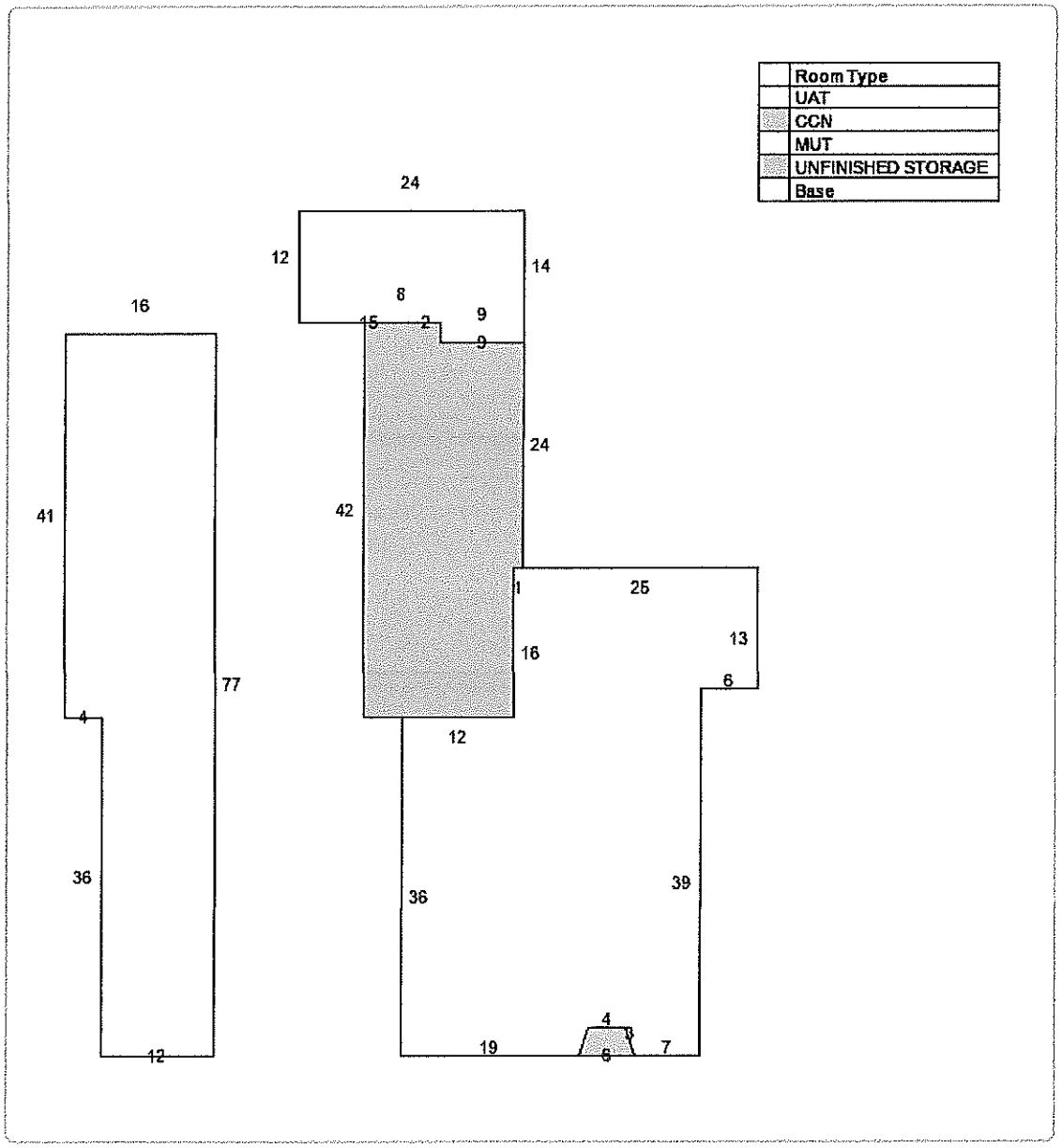
Planning and Building Department

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	0	0	7680	SF	$422,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	11/13/1991	$190,000.00	QUIT CLAIM DEED	915	8	U	I	TIITF/STATE OF FL	WEEKS CLAUDE L JR
	9/1/1990	$0.00	QUIT CLAIM DEED	871	61	U	I		TIITF/STATE OF FL
	9/1/1990	$0.00		871	55	U	I		
	8/1/1990	$225,000.00		866	846	Q	I		
	1/1/1977	$0.00		336	476	U	I		

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

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PROFESSIONAL INSPECTION REPORTS

Received January 10, 2022
Planning and Building Department

SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

November 2, 2021

Schaffer Weeks

RE: Structural Inspection
63 Hypolita Street
St. Augustine, FL 32084

Dear Mr. Weeks:

Per your request, we have made a site visit to the address listed above. The purpose of the site visit was to perform a structural inspection of the building to assess the existing condition of the structural members. The inspection was limited to easily visible members, we did not perform destructive testing of any kind, nor did we remove finishes to view structural members beyond.

The structure is a partial two-story structure with wood joist over crawl space at the 1st level and conventional wood joist/beam floor framing for the 2nd level. The loadbearing walls are both masonry block and wood framed. The roof system is conventional wood roof joists at the low and high roof. Foundations are assumed to be shallow cast in place concrete foundations.

ASSUMPTIONS:

We assume that the work done on the original construction was performed in accordance with the standard building code and accepted industry practices at the time of construction.

Areas inspected were visible and accessible and are assumed to represent the non-visible nor accessible portions.

Figure 1: Front View of Structure

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SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

OBSERVATIONS & RECCOMMENDAITONS:

The first level floor joists over crawl space were exposed along one wall from the exterior side. The exposed joists displayed prominent deterioration likely from long exposure to moisture and wood destroying organisms. The bearing points of the exposed joists show severe section loss as well as no visible positive connection to the stem wall (See Image 1 and 2 below). Without a positive connection to the foundation, the structure is susceptible to overturning and sliding failure in a wind event. Also, from the image it is clear that a rim board (or diaphragm chord) is missing. The diaphragm, with a missing chord element, cannot perform structurally the way it is intended and could fail during any wind event.

Image 1: First Level Floor Joists on Stem wall **Image 2: Continuation of Floor Joists Ends**

The loadbearing wood walls were exposed in various areas. Interior finishes were removed in multiple locations at the second level which revealed section loss in the studs from wood destroying organisms (See Images 3 and 4 below).

Image 3: Second Level Exposed Wood Stud **Image 4: Exposed Wood Stud**

The first level wood wall on the west side has failed (See Figure 5 below). The studs have buckled from unknown reason and the studs directly across from this area on the east side have been replaced (See Figure 6). This may suggest both walls failed, likely from wind pressures, because the section loss studs could not support the lateral load. The failed wall supports second level floor loads as well as roof

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loads. The condition of this wall poses a threat of collapse, not only in a wind event, but also in everyday use of the structure.

Image 5: West Wall Stud Failure

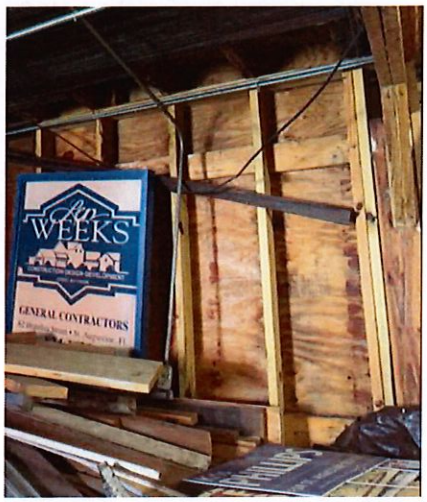

Image 6: East Wall Across from Failed Wall

The exposed block walls revealed substantial cracks extending through the full width of block. The nature of these cracks would suggest differential settlement has occurred. Settlement was also recognized from the second level floor. The second level floor sloped significantly, exceeding tolerable settlement limits.

A lintel over an opening at the rear of the structure appears to have a shear failure at the bearing point (See Figure 8). The lintel in its current condition cannot support the load required to span the opening. The header appears to be currently held up only by masonry mortar joints and pinned block.

Image 7: Concrete Masonry Wall Cracks

Image 8: Lintel Shear Failure

Various areas were opened, from interior side, to expose wood floor and roof framing. Most of the exposed areas displayed signs of deterioration from either wood destroying organisms, such as termites, and rot from moisture intrusion. As shown in Image 9 and 10 below, the section loss is substantial to the point where replacement would serve as a better option than repair.

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SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086

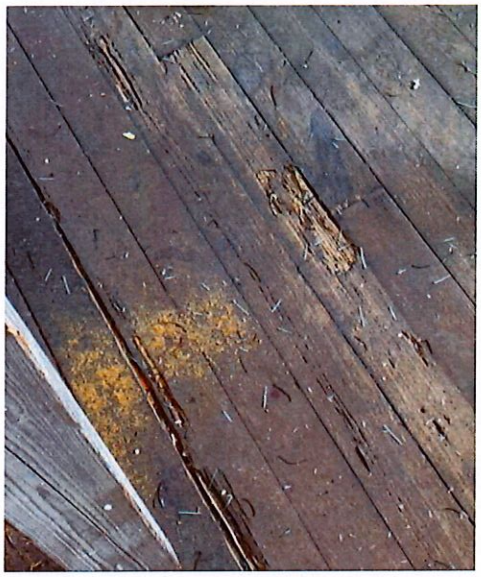

Image 9: Section Loss in Floor Sheathing **Image 10: Section Loss in Roof Joists**

CONCLUSIONS:

Based on the representative samples inspected, the house has appeared to experience settlement, which has caused undesirable sloping in floors and cracking in walls. The structure has also been infested with wood destroying organisms at some point in the past which has caused severe section loss in load bearing components. Existing loadbearing wood walls have also failed from undetermined causes. In summary, at least a portion of all structural elements, which were inspected, have been compromised to the point of substantial capacity reduction or complete failure. The structure in its current state is at risk of collapse if the building experiences code required wind or gravity loading pressures.

Our conclusions stated in this letter are based solely on our observations and years of experience evaluating existing structures. We have not done any testing of materials, calculations or otherwise analyzed the existing structure or soil nor attempted to observe conditions that are not easily visible. We have specifically not reviewed plumbing, mechanical, and electrical conditions nor have we reviewed the structure for code related issues.

This report is intended for the sole benefit of Schaffer Weeks. Any other use without our written permission shall result in no liability or legal exposure to Swanson Structural, Inc. Please contact us if you would like to discuss any of the elements of this report or should you have any additional questions or concerns.

Sincerely,
Swanson Structural, Inc.
C.O.A. 34434

November 2, 2021

Alex Swanson, P.E.

Florida P.E. #87090

Alexander W. Swanson

Digitally signed by Alexander W. Swanson
DN: C=US, E=aswanson@swansonstruct.com, O="Swanson Structural, Inc.", OU="FL P.E. #87090", CN=Alexander W. Swanson
Date: 2021.11.02 11:02:13-04'00'

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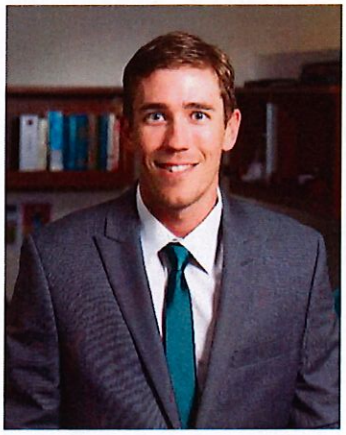
SWANSON STRUCTURAL, INC.
209 BILBAO DR. ST. AUGUSTINE, FL 32086
(904) 685-8806

Alex Swanson, PE



Alex Swanson has more than 7 years of experience in design work that includes multi-family, mid-rise residential, apartments, commercial, assisted living, industrial, and other municipal projects. Mr. Swanson has field experience inspecting high rise structures with post tensioned slabs as well as inspecting existing structures (including historic structures) for renovation work or determination of existing structural integrity. His coordination and communication skills have proven to provide high level of service to the clients for project types in a timely manner.

Education

University of Florida

BSCE (Civil Engineering) 2014

Registration

Fl. PE 87090

Years' experience

7 years

Select Project Experience

Sarasota Art Museum, Sarasota Fl.

The scope of this project was to restore the 1926 historic Sarasota high school building and convert the structure into the Sarasota Art Museum of Ringling College.

Independent Life Building, Jacksonville, Fl.

This historic redevelopment project included the renovation of the 18-story local historic landmark. Alex Provided multiple inspections for the purpose of structural capacity determination of existing members.

29 Masters Drive, St. Augustine, Fl.

Alex inspected the existing residence (built between 1910-1917) to determine the structural soundness of existing load bearing members to provide the owner the information necessary to decide if restoration or demolition would be the next step for the project.

Received January 10, 2022
Planning and Building Department

LES THOMAS
ARCHITECT

January 5, 2022

Len Weeks
Via Email: LenWeeks@lwcdd.com

Re: Condition of 63A Hypolita Street

This letter addresses the existing condition of the building at 63A Hypolita Street in St. Augustine, Florida. The following are my observations from a walk through of the building on January 4, 2022.

The building consists of an original wood frame two story store front type building with a wood parapet on the street and a sloped roof to the rear. A new store front was added in the 1960's consisting of cmu construction and store front type large glass windows. There was also an addition to the west with a flat roof.

The original wood building was on brick piers and by the sloping condition of the exterior, many of the piers have deteriorated and failed. The sill beams are damage beyond repair by termites and water. The stud walls have been damaged where they connect to the sill as visible indicated on both the east and west sides by the fact the walls have bowed out and are leaning. The exterior wood siding has been covered with asbestos shingles.

The floor framing and the wood floors themselves show major termite damage and sag and are sloping in most rooms.

The roof although not leaking is sagged in many places and is damaged by the bowing of the walls. The concrete block one story addition also shows interior damage for termites. The cmu walls show stair step cracks and do not appear to have reinforcement.

In conclusion, as a licensed architect and based on my observations and having worked on many restoration projects, I would recommend that this building be demolished.

Sincerely,

Les Thomas, Architect

LT/jmc

Enc.

32 Cordova Street, St. Augustine, FL 32084 Phone: (904)824-9508
Email: lesthomasarchitect@gmail.com
State License #AR9242

Received January 10, 2022
Planning and Building Department

October 13, 2021

Mr. Schaffer Weeks
Len Weeks Construction
62 Hypolita Street
St. Augustine, Florida 32084
sweeks@LWCDD.com

Wood Environment & Infrastructure Solutions, Inc.
6256 Greenland Road
Jacksonville, Florida 32258
Phone: 904.396.5173 • Fax: 904.396.5703
www.woodplc.com

Subject: **Report of Pre-Demolition Survey for Asbestos-Containing Materials**
Two-Story Commercial Structure
63 Hypolita Street
St. Augustine, Florida 32084
Wood Project Number 6783-21-5086

Dear Mr. Weeks:

Wood Environment and Infrastructure Solutions, Inc. (Wood) has completed the Pre-Demolition Asbestos Survey within/on the commercial building located at 63 Hypolita Street in St. Augustine, Florida. The survey included visual observations, material sampling, and laboratory analysis of suspect asbestos-containing materials. Our services were authorized by your acceptance of our work order. This survey/sampling was performed on September 30, 2021, by Mr. James Marsh of Wood, a U.S. Environmental Protection Agency (EPA) accredited Asbestos Building Inspector, under the direction of our Florida Licensed Asbestos Consultant. This report presents the project background, material sampling procedures, and analytical results. Test results, professional licenses, and accreditations of Wood personnel are attached.

Background Information

The purpose of the Pre-Demolition survey was to safely test accessible suspect asbestos-containing materials (ACMs) within/on the existing structure for the presence of asbestos. This survey was performed in general compliance with the Environmental Protection Agency (EPA) NESHAP asbestos survey requirements. We understand that no previous survey of this type had been performed at the site. The samples were obtained by Mr. Marsh based on distribution and accessibility. The building is mostly vacant apart from a relatively small store.

A description of the mostly structure is as follows:

Two-Story Structure
Wood Frame Building with Shingle Siding
Metal Roof and Roll Roofing
Ceramic Tile on Front Wall

Wood Floors
Felt Flooring
Wall Board

The front of the first floor is an open business, and the remainder is unfinished wood storage. The second floor is divided into five rooms, all open space for storage.

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Sampling and Analysis Procedures

Wood obtained eighteen (18) samples of suspect asbestos-containing materials as follows:

Exterior Siding Shingle	1 Sample
Concrete Slab	1 Sample
Exterior Ceramic Wall Tile Grout	1 Sample
Exterior Ceramic Wall Tile Mortar	1 Sample
Wall Board	2 Samples
Felt Flooring	4 Samples
Lower Roof Metal Coating	2 Samples
Lower Roof Flashing	1 Samples
Exterior Window Glazing	1 Sample
Rear Roof Fabric	1 Sample
Rear Roof Flashing	1 Sample
Upper Roof Roll Roofing	1 Sample
Upper Roof Gray Coating	1 Sample

The samples were analyzed by CEI labs using Polarized Light Microscopy (PLM) coupled with Dispersion Staining as outlined in the Environmental Protection Agency's (EPA's) "Method for the Determination of Asbestos in Bulk Building Material (EPA-600/R-93/116)."

Summary of PLM Results

Three (3) of the 18 samples were found to be Asbestos-Containing Material (ACM) as defined by the EPA. Those results are shown in the table below:

Sample No.	Sample Type	Location	Asbestos Type	Asbestos Percentage/Appx Extent of Material
63-1	Siding Shingle	Exterior	Non-Friable/Cat II	15% 2,800 Sq. Ft.
63-12	Roof Flashing	Lower Roof	Non-Friable/Cat I	3% 18 Sq. Ft.
63-16	Roof Flashing	Rear Roof	Non-Friable/Cat I	5% 16 Sq. Ft.

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Conclusions

Based on the sample analysis results, it appears that asbestos is present in the exterior siding shingle and lower/rear roof flashing.

Recommendations

The asbestos-containing non-friable Category II ACM exterior siding must be removed prior to building demolition by a State of Florida Licensed Asbestos Abatement Contractor.

The asbestos-containing non-friable/Category I roof flashing does not need to be removed prior to demolition of the structure but must be thoroughly wetted prior to and during demolition. It is our current understanding that several landfills, including Trail Ridge do accept non-friable asbestos-containing waste included in demolition debris. The demolition contractor should confirm acceptance at an approved facility prior to submitting his contract bid.

It is noted that all asbestos abatement and/or removal operations must be performed in accordance with applicable Occupational Health & Safety Administration (OSHA) regulations.

Qualifications of the Report

The findings included herein are based on information obtained during a site visit and from previous experience. If additional information becomes available, which might impact our conclusions, Wood requests the opportunity to review the information, reassess the potential concerns, and modify opinions, if warranted.

This report is intended for the exclusive use of Len Weeks Construction under the terms and conditions of our agreement. Use of this report or reliance upon information contained in this report by any other party implies an agreement by that party to the same terms and conditions under which our services were provided. Furthermore, any use of this report by a party for purposes beyond those intended by Wood will be at their sole risk. These findings are relevant to the dates of our services and should not be relied upon to represent conditions at substantially earlier or later dates.

Received January 10, 2022
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Wood appreciates this opportunity to serve as consultants to you. If you have any questions concerning this report, please do not hesitate to contact us.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.

James E. Marsh
Environmental Geologist
AHERA Inspector/Management Planner

John Stump, P.G., LAC
Qualifying Agent
Asbestos Consultant: Florida
License No. AX0000042

Appendix A: Bulk Sample Analysis Results
Appendix B: Surveyor/Laboratory Certifications
Appendix C: Photographic Documentation

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APPENDIX A

BULK SAMPLE ANALYSIS RESULTS
(PLM)

Received January 10, 2022
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ASBESTOS ANALYTICAL REPORT
By: Polarized Light Microscopy

Prepared for

Wood Environment & Infrastructure Solutions

CLIENT PROJECT: 63 Hypolita Street, 6783-21-5086

LAB CODE: B217923

TEST METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORT DATE: 10/06/21

TOTAL SAMPLES ANALYZED: 18

SAMPLES >1% ASBESTOS: 3

Received January 10, 2022
Planning and Building Department

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Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 63 Hypolita Street, 6783-21-5086 **LAB CODE: B217923**

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
63-1		B129017	Gray,White	Siding Shingle	Chrysotile 15%
63-2		B129018	Gray,White	Concrete Slab	None Detected
63-3		B129019	Gray	Grout	None Detected
63-4		B129020	Gray	Mortar	None Detected
63-5		B129021	Brown	Wallboard	None Detected
63-6		B129022	Brown	Wallboard	None Detected
63-7		B129023	Black,Green	Felt Flooring	None Detected
63-8		B129024	Black,Variously	Felt Flooring	None Detected
63-9		B129025	Black,Gray	Felt Flooring	None Detected
63-10		B129026	Black,Gray	Felt Flooring	None Detected
63-11	Layer 1	B129027	Silver	Silver Paint	None Detected
	Layer 2	B129027	White,Black	Roof Coating	None Detected
63-12	Layer 1	B129028	Silver	Silver Paint	None Detected
	Layer 2	B129028	Black	Flashing	Chrysotile 3%
63-13		B129029	White	Window Glazing	None Detected
63-14	Layer 1	B129030	Silver	Silver Paint	None Detected
	Layer 2	B129030	White,Black	Roof Coating	None Detected
63-15		B129031	Black	Roof Fabric	None Detected
63-16		B129032	Black,Brown	Roof Flashing	Chrysotile 5%
63-17		B129033	Black	Rolled Roofing	None Detected
63-18		B129034	Silver,Red	Metal Coating	None Detected

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ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B217923
Date Received: 10-01-21
Date Analyzed: 10-06-21
Date Reported: 10-06-21

Project: 63 Hypolita Street, 6783-21-5086

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
63-1 B129017	Siding Shingle	Heterogeneous Gray,White Fibrous Tightly Bound			2% 33% 50%	Paint Binder Silicates	**15% Chrysotile**
63-2 B129018	Concrete Slab	Heterogeneous Gray,White Non-fibrous Tightly Bound			2% 33% 65%	Paint Binder Silicates	None Detected
63-3 B129019	Grout	Heterogeneous Gray Non-fibrous Bound			50% 50%	Binder Silicates	None Detected
63-4 B129020	Mortar	Heterogeneous Gray Non-fibrous Bound			90% 10%	Binder Silicates	None Detected
63-5 B129021	Wallboard	Heterogeneous Brown Fibrous Bound	98%	Cellulose	2%	Paint	None Detected
63-6 B129022	Wallboard	Heterogeneous Brown Fibrous Bound	98%	Cellulose	2%	Paint	None Detected
63-7 B129023	Felt Flooring	Heterogeneous Black,Green Fibrous Bound	50%	Cellulose	35% 15%	Tar Binder	None Detected

Received January 10, 2022
Planning and Building Department

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ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B217923
Date Received: 10-01-21
Date Analyzed: 10-06-21
Date Reported: 10-06-21

Project: 63 Hypolita Street, 6783-21-5086

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
63-8 B129024	Felt Flooring	Heterogeneous Black,Variously Fibrous Bound	50%	Cellulose	35% 15%	Tar Binder	None Detected
63-9 B129025	Felt Flooring	Heterogeneous Black,Gray Fibrous Bound	50%	Cellulose	35% 15%	Tar Binder	None Detected
63-10 B129026	Felt Flooring	Heterogeneous Black,Gray Fibrous Bound	50%	Cellulose	35% 15%	Tar Binder	None Detected
63-11 Layer 1 B129027	Silver Paint	Heterogeneous Silver Non-fibrous Bound			35% 15% 50%	Tar Binder Paint	None Detected
Layer 2 B129027	Roof Coating	Heterogeneous White,Black Fibrous Bound	10% 10%	Synthetic Fiber Fiberglass	60% 20%	Tar Binder	None Detected
63-12 Layer 1 B129028	Silver Paint	Heterogeneous Silver Non-fibrous Bound			35% 15% 50%	Tar Binder Paint	None Detected
Layer 2 B129028	Flashing	Heterogeneous Black Fibrous Bound	2%	Cellulose	80% 15%	Tar Binder	3% Chrysotile

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ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B217923
Date Received: 10-01-21
Date Analyzed: 10-06-21
Date Reported: 10-06-21

Project: 63 Hypolita Street, 6783-21-5086

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
63-13 B129029	Window Glazing	Heterogeneous White Non-fibrous Bound			2% 73% 25%	Paint Binder Calc Carb	None Detected
63-14 Layer 1 B129030	Silver Paint	Heterogeneous Silver Non-fibrous Bound			35% 15% 50%	Tar Binder Paint	None Detected
Layer 2 B129030	Roof Coating	Heterogeneous White,Black Fibrous Bound	10% 10%	Synthetic Fiber Fiberglass	60% 20%	Tar Binder	None Detected
63-15 B129031	Roof Fabric	Heterogeneous Black Fibrous Bound	70%	Fiberglass	30%	Tar	None Detected
63-16 B129032	Roof Flashing	Heterogeneous Black,Brown Fibrous Bound	30% 15%	Fiberglass Cellulose	50%	Tar	**5% Chrysotile**
63-17 B129033	Rolled Roofing	Heterogeneous Black Fibrous Bound	45%	Cellulose	45% 10%	Tar Gravel	None Detected
63-18 B129034	Metal Coating	Heterogeneous Silver,Red Fibrous Bound	5%	Talc	75% 20%	Binder Tar	None Detected

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LEGEND:
Non-Anth = Non-Asbestiform Anthophyllite
Non-Trem = Non-Asbestiform Tremolite
Calc Carb = Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORTING LIMIT: <1% by visual estimation

REPORTING LIMIT FOR POINT COUNTS: 0.25% by 400 Points or 0.1% by 1,000 Points

REGULATORY LIMIT: >1% by weight

Due to the limitations of the EPA 600 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. *Estimated measurement of uncertainty is available on request.*

This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins CEI. Eurofins CEI makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. Samples were received in acceptable condition unless otherwise noted. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

Information provided by customer includes customer sample ID and sample description.

ANALYST: Justin Shu

APPROVED BY: Tianbao Bai, Ph.D., CIH
Laboratory Director

NVLAP TESTING
NVLAP LAB CODE 101768-0

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CHAIN OF CUSTODY

730 SE Maynard Road, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

LAB USE ONLY:
CEI Lab Code: B217923
CEI Lab I.D. Range: B129017 - B129084

18

COMPANY INFORMATION	PROJECT INFORMATION
CEI CLIENT #:	Job Contact: James Marsh
Company: Wood E I & S	Email / Tel: 904-610-5379
Address: 6256 Greenland Rd Jacksonville, FL 32258	Project Name: 63 Hypolita Street
	Project ID#: 6783-21-5086
Email: james.marsh@woodplc.com	PO #: Same # →
Tel: 904-610-5379 Cell Fax: —	STATE SAMPLES COLLECTED IN: FL 9/30/21

IF TAT IS NOT MARKED STANDARD 3 DAY TAT APPLIES.

ASBESTOS	METHOD	TURN AROUND TIME 4 HR	8 HR	1 DAY	2 DAY	3 DAY	5 DAY
PLM BULK 18	EPA 600	☐	☐	☐	☐	☐	☐
PLM POINT COUNT (400)	EPA 600	☐	☐	☐	☐	☐	☐
PLM POINT COUNT (1000)	EPA 600	☐	☐	☐	☐	☐	☐
PLM GRAV w POINT COUNT	EPA 600		☐	☐	☐	☐	☐
PLM BULK	CARB 435		☐	☐	☐	☐	☐
PCM AIR	NIOSH 7400	☐	☐	☐	☐	☐	☐
TEM AIR	EPA AHERA	☐	☐	☐	☐	☐	☐
TEM AIR	NIOSH 7402	☐	☐	☐	☐	☐	☐
TEM AIR (PCME)	ISO 10312	☐	☐	☐	☐	☐	☐
TEM AIR	ASTM 6281-15	☐	☐	☐	☐	☐	☐
TEM BULK	CHATFIELD		☐	☐	☐	☐	☐
TEM DUST WIPE	ASTM D6480-05 (2010)	☐	☐	☐	☐	☐	☐
TEM DUST MICROVAC	ASTM D5755-09 (2014)	☐	☐	☐	☐	☐	☐
TEM SOIL	ASTM D7521-16			☐	☐	☐	☐
TEM VERMICULITE	CINCINNATI METHOD			☐	☐	☐	☐
TEM QUALITTATIVE	IN-HOUSE METHOD		☐	☐	☐	☐	☐
OTHER:		☐	☐	☐	☐	☐	☐

REMARKS / SPECIAL INSTRUCTIONS:

☐ Accept Samples
☐ Reject Samples

Relinquished By:	Date/Time	Received By:	Date/Time
	9/30/21 6pm	CBB	10/1 10:30

Samples will be disposed of 30 days after analysis

Received January 10, 2022
Planning and Building Department

1521 1423

eurofins | CEI

SAMPLING FORM

COMPANY CONTACT INFORMATION	
Company: Wood EI+S	Job Contact: James March
Project Name: 63 Hypolita Street	
Project ID #: 6783-21-5086	Tel: 904-610-5378

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	TEST	
63-1	Ext Siding Shingle		PLM ☑	TEM ☐
-2	Concrete Slab		PLM ☐	TEM ☐
-3	Ext Cem. Wall Tile - brown		PLM ☑	TEM ☐
-4	" " " Mortar		PLM ☑	TEM ☐
-5	2nd Flr Wall Board - Plaster		PLM ☑	TEM ☐
-6	" " " Hall		PLM ☑	TEM ☐
7	Roof Felt Floorlab - brown Roof		PLM ☐	TEM ☐
8	" " " Multi Colored "		PLM ☐	TEM ☐
9	" " " Gray "		PLM ☐	TEM ☐
10	" " " Body "		PLM ☐	TEM ☐
11	Lower Roof Coating on Metal		PLM ☑	TEM ☐
12	" " Flashing		PLM ☐	TEM ☐
13	Ext Wall Glazing		PLM ☑	TEM ☐
14	Lower Roof Coating on Metal		PLM ☐	TEM ☐
15	Upper Roof Fabric		PLM ☐	TEM ☐
16	Upper Roof Flashing		PLM ☑	TEM ☐
17	Upper Roof - Roll Roof		PLM ☑	TEM ☐
18	" " " Gray Metal Coating		PLM ☑	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐

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APPENDIX B

SURVEYORS CERTIFICATIONS

Received December 17, 2021
Planning and Building Department

UF | TREEO Center
UNIVERSITY of FLORIDA

Center for Training, Research and Education for Environmental Occupations

certifies

James Edward Marsh

Wood EI&S, 2764 Woody Place Jacksonville, FL 32216

Having passed a 25-question exam with a score of 70% or higher has successfully met training requirements for

Asbestos Refresher: Inspector Online

FDBPR Asbestos Licensing Unit: Provider #0000995; Course #FL49-0006389 (½ Day; 3.40 Contact Hours)

(Reaccreditation for Inspector under TSCA Title II/AHERA)

Conducted

05/03/2021

Certificate #: 220085-1447
***Exam Date:* 05/03/2021**
***EPA accreditation expires:* 05/03/2022**
Principal Instructor: Brian Duchene, PE, LAC
CEUs: 0.4
FBPR LAC: #0000995; Course ## 0006389
FBPE CEHs: #0004021; Course #0009083/Educational Institutions: 4 CEHs

Carol Hinton

Carol Hinton, Associate Director

University of Florida TREEO Center • 3900 SW 63 Boulevard • Gainesville, FL 32608-3800 • 352-392-9570 • www.treeo.ufl.edu

Received December 17, 2021
Planning and Building Department

Ron DeSantis, Governor

Halsey Beshears, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS CONSULTANT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

STUMP, JOHN M

26919 LAKE LENA LANE
MOUNT DORA FL 32757

LICENSE NUMBER: AX0000042

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Received December 17, 2021
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United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101768-0

Eurofins CEI, Inc.

Cary, NC

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2021-04-01 through 2022-03-31

Effective Dates

For the National Voluntary Laboratory Accreditation Program

Received January 10, 2022
Planning and Building Department

APPENDIX C

PHOTOGRAPHIC DOCUMENTATION

Received January 10, 2022
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PHOTO 1: 63 Hypolita Street: Front View.

PHOTO 2: 63 Hypolita Street: East Elevation View.

Received January 10, 2022
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PHOTO 3: Entry to 1st Floor Rear Storage Area.

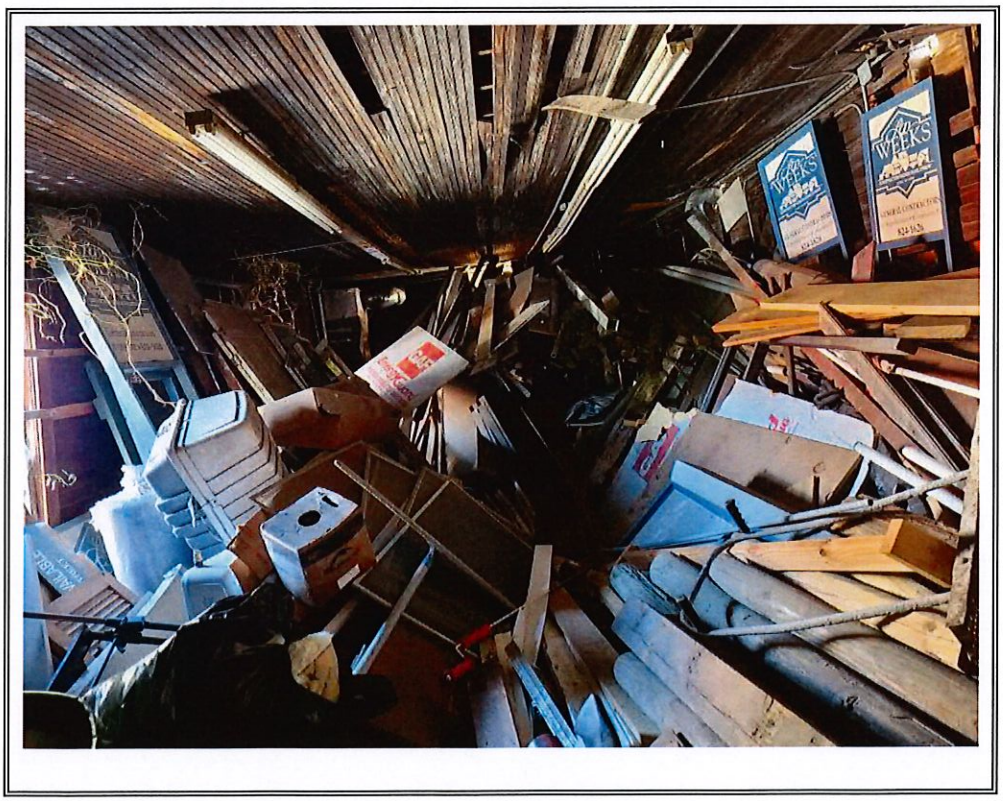

PHOTO 4: 1st Floor Rear Storage Area.

Received January 10, 2022
Planning and Building Department

PHOTO 5: Exterior Front Shop View.

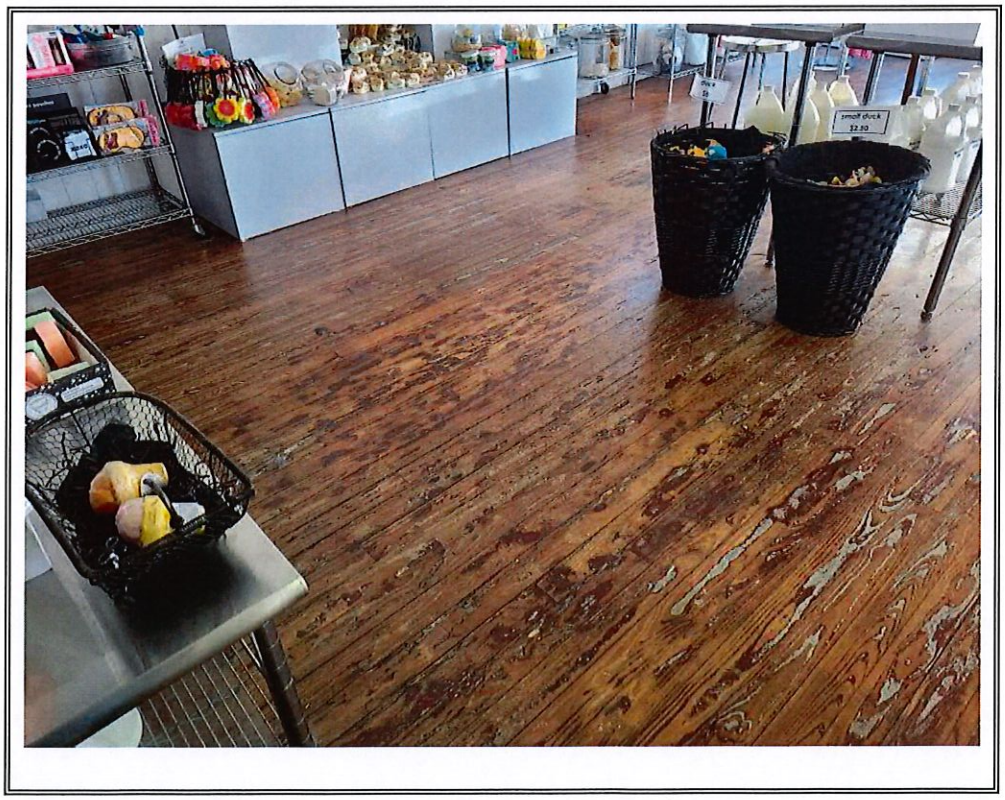

PHOTO 6: Shop Wood Flooring.

Received January 10, 2022
Planning and Building Department

PHOTO 7: Shop Wood Ceiling.

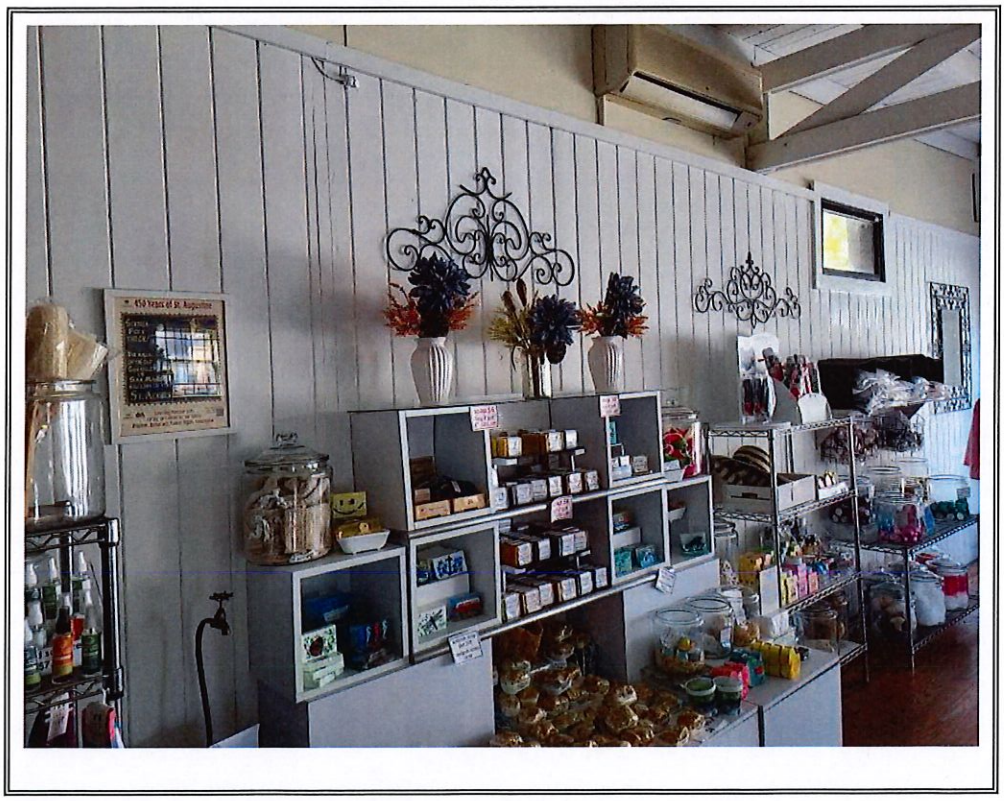

PHOTO 8: Shop Wood Wall.

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Planning and Building Department

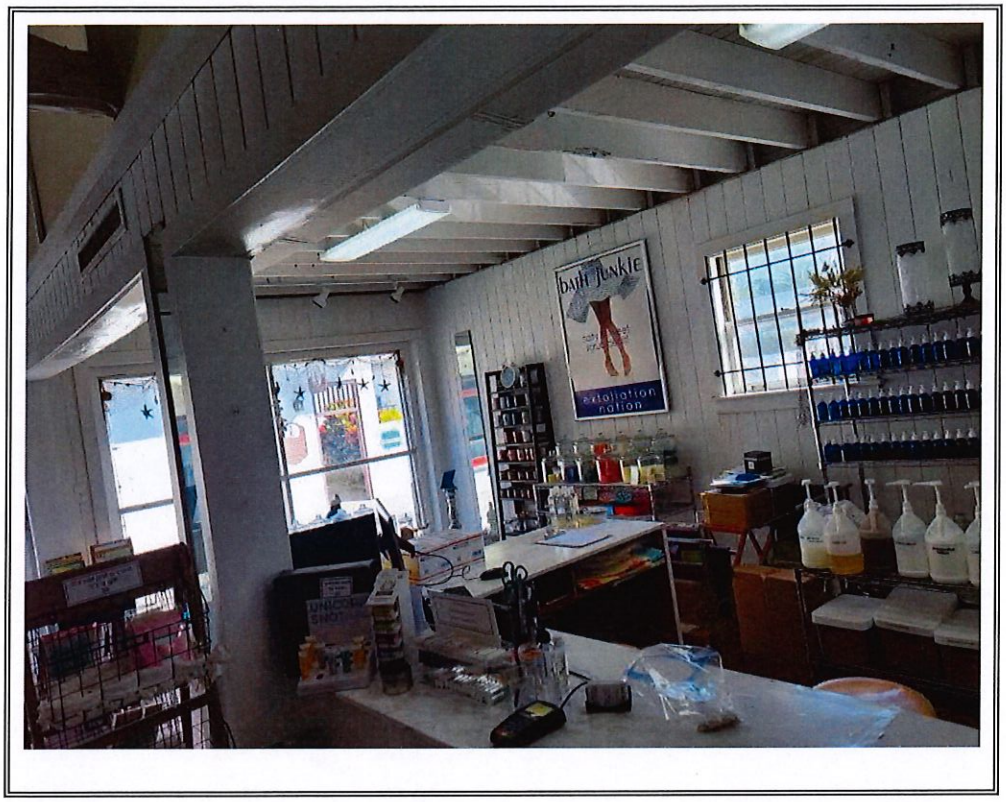

PHOTO 9: Shop View.

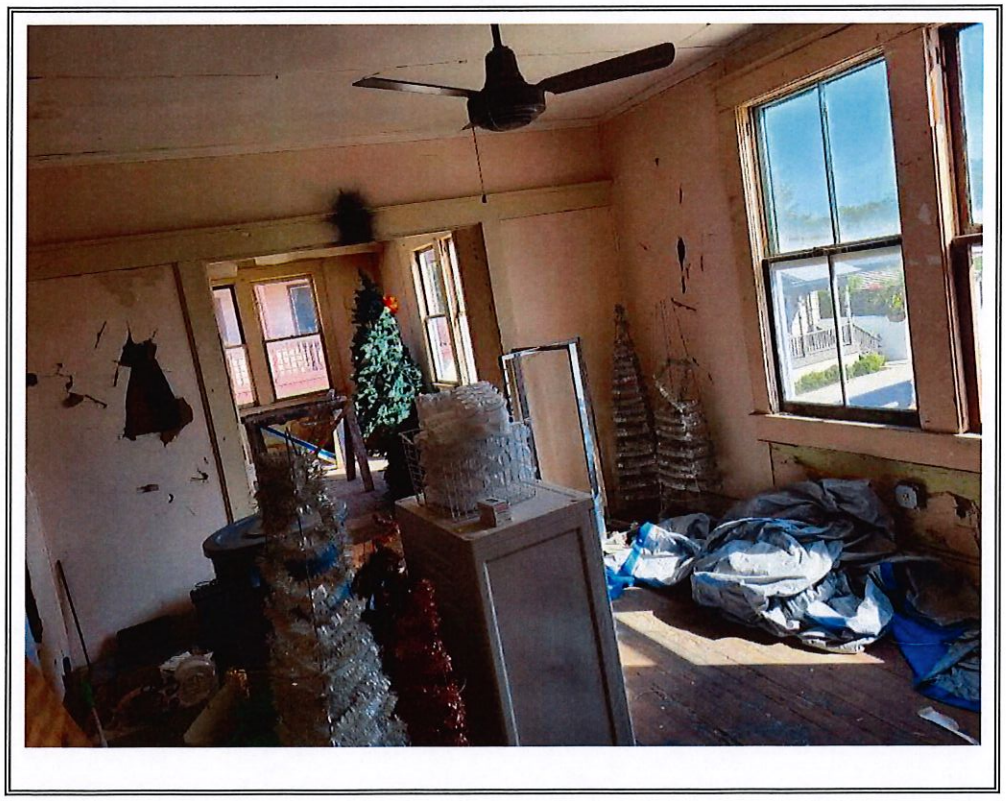

PHOTO 10: Second Floor North View.

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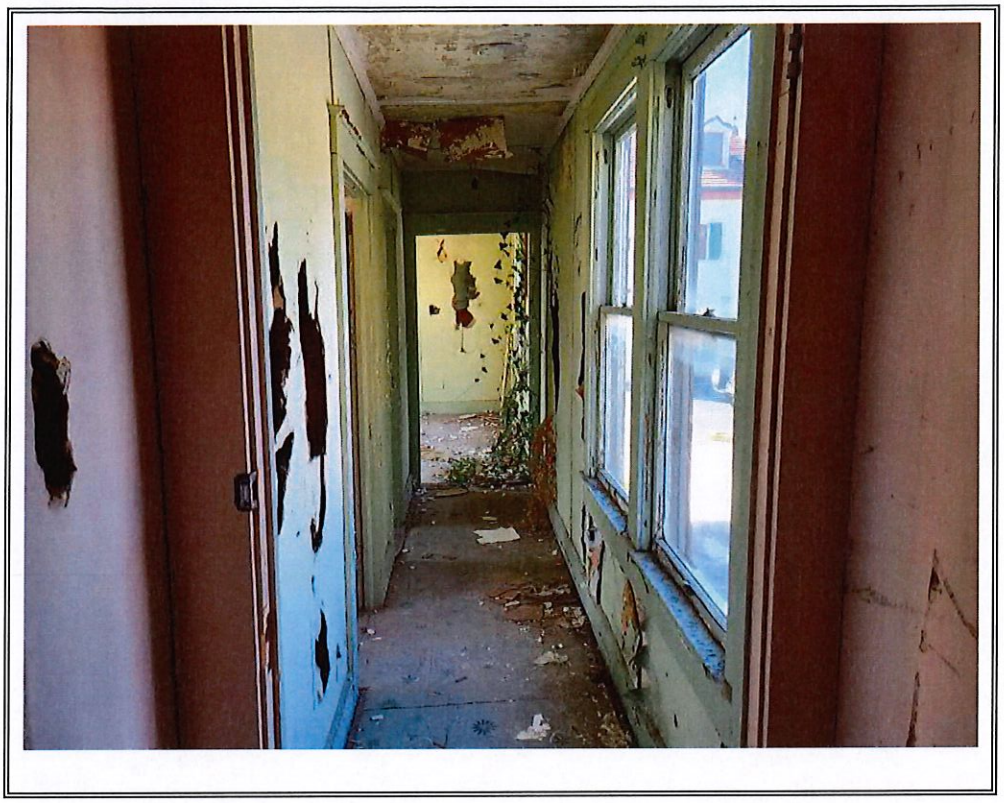

PHOTO 11: Second Floor Hall.

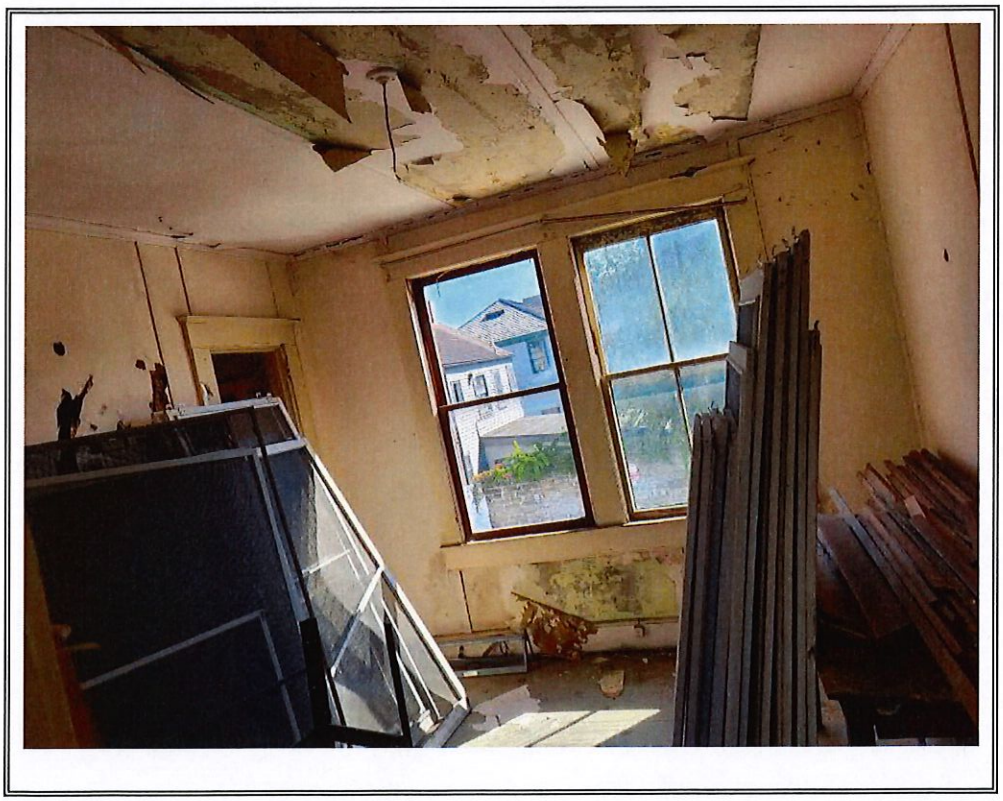

PHOTO 12: Second Floor Side Room.

Received January 10, 2022
Planning and Building Department

PHOTO 13: Second Floor Room.

PHOTO 14: Second Floor Felt Flooring under Carpet.

Received January 10, 2022
Planning and Building Department

PHOTO 15: Felt Flooring South Room.

PHOTO 16: Second Floor Ceiling View.

Received January 10, 2022
Planning and Building Department

PHOTO 17: Second Floor Wallboard Material.

PHOTO 18: Second Floor Felt Flooring in Hall.

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PHOTO 19: Upper Roof View.

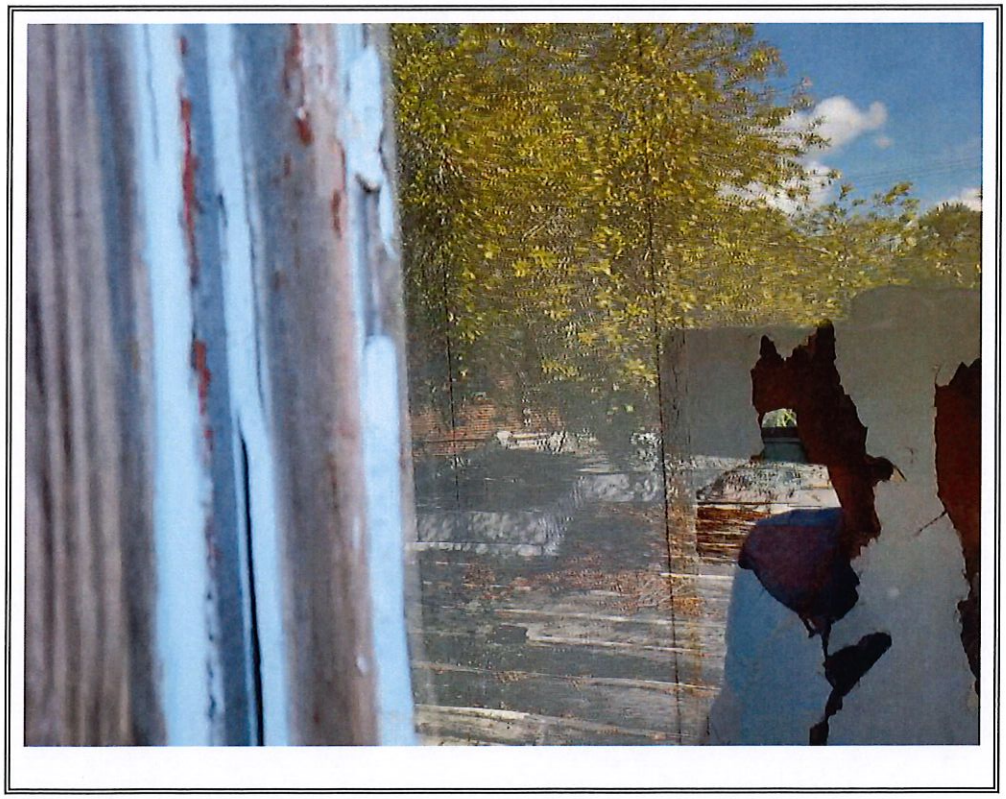


PHOTO 20: Exterior Window Glazing-Second Floor West.

Received January 10, 2022
Planning and Building Department

PHOTO 21: Fabric Roof Coating.

PHOTO 22: Coated Metal Roof.

Received January 10, 2022
Planning and Building Department

PHOTO 23: Roll Roofing.

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

QUITCLAIM DEED

Deed No. 28605

KNOW ALL MEN BY THESE PRESENTS: That

WHEREAS, the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, is by Section 253.03, Florida Statutes, authorized and empowered to convey certain lands under the terms and conditions set forth herein; and,

WHEREAS, said BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA did approve this transfer on the 22nd day of October, A. D. 1991.

NOW, THEREFORE, the undersigned BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, as "GRANTOR", under authority of Section 253.03, Florida Statutes, for and in consideration of the sum of One Hundred Ninety Thousand and 00/100 dollars ($190,000.00) and other good and valuable considerations, to it in hand paid by Claude L. Weeks, Jr., 62 Hypolita Street, St. Augustine, Florida 32084 as "GRANTEE", has remised, released, conveyed and quitclaimed, and by these presents does remise, release, convey and quitclaim unto GRANTEE, his successors, heirs, and assigns, forever, all the right, title, interest, claim and demand which GRANTOR may have in and to the following described lands in St. Johns County, Florida, to-wit:

See Exhibit "A"

SAVING AND RESERVING unto GRANTOR and its successors an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under the said land with the privilege to mine and develop the same.

Documentary Tax Pd. $ 1140.00
$ -0- Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns
County By: LBN D.C.

TO HAVE AND TO HOLD the above-described premises subject to outstanding easements, reservations and other interests appearing of record.

IN TESTIMONY WHEREOF, the members of the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA have hereunto subscribed their names and have caused the official seal of said BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA to be hereunto affixed, in the city of Tallahassee, Florida, on this the 13th day of November, A.D. 1991.

SEALED
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE
OF FLORIDA

GOVERNOR

SECRETARY OF STATE

ATTORNEY GENERAL

COMPTROLLER

TREASURER

APPROVED AS TO
FORM AND LEGALITY

By: Daryl L. Heiser
DNR Attorney

COMMISSIONER OF EDUCATION

COMMISSIONER OF AGRICULTURE

As and Constituting the BOARD
OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA.

COPY

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

Commence at the Southeast corner of Cordova and Hypolita Streets, in the City of St. Augustine, Florida and run North 82 degrees 45 minutes East along the South line of Hypolita Street 73.13 feet to an iron pipe in the South line of Hypolita Street and the Point of Beginning; from said Point of Beginning, run thence South 9 degrees 11 minutes East 60.88 feet to an iron pipe in the North line of that certain tract described in deed from Joy Carter Clark to Glen M. Millard and Patricia A. Millard recorded in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; run thence North 83 degrees 38 minutes East 25.4 feet, more or less, to the Northeast corner of said tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida; thence South 6 degrees 49 minutes East along the East line of the tract described in O.R. Book 526 at page 731, Public Records of St. Johns County, Florida, a distance of 27 feet, more or less, to a point that is North 81 degrees 46 minutes East, 90.8 feet from the Northwest corner of the Dragoon Barracks Lot, as conveyed to J. D. Thompson and Harold E. Ryman on March 2nd, 1935, said Northwest corner being marked by an iron marker 181.4 feet North along the East line of Cordova Street from a U.S. monument marking the Southwest corner of said Dragoon Barracks Lot; thence run South 6 degrees 44 minutes East 10 feet to a 3/4 inch iron pipe; thence North 81 degrees 46 minutes East 69.25 feet; thence North 6 degrees 34 minutes West 10 feet to a point 30 feet West of the Southeast corner of Lot 10, Block 18, according to the Official Map of the City of St. Augustine, Florida; thence run Northerly along the West line of Parcel 1 as described in that certain deed from Helen F. Newhard to Charles O. Barrett, recorded in O.R. Book 353 at page 698, Public Records of St. Johns County, Florida, to a point on the South line of Hypolita Street that is 31 feet West of the East boundary of said Lot 10, Block 18; thence run South 82 degrees 45 minutes West along the South line of Hypolita Street a distance of 96.92 feet, more or less, and the Point of Beginning.

SUBJECT, HOWEVER, to the rights of the City of St. Augustine, Florida and the public, if any, in and to any portion of Calla Sita Alley that may overlap or encroach upon the above described property.

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.
91 NOV 15 AM 10:16
Cheryl Strickland
CLERK OF CIRCUIT COURT

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1982500000
Location Address	63 HYPOLITA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug W of St George (COM) (610.06)
Tax Description*	CITY OF ST AUG N10 OF E50FT OF LOT 2 N10 OF W18FT OF LOT 8 W 18FT OF LOT 10 ALL 11 & E1/2 OF LOT 12 (EX S28FT) BLK 18 OR915/8 *The Description above is not to be used on legal documents.
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	19.3368
Acreage	0.180
Homestead	N

Owner Information

Owner Name	Weeks Claude L Jr 100%
Mailing Address	PO BOX 3225 SAINT AUGUSTINE, FL 32085-3225

Map

Valuation Information

	2022
Building Value	$80,611
Extra Features Value	$0
Total Land Value	$422,400
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$503,011**
Total Deferred	$113,283
Assessed Value	**$389,728**
Total Exemptions	$0
Taxable Value	**$389,728**

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

Historical Assessment Information

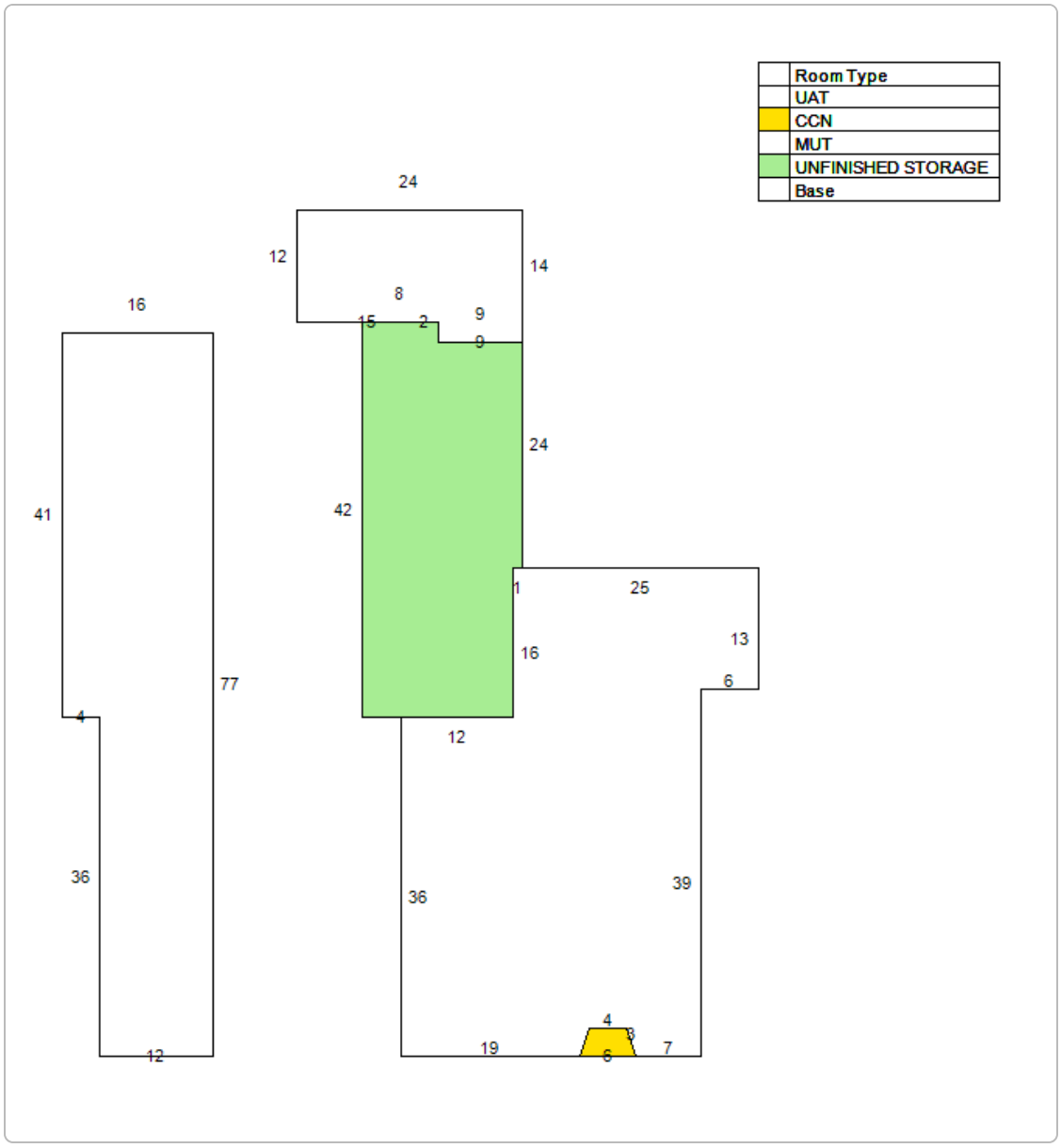
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$61,335	$0	$422,400	$0	$0	$483,735	$354,298	$129,437	$354,298
2020	$73,608	$0	$422,400	$0	$0	$496,008	$322,089	$173,919	$322,089
2019	$51,149	$0	$422,400	$0	$0	$473,549	$292,808	$180,741	$292,808
2018	$51,149	$0	$215,040	$0	$0	$266,189	$266,189	$0	$266,189
2017	$53,839	$0	$215,040	$0	$0	$268,879	$268,879	$0	$268,879
2016	$53,839	$0	$215,040	$0	$0	$268,879	$268,879	$0	$268,879
2015	$53,839	$0	$197,760	$0	$0	$251,599	$251,599	$0	$251,599
2014	$31,669	$0	$197,760	$0	$0	$229,429	$229,429	$0	$229,429
2013	$31,669	$0	$197,760	$0	$0	$229,429	$229,429	$0	$229,429
2012	$31,669	$0	$197,760	$0	$0	$229,429	$229,429	$0	$229,429
2011	$31,669	$0	$220,800	$0	$0	$252,469	$252,469	$0	$252,469
2010	$31,669	$0	$245,760	$0	$0	$277,429	$277,429	$0	$277,429

Building Information

Building	1	**Roof Cover**	Built Up
Year Built	1950	**Roof Structure**	Flat
Actual Area	3624	**Interior Flooring**	Pine Wood
Conditioned Area	1535	**Interior Wall**	Minimum
Use	Mixed Use (City/Historical)	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Cement Fiber, Stucco	**Baths**	

Description	Square Footage
BASE AREA	1535
UNFINISHED STORAGE	680
MASONRY UTILITY	306
CANOPY (COMMERCIAL)	15
UNFINISHED ATTIC	1088
Total SqFt	3624

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	0	0	7680	SF	$422,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	11/13/1991	$190,000.00	QUIT CLAIM DEED	915	8	U	I	TIITF/STATE OF FL	WEEKS CLAUDE L JR
	9/1/1990	$0.00	QUIT CLAIM DEED	871	61	U	I		TIITF/STATE OF FL
	9/1/1990	$0.00		871	55	U	I		
	8/1/1990	$225,000.00		866	846	Q	I		
	1/1/1977	$0.00		336	476	U	I		

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

CITY OF ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for January 20, 2022 Meeting

Application PL2021-0175 Address: 25 River Road

All Angles Construction, Inc. – Applicant Ian McCaskill - Owner

Project description: To demolish a building constructed ca. 1938 that is recorded in the Florida Master Site file and is not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ03622
National Register:	N/A	Construction date:	c. 1938
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1273100070		
Agenda Item:	8(c)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This one-story, wood frame residential building is located within the Andalucia Park subdivision and is the second residential structure on the south side of River Road in the block between S. Ponce De Leon Boulevard and S. Dixie Highway.
2. Constructed c. 1938, the Frame Vernacular style building has a front-facing gable roof, with a secondary gable over the enclosed front porch, and is covered with asbestos siding. A shed extension projects from the east elevation and a porch addition was added to the rear. Multiple window styles exist on the structure, including wood windows with multiple lite configurations, and metal-framed awning and jalousie windows in the addition. Other exterior details include metal awnings over the front entry and some east and west elevation windows. A detached masonry garage with wood-frame addition to the rear sits pushed-back from the property line at the southwest corner of the house.
3. The Florida Master Site file notes that the structure is not located in a district, nor would it contribute to a potential historic district if one were created.
4. The 1930 Sanborn map, updated to 1965, shows a wood-frame structure without shed extension or existing rear porch and detached masonry garage without the wood-frame addition at 25 River Road.
5. Polk City Directory research reveals what appears to be a single owner from 1940 through 1972. Though name variations exist between listings, the owner is primarily listed as C Francis Solana (and wife Marian).
6. The applicant provided plans for a replacement one-story residential structure. No design review requirements are in place for this area and replacement plan submittal is not required; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc.
7. Any redevelopment plans need to take the Tree and Landscape Ordinance into account and meet zoning requirements.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **25 River Road** because it is not a local landmark or otherwise designated as a historic building with the following conditions

- For any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
- To limit the time that the lot is vacant, the Board may consider a condition requiring the applicant submit the demolition permit application and the building permit application for the replacement structure simultaneously.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building and detached garage.

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

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

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

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

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

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

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

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

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

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

The building was built by 1938 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

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

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

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to surrounding frame vernacular buildings with a gable roof, front porch, and additions constructed over time.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans were submitted by the applicant for a proposed replacement structure and design review is not required; however, vacant lots are not desirable in a neighborhood.

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

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation or to be considered contributing to a historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of simple framer vernacular with gable roof and porch which has seen alterations over time including a shed-roof addition and the enclosure of the front porch.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine, particularly in the West Augustine area.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The wood frame building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction may be significantly different in appearance.

10. ***The justification for the proposed demolition.*** The applicant stated intent to construct a replacement on the site but did not provide justification for the demolition other than the deteriorated state of the structure.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Polk City Directory Research

STAFF PHOTOGRAPHS
25 River Road

Front (North) Elevation

STAFF PHOTOGRAPHS
25 River Road

Front (North) and East Elevations

STAFF PHOTOGRAPHS
25 River Road

West Elevation

West Elevation Window Detail

STAFF PHOTOGRAPHS
25 River Road

West Elevation

STAFF PHOTOGRAPHS
25 River Road

Rear (South) Elevation

STAFF PHOTOGRAPHS
25 River Road

Rear Porch

STAFF PHOTOGRAPHS
25 River Road

Rear (South) Elevation

Existing Shed in Rear Yard

STAFF PHOTOGRAPHS
25 River Road

East Elevation

STAFF PHOTOGRAPHS
25 River Road

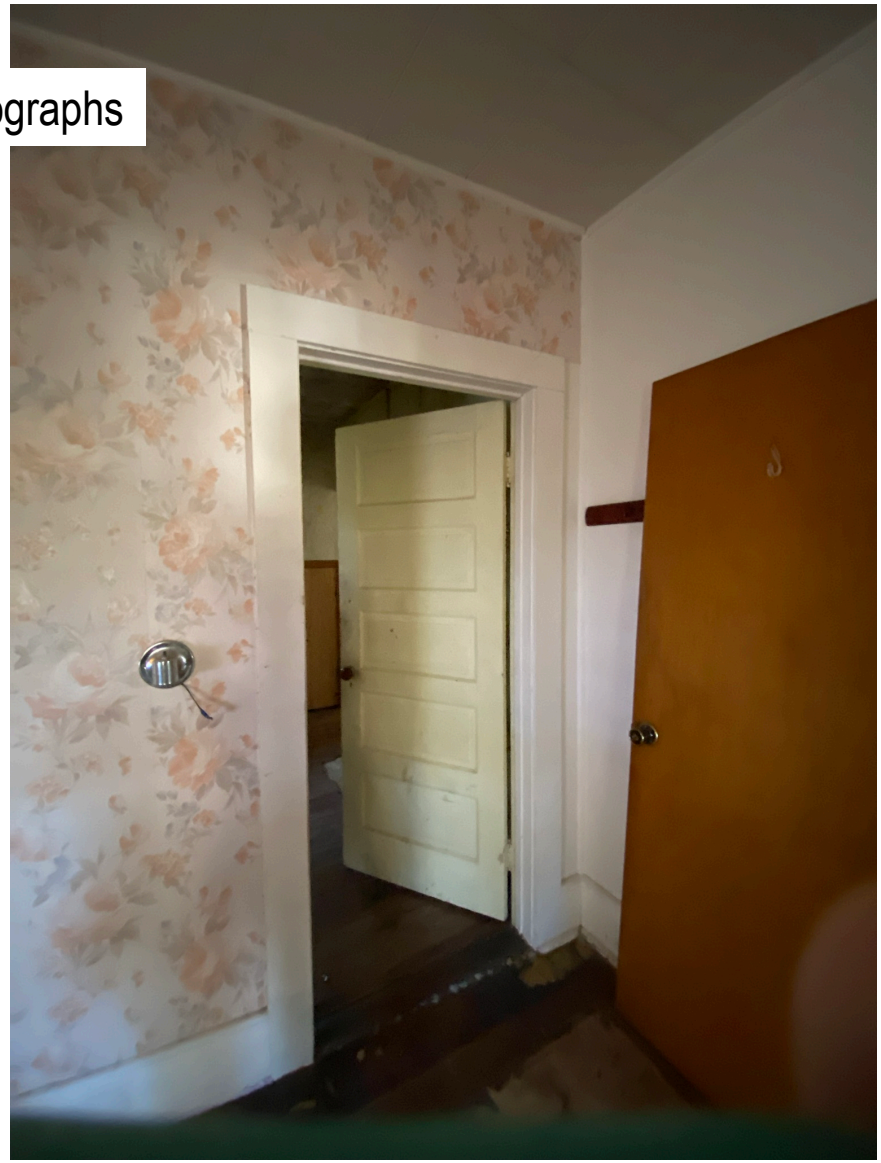
Interior of Enclosed Porch

STAFF PHOTOGRAPHS
25 River Road

Interior Photographs

STAFF PHOTOGRAPHS
25 River Road

Interior Photographs



STAFF PHOTOGRAPHS
25 River Road

Interior Photographs

STAFF PHOTOGRAPHS
25 River Road

Interior Photographs

STAFF PHOTOGRAPHS
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Interior Photographs

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25 River Road

Interior Photographs

STAFF PHOTOGRAPHS
25 River Road

Interior Photographs

STAFF PHOTOGRAPHS
25 River Road

Kitchen Ceiling Detail

Window Detail

Kitchen Sink

STAFF PHOTOGRAPHS
25 River Road

Window Detail

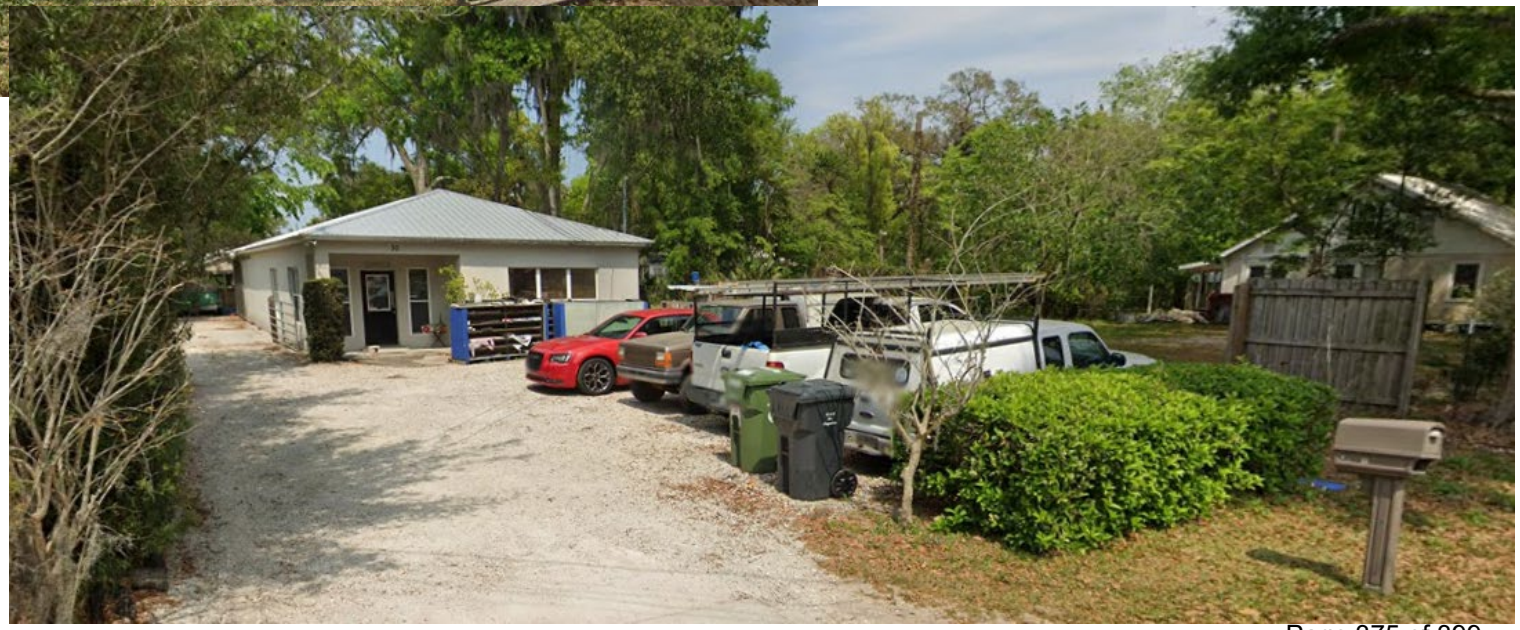
Door from detached garage on rear elevation

STAFF PHOTOGRAPHS
25 River Road

Garage Interior

STAFF PHOTOGRAPHS
25 River Road

Context Photographs



STAFF PHOTOGRAPHS
25 River Road

Context Photographs

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 3.0 11/96
Consult "Guide to Historical Structure Forms" for detailed instructions

Site # SJ03622
Recorder # 76
Field Date 8/30/99
Form Date 9/13/99

Site Name(s) (address if none) 25 River Road — *Multiple Listing (DHR only)*
Survey St. Augustine Update: S+P — *Survey #*
National Register Category Building

LOCATION AND IDENTIFICATION

Address (Include N,S,E,W; #; Ste, Ave, etc.) 25 River Rd
Cross Streets (nearest/between) River Road & S. Dixie Hwy.
City /Town (within 3 miles St. Augustine — In Current City Limit ☒ yes ☐ no ☐ unknown
County St. Johns — Tax Parcel #(s) 127310 0000
Subdivision name Andalucia Park — Block A — Lot 7, 8, W½ of Lot 30 & All Lot 31
Ownership individual
Name of Public Tract (e.g. park)
Route To (especially if no street address)

MAPPING

USGS 7.5' Map Name and Date St. Augustine — Map Date 1988
Township 7S Range 30E Section 19 1/4 section — Irregular section Yes
Landgrant Triay Grant — UTM: Zone — Easting — Northing
Plat or other map (map's name, location) St. Johns County Property Appraiser's map

DESCRIPTION

Style Frame Vernacular — Exterior Plan rectangular — Number of Stories 1
Structural System(s) wood frame
Foundation: Type(s) piers — Material(s) concrete block
Exterior Fabric(s) 1) asbestos 2) 3)
Roof: Type(s) gable — Material(s) asphalt shingles
Roof secondary strucs (dormers, etc.) 1) shed extension 2) 3)
Chimney: No — Material(s) — Location(s)
Windows (types, materials, etc.) Metal awning; metal s
Main Entrance (stylistic details)
Porches: #open 1 #closed — #incised — Location(s) North
Porch roof type(s)
Exterior Ornament
Interior Plan unknown
Condition fair
Surroundings (N=None, S=Some, M=Most, A=All) N commercial A residential N institutional N undeveloped
Ancillary Features (No. type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping
1 garage

Archaeological Remains None observed ☐ Check if Arch. Form Completed

DHR USE ONLY*****OFICIAL EVALUATIONS*******DHR USE ONLY**

NR DATE	*KEEPER-NR ELIGIBILITY*	☐ yes ☐ no	*Date*
SHPO-NR ELIGIBILITY	☐ yes ☐ no ☐ pot. elig ☐ insuf. info		*Date*
DELIST DATE	*LOCAL DESIGNATION*		*Date*
	Local office		

National Register Criteria for Evaluation ☐ *a* ☐ *b* ☐ *c* ☐ *d* *(See National Register Bulletin 15, p. 2)*

HISTORICAL STRUCTURE FORM

Site #8 SJ03622

Consult "Guide to Historical Structure Forms" for detailed instructions.

HISTORY

Construction date: 1938

Architect (last name first) Unknown Builder (last name first) Unknown

Alterations	Change Status	Year	Date Noted	Nature of Chnge
1)				
2)				
3)				

Uses: 1) Residence-private Date From 1938 Date To 1999

2) Date From Date To

3) Date From Date To

Other Uses

Ownership History (especially original owner, dates, profession, etc.)

See continuation sheet

RESEARCH METHODS

1) exam local prop recs
2) FL Site File-survey
3) FL Site File proprty
4) local library research
5) Sanborn maps
6) newspaper files

Other Methods (specify)

SURVEYOR'S EVALUATION OF SITE

Potentially eligible for local register? No:not eligible Name of local Register none

Individually eligible for National Register? No:not eligible

Potential contributor to Nat. Reg. district? No:not eligible

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

1) Architecture
2)
3)
4)
5)
6)

Explanation of Evaluation (required whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)

See continuation sheet

DOCUMENTATION (Photographs, Plans, etc.)

Bibliographic References (use Continuation Sheet, give FMSF # if relevant)

Clerk of Court Records, SJ County CH

St. Augustine Historical Society

Photographs (required) B+W prints(s) at least 3x5, at least one main facade)

Location of Negative Historic Property Assoc. Negative Nos. R4 F10

RECORDER

Name (last name first) Adams, William Affiliatio Historic Property Assoc.

Address and Phone No. P.O. Box 1002 St. Augustine, FL 32085 904-824-5178

Remember: Use a Supplement for Site Forms or other continuation sheet for descriptions that do not fit in the space above

REQUIRED: (1) USGS 7.5' MAP WITH STRUCTURE PINPOINTED IN RED
(2) LARGE SCALE STREET OR PLAT MAP

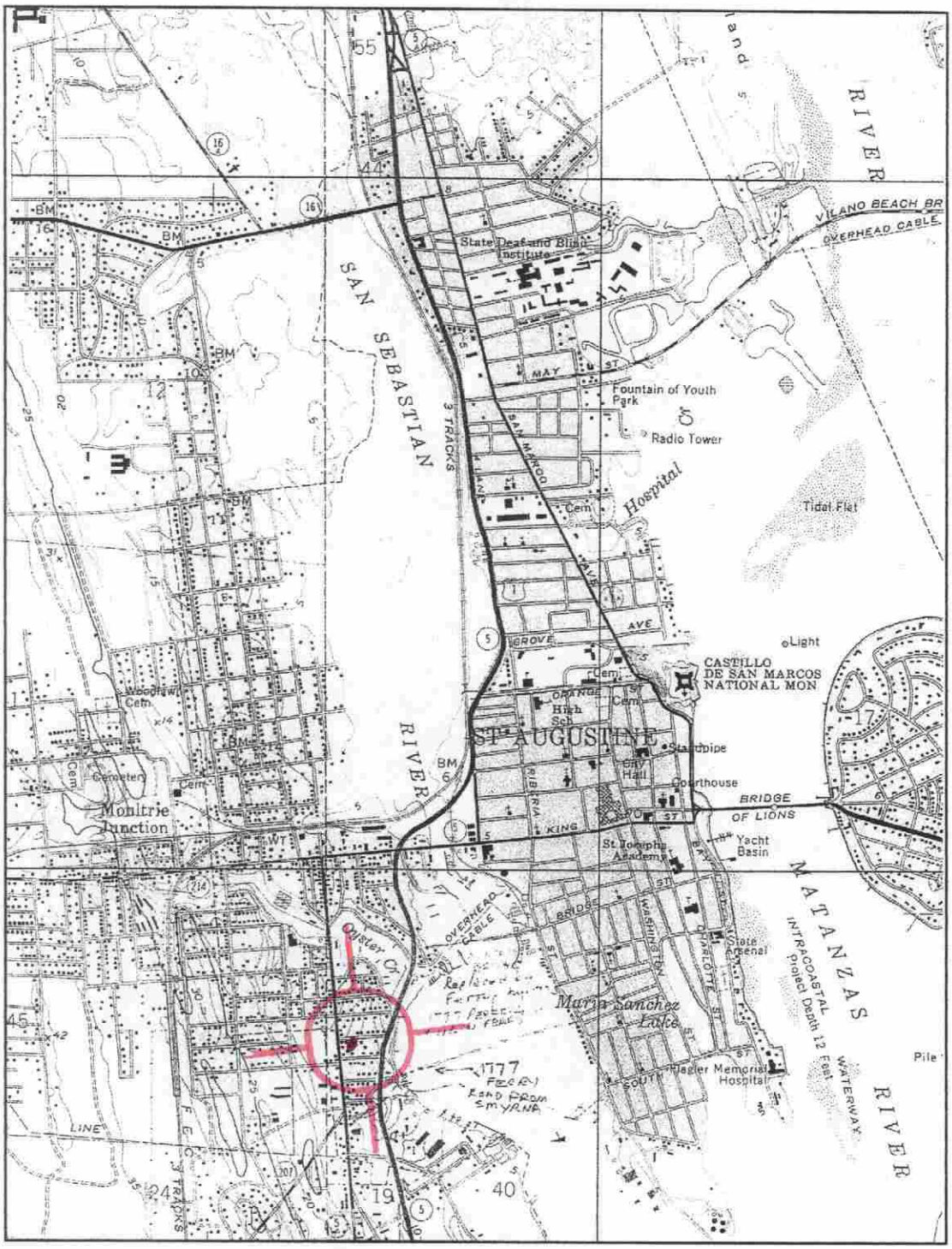
Suplementary Info Attached? Yes

GENERAL COMMENTS AND SUPPLEMENT INFORMATION

This one story, wood frame residential building is located within the Andalucia Park subdivision. Its architectural features include a shed extension, and a gable over gable entry. The proch is enclosed. It does not contribute to a potential historic district and is not sufficiently distinguished by itself to qualify for listing in the National Register.

A history of this part of the city and this specific subdivision can be found in Site Number 8SJ1788.

Property Appraiser records suggest a construction date of 1938 . The St. Augustine City Directory provides the following information about its occupancy: Francis Solana is listed as occupant from date of construction until 1951.

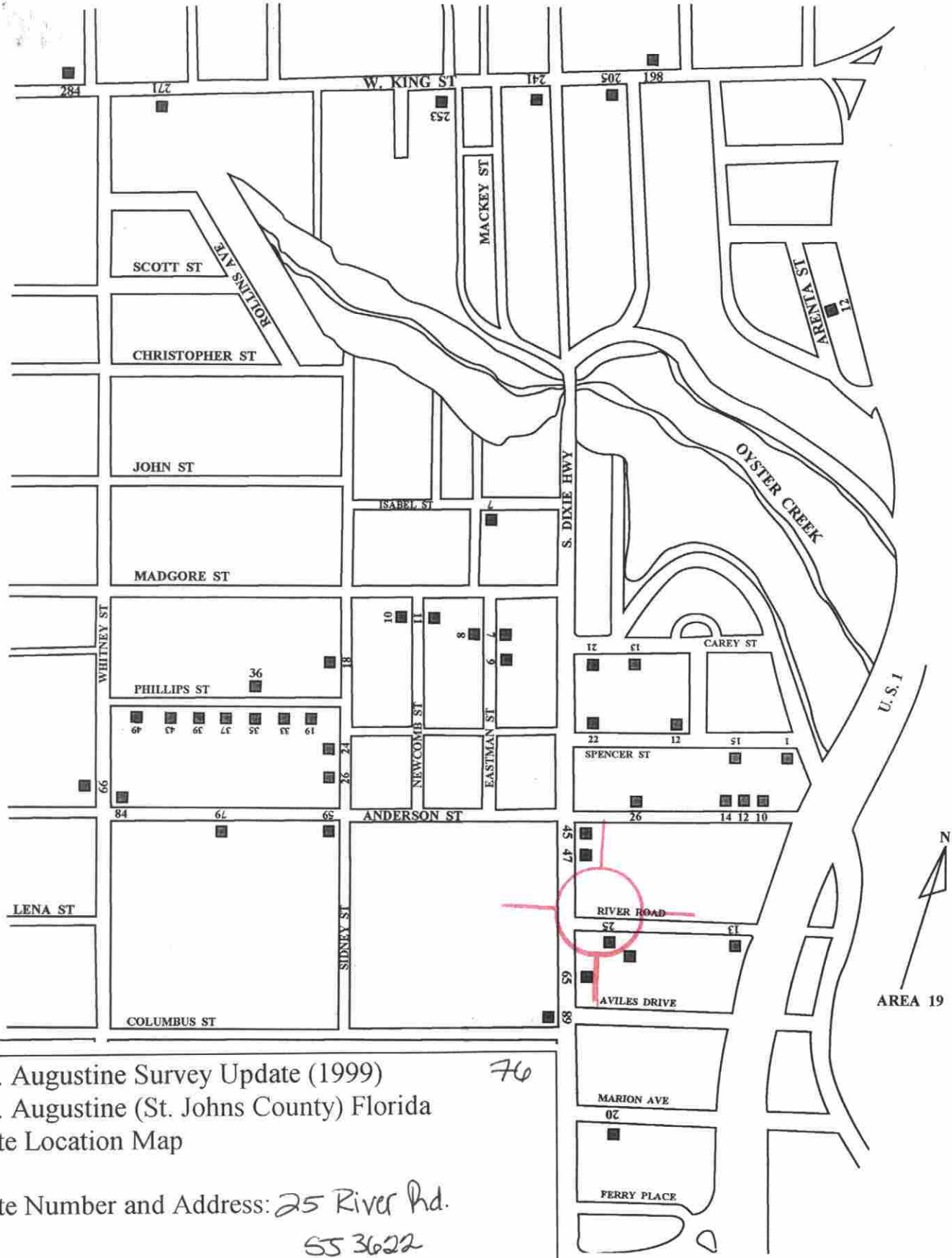


Site #: SJ3622

Address: 25 River Road

St. Augustine, Florida Quad
1:24,000 Scale 1956
Photo revised 1988
76

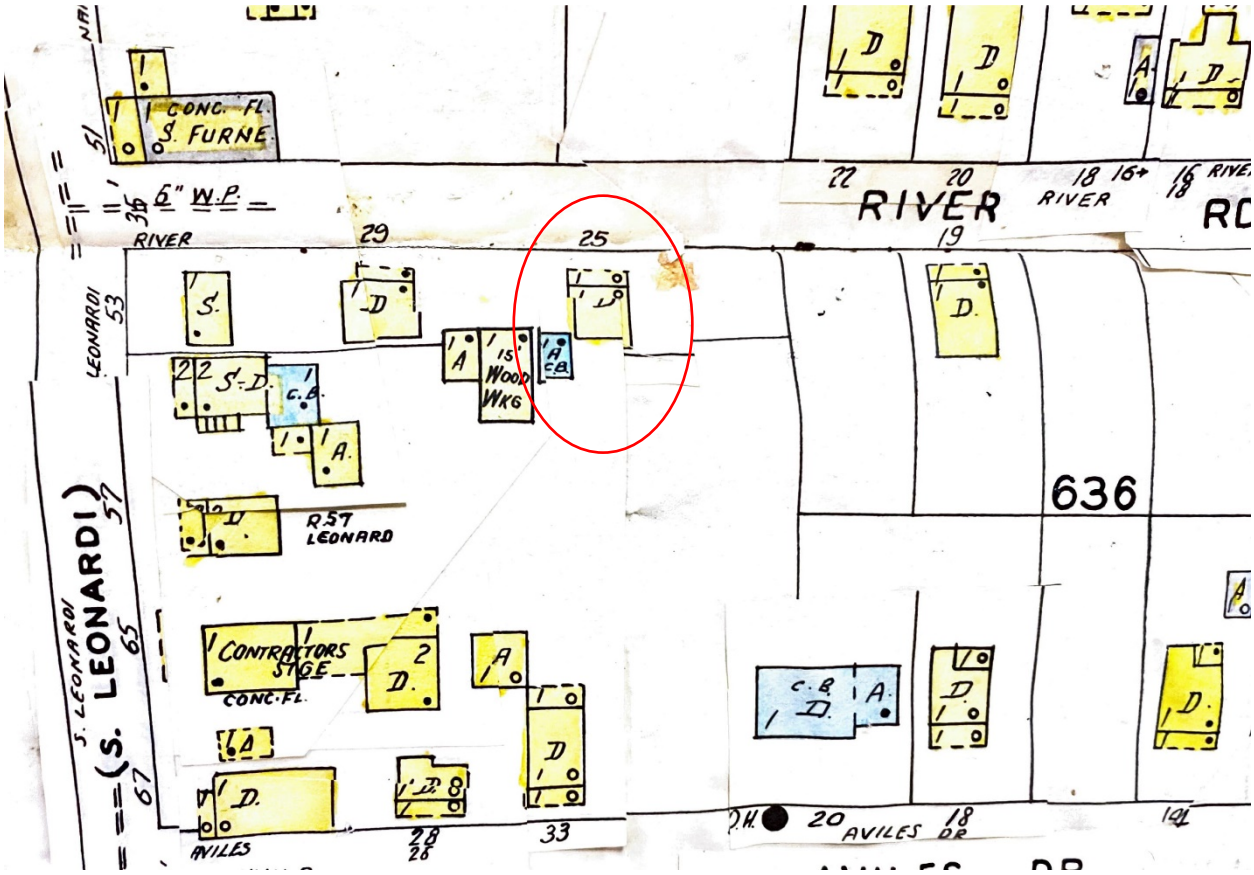
QUADRANGLE LOCATION



St. Augustine Survey Update (1999) 76
St. Augustine (St. Johns County) Florida
Site Location Map

Site Number and Address: 25 River Rd.
55 3622

SANBORN MAP 1930 updated to 1965
25 River Road



25 River Road (c. 1938)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1940+	Solano, Clarence	(o)	Meat ctr Service Market
1945	Solano, Francis C (Marian)	(o)	Meat ctr Edgard P. Mulligan
1951	Solana, C Francis (Marion J)	(o)	Carpenter Diesel Engine Sales
1957	Solana, C Francis (Marion J)	(o)	Carpenter
1962	Solana, C Francis (Marion J)	(o)	Carpenter Fairchild
1968	Solana, C Francis (Marion J)	(o)	Carpenter Fairchild's
1972	Solana, C Francis	(o)	Carpenter Fairchild's

\+ First entry found for this address
(o) Owner

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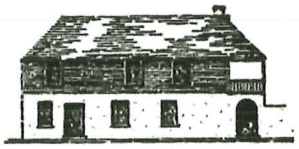

CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0175

Receipt No. 2275012 Meeting Date January 20th, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Chad Ruziskey
   Business (if applicable) All Angles Construction inc.
   Address 3756 Flamingo St.
   City St Augustine State FL Zip 32080
   Daytime telephone 904 806-4088 Other phone/email _____

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

***2. NAME OF PROPERTY OWNER JCT Management LLC.
   Business (if applicable) S. A. A. (Same as above)
   Address 100 Marina Cove Dr.
   City St. Augustine State FL Zip 32080
   Daytime telephone (required) 904-347-1863 Other phone _____

3. PROJECT STREET ADDRESS 25 River Rd.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 7 Block A Subdivision Andaluca Parque Parcel Number 127310-0070

5. DATE OF CONSTRUCTION 1938 Source: Property Appraisee

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

***New Property Owner. See attached the corrected signature page, deed, and Property Appraiser's report

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

Updated Owner Signature
Received January 11, 2022
Planning and Building Department

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

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

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

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

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

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

PRINT APPLICANT'S NAME Chad Ruzisky DATE 1/11/22

SIGNATURE OF APPLICANT _____

*** PRINT 1st OWNER'S NAME Ian McCaskill DATE 1/11/22

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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Planning/Building Dept.

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

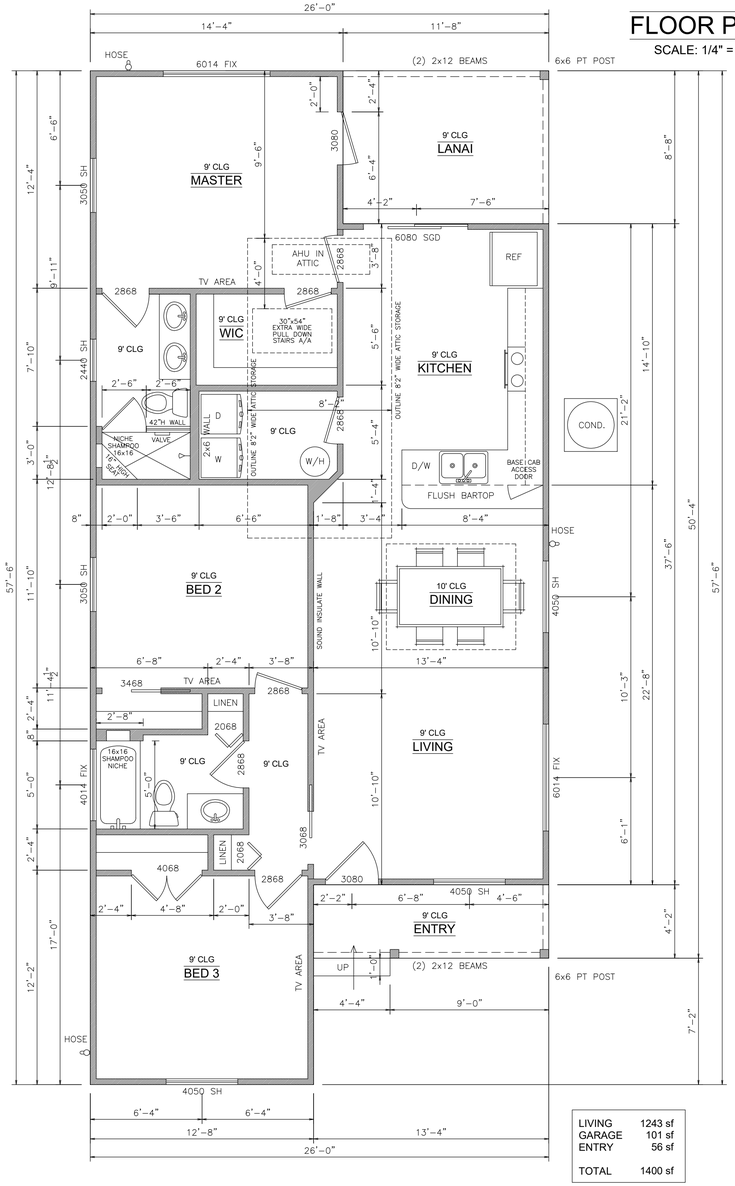
After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection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

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

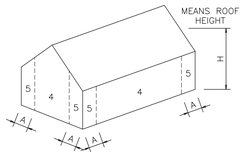
Received January 11, 2022
Planning and Building Department

FLOOR PLAN

SCALE: 1/4" = 1'-0"



LIVING	1243 sf
GARAGE	101 sf
ENTRY	56 sf
TOTAL	1400 sf



COMPONENTS AND CLADDING
WALLS
Structures less than or equal to 60 ft

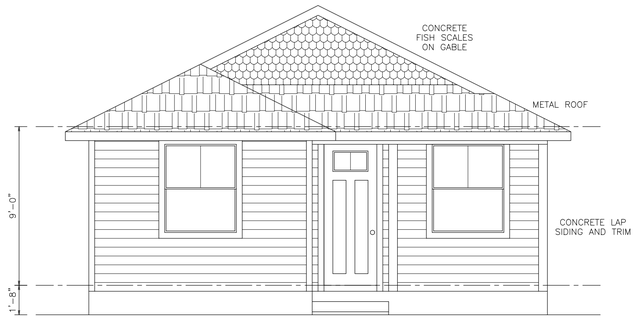
COMPONENT PRESSURES:

AREA	PRESSURE (psf)
4	MAX = 25.45
4	MIN = -27.61
5	MAX = 25.45
5	MIN = -34.08

Dimension a = 5.60 ft

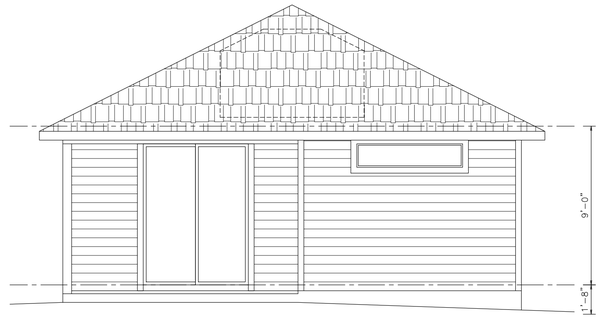
FRONT & REAR PORCHES SOFFIT VENTS ONLY

R806.2 MINIMUM VENT AREA
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

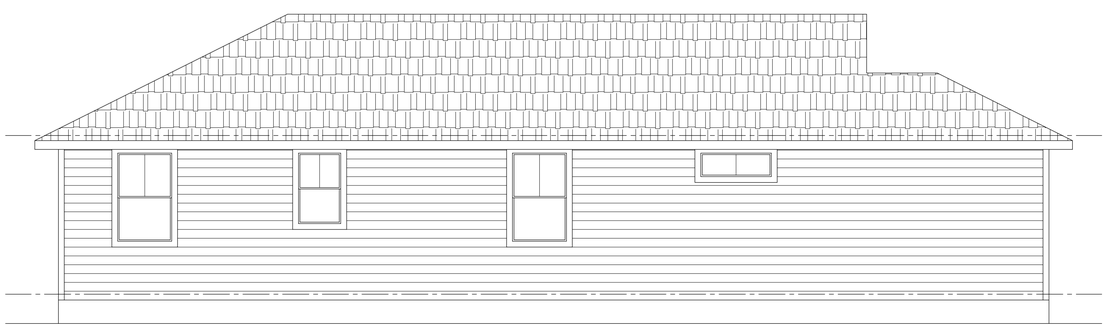
SCALE: 1/4" = 1'-0"

LIVING AREA ROOF VENTILATION

SPRAY FOAM INSULATION BLOWN IN ON THE UNDERSIDE OF THE ROOF SHEATHING, NO ROOF OR SOFFIT VENTS REQUIRED

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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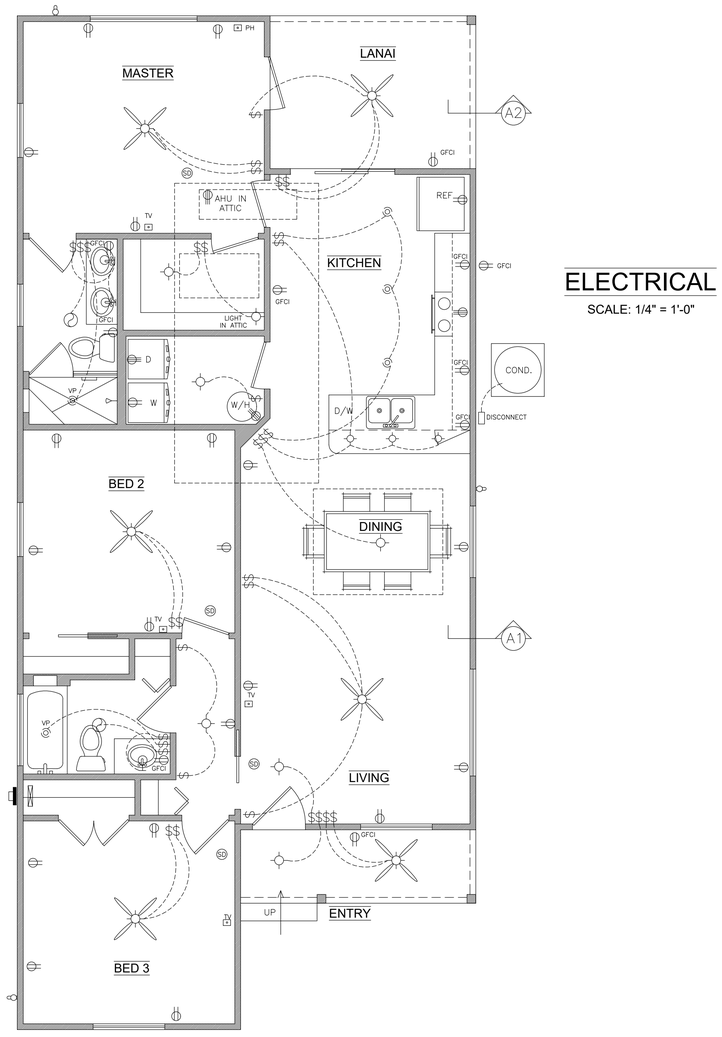


ELECTRICAL

SCALE: 1/4" = 1'-0"

HVAC, ELECTRICAL & SMOKE DETECTOR NOTES:

- HOUSE TO BE WIRED PER FBC E3902.16. ALL OUTLETS ARE TO BE TAMPER RESISTANT, 110 OUTLETS NOT GFCI ARE AFCI PROTECTED, ALL INSIDE GFCI ALSO AFCI PROTECTED
- AHU IN ATTIC SHALL HAVE A MEANS OF DISCONNECTING ALL UNDERGROUND SUPPLY CONDUCTORS IN ACCORDANCE TO TABLE E4101.5
- KITCHEN DISHWASHER BRANCH GROUND FAULT CIRCUIT-INTERRRUPTER PROTECTED
- SMOKE DETECTOR LOCATIONS, 1 INSIDE & 1 OUTSIDE ALL BEDROOMS, ONE EACH HABITABLE FLOOR, NOT LESS THAN 3' FROM BATHROOM & 20' FROM FIXED COOKING APPLIANCES
- SMOKE DECETOR'S OUTSIDE OF BEDROOMS ARE TO BE COMBINATION SMOKE/CARBON MONOXIDE DECETORS, SMOKE ALARMS SHALL BE INTERCONNECTED
- ALL GAS AND ELECTRICAL FIREPLACES ARE VENTLESS UNLESS OTHERWISE NOTED
- PLANS SHALL COMPLY WITH SECTION 6.05.05 OF THE FLAGLER COUNTY CODE, LIGHTING STANDARDS IN REFERENCE TO SEA TURTLES.

PLUMBING NOTES:

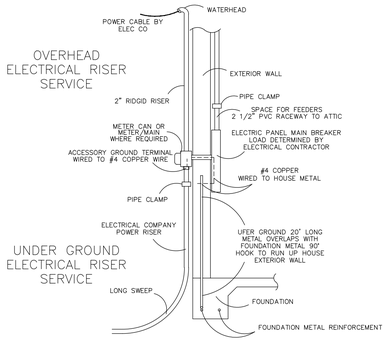
R322.1.7 – SANITARY SEWAGE SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOODWATERS INTO SYSTEMS AND DISCHARGES FROM SYSTEMS INTO FLOODWATERS.

P607.3 – THERMAL EXPANSION CONTROL.
WHERE A STORAGE WATER HEATER IS SUPPLIED WITH COLD WATER THAT PASSES THROUGH A CHECK VALVE, PRESSURE REDUCING VALVE OR BACKFLOW PREVENTER, A THERMAL EXPANSION CONTROL DEVICE SHALL BE CONNECTED TO THE WATER HEATER COLD WATER SUPPLY PIPE AT A POINT THAT IS DOWNSTREAM OF ALL CHECK VALVES, PRESSURE REDUCING VALVES AND BACKFLOW PREVENTERS. THERMAL EXPANSION CONTROL DEVICES SHALL BE SIZED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SHALL BE SIZED SUCH THAT THE PRESSURE IN THE WATER DISTRIBUTION SYSTEM SHALL NOT EXCEED THAT REQUIRED BY SECTION 604.8.

RESIDENTAL P2902.4 – HOSE BIBS SHALL BE PROTECTED BY AN AIR GAP, A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY, AN ATMOSPHERIC VENT, AN ATMOSPHERIC-TYPE VACUUM BREAKER, A PRESSURE-TYPE VACUUM BREAKER ASSEMBLY OR A HOSE CONNECTION BACKFLOW PREVENTER

EXTERIOR OPENING NOTES:

- EXTERIOR OPENING CONTRACTOR IS TO VERIFY ROUGH OPENING SIZES
- ALL BEDROOMS MUST HAVE MINIMUM ONE EGRESS OPENING, MINIMUM 20" WIDE, MINIMUM 24" HIGH AND MINIMUM 5.7 SQUARE FOOT OVERALL OPENING.
- OPERABLE WINDOW OPENINGS LOCATED MORE THAN 72" ABOVE SURFACE BELOW. WITH THE LOWEST PART OF THE CLEAR OPENING LESS THAT 24" ABOVE THE FINISH FLOOR ARE TO HAVE A RE-SETABLE CHILD SAFETY LATCH / OPENING LIMITING DEVICE THAT COMPLIES WITH FBC R312.2.2
- THE SUPPLIER WILL PROVIDE PROOF THE WINDOW AND DOOR MEET THE FLORIDA CODE R308.4 GLAZING IN HAZARDOUS LOCATIONS



WALL SECTION NOTES:

GENERAL
SHEARWALLS ARE ALL EXTERIOR STRUCTURAL WALLS BETWEEN EXTERIOR OPENINGS
ALL CONNECTORS SHOWN IN THESE DRAWINGS CAN BE SUBSTITUTED WITH OTHER SUITABLE CONNECTORS.

FOUNDATION
SEE FOUNDATION PLAN AND FOOTER DETAILS FOR INFORMATION.
BOTH MONOLITHIC AND OR STEMWALL FOUNDATIONS CAN BE USED FOR ALL WALL DETAILS.
ALL FOUNDATION AND WALL REBAR IS TO BE MINIMUM GRADE SCHEDULE 40 KSI.

PORCH CEILINGS
FINISH CAN BE MOISTURE RESISTANT DRYWALL, DENZBOARD STUCCO, CONCRETE PANELS, VINYL BEADBOARD, 1x6 T&G OR ANYOTHER STATE APPROVED EXTERIOR CEILING PRODUCTS

FLOORS AND SEALED DECKS
3/4" SHEATHING = T&G GLUED AND NAILED 10d SCREW OR RING SHANK 6" O.C. EDGES 8" O.C. FIELD

EXTERIOR FINISH
SEE ELEVATIONS FOR EXTERIOR FINISH (EXAMPLES: LAP SIDING OR TEXTURED FINISH).
MASONRY WALLS = ADD 1x2 PT FURRING HORIZ. OR VERT. 24" MAX. O.C. FOR LAP OR PANEL SIDING.
FRAME WALLS AND GABLES = APPLY 1 LAYER OF APPROVED HOUSE WRAP & PAPER BACK WIRE LATH.
TEXTURED FINISH = STUCCO OR EXTERIOR PORLAND CEMENT PLASTER. 3-COAT WORK OVER METAL PLASTER BASE THICKNESS 0.875 MINIMUM. 2-COAT WORK OVER MASONRY UNIT THICKNESS 0.5 MINIMUM. 2-COAT WORK OVER CAST-IN-PLACE OR PRECAST CONCRETE THICKNESS 0.375 MINIMUM.

ROOFING
SEE ELEVATIONS FOR ROOFING TYPE (EXAMPLES: SHINGLES, TILE, OR METAL ROOF).
ALL ROOFING NALES ARE TO BE 8d SCREW OR RING SHANKED.
SHINGLES 2/12 TO LESS THAN 4/12 (2) LAYERS 15lb FELT, 4/12 & GREATER ONE LAYER 30lb FELT
SHEATHING ROOF-SINGLE =SEE NOTE, 7/16" W/ 8d NAILS AT 4" O.C. EDGES & 6" O.C. IN FIELD.
SHEATHING ROOF-METAL =30lb FELT, 7/16" W/ 8d NAILS AT 4" O.C. EDGES & 6" O.C. IN FIELD.
SHEATHING ROOF-TILE =43lb FELT, 19/32" W/ 8d NAILS AT 4" O.C. EDGES & 6" O.C. IN FIELD.

FRAME WALLS
SHEATHING WALL – EXTERIOR SIDE MIN. 7/16" W/8d NAILS AT 6" O.C. EDGES & 8" O.C. IN FIELD. USE PRESSURE TREATED LUMBER or VAPOR BARRIOR WHERE FRAMING IS IN CONTACT WITH CONCRETE
STUDS – 2x4 MIN STUDS UNLESS OTHERWISE SPECIFIED ON PLAN = SPF#2 or SYP#2, 16" O.C.
TOP PLATE – (2) 2x4 OVERLAP ENDS 2' LOAD BEARING WALLS: (2) 10d NAILS EA END 6" BETWEEN
BOTTOM PLATE – SAME SIZE AS STUDS = SYP#2 PT TO CONCRETE FLOOR & SPF#2 TO WOOD FLOOR

FRAME WALL NAILING PATTERNS
ALL FRAME NAILS ARE STANDARD 10d X 3" LONG AND CAN BE STRAIT NAILED OR TOE NAILED
ALL NAILS FOR MIN SHEAR & SPLIT / WALL SHEATHING AND CONNECTORS ARE TO MEET STATE CODES

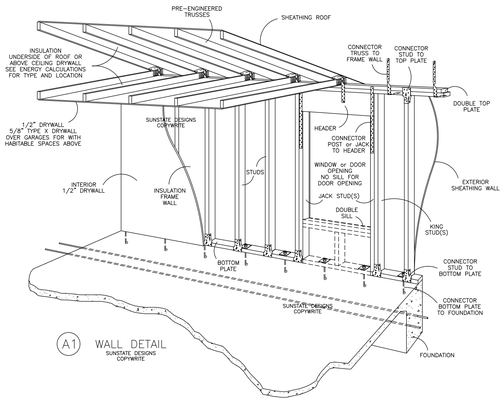
1) STUD TO BOTTOM & TOP PLATE (2) NAILS
2) STUD/POST TO BOTTOM & TOP PLATE (3) NAILS
3) TRUSS & GIRDERS TO TOP PLATE (2) NAILS
4) TRUSS HIP JACKS TO TOP PLATE (1) NAIL
5) GABLES (1) NAIL EA END 12"O.C. AV. SPACE
6) PORCH POST TO HEADER (4) NAILS
6) ALL MULTI-PLY BOARDS TO BOARDS, TOP PLATE, POST, SILLS, PLATE TO WOOD FLOOR (FOR EA PLY OF BOARD TO BOARD (1) NAIL EA END (1) NAIL 12" O.C. AVERAGE SPACING
7) ALL DOUBLE OR MULTI-PLY HEADERS BOARDS BOARDS (3) NAILS VERTICAL EA END (3) NAILS VERTICAL 12" O.C. AV. (AVERAGE) SPACING

SIMPSON HURRICANE TIE DOWN CONNECTORS

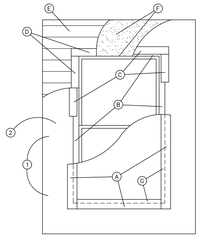
TRUSS TO CONCRETE WALL – HETA16 or LONGER
TRUSS TO FRAME WALL – MTS12 or LONGER
STUD TO TOP PLATE – SP2 or SPA,6,8
STUD TO BOTTOM PLATE – SP1 or SP4,6,8
BOTTOM PLATE TO SLAB – 1/2" BOLT & 2" WASHER 2" O.C. 6" EMBEDMENT EPOXIED OR J-BOLT 2" MIN DIST FROM EDGE OF SLAB
4x4 POST TO SLAB – ABU44 5/8"x7" BOLT
6x6 POST TO SLAB – ABU66 5/8"x7" BOLT

8x8 POST TO SLAB – ABU88 (2) 5/8"x7" BOLTS
JACK/POST to HEADER SPAN 0" to 48" – (1) LSTA24 eq SIDE
JACK/POST to HEADER SPAN 49" to 73" – (2) LSTA24 eq SIDE
JACK/POST to HEADER SPAN 73" to 97" – (2) LSTA30 eq SIDE
JACK/POST to HEADER SPAN 97" & UP – (1) MST27 eq SIDE
(1) HEADER JACK TO BOTTOM PLATE – SP1
(2) HEADER JACKS TO SLAB – LTT20B 1/2"x6" BOLT
(3) HEADER JACKS TO SLAB – HTT4 5/8"x7" BOLT
(4) HEADER JACKS TO SLAB – HTT5 5/8"x7" BOLT

OTHER CONNECTORS MAY BE CALLED OUT ON FLOOR, STRUCTURAL OR TRUSS SHEETS
OTHER SAME/SIMILAR USE TYPE CONNECTORS OF EQUAL OR GREATER STRENGTHS ARE ACCEPTABLE SUBSTITUTES



FRAME FIN TYPE WINDOWS DRY IN DETAIL



SEE FRAME WALL DETAILS AND WALL SECTION NOTES FOR ADDITIONAL INFORMATION:

1. STANDARD FRAME EXTERIOR WALL WITH ONE LAYER EXTERIOR SIDE 15lb FELT OR HOUSE WRAP / VAPOR BARRIER FOR LAP SIDING, (2) LAYERS 15lb FELT OR HOUSE WRAP AND WIRE LATH FOR STUCCO FINISH
2. IF ZIP WALL SHEATHING IS USED THEN ONE LAYER VAPOR BARRIER IS NOT REQUIRED FOR LAP SIDING, (1) LAYER 15lb FELT OR HOUSE WRAP AND WIRE LATH FOR STUCCO FINISH

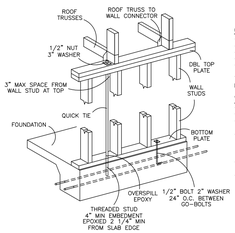
WINDOW OPENING DRY IN:

A. 6" WIDE WATERPROOF TAPE HOUSE WRAP TO SILL FIRST THEN TO THE SIDES OF THE OPENING, DO NO TAPE THE HOUSE WRAP TO THE TOP OF THE OPENING
B. INSTALL FIN WINDOW OVER TAPE ON THE BOTTOM SILL AND SIDES, AND TO THE FRAMING ON TOP WITH WINDOW SEALANT BEHIND FIN PER SPECS.
C. HOUSE WRAP OVER THE TOP WINDOW FLANGE THEN USE 4" WIDE WATERPROOF TAPE SIDES FIRST AND THEN TAPE THE TOP FLANGE OF THE WINDOW OPENING FRAMING
D. CAULK OR WINDOW SEALANT THE BACK SIDE OF THE EXTERIOR FINISH WINDOW TRIM, BOTTOM TRIM BOARD ON FIRST BETWEEN SIDE TRIM BOARDS, SIDE TRIM BOARDS 2nd UNDER TOP TRIM BOARD, THEN CAULK OR WINDOW SEALANT ALL SPACES BETWEEN TRIM BOARDS AND BETWEEN TRIM BOARDS AND WINDOW
E. APPLY LAP SIDING, CAULK OR WINDOW SEALANT LAP SIDING TO ALL 4 SIDES WHERE IN CONTACT WITH WINDOW TRIM.
F. APPLY STUCCO FINISH, CAULK OR WINDOW SEALANT JOINT WHERE STUCCO TOUCHES EDGES OF WINDOW
G. INSIDE OPENING FRAMING CAN RECESS INTO OPENING OUTSIDE WINDOW INWARD OF THE EXTERIOR SIDE OF THE OVERALL FRAME WALL

FOR VINYL SIDING WHERE WINDOW TRIM IS NOT APPLIED, AVOID STEPS D & E, THE WATERPROOF TAPE FOR STEPS A & C ARE ALL THAT IS REQUIRED FOR WINDOW DRY IN. SIMPLY RUN THE VINYL SIDING INTO THE WINDOW J-CHANNEL, NO CAULK OR ANY OTHER METHOD OF ADDITIONAL DRY IN REQUIRED

ALTERNATIVE TIE DOWN FOR FRAME WALLS

QUICK TIE AIRCRAFT WIRE ROPE ROD TIE DOWNS



QUICK TIE WALL LOCATION
- ALL QUICK TIE'S 3" FROM WALL STUDS AT TOP.
- 1 QUICK TIE WITHIN 3" OF ALL CORNER STUDS.
- 1 QUICK TIE EACH SIDE OF ALL HEADERS.
- 1 QUICK TIE NEXT TO ALL GIRDER POSTS.
- QUICK TIE SPACE TABLE FOR WALL SECTIONS.

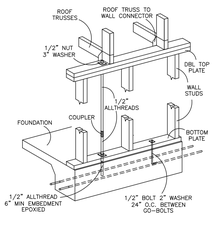
THREADED STUDS SHALL HAVE MIN. 2 1/4" DISTANCE FROM EDGE OF SLAB & 4" MIN EMBEDMENT EPOXIED.

WALL CONNECTORS REQUIRED
- ROOF TRUSS TO WALL CONNECTORS.
- ROOF TRUSS CONNECTORS CONNECTS TO HEADERS
- SIMPSON CS16-3/2" HEADERS TO JACKS WHERE HEADER IS WIDER THAN QUICK TIE SPACING
- INTERIOR WALLS: (1) SIMPSON SPH TOP PLATE TO STUD WITH QUICK TIE SPACING 3' TO 5'. (2) SIMPSON SPH TOP PLATE TO STUD WITH QUICK TIE SPACING 5' TO 8'.
- BOTTOM PLATE TO SLAB OR MASONRY WALL 1/2" BOLTS 24" O.C. MAX SPACE BETWEEN QUICK TIE
- FLOOR TRUSSES TO MASONRY WALLS STILL REQUIRE 1 HETA20 EACH

QUICK TIE SPACING TABLE			
TRUSS UPLIFT PER TRUSS 24" O.C.	QUICK TIE SPACING FT. & IN.	TRUSS UPLIFT PER TRUSS 24" O.C.	QUICK TIE SPACING FT. & IN.
0-620	8'-0"	1161	4'-0"
522	7'-0"	1547	3'-0"
771	6'-0"	2321	2'-0"
928	5'-0"		

ALTERNATIVE TIE DOWN FOR FRAME WALLS

GO-BOLT OR EQUAL CONTINUOUS THREADED ROD TIE DOWNS



GO-BOLT WALL LOCATION
1) 1 GO-BOLT WITHIN 14" OF ALL CORNERS.
2) 1 GO-BOLT EACH SIDE OF ALL HEADER.
3) 1 GO-BOLT NEXT TO ALL GIRDER POSTS.
4) GO-BOLTS 6 FEET O.C. THRU WALL SECTIONS.

BOLTS SHALL HAVE MIN. 2" DISTANCE FROM EDGE OF SLAB.

WALL UPLIFT PER BOLT
SLAB TO TOP PLATE SP 3990 UPLIFT EA. BOLT.
SLAB TO TOP PLATE SPF 3728 UPLIFT EA. BOLT.
MASONRY TO TOP PLATE SP 3860 UPLIFT EA. BOLT.
MASONRY TO TOP PLATE SPF 3725 UPLIFT EA. BOLT.

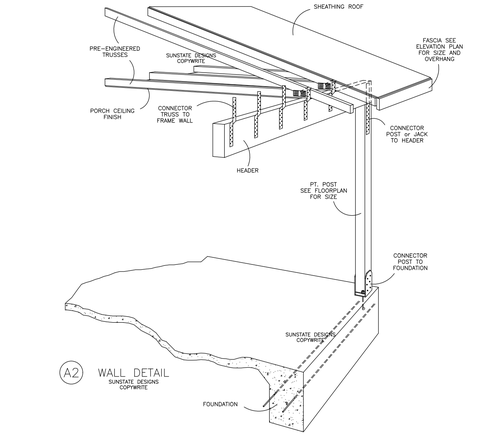
HEADER UPLIFT PER BOLT
3" SPACE BETWEEN BOLTS

EACH SIDE OF HEADER (2) BOLTS REQUIRED IF

SLAB TO HEADER SP UPLIFT EXCEEDS 7980
SLAB TO HEADER SPF UPLIFT EXCEEDS 7456
MASONRY TO HEADER SP UPLIFT EXCEEDS 7728
MASONRY TO HEADER SPF UPLIFT EXCEEDS 7450

EACH SIDE OF HEADER (3) BOLTS REQUIRED IF

SLAB TO HEADER SP UPLIFT EXCEEDS 11970
SLAB TO HEADER SPF UPLIFT EXCEEDS 11184
MASONRY TO HEADER SP UPLIFT EXCEEDS 11580
MASONRY TO HEADER SPF UPLIFT EXCEEDS 11175



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CUSTOM HOME
Customized For
23 PHILLIPS STREET

SUNSTATE DESIGNS
386 672 5805
SunStateDesigns@aol.com

JOB NUMBER
3185

PLAN DATE
12/10/20

"PLANS CONFORM TO"
2017 FLORIDA BUILDING CODE
2014 NATIONAL ELEC CODE
2015 WFCM DESIGN CRITERIA
2014 ASCE24 FLOOD DESIGN
STRUCTURALLY ADEQUATE FOR
ALTERATION LEVEL: N/A
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: C
INTERNAL PRESSURE: .18
CONSTRUCTION TYPE: VB

LOT:
23 PHILLIPS STREET
OLD TOWN
ST AUGUSTINE, FLA

ELECTRICAL

SHEET
2

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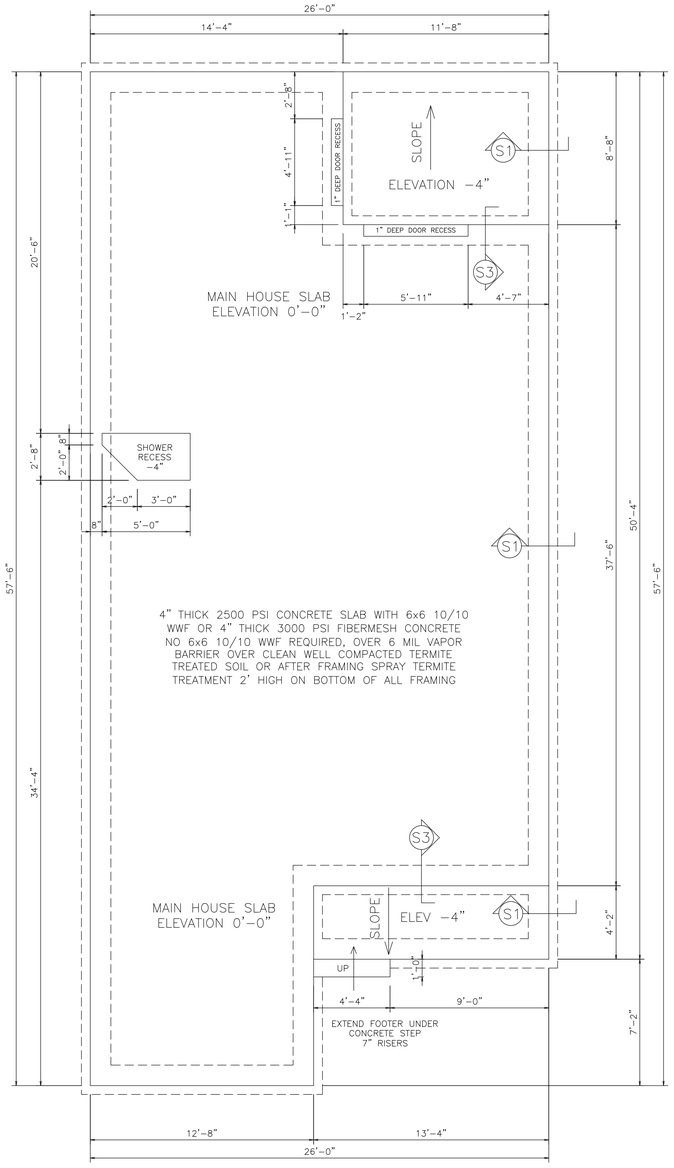


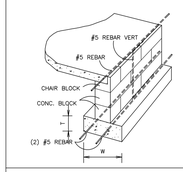
FOUNDATION

SCALE: 1/4" = 1'-0"

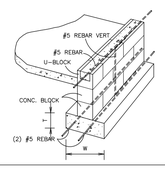
STEMWALL FRAME 1, 2 & 3 STORY	(T) THICKNESS 10" MIN	(W) WIDTH 20" MIN
STEMWALL MASONRY 1 & 2 STORY	(T) THICKNESS 10" MIN	(W) WIDTH 20" MIN
STEMWALL MASONRY 3 STORY	(T) THICKNESS 10" MIN	(W) WIDTH 24" MIN

1. BOTTOM OF ALL FOOTERS MIN 12" BELOW GRADE BELOW THE FROST LINE
2. STEMWALL VERTICAL WALL FILLED CELL REINFORCMENT MAX 48" SPACED
3. EXPOSED SIDE OF MASONRY STEMWALL 5' MAX ABOVE GRADE

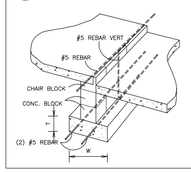
S1 STEMWALL FOOTER

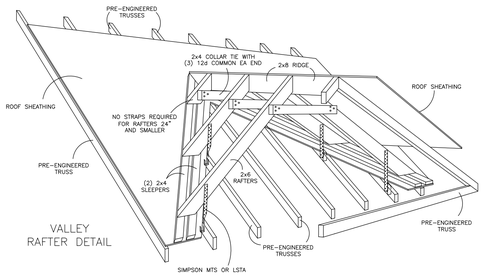


S2 STEMWALL FOOTER



S3 STEMWALL FOOTER

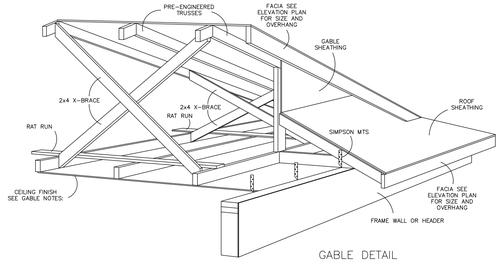




VALLEY
RAFTER DETAIL

GABLE NOTES:

ALL MIN 7/16" SHEATHING NAILED W/8d AT 6" O.C. ON EDGES & 8" O.C. IN FIELD.
1/2" BOLTS 6" EMBEDMENT WITH 2" WASHER AT GABLE ENDS & 48" O.C. BETWEEN
RAT RUN 2x4 #2 SPF 24" OVERLAP AT ENDS (2) 10d NAILS TO EACH TRUSS
X-BRACE CENTER, GABLES WIDER THAN 20', ADD X-BRACES EACH SIDE 10' MAX. SPACED
X-BRACE RISE CANNOT EXCEED 45° EQUAL TO 12"x12" PITCH MAX RISE OR LESS, EXAMPLE:
IF RISE IS 6' THEN RUN IS MIN 6' OR GREATER, WITH EACH END OF X-BRACE (4) 10d
NAILS TO EACH TRUSS



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352-359-1982

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FOR WORKS SECURING FEDERAL STATUTORY PROTECTION FOR THE FIRST TIME ON OR AFTER JANUARY 1, 1978, WORKS OF AUTHORSHIP FALL INTO TWO CATEGORIES:
WORKS CREATED ON OR AFTER JANUARY 1, 1978 THE LAW AUTOMATICALLY PROTECTS A WORK THAT IS CREATED AND FIXED IN A TANGIBLE FORM FOR THE FIRST TIME ON OR AFTER JANUARY 1, 1978, FROM THE MOMENT OF ITS CREATION AND GIVES IT A TERM LASTING FOR THE AUTHOR'S LIFE PLUS 70 YEARS ADDITIONAL TO YEARS.
FOR WORKS MADE FOR HIRE AND ANONYMOUS AND PSEUDONYMOUS WORKS AND WORKS FIRST PUBLISHED MORE THAN 75 YEARS FROM FIRST PUBLICATION OR 100 YEARS FROM CREATION, WHICHEVER IS SHORTER UNLESS THE AUTHORS IDENTITY IS REVEALED IN THE RECORDS OF THE COPYRIGHT OFFICE, IN WHICH CASE THE TERM BECOMES THE AUTHORS LIFE PLUS 70 YEARS

SUNSTATE DESIGNS, LLC
CUSTOM HOME
Customized For
23 PHILLIPS STREET

SUNSTATE DESIGNS
LICENSED & INSURED
386 677 5805
SunStateDesigns@aol.com

JOB NUMBER
3185

PLAN DATE
12/10/20

"PLANS CONFORM TO"
2017 FLORIDA BUILDING CODE
2014 NATIONAL ELEC CODE
2015 WFCM DESIGN CRITERIA
2014 ASCE24 FLOOD DESIGN
STRUCTURALLY ADEQUATE FOR
ALTERATION LEVEL: N/A
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: C
INTERNAL PRESSURE: .18
CONSTRUCTION TYPE: VB

LOT:
23 PHILLIPS STREET
OLD TOWN
ST AUGUSTINE, FLA

FOUNDATION

SHEET
3

Instr #2021139914 BK: 5455 PG: 1290, Filed & Recorded: 12/29/2021 8:36 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $1,526.00

This instrument was prepared by:
Jessica Peel
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:22349
Consideration: $218,000.00
Documentary Stamps Paid: $1,526.00

***This Warranty Deed

Made this **December 28, 2021 A.D.** By **Mitchell Management, Inc., a Florida Corporation and JIG Management, a Florida limited liability company** hereinafter called the grantor, to **Ian McCaskill, a married man,** whose post office address is: **126 Vista Lake Circle, Ponte Vedra Beach, FL 32081**, 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 Grantor, for the sum of **Ten Dollars and no cents ($10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Lot (s) 7 and 8, Block A, Andalucia-Parque, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 14, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 127310-0070 and 127310-0080

Grantor warrants that said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 and assessments accruing subsequent to **December 31, 2021.**

[*signature page to follow*]

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

[1] _____

Witness Printed Name: Nick Assleta

[2] _____

Witness Printed Name: Jessica Peel

COPY

Mitchell Management, Inc., a Florida Corporation

_____ (Seal)

Todd Mitchell, Its President

Address: 10 Lighthouse Ave., St. Augustine, FL 32080

JIG Management, a Florida limited liability company

_____ (Seal)

Robin Arnold, Its Manager

Address: 521 A1A Beach Blvd., St. Augustine, FL 32080

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this December 28, 2021, by Todd Mitcheel as President of Mitchell Management, Inc., a Florida Corporation and by Robin Arnold as Manager of JIG Management, a Florida limited liability company. Such person (notary must check applicable box):

☐ **is / are personally known to me.**
☒ **produced a current Florida Driver's license as identification.**
☐ **produced _____ as identification.**

NICK ASSELTA
MY COMMISSION EXPIRES JANUARY 27, 2024
#GG 924289
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

_____

Notary Public
Notary Print Name : Nick Asselta
My Commission Expires: 1/27/2024

(NOTARY SEAL)

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Parcel ID	1273100070
Location Address	25 RIVER RD SAINT AUGUSTINE 32084-0000
Neighborhood	Andalucia Parque (688)
Tax Description*	3-14 ANDALUCIA PARQUE LOT 7 BLK A OR5455/1290 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Andalucia Parque
Sec/Twp/Rng	39-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.140
Homestead	N

Clicking Image Opens Cyclomedia Viewer In a New Tab

*** Owner Information

Owner Name	Mccaskill Ian 100%
Mailing Address	126 VISTA LAKE CIR PONTE VEDRA BEACH, FL 32081-0000

Map

Valuation Information

	2022
Building Value	$107,590
Extra Features Value	$0
Total Land Value	$42,875
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$150,465**
Total Deferred	$0
Assessed Value	**$150,465**
Total Exemptions	$0
Taxable Value	**$150,465**

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

Historical Assessment Information

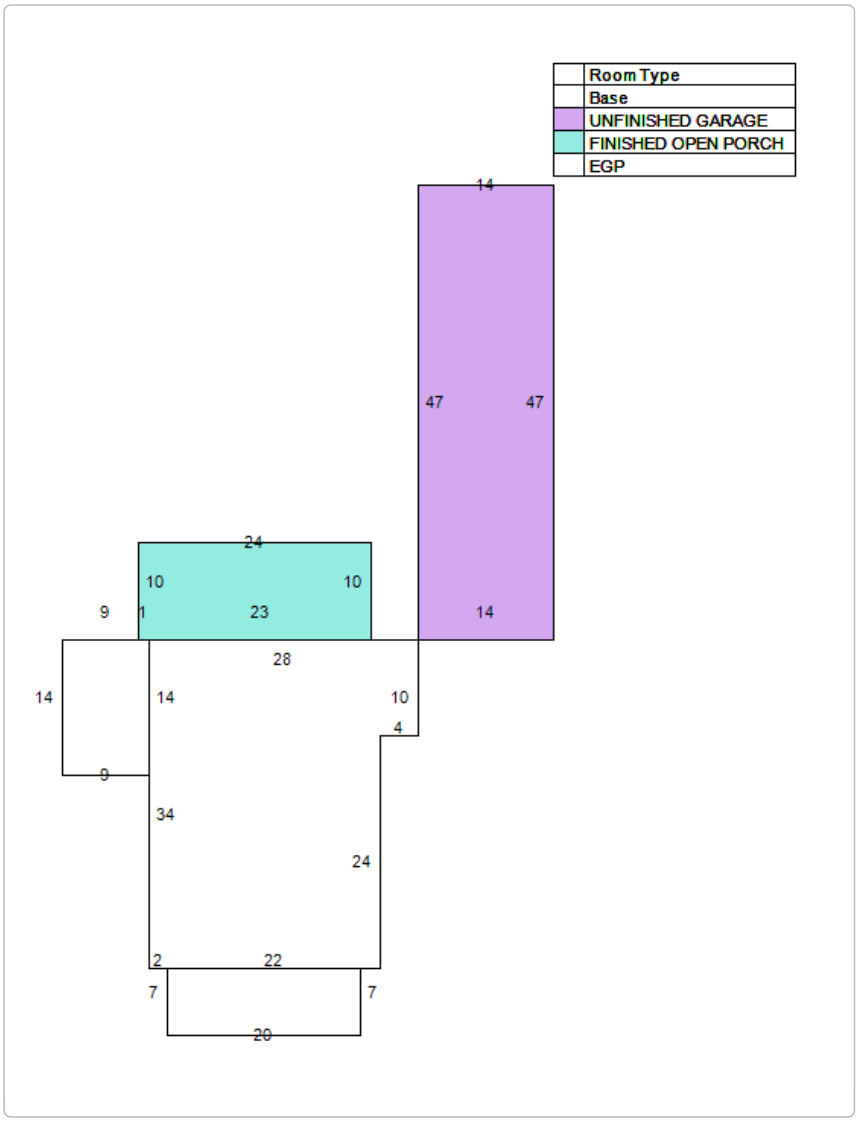
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$92,257	$0	$42,875	$0	$0	$135,132	$135,132	$0	$135,132

Building Information

Building	1	**Roof Cover**	Composite Shingle
Year Built	1938	**Roof Structure**	Gable Hip
Actual Area	2020	**Interior Flooring**	Pine Wood
Conditioned Area	856	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Air Conditioning**	Central
Class	N	**Bedrooms**	0
Exterior Wall	Cement Fiber	**Baths**	

Description	Square Footage
BASE AREA	856
ENCLOSED GLASS PORCH	126
FINISHED OPEN PORCH	240
UNFINISHED GARAGE	658
ENCLOSED GLASS PORCH	140
Total SqFt	2020

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	120	50	EF	$42,875

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/29/2021	12/28/2021	$218,000.00	WARRANTY DEED	5455	1290	Q	I	MITCHELL MANAGEMENT INC ET AL	MCCASKILL IAN
9/3/2021	9/3/2021	$200,000.00	WARRANTY DEED	5361	1487	U	I	A-OK REALTY INC	MITCHELL MANAGEMENT INC ET AL
7/15/2021	7/14/2021	$150,000.00	WARRANTY DEED	5318	510	U	I	CRAFT SUMMER HARRIS	A-OK REALTY INC

No data available for the following modules: 2020 TRIM Notice, Exemption Information, Extra Feature Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 1/11/2022, 12:29:54 AM

Version 2.3.170

Detail by Entity Name

Florida Profit Corporation
ALL ANGLES CONSTRUCTION,INC

Filing Information

Document Number	P11000048426
FEI/EIN Number	80-0728187
Date Filed	05/20/2011
Effective Date	05/20/2011
State	FL
Status	ACTIVE

Principal Address

3756 FLAMINGO ST
ST AUGUSTINE, FL 32080

Mailing Address

3756 FLAMINGO ST
ST AUGUSTINE, FL 32080

Registered Agent Name & Address

RUZISKEY, CHAD
3756 FLAMINGO ST
ST AUGUSTINE, FL 32080

Officer/Director Detail

Name & Address

Title P

RUZISKEY, CHAD
3756 FLAMINGO ST
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	06/29/2020
2021	04/29/2021

Document Images

04/29/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/29/2018 -- ANNUAL REPORT	View image in PDF format
04/30/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
05/20/2011 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: January 20, 2022

Re: Planning and Building Permits – Historic Preservation Districts

During the month of December 2021, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

REPAIR, MAINTENANCE AND NEW CONSTRUCTION

12 Avenida Menendez (Relocate existing service and install new conduit/wire for street lighting and controls on Cuna St.)

174 Avenida Menendez (FL # 5680.1 RE-ROOF on detached building COLOR WHITE)

165 Cordova Street (Replace old fence & some new sections of fence including gates for pool safety & Replace gravel in backyard with pavers)

70 Cuna Street (Mini Split change out like for like in same location as existing)

57 Marine Street (Deliver and bury 1000-gallon tank for gas connection to home)

252 St. George Street (Run gas line for fireplace)

DEMOLITION

24 Coquina Avenue (Demo Structure - HARB Approved)

45 Coquina Avenue (Demo Structure - HARB Approved)

SIGNS

34 Cordova Street (new 2.25sf sign on existing post)

112 St. George Street (1 new 5sf hanging sign on existing bracket)

14 St. George Street (1 new 6sf hanging bracket sign at unit h)

142 St. George Street (new double face round sign approved by HARB PL2021-0162)

30 St. George Street (1 new 6sf wooden wall sign)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk