CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AGENDA

THURSDAY, FEBRUARY 17, 2022 - 1:00 PM

ALCAZAR ROOM

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

a)	PL2021-0176 Certificate of Appropriateness Continued from January 20, 2022	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.

7. Certificate of Appropriateness

a)	HP2022-0002	Sisters of St. Joseph, Inc. - Applicant & Owner 34 Aviles Street (241 St. George Street) To replace the new covered entry with an enclosed vestibule connecting the archive building, constructed c. 1940s, and Lourdes Hall, and to construct a storage closet on the east elevation of Lourdes Hall.
b)	HP2022-0003	Cornelius Peter (a.k.a Bud) Dungan - Applicant Cornelius Peter and Kimberly Kay Dungan 174 Avenida Menendez To add a new door, canvas awning, decking, and iron railings, and return shutters to second-story windows above a one-story flat-roofed wing of the south elevation visible from Avenida Menendez and construct a new access-stair from the open porch below, to construct a new parking area with brick pavers and an adjacent wall with gate at the rear/west and replace and modify an existing masonry wall and wood gate on the Marine Street property line.

8. Certificate of Demolition and Partial Demolition

   a) HP2022-0001 — Enterprise Roofing - Applicant
   Carlos and Tiffany Carrion Revocable Trust - Owner
   23 Rohde Avenue
   For partial demolition to remove the brick chimney on a building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is contributing to the North City National Register Historic District.

   b) HP2022-0004 — Donald G. Poling, Jr. - Applicant & Owner
   148 Cunningham Avenue
   To demolish a residential building constructed ca. 1885-1894 that is recorded in the Florida Master Site File and not located in a district.

9. Certificate of Appropriateness for a Historic Preservation Ad Valorem Tax Exemption

   a) HP2022-0005 — Herrick A. & Debra H. Smith - Applicant and Owner
   22 Grove Avenue
   To review Parts I and II of a Historic Preservation Ad Valorem Tax Exemption application for a building constructed ca. 1894-1899, that is listed on the Florida Master Site File, faces Historic Preservation Zoning District 5, and is contributing to the North City National Register Historic District.

10. Planning and Building Staff Communications

    a) Staff Approved Permits Report

11. Other Business

    a) Review Architectural Guidelines for Historic Preservation (AGHP) update phase I draft

12. Adjournment

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

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

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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 17, 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.
(Continued from the January 20, 2022 HARB meeting)

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:	6(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness was continued at the January 20, 2022 meeting. Please refer to the staff report from that meeting for the previous staff summary and comments.
2. At the January meeting, the applicant was asked to return to the Board with the following:
    a. Basis for the proposed wall height, and how the proposed height relates to the floor elevation of the house as well as the flood elevation of the property
    b. An elevation drawing or visual showing the proposed wall in context to the house.
    c. Details regarding a possible opening in the wall along the front property line and the use of a temporary flood barrier in that opening during flooding events
    d. Material options that may be more appropriate for the architectural style of the building, such as the incorporation of wood fence elements, while still meeting the intent of the wall as a flood barrier
3. The applicant provided calculations indicating that the maximum height of a wall for flood protection would be 5' or more. Revised application materials indicate a wall height of 4' rather than the previously proposed height of 4'10". The applicant should confirm the proposed wall height. The proposed water dam to be used in the 74" front wall opening is 4' in height.
4. Instead of plans or elevation drawings, photo elevations of the front and sides of the house were submitted for this meeting, showing the approximate height and outline of the wall and opening and its potential impact to the building as viewed from the street.
5. The applicant indicates that the wall design would feature a cap regardless of material but has provided the Board with four options to consider which would is most appropriate:
    a. Coquina concrete similar to the existing rear perimeter wall
    b. Coquina stucco finish
    c. Smooth stucco finish painted to match the house
    d. Smooth stucco finish painted white
6. Plans for installation of the wall and how it would be constructed to withstand water pressures from flooding were not provided.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a **Certificate of Appropriateness** at **159 Cordova Street:**

1. **CONTINUE** the application to allow the applicant time to clearly illustrate the proposed design with appropriate material and how it relates to the existing structure, provide documentation that construction of the wall would sustain potential flood waters, and consider additional guidance provided by HARB.
2. **APPROVE** the application if the board finds that it **meets the Secretary of the Interior's Standards for Rehabilitation 9** as a compatible contemporary design with the following conditions:
    a. Confirmation of full dimensions (height, width, and depth)
    b. Clearly stated material, design, and color

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Revised: To build a 4' masonry wall with material to be determined by HARB along the front and partial north and south property lines to create a flood barrier and to include a 74" break in the front wall where a water dam could be installed during flooding events.

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.

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

Simple vertical picket fences are appropriate for Frame Vernacular buildings.

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

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:

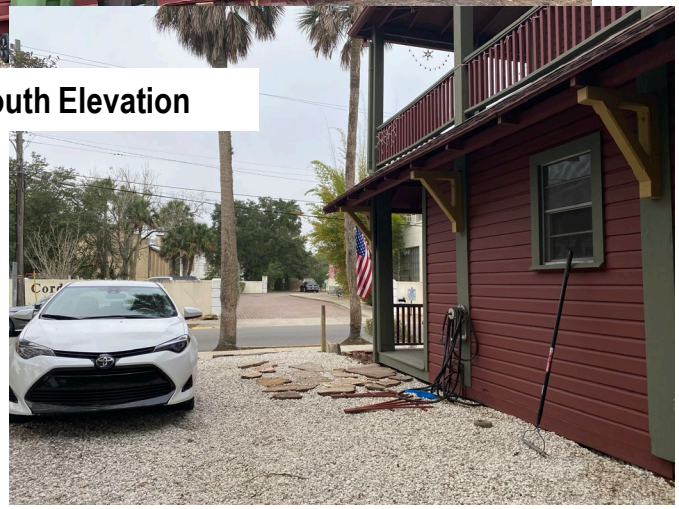
1. Staff Photographs
2. January Staff Report
3. Florida Master Site File survey

STAFF PHOTOGRAPHS
159 Cordova Street

Front (West) Elevation

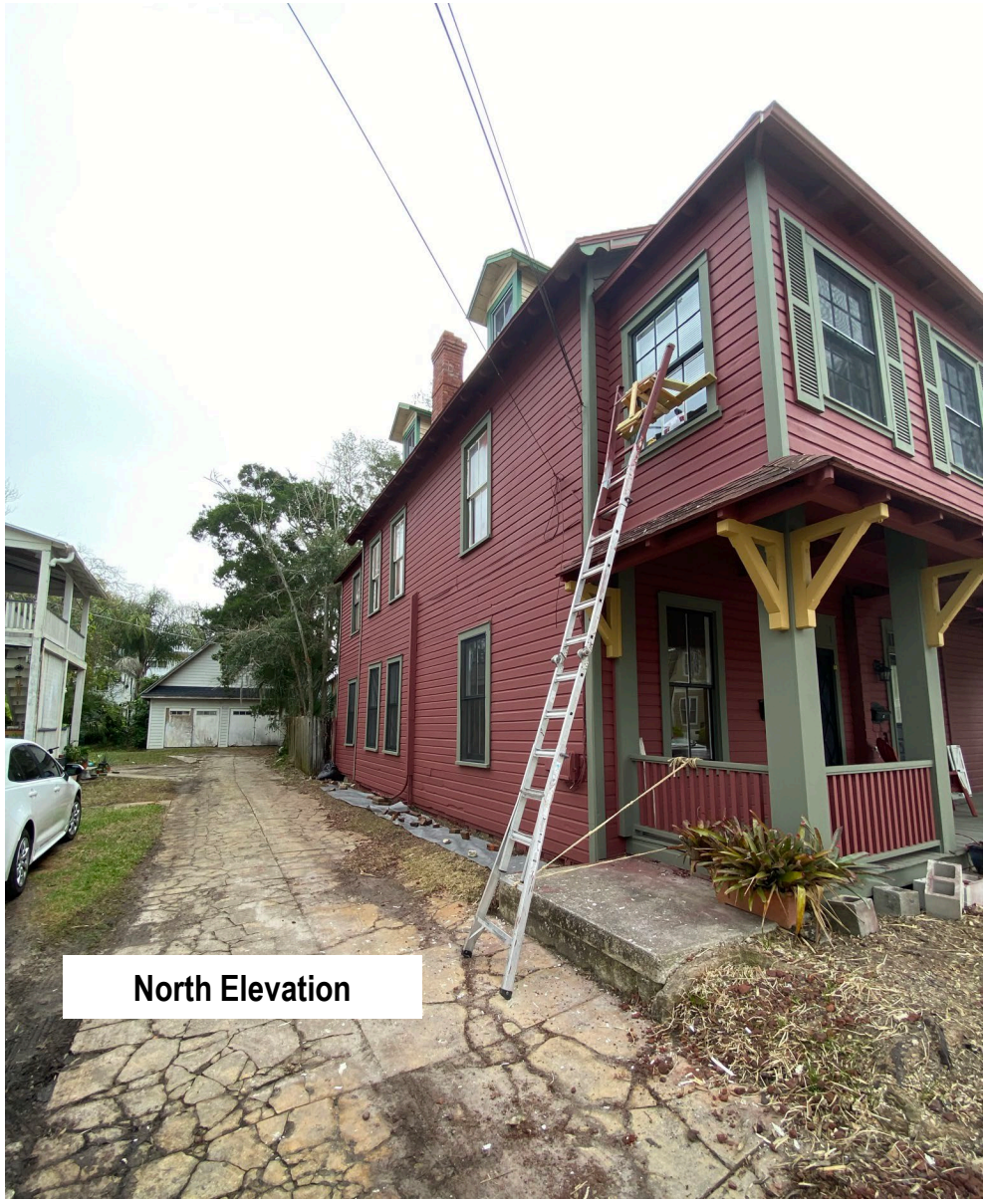
STAFF PHOTOGRAPHS
159 Cordova Street

South Elevation



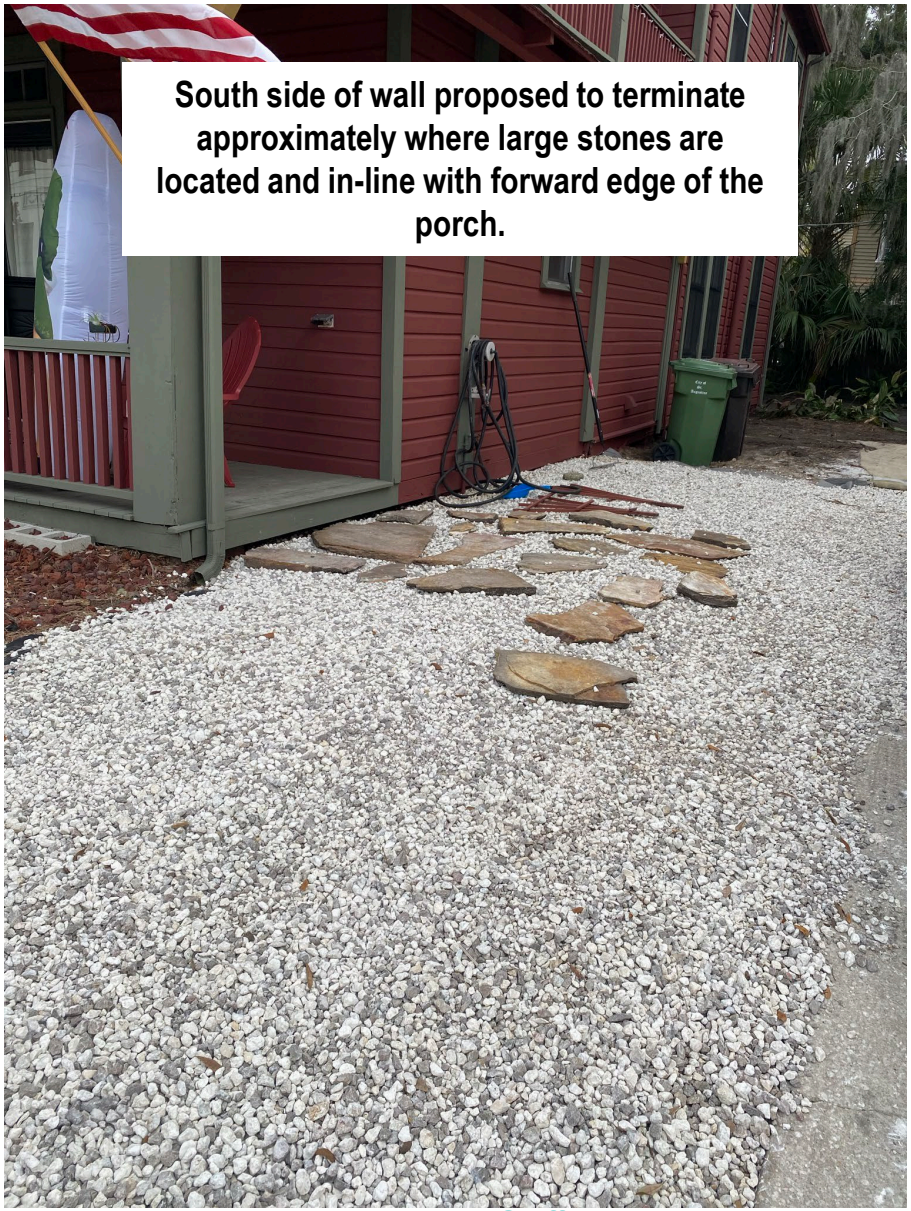
East (Rear) Elevation

STAFF PHOTOGRAPHS
159 Cordova Street



North Elevation

STAFF PHOTOGRAPHS
159 Cordova Street



STAFF PHOTOGRAPHS
159 Cordova Street

Rear property line masonry wall which applicant drew inspiration from Staff Report pg. 10

STAFF PHOTOGRAPHS
159 Cordova Street

Applicant illustrating approximate height of fence

STAFF PHOTOGRAPHS
159 Cordova Street

Context Photographs

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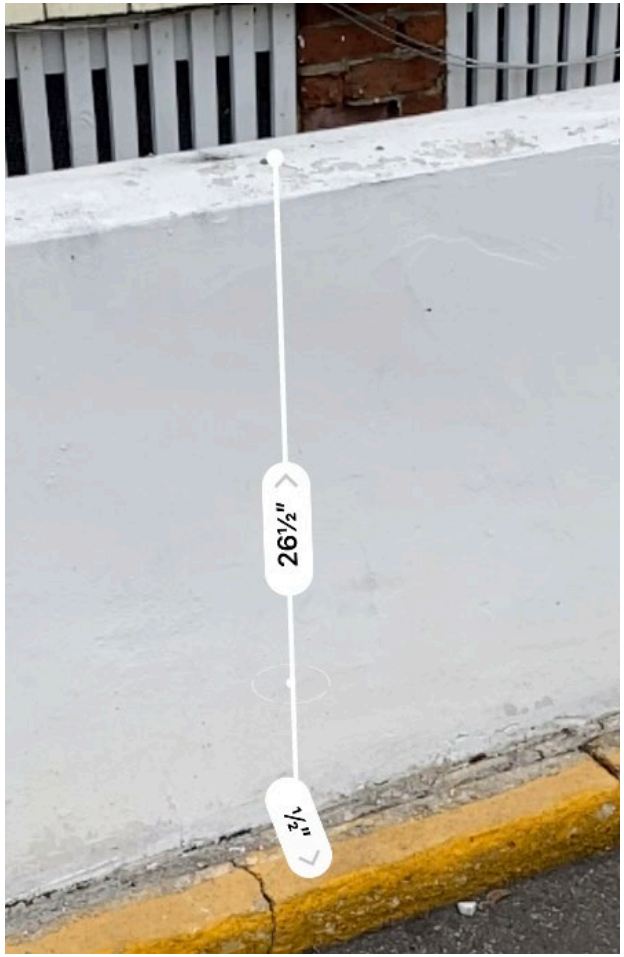

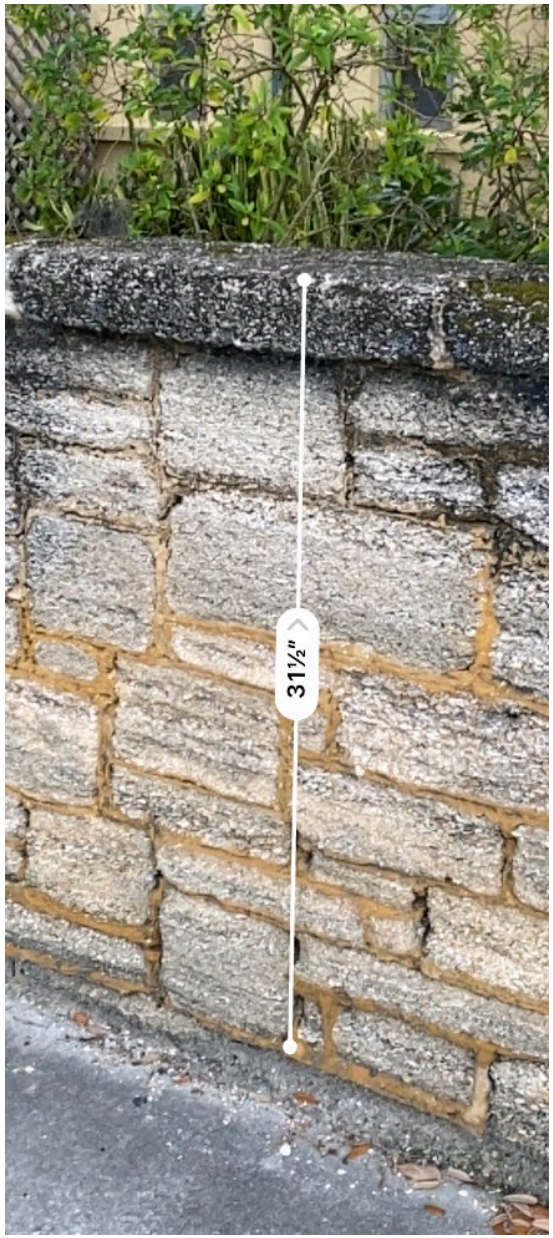

Sample of area wall heights

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
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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

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.

Page 1

☐ 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
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 _____

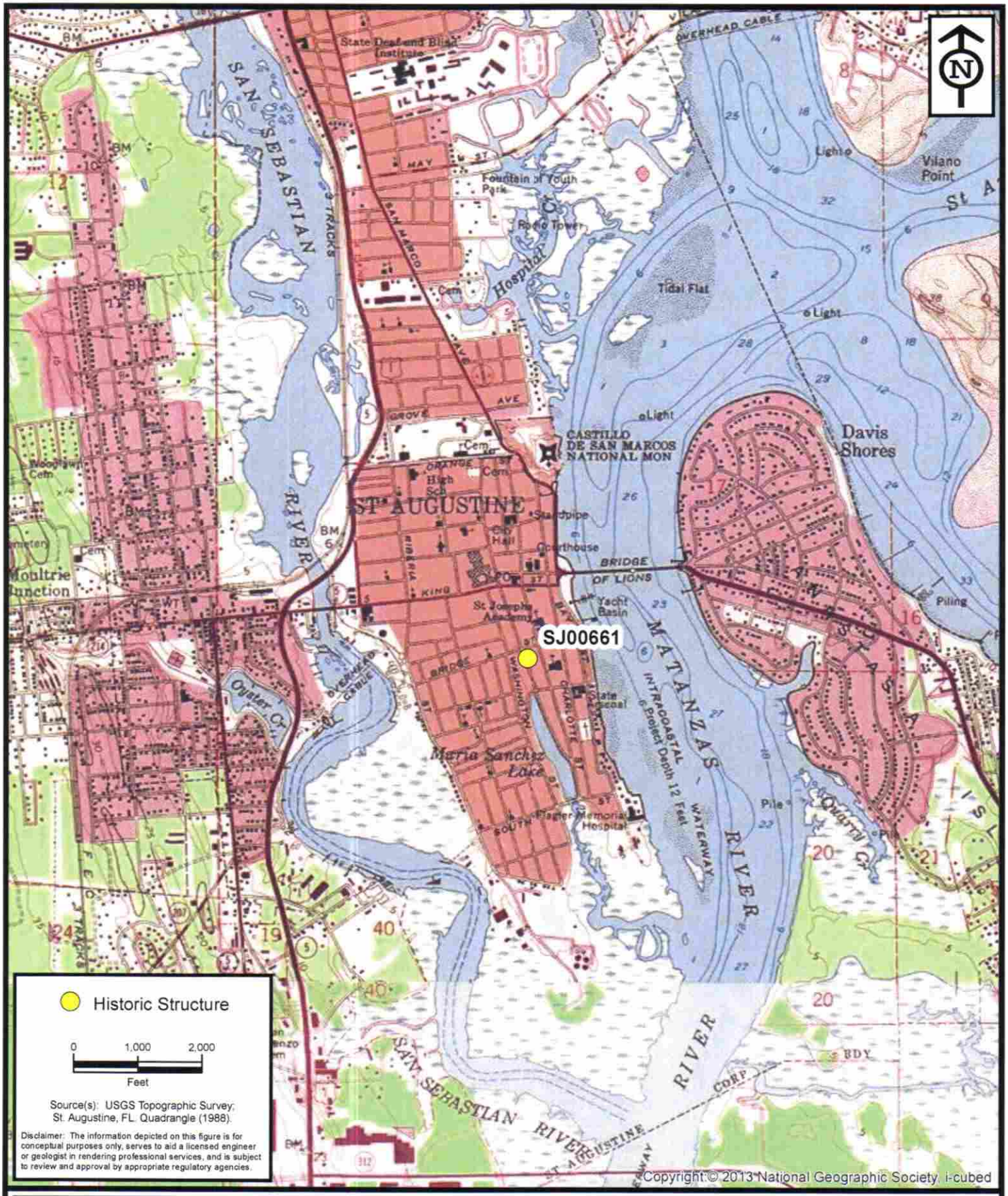
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

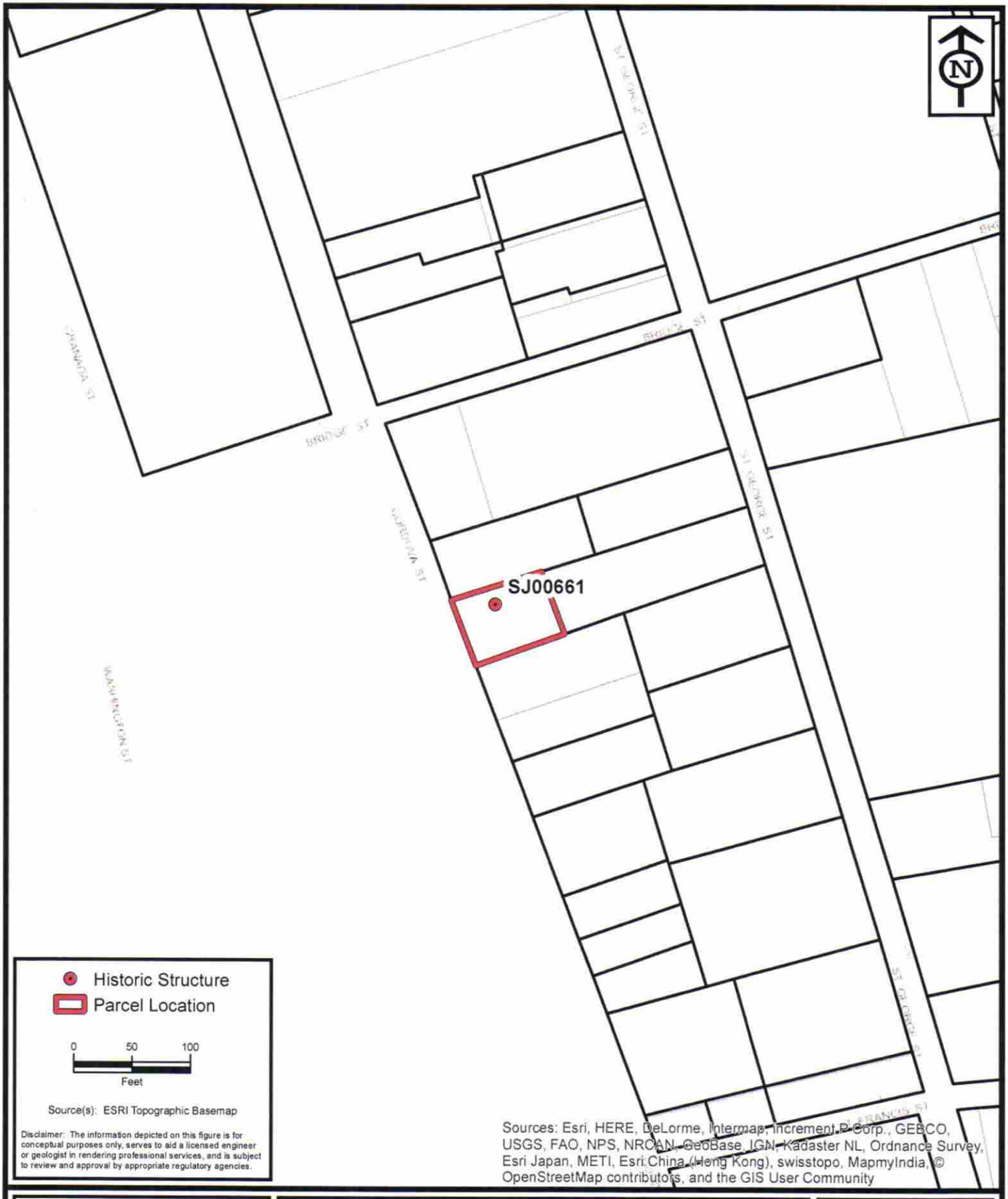
Project Location - SJ00661

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

ILM 5062
KODA

159

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

January 20, 2022

Jar Property Management Corporation
10640 Satori Ln
Apt 117
Jacksonville, FL 32256

Re: Certificate of Appropriateness – 159 Cordova Street – PL2021-0176

Dear Jar Property Management Corporation,

On January 20, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a masonry wall along the front and portions of the north and south property lines to create a flood barrier.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the February 17, 2022 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, or by February 7, 2022.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	PL2021-0176
Applicant:	Jar Property Management Corporation
Owner:	Jar Property Management Corporation
Address:	159 Cordova Street
Parcel Number:	1996100000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a masonry wall along the front and portions of the north and south property lines to create a flood barrier.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JANUARY 20, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the January 20, 2022, Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-1.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a masonry wall along the front and portions of the north and south property lines to create a flood barrier.

Subject to the following conditions:

- to February 17 meeting
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 20 day of January, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0176

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 20th day of January, A.D., 2022.

ELYSE ANDERSON
Commission # HH 131232
Expires May 19, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Elyse Anderson

Notary Public, State of Florida

Application pg. 3

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

FOR FEBRUARY 17, 2022 HARB MEETING

PL2021-0176: 159 CORDOVA STREET

New materials submitted by applicant.

Received February 8, 2022
Planning and Building Department

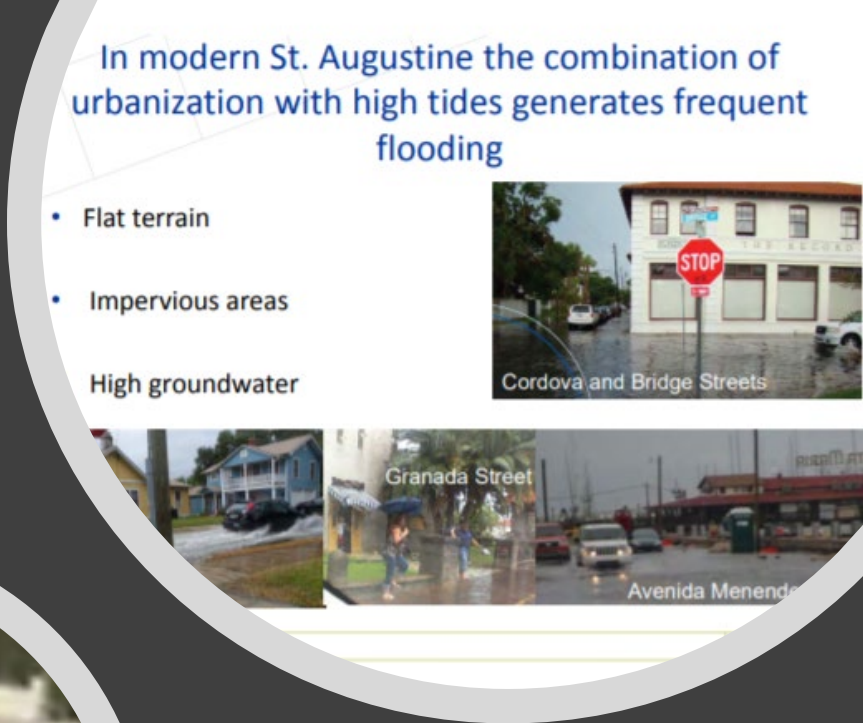
159 Cordova

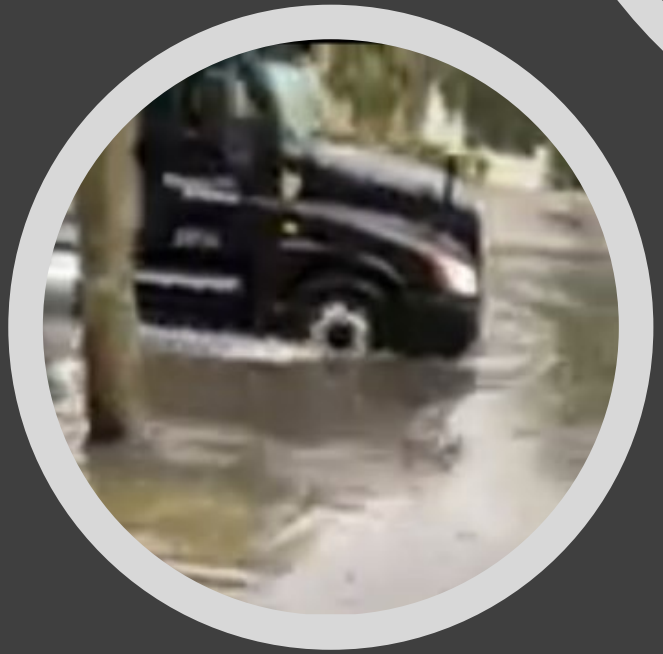
Received February 8, 2022
Planning and Building Department

- Purpose/Problem Statement / Baseline
- Realities
- Solution: Simulated Proposed Wall Elevation with 74” Front Opening
- Material Options

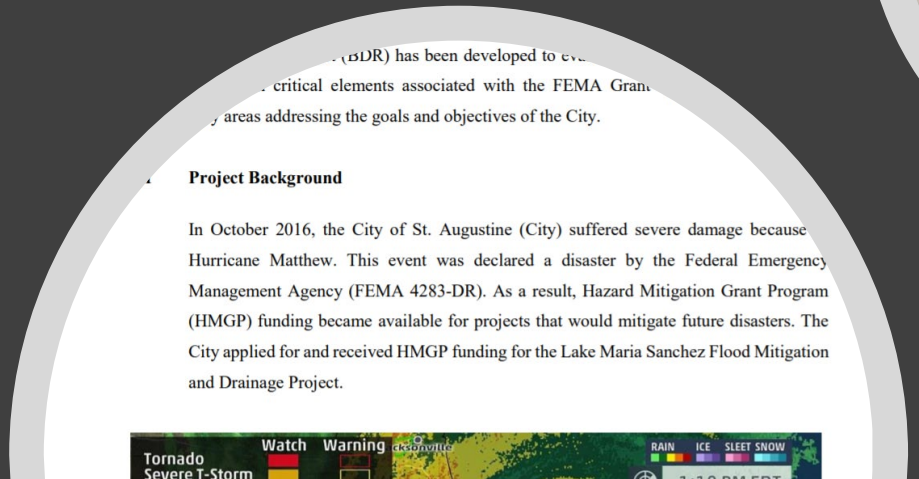
Purpose/Problem Statement / Baseline

- Protection of Home From City Drainage/Stormwater Deficiencies – City Master Plan 3-5 years…
- Non-Rain Events
- Hurricane Events
- Similar Protection Afforded to adjacent and opposite housing
- Work with HARP/Administration on mutual beneficial solution





Received February 8, 2022
Planning and Building Department



(BDR) has been developed to ev…
critical elements associated with the FEMA Grant…
areas addressing the goals and objectives of the City.

Project Background

In October 2016, the City of St. Augustine (City) suffered severe damage because Hurricane Matthew. This event was declared a disaster by the Federal Emergency Management Agency (FEMA 4283-DR). As a result, Hazard Mitigation Grant Program (HMGP) funding became available for projects that would mitigate future disasters. The City applied for and received HMGP funding for the Lake Maria Sanchez Flood Mitigation and Drainage Project.

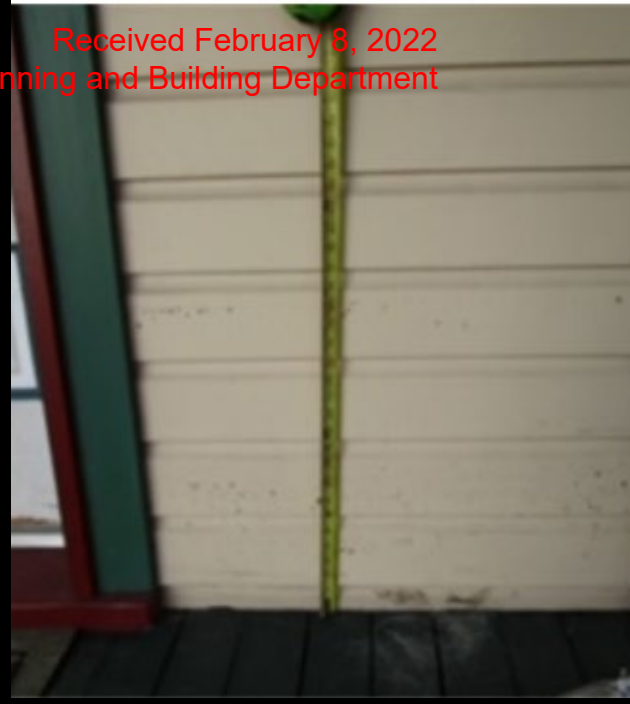
Application pg. 7

Received February 8, 2022
Planning and Building Department

Realities…

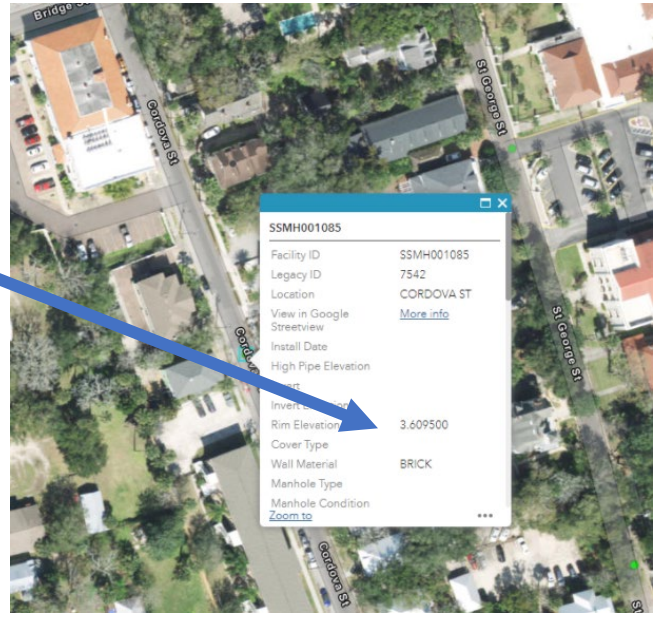
- Cordova transforms into a monster rally “sporting event…with compounded water surge/splashing
- Neighbors are afforded 5’ – 6’ walls, and further are even situated and advantaged by being on top of a valley!
- 33” Hurricane mark for 159 Cordova

Note: Pics on far right from City’s Hurricane study – used 159 as the model/watermark of the study ☺



Received February 8, 2022
Planning and Building Department

3.6 NAVD88



PRODUCT DESIGNATION	OUTSIDE DIMENSIONS		MAXIMUM OPENING WIDTH	
	HEIGHT	WIDTH	CONCRETE & MASONRY WALL *	MAXIMUM ALLOWABLE**
4 X 92	48"	92"	76"	86"
4 X 54	48"	54"	38"	48"
2 X 92	24"	92"	76"	86"
2 X 54	24"	54"	38"	48"

Solution

- Maximum wall height needed based on elevation and City recommendation 28"+ 33" = 5'+ (Not accounting for "surge")
- Conceding to "water dam" opening of 74" (96" with 9" left and right overlay) Largest standard option and most $$

Date: February 2, 2022 at 1:03:45 PM EST
To: joseph repole <joseph.repole@gmail.com>
Cc: Richard Schauland <rschauland@citystaug.com>
Subject: FW: 159 Cordova

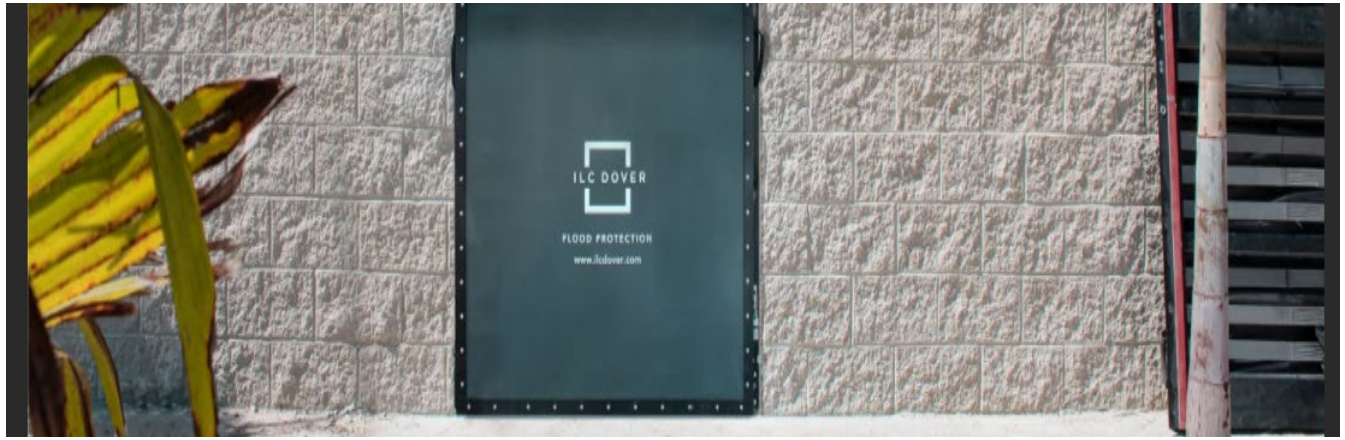
Hi Joseph,

I'm following up on our conversation earlier this week. See the email below and attached for some of the requested information you needed for the property flood wall you're looking to get approval from HARB on. The presentation for the Lake Maria project includes some flooding maps with and without the project. The key number to pay attention to is shown on the first series of maps that shows the extent of flooding for a 6.4-foot NAVD88 flood event (this is in between the Hurricane Irma and Matthew flooding extents). I've attached the Introduction Chapter from the basis of design report for the Lake Maria project that includes the high-water marks/data collected during both events to compare elevations in the NAVD88 datum (see Figure 1-5). For example, within the project area, Hurricane Irma was measured at 5.15 feet NAVD88, whereas Matthew was up to 7.21 feet NAVD88. Also attached are photos that the city took (coincidentally it was your property) post Hurricane Irma as part of our damage assessments and data collection efforts to show how high up the water got on the porch for this property (up to 18-inches on the measuring tape). For elevations, the sanitary sewer manhole elevation shown as a green dot on the map below (just south of your property on Cordova Streets) is at 3.6 feet NAVD88. You can use this to help determine a potential wall height to help with flood protection for your property by comparing the delta between the manhole elevation and high-water mark elevations for the 2 storm events.

Received February 8, 2022
Planning and Building Department

Solution

- Will work with City Building Permits and follow manufacturer recommendations for installation



PRODUCT DESIGNATION	OUTSIDE DIMENSIONS		MAXIMUM OPENING WIDTH	
	HEIGHT	WIDTH	CONCRETE & MASONRY WALL *	MAXIMUM ALLOWABLE**
4 X 92	48"	92"	76"	86"
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Application pg. 10

Received February 8, 2022
Planning and Building Department

Solution: Simulated Proposed Wall Elevation with 74” Front Opening

Received February 8, 2022
Planning and Building Department

Solution: Simulated Proposed Wall Elevation with 74” Front Opening

Received February 8, 2022
Planning and Building Department

Solution: Simulated Proposed Wall Elevation with 74” Front Opening

Solution: Simulated Proposed Wall Elevation with 74” Front Opening

Received February 8, 2022
Planning and Building Department

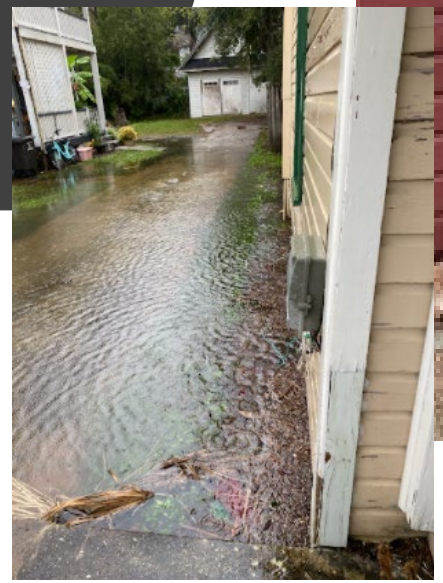
Received February 8, 2022
Planning and Building Department

Solution: Simulated Proposed Wall Elevation with 74” Front Opening

Application pg. 15

Received February 8, 2022
Planning and Building Department

Solution: Simulated Proposed Wall Elevation with 74” Front Opening



Application pg. 16

Received February 8, 2022
Planning and Building Department

Solution: Simulated Proposed Wall Elevation with 74” Front Opening

Received February 8, 2022
Planning and Building Department

Solution: Simulated Proposed Wall Elevation with 74” Front Opening

Application pg. 18

Received February 8, 2022
Planning and Building Department

Solution: Simulated Proposed Wall Elevation with 74” Front Opening

- Deteriorated Wood Fence Pole (circle, right) 4’

Solution: Simulated Proposed Wall Elevation with 74” Front Opening

Received February 8, 2022
Planning and Building Department

Solution: Simulated Proposed Wall Elevation with 74” Front Opening

- Improved grading
- Unobstructed view
- Maintain side entry and “look”

Received February 8, 2022
Planning and Building Department

Solution: Simulated Proposed Wall Elevation with 74” Front Opening

- Improved grading
- Unobstructed view
- Maintain side entry and “look”

Note: As grading is addressed and with natural driveway slope slide entry and view can be maintained

Received February 8, 2022
Planning and Building Department

Material Options

Received February 8, 2022
Planning and Building Department

OPTION #1
Existing Perimeter Property Structure

159 Cordova pre-existing perimeter wall

Note: Existing backyard perimeter wall shown in picture

Or Option #2 Stucco Finish (right)

Note: All OPTION(s) would be with top cover design, circle right)

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OPTION #3

Pre-approved Colors

Stucco Finish Match to Existing House Color

Note:

Pics examples represent houses on Cordova St. both adjacent, on side and opposite of 159 Cordova

OPTION #4

White Stucco same as adjacent Temple / opposite Cordova Apartments

Received February 7, 2022
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CITY OF ST AUGUSTINE. EST. 1565

159 Cordova Street

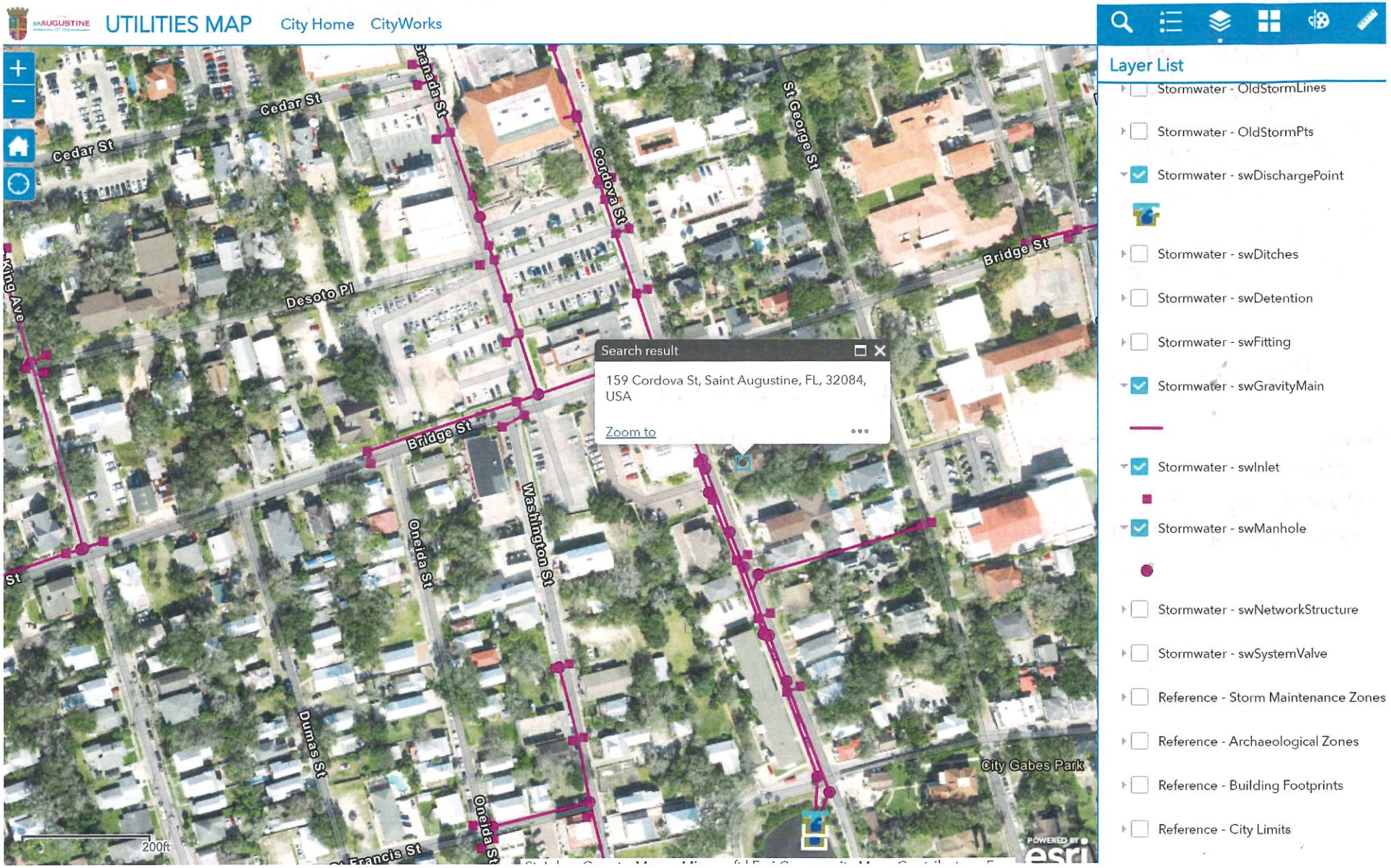
Flood Mitigation Site Visit

- Date of inspection: December 3, 2021
- City Staff (Jessica Beach, P.E. Stormwater Engineer/Chief Resilience Officer) met with the property owner to review the property to discuss flooding and mitigation options

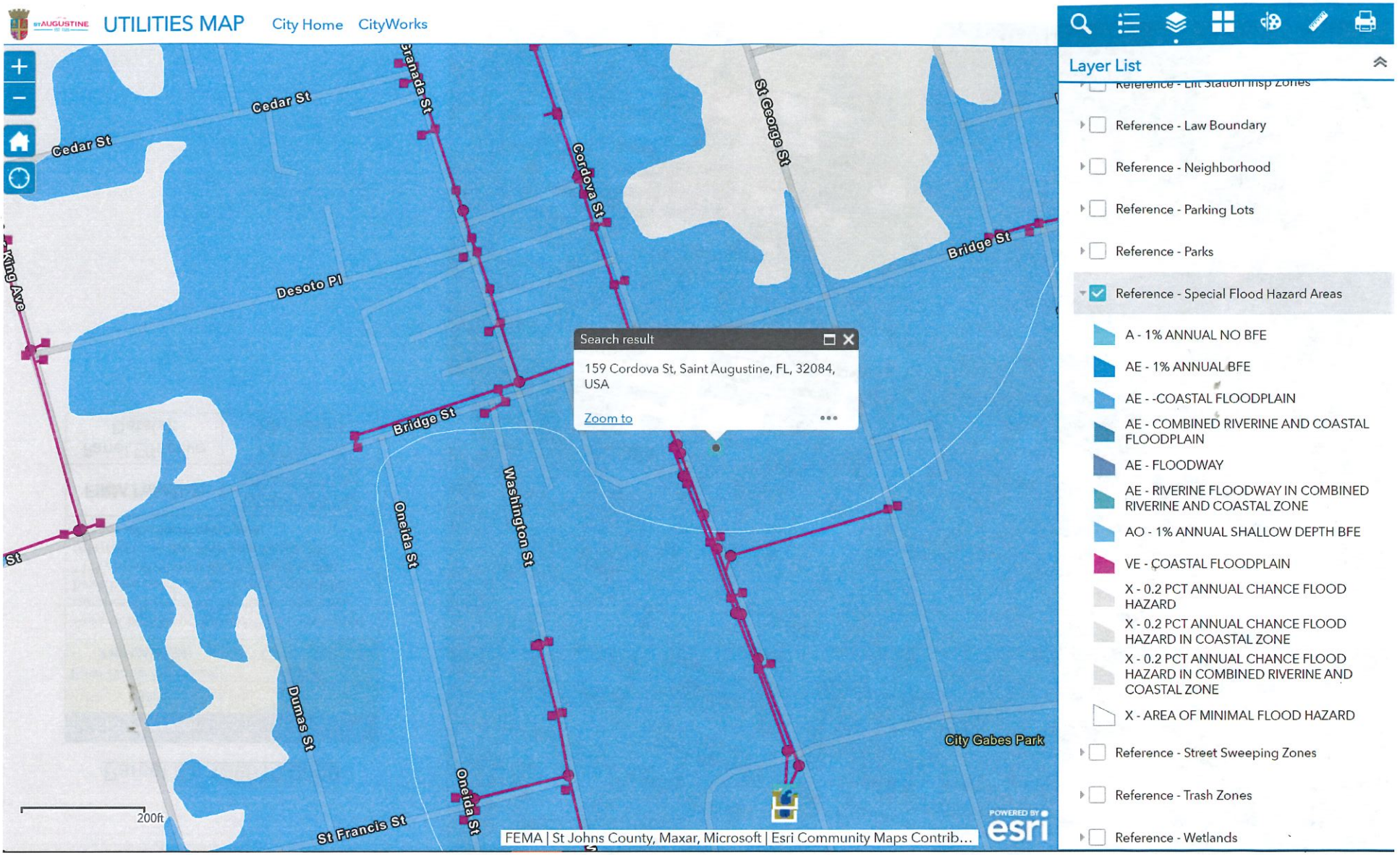
Site Visit Notes:

- Send photos of Hurricane Irma High water marks
- Street Scape renderings provided w. Lakemaria project slides, Flood Guide Brochure & historic homes
- Buddy - recent permits for shared wall system
- need sump pump w. wall system & "slot" gate for access
- Send new policy / ordinance on impervious & lot grading plan
- general grading & landscaping improvements to help better protect property, stay under threshold - send
- Likely not able to elevate - concern for creating addl problems w. structure & they are already in the process of rehabbing.

Aerial of address with storm infrastructure shown:



Special Flood Hazard Area Map:



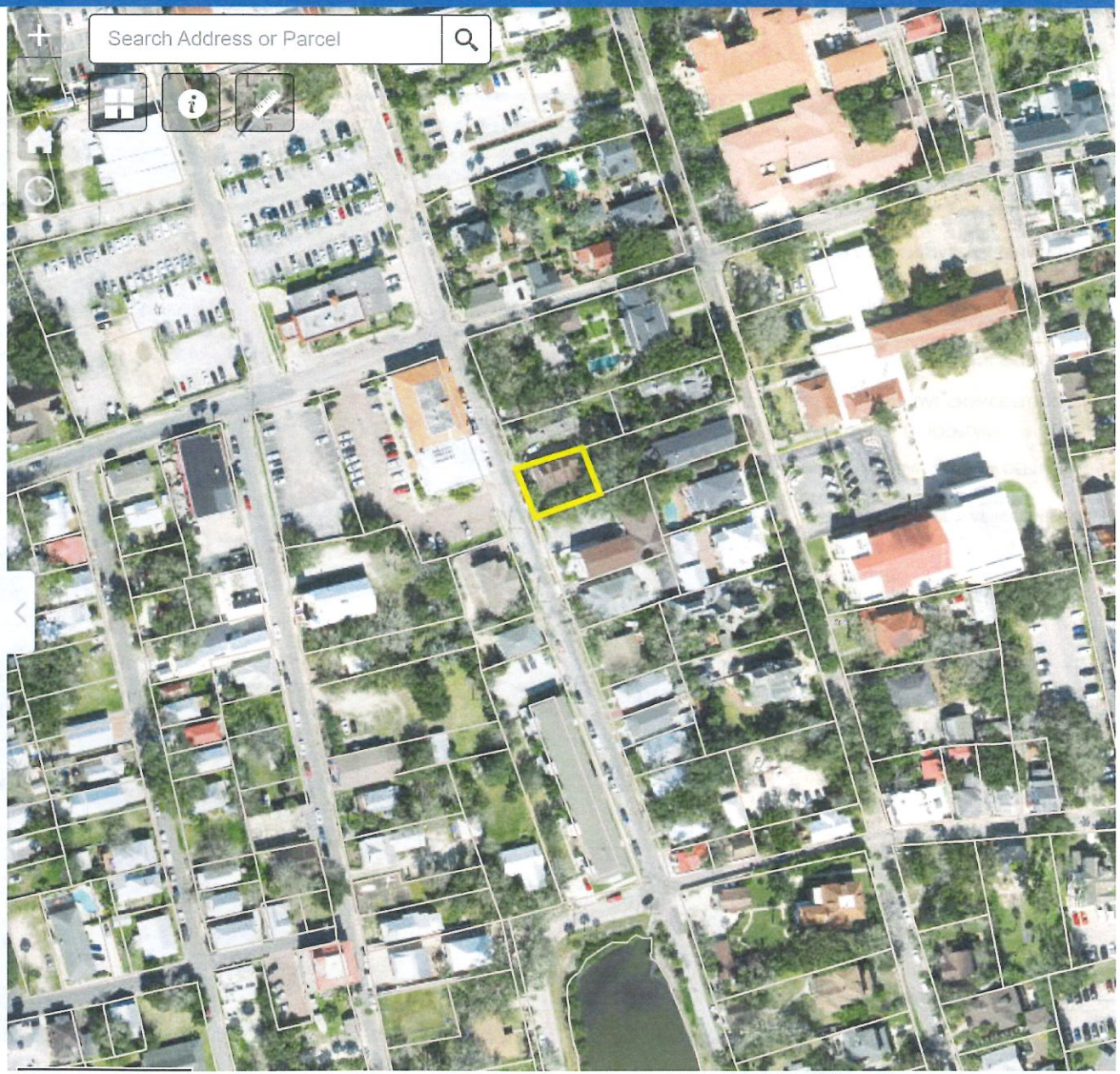
St Johns County Flood Zone Viewer (https://www.gis.sjcfl.us/floodviewer/):

Flood Zone Viewer

St. Johns County, Florida

Clear

Search Address or Parcel



Parcel ID: 199610 0000

Flood Zone	%Area
AE *Base Flood Elevation: 7 ft (NAVD88)*	*100%*
Area of high flood hazard. Flood insurance purchase is required. Hydraulic analyses have been performed to determine BFE. *1% annual chance flood hazard is also referred to as the 100- year flood. 1% chance of a flood each year.	
FIRM Panel(s):	12109C0318J 12109C0314J
Panel Effective Date(s):	12/7/2018 12/7/2018

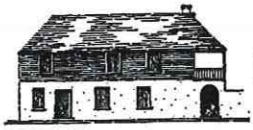
Other Resources and Information:

- **City of St. Augustine resources/studies etc.:**
  - **Coastal Vulnerability Assessment and Strategic Adaptation Plan** – https://www.citystaug.com/570/Coastal-Vulnerability
  - **City's Comprehensive Plan, recently adopted and effective Sept. 24, 2020** – https://www.citystaug.com/DocumentCenter/View/174/2030-Complete-Comprehensive-Plan-PDF
  - **City of St. Augustine, local weather data** collected at the Marina, https://stjohns.weatherstem.com/fswncitystaug
  - **Septic Tank Vulnerability Study,** Storymap link: https://arcg.is/0KiDfv
  - **South Davis Shores Flood Resilience Project**, https://www.citystaug.com/815/South-Davis-Shores-Flood-Resilience-Proj
  - **Tidal Flooding Mitigation, South Davis Shores Resiliency Report**, https://www.citystaug.com/571/Tidal-Flooding-Mitigation
  - **Report Flooding,** https://www.citystaug.com/FormCenter/Public-Works-7/Report-Flooding-70
  - **Flood Mitigation Design Guidance for Historic Residences** booklet PDF link: https://www.citystaug.com/DocumentCenter/View/5001/Flood-Mitigation-Design-Guidance?bidId=
  - **Resilient Heritage in the Nation's Oldest City** – grant funded study, final report here: https://www.citystaug.com/DocumentCenter/View/4058/St-Augustine-Resilient-Heritage-Report?bidId=
  - See our City's Webpage: ***Flooding and Historic Properties: Resilient Heritage in the Nation's Oldest City*** with links to story maps: **https://www.citystaug.com/905/Flooding-and-Historic-Properties**
  - **Resilient Heritage in the Nation's Oldest City Story Map:**
    - **https://staug.maps.arcgis.com/apps/MapSeries/index.html?appid=c74ff833b2b94c2e9d863d78fd77d00b**
  - **Flood Mitigation Design Guidance for Historic Residences Story Map**
    - **https://experience.arcgis.com/experience/18ab1d4a3678455ba5eb1d9a6e1d41eb/**
  - **Flood Mitigation Assistance (FMA) Program offered through FEMA**: https://www.citystaug.com/civicalerts.aspx?aid=198

Here are some other resources for understanding flood risk etc.:

- Search for any property within the United States to look at potential flood risk indicators and ways to protect your property - www.floodfactor.com
- Provides outreach and education and a number of flood proofing type products for commercial and residential properties: www.floodproofing.com
- There is also a sea level rise tool accessible through NOAA that you can look at for properties for different types of scenarios, such as high tide flooding, sea level rise etc. https://coast.noaa.gov/slr

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 joseph.repole@gmail.com
   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 _____

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

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

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D. PAINT COLORS (check one)

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

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

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 _____
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 8"

Example 4'10"

However Would Be Height

Same Finishes

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11:30 5G

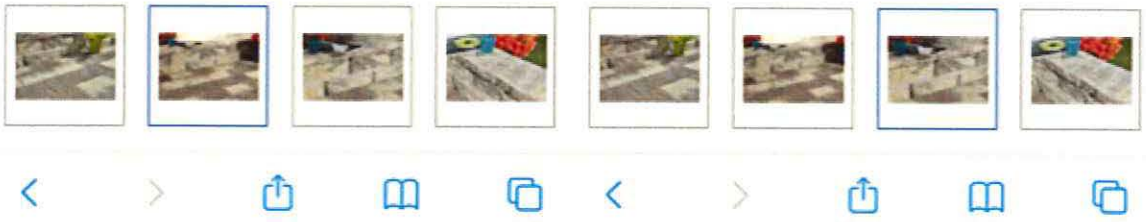
AA lowes.com

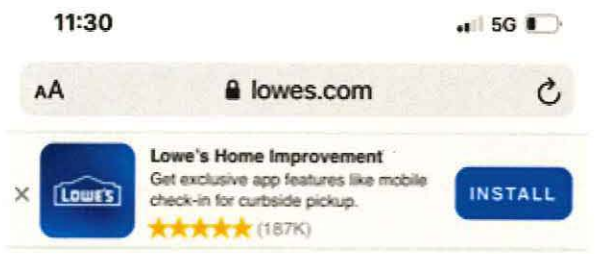
Lowe's Home Improvement
Get exclusive app features like mobile check-in for curbside pickup.
★★★★★ (187K)
INSTALL

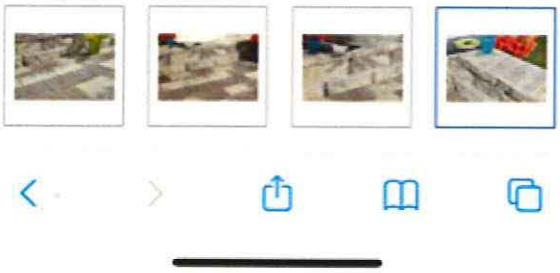
11:30 5G

AA lowes.com

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







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15' Height wall

Sent from my iPhone

Received January 10, 2022
Planning and Building Department

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

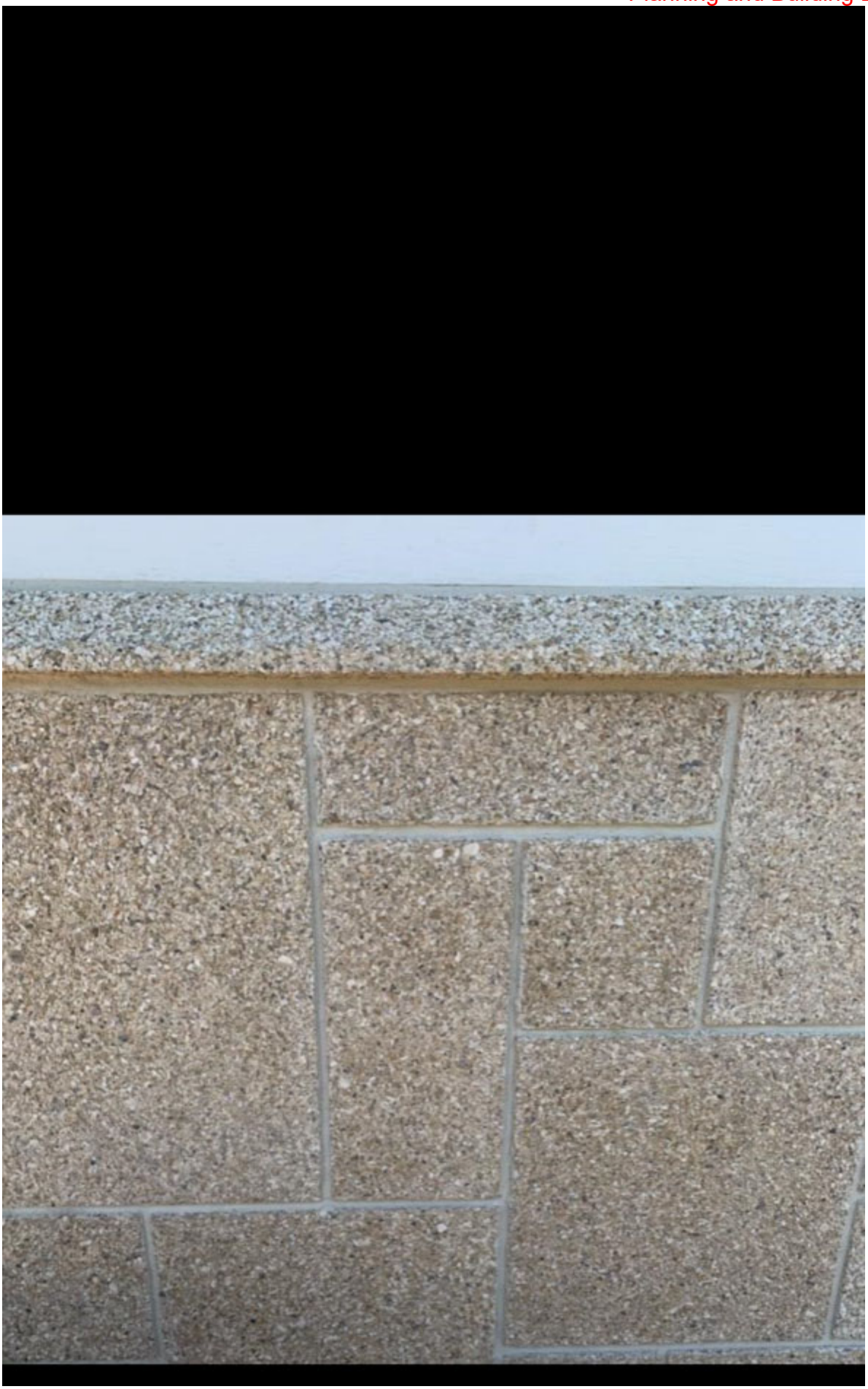
Follow Up Flag: Follow up
Flag Status: Flagged

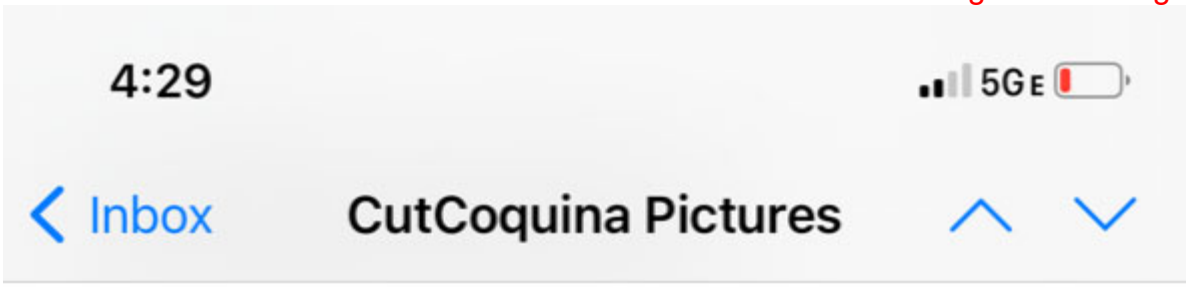
Candace

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.





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

Sent from my iPhone

Begin forwarded message:

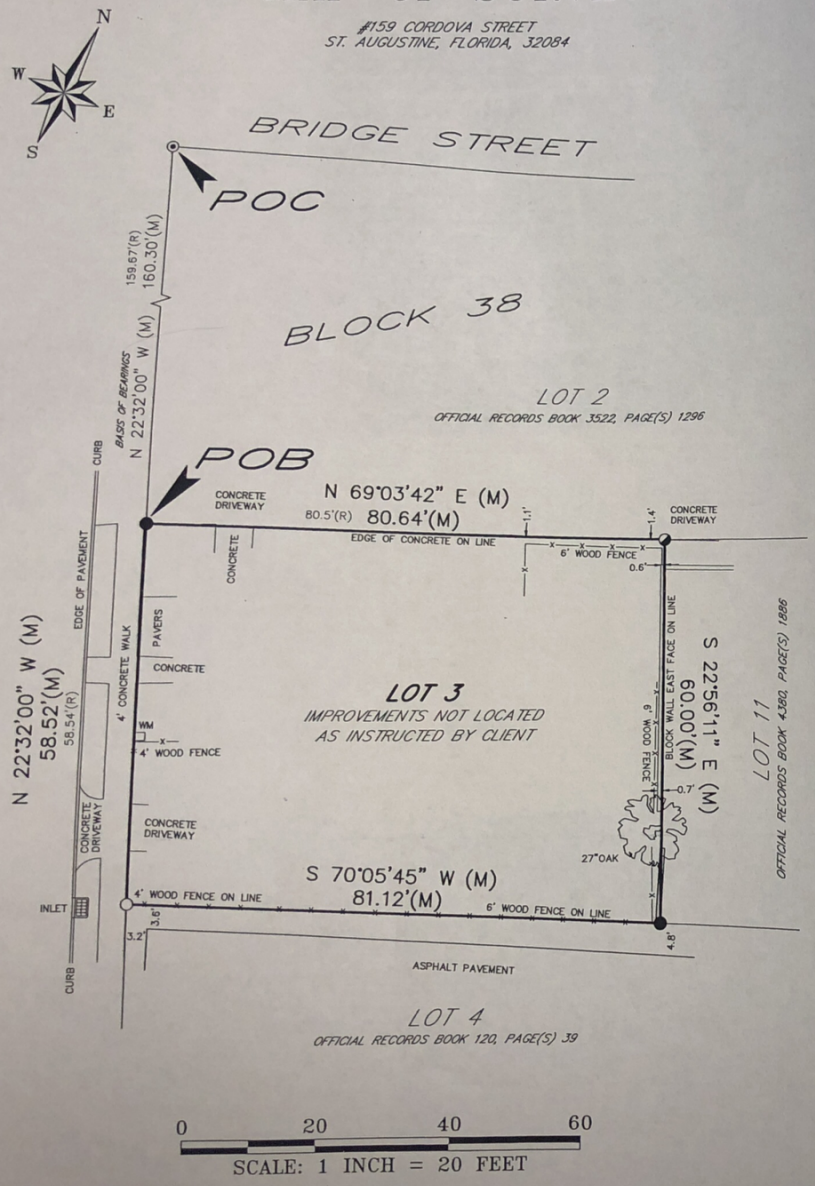
> **From:** joseph repole <joseph.repole@gmail.com>
> **Date:** January 9, 2022 at 4:33:52 PM EST
> **To:** josephrepole@gmail.com
> **Subject: Survey (version 1) (3).pdf**

> Sent from my iPhone

Received January 10, 2022
Planning and Building Department

MAP OF SURVEY

#159 CORDOVA STREET
ST. AUGUSTINE, FLORIDA, 32084



0 20 40 60
SCALE: 1 INCH = 20 FEET

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.

SEAL

DATE SIGNED: 12/2/18

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: 904-797-9967 FAX: 904-797-6027

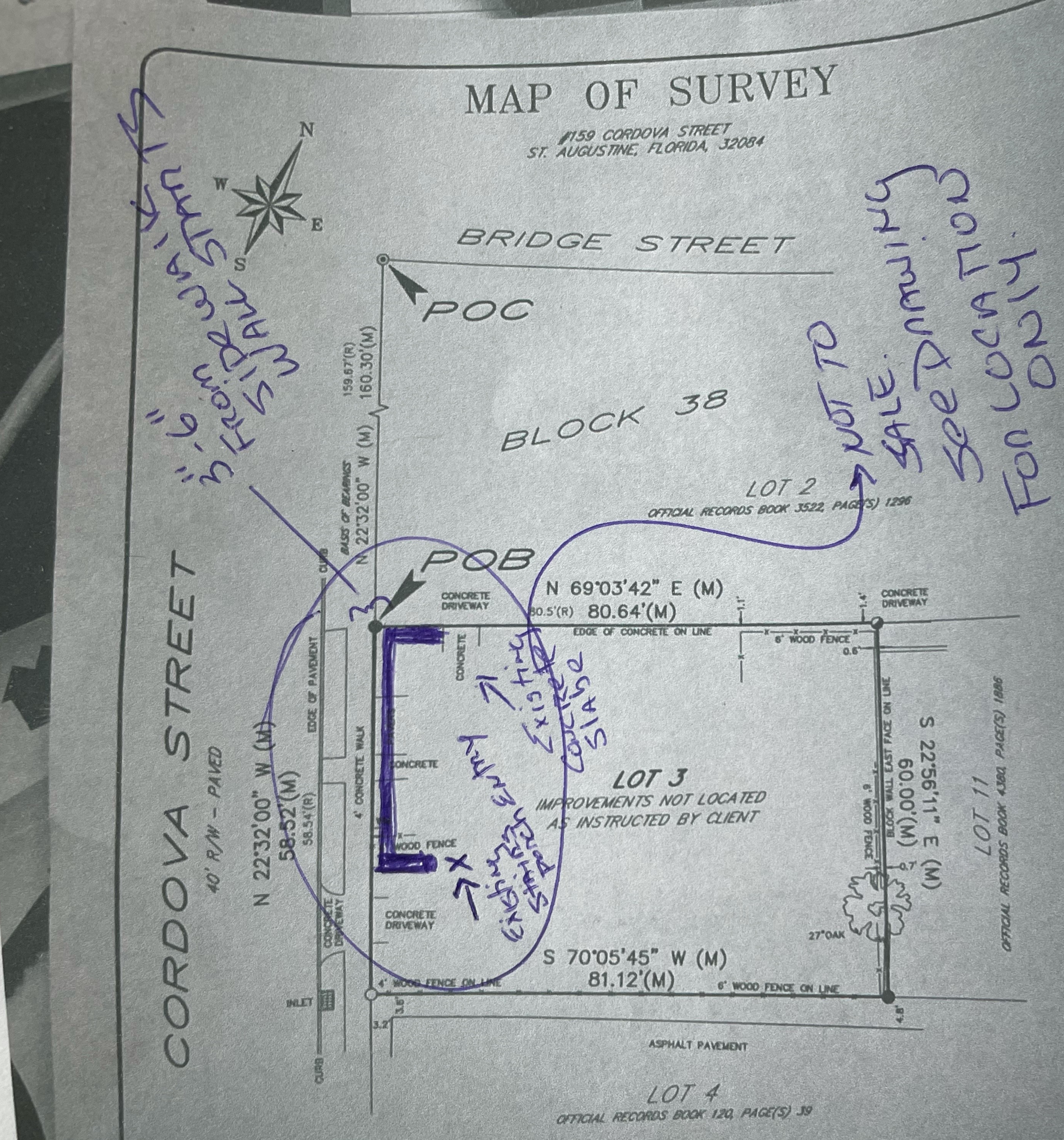
MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

Application pg 42

Received January 10, 2022 Planning and Building Department

MAP OF SURVEY

#159 CORDOVA STREET
ST. AUGUSTINE, FLORIDA, 32084



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 IDENTIFICA
○	= FOUND 3/4" IRON ROD – NO IDENTIF
◒	= FOUND 1/2" IRON PIPE – NO IDENTIF
◉	= FOUND NAIL AND DISK – # 6979

DEED DESCRIPTION:

OFFICIAL RECORDS BOOK 1085, PAGE 919

IN THE CITY OF ST. AUGUSTINE COMMENCING
STREET, 159 FEET AND 8 INCHES FROM THE
SAID CORDOVA STREET, SAID POINT BEING T
THENCE EASTERLY 80 FEET 6 INCHES ALONG
THENCE SOUTHERLY TO CONCRETE WALL; TH
CONCRETE WALL ALONG NELLIGAN'S WEST LI
COMPANY; THENCE WESTERLY ALONG NORTH
TO THE EAST SIDE OF CORDOVA STREET; T
CORDOVA STREET 58 FEET 6 1/2 INCHES T
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

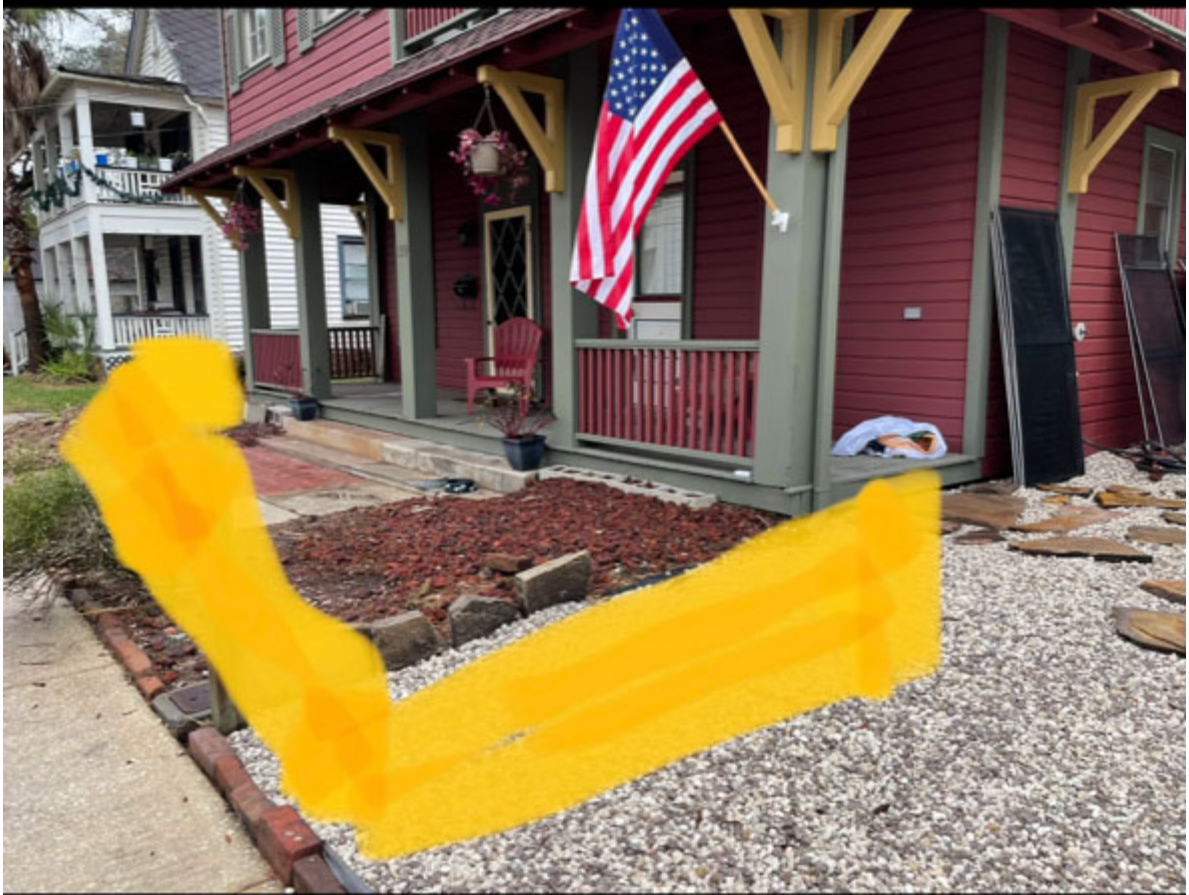
Candice - This is the last one - gives a 3D view

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

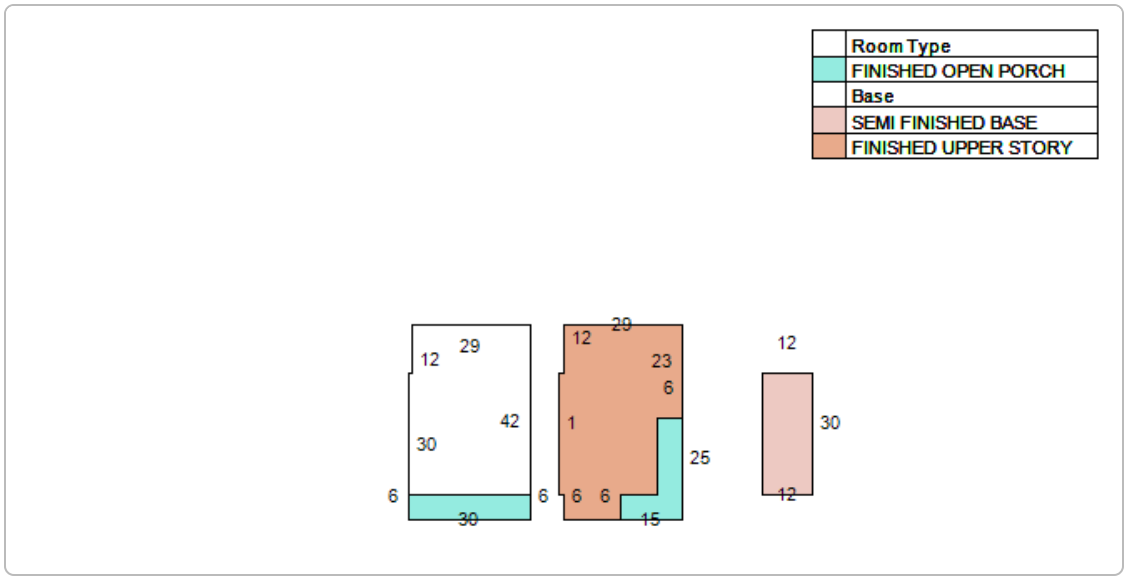
Building Information

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.

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: 12/21/2021, 12:14:01 AM

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 February 17, 2022 Meeting

Application HP2022-0002 Address: 34 Aviles Street

Applicant: Sisters of St. Joseph, Inc.

Property Owner: Sisters of St. Joseph, Inc.

Project description: To replace the new covered entry with an enclosed vestibule connecting the archive building, constructed c. 1940s, and Lourdes Hall, and to construct a storage closet on the east elevation of Lourdes Hall.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ01916 (St. Joseph's Academy and Convent) SJ06467 (Laundry / Archives building)
National Register:	St. Augustine Town Plan	Construction date:	ca. 1948
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1992900000		
Agenda Item:	7(a)	Previous Action(s):	COA F2007-0008; COA F2020-0122; COA PL2021-0078

STAFF SUMMARY AND ANALYSIS:

1. The Sisters of St. Joseph Convent consists of multiple buildings on a campus that is bounded by Cadiz Street to the north, Bridge Street to the south, and extends west to St. George Street and east to Aviles Street. The project area is on two buildings located behind a tall coquina wall that fronts Aviles Street with an address of 34 Aviles Street.
2. While this campus contains the O'Reilly House (constructed c.1690 – 1788), one of the older existing buildings in St. Augustine, the adjacent subject concrete block archive building, covered in stucco first appears on the 1946 revised version of the 1930 Sanborn Maps and labeled on the map as a laundry, though the Florida Master Site File (FMSF) lists it as being constructed ca. 1948. Neighboring Lourdes Hall, also of masonry construction, was built between 1946 and 1961 based upon when it appears on the Sanborn Maps.
3. At the June 17, 2021 meeting, HARB approved replacement of two existing single doors with a double-door and the construction of a one-story portico to allow for covered entry between the archive building and Lourdes Hall.
4. This application proposes removal of the recently constructed approved portico, to be replaced with an enclosed vestibule. The construction of the hyphen will include removal of the existing exterior entry doors and thresholds on the west elevation of the archive building and east elevation of Lourdes Hall. A storage space addition is proposed on the rear of Lourdes Hall.
5. Construction of the enclosed vestibule would connect the two structures, and the storage space would alter the east elevation of Lourdes Hall, though the additions would be of smaller scale in comparison to both buildings. The storage addition will use a low-sloped shed roof and exterior finishes are proposed to match Lourdes Hall.
6. Plans indicate that one existing exterior door opening on both the archive and Lourdes Hall buildings is to be widened, as each structure allows, and cased to allow barrier free passage through the vestibule between the buildings. Exterior doorways are proposed for the north and south elevations of the vestibule to access the existing ramps that extend on either side of the project area.
7. Two existing windows on the east elevation of the Lourdes building are proposed for removal with the construction of the storage space. The applicant intends to repurpose one of these windows on the north elevation of the proposed vestibule.
8. The proposed single wood doors are more appropriate and simpler for the proposed additions in comparison to other more ornate doors on the older campus buildings. The ¾ lite door with nine simulated divided lites proposed for the north elevation of the vestibule will allow more light and viewshed for the space than the existing metal doors on the subject buildings.
9. Alterations proposed in this application will not be visible from the streetscape as the project location is on/adjacent to buildings that have been previously altered over time and are behind a tall wall and other buildings that front Aviles Street.
10. Applicant should confirm that requirements for lot coverage and impervious surface are met/
11. This property falls within Archaeological Zone IB. If ground penetration exceeds 3 inches in depth and encompasses 100 sq. feet or more, the proposed work could meet the ground-disturbance criteria outlined in the archaeological preservation ordinance and would require an A14 Archaeological Review Application.

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 the **Certificate of Appropriateness** at **34 Aviles Street**:

1. **APPROVE** if the HARB finds that the application **meets the Secretary of the Interior's Standards for Rehabilitation 9** because the proposed vestibule and storage space are of compatible mass, scale, design, and material to the existing buildings and that the proposed alterations will not have a negative impact on the historic streetscape.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct a one-story vestibule to connect the west elevation of the archives building and Lourdes Hall to include a roof with a lower ridge line, red metal roofing material and pitch to match existing Lourdes Hall roof, exterior wood doors to access existing ADA ramps, and a repurposed window on the north elevation of the vestibule, and exterior finishes to match Lourdes Hall. Existing concrete slab and ADA ramps to remain in place.
2. Remove existing exterior doors and thresholds on the west elevation of the archive building and the east elevation of Lourdes Hall, and to widen and case the door openings, which will become interior thoroughfares.
3. Remove existing windows on the east elevation of Lourdes Hall and construct an 8' deep x 16'8" wide storage space with low slope metal shed roof, exterior wood door access, and exterior finishes to match Lourdes Hall.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standards for Rehabilitation 2, 3, 4, 5, 6, 9, and 10 apply.
2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
4. Retention of Significant Later Alterations and Additions
5. Sensitive Treatment of Distinctive Features and Craftsmanship
6. Repair of Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- Remove an entrance because the building has been reoriented to accommodate a new use.
- Alter utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights and sidelights.
- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
- Remove significant door or entrance features that can be repaired.
- Remove historic doors, transom, sidelights and replace them with blocking.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Post-1821

Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

Additions

Do…

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

Don't…

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

Post-1821

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

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
34 Aviles Street (241 St. George Street)

Project site facing South

STAFF PHOTOGRAPHS
34 Aviles Street (241 St. George Street)

Lourdes Hall East Elevation

STAFF PHOTOGRAPHS
34 Aviles Street (241 St. George Street)

Lourdes Hall East Elevation and South Elevation of Archive Building

Project site facing North

STAFF PHOTOGRAPHS
34 Aviles Street (241 St. George Street)

Door into Archive Building
(West Elevation)

Threshold into Lourdes Hall

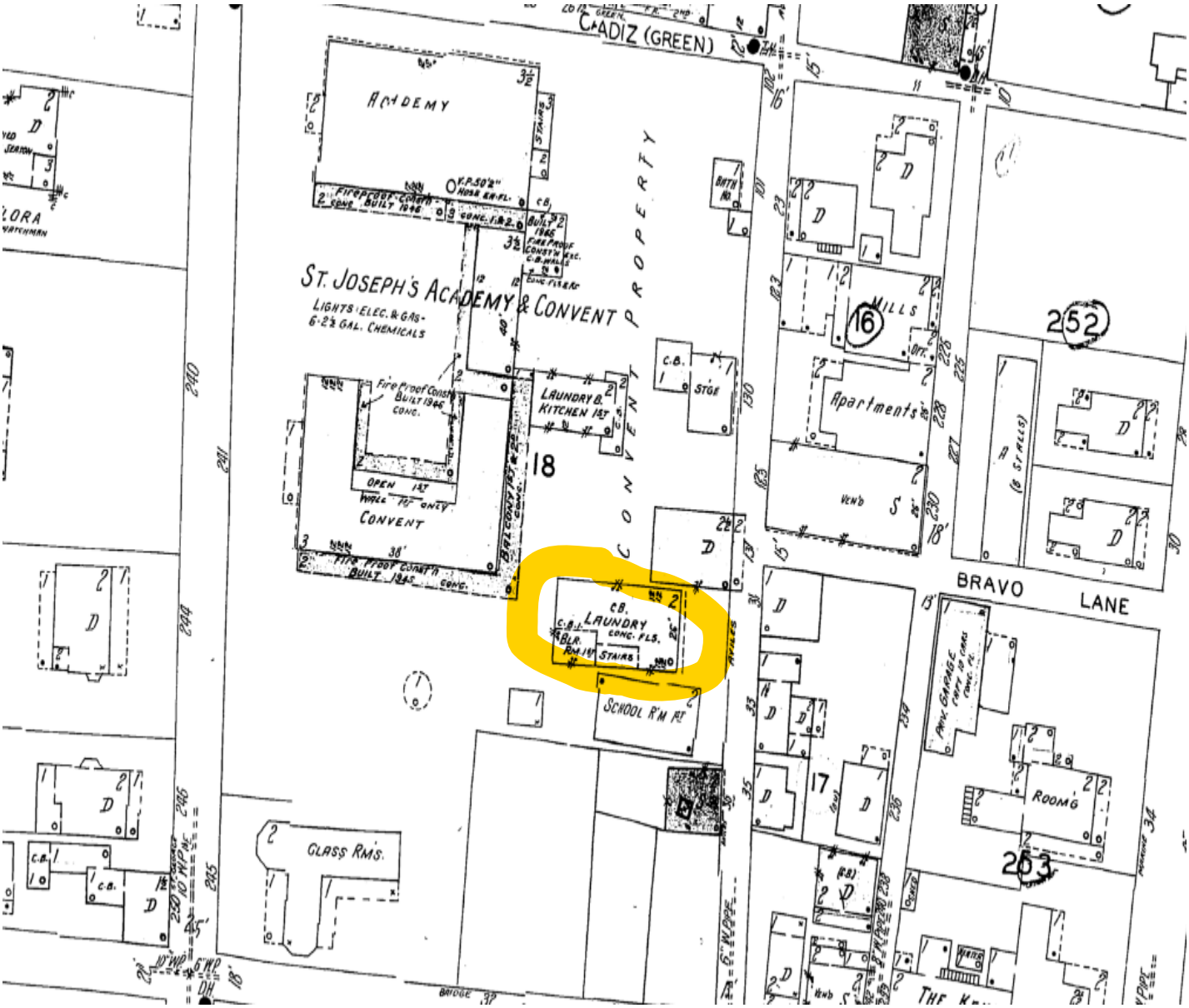
STAFF PHOTOGRAPHS
34 Aviles Street (241 St. George Street)

Project site from parking lot
(facing south)

STAFF PHOTOGRAPHS: **Context area of 34 Aviles Street with project area not visible from the street**

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 10 (REVISED 1946)



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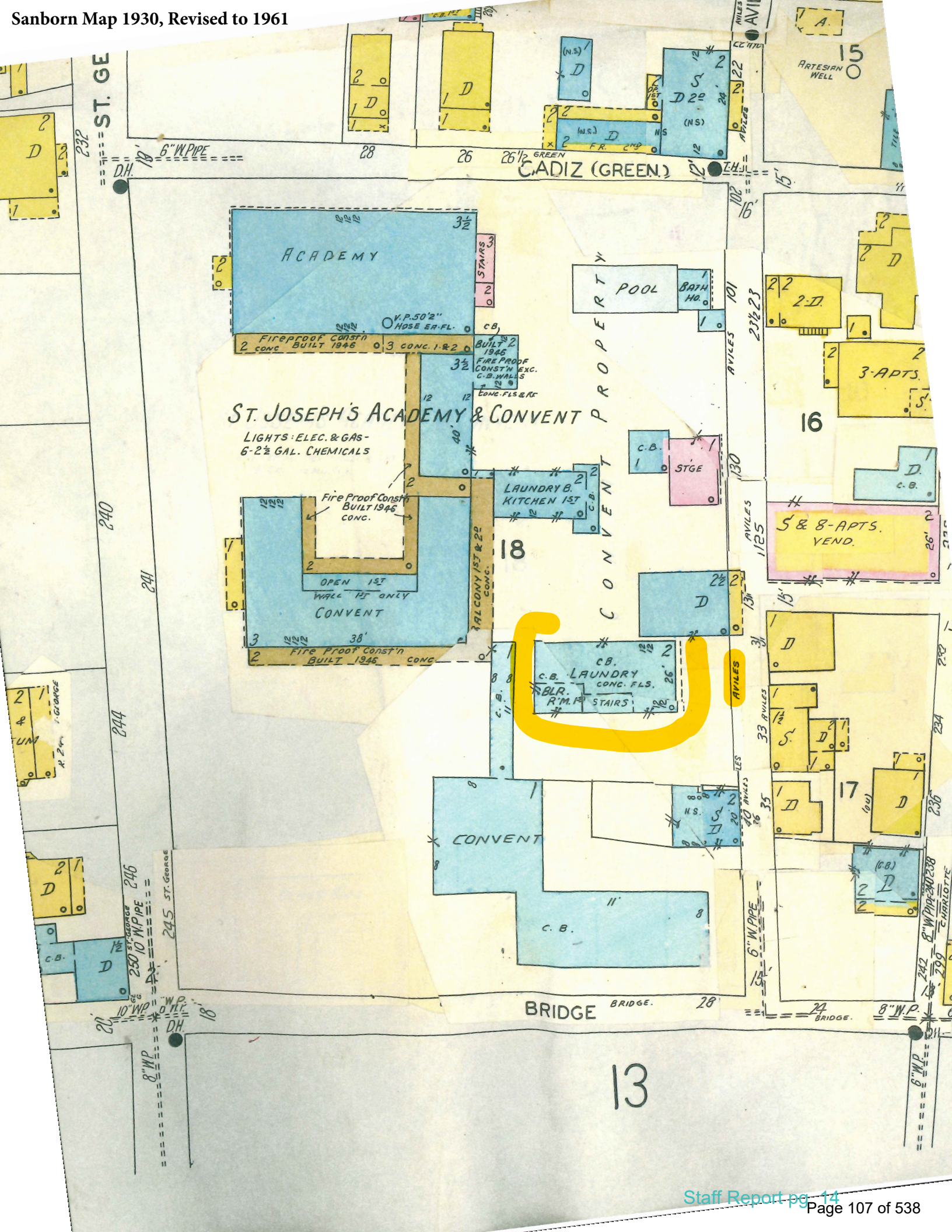
Sanborn Map 1930, Revised to 1961



Page 1

☒ Original
☐ Update

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

Site #8 SJ06467
Field Date 5-2-2016
Form Date 5-2-2016
Recorder # 3

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) Sister's of St. Joe (Laundry)/Archives Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD **Survey # (DHR only)** _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
Address: 34		Aviles	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** 17 **¼ section:** ☐ NW ☐ SW ☐ SE ☐ NE **Irregular-name:** _____
Tax Parcel # 1992900000 **Landgrant** _____
Subdivision Name City of St. Augustine **Block** 35 **Lot** _____
UTM Coordinates: Zone ☐ 16 ☐ 17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **Coordinate System & Datum** _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1948 ☐ approximately ☒ year listed or earlier ☐ year listed or later
Original Use Laundry **From (year):** _____ **To (year):** _____
Current Use Library **From (year):** _____ **To (year):** _____
Other Use Archives for the Diocese **From (year):** _____ **To (year):** _____
Moves: ☐ yes ☒ no ☐ unknown **Date:** _____ **Original address** _____
Alterations: ☒ yes ☐ no ☐ unknown **Date:** _____ **Nature** roof and interior
Additions: ☐ yes ☐ no ☒ unknown **Date:** _____ **Nature** _____
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Spanish Colonial **Exterior Plan** Rectangular **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single openings with wood plank shutters

Distinguishing Architectural Features (exterior or interior ornaments) _____

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Part of Sister's of St. Joseph complex

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 SJ06467

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Poured Concrete Footing 2. _____
Main Entrance (stylistic details) paired wood doors

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Originally served as a the laundry facilities and converted in mid-2000s to the Diocese archives.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

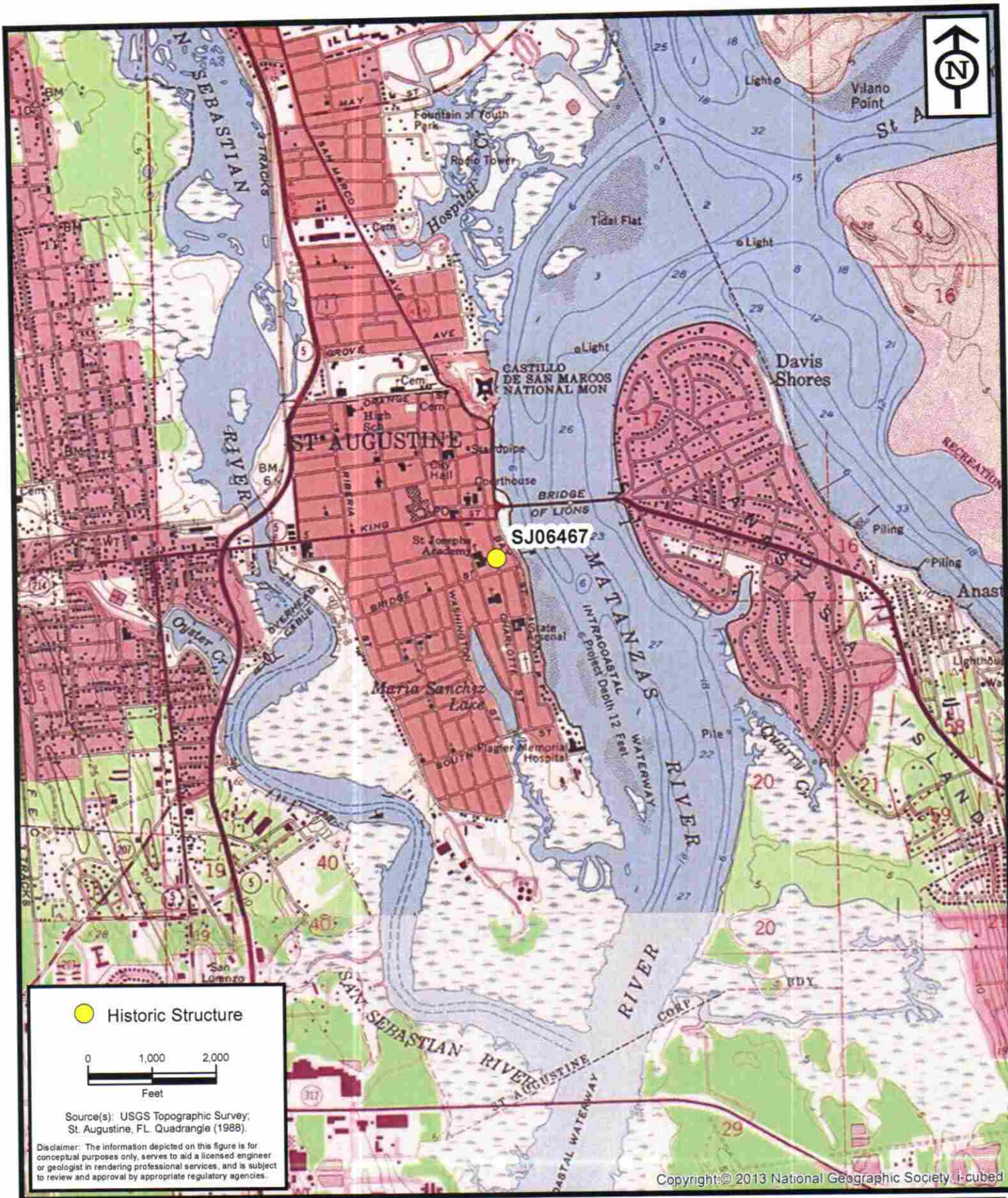
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

Required Attachments

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



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

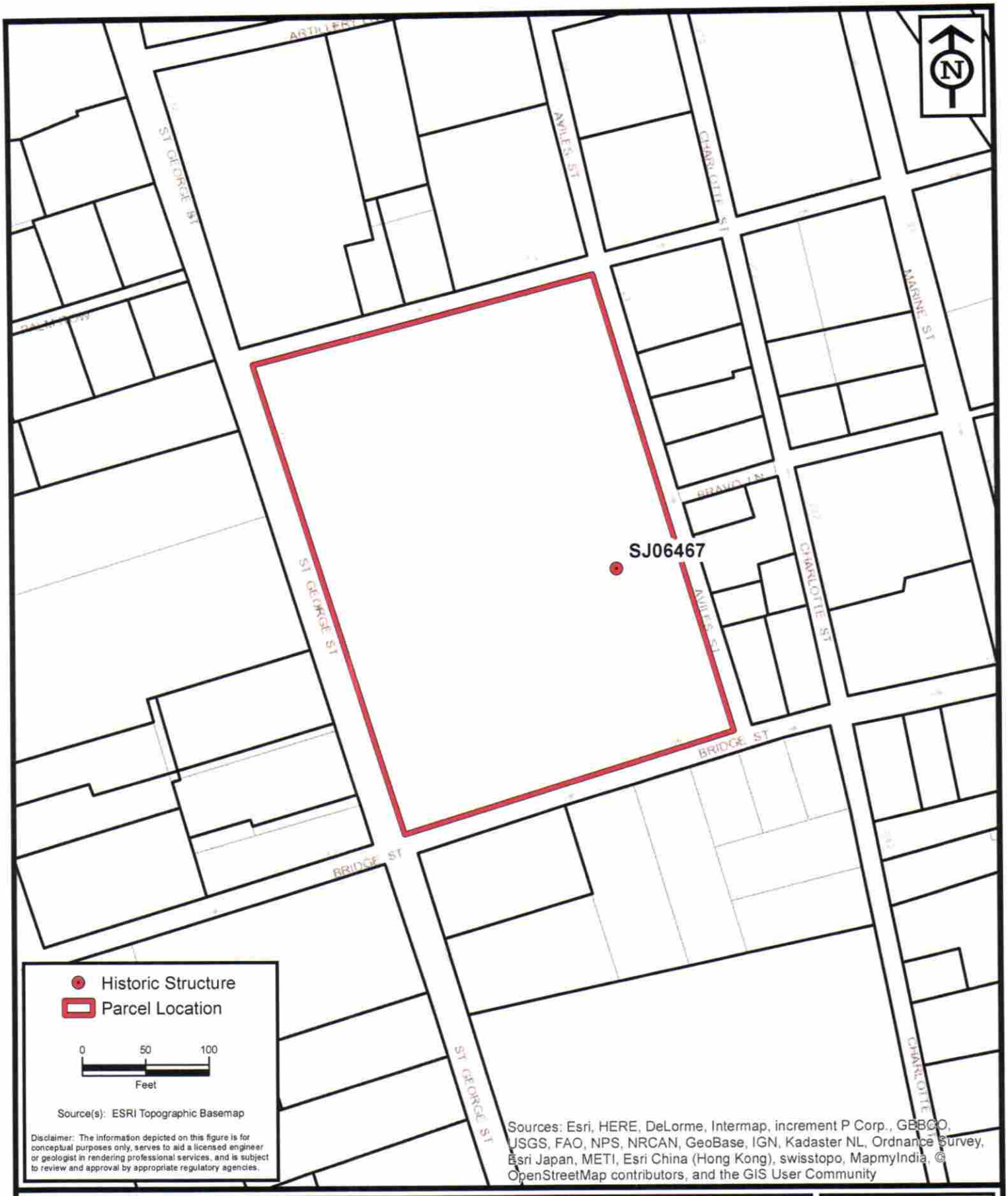
Project Location - SJ06467

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\SJ06467\Location.mxd Date: 6/28/2016 1:04:39 PM



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

Parcel Location - SJ06467

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\SJ06467\Parcel.mxd Date: 6/30/2016 11:40:23 AM

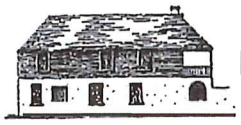
Dedicated to:
Sister Mary Albert Lussier, S.S.J.

Archives
Diocese of St. Augustine
and
Sisters of St. Joseph, St. Augustine
Open by Appointment Only
34

Entrance
Open
Wed., Thurs., Fri., Sat.
10:00am - 5:00pm
Dedicated to
Sister Mary Albert Cormier, SSJ
NO
FOOD
DRINKS
OR
STROLLERS

Received January 21, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☑ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2022-0002

Receipt No. 22918161 Meeting Date: February 17, 2022

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

1. NAME OF APPLICANT Frank Castillo
   Business (if applicable) Finance and Adminstration Administrator
   Address 241 St. George St.
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904 824-1752 Other phone/email fcastillo@ssjfl.org
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Sisters of St. Joseph
   Business (if applicable) _____
   Address 241 St. George St.
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) (904) 824-1752 Other phone _____
3. PROJECT STREET ADDRESS 34 Aviles St.
4. LEGAL DESCRIPTION: Lot ____ Block 35 Subdivision City St. Aug Parcel 199290-0000
5. EXISTING USE Church / Convent PROPOSED USE Church / Convent
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

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

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

D. PAINT COLORS (check one)

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

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

Construct enclosed vestibule to connect the Lourdes building and the Archives building on site. This vestibule will replace the overhang that was permitted last year, currently partially built. The goal is to improve Accessibility between the structures. Sisters go between buildings three times a day and currently the door thresholds are creating trip hazards for women with walkers.

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 Frank Castillo

SIGNATURE OF APPLICANT _____ DATE 1/19/2022

PRINT OWNER'S NAME Sisters Kathleen Carr

SIGNATURE OF OWNER _____ DATE 1/19/2022

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.

Candice Seymour

From: Candice Seymour
Sent: Thursday, January 27, 2022 12:26 PM
To: fcastillo@ssjfl.org; Les Thomas
Subject: 34 Aviles Street - Certificate of Appropriateness application for February 17, 2022 Historic Architectural Review Board meeting
Attachments: Owner auth 2019.pdf; COA34Aviles021722SufficiencyChecklist.pdf

RE: Project Address: 34 Aviles Street

Greetings!

This email is acknowledgement of your Certificate of Appropriateness (COA) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on February 17, 2022, as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street).** Be aware, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and **must** be notarized.

Additionally, this email details the sufficiency (completeness) of your application. The application form you submitted included the attached checklist which is used by staff for a preliminary assessment of the documents provided with your application. Please review the completed checklist attached to determine if we require further information and/or any additional documents recommended by staff to supplement your application. Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. The HARB may also request additional information during the public hearing.

Additional materials will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received by February 7, 2022,** per Resolution 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete.
Any updates, or additional and supporting materials for this Certificate of Appropriateness application should be emailed to harb@citystaug.com.

Please be aware that our staff may need to photograph the project area and will reach out to schedule a convenient time to access the property.

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

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

hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4325

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

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.

JC 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

N/A **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.

N/A **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)

Specs for new doors needed. Sections would be helpful.

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

Detail any changes to existing walkway for foundation of new vestibule and storage space.

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.

N/A

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

N/A

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

N/A

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 feature
☐	☐	☐	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 detail 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:

Applicant should consider providing more detail regarding the roof material, and doors as noted on list.

Clarification regarding foundation for new storage space and whether the addition of these elements is within lot coverage and impervious surface requirements is also needed. Any additional details such as proposed light fixtures or landscape changes should be included.

Project number: HP2022-0002 Project Address: 34 Aviles Street

Reviewed by: Candice Seymour Date: 1/26/2022

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Leg Thomas is/are hereby authorized TO ACT ON BEHALF OF The Sisters of St Joseph the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number: 2021-0485, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Planning & Zoning Board, located at:

_____

BY: Sister Kathleen Carr
Signature of Owner

Sister Kathleen Carr, SSJ
Print Name of Owner

904-824-1752
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 19 day of January, 2022

By Lydia D. Boschert

Notary Public State of Florida
Lydia Dena Boschert
My Commission HH 047274
Expires 09/28/2024

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: Lydia D Boschert

My Commission expires: 9/28/2024

Rev:022117

Received January 21, 2022
Planning and Building Department

SISTERS OF ST. JOSEPH
OF ST. AUGUSTINE, FLORIDA

Founded in LePuy France * 1650
Established in Florida * 1866
Diocesan Congregation of St. Augustine, FL * 1899

January 19, 2022

Mrs. Julie Courtney
Historic Preservation Planner
City of St. Augustine, FL 32080

RE: PERMIT # 2021-0488 – Sisters of St. Joseph

Dear Mrs. Courtney,

Last year the Sisters of St Joseph sought permits to renovate our existing Archives building on campus at 241 St. George St. towards a shared dining hall for our Sisters. The first permit was secured to facilitate the renovation of the interior space and a second permit was secured to create a covered entry into the building. As we presented to HARB last year, our goal has always been to bring the Sisters together for meals. Up until we renovated the space to provide joint dining service, the Sisters residing in our Lourdes building ate in one dining hall and the Sisters living in the main convent building ate at a separate dining hall.

While the newly renovated interior has been a blessing, the covered overhang is not working. Now that we have put the dining hall into use, we are getting the opportunity to see the Sisters go from the Lourdes Building into the Dining Hall and then back. To go from one building to another they must go through two doors and overcome two thresholds. Getting over these thresholds is a real challenge for the women with walkers and wheelchairs. One of the doors is currently only 32" wide. We are afraid that the new double door unit included in the original permitting for the overhang will have an even bulkier threshold.

Although we had intended to keep the two buildings separate, we now realize that we need to make a more deliberate connection between the two buildings. An actual connection between the two buildings would allow us to remove the two doors and replace them with openings. By removing the doors we also remove the thresholds. While we are proceeding with this new connection, we would also like to build some storage tucked into an inside corner of the Lourdes Building.

Please note that these proposed changes are not visible from any street view or public right of way. The area is on the west side of the Archives building and hidden from view. Our intent is to match the design and finishes of the connection to the Lourdes Building as feasible. The new connection will

241 Saint George Street, St. Augustine, FL 32084 *Post Office Box 3506, St. Augustine, FL 32085-3506*

Administration: (904) 824-1752 www.ssjfl.org

include the following:

1) The new roof line will be lower than the one that is partially finished. The new ridge line will be lower than the main ridge line of the current connector between Lourdes and the main building.

2) The soffit and fascia of the connector will align with the soffit and fascia of the Lourdes building.

3) We will remove one window from the current Lourdes connector and reinstall on the north elevation of the connector to match the window to the west of the connector.

4) There will be a new wood door at the top of both ramps to provide service entry to the new connector. Wood doors and hardware to match previously submitted specifications. The door facing north will be a ¾ Lite Door with nine Simulated Divided Lites. The door facing south will be a solid two panel door to match other doors on the building.

5) The new vestibule will be air conditioned so that both sets of doors can be removed and turned into cased openings with a minimum width of 36".

6) There will be a solid wood door on the storage portion of the addition. We will remove and reinstall one of the other windows from the Lourdes building into this new storage space so that both original window units will be reused.

7) We will also put a flooring or coating on the inside of the connector to resolve some gaps in the concrete floor that present their own challenges to ladies walking with the assistance of a walker.

We apologize for the change of plans. There is no replacing putting a building into service so that you can observe how it is used. In this case we underestimated the obstacle created by having to pass through two doors to go from one building to the other. Please see the attached photos that describe the issue and our approach to the design. We are working with Architect Les Thomas to revise the proposed drawings. He has witnessed these challenges firsthand and he will attest to the challenges faced by the ladies currently. Our expectation is that he will have drawings submitted to your office well before the February HARB meeting. Please accept this application with the expectation that Mr. Thomas will provide drawings to round out the application prior to the meeting. See attached owner authorization provided so that Mr. Thomas can present this application to the board. Please help us move forward with these changes so access to the dining space is as safe and comfortable as possible.

Sincerely,

Frank D. Castillo
Finance and Operations Administrator

241 Saint George Street, St. Augustine, FL 32084 *Post Office Box 3506, St. Augustine, FL 32085-3506*

Administration: (904) 824-1752 www.ssjfl.org

Received January 21, 2022
Planning and Building Department

Sisters of St. Joseph
Proposed Vestibule Connector

OVERVIEW:

1) HARB approved a new Portico for the building at right to help provide shelter as the Sisters move from Lourdes Hall to the new Dining Room.
2) We got part way into the construction of the portico and have realized it didn't do enough to connect the two buildings for easy handicap accessibility.
3) We are back to propose a different solution. The revised scope also includes a small storage area tucked into an adjacent inside corner.

ABOVE: Photo taken of the Archives Building before renovations.

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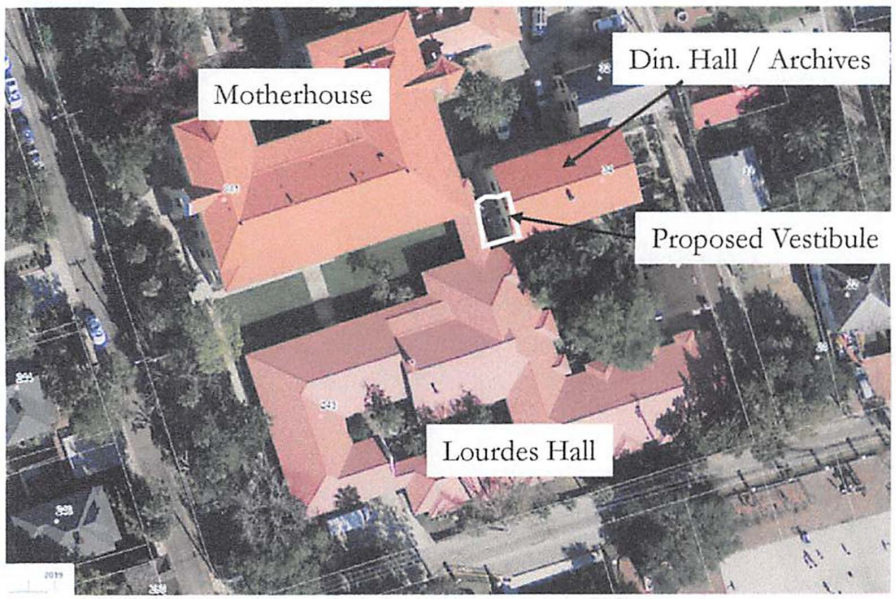
BACKGROUND The Sisters aimed to build a joint dining hall so that all of the women on campus could dine together. Permits were obtained and construction completed towards this newly renovated space. The Sisters are now enjoying meals together, but the portico as initially designed just isn't working.



241 St. George St. – Sisters of St. Joseph Campus

The first choice was to build a portico that provided cover between the two buildings but kept the two buildings separate. This approach underestimated the real burden that doors and specifically door thresholds can create.

- The door thresholds create a trip hazard for the women using walkers
- The door thresholds require that wheel chairs get turned around 180 degrees so that they can go through the doors backwards and be pulled through the openings by orderlies.
- The doors themselves get left open so that the women don't have to also navigate opening doors. As such bugs and hot or cold outside air are getting into the space more than anticipated.
- Even though the portico is partially built, the Sisters have come to the conclusion that they need a more deliberate connection between the buildings so that the two doors can be eliminated all together and turned into openings.

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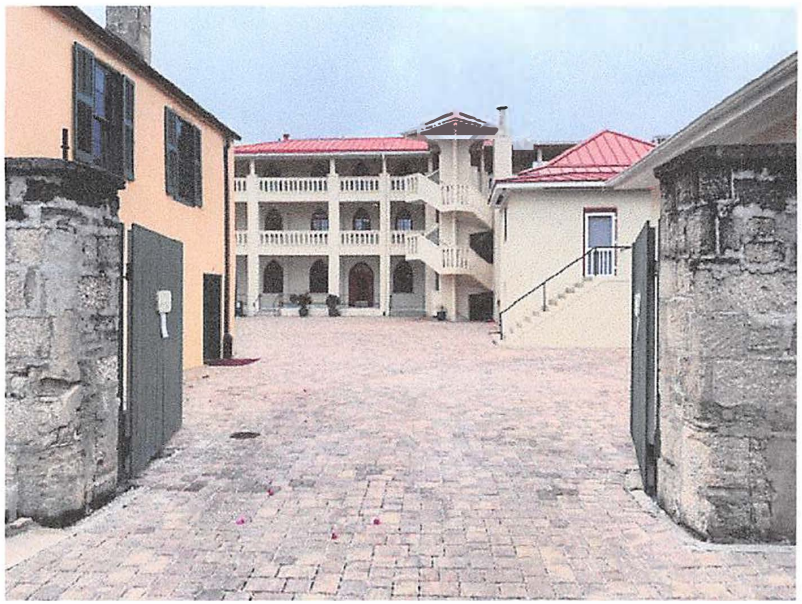
The photos below illustrate that the area of proposed renovations remain out of any public view.

BELOW: This is the view of the Archives building from Aviles Street. The vestibule is proposed on the opposite wall facing the other direction.

BELOW: This is the view of the Motherhouse from the main gates on Aviles Street. The Archives building is set off to the left.



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Planning and Building Department

Photos below show the portico partially built.

This portico was designed to be higher than the roof of Lourdes Hall to limit the scope of work and provide simple cover from the rain.
We underestimated the issues posed by leaving the doors and thresholds. Work was stopped once the issue was identified. This portico will be removed entirely to implement the new vestibule solution.

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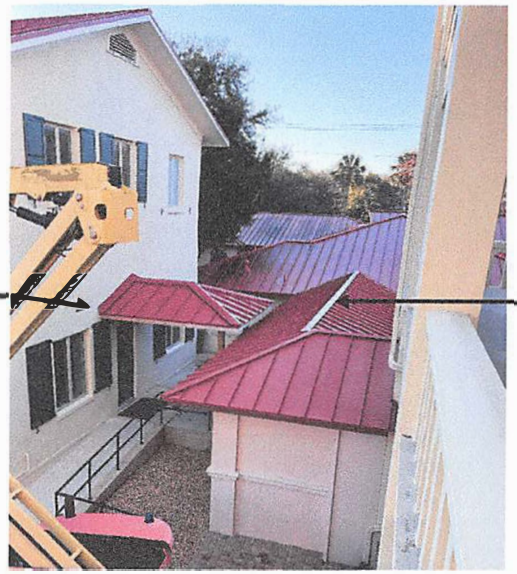
Aerial view of the target area at the Sisters of St. Joseph Campus.

The two-story building is the Dining Hall / Archives Building.
The one-story building at right is the Lourdes Hall Bldg.

This roof is the portico recently constructed. You can see it was designed and built to be up above the Lourdes Roof.



The new vestibule will have a ridge line that is lower than this ridge line for cleaner roof lines and better flashing.

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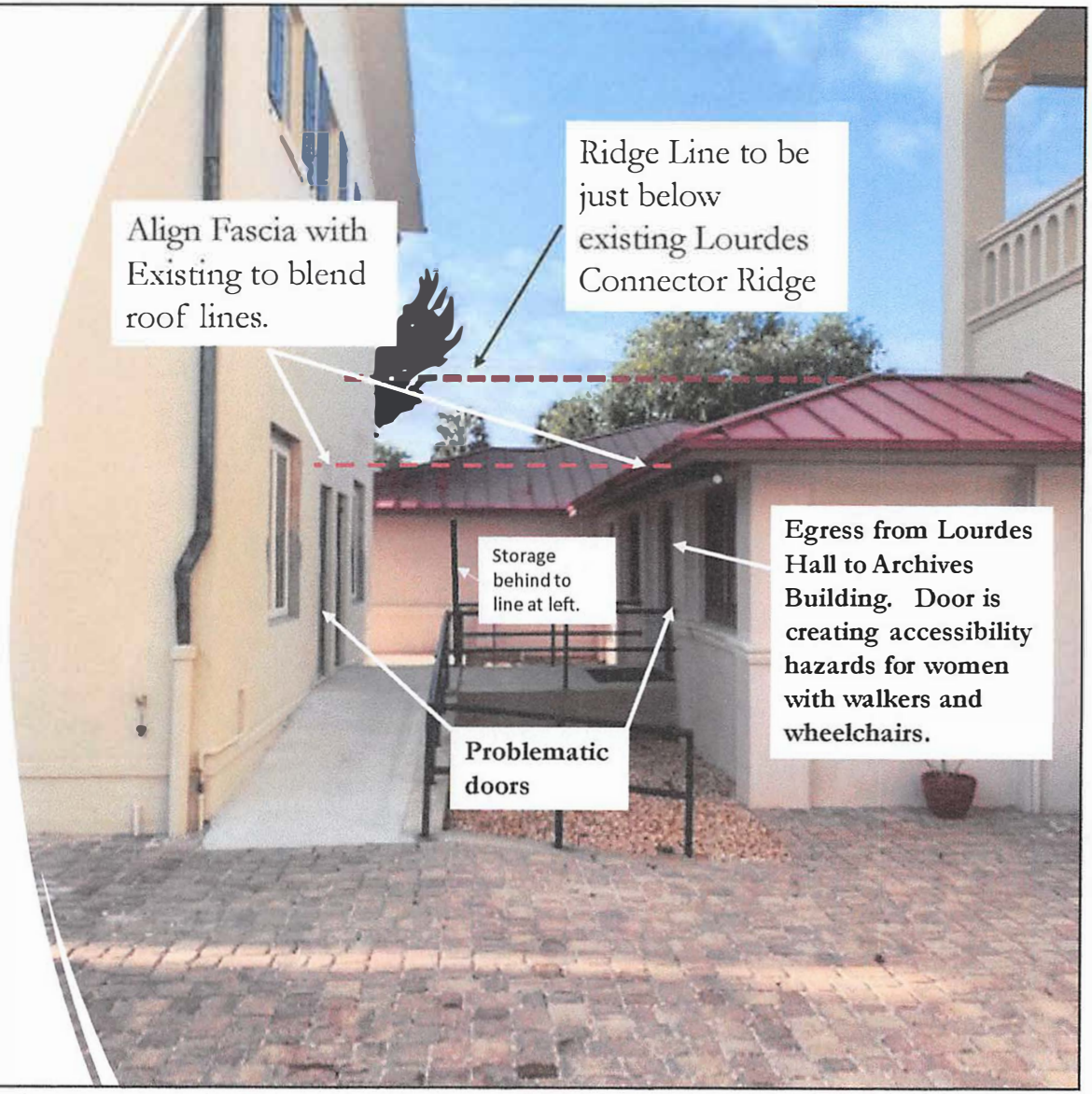
The image at right shows the two entries that we propose to connect by adding a Vestibule. This photo was taken before the portico was built. We tried to use some or all of the portico but it is just too high. We couldn't tie it into the existing roof without a goofy transition.

Other notes:

1) New Vestibule shall have matching Red Standing Seam Metal Roof.
2) New Vestibule will have soffits and fascia to match to the Lourdes Building at right.
3) New Vestibule will eliminate the need for two doors to get from one building to the other.
4) The storage area would be behind the new vestibule. Storage goes to black line so that ramp on back side of vestibule remains in service.



1/20/2022

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Planning and Building Department

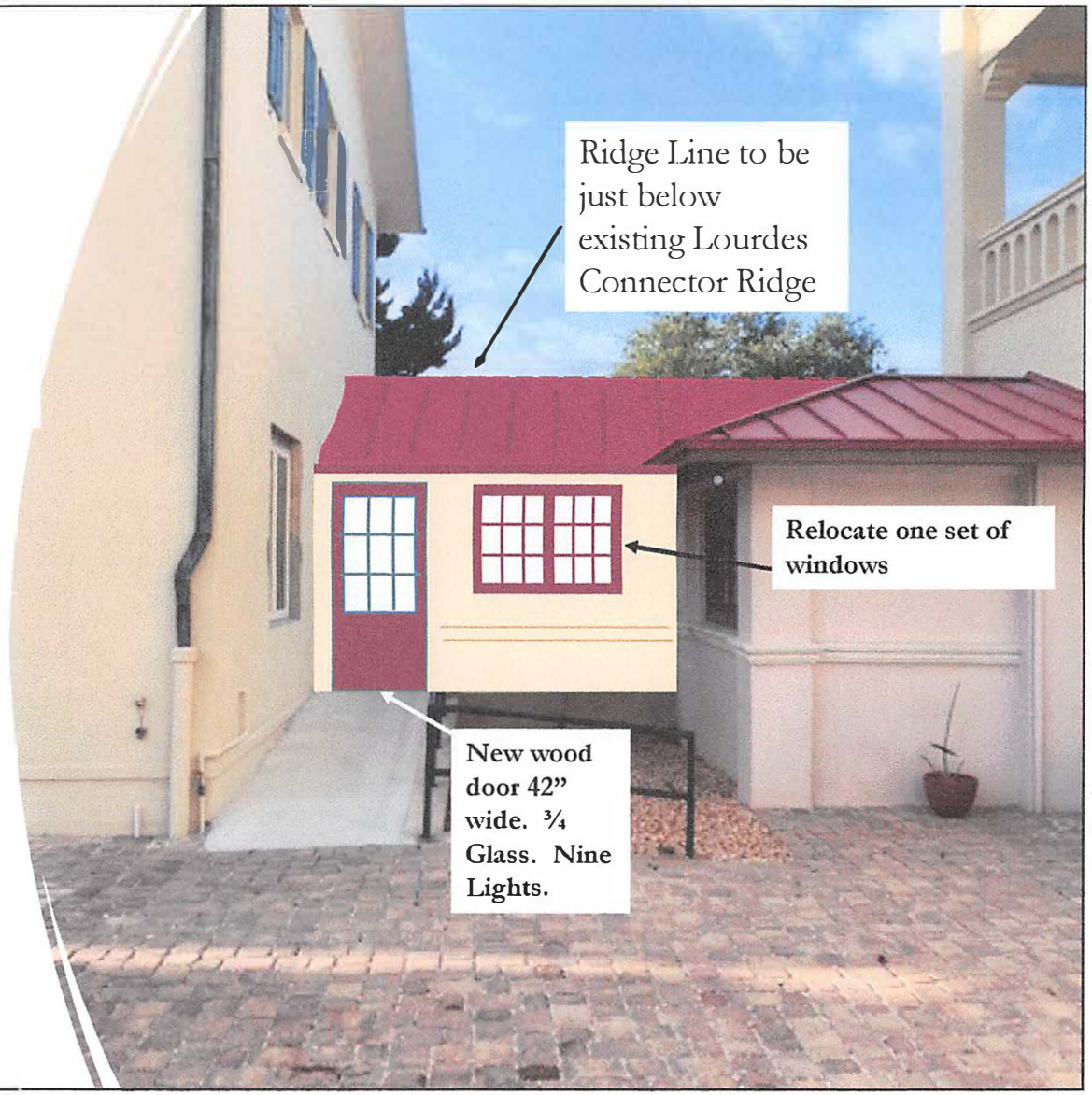
The image at right shows the revised concept to connect the two entries with a completely enclosed vestibule so that the doors can be eliminated in lieu of openings.

Other notes:

1) The new vestibule roof will have a ridge line perpendicular to the main Lourdes Hall Connector.

2) This new ridge line will be lower than the Connector roof to avoid flashing issues and strange transitions.

3) The Soffit and Fascia for the new vestibule will align with the existing soffit and fascia at Lourdes Hall. These soffits are a little low so we will vault the framing to give the inside ceiling height of the vestibule a little height.



1/20/2022

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In selecting a new door for the proposed entry, we looked at other doors on campus for inspiration and direction. The Sisters would like something inviting and decorative vs some of the flat panel solid doors found in several locations on campus.

LEFT: Existing Doors on West Elevation of the Archives Building. One is solid. One has a vertical glass insert.

RIGHT: Existing Doors on the Archives North Elevation. This shows that double doors were part of the building's architectural vocabulary from the beginning.

ABOVE: This is a double door with simulated divided lights and wood tone finish at the Lourdes Hall Building on campus.

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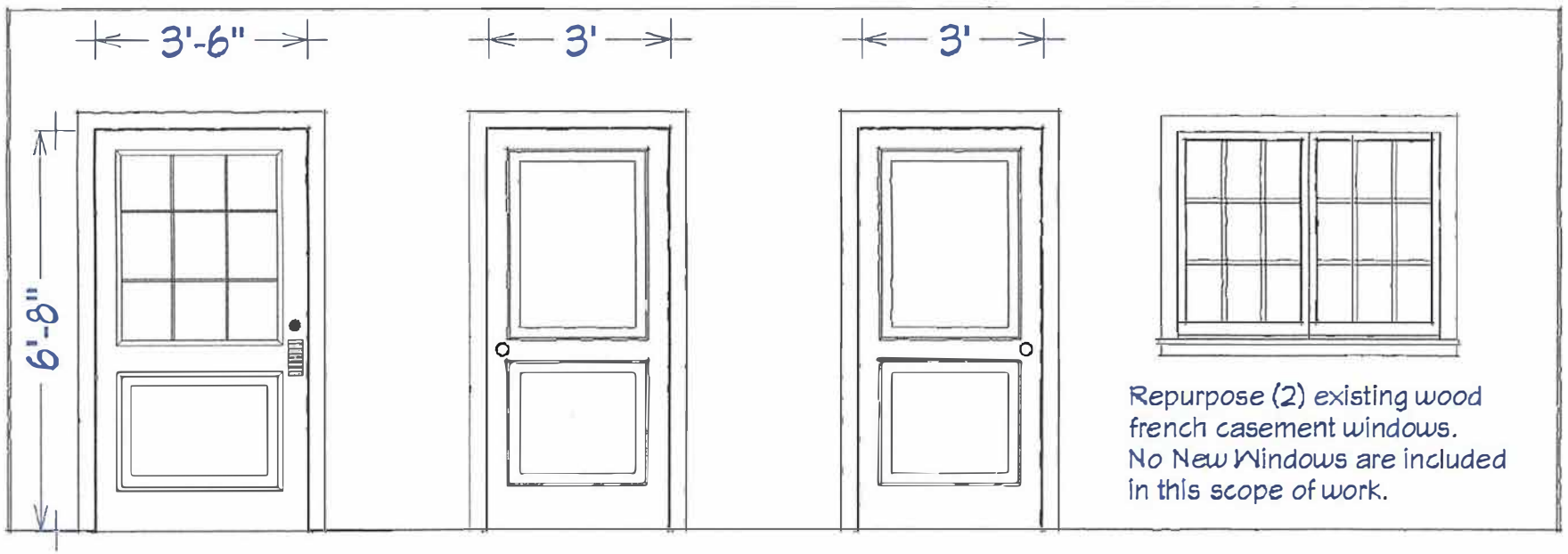
SOSJ VESTIBULE – DOOR AND WINDOW SCHEDULE

All new doors will be wood. Entry Door A will be a Nine (9) Light Simulated Divided Lite Door.. The panel at the bottom will be consistent with the other doors that shall remain in place. The nine lights in the top panel match the nine lite casement windows from Lourdes Hall. The door would be painted brown to match the color of the windows and doors on the Lourdes Building. The other two entry doors will be two panel wood doors also painted brown to match the existing windows at Lourdes Hall.



A) Nine (9) Lite Wood Door B) Two Panel Wood Door C) Two Panel Wood Door

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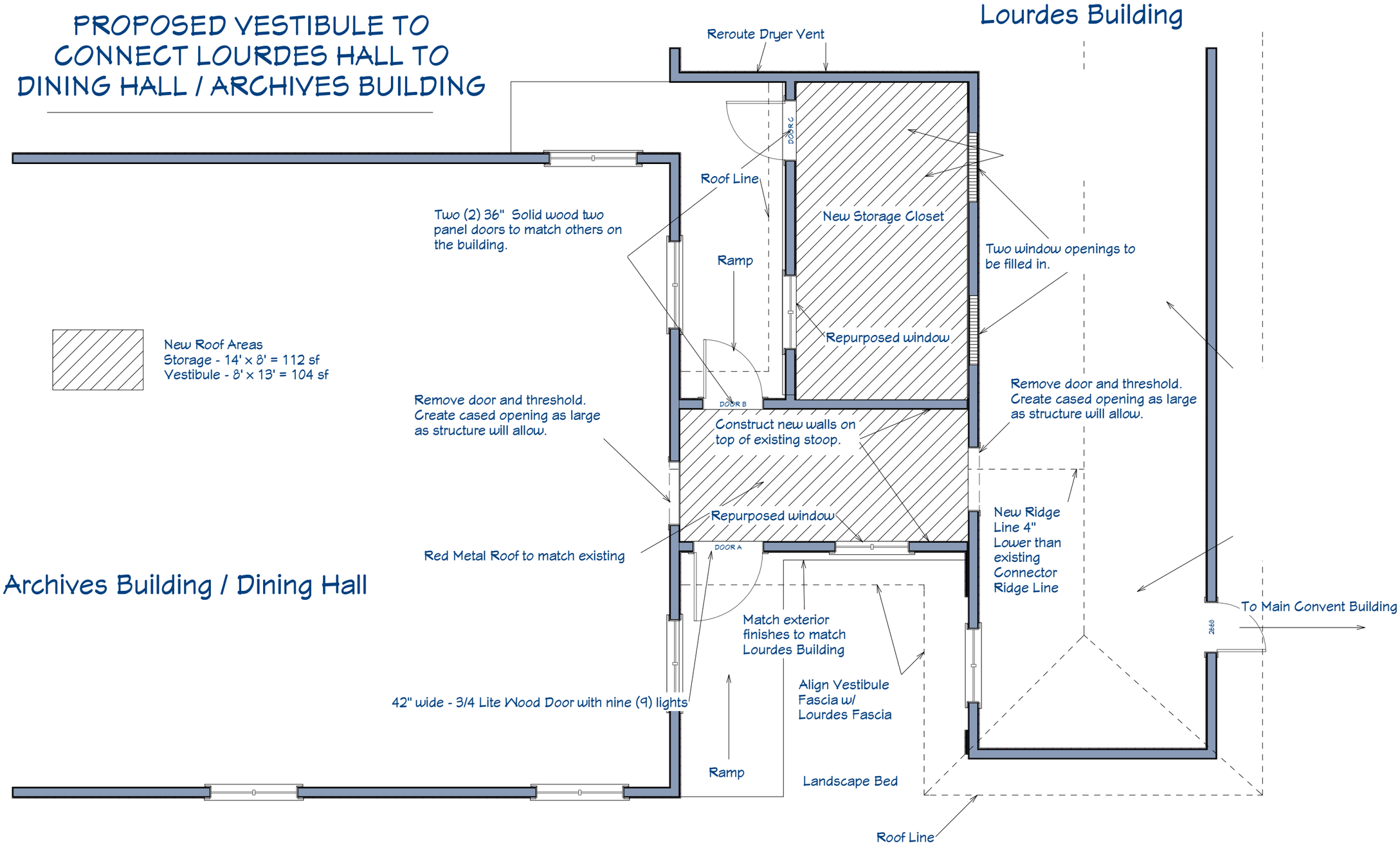
PROPOSED VESTIBULE TO CONNECT LOURDES HALL TO DINING HALL / ARCHIVES BUILDING



BEHST Builders, Inc

Prepared by:
Jon Benoit, BEHST Builders, Inc.
900-D Anastasia Blvd.
St. Augustine, FL 32080
(904) 217-7041

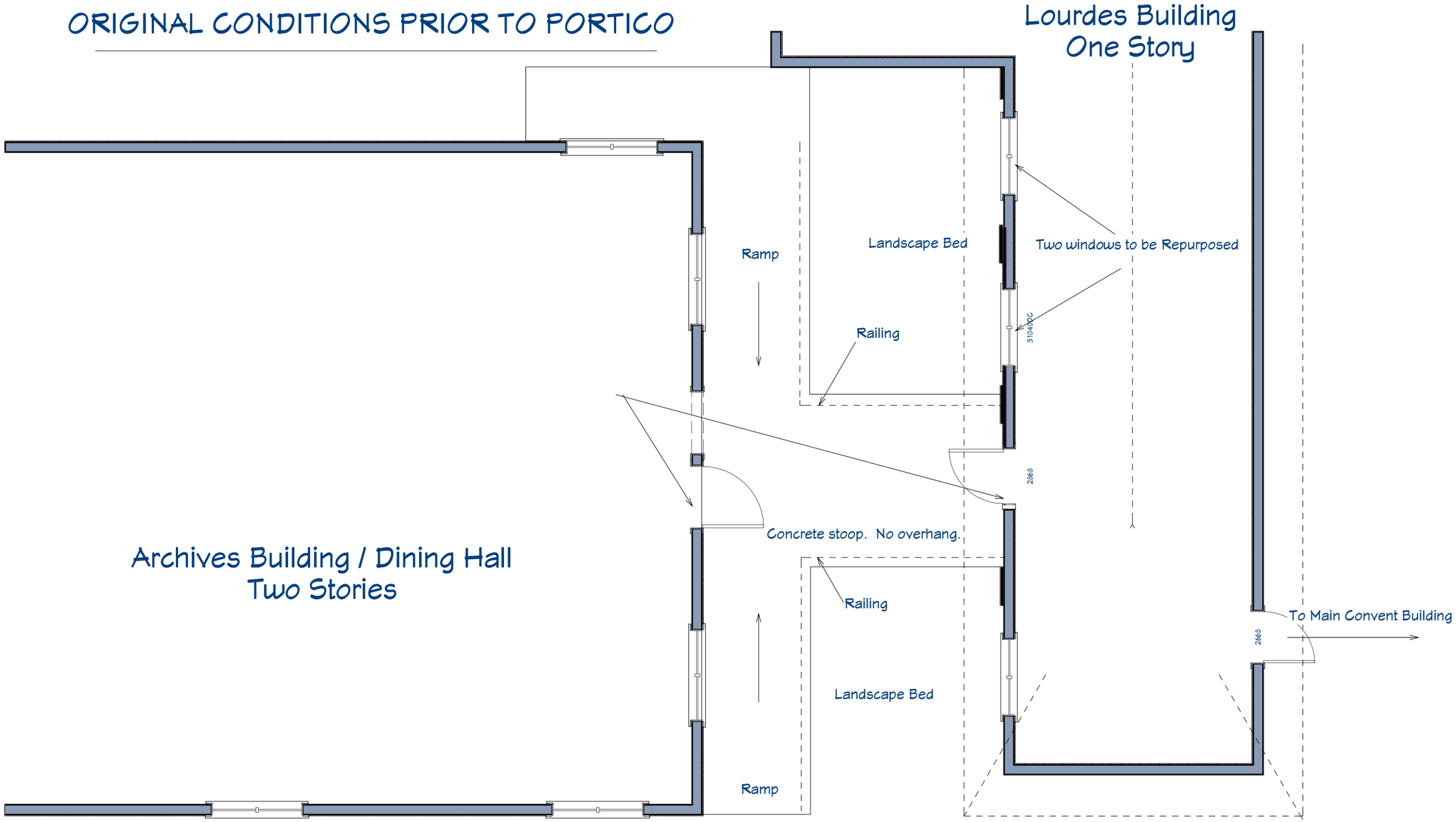
Dining Hall Vestibule Addition

PROJECT ADDRESS:
34 Aviles St.
Sisters of St. Joseph Campus

PROPOSED

Received January 21, 2022
Planning and Building Department

ORIGINAL CONDITIONS PRIOR TO PORTICO



BEHST
Builders, Inc

Prepared by:
Jon Benoit, BEHST Builders, Inc.
900-D Anastasia Blvd.
St. Augustine, FL 32080
(904) 217-7041

Dining Hall Vestibule Addition

PROJECT ADDRESS:
34 Aviles St.
Sisters of St. Joseph Campus

EXISTING

Candice Seymour

From: jonbenoit@behstbuilders.com
Sent: Friday, February 4, 2022 3:12 PM
To: Julie Courtney; Candice Seymour
Cc: 'Frank Castillo'
Subject: FW: St Josephs Vestibule
Attachments: scan0573.pdf

Hello Julie and Candice – please see the attached followup to the Sisters of St. Joseph vestibule application.

There is one minor inconsistency with the drawing submitted earlier. We have omitted the one window in the new proposed storage area. The window would sit too low and would be behind the ADA railing running up the ramp. Again none of these details are visible from any public view.

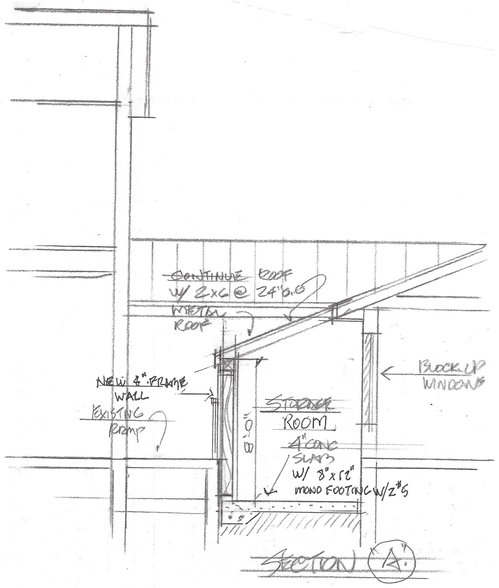
Let me know if you have any questions. Thank you

Jon Benoit
BEHST Builders
904-540-3065
jonbenoit@behstbuilders.com
900-D Anastasia Blvd.
St Augustine, FL 32080

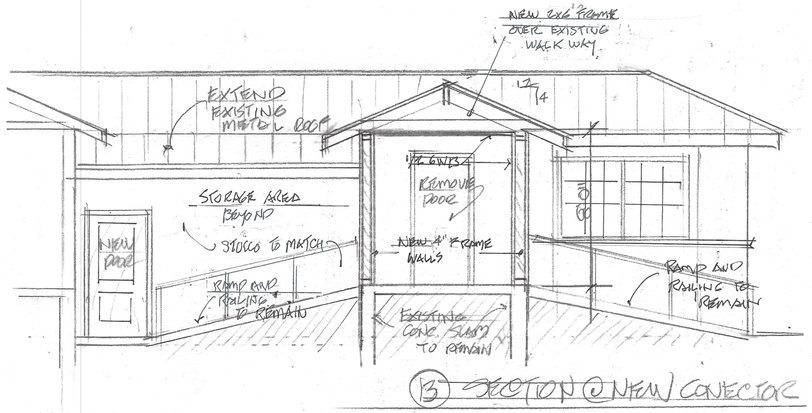
From: Les Thomas <lesthomasarchitect@gmail.com>
Sent: Friday, February 4, 2022 1:34 PM
To: Jon Benoit <jonbenoit@behstbuilders.com>
Subject: St Josephs Vestibule

Jon,
Look this over.
If it's ok you could submit it to the city.
Les

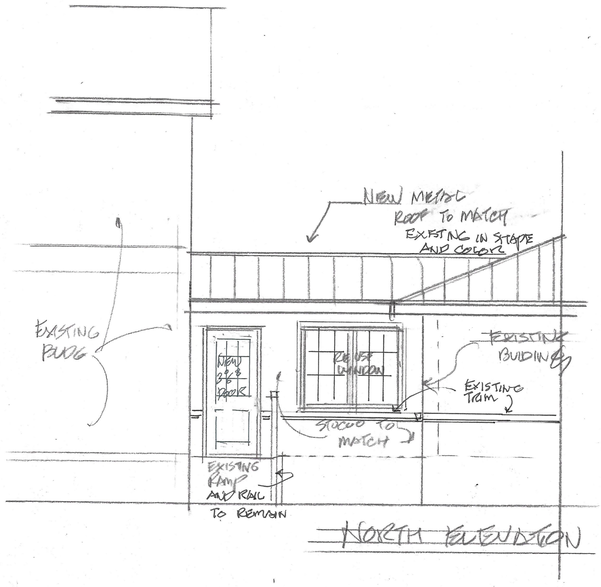
Received February 4, 2022
Planning and Building Department



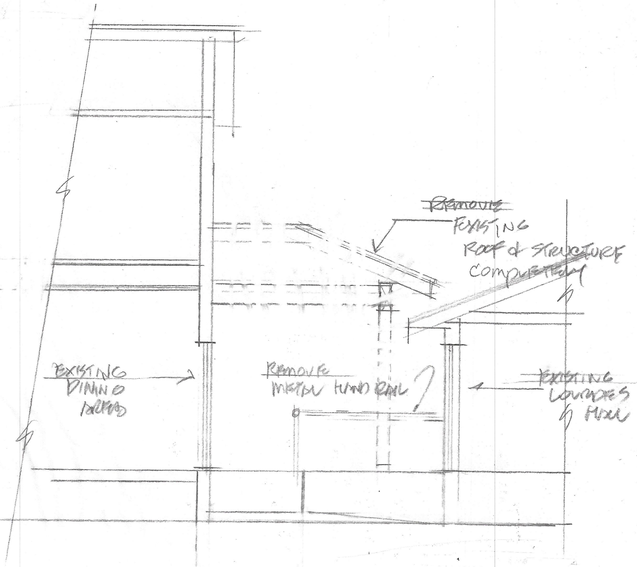
SECTION "A"



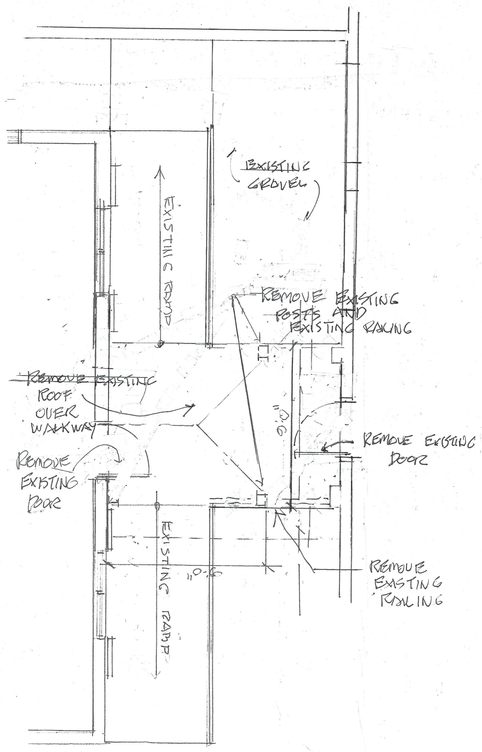
(B) SECTION @ NEW CONNECTOR



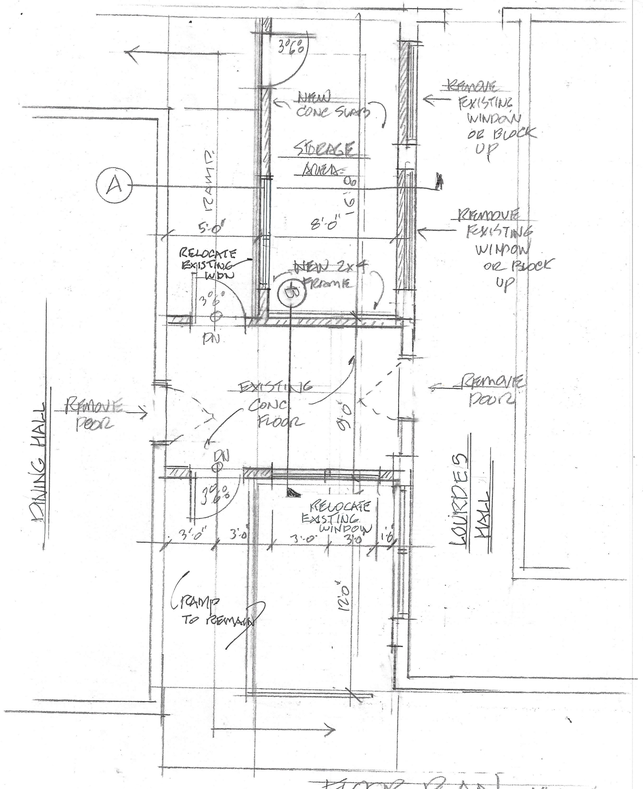
NORTH ELEVATION



DEMO ELEVATIONS



DEMO PLAN 1/4"=1'-0"



FLOOR PLAN 1/4"=1'-0"

LES THOMAS
ARCHITECT
AR-0009242
32 CORDOVA STREET
ST. AUGUSTINE, FLORIDA
32084
PHONE (904) 824-9508
FAX (904) 824-6667

REVISIONS	BY

NEW VESTIBULE (LOURDES HALL TO ARCHIVES BLDG)

ST. JOSEPH'S CONVENT

DATE: 2-4-22
SCALE: AS NOTED
DRAWN: H
SHEET A-1
OF SHEETS

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	1992900000
Location Address	32 AVILES ST 34 AVILES ST 36 AVILES ST 241 ST GEORGE ST 243 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE ALL BLK 35 *The Description above is not to be used on legal documents.
Property Use Code	Non-Profit, Charitable & Orphanages (7500)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	2.410
Homestead	N

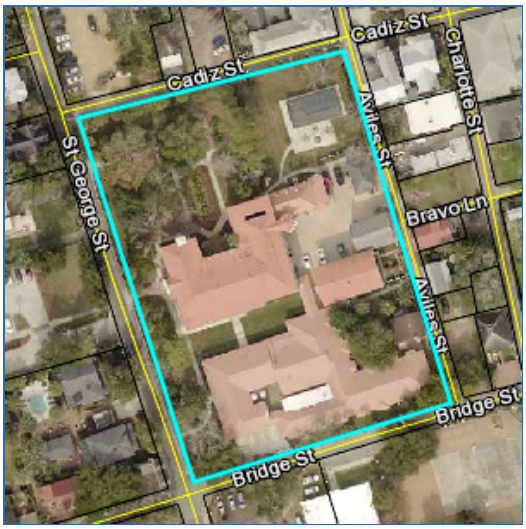
Owner Information

Owner Name	Sisters Of St Joseph 100%
Mailing Address	PO BOX 3506 SAINT AUGUSTINE, FL 32085-3506

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$5,745,481

Map



Valuation Information

	2022
Building Value	$4,495,056
Extra Features Value	$95,425
Total Land Value	$1,155,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$5,745,481**
Total Deferred	$0
Assessed Value	**$5,745,481**
Total Exemptions	$5,745,481
Taxable Value	**$0**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$4,582,392	$95,425	$1,155,000	$0	$0	$5,832,817	$5,832,817	$5,832,817	$0
2020	$4,669,728	$95,425	$1,155,000	$0	$0	$5,920,153	$5,419,884	$5,920,153	$0
2019	$3,660,170	$111,997	$1,155,000	$0	$0	$4,927,167	$4,927,167	$4,927,167	$0
2018	$2,898,736	$111,997	$2,100,000	$0	$0	$5,110,733	$4,917,763	$5,110,733	$0
2017	$2,972,012	$107,787	$2,100,000	$0	$0	$5,179,799	$4,470,694	$5,179,799	$0
2016	$3,024,921	$107,524	$1,375,500	$0	$0	$4,507,945	$4,064,267	$4,507,945	$0
2015	$3,075,453	$131,148	$1,375,500	$0	$0	$4,582,101	$3,694,788	$4,582,101	$0
2014	$1,849,421	$133,977	$1,375,500	$0	$0	$3,358,898	$3,358,898	$3,358,898	$0
2013	$1,885,450	$136,806	$1,375,500	$0	$0	$3,397,756	$3,397,756	$3,397,756	$0
2012	$1,921,477	$139,634	$1,375,500	$0	$0	$3,436,611	$3,436,611	$3,436,611	$0
2011	$1,957,508	$142,463	$1,522,500	$0	$0	$3,622,471	$3,622,471	$3,622,471	$0
2010	$1,993,537	$145,292	$1,680,000	$0	$0	$3,818,829	$3,818,829	$3,818,829	$0

Building Information

Building	1
Year Built	1866
Actual Area	38338
Conditioned Area	20366
Use	Dormitories
Style	03
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Modular Metal
Roof Structure	Wood Truss
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	3008
OUTSIDE STAIRS	515
FINISHED UPPER STORY	5542
BASE AREA	11816
UNFINISHED BASEMENT - FORCED	7269
FINISHED OPEN PORCH	10188

Total SqFt	38338

Building	2	**Roof Cover**	Modular Metal
Year Built	1691	**Roof Structure**	Wood Truss
Actual Area	3322	**Interior Flooring**	Concrete Finish, Pine Wood
Conditioned Area	3218	**Interior Wall**	Plaster
Use	Tourist Attraction	**Heating Type**	None
Style	04	**Air Conditioning**	None
Class	N	**Bedrooms**	0
Exterior Wall	Stone	**Baths**	5

Description	Square Footage
BASE AREA	3218
CANOPY (COMMERCIAL)	104
Total SqFt	3322

Building	3	**Roof Cover**	Modular Metal
Year Built	1940	**Roof Structure**	Wood Truss
Actual Area	4080	**Interior Flooring**	Concrete Finish, Hardwood
Conditioned Area	4080	**Interior Wall**	Drywall
Use	Fitness Clubs	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	0
Exterior Wall	Concrete Stucco	**Baths**	8

Description	Square Footage
BASE AREA	4080
Total SqFt	4080

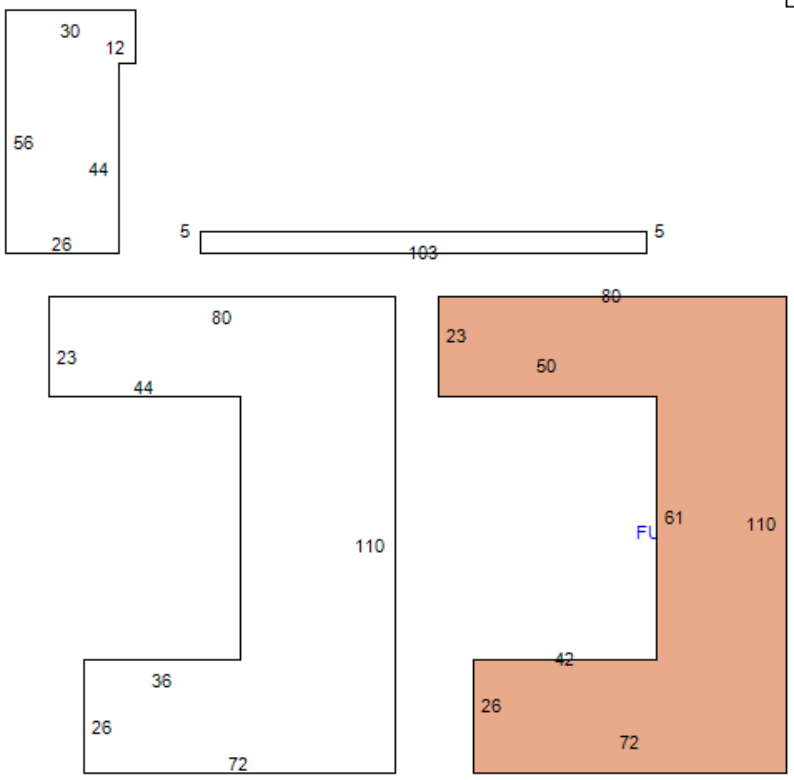
Building	4	**Roof Cover**	Composite Shingle
Year Built	1750	**Roof Structure**	Wood Truss
Actual Area	2824	**Interior Flooring**	Pine Wood, Sheet Vinyl
Conditioned Area	2796	**Interior Wall**	Plaster
Use	Dormitories	**Heating Type**	Air Duct
Style	03	**Air Conditioning**	Central
Class	N	**Bedrooms**	0
Exterior Wall	Stucco	**Baths**	

Description	Square Footage
BASE AREA	1398
FINISHED UPPER STORY	1398
CANOPY	28
Total SqFt	2824

Building	5	**Roof Cover**	Modular Metal
Year Built	1961	**Roof Structure**	Wood Truss
Actual Area	14141	**Interior Flooring**	Carpet, Vinyl Tile
Conditioned Area	12366	**Interior Wall**	Drywall
Use	Dormitories	**Heating Type**	Air Duct
Style	03	**Air Conditioning**	Central
Class	N	**Bedrooms**	0
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	7739
BASE AREA	4627
FINISHED OPEN PORCH	1775
Total SqFt	14141

Sketch Information


Room Type
FOF
UBF
FINISHED UPPER STORY
OST
Base
30
12
56
44
26
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5
103
80
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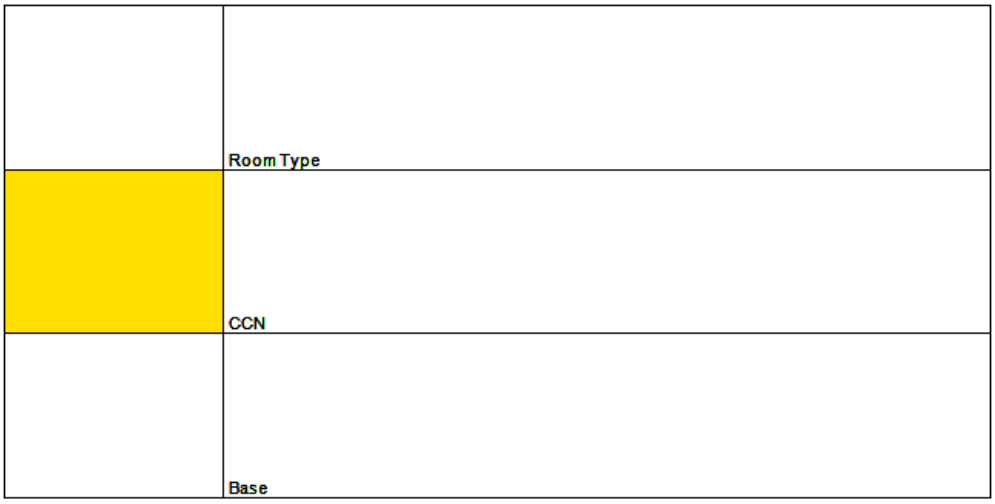
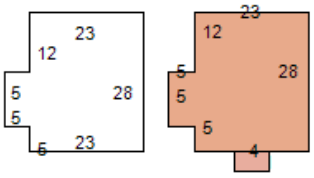
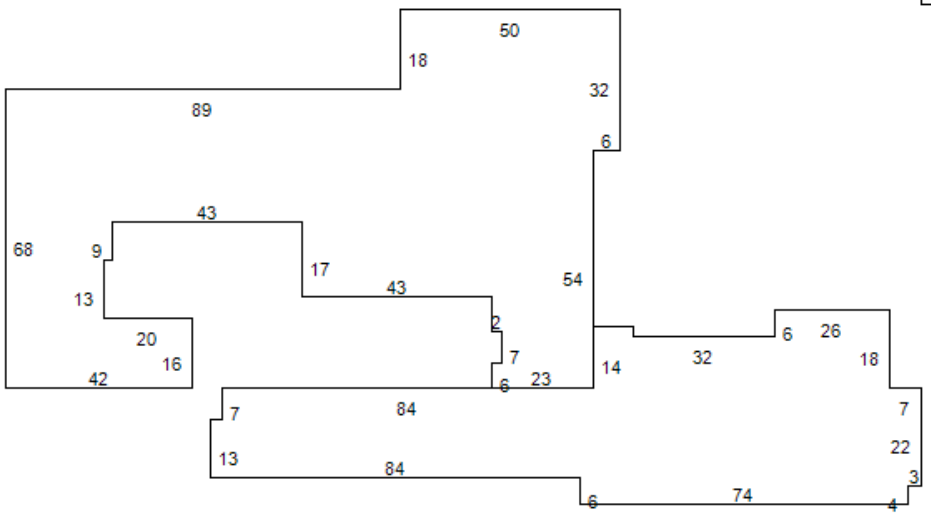

Room Type
CCN
Base

	Room Type

	Room Type
	CANOPY
	FINISHED UPPER STORY
	Base



	Room Type
	FOF
	Base



Extra Feature Information

Code Description	Status	Value
Garage Unfinished (Average)		8748
Masonry Wall		34547
Pool (Concrete)		13260
Kool Deck		1140
Handicap Ramp		1793
Concrete Paving		5009
Brick Pavers (0-500)		1814
Concrete Paving		2990
Masonry Wall		870
Handicap Ramp		1304
Handicap Ramp		3566
Masonry Wall		610
Concrete Paving		2401
Brick Pavers (0-500)		874
Concrete Paving		1738
Concrete Paving		2123
Curb		1328
Pool Enclosure (Good)		11310

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Profit, Charitable & Orphanages	750	140	105000	SF	$1,155,000

No data available for the following modules: Sale Information.

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Detail by Entity Name

Florida Not For Profit Corporation
SISTERS OF ST. JOSEPH, INC.

Filing Information

Document Number	711656
FEI/EIN Number	59-6016039
Date Filed	10/19/1966
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	03/05/1987
Event Effective Date	NONE

Principal Address

241 ST GEORGE STREET
ST AUGUSTINE, FL 32084

Changed: 02/12/2009

Mailing Address

P.O. BOX 3506
ST AUGUSTINE, FL 32085

Changed: 01/03/2012

Registered Agent Name & Address

Flynn, Stephanie
241 ST GEORGE ST
ST AUGUSTINE, FL 32084

Name Changed: 02/02/2021

Address Changed: 09/13/2018

Officer/Director Detail

Name & Address

Title PD

CARR, KATHLEEN

P.O. BOX 3506
ST. AUGUSTINE, FL 32085

Title VD

KUHN, ANN
241 ST GEORGE ST
ST AUGUSTINE, FL 32084

Title S

FOSTER, SUZAN
241 ST GEORGE ST
JACKSONVILLE, FL 32084

Title Treasurer

FLYNN, STEPHANIE
P.O. BOX 3506
SAINT AUGUSTINE, FL 32085

Title Director

STOVALL, CAROL
241 ST GEORGE ST
ST AUGSUTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	03/23/2020
2021	02/02/2021
2022	01/24/2022

Document Images

01/24/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
02/26/2019 -- ANNUAL REPORT	View image in PDF format
09/13/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
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01/30/1997 -- ANNUAL REPORT	View image in PDF format
02/14/1996 -- ANNUAL REPORT	View image in PDF format
01/30/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 17, 2022 Meeting

Application HP2022-0003 Address: 174 Avenida Menendez

Applicant: Cornelius Peter (a.k.a Bud) Dungan
Property Owner: Cornelius Peter and Kimberly Kay Dungan

Project description: To add a new door, canvas awning, decking, and iron railings, and return shutters to second-story windows above a one-story flat-roofed wing of the south elevation visible from Avenida Menendez and construct a new access-stair from the open porch below, to construct a new parking area with brick pavers and an adjacent wall with gate at the rear/west and replace and modify an existing masonry wall and wood gate on the Marine Street property line.

Architectural Style:	Moorish Revival	Florida Master Site File:	SJ00207
National Register:	Town Plan National Register District: Contributing	Construction date:	1891
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1985800000		
Agenda Item:	7(b)	Previous Action(s):	F2017-0176

STAFF SUMMARY AND ANALYSIS:

1. Located on the west side of Avenida Menendez across from the bayfront and one house north of the intersection of St. Francis Street and Avenida Menendez, this structure, known as Brooks Villa/Oriel House was constructed ca. 1891. It is specifically referenced in the Architectural Guidelines for Historic Preservation as an example of the Moorish Revival style.
2. According to the Florida Master Site File (FMSF), notable architectural features of this Moorish Revival building include horseshoe arches with decorative columns and balustrade and two courses of ornamental tilework on the second story of the Avenida Menendez elevation. A one-story open porch, added to the south elevation between 1910 and 1917, is also visible above the stucco wall along Avenida Menendez. A small two-story section to the rear along Marine Street was constructed after 1930 and the two-story detached garage was constructed post-1960.
3. The FMSF states that a turn-of-the-century photograph showed a wooden picket fence which, by 1915, had been replaced with a rock-faced block concrete wall. Comparing photographs in the FMSF to present-day, it appears the wall (along Avenida Menendez) has been made taller and the concrete finished with smooth stucco. It is possible that the Marine Street property line received the same fence/wall treatment over time.
4. Visible from Avenida Menendez, the applicant proposes installing a wrought-iron railing with a horseshoe arched pattern alternating with groupings of turned spindles around a portion of the roof of the 1-story open porch on the south elevation with a brown and white striped canvas awning with a crenulated valence installed across most of the two-story portion of the building to create a covered deck space. Samples of the proposed colors were not provided and would need to meet pre-approved color requirements unless otherwise approved by HARB. Four 3" square vertical metal pipes are indicated along the front of the awning for support. Applicant should detail how these elements will be secured to the existing building and whether they would cause irreparable changes to the structure.
5. A French door, like the one on the east elevation, is indicated for the proposed second-story deck access on the south elevation. No specifications for this door were provided, other than a width of 3'. The AGHP notes French doors as a common feature of Moorish Revival architecture.
6. A single-flight exterior access-stair from the open-air porch below is proposed with tile steps and risers and stucco to match the existing building. The flat-walled rear of the stair faces east but is set-back from the east side of the covered porch, such that it may not be clearly visible from Avenida Menendez. While a stair rail is shown on the drawing, no details regarding material or design were provided.
7. New deck covering above the flat roof is indicated on the plans but not detailed and the applicant should provide specifications of this for HARB approval.
8. The original submittal also showed re-installation of previously existing shutters which had been removed on the second floor of the south elevation; however, these were left off the updated drawing and the applicant should clarify whether the shutters are still an element of the application. Old photographs of the building

appear to show these shutters and their re-installation may be staff-approvable as long as material and color requirements are met.

9. Along Marine Street, the applicant proposes removing an existing wall and gate and constructing a new wall and gate set back to allow for a 10' x 20' brick-paved parking area. The AGHP recommends designing new on-site parking to be as unobtrusive as possible. There are examples of similar brick-paved parking areas and drives along Marine Street.
10. The applicant also proposes a new wall and gate just north of the new parking area to screen trash receptacles. The applicant should confirm whether the proposed wall height differs from existing.
11. The two proposed 4' wide x 5' 6" high wood gates on the west wall elevations are composed of appropriate material and are within the parameters of the recommended 44" and 50" gate width for pre-1821 construction. The AGHP does not provide an appropriate gate-width for post-1821 buildings.
12. The maximum percentage of impervious surface allowed on the property per HP-1 zoning is 80% and the applicant should demonstrate that this requirement is met.
13. Proposed materials must meet the AGHP (i.e: real clay brick, natural canvas, compatible decking material, pre-approved colors, etc.).
14. This property falls within Archaeological Zone IB. If ground penetration exceeds 3 inches in depth and encompasses 100 sq. feet or more, the proposed work could meet the ground-disturbance criteria outlined in the archaeological preservation ordinance and would require an A14 Archaeological Review Application.

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 foe a **Certificate of Appropriateness at 174 Avenida Menendez**:

1. **APPROVE** the application with the following findings:
    a. The proposed rear parking area and modifications of the existing wall / associated new walls and gates meet **Secretary of the Interior Standard 9** as a compatible contemporary design.
    b. The alterations to the south elevation of the building meet **Secretary of the Interior Standards 9 and 10**, because the access stair from the first-story patio, wrought-iron rail, and canvas awning are compatible contemporary additions, and if applicant indicates that the second story decking, rail and awning are reversible in nature; OR,
2. **CONTINUE** the application to allow the applicant to provide further detail and consider more compatible designs as recommended by the HARB.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct a 10'6" x 28' second-story deck space above an existing one-story flat-roofed porch on the south elevation of the building to include:
    a. decking over the flat roof material
    b. installing an access stair to the proposed second floor porch area under the first-floor porch with tile and stucco to match existing
    c. new paired 3' wide French door on the second floor
    d. a brown and white striped canvas awning with four 3" square metal pipe vertical supports attached to the second story of the existing building below the roofline
    e. 38" tall wrought-iron railing on three sides.
2. Remove existing wall, gate, and interior courtyard landscape area along Marine Street and reconstruct set back from Marine Street to allow for a 10' x 20' parking area paved with dark brown bricks in a basketweave pattern.
3. Construct new wall and gate just north of parking area along Marine Street for exterior storage.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Moorish Revival (1883-1928)

The Moorish Revival style resulted from Victorian interest in the Middle and Far East. Boston architect Franklin Smith introduced this style to Florida in 1883 with the construction of the Villa Zorayda in St. Augustine which was inspired by the Alhambra Castle in Grenada, Spain.

The defining features of this style include a flat roof surrounded by a parapet heavily decorated with cast concrete crenelations. The design often features a pavilion tower, onion dome or minaret. Exterior walls are generally covered by stucco or unfinished concrete, and seldom feature ornament. Door and window surrounds frequently reveal a variety of decorative treatments including a horseshoe arch motif. Other common features are wood and metal balconies and ornamental tile work.

Buildings are not constructed directly on the street, although the size of yards varies. Building plans are rectangular, square, U-shaped or irregular. Buildings range from two to four stories.

Foundations are continuous, and may be poured concrete, coquina or brick. Construction is masonry or wood frame. Exterior finishes include unfinished poured concrete or concrete block, brick, coquina, rusticated concrete block, stucco or drop siding.

The most common roof type is flat with a parapet; although stepped gable, shed and hip are also used. Parapets are heavily decorated with cast concrete ornamentation. Secondary roof structures include towers, minarets and onion domes. Flat roofs are built-up. Pitched roofs are covered with composition shingles, clay tile or metal. Chimneys are poured concrete, brick or stone.

Windows are double hung sash six-over-six, six-over-two, four-over-one, two-over-two, two-over-one, one-over-one, five pane casement and two pane casement. Other multi-pane and fixed plate windows are also used. French doors, transoms, sidelights and attic louvers are also common. Stylized wood and metal balconies are used.

Detailing includes decorative parapets, towers, onion domes or minarets; horseshoe arches; decorative door and window surrounds; stylized balconies; and ornamental tile work.

Materials

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

Accessory Buildings including Porches

Do…

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.
- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial and physical documentation; or it may be new design that is compatible with the historic character of the building.
- Design and install additional porches when required for the new use in a manner that preserves the historic character of the building, such as by limiting such alterations to non-character-defining elevations.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't…

- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of porches results.
- Fail to undertake adequate measures to assure the protection of porches.
- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.
- Introduce a new porch that is incompatible in size, scale, material and color.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.
- Install porches that are incompatible in size and scale with the historic building or which obscure, damage or destroy character-defining features.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Fences, Walls and Gates

Do…

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

Don't…

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.

Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Post-1821

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

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

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

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

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.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.

- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't…

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

Post-1821

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Replace missing or irreparable shutters and balconies on significant elevations with new shutters and balconies that match the original in material, detailing, size, general proportion and configuration, hardware and color.
- Design and install new windows, shutters and balconies when the historic windows, shutters and balconies are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.
- Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door openings they are intended to cover.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Install balconies, shutters, screens, blinds, security grills and awnings on significant facades which are historically inappropriate and which detract from the building's character.
- Install metal or fiberglass awnings.
- Install awnings that obscure architecturally significant detailing or features.
- Replace architecturally significant detailing, such as commercial canopies, with awnings.

Post-1821

Moorish Revival windows are double hung sash six-over-six, six-over-two, four-over-one, two-over-two, two-over-one, one-over-one, two pane casement and five pane casement. Fixed multi-pane and plate windows are also used. French doors, transoms, sidelights and attic louvers are also common. Stylized wood or iron balconies are common.

Generally Post-1821 windows should be wood. Under certain circumstances, metal and aluminum sash windows may be used if they duplicate the design, size and overall appearance of wood and are painted to appear as wood. Windows with an unpainted metal sash and sliding glass doors are generally not appropriate. Storm or screen windows may be appropriate if they do not alter, damage or obscure window frames and features. On significant facades, wood shutters must be used; on other facades, non-wood shutters may be used.

Fabric and canvas awnings are permitted if the design is representative of the style and period of the building. The awning should not conceal important architectural features. The design, color, edging and hardware should reflect the style and period of the building.

Balcony design and materials should be compatible with the style of the building. The balcony should be in proportion to the building facade. Balusters should reflect a height appropriate to the period of the building, with additional top rails as required. Balconies should not be enclosed with screen or glass.

Only post-1850 buildings may use canvas to cover wood decking. Such canvas decking cover should be installed so as to prevent rotting and mildew of wood members, and should not interfere with the appearance of the balcony from the street.

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
174 Avenida Menendez

East Elevation (Avenida Menendez)

STAFF PHOTOGRAPHS
174 Avenida Menendez

East Elevation (Behind Wall)

STAFF PHOTOGRAPHS
174 Avenida Menendez

East Elevation Second-Story Detail

STAFF PHOTOGRAPHS
174 Avenida Menendez

South Elevation (Behind Wall)

STAFF PHOTOGRAPHS
174 Avenida Menendez

South Elevation (Behind Wall)

STAFF PHOTOGRAPHS
174 Avenida Menendez

West side of property where wall changes and parking area are proposed.

STAFF PHOTOGRAPHS
174 Avenida Menendez

West side of property where wall changes and parking area are proposed

STAFF PHOTOGRAPHS
174 Avenida Menendez

Detached garage stair with wrought-iron gate

South Side of Property

STAFF PHOTOGRAPHS
174 Avenida Menendez

West Elevation (Marine Street)

STAFF PHOTOGRAPHS
174 Avenida Menendez

Context Photographs (Avenida Menendez)

STAFF PHOTOGRAPHS
174 Avenida Menendez

Context Photographs (Avenida Menendez)

STAFF PHOTOGRAPHS
174 Avenida Menendez

Context Photographs
(Marine Street)

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 850207 1009==

Site Name: Brooks Villa Oriel House 830== Survey Date: 7808 820==

Address: 174 Avenida Menendez Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 22 (block) 13 (lot) 868==

868==

Owner of Site: Name: Leahy, Maurice;

Address: 174 Avenida Menendez

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 470085 (easting) 3306250 (northing) 890== Location: T07S (T) R30E (R) S17 (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: + 1891 844== Period: 19th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Moorish Revival 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco

854==

Structural Systems: Masonry, brick 856==

Features of Structure: (942)

Window Type: DHS 2/1, french door, DHS 4/1, fanlight 942==

Foundation: Brick wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: Porch 942==

Porches & Balconies:

942==

Chimney Location: Interior 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built up 882==

Ornament Exterior: Arches, decorative posts, jigsawn lattice work, decorative tiles 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: 864==

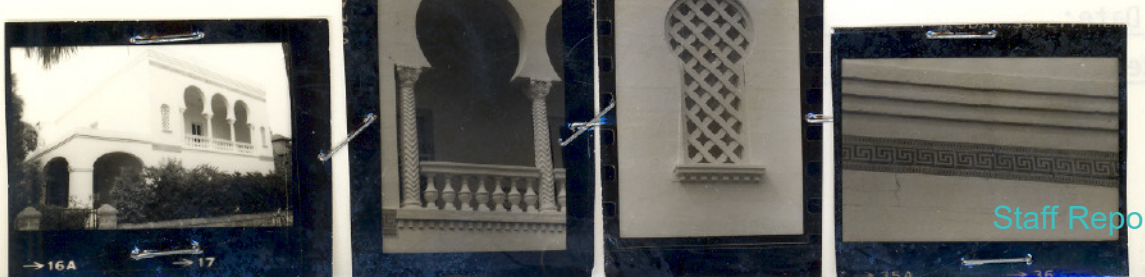
Relationship to Surroundings:

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Literature, Art, Tourism, Religion.

920==

Statement of Significance: (911==)

ARCHITECTURE

The house at 174 Avenida Menendez (formerly Bay Street) was constructed in 1891 and is a late example of the Moorish Revival style in St. Augustine.

Moorish Revival architecture was introduced here by Franklin W. Smith, with the building of Villa Zorayda in 1883. Smith also pioneered the use of poured concrete construction, which Henry Flagler later adopted for his great hotels and churches. Private residences, commercial buildings and the Cordova Hotel were built here in the 1880's and early 1890's in the Moorish style—but after this period of popularity it died out. The surviving examples are definite period pieces, and one of the great treasures of St. Augustine Architecture.

The house on the bay front, known originally as the Brooks Villa and in recent years as Oriel House, utilized both brick and poured concrete construction. It lacks the ornamental parapet that characterizes most of the Moorish Revival buildings, but the horseshoe arches on the facade are a very visible element of the style. The decorative columns under the arches match those found on the Alcazar Hotel. There are two courses of ornamental tile work on the front. Between 1910 and 1917 a 1-story open porch was added to the south side of the building. After 1930, a small 2-story section was added at the rear, along Marine Street. The original 3 window along the ground floor facade were tall and extremely narrow. by 1915 the two outside ones were widened considerably. A turn-of-the-century photograph shows a wooden fence with narrow pickets. By 1915 it had been replaced by a wall of rock-faced concrete block. Early photographs show the columns and balustrade on the second story in a dark color(probably red terra cotta) contrasting with the light finish of the building. Today they are painted white. The lattice work in the small windows beside the arches is a later addition.

The area of the colonial city between Bridge and St. Francis Streets is one mixed usages. Though primarly 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

(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.

the Oldest House. Along the bayfront and on St. George Street are two of the outstanding Victorian neighborhoods of the city, with many elegant winter residences from the Flagler era. Some colonial-style buildings have been reconstructed, and other buildings have been remodeled in the St. Augustine colonial Revival style. The area is bounded on the west by Cordova Street and on the east by the bayfront. The section of Avenida Menendez between Bridge and St. Francis is the major waterfront residential street of the downtown area. The area has suffered many demolitions for parking lots and expanded school grounds over the years. A heavy toll has been taken among Flager-era buildings. The area continues to feel pressure from the large amount of tourist and school traffic that passes through.

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossing. 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 nonextant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Streets (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.(20)

The land on which the house at 174 Avenida Menendez sits was purchased in 1890 and 1891 by Charles S. Brooks, and the house constructed soon after. The Tatler, the society newspaper of the Flagler era, reported in 1892:

> "Moorish style of architecture grows in favor everywhere, especially in this city, and the Brooks Villa, under the shadow of Uncle Sam's barracks, is one of the most attractive to those so fortunate as to enter there, and the owners, handsome and popular with their companions, and looked upon with longing eyes by ever girl visiting the city, and a word of warning, 'those who think they stand are the first to fall,' and the fact that another lot has been purchased in case two houses

should be required, has raised the hopes of the aspiring. Do not be surprised if another season sees a second cottage besides the first."(4)

The second cottage was never built, but the Brooks Brothers continued to vacation here for several years.

In 1893 it was reported that at the Valencia Hotel on St. George Street:

"Mrs. Frazer has a number of gentlemen, who are regular St. Augustinites among her guests, who come for meals only. Among these are . . . the Messers. Brooks, bachelors occupying the quant Moorish Villa on the Bay."(5)

In 1894 it was reported:

"Mr. Tracy Brook, of the Moorish Villa, is resting at the cordova, during the absence abroad of his brother, Mr. Charles Brook. It is pleasant to chronicle his recovery from a protracted illness."(6)

In 1897 it was reported:

"Mr. Charles Brooks, who spends his winters in his quaint Moorish Villa, on the Bay, is a recent arrival from 'over the water,' having spent his summer in the mountains of Switzerland. He is looking hale and heart and is very welcome."(7)

The Tatler reported some of the charitable social functions held at the Brooks Villa during the 1899 season:

"The entertainment at Brooks Villa, Bay street to be given under the Auspices of Ladies' Home Missionary Society of Memorial Church, is looked forward to with interest comprising as it does acknowledge talent both musical and elocutionary; and the many curios with which the house is adorned, gathered by its owners in their journeyings aboard as well worth the visitors' attention. Its friends are invited for the veening of January 26th from 7 to 10 and particularly requested to remember the refreshments at the close."(8)

This was the description given after event took place:

"The Ladies of the Missionary Society of Memorial Church, gave a very delightful entertainment at 'Brooks Villa,' the present home of Mrs. Louis Tyler, Thursday. The house was gay and bright with flowers and pretty young girls. A supper was served, and an interesting program of music and recitations given. The program include a violin solo by Howard Rosser, of Jacksonville, accompained by Proffessor Pasco,

was greatly appreciated. Mr. Rousseau, of Tennessee, recited 'A Walk Down the Avenue,' and for an encore, 'The Benedition.' Miss Mackey, of Virginia, sang 'Still as the Night,' accompanied by Miss Hutson, of St. Augustine. Mrs. Houston, of Holyoke, Mass., a graduate of Boston School of oratory, recited 'Music at Play,' and for an encore gave 'Fishin''. Mr. Rosser and Mr. Pasco then gave a selection from the Bohemian Girl, which deserved the applause it received. After this programme refreshments were served and the social time whic followed proved the ladies of the Memorial Church know the way to success, both financially and socially, the sum of money netted being $43.00. Many thanks are due those who aided so generously both in contributions and entertainments."(9)

A benefit tea was also announced:

"A St. Valentine's tea will be given at Brooks Villa, on the Bay, next Tuesday afternoon, for the benefit of the Ladies' Relief Association."(10)

There is an interesting architectural sidelight provided by Mrs. Lewis Tyler, who was occupying the Brooks Villa at the time. The prominent 19th century architect, Richard Morris Hunt designed a Moorish style commercial building in New York City in 1871 for the dry goods firm of Rice, Goodwin, Walker & Co. One of the partners in that business was Lewis H. Tyler. He came to Florida in 1879 on account of health, and established the St. George Hotel in St. Augustine, with which he was connected until his death in 1895. A few years later, his wife moved to the Moorish style Brooks Villa.(11)

"Mrs. J.J. Bush, of Elmira, New York, is occupying the Brooks Villa this season. She is a sister of Mr. Tracy and Mr. Charles Brooks, who built it and lived there. Miss Alice Sayers, a friend, is spending the winter there with her."(12)

The 1911-12 City Directory lists the Brooks Villa as the winter residence of Miss S.M. Van Buskirk. In the 1930's, it was the residence of Ralph Blaisdell, Chief Accountant for the Florida East Coast Railway. The 1951 directory lists it as the home of Harold S. Maddock, an artist. Since the late 1960's it has been the residence of Dr. Maurice Leahy, Author, Lecturer, and President of the Oriel Society, an international Catholic organization. Dr. Leahy calls the building "Oriel House." The British poet Stephen Spender (1909) stayed here with Dr. Leahy when he visited St. Augustine.(13)

ARCHAEOLOGY

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

3. Deed Books, pp. 335 and 55-556.
4. Tatler, January 9, 1892, p. 9.
5. Ibid., January 14, 1893, p. 12.
6. Ibid., January 20, 1894, p. 12.
7. Ibid., January 23, 1897, p. 7.
8. Ibid.,January 21, 1899, p. 6.
9. Ibid., January 28, 1899, p. 8.
10. Ibid., February 4, 1899, p. 12.
11. For a picture of the Hunt building, see American Preservation (April-May, 1979) p. 19; Biographical information on Tyler from Webb's Florida (1885) p. 201, and Tatler January 12, 1895, p. 16.
12. Tatler, March 22, 1902, p. 2.
13. City Directories, 1911-1977; St. Augustine Record, February 9, 1980, and March 12, 1980, p. 8-b.

SITE DATA SHEET

CITY DIRECTORY LISTINGS

Address 174 Avenida Menendez Block & Lot CITY OF ST. AUGUSTINE Block 22, Lot 13

Other Addresses 176 Bay Street

Year	Principal Resident	Occupation	Race	Other Residents	Occupation	Race
1977	Leahy, Maurice	Retired	W			
1976	"					
1975	"					
1974	"					
1973	"					
1972	"					
1971	"					
1970	"					
1969	"					
1968	"					
1966	Baker, Ann	---				
1965	Vacant					
	BAY STREET					
1962	Raffaelli,Gaston L.	Manufacturer's Agent				
1960	Vacant					
1959	"					
1957	"					
1955	Sandback,Wilmer A.	Curtis-Sunny Isle Products				
1953-4	Vacant					
1951	Maddocks, Harold S.	Artist				
1949	Culber, Henry	---				
1947	"					
1945	"					
1940	Blaisdell, Ralph	Chief Acct. FEC				
1937	"	"				
1934	~~Vacant~~ Blaisdell, Ralph.					
1930	VACANT					
1927	"					

SITE DATA SHEET

CITY DIRECTORY LISTINGS

Address 174 Avenida Menendez, continued. Block & Lot

Other Addresses

Year	Principal Resident	Occupation	Race	Other Residents	Occupation	Race
1924-25	No listing for 174 /176 Bay St.					
1922-23	"					
1920-21	"					
1918-19	"					
1916-17	"					
1914-15	"					
1911-12	"					
1904	"					
1899	"	Brooks, Charles S. (winter resident)				
~~1885~~	---	~~NO LISTING FOR BLAISDELL~~				

1911-12 ~~Child~~ Miss S.M. Van Buskirk (winter resident)

174 Avenida Menendez

Dr. Leahy Is Guest Of Seminar Group

St Aug Record Fri Feb 9, 1978

"From shadows and symbols into the Truth" — the motto of the international Oriel Society — was given focus recently by its founder and president, Dr. Maurice Leahy, to an audience invited to St. Augustine Shores by its Seminar Group.

This interfaith, interdenominational Shores Seminar Group has been sponsoring a series of meetings designed to provide the participants with educational as well as inspirational experiences. In asking Dr. Leahy to speak Feb. 3 the seminar group was motivated by a desire to link their new local interfaith venture with an international venture 42 years old whose aims are directed at "promoting the highest ideals in literature, philosophy, art, music, poetry, drama and the arts in general."

NOTING THE generally Biblical-oriented subjects the seminar guest speakers had been presenting since the series began last October, Leahy chose as his topic: "The Hebrew Poetry of the Book of Job in relation to the Catholic Spiritual Poem 'The Hound of Heaven.'"

In his usual entertaining yet spiritually moving and scholarly fashion, Leahy developed the theme of both these literary masterpieces, that God is the object of our lives. Lifting the minds to the starry highways of the cosmos, and diving into the deep of Job's sorrows, and running along the tracks of the "Hound of Heaven," he wove a picture of the life of Everyman.

AMONG MANY scholarly references was one to a Codex of the Bible, the seventh century "Book of Kells," sometimes described as the most beautiful book in the Western World. This illuminated Irish compendium of the four gospels has been on tour in the United States.

A record attendance of almost 100 persons expressed their appreciation for yet another ecumenical experience.

Leahy, who resides at "Oriel House" in St. Augustine, is now in New York for an extended lecture schedule.

Dr. Leahy lives at 174 Avenida Menendez

Church Unity Is Oriel Goal

Bishop John Snyder, left, and Dr. Maurice Leahy of the Oriel Society are pictured here at the Cathedral rectory, where they discussed the Oriel Society's work for church unity and its Ut Omnes Unum Sint movement over the past 50 years both in the United States and abroad.

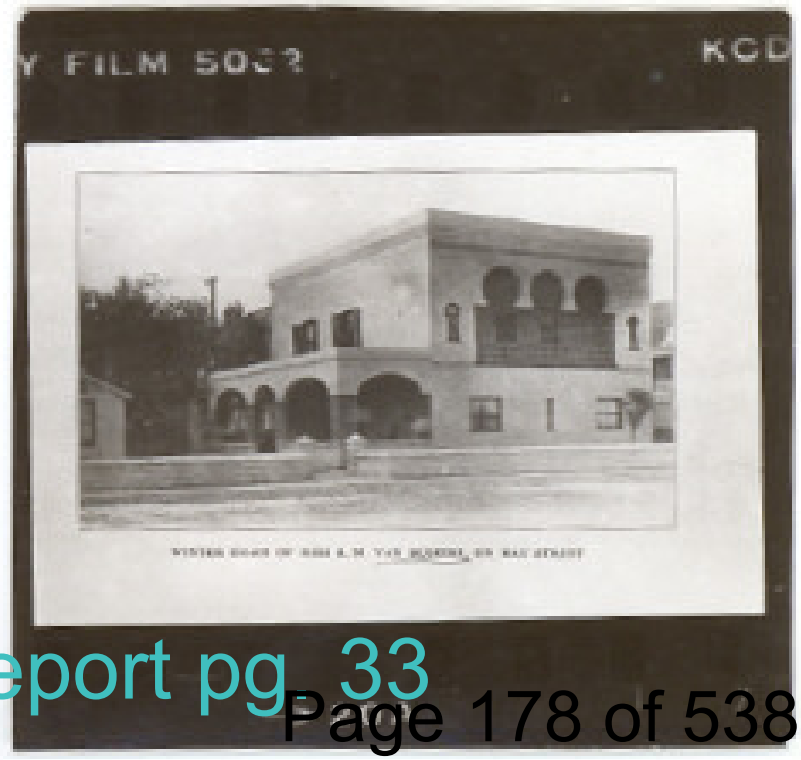
The bishop will celebrate a mass for church unity at the reception arranged in his honor by Dr. Leahy, president of the Oriel Society, and friends from north and south. The assembly, which will be March 21 at 9 a.m. at the Sheraton Inn of Anastasia, St. Augustine Beach, is open to all interested persons. Reservations can be made by calling the Oriel House, 829-6996.

Staff Report pg. 32

Y FILM 50
KC
20A

Y FILM 50
KCD
20A

16


Y FILM 50
KCD

Block 22, lot 13 174 Avenida Menendez (SA-22-13)

Grantor: John C. Huster
Grantee: Sampson Williams
Date: 2/3/35

Description: pt. 12; 13

Source: L 117; A 74

Block 22, lot 13 174 Avenida Menendez

Grantor: J.M Hendrson
Grantee: Sampson Williams
Date: 5/10/35

Description: Pt. lot 12; pt. lot 13

Block 22, Lot 13

174 Avenida Menendez

Grantor: Est. S. Williams

Grantee: John Swinney

Date: 6/13/1851

Description: Pt. 12; lot 13

Source: R 759

Block 22, lot 13

174 Avenida Menendez

Grantor: R.B. Canova, Sheriff.

Grantee: J.H. Swinny

Date: 1/3/53

Block 22, lot 13

174 Avenida Menendez

Grantor: J. W. Swinny

Grantee: Martha L. Biddle comm

Date: 5/14/57

Source: B 155

Block 22, lot 13

174 Avenida Menendez

Grantor: Ann G. Swinny

Grantee: Alex Iwanowski

Date: 6/18/69

Block 22, lot 13

174 Avenida Menendez

Grantor: Alex Iwanoski

Grantee: Ann G. Swinney

Date: 10/14/72

T 527

See also Swinney / Julia Iwanoski; Est. Jons. Swinney to

Comm. / Alex Iwanoski, KK 500,

Source: T 525

Block 22, lot 13

174 Avenida Menendez

Grantor: Alex Iwanoski

Grantee: Harry F West

Date: 11 7/88; 1/17/88

Block 22, lot 13 174 Avenida Menendez

Grantor: Susan Campbell, et al

Grantee: M. Leonardi, et al

Date: 6/3/88

Description: Pt. 52, lot 13

Source: LL 50

Block 22, lot 13 174 Avenida Menendez

Grantor: Harry West

Grantee: Chas. Brooks

Date: 11/14/90

Block 22, lot 13

174 Avenida Menendez

Grantor: Martha L. Leonardy

Grantee: H. J. Ritchie

Date: 11/6/91

Source: SS 512

Block 22, lot 13

174 Avenida Menendez

Grantor: H. J. Ritchie & wf.

Grantee: Chas S. Brooks

Date: 11/21/91

Block 22, lot 13

174 Avenida Menendez

Grantor: Fannie B. Bush

Grantee: Wm. P. Van Ness

Date: 4/28/05

Source: 10 - 6

Block 22, lot 13

174 Avenida Menendez

Grantor: Wm. Van Ness

Grantee: L.L. Stebbins

Date: 6/1/1910

Source: 21 - 400

Block 22, lot 13

174 Avenida Menendez

Grantor: Wm. Van West

Grantee: L.C. Stebbins

Date: 6/9/10

Source: 21-407

Block 22, lot 13

174 Avenida Menendez

Grantor: L.C. Stebbins

Grantee: Catherine Barton

Date: 7/22/22

Source: 49-625

Block 22, lot 13

174 Avenida Menendez

Grantor: Edward C. Stebbins

Grantee: Catherine S. Barton

Date: 10/11/23

Source: 50-307

Block 22, lot 13 174 Avenida Menendez

Grantor: Catherine Barton, widow

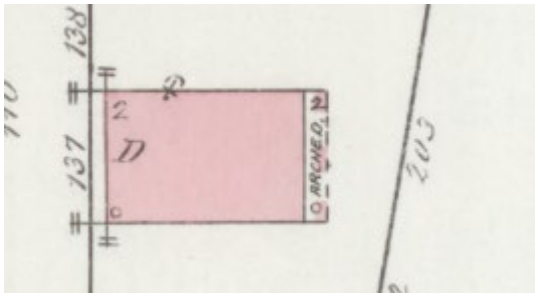
Grantee: Olive S. Sackett

Date: 2/7/24

wife of Senator Frederick Sackett of Kentucky, later U.S. Ambassador to Germany

Source: 97-550; 52-24

SANBORN MAPS



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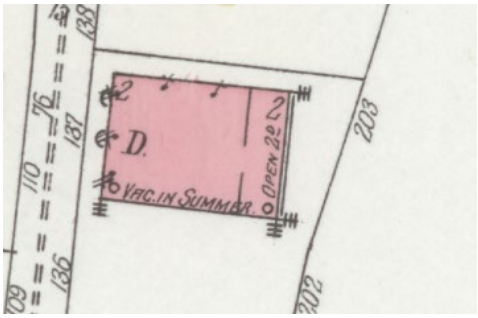

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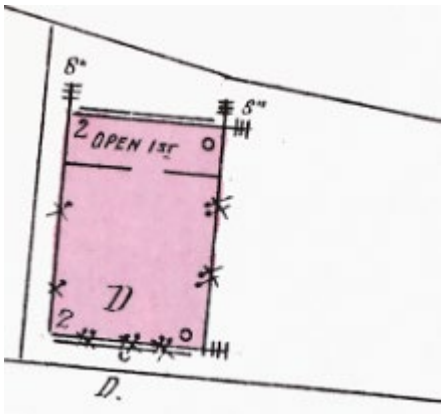

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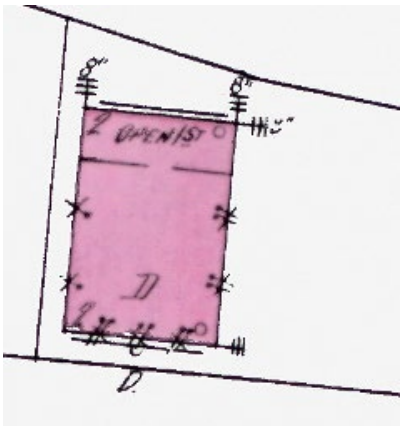

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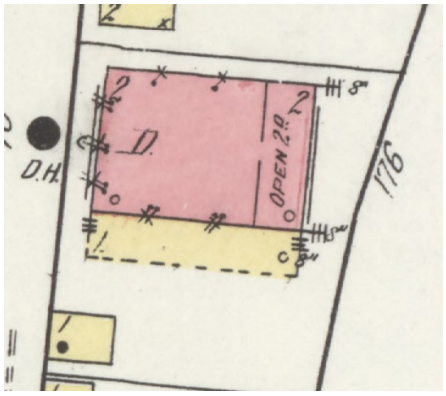

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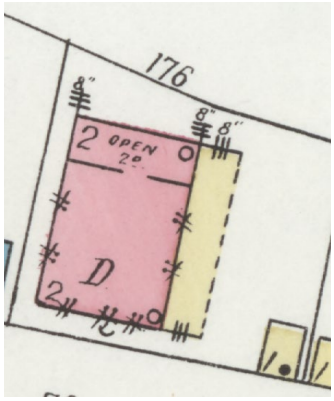
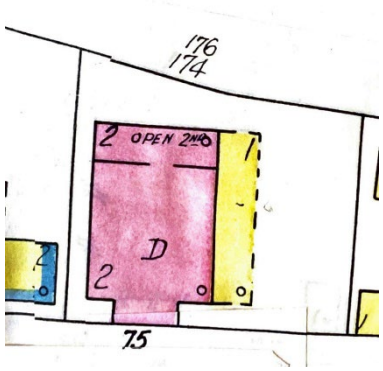


1924



1930 updated to 1960

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

RECEIVED
JAN 21 2022
Planning/Building Dept.

☐ **OPINION** ☑ **CERTIFICATE OF APPROPRIATENESS**

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

BDAC Project No. HP2022-0003

Receipt No. 2286386 Meeting Date: February 17, 2022

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

1. NAME OF APPLICANT Bud DuGAN
   Business (if applicable) GASTRONICS
   Address ~~146~~ 174 ALVARO MENENDEZ
   City ST AUG State FL Zip Code 32084
   Daytime telephone 001-832-948-9856 Other phone/email bud@gastronics.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER SAME
   Business (if applicable) _____
   Address _____
   City _____ State _____ Zip Code _____
   Daytime telephone (required) 174 Other phone _____
3. PROJECT STREET ADDRESS ~~146~~ 174 ALVARO MENENDEZ
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel_____
5. EXISTING USE RESIDENCE PROPOSED USE Residence
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☑ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

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

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

D. PAINT COLORS (check one)

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

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

CREATE NEW PARKING SPOT @ REAR OF RESIDENCE ON MARINE ST PLACE NEW AWNING OVER EXISTING ROOF ON AVENIDA MENENDEZ, INCLUDING RAILINGS

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME [signature]

SIGNATURE OF APPLICANT BUD DUNGAN DATE 1-21-22

PRINT OWNER'S NAME [signature]

SIGNATURE OF OWNER BUD DUNGAN DATE 1-21-22

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

JAN 21 2022

Planning/Building Dept.

Candice Seymour

From: Candice Seymour
Sent: Thursday, January 27, 2022 12:19 PM
To: bud@gastronics.com
Subject: FW: 174 Avenida Menendez - Certificate of Appropriateness application for February 17, 2022 Historic Architectural Review Board meeting
Attachments: Owner auth 2019.pdf; COA174AvenidaMenendez021722SufficiencyChecklist.pdf

RE: Project Address: 174 Avenida Menendez

Greetings!

This email is acknowledgement of your Certificate of Appropriateness (COA) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on February 17, 2022 as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street).** Be aware, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and **must** be notarized.

Additionally, this email details the sufficiency (completeness) of your application. The application form you submitted included the attached checklist which is used by staff for preliminary assessment of the documents you provided with your application. Please review the completed checklist attached to determine if we still require information and/or any additional documents staff may recommend to supplement your application. Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Additional materials will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received by February 7, 2022,** per Resolution 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete.
Any updates, or additional and supporting materials for this Certificate of Appropriateness application should be emailed to harb@citystaug.com.

Please be aware that our staff may need to photograph the project area and may reach out to schedule a convenient time to access the property.

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

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

hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing will also be assessed to the applicant.

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

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.

COMPLETENESS REVIEW CHECKLIST

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

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

☑ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

**

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

**If additional roof surface or decking is applied to proposed newly covered roof space.

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)

N/A **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

Plans need awning details including dimensions, fasteners, material, color(s), and clarification of support-post material, dimensions, and color(s). A section of the awning and rail would be helpful.

Is there evidence of a pre-existing 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

N/A **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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JAN 21

CONTINUED

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

N/A **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.

N/A **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.

N/A **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 Gate details including dimensions, color(s), and hardware needed.

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

Clarify existing proposed parking space location conditions (paved?) to determine whether impervious area would increase.

N/A **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:

Awning details including dimensions, color, material, and mounting/support system must be provided. Details regarding the colors and hardware for new gates should be clarified. Any additional decking added to flat-roof should be included. Proposed dimensions, color and design of iron railing and brick material and pattern proposed for new parking area.

Project number: HP2022-0003 Project Address: 174 Avenida Menendez

Reviewed by: Candice Seymour Date: January 26, 2022

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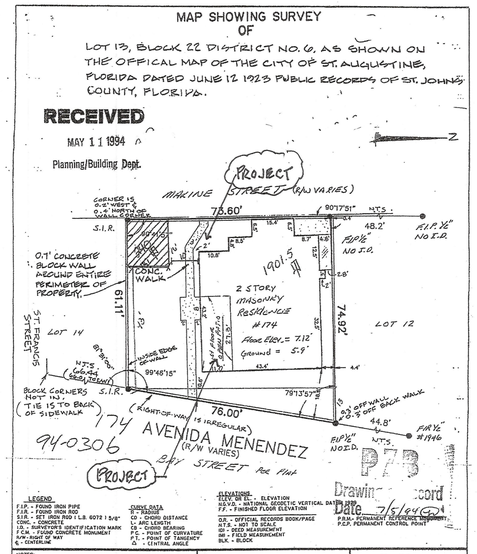
JAN 21 2022
Planning/Building Dept.

Received February 7, 2022
Planning and Building Department

MAP SHOWING SURVEY OF

LOT 13, BLOCK 22 DISTRICT NO. 6, AS SHOWN ON THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA DATED JUNE 12 1923 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

RECEIVED
MAY 11 1994
Planning/Building Dept.



Drawing Record
Date 7/5/94

LEGEND
F.I.P. - FOUND IRON PIPE
F.I.R. - FOUND IRON ROD
CONC. - CONCRETE
I.D. - IDENTIFICATION MARK
F.C.M. - FOUND CONCRETE MONUMENT
S.I.R. - SET IRON ROD
℄ - CENTERLINE

CURVE DATA
R = RADIUS
CD = CHORD DISTANCE
A = ARC LENGTH
CB = CHORD BEARING
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
Δ - CENTRAL ANGLE

ELEVATIONS:
ELEV. OR EL. - ELEVATION
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
F.F. - FINISHED FLOOR ELEVATION

O.R. - OFFICIAL RECORDS BOOK/PAGE
I.D. - IDENTIFICATION
M - DEED MEASUREMENT
(M) - FIELD MEASUREMENT
BLK - BLOCK

P.R.M.- PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT

NOTES:
- The parcel of land as shown hereon lies within Federal Flood Zone AE(EL 9) as depicted on Flood Insurance Rate Map Community-Panel No. 125145 0004 for St. Johns County, Florida as revised 11/15/90.
- Basis of bearing structure. Mid-section Shown North Abstract Sweet Plat Mar
- Encroachments as shown hereon are only those above-ground, visible objects observed by the surveyor.
- No underground structures, utilities of foundations were located or determined by this survey.
- This survey not valid unless signed and embossed with raised seal.
- This survey made without benefit of an abstract of title, his right-of-ways or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Dead or plat measurements are noted if different.
- Basis of elevations NGVD 1929
- The certification as provided on this survey is a statement of professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.

CERTIFIED TO:
CHARLES L DAVIS
BARNETT BANK OF THE ST JOHNS
NORTH FLORIDA TITLE CO.
AMERICAN PIONEER TITLE
INSURANCE COMPANY

CERTIFICATION: I HEREBY CERTIFY that the survey shown hereon meets Minimum Technical Standards as set forth in Chapter 21HH-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

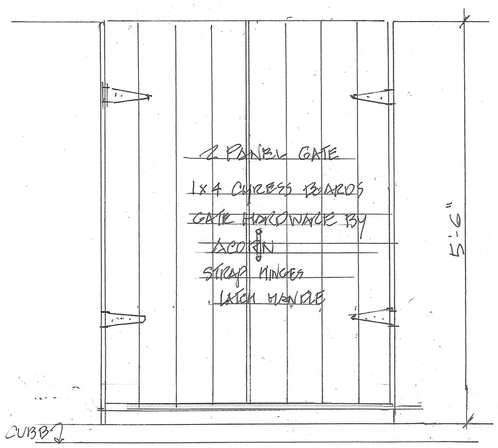
T. Dwight Stuckland
Professional Land Surveyor
FL CERT No. LS # 4378

DEVINO & Associates, Inc.
ENGINEERS-SURVEYORS
3505 U.S. 1 SOUTH, SUITE 3
ST. AUGUSTINE, FLORIDA 32086
904-797-1867 FAX 904-797-2543

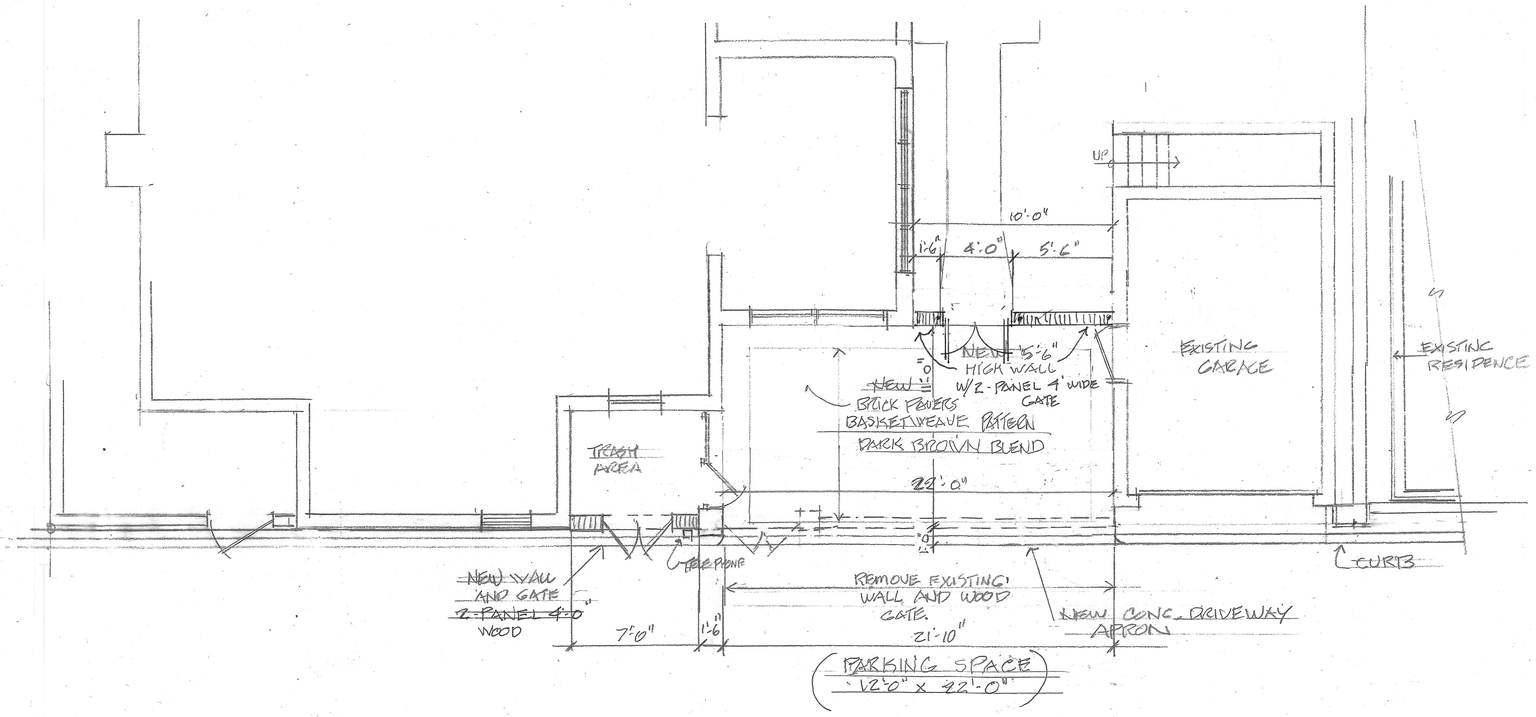
FIELD BOOK: 410 PAGE 20
FIELD WORK: 10/8/92
SIGNED: 10/12/92
SCALE: 1"=20'
JOB NO: 92-0762
TYPE SURVEY: BOUNDARY & (LOCATION) (ELEVATION)

SITE PLAN

WEST ELEVATION
MARINE ST



GATE ELEVATION
(BOTH GATES)
(PAINTED WHITE)



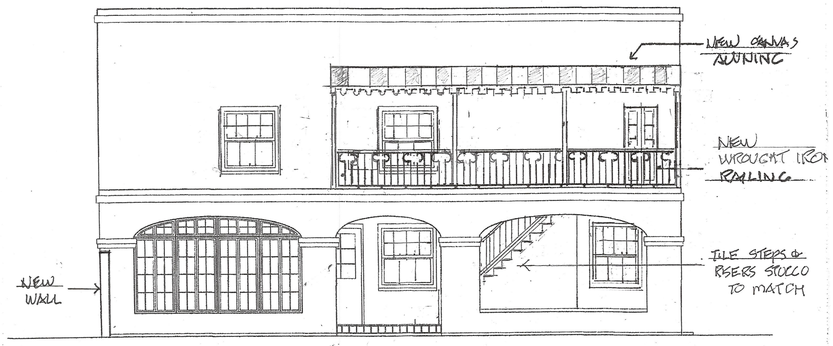
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW CARS, AWNINGS AND CANVAS AWNING
174 AVENIDA MENENDEZ
ST. AUGUSTINE, FL.

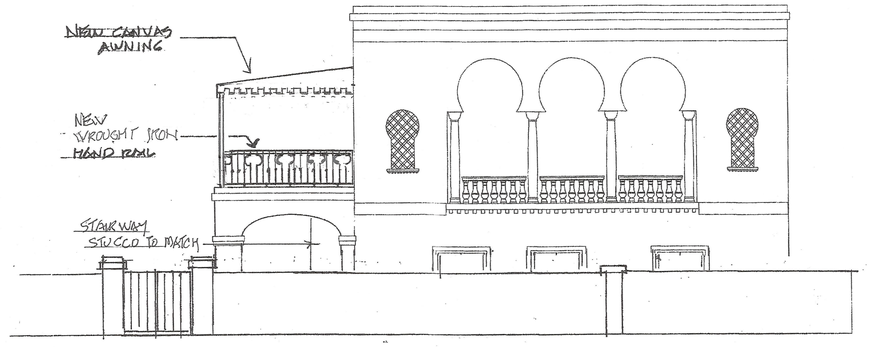
Date: 2-7-22
Scale: AS NOTED
Drawn: LT
File:

SHEET
A1

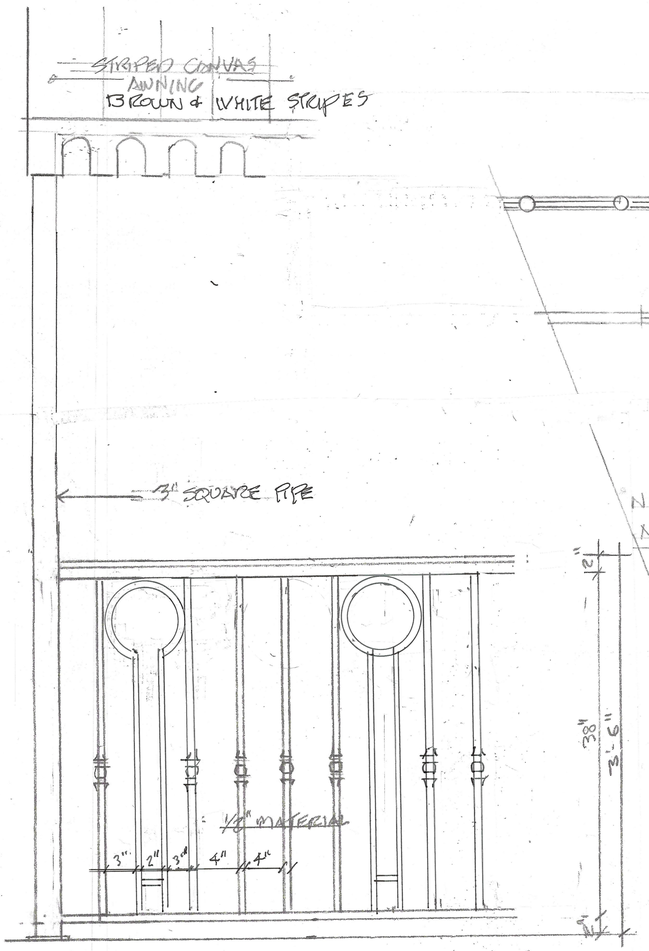
Received February 7, 2022
Planning and Building Department



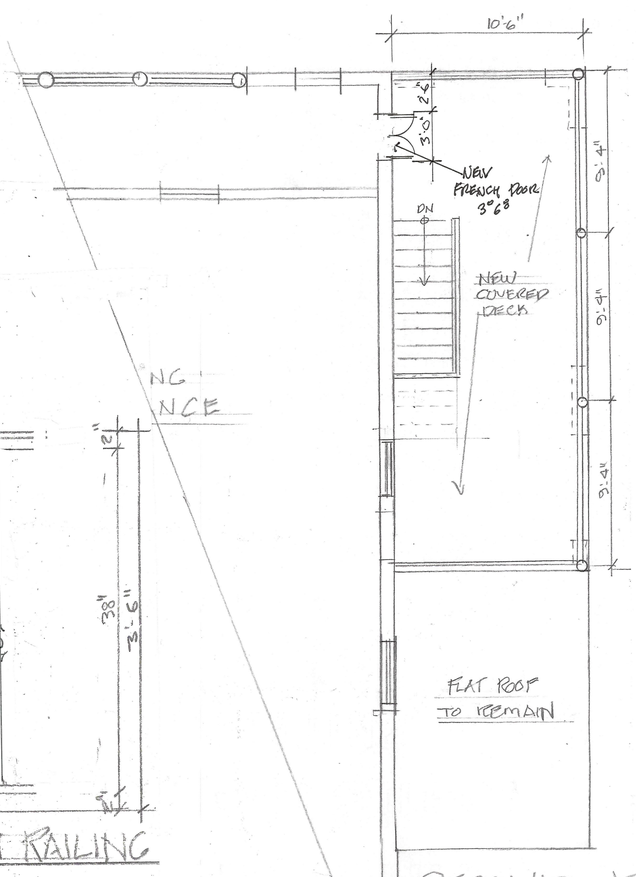
Proposed Side View - SOUTH



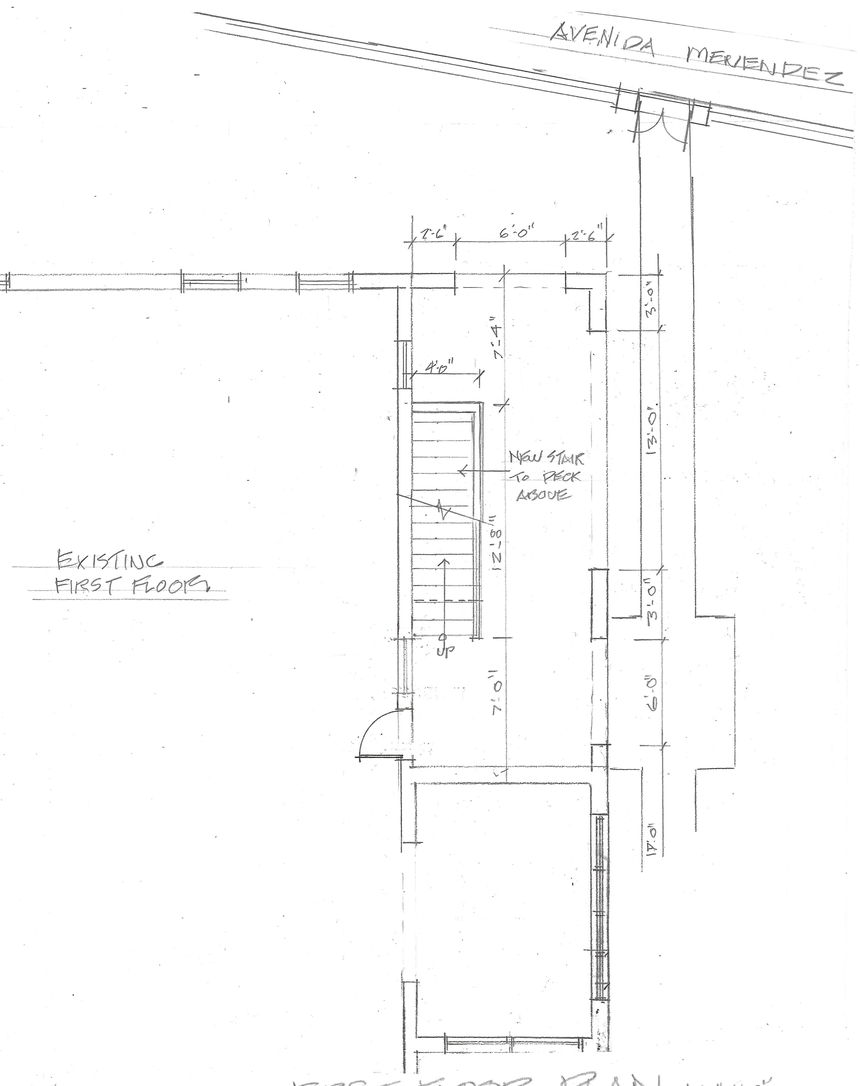
Proposed Front View from Street - EAST



WROUGHT IRON RAILING



SECOND FLOOR PLAN 1/4"=1'-0"



FIRST FLOOR PLAN 1/4"=1'-0"

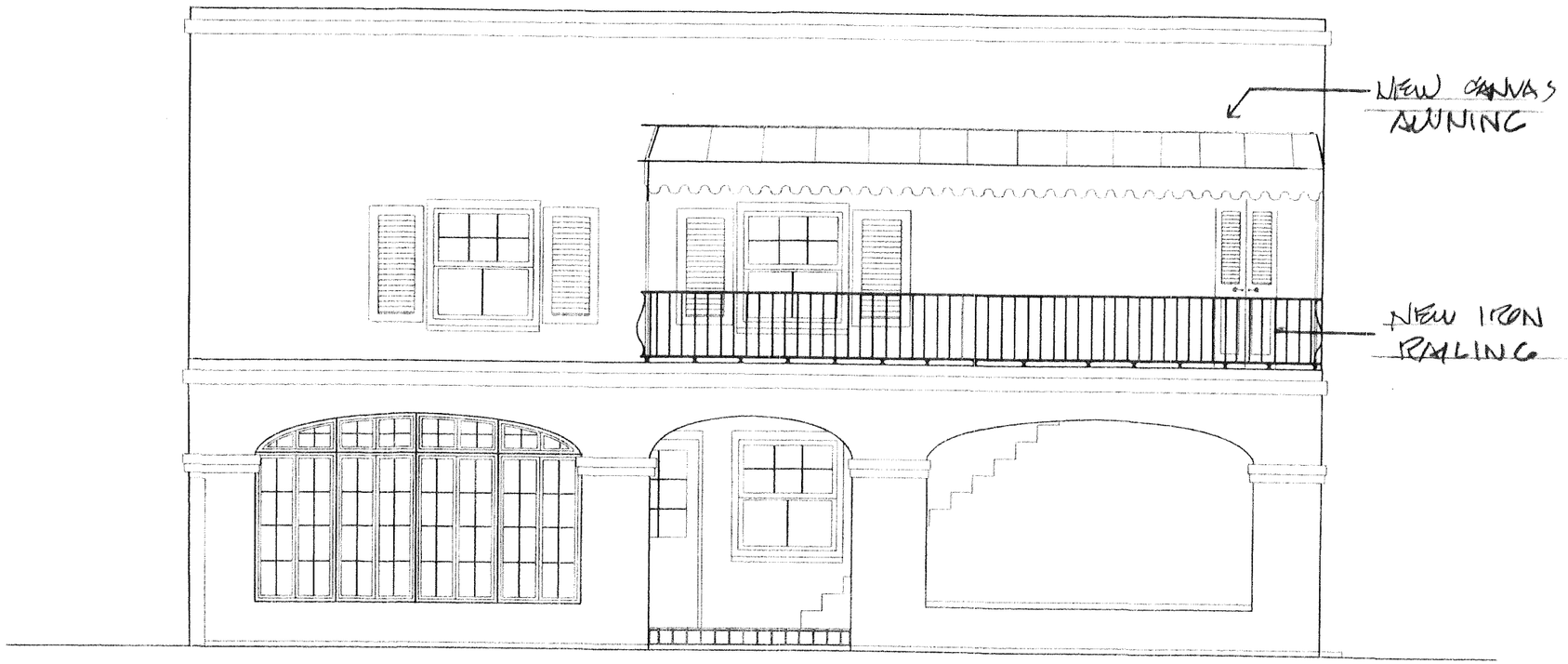
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW GAS LAMPS & CANVAS AWNING
174 AVENIDA MENENDEZ
ST. AUGUSTINE, FL.

Date.: 2-7-22
Scale: AS NOTED
Drawn: LT
File:

SHEET
A2

Page included as reference for proposed shutters



Proposed Side View - SOUTH

Notes:
1. The House did have shutters at one time.
The old fashion hardware still remains on some of the Marine Street windows.

RECEIVED
JAN 21 2022
Planning/Building Dept.

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

NEW GARDEN & CANVAS AWNING
174 AVENIDA MENENDEZ
ST. AUGUSTINE, FL

Date: 1-31-22
Scale: AS NOTED
Drawn: [illegible]
File:

SHEET
A4

Instr #2020107896 BK: 5110 PG: 356, Filed & Recorded: 11/30/2020 9:47 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $7,700.00

LAND TITLE of America

Prepared by:
Cindy Brown
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 20-1264-CB

Parcel ID: 198580-0000

Warranty Deed

This Indenture made this **24th day of November, 2020** BETWEEN **Henry Muller Whetstone, Jr. and Janice F. Whetstone, husband and wife**, GRANTOR*, whose post office address is 400 Old Quarry Road, St. Augustine, FL 32080, and **Cornelius Peter Dungan and Kimberly Kay Dungan, Husband and Wife**, GRANTEE*, whose post office address is 1333 S. Ocean Blvd., Unit 131, Pompano Beach, FL 33062.

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

Lot 13, Block 22, City of St. Augustine, as per the official map of said city, dated January 1, 1905, being the same property conveyed by Fannie Brooks Bush and husband, John James Bush, to William P. Van Ness by Deed dated April 28, 1905, recorded in Deed Book 10, Page 6, Public Records of St. Johns County, Florida.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2020 and Subsequent Years.

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

*Singular and plural are interchangeable, as context requires.

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

Henry Muller Whetstone, Jr.

Janice F. Whetsotne

WITNESSES

Witness: Cindy Brown

Witness: Billie Faris

COPY

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [XX] physical presence or [ ] online notarization on **November 24, 2020** by **Henry Muller Whetstone, Jr. and Janice F. Whetsotne** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

STEPHEN BOYD COLLINS
Notary Public, State of Florida
My Commission #GG 301854
Expires February 14, 2023

Notary Public:

My commission expires:

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	1985800000
Location Address	174 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUGUSTINE LOT 13 BLK 22 OR5110/356 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.130
Homestead	Y

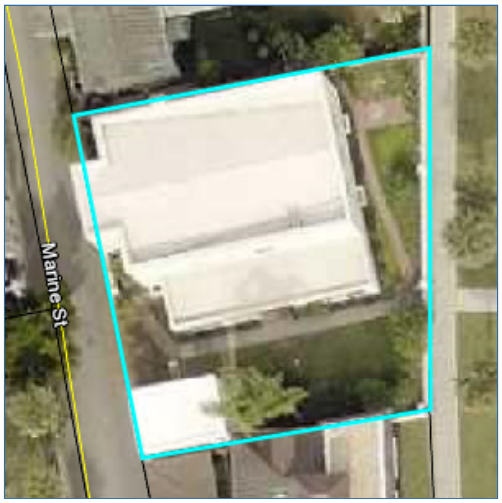
Owner Information

Owner Name	Dungan Cornelius Peter,Kimberly Kay 100% Dungan Kimberly Kay 100%
Mailing Address	174 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2022
Building Value	$361,917
Extra Features Value	$52,884
Total Land Value	$562,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$977,301**
Total Deferred	$31,138
Assessed Value	**$946,163**
Total Exemptions	$50,000
Taxable Value	**$896,163**

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

Historical Assessment Information

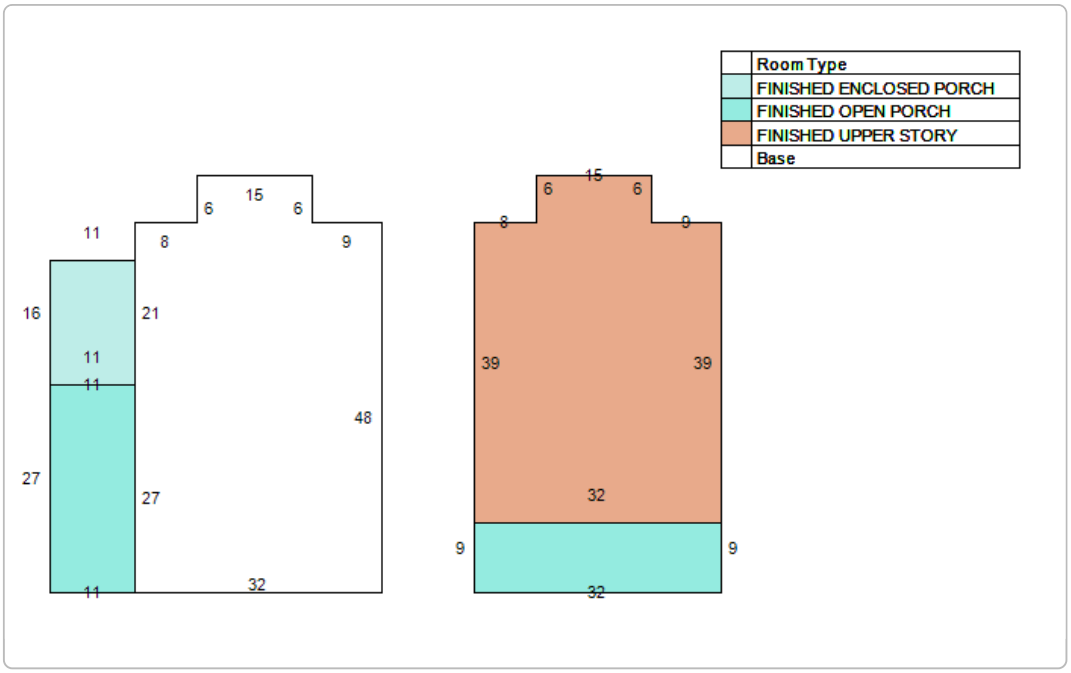
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$317,716	$52,884	$562,500	$0	$0	$933,100	$933,100	$50,000	$883,100
2020	$404,619	$52,884	$562,500	$0	$0	$1,020,003	$796,448	$223,555	$796,448
2019	$237,908	$8,011	$478,125	$0	$0	$724,044	$724,044	$0	$724,044
2018	$240,920	$8,252	$478,125	$0	$0	$727,297	$727,297	$0	$727,297
2017	$129,494	$8,493	$478,125	$0	$0	$616,112	$297,676	$368,436	$247,676
2016	$135,517	$8,734	$478,125	$0	$0	$622,376	$291,553	$380,823	$241,553
2015	$138,529	$8,975	$400,781	$0	$0	$548,285	$289,526	$308,759	$239,526
2014	$136,049	$9,216	$364,219	$0	$0	$509,484	$287,228	$272,256	$237,228
2013	$138,883	$9,457	$364,219	$0	$0	$512,559	$282,983	$279,576	$232,983
2012	$144,552	$9,698	$364,219	$0	$0	$518,469	$278,253	$290,216	$228,253
2011	$150,221	$9,939	$405,000	$0	$0	$565,160	$270,149	$345,011	$220,149
2010	$155,890	$10,180	$450,000	$0	$0	$616,070	$266,157	$399,913	$216,157

Building Information

Building	1
Year Built	1886
Actual Area	3725
Conditioned Area	3105
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Built Up
Roof Structure	Flat
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	3.5

Description	Square Footage
BASE AREA	1626
FINISHED UPPER STORY	1338
FINISHED OPEN PORCH	288
FINISHED ENCLOSED PORCH	176
FINISHED OPEN PORCH	297
Total SqFt	3725

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Garage Apartment		45760
Masonry Wall		7124

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	75	75	5625	SF	$562,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/30/2020	11/24/2020	$1,100,000.00	WARRANTY DEED	5110	356	Q	I	WHETSTONE HENRY MULLER JR,JANICE F	DUNGAN CORNELIUS PETER,KIMBERLY KAY
7/31/2017	7/25/2017	$1,200,000.00	WARRANTY DEED	4412	932	Q	I	DAVIS DAISY M (WIDOW'D)	WHETSTONE HENRY MULLER JR,JANICE F
	1/28/2000	$100.00	WARRANTY DEED	1474	291	U	I	DAVIS CHARLES L ***	DAVIS CHARLES L & DAISY M
	4/20/1998	$100.00	LIFE ESTATE	1317	927	U	I	DAVIS CHARLES L	DAVIS CHARLES L ***
	11/16/1992	$236,000.00	WARRANTY DEED	966	1723	Q	I	MC EVOY MADELINE	DAVIS CHARLES L
	12/1/1985	$0.00		692	1818	U	I		MC EVOY MADELINE

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 17, 2022 Meeting

Application HP2022-0001 Address: 23 Rohde Avenue

Enterprise Roofing – Applicant

Carlos and Tiffany Carrion Revocable Trust – Owner

Project description: For partial demolition to remove the brick chimney on a building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is contributing to the North City National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01761
National Register:	North City NR Historic District: Contributing	Construction date:	c. 1910-1917
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1933100000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located in the North City National Register Historic District in the block bounded by Loring Street to the west and 1st Street to the east and located on a through-lot between Rhode Avenue to the north and East Lane to the south, this Frame Vernacular residential building was constructed ca. 1910-1917.
2. The red brick chimney proposed for demolition is located towards the back of the structure, offset on the gable roof slope on the west elevation. The interior portion of the chimney below the roofline is not visible from the exterior, and the chimney is only visible from the front elevation when viewing the property from a westerly angle. The chimney is clearly visible from East Lane at the rear of the property.
3. A formal assessment of the chimney's structural condition was not provided; however, the chimney shows signs of mortar deterioration and a visible lean to the east. The applicant has expressed concern for future roof leaks along the flashing as well as the safety of the building if the chimney structure were to fail and topple.
4. Cost estimates for rehabilitating the chimney, according to the applicant, were approximately $5,000-$6,000, while the cost to remove the chimney and repair the void-space during the re-roofing process were estimated at $1,200.
5. The AGHP encourages the preservation or restoration of functional or decorative roof features (See City Codes/Design Guidelines) and notes brick as the primary chimney material on Frame Vernacular Houses.
6. If a COD is approved, the applicant may consider salvaging the brick from the chimney for use in future projects.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board may take the following actions for a **Certificate of Demolition** at **23 Rohde Avenue**:

1. **APPROVE** for removal of the chimney due to its structural condition with the determination that it is not a character defining feature of the building and with the condition that the applicant salvage the brick if feasible; OR,
2. **CONTINUE** the application to allow the applicant time to determine the feasibility of restoring the chimney and/or provide a report from a licensed architect or engineer regarding its structrual integrity because the chimney is a character-defining feature of the building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Removal of exterior brick chimney with void to be roofed over during re-roofing process.

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.

Roofs and Roofing

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Protect a leaking roof with plywood and building paper until it can be properly repaired.
- Repair or replace when necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes and other distinctive architectural or stylistic features that give a roof its essential character.
- Replace in kind an entire feature of the roof that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Design and construct a new feature when the historic feature is completely missing, such as a chimney or a cupola. It may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the size, scale, material and color of the historic building.

Don't...

- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.
- Remove a feature of the roof that is unrepairable, such as a chimney or dormer, and not replace it; or replace it with a new feature that does not convey the same visual appearance.

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 1917 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District but is a contributing building to the North City National Register Historic District and 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 to others on the streetscape. The chimney is only a prominent feature when viewing the structure from the west and south.

3. The impact of the loss of the structure on the streetscape. The proposed removal of the chimney may not have a noticeable impact on the streetscape due to its location set back from the front on the building.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Applicant intends to roof over the void space left by demolition of the exterior portion of the chimney, which would be removed during the re-roofing process.

5. The historical or cultural merit of the structure. The building is recorded on the Florida Master Site File and is a contributing structure to the North City National Register Historic District.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Partial demolition for the removal of the chimney may not affect the structure's status as a contributing building to the North City National Register Historic District.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. Examples of Frame Vernacular residences similar in size, scale, and design are found throughout the North City neighborhood as well as other areas of St. Augustine. Chimneys are not a prevalent architectural feature along the streetscape; however, 22 Rohde Avenue, just across the street, has a brick chimney of similar design that can be seen from the street peeking over the roofline.

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 the district, but this style of brick chimney is not as common within the city. Many chimneys were related to heating stove vents and were more utilitarian in appearance.

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 red-brick chimney would benefit from repointing with an appropriate mortar. If the chimney was determined to be structurally unsound, further work would be necessary to mitigate safety concerns. The applicant stated a mason's rough estimate to rehabilitate the chimney was $5,000-$6,000.

10. *The justification for the proposed demolition.* The applicant seeks to remove the exterior portion of the chimney and cover the void during the re-roofing process to protect the structure from potential future damage due to the chimney's deteriorated state.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

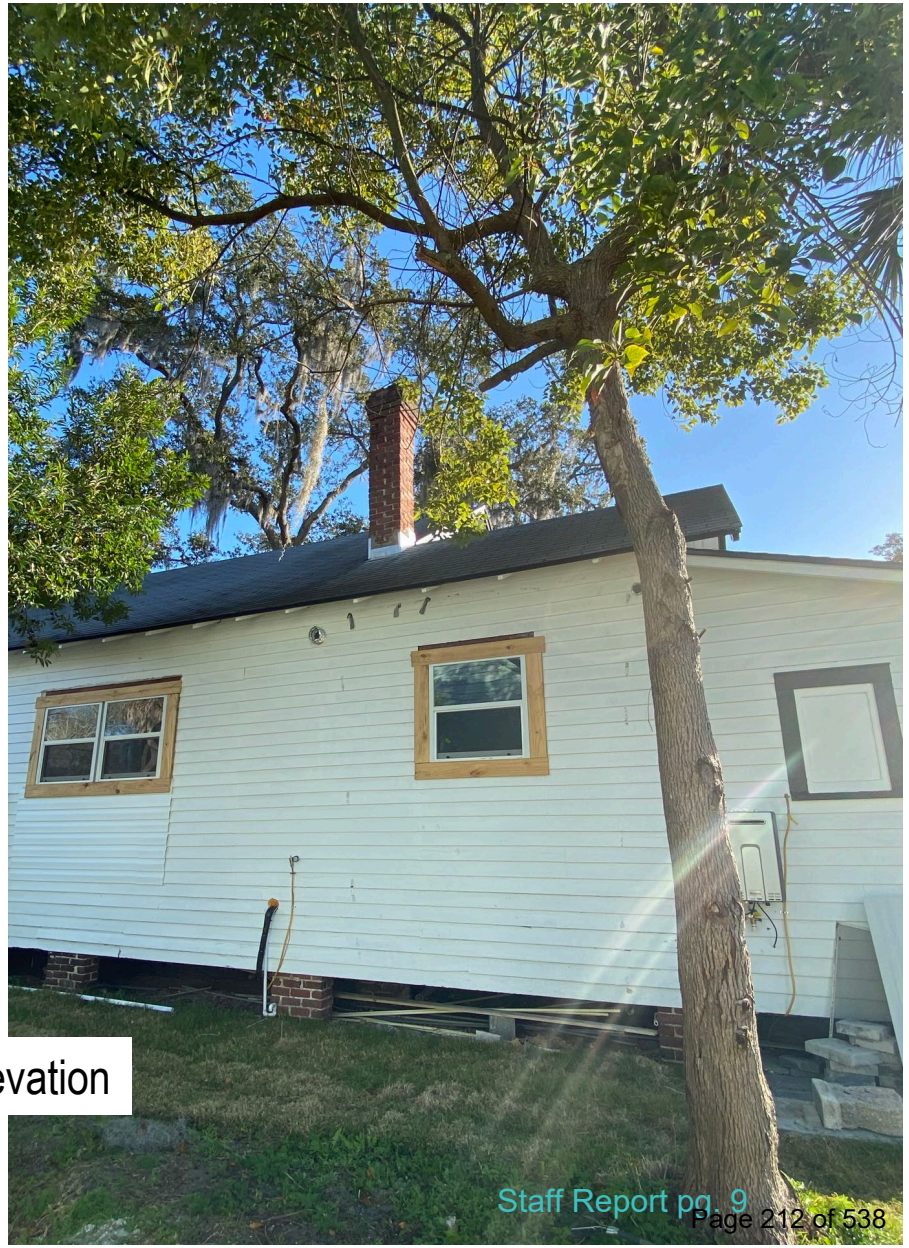
1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Map

STAFF PHOTOGRAPHS
23 Rohde Avenue

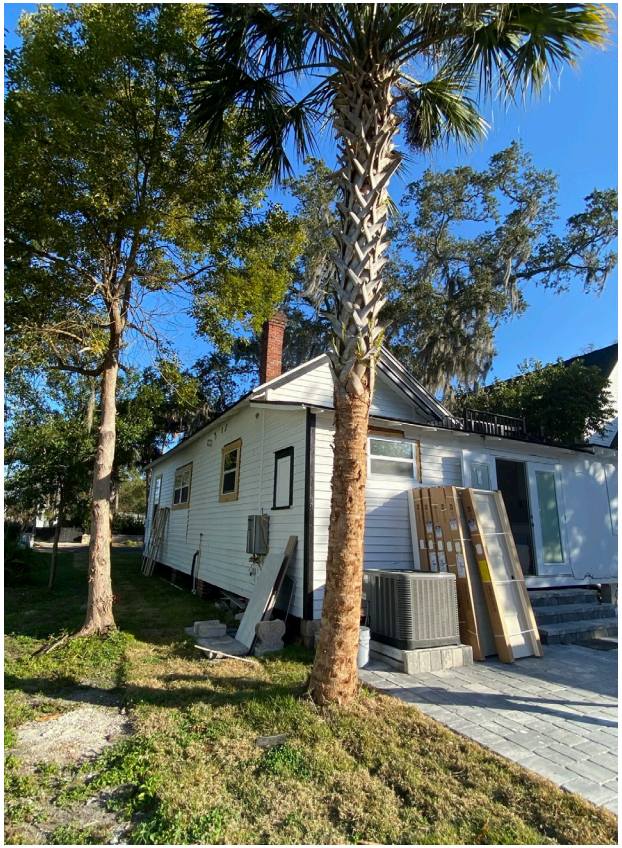
Front (North) Elevation

STAFF PHOTOGRAPHS
23 Rohde Avenue

West Elevation



STAFF PHOTOGRAPHS
23 Rohde Avenue



South Elevation

STAFF PHOTOGRAPHS
23 Rohde Avenue

Chimney details from second-story porch

STAFF PHOTOGRAPHS
23 Rohde Avenue

East Elevation

STAFF PHOTOGRAPHS
23 Rohde Avenue

Context Photographs

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1761 1009==

Site Name: 23 Rhode Avenue 830== Survey Date: 7902 820==

Address: 23 Rhode Avenue, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Rhode Addition (subdivision) 6 (block) 6 (lot) 868==

868==

Owner of Site: Name: Markle, Nellie M.;

Address: 23 Rhode Avenue

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RG1

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

UTM: 17 (zone) 469296 (easting) 3307621 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1917 844== Period: 20th Cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards; concrete block (r) 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1, 2/2, 2/2 (metal), attic louver 942==

Foundation: Brick piers; concrete block wall 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch, shed porch 942==

Porches & Balconies: 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles, metal, 3-v crimp 882==

Ornament Exterior: Decorative gablework; jigsawn rafters 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Industry

Archaeology: Historic 920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular house was constructed between 1910 and 1917. It fits in with the architectural design of the neighborhood with its decorative gablework and jigsawn rafters. A coquina concrete block porch base has been added.

Rohde Subdivision was developed on former orange grove land beginning in the 1880's. The eastern half contains a significant Victorian tract development, while later development in the western half generally shows the influence of the Bungalow style. Taken as a whole, the area reflects development over the period 1885-1930, and contains some of the oldest surviving houses in the North City area. Common building elements in this neighborhood include locally produced coquina concrete block [which was at one time manufactured in this neighborhood] used for porches, foundations and low walls along front property lines. There are also many wood shingle structures in this neighborhood. The area is threatened by traffic and commercial encroachment from both US 1 and San Marco Avenue, encouraged by current zoning practices. A number of homes have been divided into apartments causing problems of parking and population density in the area. Despite these threats, it remains a pleasant residential neighborhood, where several houses have been restored in recent years. It is within walking distance from the downtown area.

HISTORY

Rohde Subdivision falls within the colonial defense perimeter known as the Mil y Quinientos [The Fifteen Hundred]. The subdivision evolved out of three late Second Spanish Period land grants to Juan Triay, Andrew Pacetti, and Bartolome Lopez. [1] John M. Forbes of Boston acquired the consolidated property in 1868, and, taking advantage of the economic prosperity of the 1880's, sold the land to Henry Rohde, a real estate developer from Cincinnati, Ohio, for $14,000, a sum almost triple to what he had paid for it. Rohde began selling lots in 1885 and built many of the extant structures in the tract. [2] The area has remained primarily residential with commercial establishments along San Marco Avenue and US 1.

[over]

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], V, 414.

2. St. Johns County Courthouse, Deed Records, Book BB, p. 607; Book CC, p. 555. Rohde, a Scandinavian surname, has also been spelled as Rhode.

3. St. Augustine City Directory, 1914-15, 1916-17, 1920-21, 1930, 1934.

4. Ibid., 1927-28.

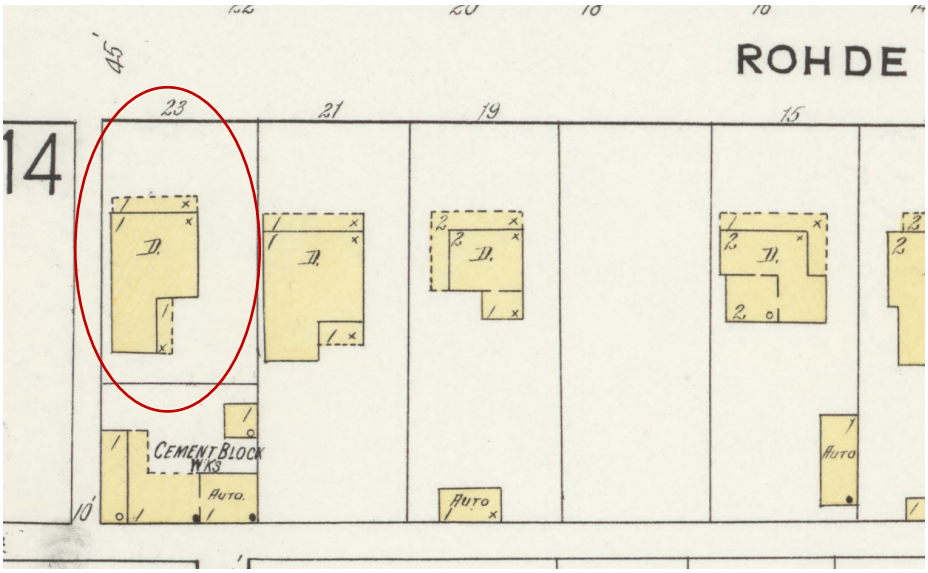
5. Pablo Castello, "Plano del Presidio de San Agustin de la Florida", July 21, 1763, HSAPB.

In the 1920's this was the residence of John A. Reyes, the principle manufacturer of distinctive coquina concrete block used in the construction during this time. The 1917 Sanborn Map indicates that the concrete block works were at the rear of No. 23 Rohde until several years later when Reyes moved to May Street and operated North City Stone Works. [3] By 1927-28, another man involved in the construction trade, Mayer B. Kahn, lived here with his wife Bessie. Kahn was the president of the United Construction and Engineering Company located in the Lew Building on King Street. [4]

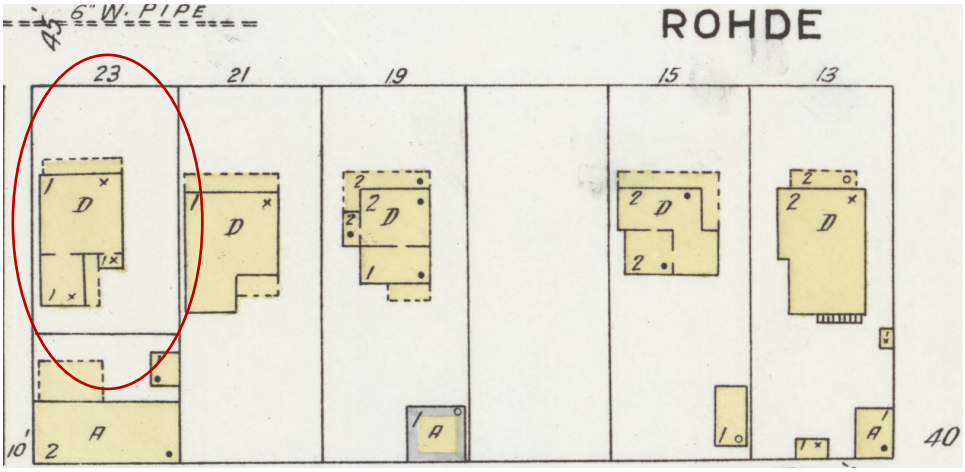
ARCHAEOLOGY

Analysis of historic maps suggests that the Hornwork, an early 18th century defense line made of sod and yucca, ran through or near this property. [5]

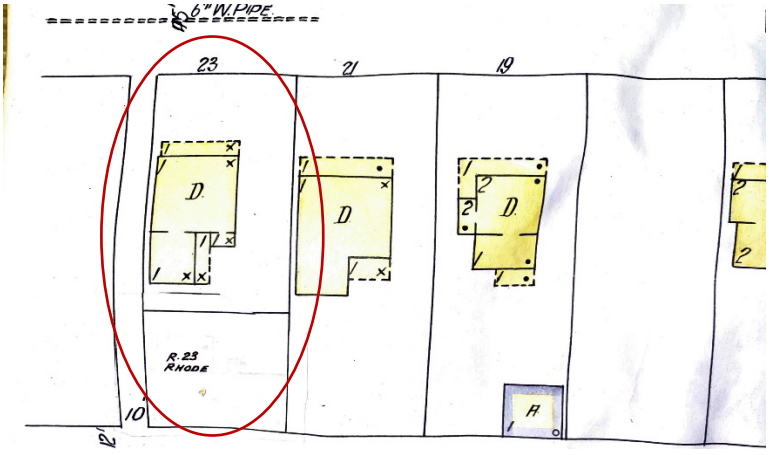
Sanborn Maps



1917



1924



1930 Updated to 1960

Received January 20, 2022
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. HP2022-0001

Receipt No. 2292191 Meeting Date February 17, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Chris Felix
   Business (if applicable) Enterprise Roofing
   Address 4255 US 1 South, Unit #18
   City St Augustine State FL Zip 32084
   Daytime telephone 904-808-3319 Other phone/email chrisfelix@enterpriseroofingllc.com

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

2. NAME OF PROPERTY OWNER Carlos Carrion
   Business (if applicable) _____
   Address 23 Ronde Ave
   City St Augustine State FL Zip 32084
   Daytime telephone (required) 407 733-1833 Other phone _____

3. PROJECT STREET ADDRESS 23 Ronde Ave, St Augustine, FL 32084

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 6 Block 6 Subdivision Ronde's Addition Parcel Number 193310-0000

5. DATE OF CONSTRUCTION 1900's Source: Tax Record

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: chimney

Application pg. 1

Received January 20, 2022
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: chimney
☐	☐	☐	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.

Application pg. 2

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 Chris Felix DATE 1-24-22

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Carlos Carrion DATE 1/20/22

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME Tiffany Carrion DATE 1/20/22

SIGNATURE OF 2nd PROPERTY OWNER Tiffany Carrion

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 January 20, 2022
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 20, 2022
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Chris Felix is/are hereby authorized TO ACT ON BEHALF OF Carlos Carrion, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: 23 Rohde Ave. Saint Augustine FL 32084

BY: _____
Signature of Owner

Carlos J Carrion
Print Name of Owner

_____
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 20 day of January, 2022

By Carlos Carrion

Identification verified:

Oath sworn: ✓ Yes ____ No

JESSICA BADGER
Notary Public - State of Florida
Commission # GG 340967
My Comm. Expires Aug 14, 2023
Bonded through National Notary Assn.

Notary Signature: _____

My Commission expires: Aug 14, 2023

Received January 24, 2022
Planning and Building Department

Received January 24, 2022
Planning and Building Department

Received January 24, 2022
Planning and Building Department

Received January 24, 2022
Planning and Building Department

Meredith H. Randolph

From: Chris Felix <chrisfelix@enterpriseroofingllc.com>
Sent: Monday, February 7, 2022 10:48 AM
To: Candice Seymour; harb
Subject: Re: 23 Rohde Avenue - Certificate of Demolition Application for February 17, 2022 Historic Architectural Review Board Meeting
Attachments: IMG_6918.jpg; IMG_6920.jpg; IMG_6921.jpg; IMG_6922.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning, the following and attached information is per your request from the email dated 1/27/22. Please feel free to contact me with any questions about this application.

- **Photographs of each building elevation where the chimney can be seen – ATTACHED TO THIS EMAIL.**
- **A detailed description of the justification for removal of the chimney and details regarding its condition – The chimney is no longer in used for heating the interior of the home and is need of either removal or significant masonry work to ensure that it doesn't leak in the near future.**

Staff also recommends including the following items, though they are not required:

- **A cost estimate for repairing the chimney versus removal – The removal of the chimney is estimated to cost $1,200.00 if done during the re-roofing process. A rough ball park estimate from a mason to re-hab the chimney came in at $5,000.00 - $6,000.00**

From: Candice Seymour <cseymour@citystaug.com>
Date: Thursday, January 27, 2022 at 9:01 AM
To: chrisfelix@enterpriseroofingllc.com <chrisfelix@enterpriseroofingllc.com>
Subject: FW: 23 Rohde Avenue - Certificate of Demolition Application for February 17, 2022 Historic Architectural Review Board Meeting

RE: Project Address: 23 Rohde Avenue

Greetings!

This email is acknowledgement of your Certificate of Demolition (COD) application to appear before the Historic Architectural Review Board. **The meeting is currently scheduled on February 17, 2022, as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street).** Be aware, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and **must** be notarized.

Additionally, this letter details the sufficiency (completeness) of your Certificate of Demolition Application. Your application should include the following:

- **Photographs of each building elevation where the chimney can be seen**
- **A detailed description of the justification for removal of the chimney and details regarding its condition**

Staff also recommends including the following items, though they are not required:

- **A cost estimate for repairing the chimney versus removal**

Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Additional materials will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received by February 7, 2022,** per Resolution 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete.

Any updates, or additional and supporting materials for this Certificate of Appropriateness application should be emailed to harb@citystaug.com.

Our staff needs to access the building for staff photographs, and will reach out to set up a time to take photographs of the exterior building. Mornings are usually best for lighting, etc., but we will visit at a time convenient to you. You may also permit staff to walk the property for exterior photographs without your presence, just let us know.

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

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

Thank you,

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4325

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

Received February 7, 2022
Planning and Building Department

Received February 7, 2022
Planning and Building Department

Received February 7, 2022
Planning and Building Department

Received February 7, 2022
Planning and Building Department

Instr #2021126264 BK: 5425 PG: 587, Filed & Recorded: 11/22/2021 8:05 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70

Prepared by and when recorded return to:

Jonathan P. Hermes, Esq.
Ginn & Patrou, P.A.
460 A1A Beach Blvd.
St. Augustine, Florida 32080

Property Appraiser's Parcel Identification No. 193310-0000

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE is made on 11/8, 2021, between **CARLOS CARRION** and **TIFFANY MARIE CARRION**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 23 Rohde Ave., St. Augustine, St. Johns County, Florida 32084, for and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) cash and other good and valuable consideration in hand paid by **CARLOS CARRION and TIFFANY MARIE CARRION, Co-Trustees of the CARLOS AND TIFFANY CARRION REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 23 Rohde Ave., St. Augustine, Florida 32084, and such trust having been established under that certain revocable trust agreement dated 11/3, 2021, by CARLOS CARRION and TIFFANY MARIE CARRION as settlors and as co-trustees. Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of St. Johns and State of Florida:

Lot 6, Block 6, Rohde's Addition, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 159, of the Public Records of St. Johns County, Florida.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in St. Johns County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby,

unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

Signed, Sealed and Delivered
in presence of

Witness

CARLOS CARRION

(Printed Name)

Witness

TIFFANY MARIE CARRION

(Printed Name)

COPY

STATE OF FLORIDA §
§
COUNTY OF ST. JOHNS §

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by CARLOS CARRION, Grantor, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as Grantor, and by TIFFANY MARIE CARRION, Grantor, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on NOV 8, 2021.

Jonathan P. Hermes
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG247417
Expires 8/9/2022

Notary Public

PAGE * MERGEFORMAT 1

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	1933100000
Location Address	23 ROHDE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Rohde's Addition (0800) (603.01)
Tax Description*	1/159 ROHDE ADDITION LOT 6 BLK 6 OR5271/976 & 5425/587 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Rhode's Addition to 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	Carrion Carlos,Tiffany Revocable Trust Uad: 11/08/2021 100% Carrion Tiffany Marie CO-Trustee 100% Carrion Carlos CO-Trustee 100%
Mailing Address	23 ROHDE AVE SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2022
Building Value	$211,569
Extra Features Value	$0
Total Land Value	$127,720
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$339,289**
Total Deferred	$0
Assessed Value	**$339,289**
Total Exemptions	$0
Taxable Value	**$339,289**

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	$185,863	$0	$127,720	$0	$0	$313,583	$313,583	$0	$313,583
2020	$125,971	$0	$103,000	$0	$0	$228,971	$143,690	$135,281	$93,690
2019	$96,319	$0	$128,750	$0	$0	$225,069	$140,459	$134,610	$90,459
2018	$97,951	$0	$123,600	$0	$0	$221,551	$137,840	$133,711	$87,840
2017	$74,074	$284	$123,600	$0	$0	$197,958	$135,005	$112,953	$85,005
2016	$68,709	$284	$108,150	$0	$0	$177,143	$132,228	$94,915	$82,228
2015	$61,458	$284	$97,850	$0	$0	$159,592	$131,309	$78,283	$81,309
2014	$53,423	$341	$88,838	$0	$0	$142,602	$130,267	$62,335	$80,267
2013	$55,603	$398	$88,838	$0	$0	$144,839	$128,342	$66,497	$78,342
2012	$51,699	$454	$74,044	$0	$0	$126,197	$126,197	$50,000	$76,197
2011	$53,650	$511	$82,272	$0	$0	$136,433	$125,687	$60,746	$75,687
2010	$55,602	$568	$91,412	$0	$0	$147,582	$123,830	$73,752	$73,830

Building Information

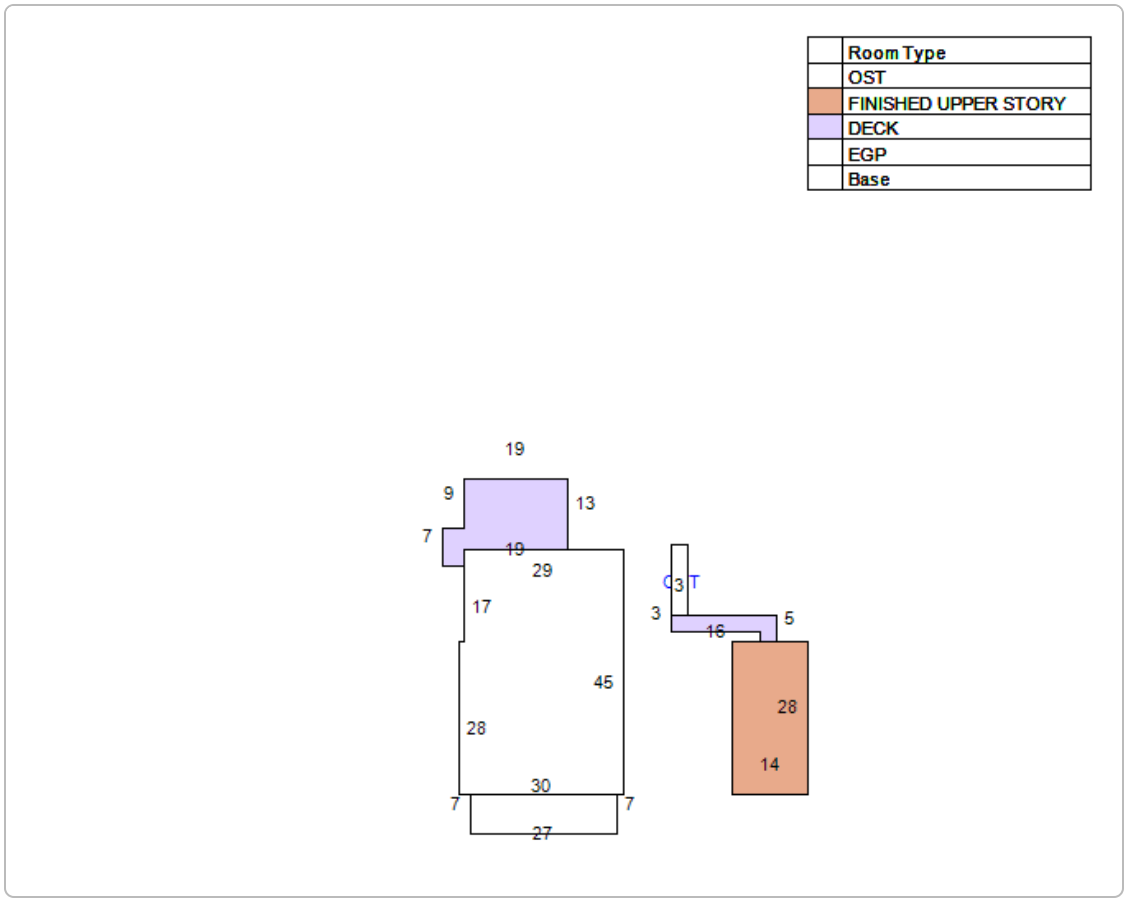
Building	1
Year Built	1900
Actual Area	2291
Conditioned Area	1725
Use	Duplex
Style	01
Class	N
Exterior Wall	Wood

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
BASE AREA	1333
ENCLOSED GLASS PORCH	189
FINISHED DECK	275
FINISHED UPPER STORY	392
FINISHED DECK	63
OUTSIDE STAIRS	39

Total SqFt	2291

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	40	131	40	EF	$127,720

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/22/2021	11/8/2021	$100.00	WARRANTY DEED	5425	587	U	I	CARRION TIFFANY MARIE,CARLOS	CARRION CARLOS,TIFFANY REVOCABLE TRUST UAD: 11/08/2021
5/21/2021	5/21/2021	$499,900.00	WARRANTY DEED	5271	976	Q	I	PEAVER PETER,JANETTE	CARRION TIFFANY MARIE,CARLOS
2/21/2020	2/21/2020	$360,000.00	WARRANTY DEED	4887	947	U	I	JACOBY MARK M ETAL	PEAVER PETER,JANETTE
	5/19/1995	$78,000.00	WARRANTY DEED	1109	1453	Q	I	DI FRUSCIO THOMAS R,LISA M	JACOBY MARK M ETAL
	10/1/1987	$44,000.00		762	494	Q	I		DI FRUSCIO THOMAS R,LISA M
	8/1/1984	$42,000.00		653	1571	Q	I		
	1/1/1978	$18,000.00		376	549	U	I		

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

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

STAFF REPORT AND RECOMMENDATION

Prepared for February 17, 2022 Meeting

Application HP2022-0004 Address: 148 Cunningham Avenue

Donald G. Poling, Jr. – Applicant & Owner

Project description: To demolish a residential building constructed ca. 1885-1894 that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00636
National Register:	N/A	Construction date:	c. 1885-1894
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	1900200000		
Agenda Item:	8(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This building, constructed ca. 1885-1894, is located on the east side of the block bounded to the west by US Highway 1, and by Garnett and Sanchez Avenues to the north and south respectively in the western portion of the Magnolia Neighborhood and is one of the older buildings in the area.
2. The narrow two-story structure features a front-facing gable metal roof and gabled roof one-story porch with chamfered posts and predominantly two-over-two lite windows. The building has been altered over time, with changes to the front porch's configuration, asbestos shingles covering the novelty wood siding, which is visible in areas, and changes to some of the window openings on the side elevations. A gable roof with shed extension is visible from the rear, which may indicate a later wing.
3. The building first appears in the 1917 Sanborn map as earlier maps did not cover this area. The 1924 Sanborn map shows the existing front porch, an exterior stair, and a one-story porch on the south elevation of the building, and the 1930s Sanborn Map, updated to 1960, an exterior stair and a porch wrapping around the south elevation which is currently an unpaved driveway.
4. The Florida Master Site File notes that it is one of the older homes in the neighborhood and associates the structure with Dr. John Vedder, a locomotive engineer and owner of a tourist museum along the bayfront that burned in the 1914 fire.
5. Polk City Directory research shows that early residents are varied, and some are noted as boarders. Around 1930, 148-1/2 Cunningham Avenue appears as an address at the location, indicating the property may have changed to multi-family around this time and reverted back after 1934 when 148-1/2 is no longer listed as an address on Cunningham Avenue.
6. Termite and water damage was visible to staff when walking through the building.
7. The applicant did not submit plans for a replacement structure, though the application indicates intent to construct a new single-story replacement. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc.
8. Any redevelopment plans need to meet the Tree and Landscape Ordinance and 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 **148 Cunningham Avenue** because it is not a local landmark or otherwise designated as a historic building; additionally, the Board may consider 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 applicant shall submit the demolition permit application and the building permit application for a replacement structure simultaneously.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

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

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

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

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

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

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

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

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

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

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

The building was built by 1894 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. While the height of the structure is comparable to the adjacent two-story structure the building is narrow when compared to others along the streetscape, which mostly consist of 1 and 1-1/2 story houses on that block.

3. The impact of the loss of the structure on the streetscape. Demolition of the structure would create an undesirable void space along the streetscape until a replacement is constructed. Commercial encroachment has caused greater impact to the area and the block just north of the subject property is currently under construction for a hotel.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Applicant indicated an intent to replace the building with a single-story single-family residence; however, no replacement plans were submitted.

5. The historical or cultural merit of the structure. The building is recorded on the Florida Master Site File but is not located in a district. The structure is one of the oldest in the area but has been heavily altered over time. There are no known historic or cultural associations with the building individually.

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.

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 Frame Vernacular building that has been heavily altered over time. While this type of construction is common throughout the area, it is one of the older buildings.

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 northern and western portions of St. Augustine developed around the same timeframe.

9. *Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.* The Frame Vernacular residence is not so unique that it could not be reproduced. Missing or altered architectural elements, such as the south elevation porch, detract from the architectural integrity of the building.

10. *The justification for the proposed demolition.* Concerns with the building's existing condition were expressed when discussing the application. The applicant seeks to redevelop the property with a new one-story single-family home.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey
3. Sanborn Maps
4. Polk City Directory Research

STAFF PHOTOGRAPHS
148 Cunningham Avenue

Front (East) Elevation

STAFF PHOTOGRAPHS
148 Cunningham Avenue

Details of Architectural Features and Damage

STAFF PHOTOGRAPHS
148 Cunningham Avenue

Details of Architectural Features and Damage

STAFF PHOTOGRAPHS
148 Cunningham Avenue

Details of Architectural Features and Damage

STAFF PHOTOGRAPHS
148 Cunningham Avenue

North Elevation

Details of Architectural Features and Damage

STAFF PHOTOGRAPHS
148 Cunningham Avenue

West Elevation

STAFF PHOTOGRAPHS
148 Cunningham Avenue

South Elevation

STAFF PHOTOGRAPHS
148 Cunningham Avenue

South Elevation

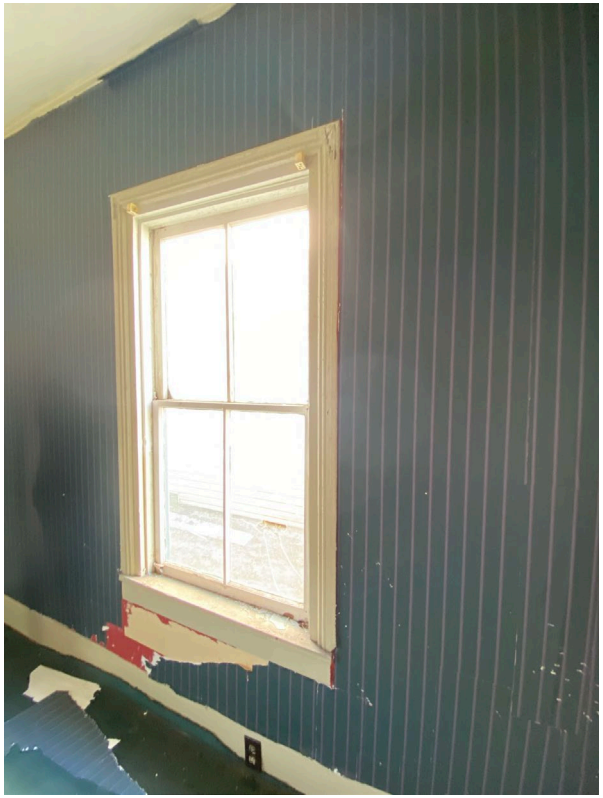
STAFF PHOTOGRAPHS
148 Cunningham Avenue

Outbuilding at rear of property

STAFF PHOTOGRAPHS
148 Cunningham Avenue

Interior (first floor)

STAFF PHOTOGRAPHS
148 Cunningham Avenue



Interior (first floor)

STAFF PHOTOGRAPHS
148 Cunningham Avenue

Interior (first floor)

STAFF PHOTOGRAPHS
148 Cunningham Avenue

Interior (second floor)

STAFF PHOTOGRAPHS
148 Cunningham Avenue

Interior (second floor)

STAFF PHOTOGRAPHS
148 Cunningham Avenue

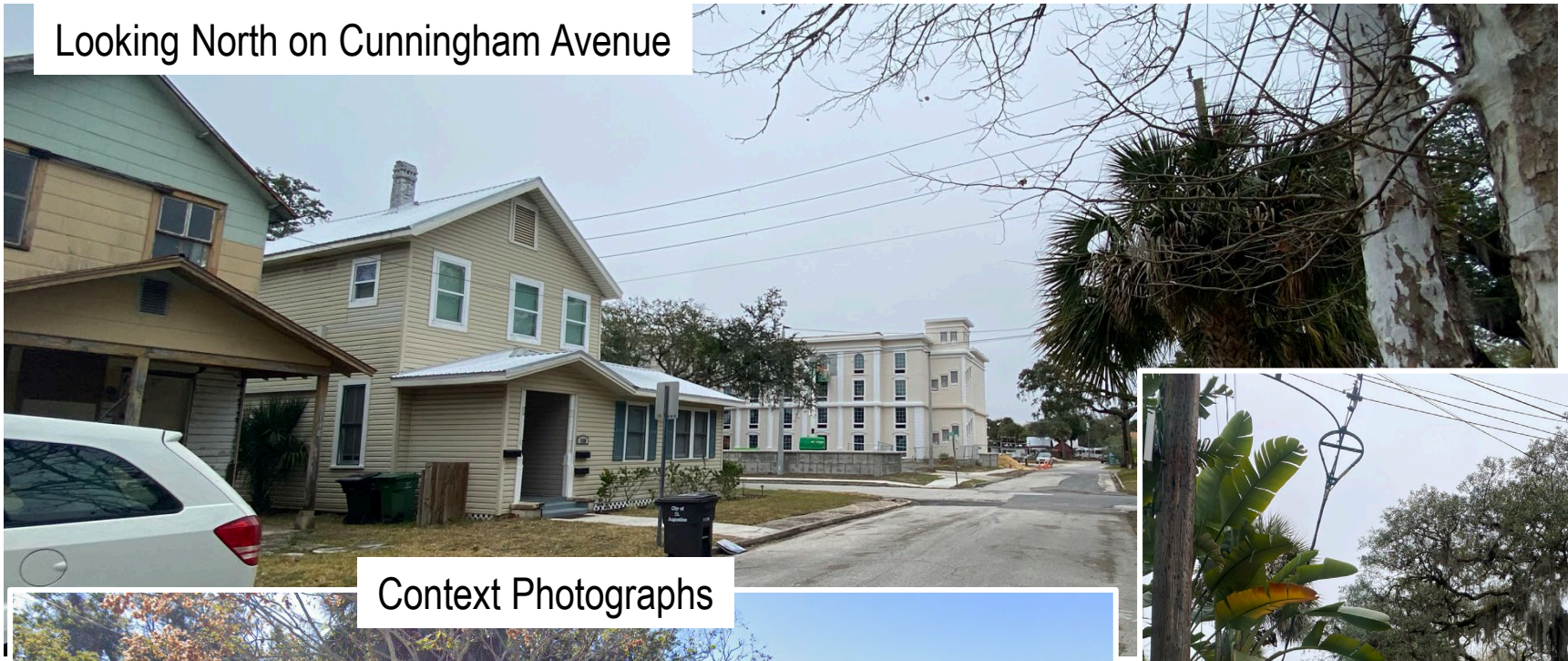
Interior (second floor)

STAFF PHOTOGRAPHS
148 Cunningham Avenue

Interior (second floor)

STAFF PHOTOGRAPHS
148 Cunningham Avenue

Looking North on Cunningham Avenue



Context Photographs

Adjacent Properties Immediately South

Sanchez Avenue at Cunningham

STAFF PHOTOGRAPHS
148 Cunningham Avenue

Street view looking south down Cunningham Avenue

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. 8SJ636 1009==

Site Name: 148 Cunningham Street 830== Survey Date: 7904 820==

Address: 148 Cunningham Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Garnett Addition (subdivision) 6 (block) N 37.5 of S 75' of 7 (lot) 868==

868==

Owner of Site: Name: Hinson, Earl A.;

Address: 148 Cunningham Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: CI

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

UTM: 17 (zone) 469038 (easting) 3308278 (northing) 890== Location: T07S (T) R30E (R) S7 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: 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: Rectangular 966==

Exterior Fabrics: Asbestos shingles 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/2, attic louver 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Gable porch 942==

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

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Pipe 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: Chamfered posts 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 0 954== Stories: 2 950==

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Medicine, Tourism, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 148 Cunningham Street was erected between 1885 and 1894, making it one of the older homes in this neighborhood. It has been altered over the years with asbestos shingles and the front porch changed. The porch originally wrapped around the side of the house, but is now a driveway. This house is located in a neighborhood that is being squeezed between San Marco Avenue and US 1, with commercial encroachments coming from both directions.

Garnett Addition was developed around the Garnett Orange Groves which were a famous scenic attraction of St. Augustine for many years. The quiet street ran west from San Marco Avenue to the San Sebastian River. San Marco Avenue was lined with large Victorian homes and arched with live oak trees. In recent decades, however, the Orange Grove has been bulldozed and developed as a shopping center and motel complex. US 1, with its heavy traffic, has been cut through on the west. San Marco Avenue lost its live oaks when the street was widened, and lost most of its Victorian houses to commercial development. The area has been redeveloped and is being zoned in such a way as to threaten its continued existance as a residential neighborhood. Even with the damage that has been done, there survive a significant cluster of Victorian and early 20th century homes along Old Mission [formerly St. Louis] Avenue that are the remains of one of the early neighborhoods of North City, and the houses along Sanchez and Cunningham Avenues form one of the city's most distinctive early 20th century areas of carpenter-builder tract development with late Victorian decorative elements.

HISTORY

Garnett Addition falls within the colonial defense perimeter known as the Mil y Quinientos [The Fifteen Hundred]. The subdivision evolved out of three early 19th century Spanish land grants to Jose Baya, Jorge Acosta, and Juan Lorenzo.[1] Prominent owners of the tract later in the century included Col. J. J. Daniel of Jacksonville, who later served as the first president of the Florida

[over]

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], V, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. [Tallahassee, 1940], II, 339.

2. St. Johns County Courthouse, Deed Records, Book H, pp. 136, 496; Book I-J, pp. 26, 27, 30, 40; Book O, pp. 84, 155, 156, 162; Florida Times-Union, December 27, 1964; Thomas Graham, The Awakening of St. Augustine [St. Augustine, 1979], pp. 67, 68, 138, 142-144.

3. Deed Records, Book CC, p. 229; Book EE, p 26; Book SS, p.

Publishing Company, publishers of the Florida Times-Union; Buckingham Smith, a noted diplomat, humanitarian, and scholar of Spanish Florida; and Morrocan-born Moses E. Levy, once a prosperous merchant in the West Indies and later a large landowner in Florida. His son, David Levy Yulee, became one of the first two U. S. Senators from Florida.[2] Dr. Reuben Garnett divided the land in 1885 along San Sebastian Avenue and in 1894 along Old Mission Avenue. Venancio Sanchez, mayor of the city in 1866, purchased lots in 1887 and by 1894 two houses were located on Sanchez Avenue. Garnett's Orange Grove land essentially remained undivided until 1930.[3]

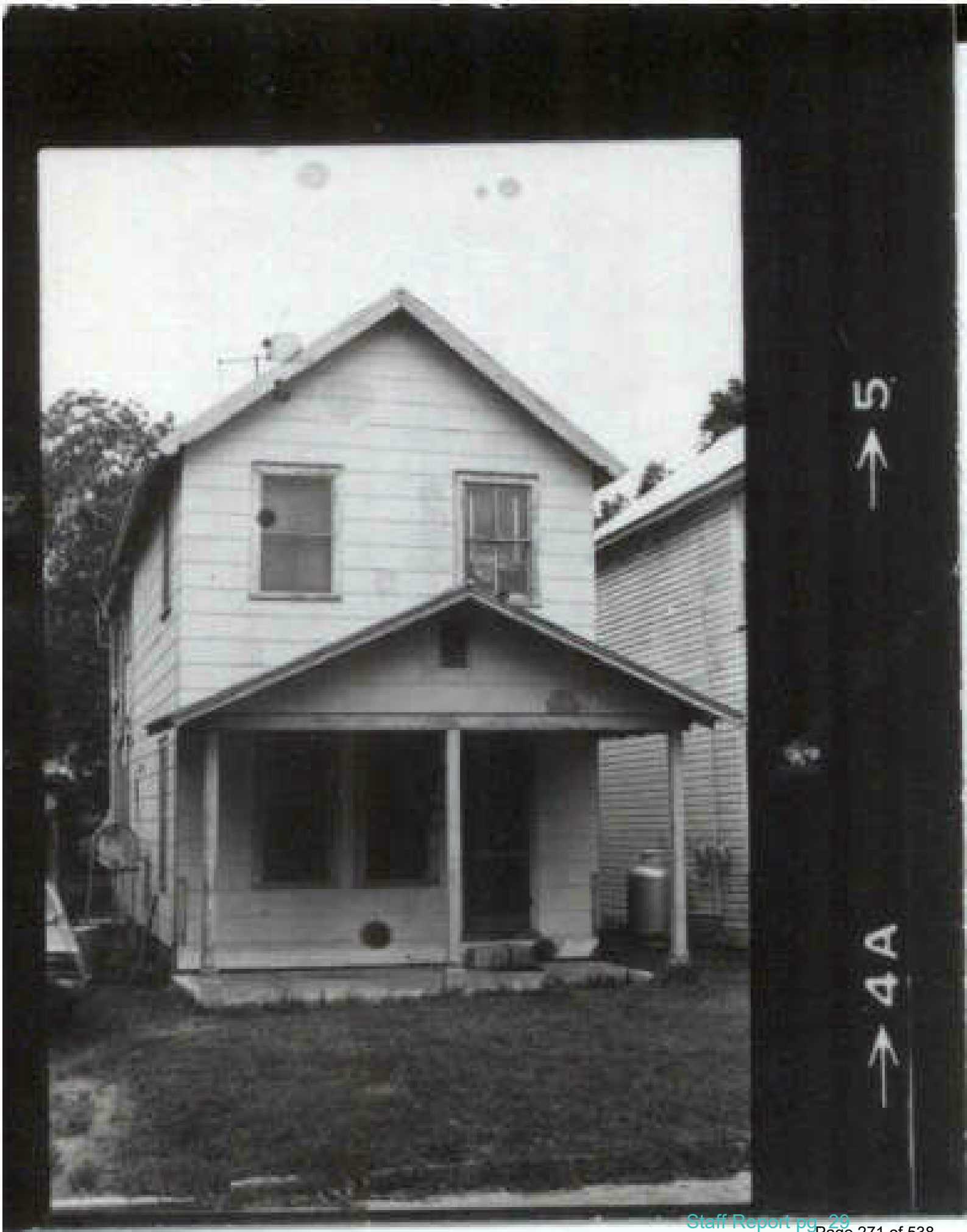
In the 1880's and 1890's this house was the home of Dr. John Vedder's Museum in a colonial building on the Bayfront that burned in the 1914 fire. The family was related to Elihu Vedder, the well-known American artist.[4] Vedder, a man of diversified interests, was described in the Tatler in 1894: "Doctor John Vedder, of this city, is probably the oldest living locomotive engineer in the country. In 1839, fifty-four years ago, he took charge of an engine running from Albany to Syracuse, N. Y., [the latter was the western terminus of the railroad system at that time.] Mr. Vedder was at that time but twenty-one years of age, while few men were given engines before they were thirty."[5] At his museum on the Bayfront, he advertised it as a place that "tourists will never regret a visit to" because of "the latest combination of living Florida animals, birds, fish, crustacians and reptiles ever got together from Land and Sea both living and mounted, by the hundred. His "oceanic wonders" included the "monster sunfish, the largest and only one known in a museum in the U. S., bottle headed whale, and the largest Diamond Rattle Snake ever captured", plus "hundreds of other specimens. Live alligators boxed ready for shipping, also artistically mounted, as hatching eggs, paper weights, useful and ornamental, in the best workmanship. Metallic boxes for shipping orange blossoms and flowers." Tourists could also get "without cost, Dr. Vedder's Folder at the Hotel's Office, giving condensed history of St. Augustine, valuable as a reference and to send home, giving a fuller account of this collection."[6]

478; Book 2, p. 26; Map Book 1, p. 93; Map Book 3, p. 42; Sanborn Fire Insurance Map, 1930; 1894 Birds Eye View of St. Augustine.

4. St. Augustine City Directory, 1899; Florida State Gazetteer, St. Johns County Business Directory, 1871; Tatler, March 7, 1895, p. 3, [St. Augustine].

5. Tatler, January 13, 1894, p. 4.

Ibid., p. 18.


5'
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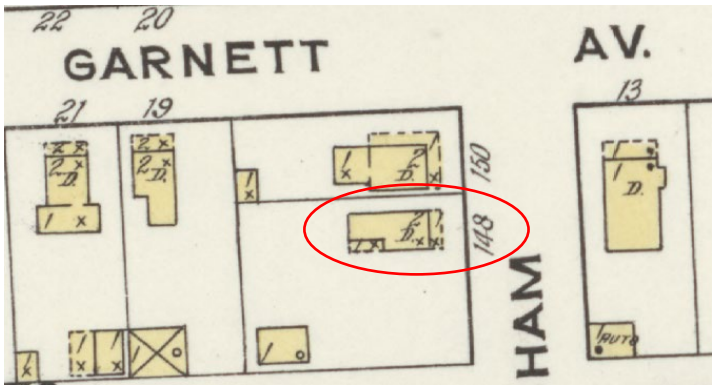
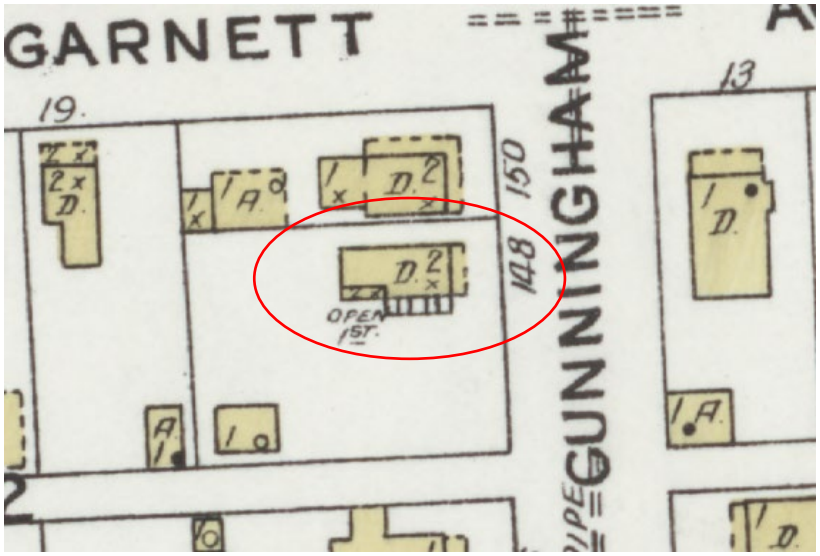
SANBORN MAPS



1917



1924

1930 updated to 1960

148 Cunningham Avenue (c. 1885-1894)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1899	Colvin, J.V.		Not Listed
	Kittenberg, Mrs. J.C.		Not Listed
	Vedder, Dr. John		Not Listed
1904	Desvourges, Leo	(brd)	Laborer
1911-12	Wilson, B.J. (Maggie)		Inspector, F.E.C.
1916-17	Wilson, Benjamin J.	(o)	Carpenter, F.E.C.
	Wilson, Grace	(brd)	Not Listed
1922-23	Wilson, B.J.	(o)	Carpenter, F.E.C.
	Wilson, Annie		Clerk, St. George Electric Co.
1927	Wilson, Benjamin	(o)	Coach Carpenter, F.E.C.
	Wilson, Annie J.		Stenographer, F.E.C.
1930	VACANT		
	^Wilson, Benjamin	(o)	Not Listed
	^Wilson, Annie J.		Not Listed
1934	Robertson, Hardaway (Ray)	(o)	Clerk
	Robertson, James (Rae W.)		Not Listed
	Robertson, Ray (Mrs.)		Stenographer, F.E.C. Railway Co.
	^VACANT		
1940	Wilson, Benjamin J.	(o)	Not Listed
	Robertson, Ray (widow)		
1945	Hinson, William G. (N Jeanette)	(o)	Operator, City Ice & Fuel
1949	Hinson, William G. (Jeanette R)	(o)	Gardner, Marineland
1955	Hinson, William G.	(o)	Attendant, Marine Studio
1960	Hinson, William G.	(o)	Not Listed
	Hinson, Jeanette R.		Nurses Aide, Flagler Hospital
1966	Hinson, Earl	(o)	Employee, Wise Potato Chip
1970	Hinson, Earl	(o)	Employee, Wise Foods
1975	Hinson, Earl	(o)	Attendent, Ponce's Amoco Ser.
1980	Hinson, W.G.		Not Listed

\+ First entry found for this address
^ Residence listed as 148½ Cunningham Avenue
(o) Owner
(brd) Boarder

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. HP2022-0004

Receipt No. 2284612 Meeting Date February 17, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Donald G. Poling Sr
   Business (if applicable) _____
   Address 504 23rd St.
   City St Augustine State FL Zip 32086
   Daytime telephone _____ Other phone/email drod50@HotMail.Com

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

2. NAME OF PROPERTY OWNER Donald G. Poling Sr
   Business (if applicable) _____
   Address 504 23rd st
   City St Augustine. State FL Zip 32084
   Daytime telephone (required) (904) 463-0505 Other phone _____

3. PROJECT STREET ADDRESS 148 Cunningham Ave

4. LEGAL DESCRIPTION OF PROPERTY
   N 37.5 of S 75' of 7 Block 6 Subdivision Garnett Addition Parcel Number 190020-0000

5. DATE OF CONSTRUCTION 1885 / 1894 Source: _____

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

RECEIVED
JAN 19 2022
Planning/Building Dept.

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: _____
   Single story new Construction

RECEIVED
JAN 19 2022
Planning/Building Dept.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

RECEIVED
JAN 19 2022
Planning/Building Dept.

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME Donald G. Poling Jr. DATE 1/19/22

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Donald G. Poling Jr. DATE 1/19/22

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.

RECEIVED
JAN 19 2022
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.

Candice Seymour

From: Candice Seymour
Sent: Thursday, January 27, 2022 8:57 AM
To: drod50@hotmail.com
Subject: 148 Cunningham Avenue - Certificate of Demolition Application for February 17, 2022 Historic Architectural Review Board Meeting
Attachments: Owner auth 2019.pdf

RE: Project Address: 148 Cunningham Avenue

Greetings!

This email is acknowledgement of your Certificate of Demolition (COD) application to appear before the Historic Architectural Review Board. **The meeting is currently scheduled on February 17, 2022, as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street).** Be aware, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and **must** be notarized.

Additionally, this letter details the sufficiency (completeness) of your Certificate of Demolition Application. Items still required for your application include:

- **An updated deed proving the applicant is the current owner of the property**
- **Photographs of all 4 exterior building elevations with detailed photos of significant architectural features and/or notable structural damage**
- **Interior photographs with details of notable architectural features and/or damage**

Staff also recommends providing the following items, though not required:

- **Cost estimate for renovation of the structure**
- **Cost comparisons between demolition and renovation**
- **Basic drawings for the proposed replacement structure**

Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Additional materials will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received by February 7, 2022,** per Resolution 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete.
Any updates, or additional and supporting materials for this Certificate of Appropriateness application should be emailed to harb@citystaug.com.

Our staff needs to access the building for staff photographs, and will reach out to set up a time to take photographs of the exterior and interior. Mornings are usually best for lighting, etc., but we will visit at a time convenient to you. You may also permit staff to walk the property for exterior photographs without your presence, just let us know.

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

IMPORTANT NOTICE: **Now that the hearing date has been set and once the legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date.** If the applicant requests a

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

Thank you,

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4325

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

Received February 3, 2022
Planning and Building Department

Received February 3, 2022
Planning and Building Department

Received February 3, 2022
Planning and Building Department

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Page 290 of 536
Attachment pg 17

Received February 3, 2022
Planning and Building Department

Received February 3, 2022
Planning and Building Department

Received February 3, 2022
Planning and Building Department

Instr #2022009419 BK: 5478 PG: 1280, Filed & Recorded: 1/27/2022 9:56 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $1,505.00

Prepared by and return to:
Chanda Danis
Edwards & Edwards, P.A.
6620 Southpoint Drive South
Suite 200
Jacksonville, FL 32216
(904) 222-0829
File No 22-1370

Parcel Identification No 190020-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **18th day of January, 2022** between **We Buy Houses Any Condition LLC, a Florida Limited Liability Company**, whose post office address is **176 Roscoe Boulevard North, Ponte Vedra Beach, FL 32082**, of the County of St. Johns, State of Florida, Grantor, to **Donald Gene Poling, a single man**, whose post office address is **504 23rd Street, St. Augustine, FL 32084**, of the County of St. Johns, State of Florida, Grantee:

COPY

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, Florida, to-wit:

North 37.5 of South 75 feet of Lot 7, Block 6, Garnett Addition to City of St. Augustine, according to the map or plat thereof, as recorded in Deed Book SS, Page(s) 189, of the Public Records of St. Johns County, Florida.

Property Address: 148 Cunningham Avenue, St. Augustine, FL 32084

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 176 Roscoe Boulevard North, Ponte Vedra Beach, FL 32082.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Alexandria Lee

WITNESS
PRINT NAME:

We Buy Houses Any Condition LLC,
a Florida Limited Liability Company

By: _____
Adenaan E. Mukaddam, MGR

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 18 day of January, 2022 by Adenaan E. Mukaddam MGR of We Buy Houses Any Condition LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: ✓
OR Produced Identification: _____

Type of Identification Produced: _____

CHANDA MOORE DANIS
STATE OF FLORIDA
NOTARY PUBLIC
COMMISSION NO. GG 325667
EXPIRES APRIL 15, 2025

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	1900200000
Location Address	148 CUNNINGHAM AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Garnett Addition & Rambo (585)
Tax Description*	GARNETT ADDN CITY N37.5 OF S75 FT OF LOT 7 BLK 6 OR5478/1280 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Garnett Division, Plan Of
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.090
Homestead	N

Owner Information

Owner Name	Poling Donald Gene 100%
Mailing Address	504 23RD ST SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2022
Building Value	$54,731
Extra Features Value	$0
Total Land Value	$95,095
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$149,826**
Total Deferred	$33,990
Assessed Value	**$115,836**
Total Exemptions	$0
Taxable Value	**$115,836**

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

Historical Assessment Information

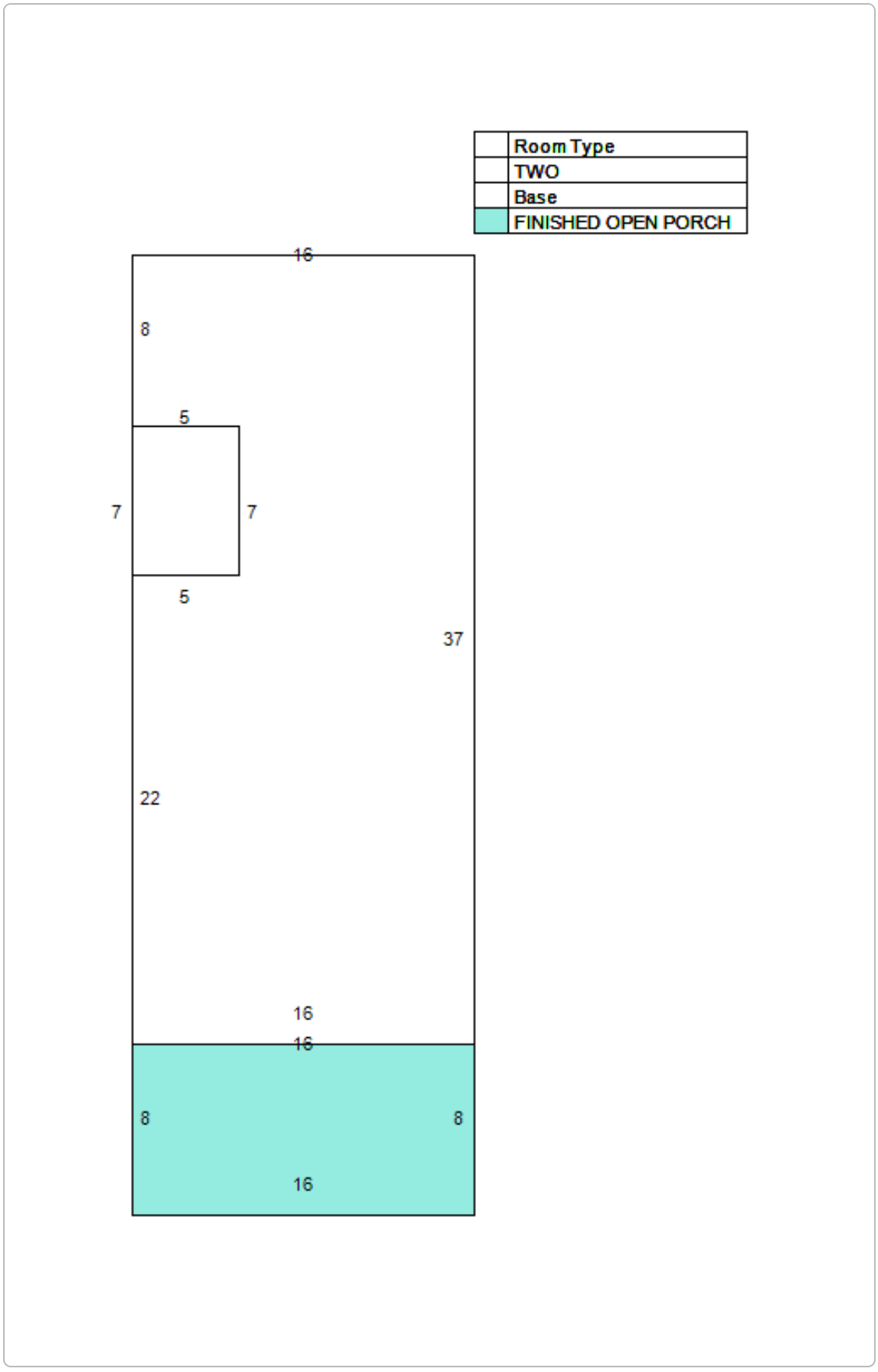
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$42,097	$0	$95,095	$0	$0	$137,192	$105,305	$31,887	$105,305
2020	$33,488	$0	$62,244	$0	$0	$95,732	$95,732	$0	$95,732
2019	$27,559	$0	$62,244	$0	$0	$89,803	$89,803	$0	$89,803
2018	$27,559	$0	$62,244	$0	$0	$89,803	$85,708	$4,095	$85,708
2017	$27,559	$0	$62,244	$0	$0	$89,803	$77,916	$11,887	$77,916
2016	$25,111	$0	$55,328	$0	$0	$80,439	$70,833	$9,606	$70,833
2015	$20,823	$0	$43,571	$0	$0	$64,394	$64,394	$0	$64,394
2014	$19,598	$0	$43,571	$0	$0	$63,169	$63,169	$0	$63,169
2013	$19,598	$0	$43,571	$0	$0	$63,169	$63,169	$0	$63,169
2012	$19,598	$0	$43,415	$0	$0	$63,013	$63,013	$0	$63,013
2011	$19,598	$0	$48,239	$0	$0	$67,837	$67,837	$0	$67,837
2010	$19,598	$0	$53,599	$0	$0	$73,197	$73,197	$0	$73,197

Building Information

Building	1
Year Built	1900
Actual Area	720
Conditioned Area	1149
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Cement Fiber
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Minimum
Heating Type	None
Air Conditioning	None
Bedrooms	0
Baths	

Description	Square Footage
FINISHED OPEN PORCH	128
POINTER	0
BASE AREA	35
2 STORY	557
Total SqFt	720

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	38	100	38	EF	$95,095

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/27/2022	1/18/2022	$215,000.00	WARRANTY DEED	5478	1280	Q	I	WE BUY HOUSES ANY CONDITION LLC	POLING DONALD GENE
1/24/2022	1/18/2022	$170,000.00	WARRANTY DEED	5475	1125	Q	I	HINSON DANIEL R TRUST D:07/19/02	WE BUY HOUSES ANY CONDITION LLC
	7/19/2002	$100.00	QUIT CLAIM DEED	1787	54	U	I	HINSON DANIEL R	HINSON DANIEL R TRUSTEE
	7/30/1999	$100.00	QUIT CLAIM DEED	1430	886	U	I	DOYLE HELEN C HINSON	HINSON DANIEL R
	7/6/1999	$100.00	PERSONAL REP	1424	181	U	I	HINSON EARL ALLEN ESTATE	DOYLE HELEN C HINSON
	4/8/1999	$0.00	SUMMARY ORDER ADMIN	1403	1783	U	I	HINSON EARL ALLEN ESTATE	DOYLE HELEN C HINSON

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

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Version 2.3.175

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 17, 2022 Meeting

Application HP2022-0005 Address: 22 Grove Avenue

Applicant and Owner: Herrick A. & Debra H. Smith

Project description: To review Parts I and II of a Historic Preservation Ad Valorem Tax Exemption application for a building constructed ca. 1894-1899, that is listed on the Florida Master Site File, faces Historic Preservation Zoning District 5, and is contributing to the North City National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ05274
National Register:	North City National Register Historic District: Contributing	Construction date:	ca. 1885-1894
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1943500000		
Agenda Item:	9(a)	Previous Action(s):	COD F2019-0095 For demolition of the carriage house

STAFF SUMMARY AND ANALYSIS:

This Certificate of Appropriateness (COA) application is to review the submitted Parts I and II of an ad valorem tax exemption application. The HARB is to determine if the proposed rehabilitation work is appropriate for an ad valorem tax exemption. The residential building was constructed between 1894-1899, is listed on the Florida Master Site File, faces Historic Preservation Zoning District 5, and is contributing property to the North City National Register Historic District. Once the rehabilitation is complete, the application's required Part III documentation will need to be submitted for review by the HARB to certify the completion of work for a historic preservation ad valorem tax exemption. Interior and exterior alterations to real property are eligible for inclusion to the real property valuation for the tax exemption if approved by the HARB that they meet the Secretary of the Interior's Standards for Rehabilitation.

Located on a narrow lot on the north side of Grove Avenue, between Dupont Lane and Fletcher Lane and in the Kinglsand Additions, this is one of the older houses in the North City area and the street, which was noted by the Florida Master Site File (FMSF) as being one of the "significant Victorian neighborhood the city." According to the FMSF, Bungalow styled influences are evident on many of the Victorian era homes in the area. Further, this one-story house was remodeled in the 1920s style, using the locally produced coquina concrete block that was popular in St. Augustine during the 1920s-1930s. Coquina concrete blocks were added to the front porch by the 1920s, since they are visible in c. 1925 photos provided by the applicant/owner. Round columns sat on block pedestals that flanked the front door were also visible in these photos of the porch. These columns were likely removed when the porch was enclosed with the addition of the wood casement windows possibly around the 1940s, based on other photos.

A pyramidal hip roof with rib metal (installed 2011) covers this projecting front porch. Another, taller cross hip roof, with the same rib metal on the front/south face and pressed metal shingles on the other slopes, extends over the house's front main block with square footprint, which is clad with wood lap siding. A rear facing gable ties into this roof and extends over the narrower rear wing. Historic c. 1920s photos reveal that another roofing material than metal was on used earlier. The applicant/owner indicated what appears to be layers of asphalt shingles. On the east elevation, a large exterior chimney extends from the ground in a stepped pattern. Double-hung 1/1 and 3/1 wood sash windows are on the original front and side elevations. A narrow, enclosed side porch with shed roof and rafter tails is also on the east elevation. On the north elevation, a rear porch with shed roof, was later enclosed and covered with a taller wood novelty siding, and has 1/1 aluminum windows. To the west, the elevation of the front block of the house has wood lap siding and the wing that extends towards the rear is covered with a narrower novelty siding. The house sits on concrete block piers, which are inset with wood squared lattice. A coquina concrete block wall with pyramidal ridge caps extends along the front/south of the property on the inside of the city sidewalk. Early Sanborn maps show primarily a rectangular footprint with a smaller rear wing, and front and rear porches, with the exception of the 1924 version that shows only a rectangular footprint with the porches. On the 1965 revised map, what appears to be the existing footprint is visible. The east/side porch is not reflected on any of the Sanborns. More research would be needed to understand if the variations visible on the maps over time were related to how they were draw or if they were truly accurate depictions of the footprints that existed.

Overall, the building appears to be solid with small areas of water and minimal termite damage visible on the interior. The older pressed metal roofing has visible areas of rust, there are areas of inappropriate mortar in the joints of the coquina concrete block of the front enclosed porch, the wood siding and windows have areas of peeling paint, and the wood lattice between the piers is missing in areas. The block wall along the font has a visible lean and is one course high to the east and three courses high to the west of the gate opening. Plaster walls on the interior have areas of cracks and loss, while the bathrooms have been partially gutted.

HOUSE VALUATION / ESTIMATE PROJECT INVESTMENT

Value of building per SJCPA (2022): $172, 594
Taxable Value (2022): $278,734
Estimated Proposed Project Cost*: $150,000 (with owner to provide labor on finish carpentry)

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

Secretary of the Interior's Standards for Rehabilitation In Relation to the Proposed Scope of Work:

1. **Compatible New Use:** The use of the property will remain a single-family home.
2. **Retention of Distinguishing Architectural Character:** The exterior finish of the original structure including the wood siding, porches, roof form, and opening patterns with existing wood sash windows will remain. Confirmation is needed that the proposed replacement lattice and trellis will be wood.
3. **Recognition of Historic Period:** The major exterior features are proposed to largely remain intact, with the exception of older pressed metal roof shingles to be replaced with a ribbed metal roof; the noted modifications to the front porch, which will be returned to an open porch; and the front property line wall to be rebuilt with the same blocks according to its earlier form, but in a shorter length. The rear porch door will be replaced with a French door salvaged from the front porch. The proposed modifications to the driveway will be significant in appearance with the size expanded and the existing concrete ribbons replaced with concrete pavers, which may not be appropriate, depending on the style desired. The side and rear porch steps will be modified with similar concrete material, which may alter the historic appearance of the plain concrete steps with brick risers.
4. **Retention of Significant Later Alterations and Additions:** As noted above and in Scope of Work, the front porch will be returned to an open porch. The interior layout will be the most altered with the proposed project, most significantly with the relocation of the kitchen and a bedroom, and the wall between the existing living room and front bedroom removed.
5. **Sensitive Treatment of Distinctive Features and Craftsmanship:** The exterior and interior finishes are proposed to be retained. On the interior, features being moved to accommodate layout alterations will be used in adjacent spaces, with new needed features to replicate existing, such as the wood trim.
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence:** The pressed metal roof shingles are proposed to be replaced with a metal rib roof, while the existing wood siding, windows, porch elements are proposed to be retained, repaired or rehabilitated.
7. **Cleaning with the Gentlest Possible Method:** Proposed work indicates intent to use gentle cleaning methods and to preserve historical materials that could be preserved, with the exception of the pressed metal roof shingles and interior plaster walls.
8. **Protection and Preservation of Significant Archaeological Resources:** The property is not located in an Archaeological Zone.
9. **Compatible Contemporary Design for New Alterations and Additions:** No new additions are proposed. New roofing materials will be in a different pattern than the existing, but in a similar metal material and color. Solar PV panels are proposed on the side roof slopes towards the rear of the roof and may not be easily visible from the street. The proposed concrete pavers may not be as compatible of a material, depending on the scale and color of the units. The applicant should demonstrate that this proposed driveway alteration meets the impervious surface allowed by the city. While the interior alterations are the most significant changes overall, they are generally compatible with the original historic character of the building and do not appear to require change to the existing exterior window and door fenestration.
10. **Reversibility of New Alterations and Additions:** Much of the historic materials are proposed to be retained. Some alterations are not easily reversible, such as the modified floor plan on the interior.

SUMMARY SCOPE OF WORK:

Proposed to Exterior:

1. Roof: Replace c. 1920-1930s pressed metal roof shingles and if needed, the portions of the existing 2011 rib roofing, with new metal "Master Rib" 26 gauge roof with clear galvalume finish (not 5 v-crimp)
2. Recreate existing roof finial on north gable
3. Wood siding: Scrape, sand, repair, and paint existing with white color
4. Wood windows: Clean, repair, refinish, replace ropes, and rescreen existing
5. Brick chimney: Remove paint, clean, and repoint in areas needed, install cricket on roof; add trellis to match historic photos
6. Front porch: Dismantle and salvage enclosing structures, doors, and windows to open up and return to its original form and function
7. Front Porch existing coquina concrete block that will remain: remove areas of existing incompatible mortar (repair areas) and repoint with correct mortar as needed
8. Wood trellis on east elevation: Clean and paint existing
9. Side/east porch: Replace wood railing and add concrete paver treads over existing concrete stairs, change rise on steps to 5", and add new ADA chair lift at rear/north elevation of porch
10. Rear/north porch: Remove non-historic paneling and replace with 6" wood novelty siding, replace non-historic windows and existing windows with salvaged windows, replace existing wood door with wider salvaged French door from front porch, and add concrete paver treads over existing concrete stairs
11. Wood lattice between piers: Replace
12. Add solar/PV panels on east and west (side) slopes of new metal roof
13. Add new gutters and downspouts with white finish
14. Remove exterior pipes added over time and repair walls/roof

Proposed to Site Features:

1. Disassemble and rebuild block wall at earlier height and shorter length
2. Widen existing driveway to accommodate two vehicles
3. Pave new driveway area with concrete brick pavers
4. Salvage existing driveway concrete ribbons and reuse around newly built carriage house

Proposed to Interior:

1. Reconfigure some of the interior spaces with changes to some of the existing room and wall locations: relocate kitchen to front bedroom area and use existing kitchen space into bedroom space
    a. Open wall separating existing front bedroom and living room
    b. Relocate kitchen to front bedroom area and use existing kitchen space as bedroom space
    c. Add full bathroom between two bedrooms (requires relocating dining room walls)
    d. Enclose master bedroom door opening to hall
    e. Existing half bath: replace missing pieces of pine beadboard to match, relocate doorway to accommodate laundry station
2. Remove plaster and replace with ½" sheetrock and finish that replicates plaster
3. Reuse doors and trim, with all new trim needed to be replaced with wood
4. Repair existing wood flooring; replace vinyl and other non-historic flooring with wood or tile
5. Replace inappropriate trim with appropriate picture rail
6. Remove furnace flue and salvage bricks
7. Replace and update insulation, electrical, plumbing, HVAC systems

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS** for the Historic Preservation Ad Valorem Tax Exemption **at 22 Grove Avenue if the HARB finds:**

1. The property is listed as contributing to the North City National Register Historic District
2. The proposed scope of work to the exterior and interior complies or is generally consistent with the Secretary of the Interior's Standards for Rehabilitation, with possible exception of the expanded paver driveway
3. The proposed work meets the criteria established by the Department of State (see #4 of attachments)

Julie Courtney
Julie Courtney, Historic Preservation Officer

CITY CODES/DESIGN GUIDELINES:

Frame Vernacular

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

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

Buildings are not constructed directly on the street, although the size of yards varies greatly.
The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

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

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

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

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

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

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

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

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

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

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

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

Secretary of the Interior's Standards for Rehabilitation

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

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

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

Protect and Maintain Historic Materials and Features
After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then **protecting and maintaining** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or

installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

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

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

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

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

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

CITY CODES/DESIGN GUIDELINES:

City of St. Augustine Code of Ordinances

Sec. 2-381. - Title.

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

Sec. 2-382. - Intent.

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

(1) Encourage restoration, rehabilitation and renovation of historic structures located in historic preservation districts in St. Augustine; historic structures listed on the National Register of Historic Places; and designated historical landmarks; and

(2) Encourage visible rehabilitation that will make blocks and neighborhoods more attractive, focus attention on them and improve property values on the rest of the block or in the neighborhood, therefore enhancing their appeal as places to live, to work or to visit.

Sec. 2-383. - Definitions.

(1) *Assessed value* shall mean the determination of the value of an improvement or property by the St. Johns County Property Appraiser in the manner provided by law.

(2) *Contributing property* shall mean a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation.

(3) *Government or non profit* use shall mean that the occupant or user of at least sixty-five (65) percent of the usable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a non-profit organization certified by the Department of State under F.S. § 627.013.

(4) *Historical landmark* shall mean a building, object, site or structure of the highest historical, architectural, cultural or archeological importance.

(5) *Historic property* shall mean a building, object, site or structure which is: (a) individually listed in the National Register of Historic Places; (b) a contributing property in a National Register-listed historic district; (c) designated as a historic property or landmark under the provisions of City Code section 28-87(10); or (d) a contributing property in a historic preservation district designated under the provision of City Code chapter 28, article III, division 3, historic preservation districts.

(6) *Historic architectural review board* (hereinafter referred to as "board") shall mean the board which is responsible for determining the historical significance of the property and the appropriateness of the proposed work as submitted by the applicant.

(7) *Improvements* shall mean changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall exclude additions and accessory structures unless necessary for historic reproduction purposes (i.e., recreating a building design that previously existed).

(8) *Local historic preservation office* shall mean the planning and building division which shall supervise and administer the rules and regulations pertaining to review of applications for property tax exemptions pursuant to F.S. §§ 196.1997 and 196.1998.

(9) *Regularly and frequently open to public* shall mean a property in which public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment. Owners of such property are not prohibited from charging a reasonable nondiscriminating admission fee.

(10) *National Register of Historic Places* shall mean the list of historic properties significant in American history, architecture, archaeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended.

(11) *Noncontributing property* shall mean a building, site, structure or object which does not add to the historic architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was not present during the period of significance of the district; (b) due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or (c) it does not independently meet the National Register of Historic Places criteria for evaluation.

(12) *Renovation or rehabilitation* shall mean the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

(13) *Restoration* shall mean the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.

(14) *Substantial completion of improvement* shall mean that a request for review of completed work has been submitted by the property owner and approved by the historic preservation office.

(15) *Usable space* shall mean that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

(16) *Qualifying property* shall mean any real property in the City of St. Augustine which, at the time the preconstruction application is submitted, (a) is individually listed in The National Register of Historic Places; (b) is a contributing property to a National Register District; or (c) is designated as a contributing property in a Historic Preservation District.

Sec. 2-384. - Exemption.

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

Sec. 2-385. - Exemption period.

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

Sec. 2-386. - Procedures.

(a) Application for exemption. Application for the property tax exemption shall be made on the two-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, or its equivalent, as adopted by the State of Florida. Part 1, the Preconstruction Application, shall be submitted before improvements are initiated, and Part 2, the Request for Review of Completed Work, shall be submitted upon completion of the improvements. Said Application shall be completed in accordance with the instructions promulgated by the Department of State of the State of Florida.

(b) Upon receipt of the completed preconstruction application and all required supporting materials, the historic preservation office shall determine whether the property for which an exemption is requested is a qualifying property. The historic preservation office shall refer the application to the board, which shall determine whether the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (latest edition), U.S. Department of the Interior, National Park Service.

(c) On completion of the review of a preconstruction application, the historic preservation office shall notify the applicant and the city commission in writing of the results of the review and shall make recommendations for correction of any planned work deemed to be inconsistent with the standards cited above.

(d) Each review of a preconstruction application or application for review of completed work conducted by the board shall be completed within sixty (60) days of the time that the complete application is submitted to the historic preservation office.

(e) Upon receipt of the request for review of completed work and all required supporting materials, the board shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in the approved preconstruction application, subsequent approved amendments, if any, and the

Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The board reserves the right to inspect the completed work to verify such compliance.

(f) On completion of the review of a request for review of completed work, the board shall recommend that the city commission grant or deny the exemption. The recommendation, and the reasons therefore, shall be provided in writing to the applicant and to the city commission. The recommendation shall advise the applicant of their right to a fair hearing pursuant to procedures set forth by the city.

Sec. 2-387. - Evaluation of improvements.

(a) The board shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property.

(b) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the board shall apply the following additional standards:

(1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made by the chief building official.

(2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.

(3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

(4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

(5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Sec. 2-388. - Appeals.

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

Sec. 2-389. - Commencement of work.

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

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

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

Sec. 2-391. - Covenant.

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. North City National Register Historic District: Contributing sheet and GIS map showing 22 Grove Avenue
4. Sanborn Maps
5. State Statutes for the Tax Exemption for Historic Properties

STAFF PHOTOGRAPHS
22 Grove Avenue

Front façade/south elevation

STAFF PHOTOGRAPHS
22 Grove Avenue

Front façade/south elevation
with enclosed front porch

STAFF PHOTOGRAPHS
22 Grove Avenue

Front façade/south elevation
with enclosed front porch

STAFF PHOTOGRAPHS
22 Grove Avenue

Front façade/south elevation
with enclosed front porch

STAFF PHOTOGRAPHS
22 Grove Avenue

Front façade/south elevation with view of wall and ribbon driveway area

STAFF PHOTOGRAPHS
22 Grove Avenue

Front façade/south elevation with view to north of wall, ribbon driveway area, and new carriage house

STAFF PHOTOGRAPHS
22 Grove Avenue

Front façade/south elevation with enclosed front porch and east elevation

STAFF PHOTOGRAPHS
22 Grove Avenue

East elevation

STAFF PHOTOGRAPHS
22 Grove Avenue

East elevation

STAFF PHOTOGRAPHS
22 Grove Avenue

East elevation

STAFF PHOTOGRAPHS
22 Grove Avenue

East elevation with enclosed side porch

STAFF PHOTOGRAPHS
22 Grove Avenue

East elevation and
Rear/north elevation

STAFF PHOTOGRAPHS
22 Grove Avenue

East elevation and
Rear/north elevation

STAFF PHOTOGRAPHS
22 Grove Avenue

Rear/north elevation
with enclosed rear porch

STAFF PHOTOGRAPHS
22 Grove Avenue

Rear/north elevation and west elevation
with enclosed rear porch

STAFF PHOTOGRAPHS
22 Grove Avenue

West elevation

STAFF PHOTOGRAPHS
22 Grove Avenue

West elevation

STAFF PHOTOGRAPHS
22 Grove Avenue

3/1 and 1/1 windows on west elevation

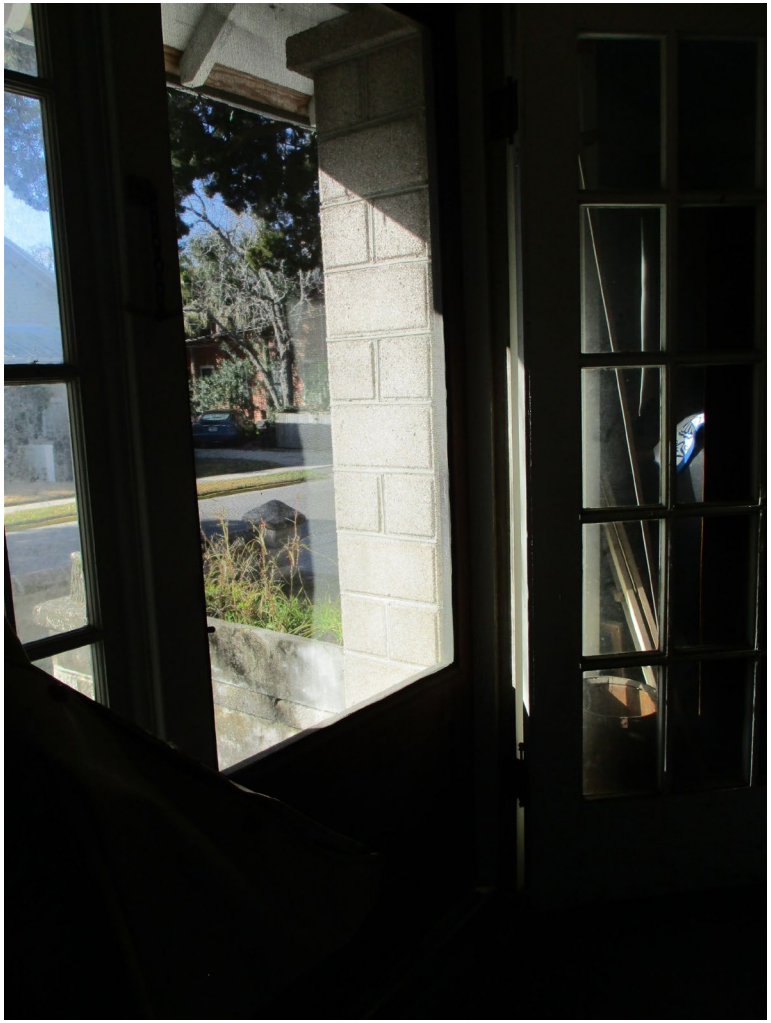
STAFF PHOTOGRAPHS
22 Grove Avenue

West elevation

STAFF PHOTOGRAPHS
22 Grove Avenue

West elevation and enclosed porch
on front façade/south elevation

STAFF PHOTOGRAPHS
22 Grove Avenue



Inside enclosed porch
on front façade/south elevation

STAFF PHOTOGRAPHS
22 Grove Avenue

Inside enclosed porch
on front façade/south elevation

STAFF PHOTOGRAPHS
22 Grove Avenue

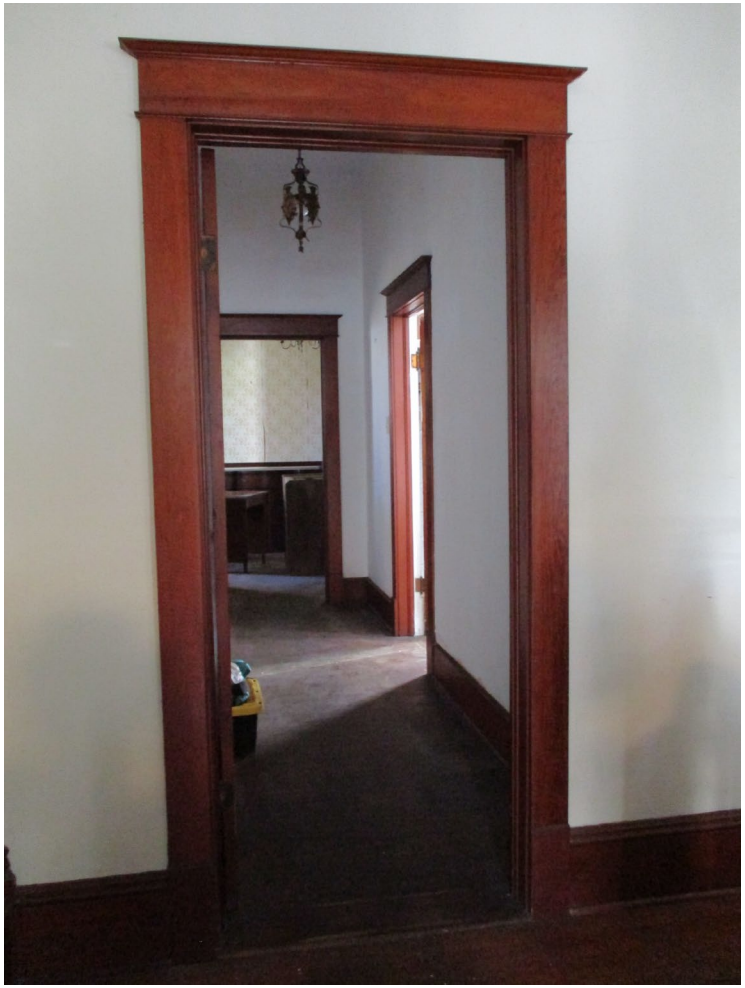
Inside enclosed porch
on front façade/south elevation –
Looking at 3/1 windows and door opening of
front façade of main building

STAFF PHOTOGRAPHS
22 Grove Avenue

Inside enclosed porch on front façade/south elevation –
Looking at lap siding and door of front façade of main building

STAFF PHOTOGRAPHS
22 Grove Avenue: Interior
Living Room (at front of house)

STAFF PHOTOGRAPHS
22 Grove Avenue: Interior



STAFF PHOTOGRAPHS
22 Grove Avenue: Interior bedrooms

STAFF PHOTOGRAPHS
22 Grove Avenue: Interior bedroom

STAFF PHOTOGRAPHS
22 Grove Avenue: Interior
Dining Room

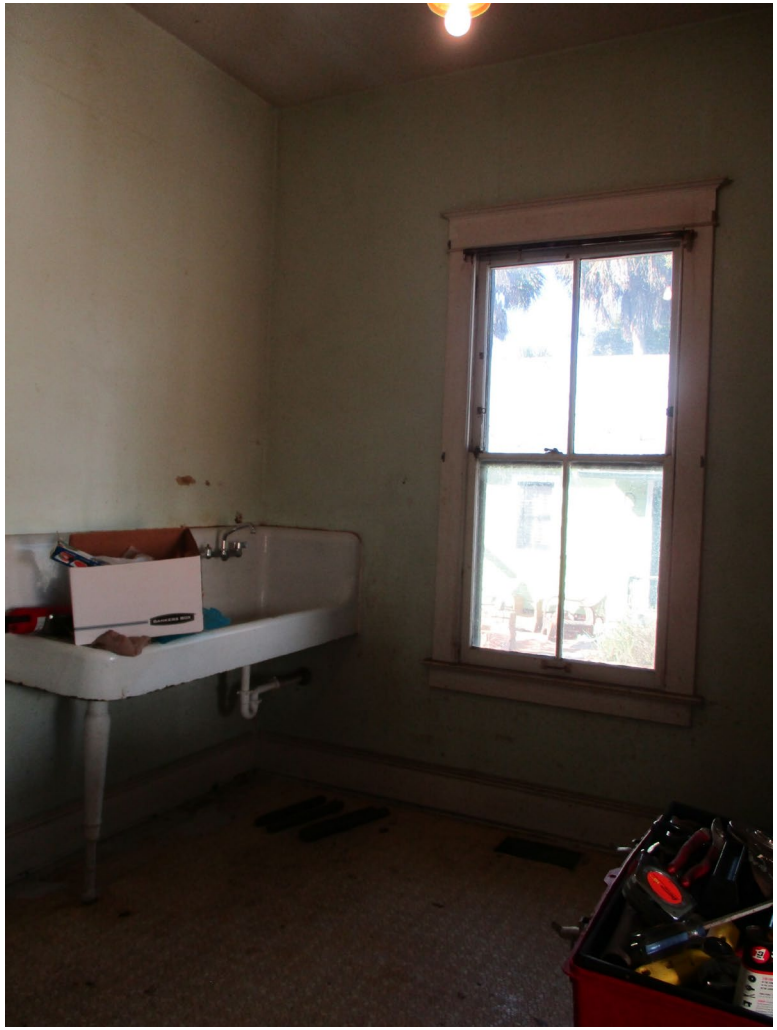
STAFF PHOTOGRAPHS
22 Grove Avenue: Door to east side porch

STAFF PHOTOGRAPHS
22 Grove Avenue: Interior of east side porch

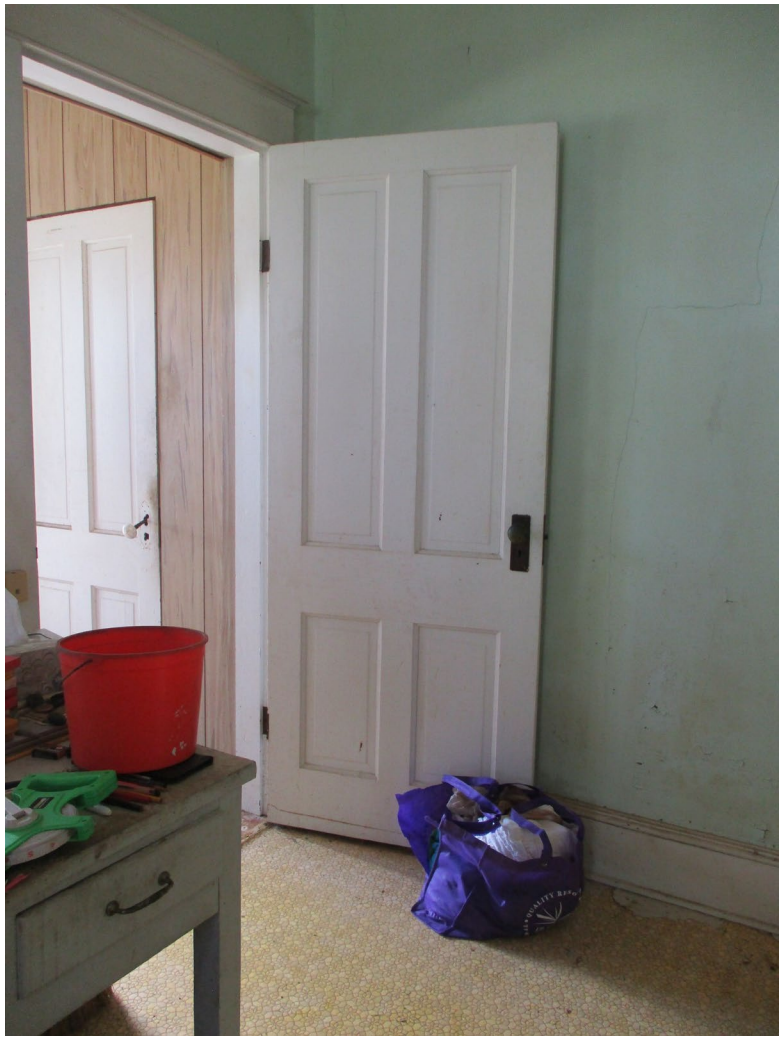
STAFF PHOTOGRAPHS
22 Grove Avenue: Built-in closet

STAFF PHOTOGRAPHS
22 Grove Avenue: Bathroom

STAFF PHOTOGRAPHS
22 Grove Avenue: Kitchen



STAFF PHOTOGRAPHS
22 Grove Avenue

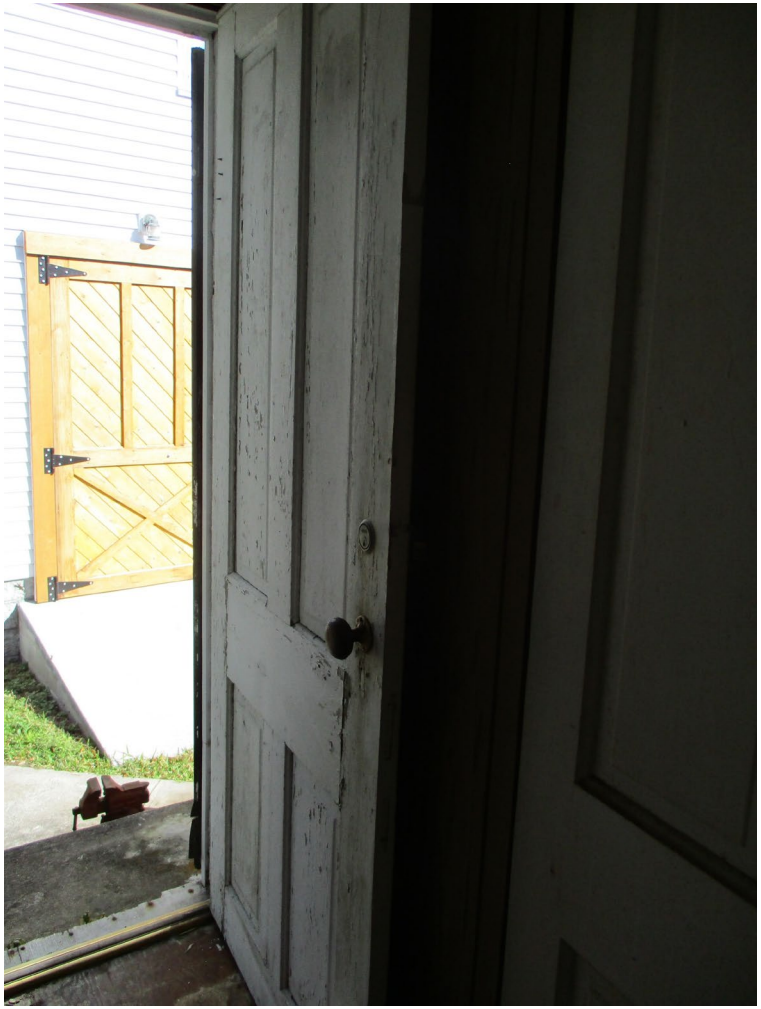


STAFF PHOTOGRAPHS
22 Grove Avenue: Kitchen

STAFF PHOTOGRAPHS
22 Grove Avenue: Interior of Rear porch

STAFF PHOTOGRAPHS
22 Grove Avenue: Half bath in rear porch

STAFF PHOTOGRAPHS
22 Grove Avenue: Looking out from rear porch



STAFF PHOTOGRAPHS
22 Grove Avenue

Door Hardware

STAFF PHOTOGRAPHS
22 Grove Avenue

Wood Flooring

STAFF PHOTOGRAPHS
22 Grove Avenue

Inappropriate trim put at picture rail height:
to be replaced

STAFF PHOTOGRAPHS
22 Grove Avenue: Context Area

STAFF PHOTOGRAPHS
22 Grove Avenue: Context Area

Looking southwest down Grove Avenue

STAFF PHOTOGRAPHS
22 Grove Avenue: Context Area

Looking northeast down Grove Avenue

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 817 1009==

Site Name: 22 Grove Avenue 830== Survey Date: 7902 820==

Address: 22 Grove Avenue, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Kingsland Addition (subdivision) (block) S. 130' of lot 45 (lot) 868==

868==

Owner of Site: Name: Byland, Richard E. and Ruth L.;

Address: 22 Grove Avenue

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RG1

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

UTM: 17 (zone) 469396 (easting) 3307536 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1899 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, with cornerboards; concrete block coquina aggregate 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 2/1, casement 8 pane, sidelights, French doors 942==

Foundation: Concrete block piers, lattice infill 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, novelty 882==

Ornament Exterior: Finials on roof 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Women, Engineering, Blacks

920==

Statement of Significance: (911==)

ARCHITECTURE

This one story Frame Vernacular building was constructed between 1894 and 1899. This building has been remodeled in the style of the 1920's and makes use of locally produced coquina concrete block popular in St. Augustine at that time.

Kingsland Additions was developed between 1887 and 1930 as a North City residential area, and includes both Victorian and early 20th century homes, the later ones showing the influence of the bungalow style. Many of the later homes use some form of locally produced coquina concrete block, popular in St. Augustine construction in the 1920's and 1930's.

Grove Avenue, with 16 surviving 19th century buildings, is one of the significant victorian neighborhoods of the city. This is one of the older homes on the street and in the North City area. The neighborhood is threatened generally by traffic and commercial encroachments from US 1, San Marco Avenue, and Castillo Drive, encouraged by current zoning practices.

HISTORY

Kingsland Addition was once within the colonial perimeter known as Mil y Quinientos [The Fifteen Hundred]. Juan Triay, a Minorcan, was the first to secure a land grant here from Governor Jose Coppinger in 1807. [1] Part of the grant eventually passed to Captain John Masters, who was involved in the capture of the Seminole Chief Osceola. In 1875 Masters conveyed most of the former Triay Grant to Henry P. Kingsland, a banker from New York City. Kingsland began subdividing his property shortly after its purchase, and in 1887 the land was officially platted. [2] By the 1920's and 1930's Grove Avenue was the home of several families of cigar makers, and two cigar manufacturing establishments. Today the former farmland remains primarily residential with a scattering of commercial establishments along San Marco Avenue.

The 1899 St. Augustine City Directory lists 22 Grove as the residence of O. G. McOmber, proprietor of the "17" Barbershop on Cathedral Place, which he advertised as "The Leading White Barber Shop" in the city.

The 1911-12 Directory lists it as the residence of Annie M. Averett, a teacher at St. Augustine High School, who was involved with A. M. Brooks in

V. BIBLIOGRAPHY

1. Works Project Administration, Spanish Land Grants in Florida, 5 Vols. [Tallahassee, 1940], III, 13-14; V, 172-175. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green], V, 414.

2, St. Johns County Courthouse, Deed Records, Book H, p. 350; Biographical File, SAHS.

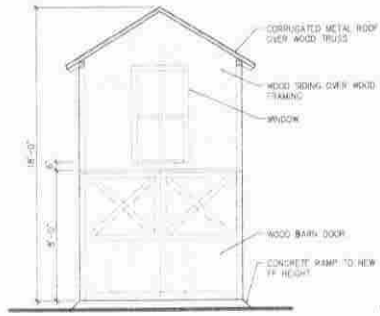
3. St. Augustine City Directory, 1899, 1911-12, 1924-25, 1927-28, 1930.

the investigation of colonial St. Augustine through the Spanish archives in Seville.

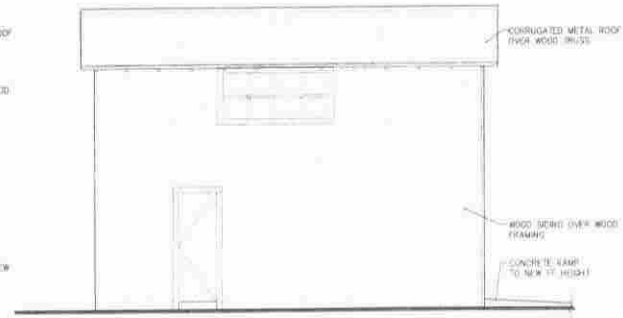
Directories between 1924 and 1930 list it as the residence of Omar L. Beydler, supervisor of bridges and buildings for the Florida East Coast Railway. [3]

Existing Side Elevation
SCALE: N.T.S.

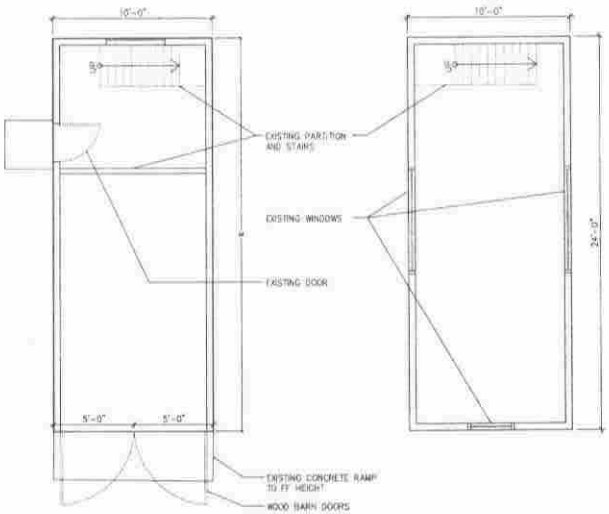
Existing Front Elevation
SCALE: N.T.S.



EXISTING ELEVATION – SOUTH
SCALE: 1/4"=1'2" FRONT ELEVATION

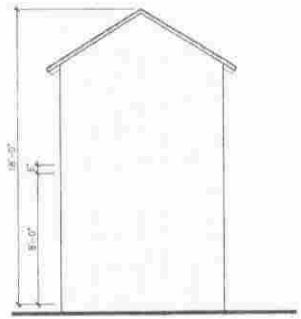


EXISTING ELEVATION – WEST
SCALE: 1/4"=1'2" SIDE ELEVATION

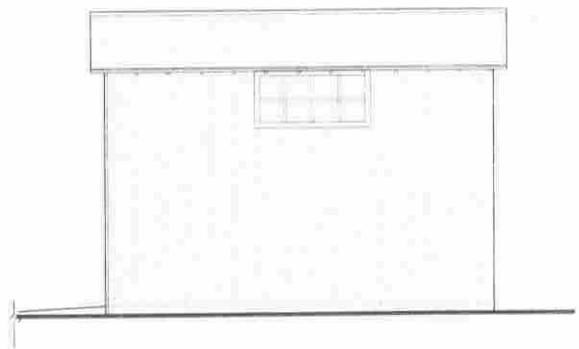


EXISTING FIRST FLOOR

EXISTING SECOND FLOOR



EXISTING ELEVATION – NORTH
SCALE: 1/4"=1'2" BACK ELEVATION



EXISTING ELEVATION – EAST
SCALE: 1/4"=1'2" SIDE ELEVATION

Carriage House

© COPYRIGHT 2019 DIXON DESIGN

ETY FILM 5062
21A
22

First Street			
10	Frame Vernacular	c.1924	8SJ816
Fletcher Lane			
2	Frame Vernacular	c.1930	8SJ818
3	Frame Vernacular	c.1924	8SJ819
4	Frame Vernacular	c.1930	8SJ820
6	Frame Vernacular	c.1924	8SJ821
Grove Avenue			
8	Frame Vernacular	1924	8SJ887
12	Frame Vernacular	1930	8SJ889
14	Frame Vernacular	1924	8SJ890
16	Frame Vernacular	1924	8SJ892
17	Frame Vernacular	1894	8SJ893
22	Frame Vernacular	1899	8SJ897
22A	Outbuilding	c.1930	
23	Frame Vernacular	1917	8SJ898
24	Frame Vernacular	1899	8SJ899
25	Frame Vernacular	1911	8SJ900
27	Frame Vernacular	1899	8SJ902
30	Frame Vernacular	1917	8SJ904
32	Frame Vernacular	1917	8SJ905
33	Frame Vernacular	1899	8SJ906
33 ½	Garage Apartment	1910	
34	Frame Vernacular	1910	8SJ907
36	Bungalow	1904	8SJ908
37	Frame Vernacular	1894	8SJ909
39	Frame Vernacular	1894	8SJ910
40	Frame Vernacular	1904	8SJ911
41	Frame Vernacular	1894	8SJ912
43	Frame Vernacular	1899	8SJ913
46	Frame Vernacular	1899	8SJ914
47	Frame Vernacular	1903	8SJ915
47A	Outbuilding	c.1930	
52	Bungalow	1930	8SJ917

NORTH CITY NATIONAL REGISTER HISTORIC DISTRICT St. Augustine, Florida

= North City Historic District boundary

= Other historic district boundaries

= Subdivision boundary

= Contributing buildings

= Non-contributing buildings

0 100 200 400 Feet

Prepared by the Planning & Building Department, City of St. Augustine, July 2008

This map is for reference only. The data provided are derived from multiple sources with varying levels of accuracy.

22 Grove Avenue

10/7/2019, 3:12:22 PM

National Register Listed Resources

Parcels

Historic Districts

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

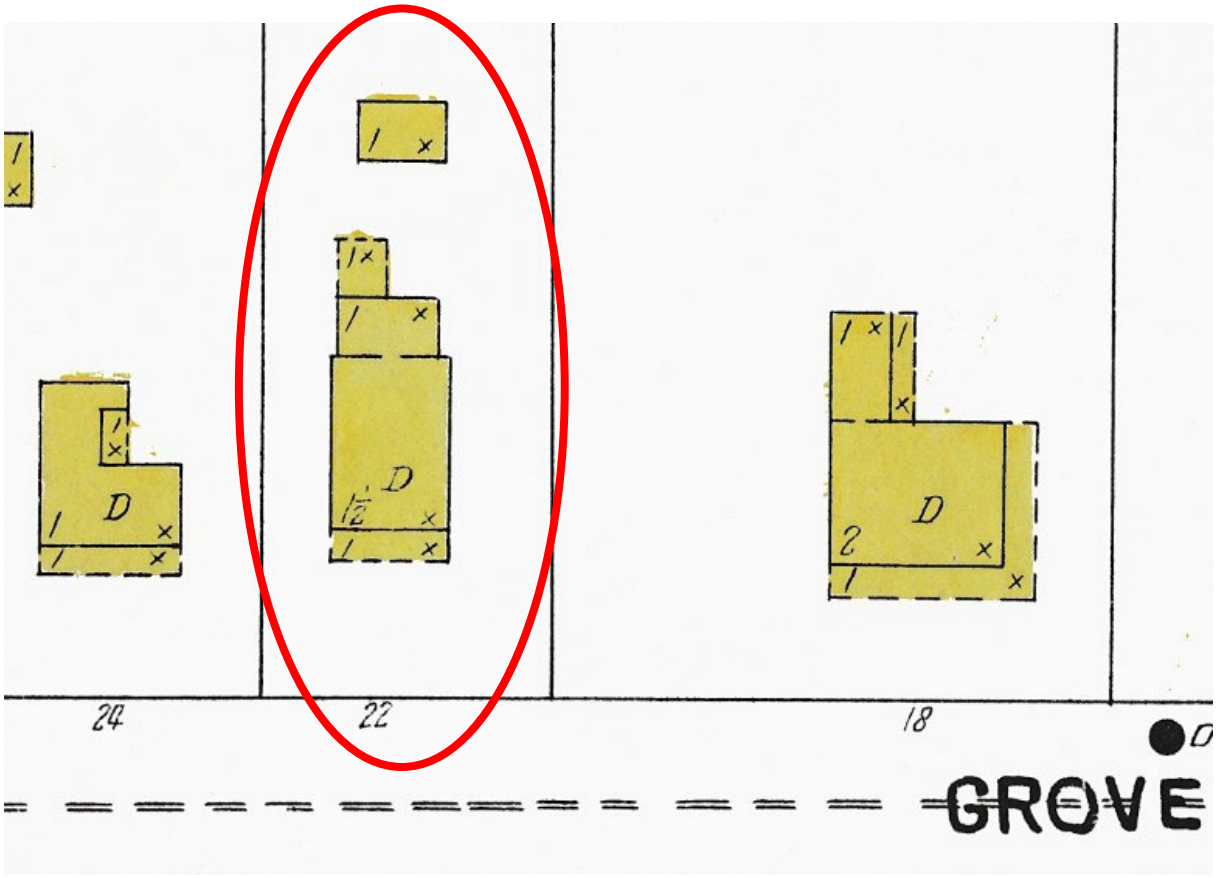
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS

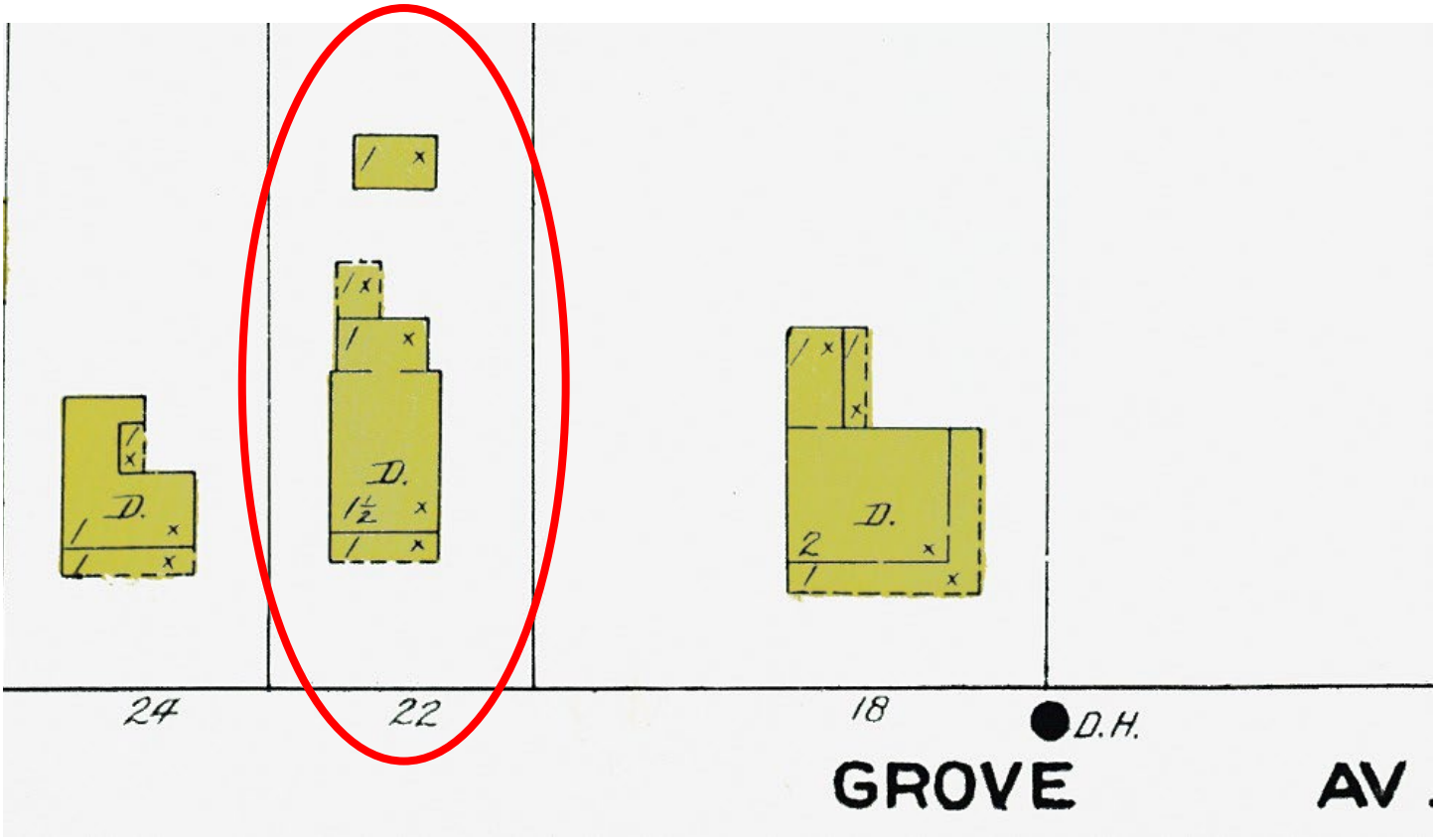
Florida Counties and Regional Planning Councils | FL SERT | Source: USDA NRCS, Esri | Esri, HERE | Data content is created and/or maintained by the St. Johns County GIS Division and the United States Postal Service. | City of St Augustine | City of St. Augustine

DATE(S)	NAME	SYMBOLS, WIFE	PROFESSION
1915	AE Gouge	Bessie	Painter
1916-1917	Allen M. Davis	Alice	FEC machinist
1918-1919	CE Lamson	Grace	(not found)
1922-1923	Omer L. Beydler	Bettie	Foreman
1924-1925	Same	Same	Supt. Buildings and Bridges, FEC Ry Co
1927	Same	Same	Same
1930	Same	Same	Same
1949	Mrs. Bettie Beydler	Widow	
1951	Vacant		
1953-1954	Vacant		

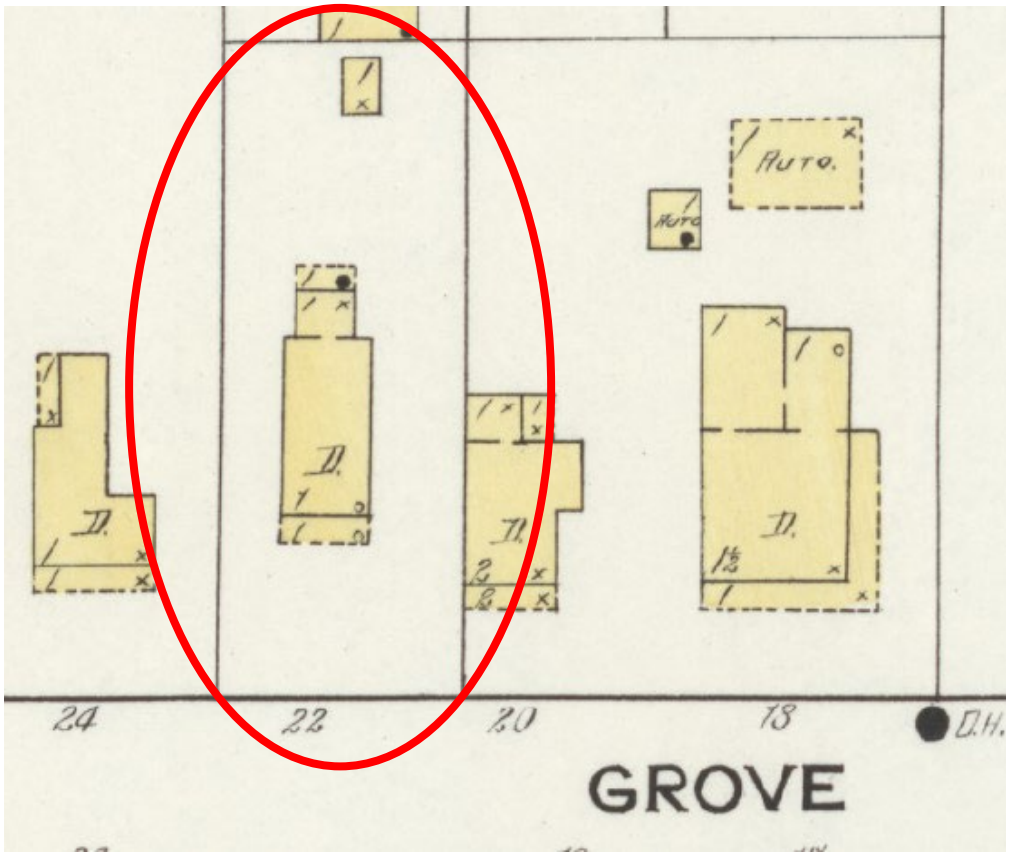
1904 SANBORN MAP

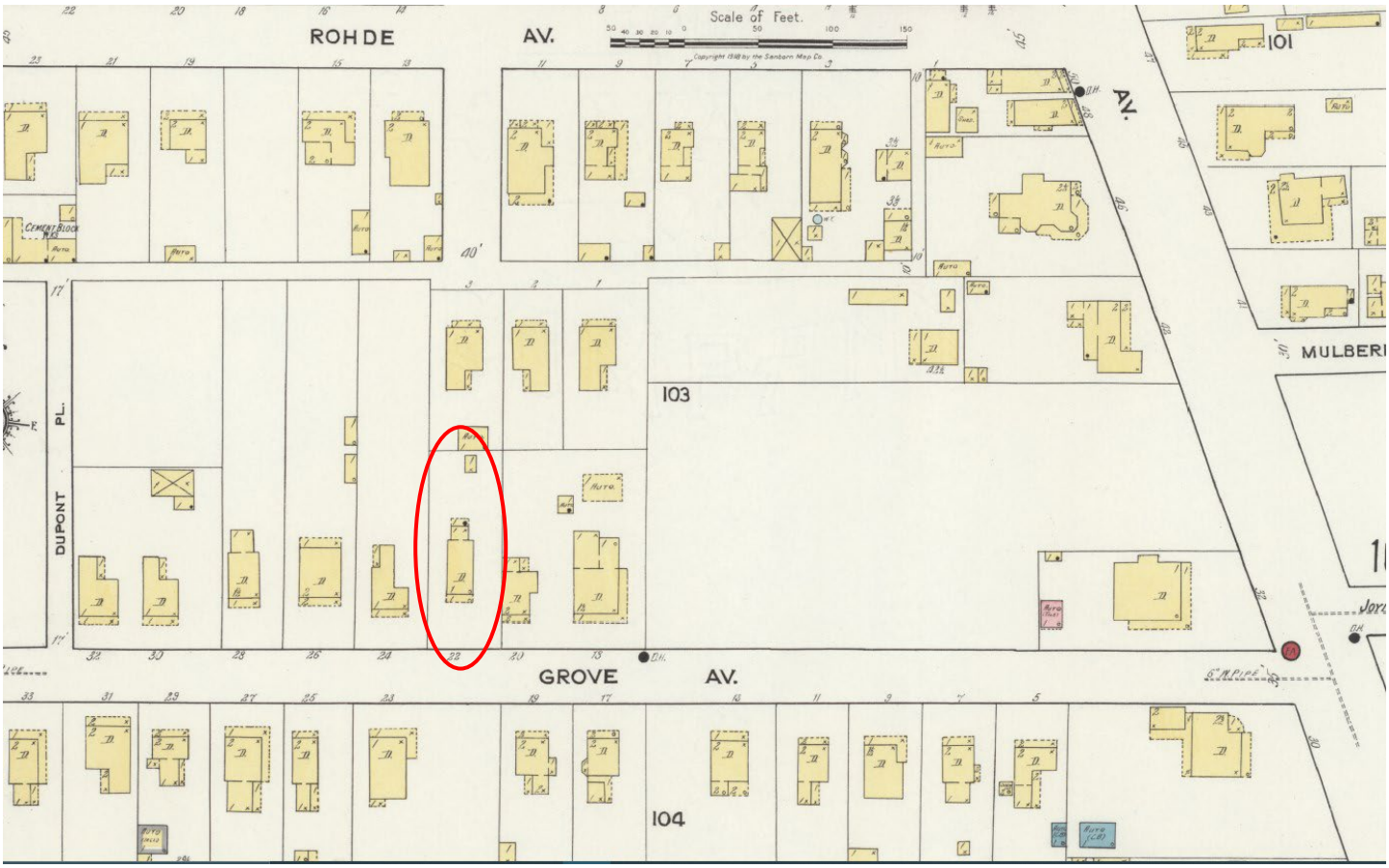


1910 Sanborn Map

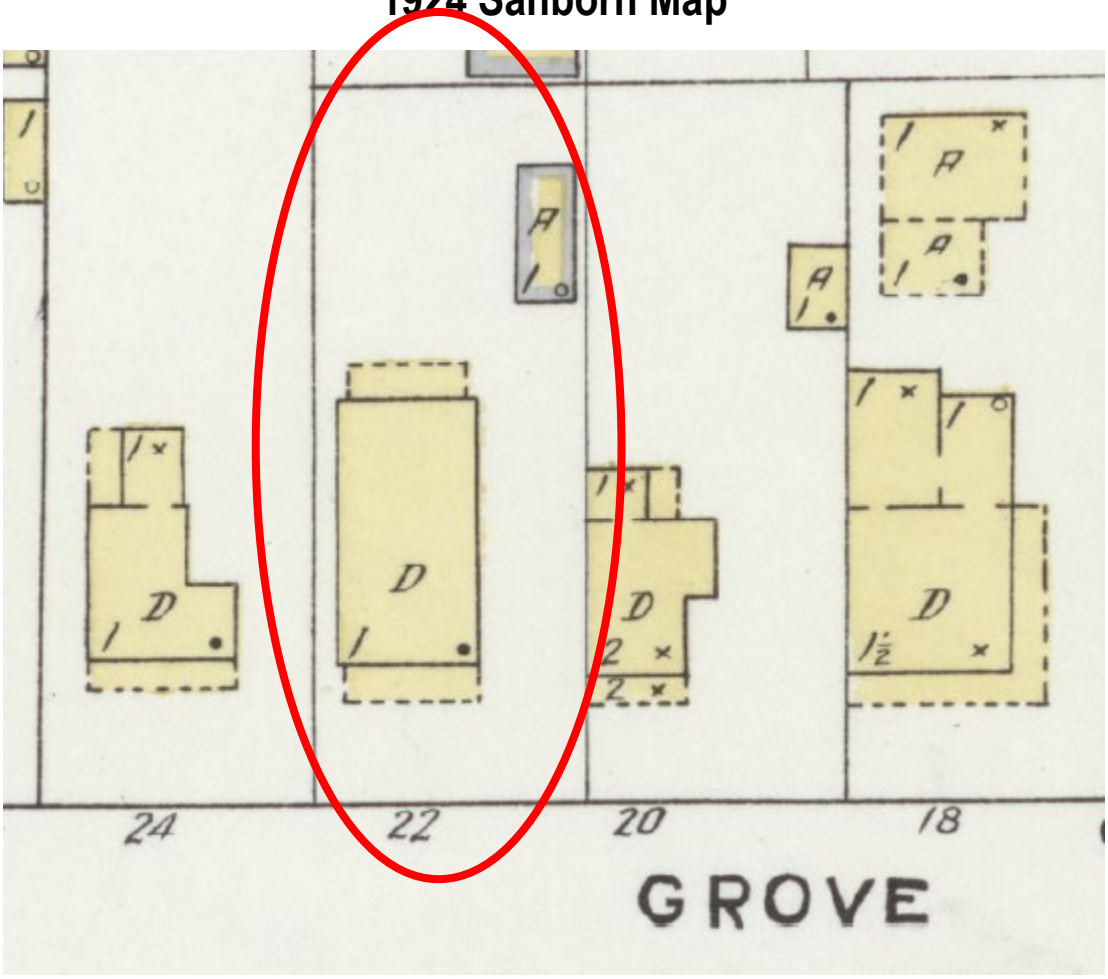


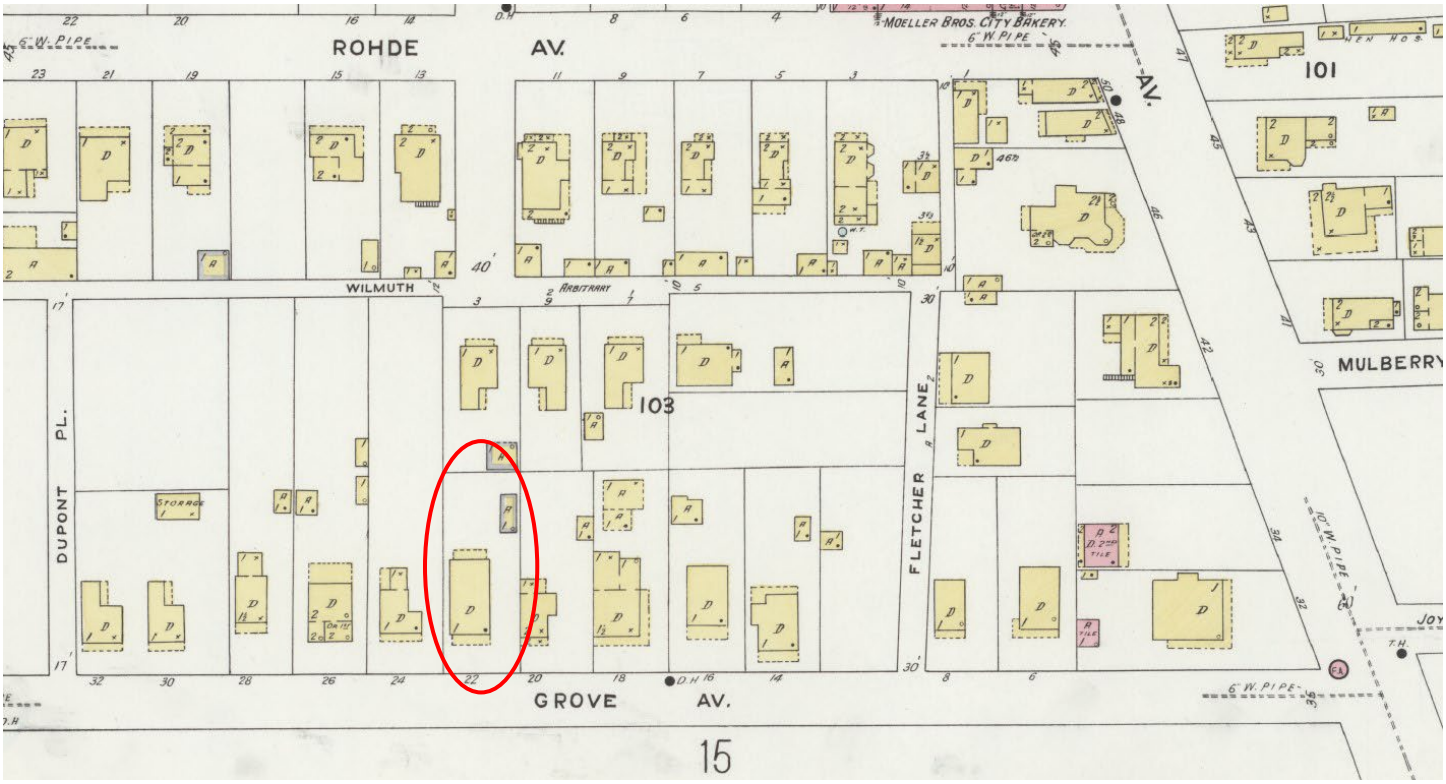
1917 Sanborn Map



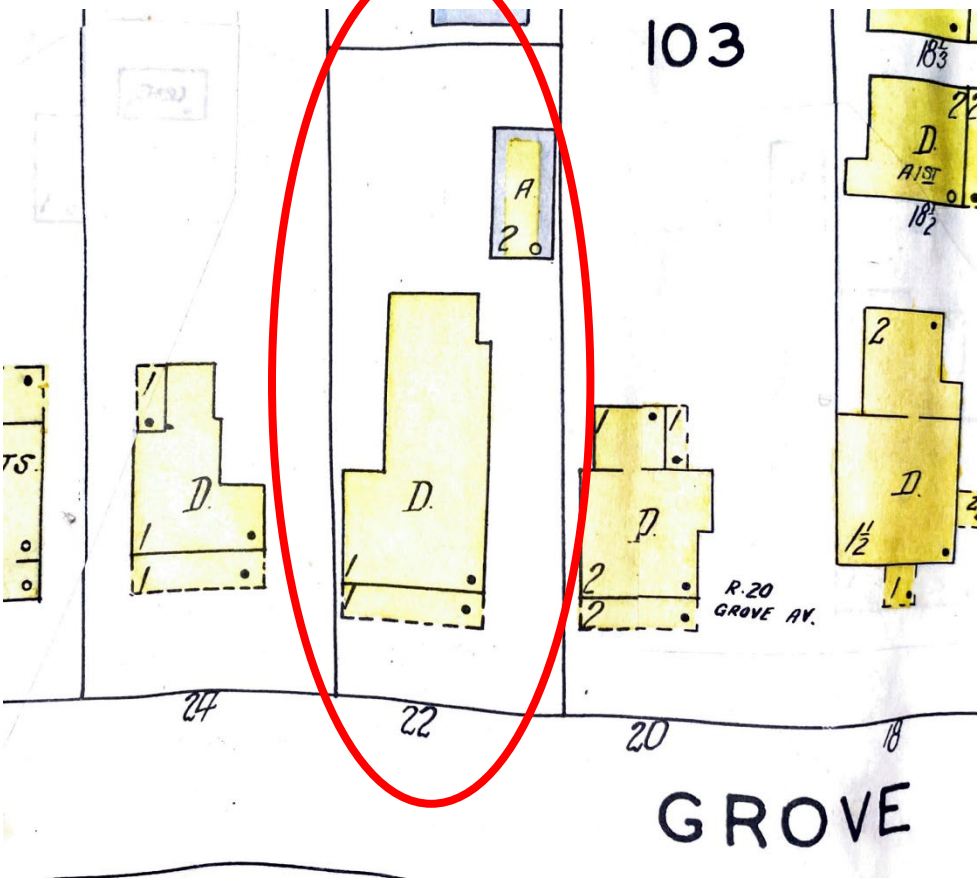


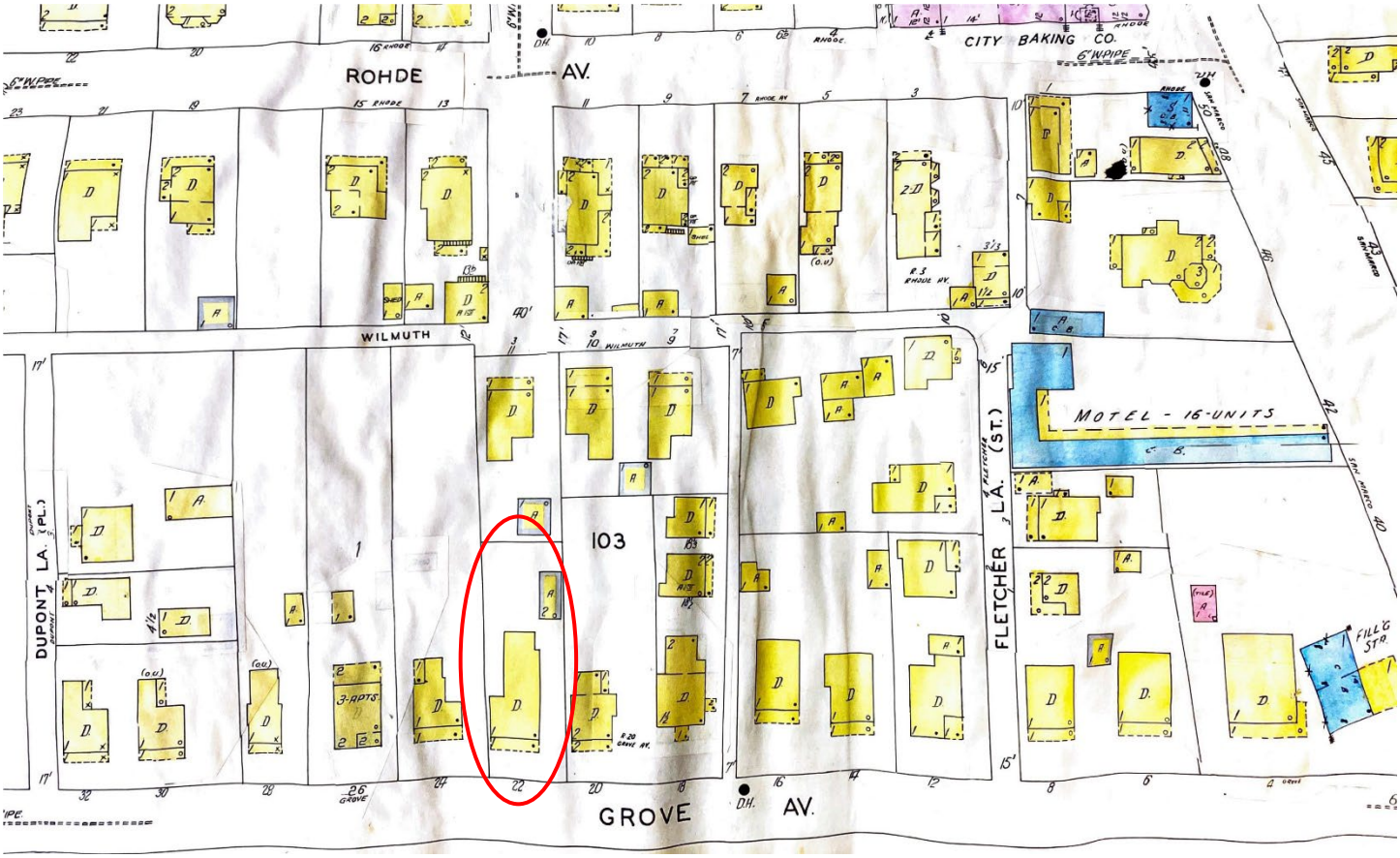
1924 Sanborn Map





1930 Sanborn Map updated to 1960





CHAPTER 1A-38
TAX EXEMPTIONS FOR HISTORIC PROPERTIES

1A-38.001 Purpose (Repealed)
1A-38.002 Definitions
1A-38.003 Application for Exemption
1A-38.004 Evaluation of Property
1A-38.005 Evaluation of Improvements
1A-38.006 Covenant
1A-38.007 Certification of Local Historic Preservation Office

1A-38.001 Purpose.

Rulemaking Authority 120.53, 196.1997(6), (13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Repealed 12-18-95.

1A-38.002 Definitions.

The following words and phrases, when used in this chapter, shall have the following meanings, except where the context clearly indicates a different meaning:

(1) "Contributing property" means a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was present during the period of significance of the district, and possesses historic integrity reflecting its character at that time,

(b) Is capable of yielding important information about the period, or

(c) It independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR Part 60.4, incorporated by reference.

(2) "Division" means the Division of Historical Resources of the Department of State.

(3) "Historic property" means a building, site, structure, or object which is:

(a) Individually listed in the National Register of Historic Places;

(b) A contributing property in a National Register listed historic district;

(c) Designated as a historic property or landmark under the provisions of a local historic preservation ordinance; or

(d) A contributing property in a historic district designated under the provisions of a local historic preservation ordinance.

(4) "Improvements" means changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall include additions and accessory structures (i.e., a garage, cabana, guest cottage, storage/utility structure) so long as the new construction is compatible with the historic character of the building and site in terms of size, scale, massing, design and materials, and preserves the historic relationship between a building or buildings, landscape features and open space.

(5) "Local government" means the board of county commissioners or the governing authority of the municipality that has adopted an ordinance providing for property tax exemption for improvements to historic properties pursuant to section 196.1997 or 196.1998, F.S.

(6) "Local historic preservation office" means a local government agency certified by the Division as qualified to review applications for property tax exemptions pursuant to sections 196.1997 or 196.1998, F.S.

(7) "National Register of Historic Places" means the list of historic properties significant in American history, architecture, archeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966 (Public Law 89-665; 80 STAT. 915; 16 U.S.C. 470), as amended.

(8) "Noncontributing property" means a building, site, structure, or object which does not add to the historic architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was not present during the period of significance of the district,

(b) Due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or

(c) It does not independently meet the National Register of Historic Places criteria for evaluation.

(9) “Renovation” or “rehabilitation”. For historic properties or portions thereof which are of historical or architectural significance, “renovation” or “rehabilitation” means the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archaeological significance or are severely deteriorated, “renovation” or “rehabilitation” means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

(10) “Restoration” means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

(11) “Useable space” means that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

Rulemaking Authority 196.1997, 196.1998 FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.003 Application for Exemption.

(1) Except as provided in subsection 1A-38.003(2), F.A.C., application for the property tax exemption shall be made on the three-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, revised 9-3-00 and incorporated by reference. This form may be obtained by writing the Division at: Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, Florida 32399-0250, or from the local historic preservation office in the jurisdiction of the local government. Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements may be submitted before or during construction, or upon completion of the improvements; however, property owners are strongly encouraged to submit these parts of the application to ensure property eligibility and secure preliminary project approval before construction is initiated. Part 3-Request for Review of Completed Work shall be submitted upon completion of the improvements. For improvements completed before application is made, Part 3-Request for Review of Completed Work must accompany the Part 2 submission.

(2) In lieu of DOS Form No. HR3E101292, any local government with a local historic preservation office certified pursuant to Rule 1A-38.007, FAC., may develop an alternative application form for use by property owners within its jurisdiction; however, such alternative application form shall:

(a) At a minimum, require the property owner to provide the information indicated in DOS Form No. HR3E101292,

(b) Be in the two-part format of DOS Form No. HR3E101292; and,

(c) Be approved by the Division.

(3) The completed Part 1-Evaluation of Property Eligibility, Part 2-Description of Improvements and Part 3-Request for Review of Completed Work shall be submitted by the property owner to the local historic preservation office or the Division, whichever is designated by the local ordinance as the representative of the local government for the purpose of reviewing applications for the property tax exemption.

(4) Upon receipt of the completed Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine.

(a) Whether the property for which an exemption has been requested satisfies section 196.1997(11)(a), F.S.;

(b) Whether the proposed, in progress, or completed improvements are consistent with The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990), U.S. Department of the Interior, National Park Service, incorporated by reference, and the criteria in Chapter 1A-38, F.A.C.; and,

(c) For applications submitted under the provisions of section 196.1998, F.S., whether the improvements meet the criteria in subsections 1A-38.004(3) and (4), F.A.C. Part 2-Description of Improvements will not be reviewed prior to review of Part 1-Evaluation of Property Eligibility and certification that the subject property is a historic property as defined in subsection 1A-38.002(3), F.A.C. and, for applications submitted under the provisions of Section 196.1998, F.S., that the property meets the criteria in subsections 1A-38.004(4) and (5), F.A.C. Copies of the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may be obtained by writing the Division at the address indicated in subsection 1A-38.003(1), F.A.C. or from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

(5) Upon completion of the review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, the local historic preservation office or Division shall notify the applicant and the local government in writing of the results of the

review and shall make recommendations for correction of any planned or completed work deemed to be inconsistent with the standards cited in Rule 1A-38.005, F.A.C.

(6) Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by the Division shall be completed within 30 days following receipt of the completed application and all required supporting materials. Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

(7) Upon receipt of Part 3-Request for Review of Completed Work and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in an approved Part 2-Description of Improvements, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. If Part 2-Description of Improvements and Part 3-Request for Review of Completed Work are submitted after completion of the improvements, both shall be reviewed concurrently for compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The local historic preservation office or the Division, as applicable, reserves the right to inspect the completed work to verify such compliance.

(8) On completion of the review of a Request for Review of Completed Work, the local historic preservation office or the Division shall recommend that the local government grant or deny the exemption. The recommendation, and the reasons therefor, shall be provided in writing to the applicant and to the local government. The recommendation shall advise the applicant of his right to a fair hearing pursuant to section 120.57, F.S., and procedures set forth by the local government.

(9) Each review of a Request for Review of Completed Work conducted by the Division shall be completed within 30 days following receipt of the completed request and all required supporting materials. Each review of a Request for Review of Completed Work conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.004 Evaluation of Property.

(1) Part 1-Evaluation of Property Eligibility submitted to the Division for properties which have been individually designated as historic properties or landmarks under the provisions of a local historic preservation ordinance shall include documentation substantiating such designation and describing the historic, archaeological or architectural features which provided the basis for designation. Acceptable documentation shall include a copy of the designation report for the property and official correspondence notifying the property owner of designation.

(2) For properties located in a historic district listed in the National Register of Historic Places, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.002(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(3) For properties located in a historic district designated by local ordinance, the local historic preservation office or the Division shall apply the criteria set forth in the local ordinance to determine whether the property is a contributing property. If the local ordinance does not include criteria or a process sufficient to determine whether the property is a contributing property, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.004(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(4) For purposes of the exemption under Section 196.1998, F.S., a property is being used for government or nonprofit purposes if the occupant or user of at least 65 percent of the useable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a nonprofit corporation whose articles of incorporation have been filed by the Department of State in accordance with section 617.0125, F.S.

(5) For purposes of the exemption under section 196.1998, F.S., a property is considered regularly and frequently open to the public if public access to the property is provided not less than 52 days a year on an equitably spaced basis, and at other times by appointment. Nothing in this rule shall prohibit the owner from charging a reasonable nondiscriminatory admission fee.

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.005 Evaluation of Improvements.

The local historic preservation office or the Division shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property. For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the local historic preservation office or the Division shall apply the following additional standards:

(1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.

(2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.

(3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

(4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

(5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.006 Covenant.

(1) Except as provided in subsection 1A-38.006(2), F.A.C., a property owner qualifying for an exemption pursuant to Sections 196.1997 and 196.1998, F.S., and the local government granting the exemption shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, effective 1-31-94 and incorporated by reference. DOS Form No. HR3E111292 may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C. or from the local historic preservation office in the jurisdiction of the local government. On or before the effective date of the exemption, as established by the applicable local government, the owner of the property shall have the Covenant recorded with the deed for the property in the official records of the county in which the property is situated.

(2) In lieu of DOS Form No. HR3E111292, any local government may develop an alternative form of covenant for use within its jurisdiction; however, such alternative form of covenant shall:

(a) At a minimum, bind the parties to conditions and requirements equivalent to those set forth in DOS Form No. HR3E111292; and,

(b) Be approved by the Division.

(3) The following conditions shall provide justification for removal of a property from eligibility for the property tax exemption provided under section 196.1997, F.S.:

(a) The owner is in violation of the provisions of the Historic Preservation Tax Exemption Covenant; or

(b) The property has been damaged by accidental or natural causes to the extent that the historic integrity of the features, materials, appearance, workmanship and environment, or archaeological integrity which made the property eligible for listing in the National Register or designation under the provisions of the local preservation ordinance have been lost or so damaged that restoration is not feasible.

(4) For the exemption provided under Section 196.1998, F.S., the following conditions, as well as those indicated in Rule 1A-38.006(3), F.A.C., shall justify removal of a property from eligibility for the exemption:

(a) The property is sold or otherwise transferred from the owner who made application and was granted the exemption; or

(b) The property no longer meets the requirements set forth in subsections 1A-38.004(4) and 1A-38.004(5), F.A.C.

Rulemaking Authority 196.1997(7) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.007 Certification of Local Historic Preservation Office.

(1) Criteria for certification shall be as set forth in sections A and B of the Florida Certified Local Government Guidelines (Revised November 1993) promulgated by the Division and incorporated by reference. These guidelines may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C.

(2) Existing Certified Local Governments shall automatically be designated local historic preservation offices for the purposes set forth in Sections 168.1997 and 168.1998, F.S.

(3) Other local governments requesting certification of a local historic preservation office shall apply on the Application for Certification, Florida Certified Local Governments Program, which is Appendix C to the Florida Certified Local Government Guidelines.

(4) Within 45 days following receipt of a complete Application for Certification and all required supporting material, the Division shall render a written determination regarding the application, either approving or denying certification for the purposes set forth in sections 196.1997 and 196.1998, F.S. For denials, the Division shall provide the applicant with an explanation, clearly indicating the reasons for denial.

(5) Certification pursuant to this rule shall remain in effect so long as the local government maintains a program which meets the minimum requirements set forth in sections A and B of the Florida Certified Local Government Guidelines.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

DOS Form No. HR3E101292
Revised 09/03/00

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

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

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 1943500000 *Attach legal description of property*

Address of property: Street 22 Grove Avenue

City Saint Augustine County St. Johns Zip Code 32084

- ☐ Individually National Register listed
- ☑ In a National Register district
- ☐ Locally designated historic property or landmark*
- ☐ In a locally designated district

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

Name of historic district North City Historic District

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

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

Mailing Address PO Box 210

City St. Augustine State FL Zip Code 32085

Telephone Number (904) 825-1065 / 904-209-4283

2. Type of request:

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

3. Owner information:

Name of individual or organization owning the property Herrick A. (H.A.) and Debra H. Smith

Mailing address 15 East Lane

City Saint Augustine State FL Zip code 32084

Daytime Telephone Number (904) 540-7514

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

Received digitally signed application January 21, 2022
Signatures Added to this page February 3, 2022
Planning & Building Department

Page Two – Historic Preservation Property Tax Exemption Application

Property Identification Number 1943500000

Property Address 22 Grove Avenue, Saint Augustine, FL 32084

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

Name Herrick A. Smith Signature [signature] Date Feb 3, 2022

Name Debra H. Smith Signature [signature] Date 2/3/2022

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

Title _____ Organization name _____

EVALUATION OF PROPERTY ELIGIBILITY
(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

(See attached submittal for complete Description under Part 1:5)
Setting on the street (maps 1-5, photos 50-52):
• With few exceptions, other homes on the street have been minimally modified, and the historical period view is evident in those minimally modified homes.
• Major features of this home in its setting on Grove Avenue include the only remaining coquina concrete aggregate block wall on that side of the street. It has been threatened over the decades by tree roots, and vehicles entering and leaving the property (photo 52). In its current form is modified from the original (photo 1, Historic Photos 1, 4). Other notable features include the rooftop filial (photo 3, 5, 21), and the coquina/concrete aggregate block front porch, piers, and street wall (photos 1, 8)
Exterior condition of the building:
Florida Master Site File (FMSF) lists it as "good", but the building has not been maintained since that file

Date of Construction 1894-1899 Date(s) of Alteration(s) 1922

Has building been moved? ◯ Yes ◉ No If so, when? _____

6. Statement of Significance:

(See attached submittal for complete Statement of Significance under Part 1:6)
From Florida Master Site File, Site #85J897:
"Architecture
This one-story Frame Vernacular building was constructed between 1894 and 1899. This building has been remodeled in the style of the 1920's and makes use of the locally produced coquina concrete block (photos 3, 5, 9, 10, 11, 13) popular in St. Augustine at that time.
Kingsland addition was developed between 1887 and 1930 as a North City residential area, and included both Victorian and early 20th Century homes, the later ones showing the influence of the bungalow style. Many of the later ones use some form of locally produced coquina concrete block, popular in St. Augustine construction in the 1920's and 1930's.
Grove Avenue, with 16 surviving 19th Century buildings, is one of the significant Victorian neighborhoods

DOS Form No. HR3E101292
Revised 09/03/00

Page Three – Historic Preservation Property Tax Exemption Application

Property Identification Number 1943500000

Property Address 22 Grove Avenue, Saint Augustine, FL 32084

7. Photographs and maps:
Attach photographs and maps to application.

Attached Supporting Documents:

1. Elevations N, S, E, W
2. Photos of exterior showing conditions
3. Photos of the interior showing conditions
4. Photos showing on-street context from several angles
5. Several historic photos
6. Map of North City Historic District with the property highlighted, followed by the 1904, 1910, 1917, and 1924 Sanborn maps
7. Photo guide sketch map, 2022

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Historic Preservation Property Tax Exemption application: Part 1

Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Part 1:1 Property Identification and location

Parcel ID: 1943500000
Address of property: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL. 32084
Name of Historic District: North City Historic District
Legal Description: The South one hundred thirty (S130') feet of lot forty-five (45) of the subdivision of the Kingsland Tract as platted and filed in the Office of the Clerk of the Circuit Court in and for St. Johns County, Florida

Part 1:2 Type of request

Exemption under 196.1997, F.S. (Standard exemption)

Part 1:3 Owner Information:

Herrick A. (H.A.) and Debra H. Smith,
15 East Lane, Saint Augustine, FL 32084
Cell: (904) 540-7514
Email: smithherricka@bellsouth.net

Part 1:4 Owner Attestation:

Signed Herrick A. Smith, and dated October 9, 2021

Part 1:5 Description of Physical Appearance (largely from Florida Master Site File)

Setting on the street (maps 1-5, photos 50-52):

- With few exceptions, other homes on the street have been minimally modified, and the historical period view is evident in those minimally modified homes.
- Major features of this home in its setting on Grove Avenue include the only remaining coquina concrete aggregate block wall on that side of the street. It has been threatened over the decades by tree roots, and vehicles entering and leaving the property (photo 52). In its current form is modified from the original (photo 1, Historic Photos 1, 4). Other notable features include the rooftop filial (photo 3, 5, 21), and the coquina/concrete aggregate block front porch, piers, and street wall (photos 1, 8)

Exterior condition of the building:
Florida Master Site File (FMSF) lists it as "good", but the building has not been maintained since that file was created, resulting in aged paint (photos 6, 8, 9, 16) and rusted roof covering (photos 4, 5, 9, 21, 22, 23, 24) and gutters (photos 2, 3, 5, 6, 9). FMSF also lists it as "altered" and "original site". The style is a Frame Vernacular structure in an L-shape (photos 2, 5). Exterior is wood weatherboard, with cornerboards, and concrete block coquina aggregate (photos 6). Structural systems are wood. Windows are double hung (photo 9), except on the front porch where there are 8-pane casements (photos 4, 27, 28). Those windows and the associated doors were added when the front porch was enclosed and the chimney was painted in the 1950s we believe, based on photos. Additional windows were added in the 1970s or 1980s and are of low quality and made of aluminum (photos 24, 25, 26). Window screens are decayed and need rescreening but the screen frames are mostly solid (photo 29).

Interior condition:
Walls: Wall covering is in poor condition. Much of it is plaster over lathe, but there is some GWB in places where the plaster and lathe was repaired (photos 31, 48). In some places the wall covering, whether plaster and lathe or GWB, has been compromised by water or moisture (photo 33, 34, 34A). In other places there are notable cracks in the plaster (photo 41). Floor covering is in fair condition, needing repair of oak in some places

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(photo 35), and investigation under glued-down vinyl in other places (photo 35A). There is a room that was a ½ bath that has wall covering of pine bead board, which is in fair condition (photo 36).
The back porch was altered to create a laundry area, in the late 1970s or 1980s we believe, using low quality windows and paneling and other fixtures (photo 37).
Door and window casings, baseboards, picture rail, chair rail, doors, and windows are in excellent condition (photos 38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 49) except for one double hung window that needs repair due to termite damage (photo 30). This interior woodwork is unique in its craftsmanship and condition and is a major contributor to the interior ambiance of the building.

Date of Construction: per Florida Master Site File, site 85J897, 1894-1899, Date of alteration 1922
The building has NOT been moved.

In addition to the house, there is a carriage house in back that was constructed around 1920. Made of wood frame, with corrugated metal siding and beveled cedar siding, two floors. Due to decay, neglect, flooding, and tree damage from Hurricane Matthew, the building was demolished and salvageable materials salvaged in 2019. HARB was part of that whole process as well, in order to preserve the form and function of the original building.

Part 1:6 Statement of Significance
From Florida Master Site File, Site #85J897:
"Architecture
This one-story Frame Vernacular building was constructed between 1894 and 1899. This building has been remodeled in the style of the 1920's and makes use of the locally produced coquina concrete block (photos 3, 5, 9, 10, 11, 13) popular in St. Augustine at that time.

Kingsland addition was developed between 1887 and 1930 as a North City residential area, and included both Victorian and early 20th Century homes, the later ones showing the influence of the bungalow style. Many of the later ones use some form of locally produced coquina concrete block, popular in St. Augustine construction in the 1920's and 1930's.

Grove Avenue, with 16 surviving 19th Century buildings, is one of the significant Victorian neighborhoods of the city. This is one of the older homes on the street and in the North City area. The neighborhood is threatened generally by traffic and commercial encroachment from US-1, San Marco Avenue, and Castillo Drive, encouraged by current zoning practices."

History
Kingsland Addition was once within the colonial perimeter known as Mil y Quinientos [The Fifteen Hundred]. Juan Triay, a Minorcan, was the first to secure a land grant here from Governor Jose Coppinger in 1807. Part of the grant eventually passed to Captain John Masters, who was involved in the capture of the Seminole Chief Osceola. In 1875 Masters conveyed most of the Triay grant to Henry P. Kingsland, a banker from New York City. Kingsland began subdividing his property shortly after its purchase, and in 1887 the land was officially platted. By the 1920's and 1930's Grove Avenue was the home of several families of cigar makers and two cigar manufacturing establishments. Today the former farmland remains primarily residential with a scattering of commercial establishments along San Marco Avenue.

The 1899 St. Augustine City Directory lists 22 Gove as the residence of O.G. McOmber, proprietor of the "17" Barbershop on Cathedral Place, which he advertised as "The Leading White Barbershop" in the city.

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The 1911-1912 Directory lists it as the residence of Annie M. Averitt, a teacher at Saint Augustine High School, who was involved with A.M. Brooks in the investigation of colonial St. Augustine through the Spanish archives in Seville.

Directories between 1924 and 1930 list it as the residence of Omar L. Beydler, supervisor of bridges and buildings for the Florida East Coast Railway. [personal correspondences of the Beydler family show that they moved from Palatka between 1915-1920, and that their daughters Ruth Lucille (Bylandt) and Rubye Lee (Moeller) came into the house at a very young age. Rubye Lee married Bill Moeller and the two of them owned Moeller's Jewelry on St. George Street. Ruth Lucille married Richard E. Bylandt from NYC or New Jersey, who was stationed in Saint Augustine in the Coast Guard during WWII. Here he met Ruth, and they later moved to New Jersey where he was an upper level executive with RCA, in charge of custom record production and sales.]

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Historic Preservation Property Tax Exemption application: Part 1

Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Supporting Documents:

1. Elevations N, S, E, W
2. Photos of exterior showing conditions
3. Photos of the interior showing conditions
4. Photos showing on-street context from several angles
5. Several historic photos
6. Map of North City Historic District with the property highlighted, followed by the 1904, 1910, 1917, and 1924 Sanborn maps
7. Photo guide sketch map, 2022

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South Elevation:
Photo 1: 22 Grove Ave, Saint Augustine, FL: South elevation from SE. Note lower front concrete/coquina aggregate block wall, and damage to east end. Note front roof material “master rib” and remainder metal shingles. 2021.

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Photo 2: 22 Grove Ave, Saint Augustine, FL: North Elevation. 2021

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Parcel ID: 1943500000
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Photo 3: 22 Grove Ave, Saint Augustine, FL: East Elevation from the NE. Wheelchair lift to fit into nook at north side of side entry porch. 2021

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Photo 4: 22 Grove Ave, Saint Augustine, FL: East Elevation from the SE. 2021

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Photo 5: 22 Grove Ave, Saint Augustine, FL: West Elevation from the NW, from the back yard of 24 Grove Ave.

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Photo 6 : 22 Grove Ave, Saint Augustine, FL: Trellis on west side of front porch. There is an identical one on the east side. They both appear in old photos and are in surprisingly good condition. 2021

Historic Preservation Property Tax Exemption application: Part 1

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Photo 7: 22 Grove Ave, Saint Augustine, FL: Detail of mortar that needs repointing with the appropriate mortar. It is not known when this repair was made with the incorrect mortar. 2021

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Photo 8: 22 Grove Ave, Saint Augustine, FL: detail of SW corner foundation pier of the house, made from concrete coquina aggregate. 2021

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Parcel ID: 1943500000
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Photo 9: 22 Grove Ave, Saint Augustine, FL: west front section of the house, showing condition of paint and metal shingle roof covering. 2021

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Photo 10: 22 Grove Ave, Saint Augustine, FL: these twin planters on the front porch appear in very early photos. 2021.

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Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 11: 22 Grove Ave, Saint Augustine, FL: This mahogany front screen door is in excellent condition, and appears in photos from the 1940s. 2021.

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Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 12: 22 Grove Ave, Saint Augustine, FL: this front door of the house is in excellent condition. Door bell is inopperative. 2021

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Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 13: 22 Grove Ave, Saint Augustine, FL: This side entry door is covered by the side entry porch, and is in excellent condition. Entry is into the master bed/bath/suite. 2021

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Photo 14: 22 Grove Ave, Saint Augustine, FL: The back door is very narrow and in poor condition, with rot on the bottom. Our plan is to salvage it, and reuse the front porch “french” door in the newly widened doorway. Screen door will be removed, and replaced by a more robust and weatherproof one. 2021

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Photo 15: 22 Grove Ave, Saint Augustine, FL: front porch “French” door is in excellent condition, to be reused as a back door in the project. 2021

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Photo 16: 22 Grove Ave, Saint Augustine, FL: siding closeup. Paint to be removed and repainted. This is representative of the entire house exterior. 2021.

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Photo 18: 22 Grove Ave, Saint Augustine, FL: “coquina” block pier and foundation lattice. Some of the piers have stucco or plaster, to be removed and cleaned to the original block. Foundation lattice to be replaced with identical new. 2021.

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Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 19: 22 Grove Ave, Saint Augustine, FL: west side, siding, piers, and foundation lattice and stucco covered pier, 2021

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Photo 20: 22 Gove Ave, Saint Augustine, FL: Chimney on east side of house. Paint to be removed to original brick surface, 2021

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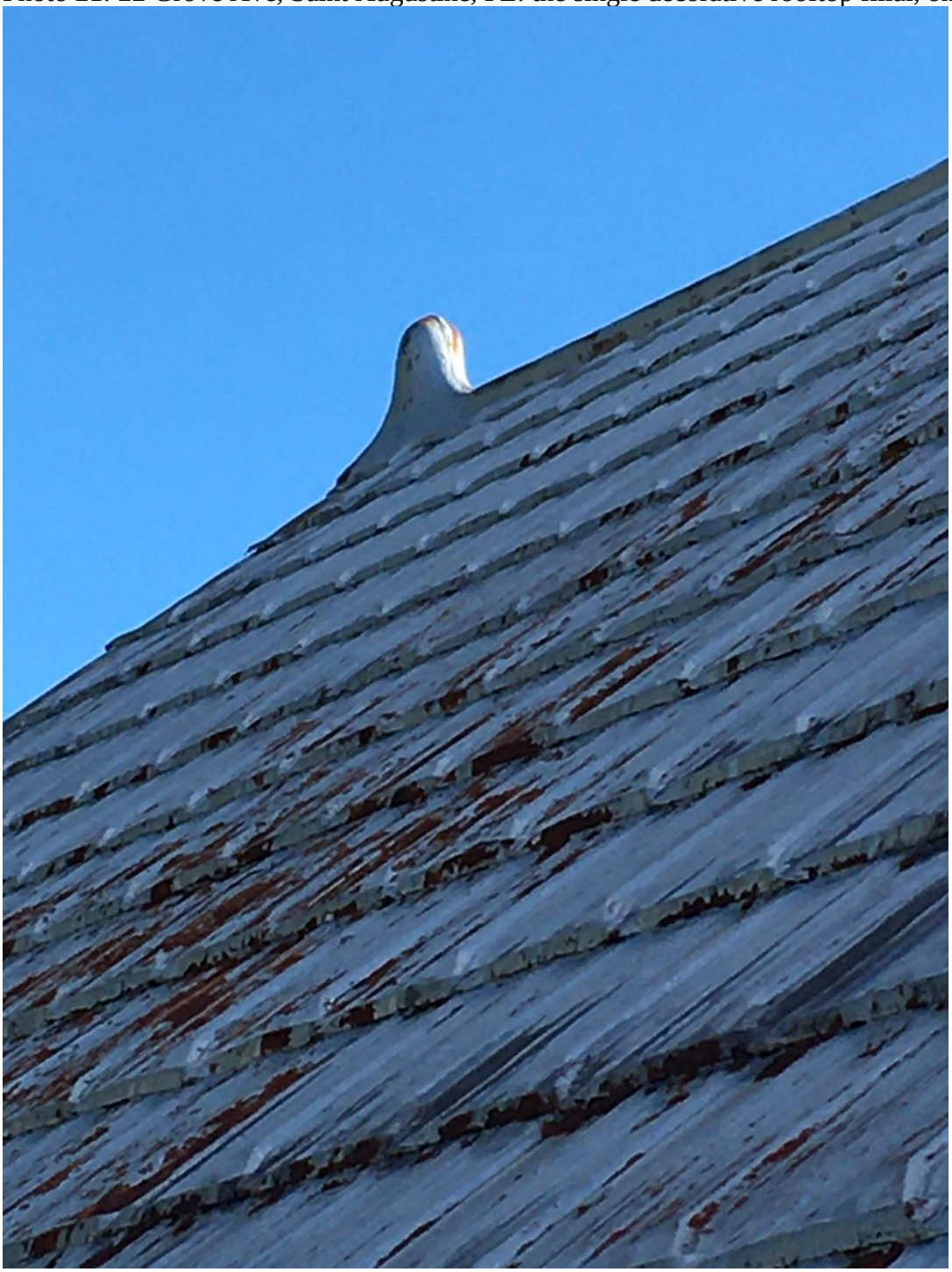
Photo 21: 22 Grove Ave, Saint Augustine, FL: the single decorative rooftop filial, on the north gable. 2021.



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Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 22: 22 Grove Ave, Saint Augustine, FL: condition of metal roof valley showing evidence of severe rust and imminent failure. 2021.

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Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 23: 22 Grove Ave, Saint Augustine, FL: metal shingle roof with previous asphalt shingle roof coverings visible. 2021.

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Historic Preservation Property Tax Exemption application: Part 1

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Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 24: 22 Grove Ave, Saint Augustine, FL: North elevation from NW. AC to be relocated in a location to be determined. Rusted gutters and the single rooftop filial visible. Attic access and obsolete HVAC “thing” visible. 2021

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Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 25: 22 Grove Ave, Saint Augustine, FL: west elevation from NW, siding, paint, metal shingles, 2021

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Photo 26: 22 Grove Ave, Saint Augustine, FL: north elevation, close of back porch window area, condition of back porch windows on north side, 2021

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Photo 27: 22 Grove Ave, Saint Augustine, FL: South elevation from SW, showing driveway of 24 Grove, and side of 20 Grove. Note compromised concrete/coquina aggregate block wall, trellis, house paint and shingle condition. 2021.

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Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 28: 22 Grove Ave, Saint Augustine, FL: South side, front porch casement windows and “coquina” block porch, 2021

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Photo 29: 22 Grove Ave, Saint Augustine, FL: west side, representative window screen, good condition, 2021

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Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 30: 22 Grove Ave, Saint Augustine, FL: Condition of one double hung window on west side of DR (future bathroom). Termite damage visible. Window to be repaired and preserved. Other windows are in much better condition. 2021.

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Photo 31: 22 Grove Ave, Saint Augustine, FL: looking up, Condition of ceiling in LR, 2021

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Photo 32: 22 Grove Ave, Saint Augustine, FL: Former master bath had to be demoed twice recently, once in 2007, and again in 2018, due to unsafe sanitary condition. Plaster and lathe are visible. To be renovated with a roll-in shower. 2021.

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Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 33: 22 Grove Ave, Saint Augustine, FL: Condition of wall in DR, remainder of flue to be removed. Note the picture rail and the molding at the base and chair rail. Both in excellent condition and to be preserved, 2021

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Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 34: 22 Grove Ave, Saint Augustine, FL: Condition of LR wall at chimney. Chimney to repaired and cricketed. Plaster to be removed and replaced with sheetrock. Fireplace and Mantle are in good condition. 2021.

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Photo 34A: 22 Grove Ave, Saint Augustine, FL: Condition of front bedroom ceiling, showing ceiling and wall damage from leak prior to 2011. 2022.

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Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 35: 22 Grove Ave, Saint Augustine, FL: representative floor. Most of the house is this type of 3/16" oak over pine T&G subfloor. We hope to repair and preserve it where it is. The pine is still unfaced in two of the bedrooms. Floor register area to be covered/repaired with new flooring. AC/Heat will be in attic, not underneath the house, as it is now. 2021.

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Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 35A: 22 Grove Ave, Saint Augustine, FL: Condition of glued-down vinyl flooring in kitchen, and plywood floor on enclosed back porch

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Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 36: 22 Grove Ave, Saint Augustine, FL: Interior of half bath in rear of house. Bead board in good condition and gaps to be filled with material to match original. To be preserved as a laundry room, 2021

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Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 37: 22 Grove Ave, Saint Augustine, FL: Interior of back porch. Low quality paneling, lighting, and windows. AC air handler is visible to the left, 2021

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Photo 38: 22 Grove Ave, Saint Augustine, FL: representative interior door trim. Excellent condition. All to be removed, preserved, and reused as is.

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Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 39: 22 Grove Ave, Saint Augustine, FL: representative base molding and trim. Proposed to be removed, preserved to be reused after plaster is replaced with sheetrock. 2021.

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Planning and Building Department

Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 40: 22 Grove Ave, Saint Augustine, FL: interior door, representative of all the interior doors. Note also the trim on the outside of the plaster corner. All doors and trim will be preserved to be replaced in its original location, or in the case of reconfigured interior, reused in its new location. 2021.

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Photo 41: 22 Grove Ave, Saint Augustine, FL: condition of wall plaster in master BR. Plaster proposed to be removed and replaced with sheetrock. 2021

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Photo 42: 22 Grove Ave, Saint Augustine, FL: Window and casing, east side of LR, to the left of the fireplace. 2021.

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Photo 43: 22 Grove Ave, Saint Augustine, FL: Window and casing, south side of LR looking out to front porch and Grove Ave. 2021.

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Planning and Building Department

Photo 44: 22 Grove Ave, Saint Augustine, FL: Window and casing, back bedroom. 2021.

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Planning and Building Department

Photo 45: 22 Grove Ave, Saint Augustine, FL: Window detail, back bedroom. 2021.

Received January 21, 2022
Planning and Building Department

Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 46: 22 Grove Ave, Saint Augustine, FL: Interior of front porch “French” door with over-door valence for ventilation. 2021.

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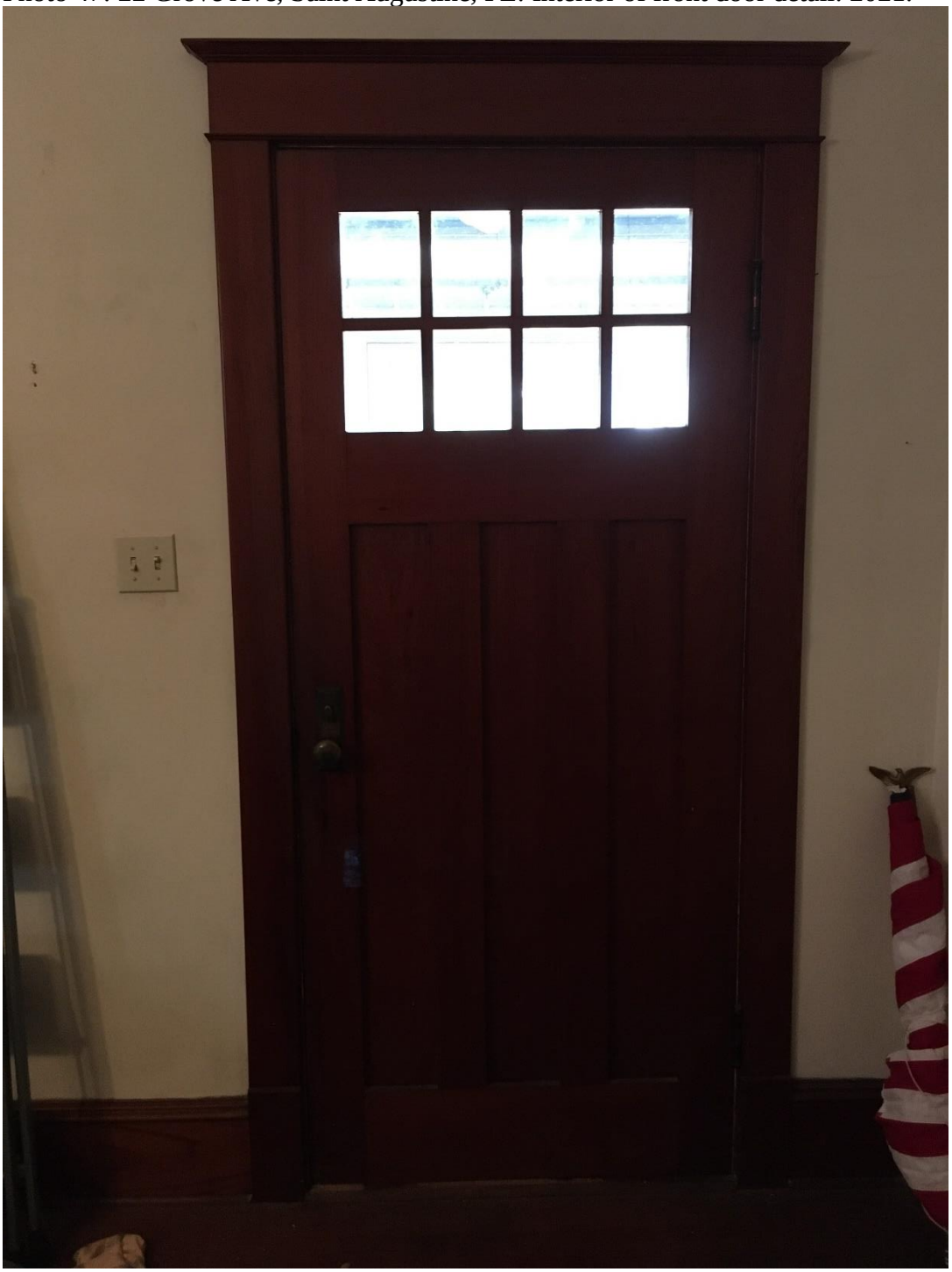
Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 47: 22 Grove Ave, Saint Augustine, FL: Interior of front door detail. 2021.



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Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 48: 22 Grove Ave, Saint Augustine, FL: Interior of east side entry door.2021.

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Photo 49: 22 Grove Ave, Saint Augustine, FL: Doors and casing detail back bedroom.2021.

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Planning and Building Department

Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 50: 22 Grove Ave, Saint Augustine, FL: Facing west, Context on the street. 2021.

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Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 51: 22 Grove Ave, Saint Augustine, FL: facing east, context on the street. 2021

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Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo 52: 22 Grove Ave, Saint Augustine, FL: facing east on the south side, front yard wall along Grove Ave, in need of repair, 2021

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Historic Preservation Property Tax Exemption application: Part 1

Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Historic Photo 1: 22 Grove Ave, Saint Augustine, FL: facing north on the south side, open porch, high wall, chimney not painted, shrubbery, tree in right of way, Ca 1930

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Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Historic Photo 2: 22 Grove Ave, Saint Augustine, FL: facing north on the south side, Ruth and Ruby Lee on open porch with round columns before porch enclosure in the (1940s?), screen door on house, Ca 1925

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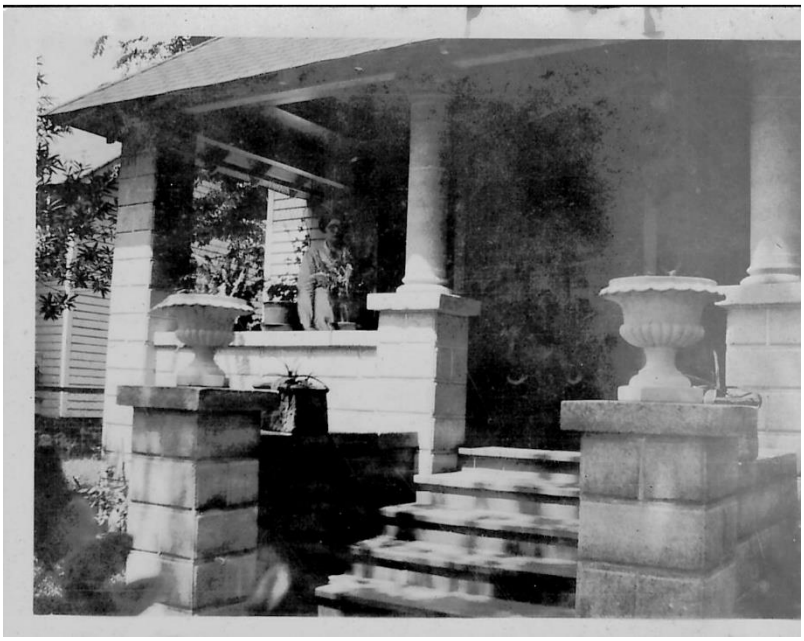
Planning and Building Department

Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Historic Photo 3: 22 Grove Ave, Saint Augustine, FL: facing NW on the south side, open front porch, round columns before porch enclosure in the (1940s?), Ca 1925



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Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Historic Photo 4: 22 Grove Ave, Saint Augustine, FL: facing north, open front porch before porch enclosure in the (1940s?),, high wall, round columns, shingle roof covering, with tree in right of way, Ca 1925

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Planning and Building Department

Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Historic Photo 5: 22 Grove Ave, Saint Augustine, FL: east side concrete entry steps with tile/brick facing , most likely either Ruth or Ruby on bike, CA 1935

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Historic Preservation Property Tax Exemption application: Part 1

Parcel ID: 1943500000
Property Address: 22 Grove Avenue,
Saint Augustine, Saint Johns County, FL
32084

Map 1, North City National Register Historic District St. Augustine, FL, 2008, showing 22 Grove in the district.

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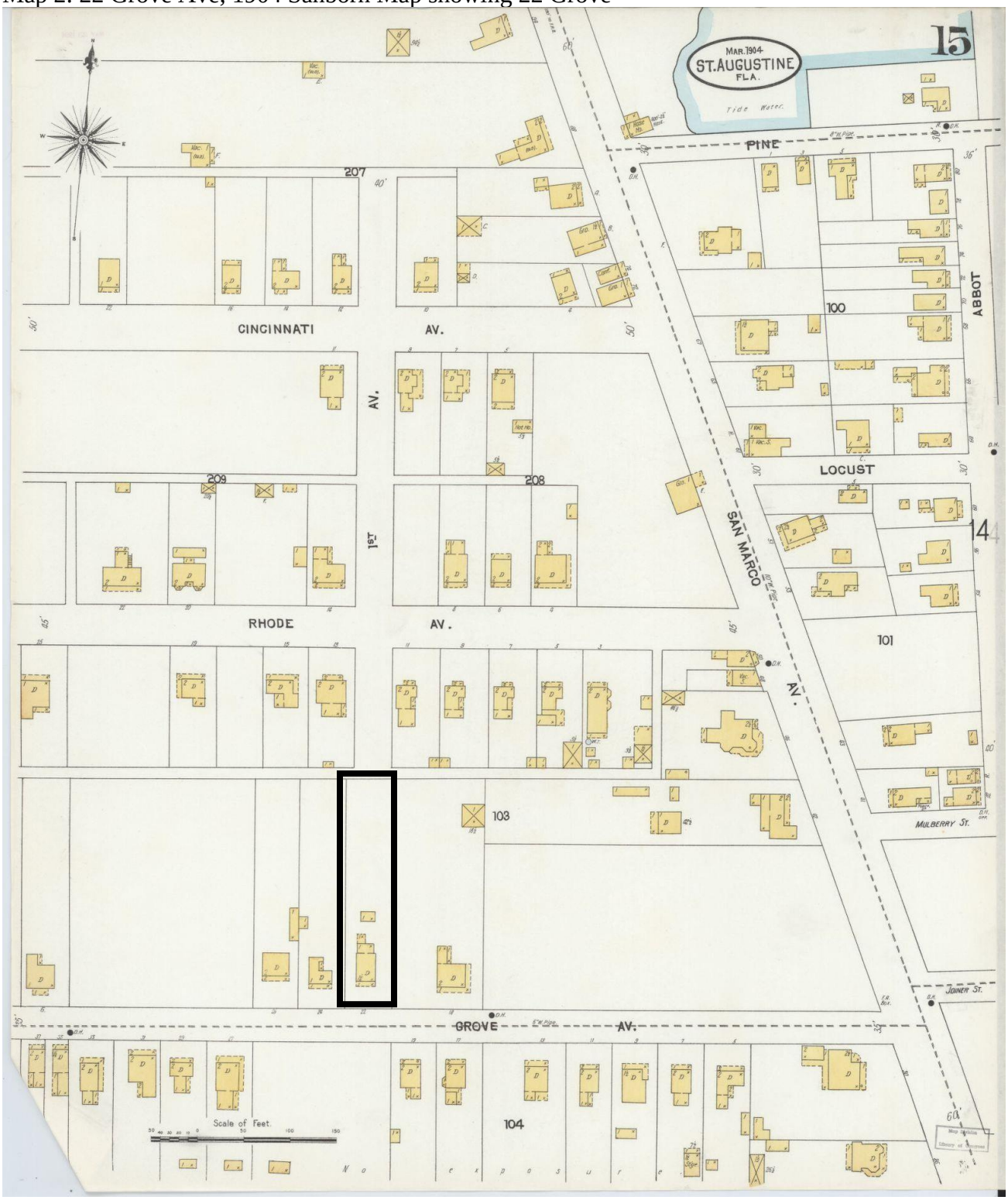
Historic Preservation Property Tax Exemption application: Part 1

Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Map 2: 22 Grove Ave, 1904 Sanborn Map showing 22 Grove



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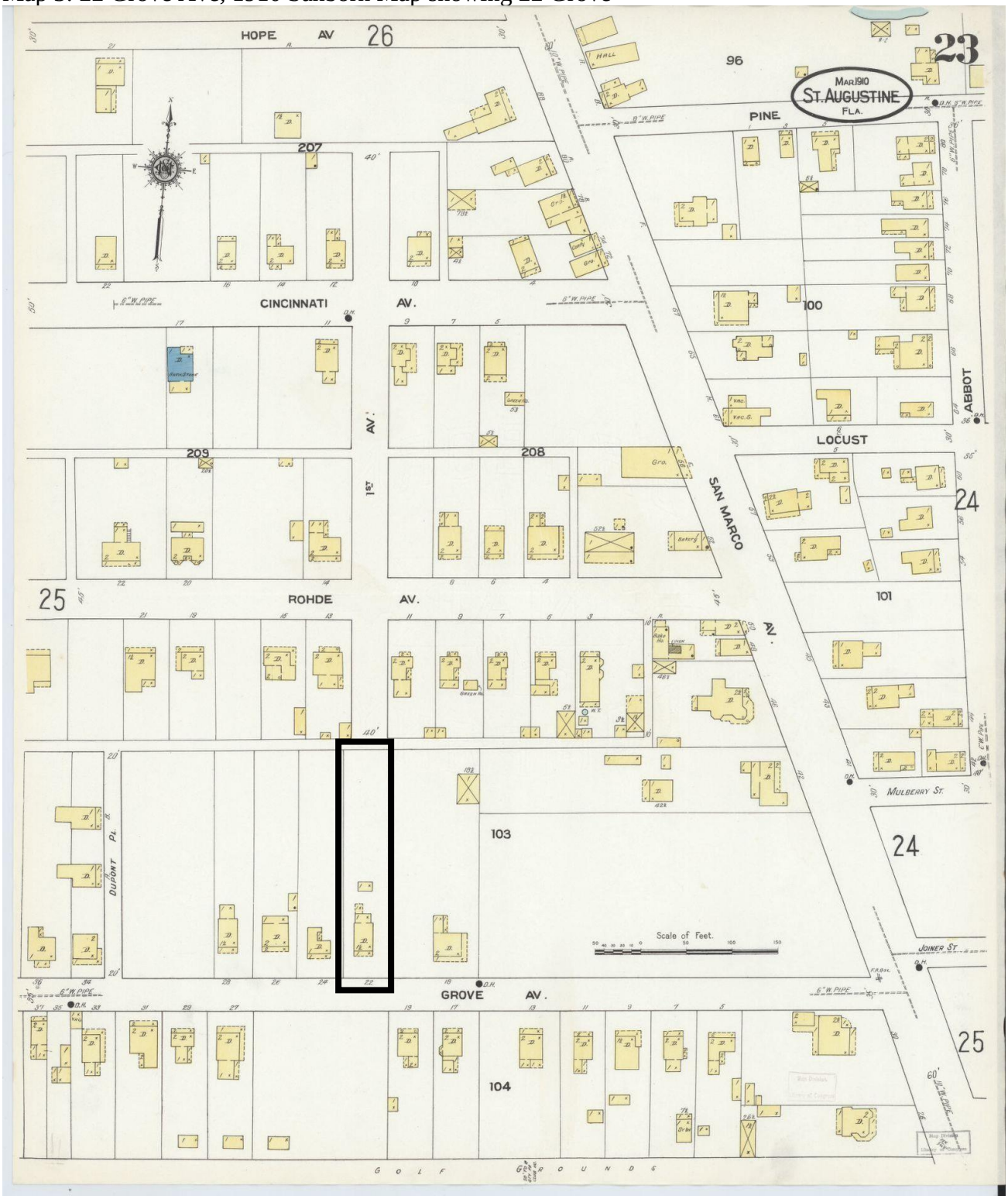
Historic Preservation Property Tax Exemption application: Part 1

Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Map 3: 22 Grove Ave, 1910 Sanborn Map showing 22 Grove



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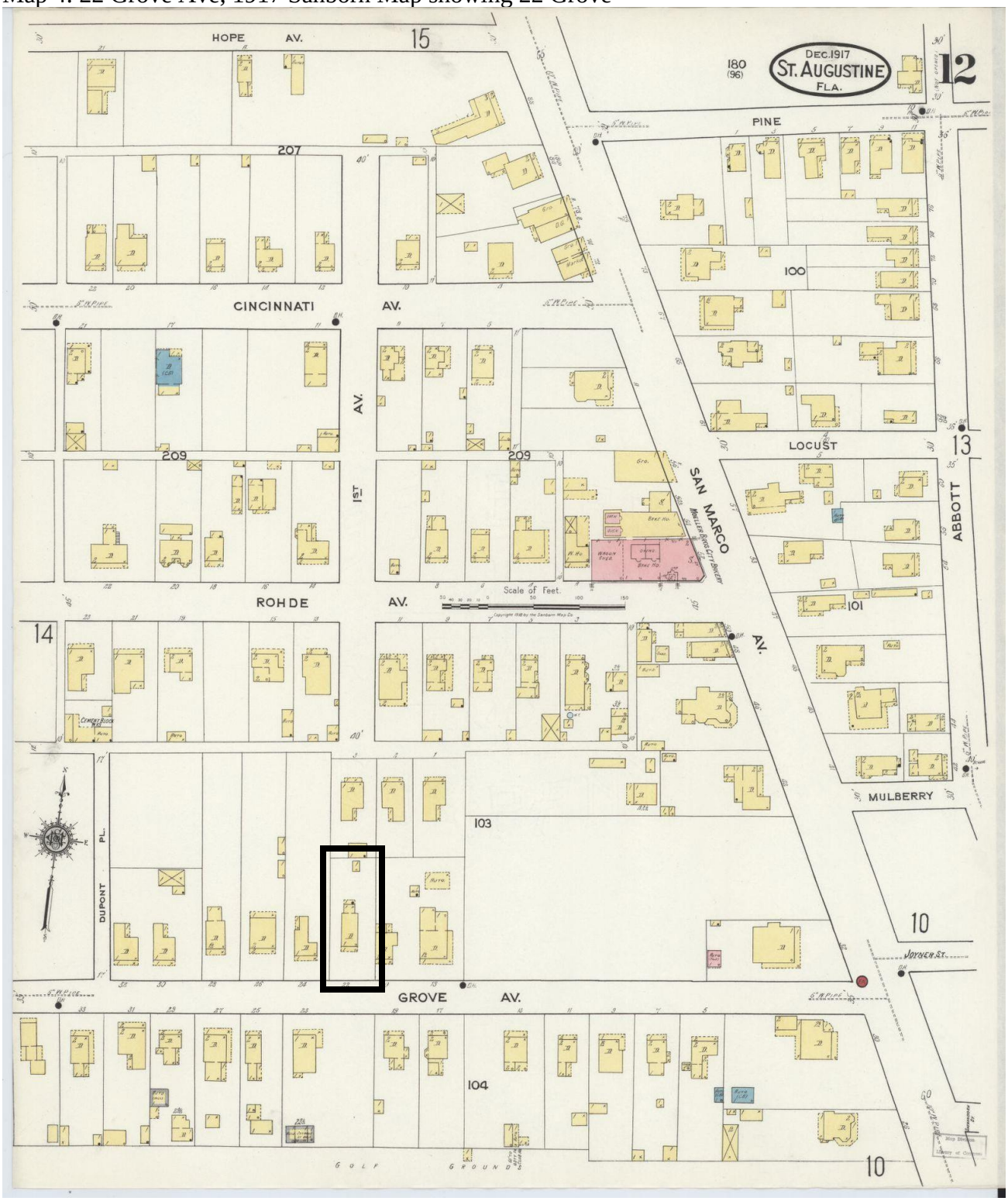
Historic Preservation Property Tax Exemption application: Part 1

Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Map 4: 22 Grove Ave, 1917 Sanborn Map showing 22 Grove



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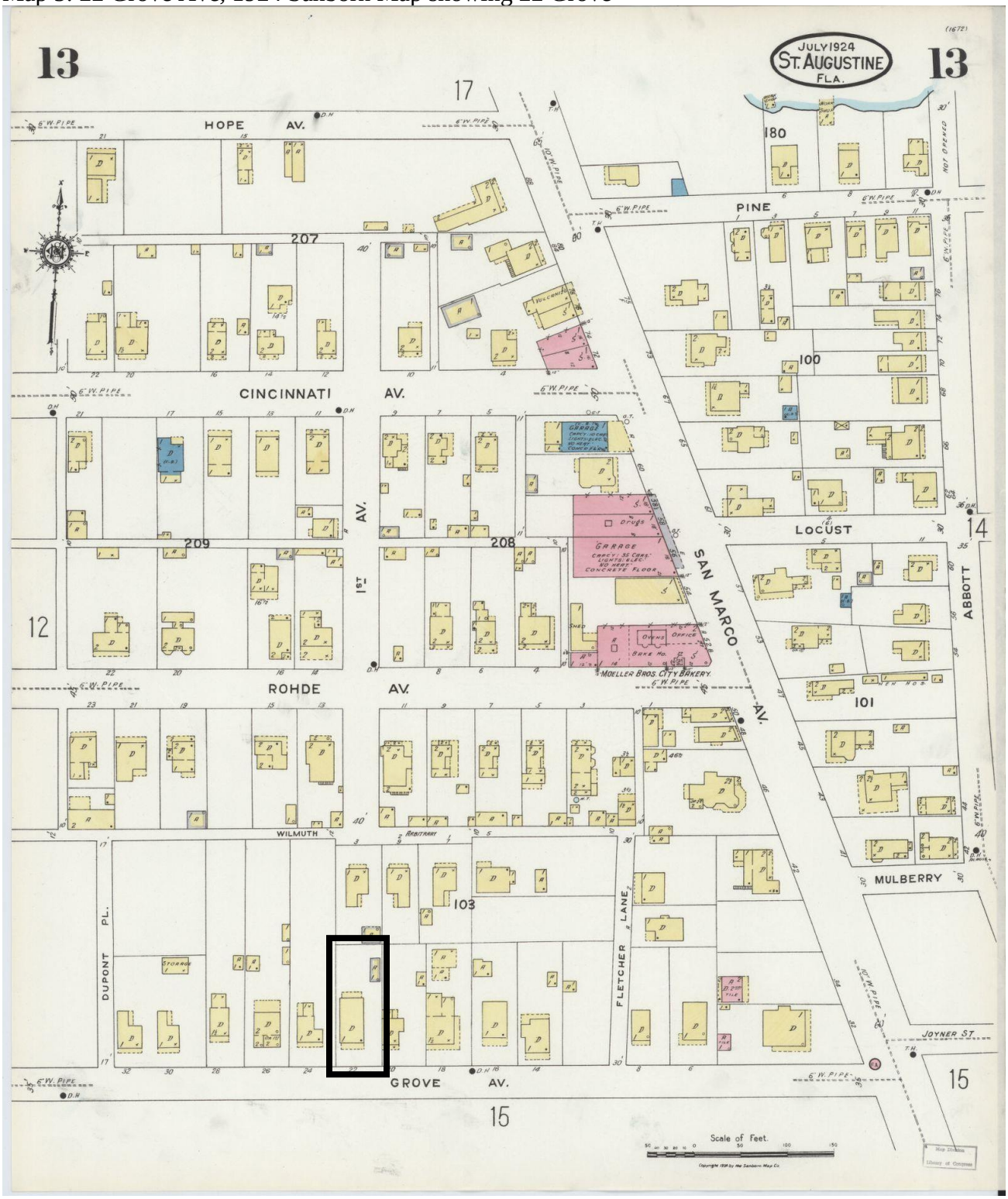
Historic Preservation Property Tax Exemption application: Part 1

Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Map 5: 22 Grove Ave, 1924 Sanborn Map showing 22 Grove



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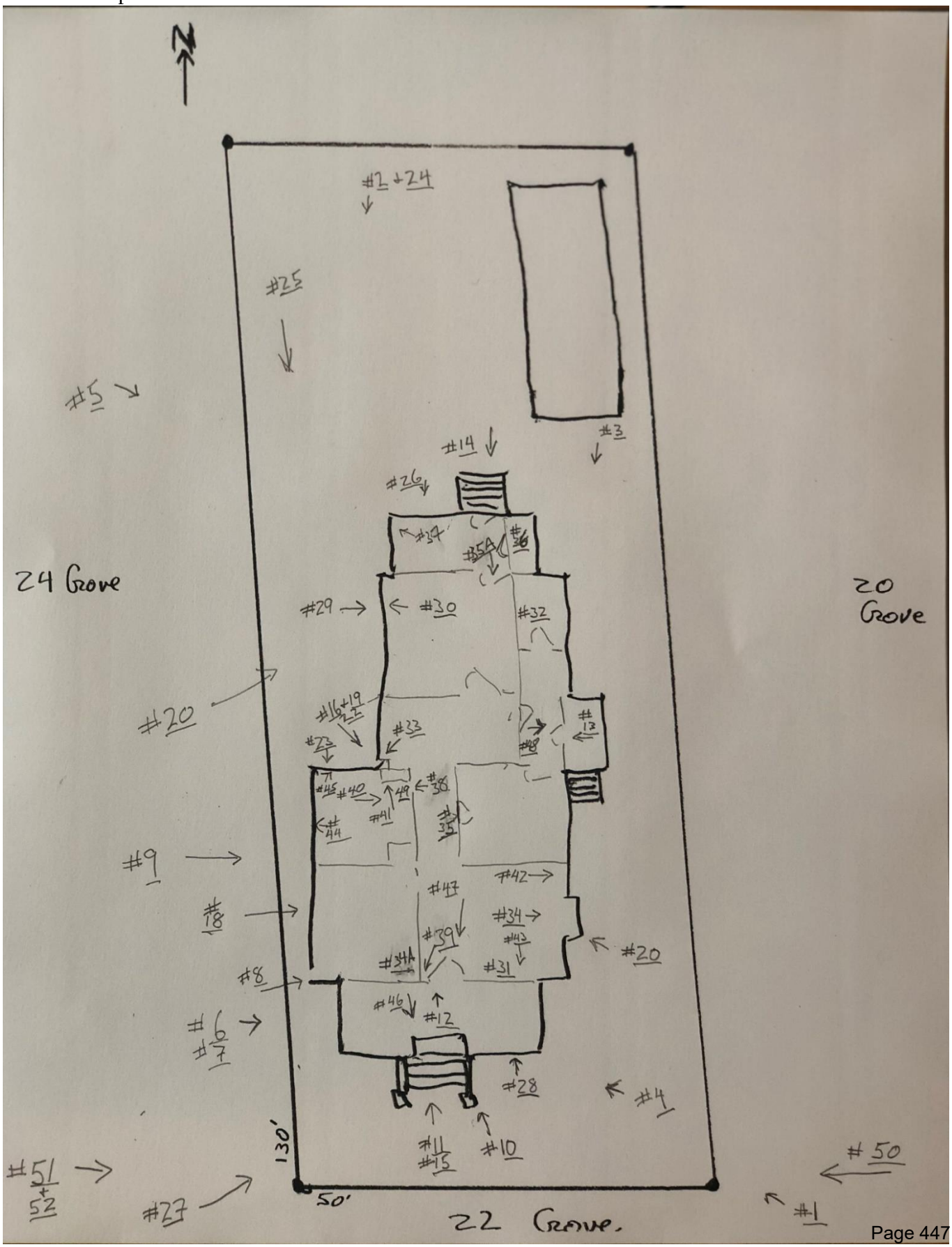
Historic Preservation Property Tax Exemption application: Part 1

Parcel ID: 1943500000
Property Address: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL 32084

Photo index for photos 1-52



Instr #2019044042 BK: 4745 PG: 1344, Filed & Recorded: 6/21/2019 12:13 PM #Pgs:3
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $27.00 Doc. D $0.70

Prepared by & Return to:
Robin H. Conner, Esquire
255 W. King Street, # 204
St. Augustine, Florida 32084

PERSONAL REPRESENTATIVES' CORRECTIVE DEED

STATEMENT OF FACTS:

A. RICHARD L. BYLANDT ("Decedent"), a resident of St. Johns County, Florida, died testate on July 5, 2018.

B. At the time of Decedent's death, Decedent was the owner of the Real Property described below.

C. Grantors are the Personal Representatives of the Estate of the Decedent pursuant to proceedings filed in the Circuit Court, St. Johns County, Florida, in Case No. CP 18-0435.

CONVEYANCE:

COPY

1. IDENTIFICATION OF GRANTORS

Name and address of Grantors: H. A. SMITH and DEBRA H. SMITH, as Personal Representatives of the Estate of RICHARD L. BYLANDT, Deceased
15 East Lane, St. Augustine, FL 32086

2. IDENTIFICATION OF GRANTEES

Name and address of Grantees: H. A. SMITH and DEBRA H. SMITH, Husband and Wife
15 East Lane, St. Augustine, FL 32086

3. MEANINGS OF TERMS

The terms "grantors" and "grantees" shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

The property hereby conveyed (the "Real Property") is described as follows:

The South one hundred thirty (S130') feet of Lot Forty-five (45) of the Subdivision of the KINGSLAND TRACT as platted and filed in the office of the Clerk of the Circuit Court in and for St. Johns County, Florida.

Parcel Identification Number: 194350-0000

Property Address: 22 Grove Avenue, St. Augustine, FL 32084

together with all tenements, hereditaments, easements, and appurtenances belonging to or benefiting such property.

5. CONSIDERATION

Ten and NO/100ths Dollars ($10.00) and other valuable consideration.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5 which grantors have received, grantors have granted, bargained and sold to grantees the Real Property to have and to hold in fee simple forever.

7. REPRESENTATION OF PERSONAL REPRESENTATIVES

Grantors represent that:

(a) They are duly appointed and qualified to act as Personal Representatives of the Estate of the Decedent as identified in the Statement of Facts; and

(b) They have the power and authority to execute this Deed, pursuant to that Last Will and Testament of the Decedent dated May 2, 2007, and admitted to Probate by Order of the Court dated July 14, 2018, in the Circuit Court, St. Johns County, Florida, in Case No. CP 18-0435.

COPY

8. EXCEPTIONS

This conveyance is made subject to covenants, reservations, restrictions, and easements of record, and is subject to taxes for the year 2018 and subsequent years. Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

THIS DEED IS BEING EXECUTED AND RECORDED SOLELY TO CORRECT A SCRIVENER'S ERROR RECITED IN THAT PERSONAL REPRESENTATIVE'S DEED EXECUTED BY GRANTORS ON AUGUST 16, 2018, AND RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AT OFFICIAL RECORDS BOOK 4601, PAGE 638, WHICH DEED INCORRECTLY RECITED THAT THE DECEDENT DIED INTESTATE.

Executed on June 18, 2019.

Signed in the presence of:

Witness

Witness's printed Name

H. A. SMITH, as Personal Representative of the Estate of RICHARD L. BYLANDT, Deceased.

Witness

Witness's printed Name

DEBRA H. SMITH, as Personal Representative of the Estate of RICHARD L. BYLANDT, Deceased.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 18TH day of June, 2019, by H. A. SMITH and DEBRA H. SMITH, as Personal Representatives of the Estate of RICHARD L. BYLANDT, Deceased, who are personally known to me or have produced _____ as identification.

Notary Public State of Florida
Robin H Conner
My Commission GG 228304
Expires 06/17/2022

Robin H. Conner

Notary Public: State of Florida
My Commission Expires: _____

COPY

rc/Prob/Bylandt,Richard/PR Corrective Deed 2019

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	1943500000
Location Address	22 GROVE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Kingsland Addition (604)
Tax Description*	KINGSLAND ADDN CITY S130FTOF LOT 45 OR4601/638(P/R) & 4745/1344(C/D) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.140
Homestead	N

Owner Information

Owner Name	Smith H A,Debra H 100% Smith Debra H 100%
Mailing Address	15 EAST LN SAINT AUGUSTINE, FL 32086-0000

Map

Valuation Information

	2022
Building Value	$172,594
Extra Features Value	$2,160
Total Land Value	$167,790
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$342,544**
Total Deferred	$63,810
Assessed Value	**$278,734**
Total Exemptions	$0
Taxable Value	**$278,734**

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	$113,455	$2,160	$148,614	$0	$0	$264,229	$253,395	$10,834	$253,395
2020	$103,555	$2,160	$124,644	$0	$0	$230,359	$230,359	$0	$230,359
2019	$89,272	$2,160	$124,644	$0	$0	$216,076	$216,076	$0	$216,076
2018	$90,867	$2,160	$115,056	$0	$0	$208,083	$123,169	$134,914	$73,169
2017	$70,349	$1,327	$115,056	$0	$0	$186,732	$120,636	$116,096	$70,636
2016	$65,288	$1,327	$100,674	$0	$0	$167,289	$118,155	$99,134	$68,155
2015	$58,449	$1,327	$91,086	$0	$0	$150,862	$117,334	$83,528	$67,334
2014	$50,832	$1,327	$82,696	$0	$0	$134,855	$116,403	$68,452	$66,403
2013	$52,950	$1,327	$82,696	$0	$0	$136,973	$114,683	$72,290	$64,683
2012	$48,318	$1,327	$68,926	$0	$0	$118,571	$112,766	$55,805	$62,766
2011	$31,571	$1,327	$76,584	$0	$0	$109,482	$109,482	$50,000	$59,482
2010	$33,325	$1,327	$85,094	$0	$0	$119,746	$119,746	$50,000	$69,746

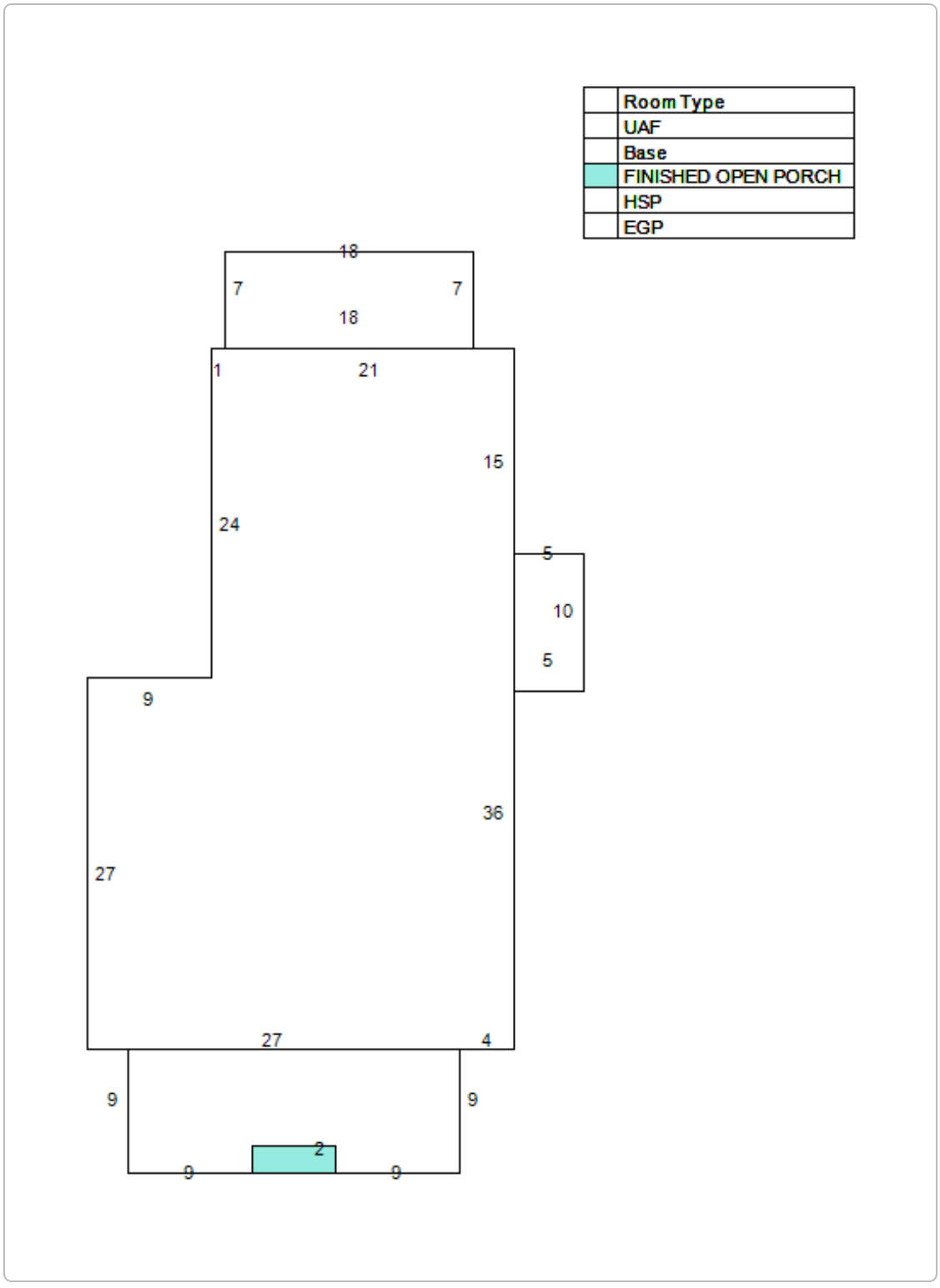
Building Information

Building	1
Year Built	1915
Actual Area	1997
Conditioned Area	1365
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Block, Wood
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	1365
ENCLOSED GLASS PORCH	126
HALF SCREEN PORCH	50
ENCLOSED GLASS PORCH	204
FINISHED OPEN PORCH	12
UNFINISHED ATTIC - FORCED	240

Total SqFt	1997

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage Unfinished (Average)		2160

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	47	130	47	EF	$167,790

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/21/2019	6/21/2019	$100.00	CORRECTIVE DEED	4745	1344	U	I	BYLANDT RICHARD L ESTATE	SMITH H A,DEBRA H
8/23/2018	8/16/2018	$100.00	PERSONAL REP	4601	638	U	I	BYLANDT RICHARD L ESTATE	SMITH H A,DEBRA H
7/18/2018	7/18/2018	$0.00	LETTERS OF ADMN	4582	807	U	I	BYLANDT RICHARD L ESTATE	BYLANDT RICHARD L ESTATE
7/16/2018	7/5/2018	$0.00	LETTERS OF ADMN	4580	1043	U	I	BYLANDT RICHARD L (DECD)	BYLANDT RICHARD L ESTATE
	8/9/2007	$0.00	ORDER DET HX REAL P	2966	252	U	I	BYLANDT RICHARD E ESTATE	BYLANDT RICHARD L
	8/9/2007	$0.00	LETTERS OF ADMN	2966	251	U	I	BYLANDT RICHARD E(DECD 5/29/07)	BYLANDT RICHARD E ESTATE
	1/1/1977	$0.00		356	744	U	I		BYLANDT RICHARD E,RUTH L
	1/1/1977	$0.00		351	151	U	I		

No data available for the following modules: Exemption Information.

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Version 2.3.173

Received January 21, 2022
Planning & Building Department

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

(To be completed by all applicants):
Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 1943500000

Property Address 22 Grove Avenue, Saint Augustine, FL 32084

Feature 1 FEATURES TO BE LISTED ON PAGES 4 - 6 ARE INCLUDED ON ATTACHED PAGES THAT FOLLOW

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Photo no._____ Drawing no._____	Describe work and impact on existing feature:

Feature 2

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Photo no._____ Drawing no._____	Describe work and impact on existing feature:

Feature 3

Feature_____ Approx. date of feature_____ Describe existing feature and its condition: Photo no._____ Drawing no._____	Describe work and impact on existing feature:

Received January 21, 2022
Planning & Building Department

FEATURES TO BE LISTED ON PAGES 4 - 6 ARE INCLUDED ON ATTACHED PAGES THAT FOLLOW

DOS Form No. HR3E101292
Revised 09/03/00

Property Identification Number 1943500000

Property Address 22 Grove Avenue, Saint Augustine, FL 32084

Property Use (To be completed by all applicants):

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

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

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

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

2. How often does this organization or agency use the building or archaeological site? _____

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres)_____square feet ◯ acres ◯

4. How much area does the organization or agency use?_____square feet◯ acres◯

5. What percentage of the usable area does the organization or agency use?_____%

6. Is the property open to the public ◯Yes ◯No If so, when? _____

7. Are there regular hours? ◯Yes ◯No If so, what are they? _____

8. Is the property also open by appointment? ◯Yes ◯No

9. Is the property open only by appointment? ◯Yes ◯No

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Planning & Building Department

Supporting Documents:

- Architect’s drawings A101 R1, A201 R1, A301 R1
- Current photos
- Historic photos

Photo referencing:

- BD Ruth Lucille Beydler: January 2, 1920 Saint Augustine
- BD Rubye Lee Beydler: 1916
- BD William King Moeller: 1916
- Wedding: Bill and Rubye Lee: 1944?
-

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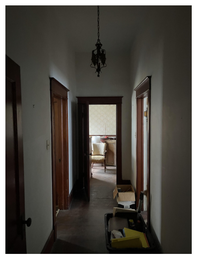
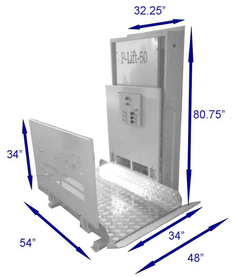
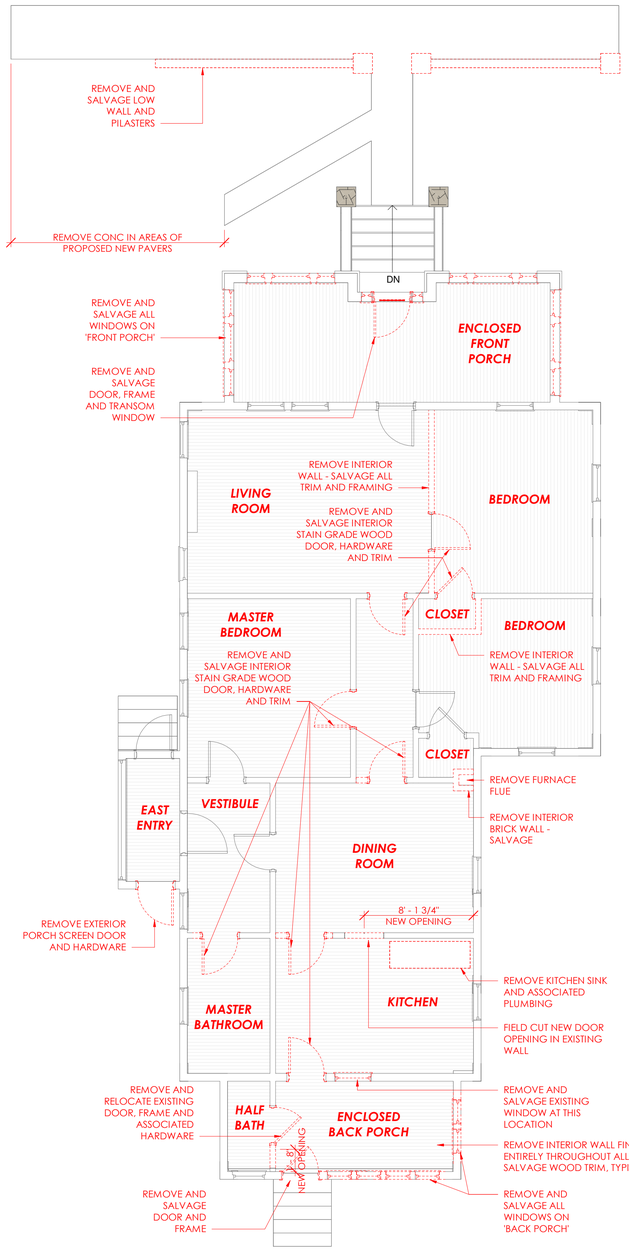
PHOTOS



ADA CHAIR LIFT

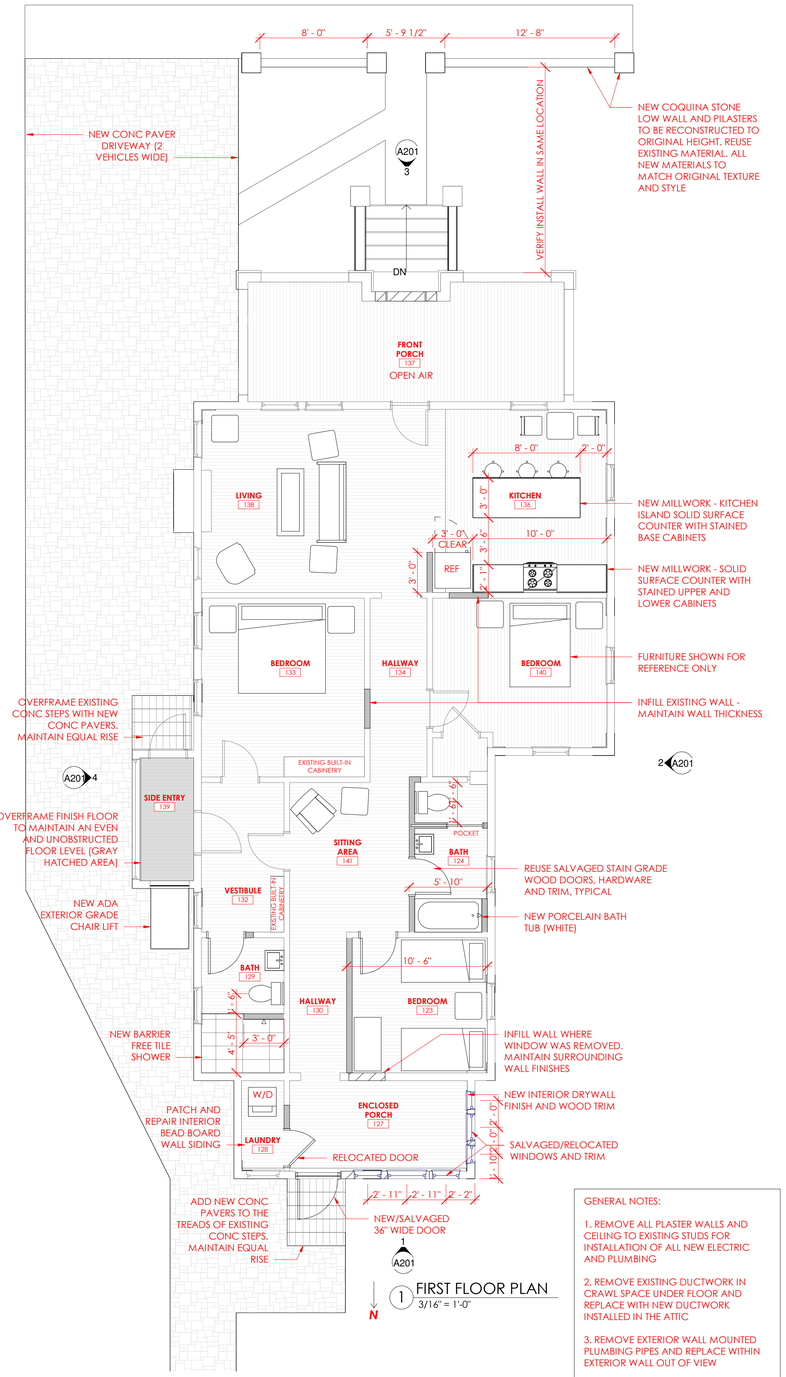


GROVE AVE



2 DEMOLITION PLAN
3/16" = 1'-0"

GROVE AVE



1 FIRST FLOOR PLAN
3/16" = 1'-0"

GENERAL NOTES:

1. REMOVE ALL PLASTER WALLS AND CEILING TO EXISTING STUDS FOR INSTALLATION OF ALL NEW ELECTRIC AND PLUMBING

2. REMOVE EXISTING DUCTWORK IN CRAWL SPACE UNDER FLOOR AND REPLACE WITH NEW DUCTWORK INSTALLED IN THE ATTIC

3. REMOVE EXTERIOR WALL MOUNTED PLUMBING PIPES AND REPLACE WITHIN EXTERIOR WALL OUT OF VIEW

4. INSTALL SPRAY FOAM INSULATION AT ROOF AND EXTERIOR WALLS

new day design co.
5 hope st - st augustine, fl 32084

SMITH

22 GROVE AVE
ST AUGUSTINE, FL

DATE: FEBRUARY 7, 2022
REVISIONS:

SCHEMATICS

A101
FP1 - ARCH

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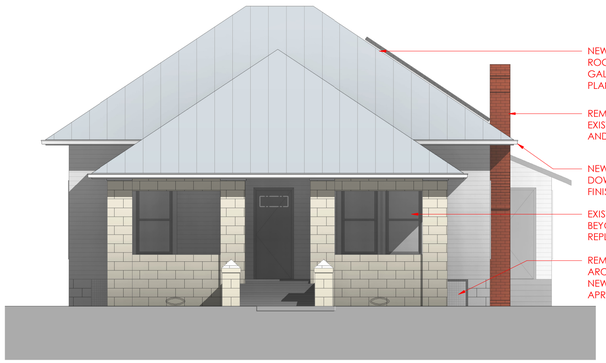
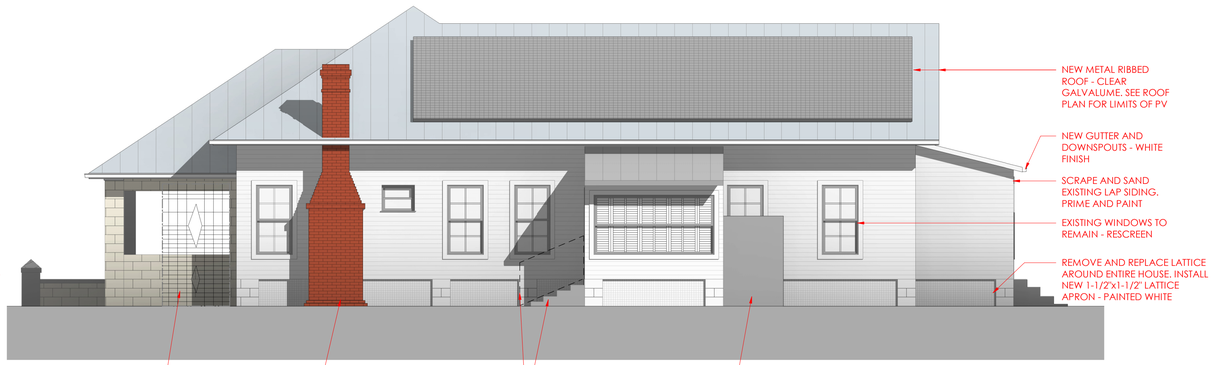
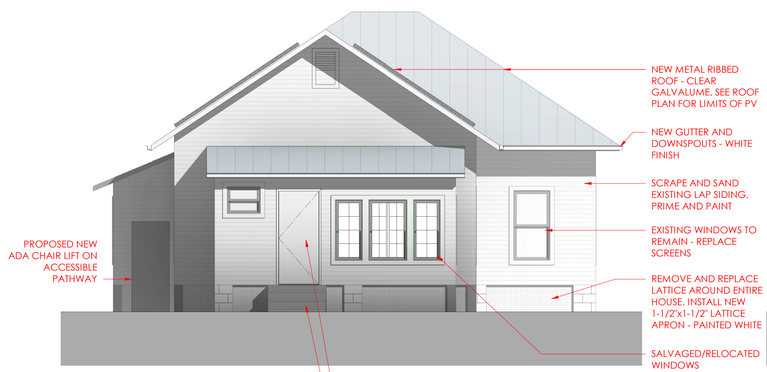


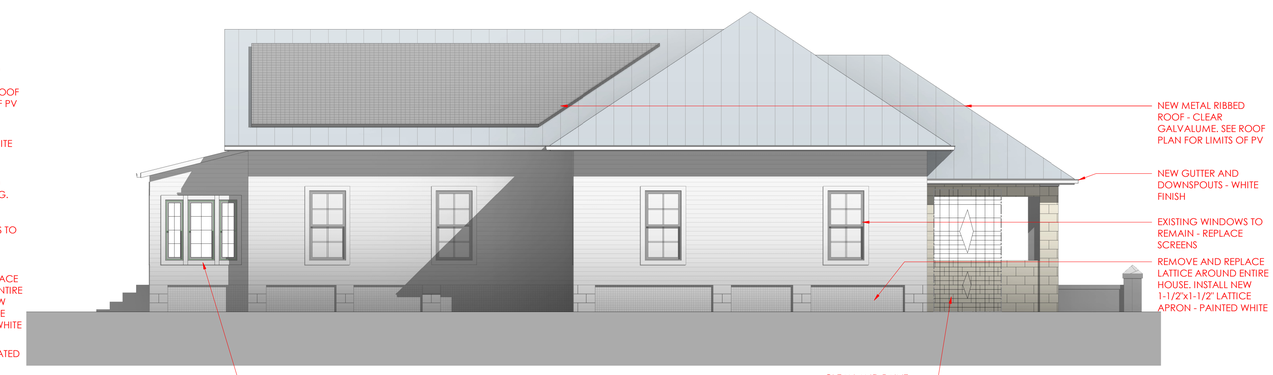
3 SOUTH ELEVATION
3/16" = 1'-0"



4 EAST ELEVATION
3/16" = 1'-0"



1 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

EXTERIOR PAINT
BEN MOORE REGAL SELECT LOW LUSTER
PAINT COLOR - WHITE W103 01

TRIM AND DOOR COLORS SHALL COMPLIMENT THE EXTERIOR FIELD COLOR AND WILL BE SELECTED BY THE OWNER

SMITH

22 GROVE AVE
ST AUGUSTINE, FL

DATE: FEBRUARY 7, 2022
REVISIONS:

SCHEMATICS

A201
EXT ELEVS

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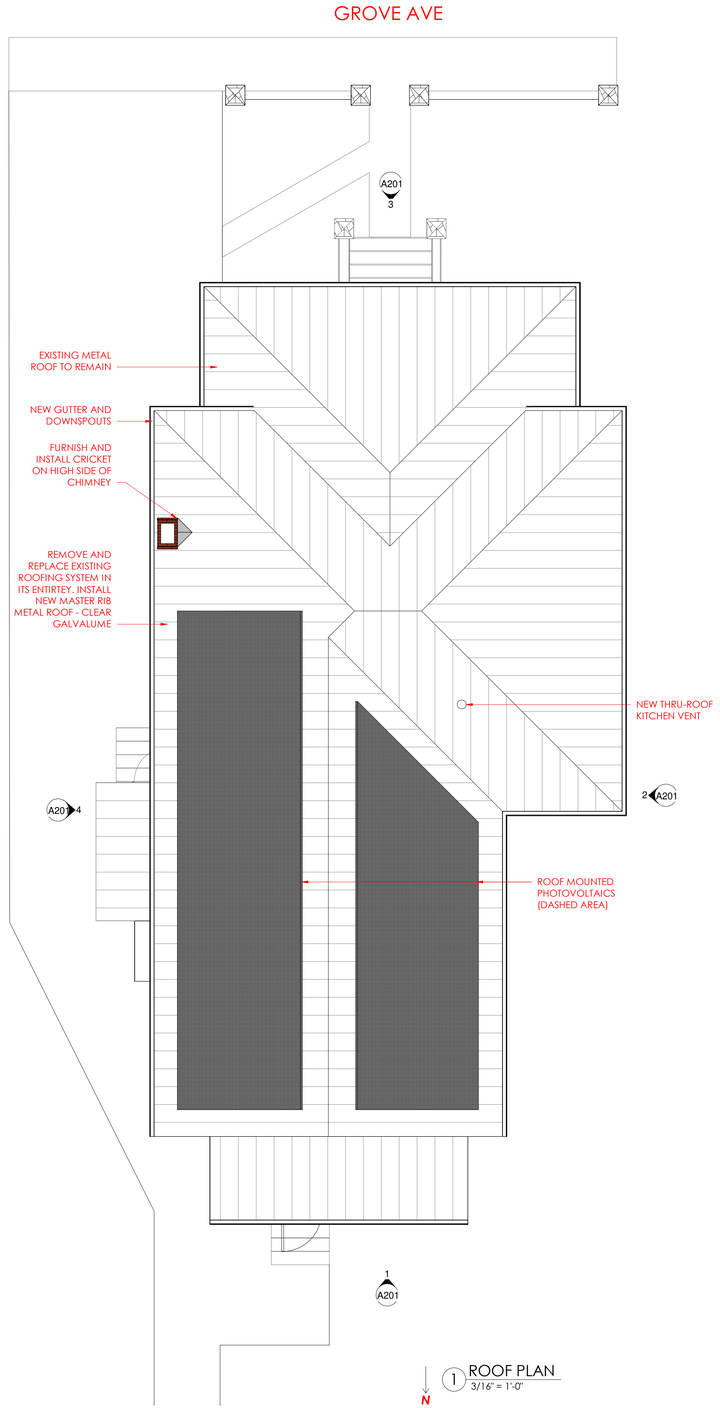

1 ROOF PLAN
3/16" = 1'-0"

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22 GROVE AVE
ST AUGUSTINE, FL

DATE: FEBRUARY 7, 2022
REVISIONS:

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A301
ROOF PLAN

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Historic Preservation Property Tax Exemption application: Part 2-Description of Improvements

Parcel ID: 1943500000
Property Address: 22 Grove Avenue,
Saint Augustine, Saint Johns County,
FL 32084

Part 2.1
Parcel ID: 1943500000
Address of property: 22 Grove Avenue, Saint Augustine, Saint Johns County, FL. 32084
Owner's note: the property tax record designates 1915 construction, but the Florida Master Site File designates 1894-1899, National Register Nomination in 1899, and the Sanborn map of 1904 clearly shows the house. 1899 will be the construction year reference

Feature 1 exterior	
• Feature: Coquina aggregate concrete mortar joints on the main house • Approx. date of feature: c. 1899, original to the building • Describe existing feature and its condition: ○ Throughout the building there are sections that are either repaired incorrectly with caulk or grey mortar, or are deteriorated Photo no. 1; Drawing no. NA	Describe work and impact on existing feature: • Correctly repair select pointing to match existing joint width, tuck, and color • Impact will be to restore it to its original condition Photo: 2; Drawing: NA

Feature 2 exterior	
• Feature: Front coquina aggregate concrete wall along the front property line • Approx. date of feature: c. 1899, original to the building, modified 1930s or1940s. • Describe existing feature and its condition: ○ The wall has many cracked blocks, is tilted from tree roots, and is made of fewer courses that at which it was originally built. • Photo no. 3, 4; Drawing no. NA	Describe work and impact on existing feature: • Wall will be dismantled carefully by removing the mortar and cleaning original blocks. • Wall will be rebuilt in original location and at original c. 1899 height • The east section next to the driveway will be shortened to accommodate two parked vehicles • Photo: 5; Drawing: A101 R1

Feature 3 exterior	
• Feature: Front porch enclosure including the casement windows and door and sidelights • Approx. date of feature: 1930s-1940s added after the original c. 1899 construction. • Describe existing feature and its condition: ○ The enclosure was added sometime after the original construction. It is quite attractive and other than needing repainting, is in very good condition. Built as it is, it tends to isolate the residents from the neighbors as it shuts them off from the pedestrian traffic on Grove Ave. • Photo no. 5, 6, 7, 8, 9, 10, 11; 12, 12A; Drawing no. NA	Describe work and impact on existing feature: • Dismantle and salvage all of the enclosing structures, doors, and windows to open the porch back up to its original form. Salvaged material will be reused in this house: screen door to the front of the house, “French” door to replace the back door of the house, casements to replace the windows on the back porch. • Impact will be to restore front porch to its original form and function and approximately if not exactly its original design. • Photo: 11; Drawing: A101 R1, A201 R1,

Feature 4 exterior	

• Feature: Metal shingle roof and gutters
• Approx. date of feature: 1920s-1930s, after original construction
• Describe existing feature and its condition:
  ○ Metal shingle roof is decayed and rusting in many places and was applied over the top of what appear to be asphalt shingles, possibly two layers of them. Occasionally one blows off and is found in the yard. Where it meets the chimney, there is severe water penetration which is damaging the interior of the house.
  ○ Rooftop filial is a notable feature. It is the only one on the house
 	
• Photo no. 13, 14, 15, 16, 17, 18, 19, 11, 9 5; Drawing no. NA
	Describe work and impact on existing feature:
	• Remove the shingles. Remove Master Rib installed in 2011 if advised by roofer. Repair any structural damage, cricket the chimney
	• Replace the entire metal roof covering with galvalume master rib 26ga (not 5v-crimp), such as is already on the front part of the house since 2011.
	• Recreate the rooftop filial of appropriate material
	• Deteriorated gutters and downspouts will be replaced with all around seamless aluminum to be like the extant steel gutters and downspouts.
	• Add solar PV panels to the rear sections of the roof so that they will be unobtrusive.
	• This plan will slightly change the look of the roof, but dramatically improve its function over the long term.
	
	• Photo: 20 (partial re-roof 2011); Drawing: A301 R1, A201, R1

Feature 5 exterior	

• Feature: Driveway
• Approx. date of feature: c. 1899 part of original construction
• Describe existing feature and its condition:
  ○ Driveway is a two-track concrete with grass median that runs from the front property line to the carriage house in back
  ○ Concrete is cracked in many places and will continue to damage some cars with low clearance. It is subject to flooding from stormwater on Grove Ave that can't escape through the ancient storm sewer system to the San Sebastian River. It is extremely narrow, and parking is extremely difficult.
 	
• Photo no. 4, 20, 21, 22 Drawing no. NA
	Describe work and impact on existing feature:
	• Remove and salvage the concrete driveway runners. Propose to re-use as a walkway around the carriage house
	• Widen the driveway to accommodate two vehicles
	• Fill and pave the driveway in such a way to reduce barriers for those with mobility impairments, and so that storm water runs toward Grove Ave instead of toward the back of the property.
	• Pavers are proposed to be concrete pavers to compliment the historic field of view and function as the original house. Tremron "Old Columbia Clay Pavers", "Olde Towne-Sierra", "Olde Towne Permeable", "Olde Towne Antiqued" are currently under consideration.
	
	Photo: NA; Drawing: A101 R1,
	https://www.tremron.com/products#pavers

Feature 6 exterior	

• Feature: side entry on east side of house
• Approx. date of feature: c. 1899, original construction
• Describe existing feature and its condition:
  ○ Extant enclosed side entry is in good condition but is a barrier to access for those with mobility impairments (as built c. 1899, all entries to the house are that way)
  ○ Steps are poured concrete with no facing, but originally there was facing on the risers and treads
• Photo no. 20, 22, 24 Drawing no. NA
	Describe work and impact on existing feature:
	• Add an ADA approved chairlift on the back side of the side entry structure to allow access for those with severe mobility impairments
	• Change the elevation of the floor of the entry structure to allow roll-in access to the house. Approximately 4” rise needed.
	• Change the rise on the steps to be 5” and finish with facing to approximately restore the look to its historic finished look.
	• Photo: 23; Drawing: A101 R1, A202 R1,

Feature 7 exterior	

• Feature: chimney paint and roof interface
• Approx. date of feature: c. 1899, unpainted in original construction
• Describe existing feature and its condition:
  ○ Existing chimney is painted white
  ○ Existing chimney has no cricket to aid in stormwater runoff, so interior of the house is penetrated by moisture.
• Photo no. 9, 15, 25, 26, 27, 28; Drawing no. NA
	Describe work and impact on existing feature:
	• Remove paint from chimney using a gentle method that doesn't damage the red brick, to restore to historic non-painted surface
	• Repoint as needed
	• Add trellis to match historic photos
	• Provide cricket where chimney meets roof
	• Photo: 28; Drawing: A301 R1

Feature 8 exterior	
• Feature: Paint on exterior of the house • Approx. date of feature: c. 1899 • Describe existing feature and its condition: ○ All paint on exterior of the house is chipped and peeling • Photo no. 14, 29, Drawing no. NA	Describe work and impact on existing feature: • Remove and repaint after making any minor repairs • House will be original white. Trim, windows and screens will be an appropriate color to complement the exterior field color • Photo: __, Drawing: NA

Feature 9 exterior/interior	
• Feature: Back porch and rear entry • Approx. date of feature: present in 1904, apparently modified by 1917, and again by 1924, and again in the 1970s or 1980s which is its current condition. • Describe existing feature and its condition: o The back porch was enclosed in we believe the 1970s or 1980s, based on the interior paneling and aluminum windows (trailer windows?). o The paneling is of low quality and is in poor condition. o The windows as well. o The back door of house is extremely narrow and is in poor condition. o Floor covering is gone, we believe it was stick-on vinyl tile. o Back steps are poured concrete, narrow tread, steep rise and as such present a barrier to entry for mobility impaired. • Photo no. 30, 31, 32, 33, 34, Drawing no. NA	Describe work and impact on existing feature: • Remove existing paneling and windows • Salvage the back door. • Rebuild the back porch using salvaged casements from the front porch • Widen the back door and reuse the salvaged "French" door from the front porch. • Interior finish will be either a paneling that conforms to the greater house, or sheetrock. Still under consideration. • Exterior will be 6" novelty siding as is the majority of the house • Change rise on steps to be 5", to imitate rise and finish on side entry steps. • Photo: 35; Drawing: A101 R1, A201 R1

Feature 10 Exterior	

• Feature: Windows and window screens
• Approx. date of feature: c. 1899, part of original construction.
• Describe existing feature and its condition:
  ○ With the exception of one double-hung window, all are in very good condition
  ○ Screen frames likewise.
 	
• Photo no. 14, 36, 37; Drawing no. NA
	Describe work and impact on existing feature:
	• Windows need only to be cleaned up, re-finished, and re-strung.
	• All screen frames need to the same, and to have screens replaced.
	• This will restore the windows and screens to their original condition and function.
	
	• Photo: NA; Drawing: NA

Feature 11 exterior	
• Feature: Various appendages • Approx. date of feature: c. 1899-1990, added after original construction • Describe existing feature and its condition: o Exterior PVC plumbing is unsightly and makes the roof vulnerable to water penetration o "Thing", probably an old heat duct on the back gable is a water penetration hazard, is in danger of getting blown off, is unsightly, and serves no purpose, now nor in the future • Photo no. 13, 19 Drawing no. NA	Describe work and impact on existing feature: • Remove appendages and repair wall or roof in the places where they were. • Photo: NA; Drawing: A101 R1

Feature 12 interior	

• Feature: plaster and lathe and other GWB wall covering
• Approx. date of feature: c. 1899-1950
• Describe existing feature and its condition:
  ○ Plaster and lathe are in various condition of repair. Some is in good condition, but much is in bad condition
  ○ Some of the plaster is separating from the lathe, and some of it is cracked.
  ○ Mold is visible in some of the plaster
• Photo no. 38, 39, 40, 41, 42 Drawing no. NA
	Describe work and impact on existing feature:
	• Note: the following is proposed in order to bring the house up the most desirable form and function in terms of use of space, electricity, plumbing, energy efficiency, safety, acoustics, and mold.
	• Remove plaster and lathe from walls and ceilings
	• Insulate and install new electric and plumbing
	• Replace with ½" (not 3/8") sheetrock and finish to replicate the feel and sound of plaster and lathe
	Photo: NA Drawing: A101 R1

Feature 13 Interior	

• Feature: plumbing, electric, insulation
• Approx. date of feature: c. 1899-2007
• Describe existing feature and its condition:
  ○ Most of the plumbing and electrical wiring were removed in 2007, and further in 2018 as a safety measure expecting a vacant house for and extended time.
  ○ The plumbing is long outdated and provides a health and leak risk
  ○ The electrical is a hodgepodge of fixes over the years, and it is impossible to know what connects to what. Hence it is dangerous.
  ○ Insulation is extant only in the attic, and that is spartan.
 	
• Photo no. NA; Drawing no. NA
	Describe work and impact on existing feature:
	• While the walls are open after the plaster and lathe are removed, replace all plumbing and electrical to meeting current standards of need and safety
	• Add insulation to the exterior walls and ceiling for energy efficiency
	• Add insulation to interior walls for privacy and tranquility and to replicate acoustics of plaster and lathe.
	
	• Photo: NA; Drawing: A101 R1

Feature 14 Interior	
• Feature: Interior wood trim and doors, door and window casings, base moldings, etc…. • Approx. date of feature: c. 1899 most of it part of original construction • Describe existing feature and its condition: o All wood trim inside is beautiful and in excellent condition, the varnished and the painted. o The wood trim craftsmanship is a major contributor to the historic interior ambiance • Photo no. 43, 44, 45, 46, 47, 48, 4, 50 Drawing no. NA	Describe work and impact on existing feature: • Remove, number, and catalog all doors and trim to reuse. • Reuse will be mostly in the identical location, but due to the plan to change some wall configurations, some will be reused in another part of the house. • All new wood material will match the extant material. • Photo: NA; Drawing: A101 R1,

Feature 15 Interior	

• Feature: Kitchen and front bedroom
• Approx. date of feature: c. 1899, mostly part of original construction
• Describe existing feature and its condition:
  ○ The configuration of the space is not conducive to a family living tranquilly in the house, as the location of the front bedroom exposes the sleeper to all street noise. Closet appears to be an add-on sometime in the 1950s
  ○ The location of the kitchen necessarily excludes the cooks and dishwashers from the social or family activity going on elsewhere in the house
• Photo no. NA; Drawing no. A101 R1
	Describe work and impact on existing feature:
	• Note: the following is proposed in order to bring the house up the most desirable form and function in terms of facilitating a living space that reduces social isolation.
	• Kitchen will be relocated to front bedroom area
	• Wall separating current front bedroom from living room will be opened up, allowing cooks and dishwashers to enjoy social and family time.
	• Current kitchen will become a bedroom with the slight relocation of some walls, removing the occupant from the majoring of the street noise on Grove Ave.
	• Photo: NA; Drawing: A101 R1

Feature 16 Interior	

• Feature: Middle bedroom and Dining Room
• Approx. date of feature: c. 1899 original construction
• Describe existing feature and its condition:
  ○ The middle bedroom is quite distant from a bathroom, and the closet space (added sometime in the 1950s?) is inflexible and not optimal
  ○ The Dining Room is not optimally located
 	
• Photo no. NA; Drawing no. A101 R1
	Describe work and impact on existing feature:
	• Note: the following is proposed in order to bring the house up the most desirable form and function in terms of facilitating a living space that reduces social isolation.
	• Relocation of some walls in the Dining Room area to accommodate a full bathroom between the two bedrooms.
	• Add a full bath to accommodate the occupants of the two bedrooms, as well as house guests.
	
	• Photo: NA; Drawing: A101 R1

Feature 17 Interior	
• Feature: Central HVAC • Approx. date of feature:2012? • Describe existing feature and its condition: o Existing HVAC is ducted along the ground in the crawlspace of the house, and registers in the floor of the house, presenting a mold and flood and critter risk. o Existing HVAC outdoor component is unsightly o It is non operable since Hurricane Matthew and is presumed unsafe to use • Photo no. 51; Drawing no. NA	Describe work and impact on existing feature: • Install all new central HVAC equipment, with ducting in the attic and registers in the ceiling • Visually, this is expected to clean up some of the exterior of the house, with old ductwork removed and HVAC equipment in the attic and in unobtrusive outdoor locations (specific location TBD). • Photo: NA; Drawing: NA

Feature 18 Interior	

• Feature: ½ bath in back of house
• Approx. date of feature: c. 1899
• Describe existing feature and its condition:
  ○ The little ½ bath in the rear of the house is paneled in pine bead board which is painted various colors
  ○ Some pieces of the pine bead board are missing, but all appear to be in solid condition.
  ○ Plumbing fixtures were removed in 2018 due to severe sanitation and health concerns
 	
• Photo no. 52; Drawing no. A101 R1
	Describe work and impact on existing feature:
	• Note: the following is proposed in order to bring the house up the most desirable form and function in terms of facilitating a living space that reduces social isolation.
	• Replace missing pieces of pine beadboard with material to match
	• Do not replace toilet
	• Relocate the doorway slightly to accommodate a laundry station in the room, including W/D (and hopefully a sink).
	
	• Photo: NA; Drawing: A101 R1

Feature 19 Interior	

• Feature: Master bedroom/bathroom
• Approx. date of feature: c. 1899
• Describe existing feature and its condition:
  ○ All bathroom fixtures, some flooring, and some walls were removed in 2007 and again in 2018 due to severe sanitation and health concerns. It is currently bare walls with some exposed studs
  ○ Space has its own separate entrance via the east side entry
  ○ Bedroom has a door opening into the main house hallway as well as toward the bathroom
  ○ There is a built-in bookshelf that is in good condition
 	
• Photo no. 39,53, 53A; Drawing no. A101 R1
	Describe work and impact on existing feature:
	• Note: the following is proposed in order to bring the house up the most desirable form and function in terms of facilitating a living space that reduces social isolation and provides access for mobility impaired occupants.
	• Wall up the door opening to the hallway of the house. All trim wood salvaged to be reused in the house
	• Remove built-in bookshelf and re-install it in same place after walls are finished.
	• Rebuild the full bath to serve mobility impaired: roll-in shower, and other aspects to help mobility impaired occupants.
	
	• Photo: NA; Drawing: A101 R1

Feature 20 Interior	
• Feature: old furnace flue • Approx. date of feature: c. 1899 • Describe existing feature and its condition: o Made of soft, porous brick and crumbly sandy mortar, covered with plaster o Not visible from exterior, sealed up by shingles at the roof o Moisture wicking problem from below due to porous bricks and mortar on plaster and wood. o Takes up valuable space from bedrooms and bathroom. • Photo no. 40; Drawing no. A101 R1	Describe work and impact on existing feature: • Remove flue and salvage bricks to be used in a project TBD • Salvage any wood trim to be reused in the house • Photo: NA; Drawing: A101 R1

Feature 21 Interior	
• Feature: Flooring • Approx. date of feature: c. 1899-1970 • Describe existing feature and its condition: o Most flooring in the house is 3/16" oak over pine subfloor o Some of it is only pine subfloor o Some as in the kitchen and back porch and bathrooms is plywood/vinyl/mystery • Photo no.54, 55; Drawing no. A101 R1	Describe work and impact on existing feature: • Repair oak and pine flooring • Remove vinyl and other, replace with wood or tile • • Photo: NA; Drawing: A101 R1

Parcel ID: 1943500000
Property Address: 22 Grove Avenue,
Saint Augustine, Saint Johns County,
FL 32084

Property Use (to be completed by all applicants:

1. Use(s) before improvements: Single Family Residential
2. Proposed use(s) after improvements: Single Family Residential

Special Exemption for non-profit organization or government agency: Not applied for/Not relevant to this application.

Parcel ID: 1943500000
Property Address: 22 Grove Avenue,
Saint Augustine, Saint Johns County,
FL 32084

Supporting Documents:

- Architect's drawings A101 R1, A201 R1, A301 R1
- Current photos
- Historic photos

Photo referencing:

- BD Ruth Lucille Beydler: January 2, 1920 Saint Augustine
- BD Rubye Lee Beydler: 1916
- BD William King Moeller: 1916
- Wedding: Bill and Rubye Lee: 1944?
-

Photo 1, 22 Grove Ave, Saint Augustine, FL: Detail of mortar that needs repointing with the appropriate mortar. It is not known when this repair was made with the incorrect mortar. 2021

Photo 2, 22 Grove Ave, Saint Augustine, FL: detail of SW corner foundation pier of the house, made from concrete coquina aggregate. 2021

Photo 3, 22 Grove Ave, Saint Augustine, FL: facing east on the south side, front yard wall along Grove Ave, in need of repair, 2021

Photo 4, 22 Grove Ave, Saint Augustine, FL: facing north on the south side, open porch, high wall, chimney not painted, shrubbery, tree in right of way, Ca 1930

Photo 5, 22 Grove Ave, Saint Augustine, FL: facing north, open front porch before porch enclosure in the (1940s?), high wall, round columns, shingle roof covering, with tree in right of way, Ca 1925

Photo 6, 22 Grove Ave, Saint Augustine, FL: facing NW on the south side, open front porch, round columns before porch enclosure in the (1940s?), Ca 1925

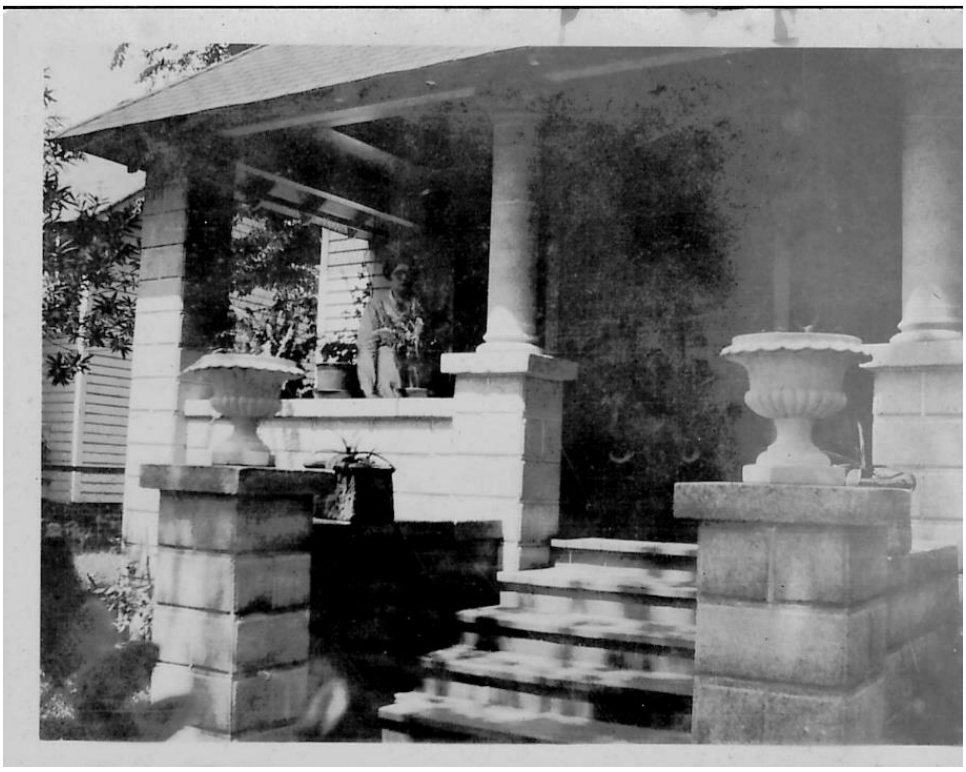

Photo 7, 22 Grove Ave, Saint Augustine, FL: on the south side, open front porch, round columns before porch enclosure in the (1940s?), Ruth Bylandt and Rubye Lee Moeller on porch, Ca 1925

Photo 8, 22 Grove Ave, Saint Augustine, FL: on the south side, open front porch, round columns before porch enclosure in the (1940s?), Ruth Bylandt and Rubye Lee Moeller on porch, Ca 1930

Photo 9, 22 Grove Ave, Saint Augustine, FL: on the south side, open front porch, round columns before porch enclosure in the (1940s?), shingle roof surface, unpainted chimney. Ruth Bylandt and Rubye Lee Moeller on porch, Ca 1922.

Photo 10, 22 Grove Ave, Saint Augustine, FL: on the south side, after porch enclosure, Ruth Bylandt and Rubye Lee Moeller on porch, Ca 1940.

Photo 11, 22 Grove Ave, Saint Augustine, FL: on the south side, open front porch, round columns before porch enclosure in the (1940s?), shingle roof surface, Ruth Beydler (Bylandt) and Rubye Lee Beydler (Moeller) on porch, 20 Grove Ave in the background. Ca 1925.

Photo 12, 22 Grove Ave, Saint Augustine, FL: South side, front porch casement windows and “coquina” block porch, 2021

Photo 12A, 22 Grove Ave, Saint Augustine, FL: front porch “French” door is in excellent condition, to be reused as a back door in the project. 2021

Photo 13, 22 Grove Ave, Saint Augustine, FL: West Elevation from the NW, from the back yard of 24 Grove Ave. Note roof surface rust and location of HVAC and exterior sewer vents. 2021

Photo 14, 22 Grove Ave, Saint Augustine, FL: west front section of the house, showing condition of paint and metal shingle roof covering. 2021

Photo 15, 22 Grove Ave, Saint Augustine, FL: East Elevation from the SE. Rusty metal shingles. Painted chimney. 2021

Photo 16, 22 Grove Ave, Saint Augustine, FL: the single decorative rooftop filial, on the north gable. 2021.

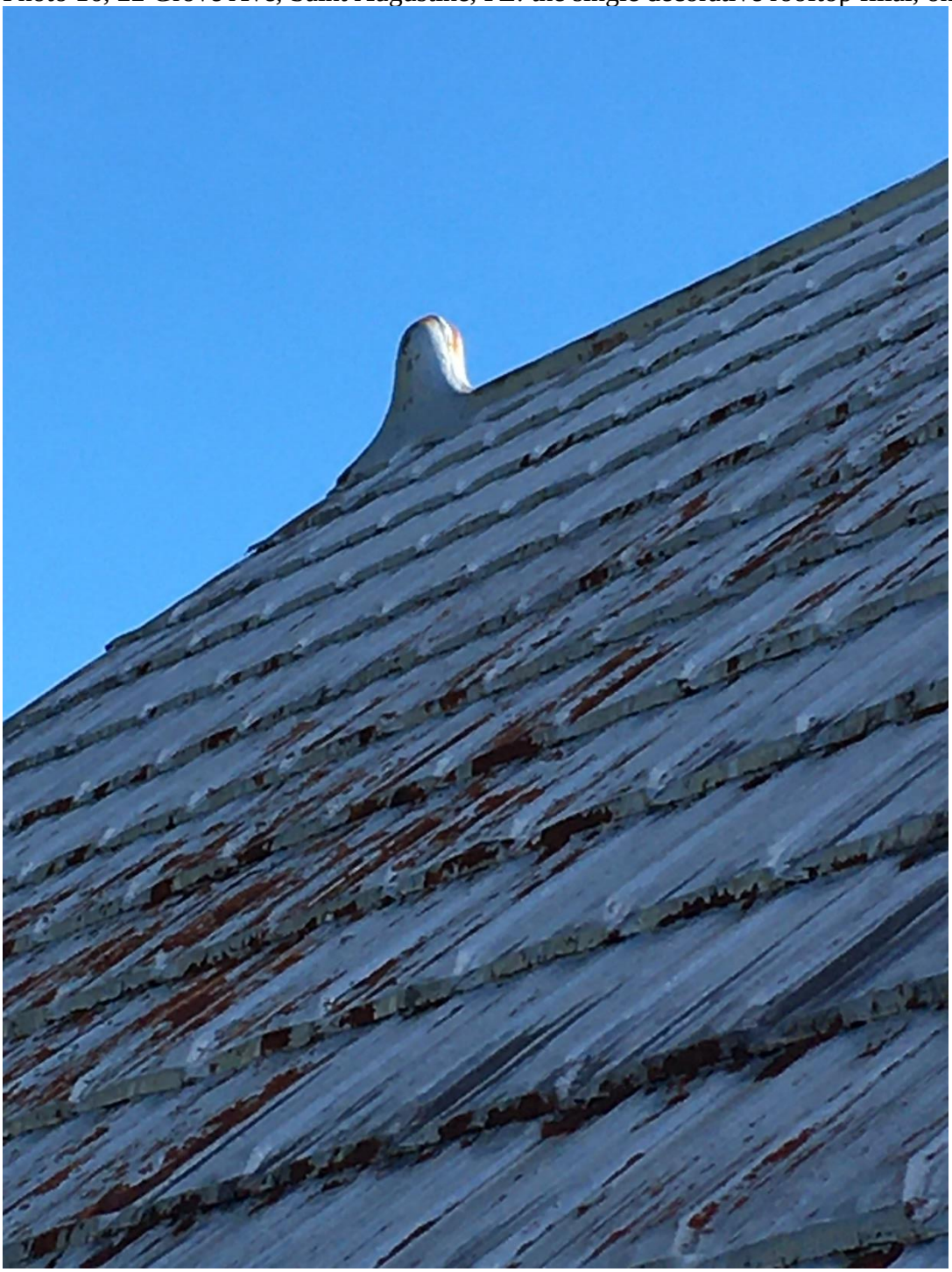

Photo 17, 22 Grove Ave, Saint Augustine, FL: condition of metal roof valley showing evidence of severe rust and imminent failure. 2021.

Photo 18, 22 Grove Ave, Saint Augustine, FL: metal shingle roof with previous asphalt shingle roof coverings visible. 2021.

Photo 19, 22 Grove Ave, Saint Augustine, FL: North elevation from NW. AC to be relocated in a location to be determined. Rusted gutters and the single rooftop filial visible. Attic access and obsolete HVAC “thing” visible. 2021

Photo 19A, 22 Grove Ave, Saint Augustine, FL: on the south side, after porch enclosure. Note metal shingles. Beydler/Moeller wedding party on porch. Occasion is wedding of Rubye Lee Beydler and William King Moeller. Ca 1944.

Photo 20, 22 Grove Ave, Saint Augustine, FL: South elevation from SE. Note lower front concrete/coquina aggregate block wall, and damage to east end. Note front roof material “master rib” and remainder metal shingles. 2021.

Photo 21, 22 Grove Ave, Saint Augustine, FL: on the south side, Ruth Beydler and unidentified young lady, 20 Grove Ave in the background. 20 Grove Ave on the right. Carriage house in background. Ca 1937.

Photo 22, 22 Grove Ave, Saint Augustine, FL: on the south side, Rubye Lee and Bill King Moeller with a car. 20 Grove Ave on the right. Ca 1944.

Photo 23: 22 Grove Ave, Saint Augustine: Driveway on east side, east side concrete entry steps with tile/brick facing, Rubye Lee on bike, CA 1935

Photo 24, 22 Grove Ave, Saint Augustine, FL: east Elevation from the NE. Wheelchair lift to fit into nook at north side of side entry porch. 2021

Photo 25, 22 Grove Ave, Saint Augustine, FL: painted chimney on east side of house, evidence of water penetration around chimney. 2021

Photo 26: 22 Grove Ave, Saint Augustine, FL: Rubye Lee with friend, painted chimney, trellis. CA 1940

Photo 27: 22 Grove Ave, Saint Augustine, FL: Driveway on east side, east side concrete entry steps unpainted chimney. Identity of man indeterminate. CA 1935.

Photo 28: 22 Grove Ave, Saint Augustine, FL: unpainted chimney. Ruth Lucille Beydler. CA 1935-1940.

Photo 29, 22 Grove Ave, Saint Augustine, FL: west side, siding, piers, and foundation lattice and stucco covered pier, condition of exterior paint. 2021

Photo 30, 22 Grove Ave, Saint Augustine, FL: North Elevation. Rear entry and back porch. 2021

Photo 31, 22 Grove Ave, Saint Augustine, FL: The back door is very narrow and in poor condition, with rot on the bottom. 2021

Photo 32, 22 Grove Ave, Saint Augustine, FL: Interior of back porch, looking from doorway of the ½ bath. Low quality paneling, lighting, and windows. AC air handler is visible to the left, 2021

Photo 33: 22 Grove Ave, Saint Augustine, FL: Back porch window, showing quality and condition. 2021.

Photo 34: 22 Grove Ave, Saint Augustine, FL: Back porch interior paneling, showing quality and condition. 2021.

Photo 35: 22 Grove Ave, Saint Augustine, FL: “French” door from front of house to be moved to back door. Screen door to be moved to front door of house. 2021.

Photo 36, 22 Grove Ave, Saint Augustine, FL: west side, representative window screen, good condition, 2021

Photo 37, 22 Grove Ave, Saint Augustine, FL: Condition of one double hung window on west side of DR. Termite damage visible. Window to be repaired and preserved. Other windows are in much better condition. 2021.

Photo 38, 22 Grove Ave, Saint Augustine, FL: looking up, Condition of plaster ceiling in LR, representative of some other locations in house. 2021

Photo 39, 22 Grove Ave, Saint Augustine, FL: master bath had to be demoed twice recently, once in 2007, and again in 2018, due to unsafe structural and sanitary condition. Plaster and lathe are visible. To be renovated with a roll-in shower. 2021.

Photo 40, 22 Grove Ave, Saint Augustine, FL: Condition of wall in DR, remainder of flue to be removed. Note the picture rail and the molding at the base and chair rail. Both in excellent condition and to be preserved, 2021

Photo 41, 22 Grove Ave, Saint Augustine, FL: Condition of LR wall at chimney. Chimney to repaired and cricketed. Plaster to be removed and replaced with sheetrock. Fireplace and Mantle are in good condition. 2021.

Photo 42, 22 Grove Ave, Saint Augustine, FL: Condition of front bedroom ceiling, showing ceiling and wall damage from leak prior to 2011. 2022.

Photo 43, 22 Grove Ave, Saint Augustine, FL: representative interior door casing. Excellent condition. All to be removed, preserved, and reused in this house. 2021

Photo 44, 22 Grove Ave, Saint Augustine, FL: representative base molding and trim. To be removed, preserved to be reused after plaster is replaced with sheetrock. 2021.

Photo 45, 22 Grove Ave, Saint Augustine, FL: interior door, representative of all the interior doors. Note also the trim on the outside of the plaster corner. All doors and trim will be preserved to be replaced in its original location, or in the case of reconfigured interior, reused in its new location. 2021.

Photo 46, 22 Grove Ave, Saint Augustine, FL: closet door casing, condition of wall plaster in BR. Plaster proposed to be removed and replaced with sheetrock. 2021

Photo 47, 22 Grove Ave, Saint Augustine, FL: living room window and casing.2021.

Photo 48, 22 Grove Ave, Saint Augustine, FL: Living room window and casing. 2021.

Photo 49, 22 Grove Ave, Saint Augustine, FL: bedroom window casing. 2021.

Photo 50, 22 Grove Ave, Saint Augustine, FL: bedroom window.2021.

Photo 51, 22 Grove Ave, Saint Augustine, FL: west elevation from NW, current AC location, siding, paint, metal shingles, exterior plumbing, gutters. 2021

Photo 52, 22 Grove Ave, Saint Augustine, FL: Interior of half bath in rear of house. Bead board in good condition, missing pieces to be filled with material to match original. To be preserved as a laundry room, 2021

Photo 53, 22 Grove Ave, Saint Augustine, FL: This side entry door is covered by the side entry porch and is in excellent condition. Entry is into the master bed/bath/suite. 2021

Photo 53A, 22 Grove Ave, Saint Augustine, FL: Built-in bookshelf in master suite, looking from bedroom, through hallway, into previously demo'd master bath. 2022.

Photo 54, 22 Grove Ave, Saint Augustine, FL: representative floor. Most of the house is this type of 3/16" oak over pine T&G subfloor. We hope to repair and preserve it where it is. The pine is still unfaced in two of the bedrooms. Floor register area to be covered/repaired with new flooring. AC/Heat will be in attic, not underneath the house, as it is now. 2021.

Photo 55, 22 Grove Ave, Saint Augustine, FL: Condition of glued-down vinyl flooring in kitchen, and plywood floor on enclosed back porch

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: February 17, 2022

Re: Planning and Building Permits – Historic Preservation Districts

During the month of January 2022, 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

165 Cordova Street (Construction of a storage building and stairs both in place of existing that were demolished)

20 Cuna Street (Flat roof replacement FL # 2533.1)

63 Marine Street (FL # 31663 Cedar roof replacement)

1 Riberia Street (Install new light poles and fixtures, electrical to be done by others)

117 St. George Street (Remove drop ceiling, replace bar countertop, install benches & tables, new mini split a/c units, & all new plumbing to ties into existing plumbing)

119 St. George Street (Replace Storefront Glass & Framework with Aluminum Frame & Tempered Glass; 001 - Permit reinstated for work completion A.C. 1/20/2022)

DEMOLITION

22 Dolphin Drive (Demolition of existing residence as per HARB)

SIGNS

146 Avenida Menendez (1 new replacement bracket/post sign, non-illuminated 3' x 2' = 6 sqft)

34 Cordova Street (New 12" x 27" sign on existing post 2.25 sf, non-illuminated. Colors and fonts meet requirements for facing HP district)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk