CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, SEPTEMBER 15, 2022 - 1:00 PM

ALCAZAR ROOM

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) August 17, 2022 Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)

*a) HP2022-0062
All Aboard Holdings, LLC - Applicant and Owner
290 St. George Street
To modify the site at the rear/west with proposed clay brick pavers and coquina concrete apron to replace the existing granite gravel driveway accessed from Cordova Street and to add new landscaping.

*b) HP2022-0063
Erik Ostrander - Applicant and Owner
26 Sebastian Avenue
For partial demolition of a residential building constructed c. 1885-1894 that is recorded in the Florida Master Site File and not located in a district, to include replacement of all existing windows, alteration of window fenestration on the south and east elevations, and replacement of existing aluminum siding.

6. Certificate of Appropriateness

a) HP2022-0061
Thompson Awning and Shutter Company, Inc. - Applicant
The Flagler Resort, Ltd. C/O Kessler Enterprises, Inc. - Owner
95 Cordova Street
To install a new awning over a service entry door on the south elevation.

b) HP2022-0060
St. Augustine Foundation, Inc. - Applicant and Owner
91 St. George Street
To construct a new wood gate in the existing wall opening on St. George Street and a wood picket fence along the north property line to match the existing fence.

c) HP2022-0058
Cutie Pies Bake Shop, LLC - Applicant
RESA Properties LLC - Owner
62 Cuna Street
To modify the east elevation and adjacent area with a proposed hood system with lattice panel screening, relocation of the existing wood fence and gate across the driveway, and a replacement door.

d) HP2022-0067
KRB Construction LLC - Applicant
TEP, Inc. - Owner
4 Aviles Street (a.k.a. 17 King Street)
To modify the existing storefront along Aviles Street with new configuration and materials.

e) HP2022-0059
A to Z Custom Homes Inc. - Applicant
46 Avenida Menendez, Inc. - Owner
70 Hypolita Street
To replace existing asphalt shingle, stamped tin shingle, and metal panel roof materials with new metal panels.

7. Continued Certificates of Appropriateness from Previous Meetings

a) HP2022-0042
Continued from July 21, 2022
KRP Properties V of Valdosta, LLC - Applicant and Owner
18 Cordova Street
To replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

b) HP2022-0045
Continued from July 21, 2022
Dailey Builders LLC - Applicant
Baker Family Revocable Trust - Owner
123 St. George Street
For after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

c) HP2022-0057
Continued from August 17, 2022

Tower Engineering Professionals, Inc. - Applicant
Kasam Hospitality, Inc. - Owner
24 Cathedral Place
To install new antennas on the cupola of the building's tower and mechanical equipment to the platform on the flat roof as part of a wireless antenna upgrade.

8. Certificate of Demolition - City Owned Property

a) HP2022-0066

City of St. Augustine - Applicant and Owner
110 Carver Street E
To demolish a residential building constructed in 1953 that is recorded in the Florida Master Site File and not located in a district.

9. Other Business

a) Request for feedback regarding the proposed repaving of Cadiz Street from St. George to Avenida Menendez with brick pavers

b) Update related to FPL's LED program to replace existing street light fixtures and poles within the city limits

10. Planning and Building Staff Communications

a) Planning and Building Staff Approved Permits Report

11. Next Scheduled Meeting Dates

*a) Tuesday, September 20, 2022, 1:00 p.m. - Special Joint Meeting with the Planning and Zoning Board to review a draft update of the Architectural Guidelines for Historic Preservation and discuss amendments to the 22-24 Cathedral Place Planned Unit Development (PUD) to include amending the PUD narrative, site development plan, building elevations, and exhibits.

b) Thursday, October 20, 2022 1:00 p.m. - Regular HARB Meeting

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 September 15, 2022 Meeting



Application HP2022-0062 Address: 290 St. George Street

Applicant: All Aboard Holdings, LLC

Property Owner: All Aboard Holdings, LLC

Project description: To modify the site at the rear/west with proposed clay brick pavers and coquina concrete apron to replace the existing granite gravel driveway accessed from Cordova Street and to add new landscaping.

Architectural Style:	Bungalow	Florida Master Site File:	SJ01936
National Register:	N/A	Construction date:	1904-1910
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2007200000		
Agenda Item:	5(a)	Previous Action(s):	COA 2009-0091

STAFF SUMMARY AND ANALYSIS:

1. This property is a through lot with access to both St. George and Cordova Streets on the block south of St. Francis Street where St. George and Cordova Streets merge to the south.
2. The applicant seeks to install a coquina concrete apron immediately adjacent to Cordova Street and clay brick pavers to match existing pavers on the property in both material and pattern to replace the existing granite gravel driveway accessed from Cordova. Additionally, the applicant proposes to maintain the existing grass yard space along Cordova Street and plant new landscaping in existing beds surrounding the residential buildings which are currently filled with mulch and/or gravel.
3. Review of this application finds it consistent with the Architectural Guidelines for Historic Preservation (AGHP) due to the proposed use of recommended materials including coquina concrete and clay brick to replace the incompatible large granite gravel driveway and pre-approved plant materials.
4. While the proposed paved areas appear to be extensive on the rear half of the property, and the AGHP discourages parking areas adjacent to rights-of way as well as planting around building foundations for structures built prior to 1930, both the driveway and landscape beds currently exist on the site and primarily affect areas in which construction occurred after 2013. The proposed plants are either Florida natives of found in the AGHP's pre-approved plant list.
5. Impervious surface area calculations provided by the applicant appear to meet impervious surface ratio requirements. These calculations will be confirmed by zoning staff during the permitting process.
6. The property is in Archaeology Zone IC, and sitework may trigger archaeological review. The applicant should coordinate with the City Archaeologist to determine whether review is required and submit the appropriate paperwork if necessary.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **290 St. George Street** because it meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design which utilizes recommended and pre-approved paving and plant materials.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing gravel and mulch ground cover
2. Install coquina concrete driveway apron
3. Install clay brick paver driveway and walkways in pattern to match existing brick walkways
4. Plant landscaping utilizing pre-approved plant materials

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 8, and 9 apply.
2. Retention of Distinguishing Architectural Character
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- 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.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- 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.
- 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.

Post-1821

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

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

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.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
290 St. George Street



View from Cordova Street

STAFF PHOTOGRAPHS
290 St. George Street





View from Cordova Street

STAFF PHOTOGRAPHS
290 St. George Street



Granite Gravel Material



West Elevation of Secondary Building

STAFF PHOTOGRAPHS
290 St. George Street



Existing Site Conditions



STAFF PHOTOGRAPHS
290 St. George Street



Existing Site Conditions



STAFF PHOTOGRAPHS
290 St. George Street





Existing Site Conditions

STAFF PHOTOGRAPHS
290 St. George Street



Existing Site Conditions

STAFF PHOTOGRAPHS
290 St. George Street



Rear of Main House

STAFF PHOTOGRAPHS
290 St. George Street



Existing Site Conditions



STAFF PHOTOGRAPHS
290 St. George Street





Rear of Main House

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1936 1009==

Site Name: Fred A. Henderich House 830== Survey Date: 7808 820==

Address: 290 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 3-C (block) Re-subdivision of (lot) 868==

Lot 2 868==

Owner of Site: Name: Murray, David C., Jr. and Nancy A.;

Address: 290 St. George Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

UTM: 17 (zone) 469935 (easting) 3306110 (northing) 890== Location: T07S (T) R30E (R) N20 (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. Residence 838== Present Use: Priv. Residence 850==

Date: +1910 844== Period: 20th Cent 845== Culture: American 840==

Architect: Henderich, Fred A. 872==

Builder: 874==

Style: Bungalow 964==

Plan Type: Irregular 966==

Exterior Fabrics: Wood, shingles, butt

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Casement (2 pane), sidelights, DHS, 1/1 942==

Foundation: Brick piers with solid wall infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porches 942==

Porches & Balconies: One story porches on east (front), south and west; one story open entrance porch on front 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond) 882==

Ornament Exterior: Jigsawn rafters

882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Mixed Residential/Institutional 864==

Relationship to Surroundings: Looks out over Maria Sanchez Lake on west

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Bungalow style residence at 290 St. George Street was constructed by architect Fred A. Henderich between 1904 and 1910 and is one of the later homes built in this neighborhood. The exterior is covered with wood shingles as are the bases of the porch posts. Originally there were palm tree posts on the one-story open entrance porch on the front, but these have been replaced with square wood posts. The house also has jig-sawn rafters. A view of the Maria Sanchez Lake may be seen from the west side of the house.

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

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador Streets. The northern section has been occupied since the Spanish construc-

(over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustin," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.

2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustin de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis Barracks, St. Augustine," Florida Historical Quarterly, XXI (January, 1943); Rufus King Sewall, Sketches of St. Augustine (Gainesville, 1976), p. 16.

3. 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1893-1930.

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

ted the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early 18th century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis.(1) The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modest Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex which became a permanent U. S. Military Reservation in 1832, this section remained undeveloped until the late 19th and early 20th centuries. The British and Spanish used the vacant land west of Charlotte Street as garden plots for the garrison, and the property south of the barracks was used as a military cemetery in the Territorial period, with the victims of the Dade Massacre being interred there. This burial ground became a National Cemetery in the 1880's.(2) After the Civil War, houses were built on Federal property for military personnel, and a Black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890's, but the neighborhood did not fully develop until the first three decades of the 20th century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the old St. Francis Barracks complex as the State's Military Headquarters.(3)

The Fred A. Henderich House is located at 290 St. George Street. It was the early residence of one of the influential architects of St. Augustine in the early 1920's. Henderich's offices were in the old Jefferson Theatre Building, where the Barnett Bank now stands. He was the architect for the Flagler Hospital after the original building burned in the early 1900's. His wife Daisey was the daughter of J. W. Estes, proprietor of the Estes House and the Surprise Store and several other members of the Estes family lived in this area on south St. George Street in houses designed by Henderich.(4)

☐ Original
☒ Update

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

Site #8 SJ01936
Field Date 5-23-2016
Form Date 5-23-2016
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) FRED A. HENDERICH HOUSE Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	290		St George	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
City / Town (within 3 miles) St. Augustine In City Limits? ☒yes ☐no ☐unknown County St. Johns
Township 7S Range 30E Section 19 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 2007200000 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: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature _____
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): HENDERICH Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Bungalow Exterior Plan Irregular Number of Stories 1.5
Exterior Fabric(s) 1. Wood shingles 2. Wood/Plywood 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. (diamond)
Roof secondary strucs. (dormers etc.) 1. _____ 2. Hip porches
Windows (types, materials, etc.) Casement (2-pane), sidelight, DHS, 1/1

Distinguishing Architectural Features (exterior or interior ornaments) Jigsawn exposed rafters

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

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01936

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

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

Foundation Material(s): 1. Brick 2. solid wall infill

Main Entrance (stylistic details) single wood 4-panel wood door with 1/2 sidelights

Porch Descriptions (types, locations, roof types, etc.) One-story porches one east (front), south and west; one-story open entrance porch on front

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

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

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

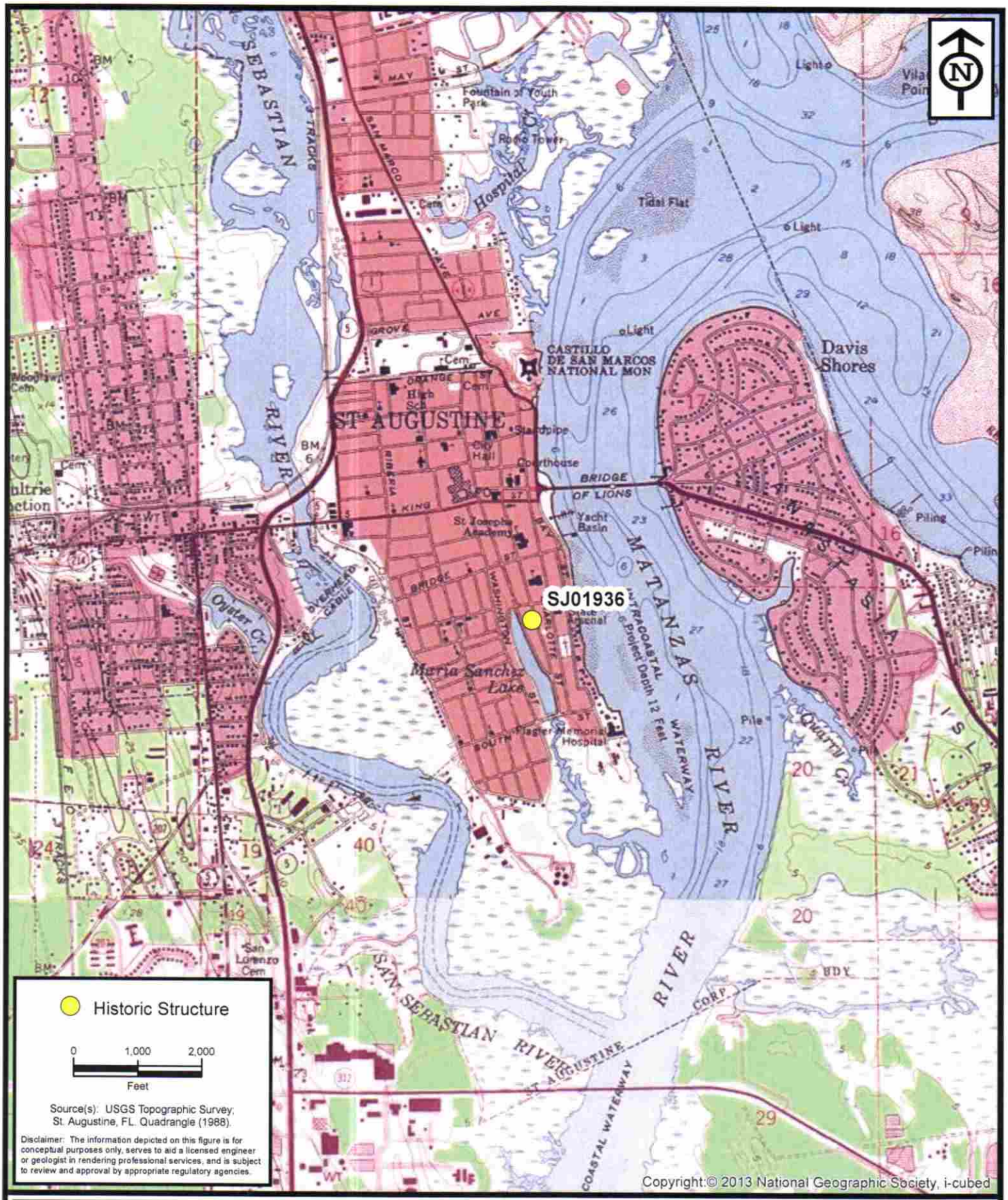
Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc
(address / phone / fax / e-mail)

Required Attachments

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 - SJ01936

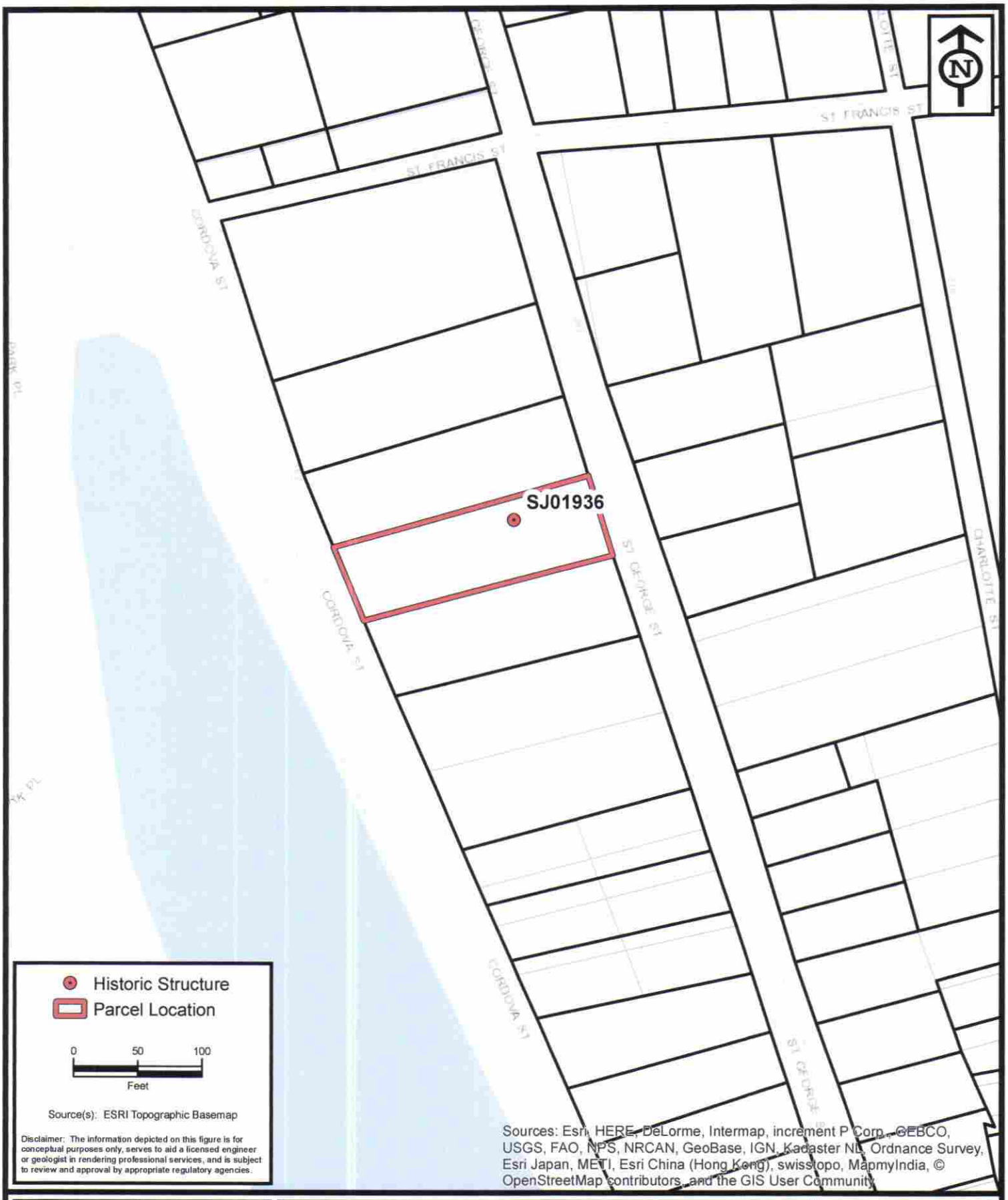
City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

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SJ01936



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

Parcel Location - SJ01936

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

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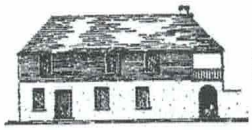





290

Received August 12, 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. HP2022-0062

Receipt No. 2450233 Meeting Date: September 15, 2022

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

1. NAME OF APPLICANT Andy and Molly Clark

   Business (if applicable) _____

   Address 290 St. George St.

   City St. Augustine State FL Zip Code 32084

   Daytime telephone (386) 527-6365 Other phone/email aclark@goallaboard.com

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

2. NAME OF PROPERTY OWNER Andy & Molly Clark

   Business (if applicable) _____

   Address 290 St. George St.

   City St. Augustine State FL Zip Code 32084

   Daytime telephone (required) (386) 527-6365 Other phone _____

3. PROJECT STREET ADDRESS 290 St. George St. (Improvements face Cordova Street)

4. LEGAL DESCRIPTION: Lot 2 Block 39 Subdivision City of St. Aug Parcel 200720 0000

5. EXISTING USE Single Family PROPOSED USE Single Family

6. PROPOSED PROJECT WORK

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

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

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

October 2017

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ 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)

Project proposes removing of non-conforming granite stone driveway and replace with clay brick paver.

Brick Paver to blend with existing brick sidewalks on the property.

Add basic landscaping to soften the property and learn what will thrive in that environment.

All plants selected from City of St.Augustine AGHP pre-approved list.

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 Andy Clark

SIGNATURE OF APPLICANT _____ DATE 8-12-22

PRINT OWNER'S NAME Andy Clark

SIGNATURE OF OWNER _____ DATE 8-12-22

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.

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

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

*Adding a symbol key to your site plan would clarify the landscape plan.

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

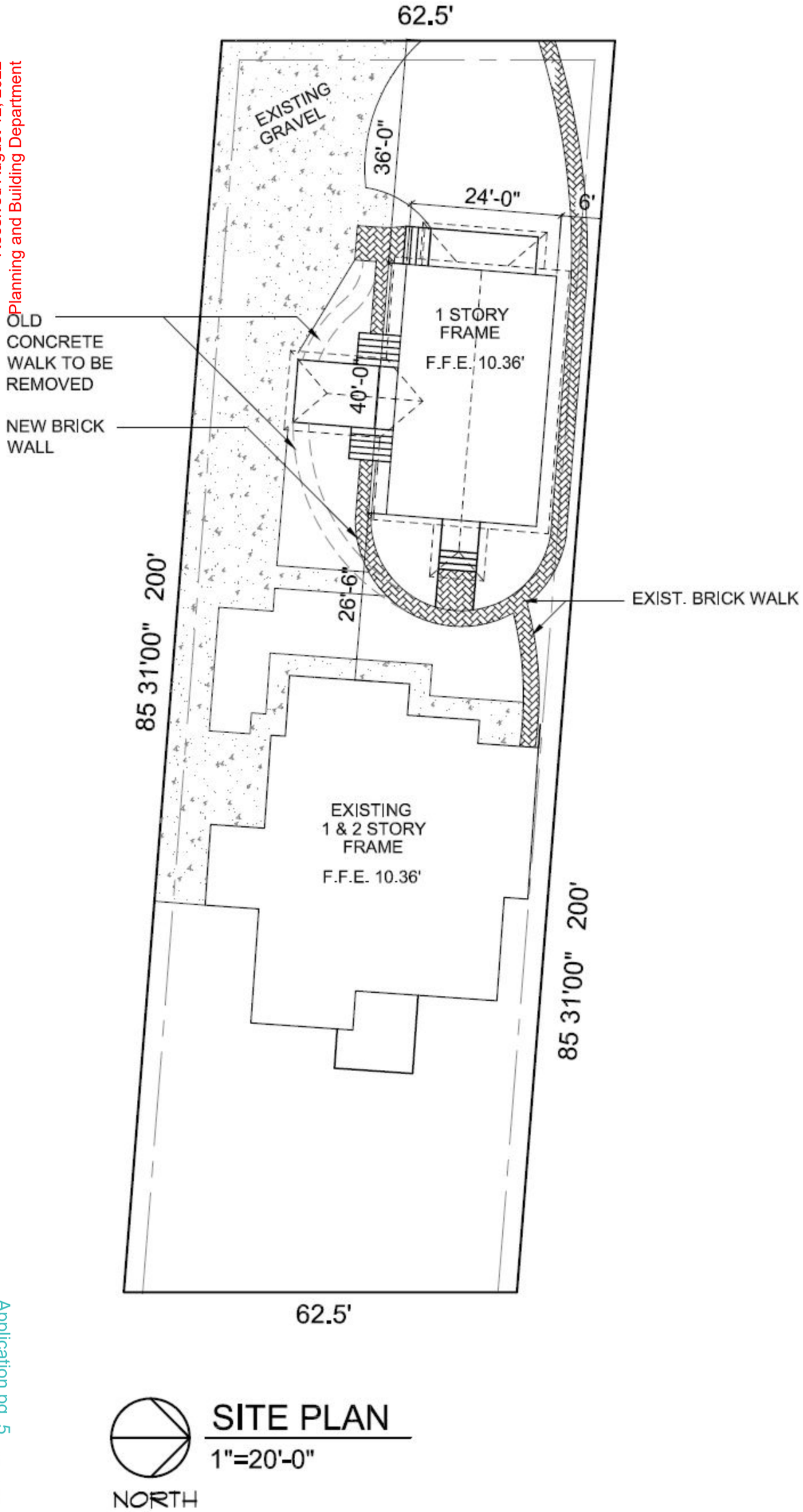
☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	Scaled landscape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

❖ Other details necessary for review:

Project number: HP2022-0062 Project Address: 290 St. George Street

Reviewed by: Candice Seymour Date: 08/24/2022

Received August 12, 2022
Planning and Building Department



SITE PLAN

1"=20'-0"

Received August 12, 2022
Planning and Building Department

Plant Material Selections

Viburnum	10 Gal	Qty (7)
Lady Palm	10 Gal	Qty (6)
Dwarf Palmetto	5 Gal	Qty (8)
Trumpet Honeysuckle	3 Gal	Qty (8)
Periwinkle	3 Gal	Qty (11)
Lantana	1 Gal	Qty (20)
Crinum Lily	1 Gal	Qty (20)

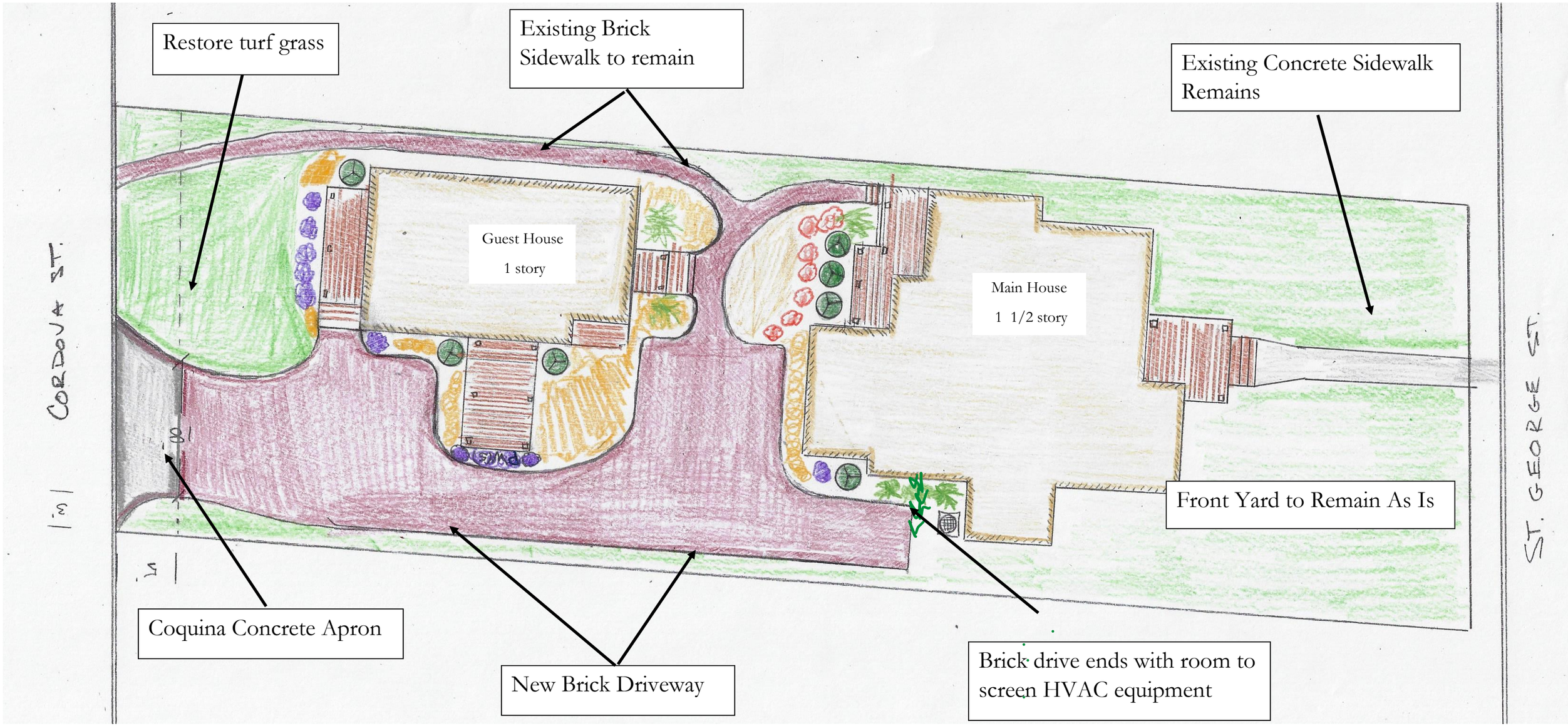
Area Calculations

Lot Area	12,400	SF
Main House Footprint	1,830	SF
Accessory Bldg Footprint	1,126	SF
Existing Front Sidewalk to remain	180	SF
Proposed Brick Driveway and Sidewalk	1,930	SF
Proposed Coquina Concrete Apron	120	SF
TOTAL IMPERVIOUS AREA =	**5,186**	**42%**

Andy & Molly Clark – Driveway Proposal

290 St. George St., St. Augustine, FL 32084

PROPOSED SITE PLAN



Received August 12, 2022
Planning and Building Department

Andy & Molly Clark Residence
290 St. George St.

HARB Application:

Driveway Replacement Project

August, 2022



Received August 12, 2022
Planning and Building Department

Overview…

The property is located in the HP-1 Historic District. Relative to paving and driveways, the AGHP reads: "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 plan concrete are not appropriate."



ABOVE: Front of the existing main house with work in progress. Our proposed driveway is entirely to the rear of the property off of Cordova Street.

Area Map



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Planning and Building Department

The primary goal of this project is to replace the existing granite gravel with a surface that provides cleaner lines and improved accessibility.

- Existing dark grey gravel doesn't seam to fit in with the rest of the neighborhood.
- The existing gravel doesn't provide a clean edge for landscape maintenance.
- The gravel provides an inconsistent walking surface and presents a trip hazard.
- The gravel was also employed as a landscape bed material and weed control
- We propose removing all of the gravel from the rear of the main house to Cordova St. and then replacing with AGHP approved clay brick pavers and AGHP approved plant materials. The front of the house facing St. George St is out of scope for this project.

Project Update….

Received August 12, 2022
Planning and Building Department

Last year HARB approved a project at this property to renovate both the existing accessory structure and the main residence. Both projects retained existing footprints and roof lines. We are nearing completion of these renovations. The guest house now has a much more residential feel. The new windows and doors blend in with the existing structure nicely. We have built the deck under the existing roof to further get away from the industrial feel of the accessory building and help scale down the existing roof. As this work comes to an end, we would like to make improvements to the driveway.



BEFORE



AFTER

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Existing Conditions…

- The existing driveway and "landscape beds" is entirely a dark grey gravel.
- The gravel is hard to walk in and nearly impossible in any kind of a heal.
- The house could benefit from some landscaping against the foundation.
-
- There are some existing red, clay brick paver sidewalks between the main house and the accessory building.
- There is a sidewalk that runs along the north side of the accessory building to Cordova St.

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Existing Conditions Continued…

These images show the existing gravel that was employed as both driveway and landscape ground cover.













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Existing conditions…brick sidewalks

The existing sidewalk that leads under the new decking needs to be reconfigured to reflect that the deck is now there. Both inside corners are to receive landscaping and loose coquina shell ground cover. People will now have to walk around this deck, which is one reason we would like a more sturdy paved surface. The gravel is too unpredictable under foot.

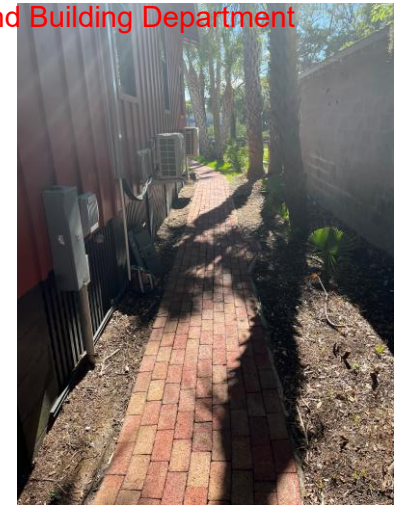




Received August 12, 2022
Planning and Building Department

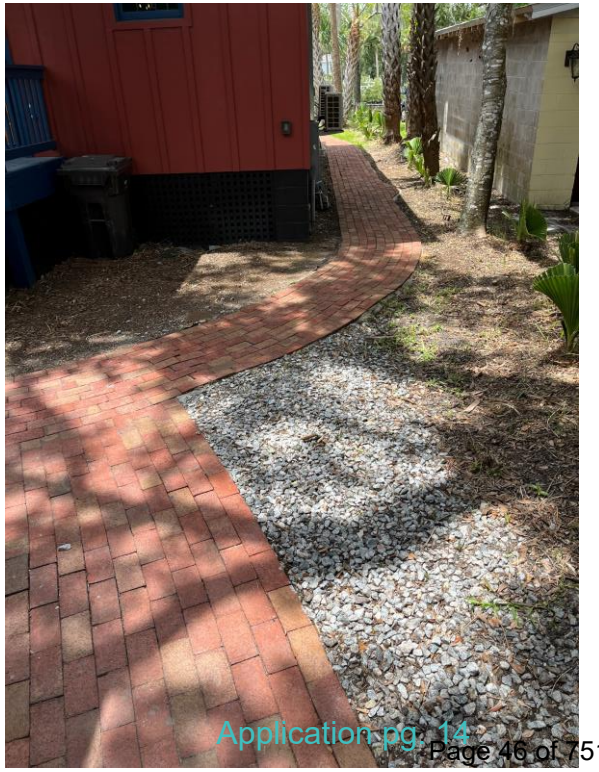
Existing Sidewalks to Remain…

- These images show the areas of the brick sidewalk that we like and would like to incorporate into our paving solution. Gravel would be removed from most of the beds around the house to allow for some small landscaping. We would match to the running bond type installation and tie into these sidewalks. We will source clay brick pavers to match these brick pavers as closely as possible.









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Planning and Building Department

Refer to the attached proposed site plan for driveway layout.

- The driveway replaces most of the gravel area that is currently being used for parking.
- The driveway stops short of the main house mechanical equipment to provide room to screen both the mechanical equipment and the driveway.
- We define two planter areas on either side of the accessory porch.
- The City typically mandates that any paving in the Right of Way be concrete, so we will install a coquina concrete in the Right of Way. This apron will include the requisite flares and transitions per COSA standard driveway details. The rest of the driveway will be brick.

Landscaping…

Received August 12, 2022
Planning and Building Department

- When we remove all the gravel for the driveway, we would like to also remove the gravel from the landscape beds at the rear of the house only.

- Once the gravel is gone, we would like to install some simple plant materials to soften the accessory structure and the rear of the main house.

- We intend to keep the front and rear turf areas as they are with some restoration work needed to get them back after construction traffic. Our scope of work is focused on the driveway and whatever else needs to happen to finish off that work.

- We are concerned about potential flooding and salt water intrusion from Lake Maria Sanchez.

- We cross referenced AGHP approved plant materials with the University of Florida's "Florida Friendly Landscape Program" database looking for salt tolerant species.

Received August 12, 2022
Planning and Building Department

There were just a few plants that met both criteria: AGHP approved & Salt Tolerant

- **Vibernum** / (Vibernum rifidulum) Slightly different species than AGHP approved, but this viburnum variety as high salt tolerance. We are using this shrub to anchor the plant beds and provide an ever green backdrop.
- **Lantana** (Lantana spp) We are using this as a ground cover in several areas. It will have a small yellow flower and has high salt tolerance.
- **Periwinkle** (Vinca Rosea) This small plant will have a purple flower and has a medium salt tolerance.
- **Palms** – Mix of Dwarf Palmetto (Sabol Minor) & Lady Palm (Rhapis excelsa) Palms seam to be thriving on the property now.
- **Trumpet HoneySuckle** (Lonicera sempervirens) This has a red flower to compliment the brick and color of the house. Medium salt tolerance.
- **Crinum Lily** (Crinum spp). This plant has medium salt tolerance and white flower. It is thriving at the corner of Cordova and St. George St, so we think it is both compatible and likely durable.

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Planning and Building Department

Summary…

- We request approval to replace the existing gravel driveway with clay brick pavers, installed in a running bond over compacted sand.

- At the transition to the street we will install a coquina concrete apron per COSA Public Works requirements.

- We request approval to replace the gravel in the landscape beds with a variety of AGHP approved plants and shrubs.

Thank you for your time and consideration.
Andy and Molly Clark
290 St. George St.
St. Augustine, FL 32084

Instr #2021045067 BK: 5244 PG: 1719, Filed & Recorded: 4/22/2021 12:12 PM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $27.00 Doc. D $8,400.00

This Instrument Prepared By:
Allyson B. Currie, Esq.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 17-20-107

$1,200,000.00 – Purchase Price

WARRANTY DEED

THIS INDENTURE, made this 20th day of April, 2021, by **JEFFREY M. FLIESSER** and **JUDITH FOX FLIESSER**, husband and wife ("Grantor"), whose address is 290 Saint George Street, St. Augustine, Florida 32084 to **ALL ABOARD HOLDINGS, LLC, a Florida limited liability company** ("Grantee"), whose address is 5111 Ridgewood Avenue, Suite 201, Port Orange, Florida 32127.

COPY

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars ($10.00), and other good and valuable considerations to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof. (the "Property").

PARCEL IDENTIFICATION NUMBER: 200720-0000

SUBJECT TO: Taxes and assessments for the year 2021 and subsequent years, not yet due and payable, together with those matters listed in the Public Records of St. Johns County, Florida without reimposing same.

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

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

Witness Stephen Tant
(type name of witness)

Jeffrey M. Fliesser

Witness Quentin Isabell
(type name of witness)

Judith Fox Fliesser

COPY

STATE OF Tennessee
COUNTY OF Davidson

THE FOREGOING instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 20th day of April, 2021, by Jeffrey M. Fliesser and Judith Fox Fliesser, husband and wife, who (__) is personally known to me or (✓) has produced valid driver's licenses as identification.

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
05/15/2021
RUTHERFORD COUNTY

Notary Public, State of Tennessee
Quentin Isabell
(Name of notary, typed/stamped/printed)
My commission number: N/A
My commission expires: May 15, 2021
(SEAL)

Exhibit "A"
Legal Description

Beginning at a point on the West line of St. George Street 62-1/2 feet South of the Southeast corner of Lot One of Block 39-C, according to the Official Map of the City of St. Augustine, Florida, run thence Southerly along the West Line of St. George Street 62-1/2 feet; run thence Westerly parallel with the South line of lot one (1) of said Block 39-C, 200 feet more or less to the East line of the extension of Cordova Street; thence Northerly along the East line of the extension of Cordova Street 62-1/2 feet to the Southwest corner of the E S. Estes' Property; run thence easterly parallel with the South line of Lot One (1) of said Block 39-C, 200 feet more or less to the Pointe of Beginning, being the South 62-2 1/2 feet of the North 125 feet of Lot Two of Block 39-C of the City of St. Augustine, Florida.

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

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2007200000
Location Address	290 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (Cordova/St George St) (610.41)
Tax Description*	CITY OF ST AUG RE-SUB OF LOT 2 BLK 39-C LOT 2 OR5244/1719 *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	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.290
Homestead	N

Owner Information

Owner Name	All Aboard Holdings LLC 100%
Mailing Address	5111 RIDGEWOOD AVE STE 201 PORT ORANGE, FL 32127-0000

Map



Valuation Information

	2022
Building Value	$582,889
Extra Features Value	$82,235
Total Land Value	$468,468
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,133,592**
Total Deferred	$0
Assessed Value	**$1,133,592**
Total Exemptions	$0
Taxable Value	**$1,133,592**

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

Historical Assessment Information

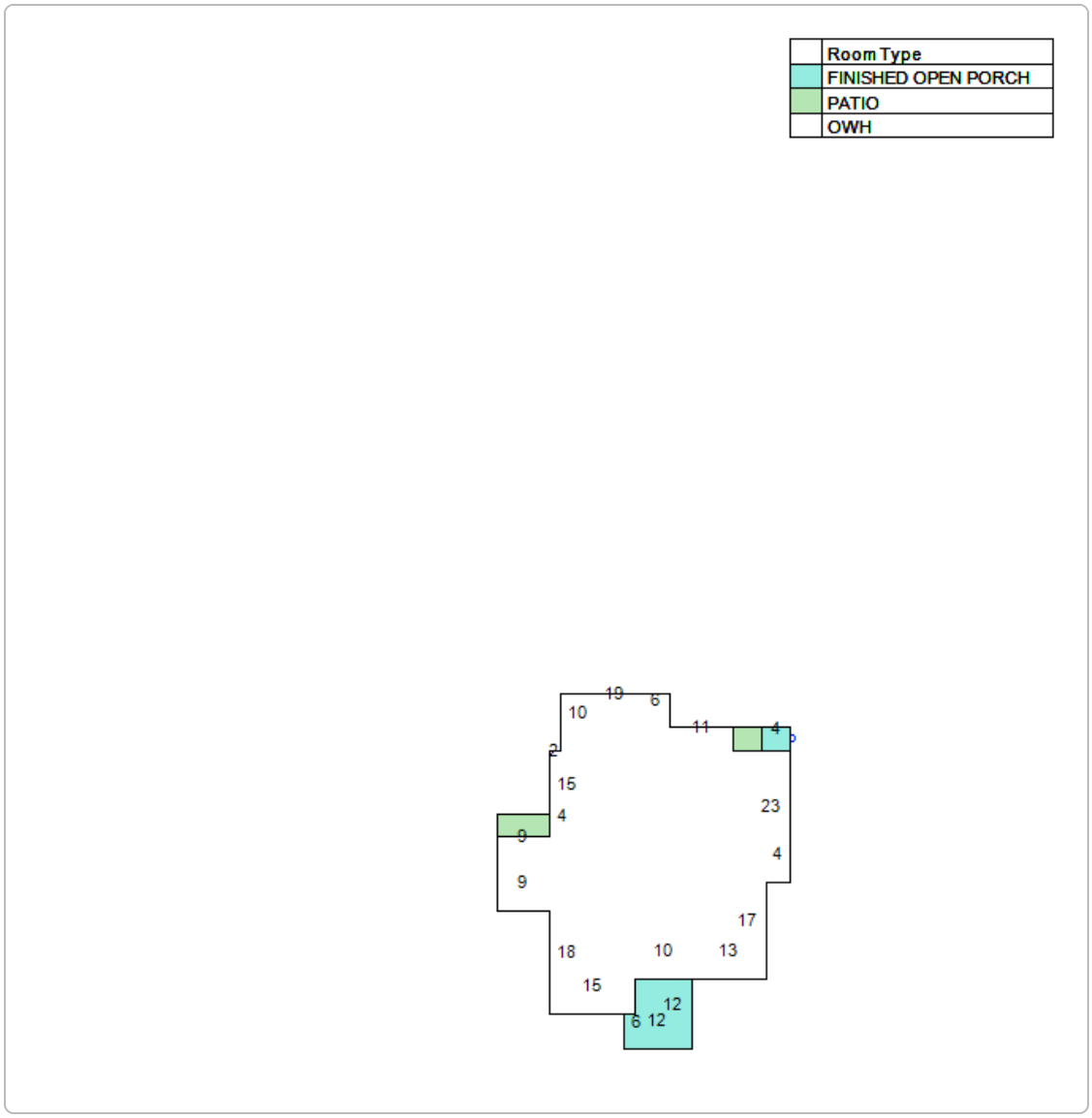
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$496,777	$84,395	$342,225	$0	$0	$923,397	$439,937	$533,460	$389,937
2020	$567,300	$71,437	$304,200	$0	$0	$942,937	$434,860	$558,077	$384,860
2019	$251,988	$53,555	$266,175	$0	$0	$571,718	$425,083	$196,635	$375,083
2018	$258,533	$55,105	$266,175	$0	$0	$579,813	$417,157	$212,656	$367,157
2017	$261,806	$53,611	$266,175	$0	$0	$581,592	$408,577	$223,015	$358,577
2016	$223,777	$1,502	$266,175	$0	$0	$491,454	$349,188	$192,266	$299,188
2015	$204,355	$1,555	$205,335	$0	$0	$411,245	$346,761	$114,484	$296,761
2014	$157,598	$1,609	$184,802	$0	$0	$344,009	$344,009	$50,000	$294,009
2013	$159,818	$1,662	$184,802	$0	$0	$346,282	$346,282	$50,000	$296,282
2012	$164,257	$1,716	$184,802	$0	$0	$350,775	$350,775	$50,000	$300,775
2011	$144,280	$563	$205,335	$0	$0	$350,178	$350,178	$50,000	$300,178
2010	$146,499	$601	$228,150	$0	$0	$375,250	$356,645	$68,605	$306,645

Building Information

Building	1
Year Built	1900
Actual Area	2261
Conditioned Area	3080
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood Shingle
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	3

Description	Square Footage
1.5 STORY	2053
PATIO	20
FINISHED OPEN PORCH	20
FINISHED OPEN PORCH	132
PATIO	36
Total SqFt	2261

Sketch Information



Extra Feature Information

Code Description	Status	Value
Shop		77760
Detached Finished Open Porch		2331
Detached Finished Open Porch		466
Detached Finished Open Porch		1678

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	65	196	65	EF	$468,468

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/22/2021	4/20/2021	$1,200,000.00	WARRANTY DEED	5244	1719	Q	I	FLIESSER JEFFREY M & JUDITH FOX	ALL ABOARD HOLDINGS LLC
	10/15/2001	$365,000.00	WARRANTY DEED	1665	86	Q	I	TAYLOR DEBORAH REID	FLIESSER JEFFREY M & JUDITH FOX
	11/27/2000	$0.00	ORDER DET HX REAL P	1548	1832	U	I	KERBY SARAH R ESTATE	TAYLOR DEBORAH REID
	5/19/2000	$0.00	OTHER INSTRUMENT	1500	1580	U	I	KERBY SARAH R (DECD 4/10/2000)	KERBY SARAH R ESTATE (LETT OF ADMIN)
	12/1/1999	$0.00	WILL	1500	1573	U	I	KERBY SARAH R	KERBY SARAH R (WILL)
	7/1/1981	$68,000.00		502	558	U	I		KERBY SARAH R
	1/1/1979	$63,000.00		433	253	U	I		

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Version 2.3.214

Detail by Entity Name

Florida Limited Liability Company
ALL ABOARD HOLDINGS, LLC

Filing Information

Document Number	L05000067377
FEI/EIN Number	20-4685202
Date Filed	07/08/2005
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	04/21/2015
Event Effective Date	NONE

Principal Address

5111 RIDGEWOOD AVE.
SUITE 201
PORT ORANGE, FL 32127

Changed: 02/06/2009

Mailing Address

5111 RIDGEWOOD AVE.
SUITE 201
PORT ORANGE, FL 32127

Changed: 02/06/2009

Registered Agent Name & Address

CLARK, D. ANDREW
5111 RIDGEWOOD AVE.
SUITE 201
PORT ORANGE, FL 32127

Address Changed: 02/06/2009

Authorized Person(s) Detail

Name & Address

Title MGRM

CLARK, D. ANDREW

5111 RIDGEWOOD AVE., SUITE 201
PORT ORANGE, FL 32127

Title CFO

Polito, Michael Anthony
5111 RIDGEWOOD AVE.
SUITE 201
PORT ORANGE, FL 32127

Annual Reports

Report Year	Filed Date
2020	02/12/2020
2021	03/15/2021
2022	03/29/2022

Document Images

03/29/2022 -- ANNUAL REPORT	View image in PDF format
03/15/2021 -- ANNUAL REPORT	View image in PDF format
02/12/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
04/04/2017 -- ANNUAL REPORT	View image in PDF format
04/18/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- Merger	View image in PDF format
06/19/2014 -- Merger	View image in PDF format
05/21/2014 -- LC Name Change	View image in PDF format
04/01/2014 -- ANNUAL REPORT	View image in PDF format
04/12/2013 -- ANNUAL REPORT	View image in PDF format
02/15/2012 -- ANNUAL REPORT	View image in PDF format
02/09/2011 -- ANNUAL REPORT	View image in PDF format
02/03/2010 -- ANNUAL REPORT	View image in PDF format
02/06/2009 -- ANNUAL REPORT	View image in PDF format
03/24/2008 -- ANNUAL REPORT	View image in PDF format
05/03/2007 -- ANNUAL REPORT	View image in PDF format
05/05/2006 -- ANNUAL REPORT	View image in PDF format
07/08/2005 -- Florida Limited Liabilites	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 September 15, 2022 Meeting



Application HP2022-0063 Address: 26 Sebastian Avenue

Erik Ostrander – Applicant and Owner

Project description: For partial demolition of a residential building constructed c. 1885-1894 that is recorded in the Florida Master Site File and not located in a district, to include replacement of all existing windows, alteration of window fenestration on the south and east elevations, and replacement of existing aluminum siding.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02081
National Register:	N/A	Construction date:	c. 1885-1894
Archaeology Zone:	N/A	Zoning District:	CM-2
Parcel number:	1902900000		
Agenda Item:	5(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This Frame Vernacular residence constructed between 1885 and 1894 is located on the north side of Sebastian Avenue (formerly St. Sebastian Avenue), on the fourth lot east of N. Ponce de Leon Boulevard (US-1). The building features a metal side gable roof with front gable enclosed front porch and entry on the side (east) elevation and modified over time with, aluminum siding and aluminum frame windows, primarily awning in type. Comparing Sanborn Maps between 1910 and 1965 and the building's current configuration reveals numerous alterations to the footprint of the structure including enclosure of the front porch, the addition of an east wing and carport, and addition and removal of rear open porches.

The applicant is proposing partial demolition of the structure as detailed in the summary scope of work below.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report.

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** for partial demolition at **26 Sebastian Avenue** because it is not a local landmark or otherwise designated as a historic building.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Changes to fenestration including:
    a. Removal of string of windows along the south elevation enclosed front porch and replacement with two smaller windows in a different configuration.
    b. Removal of front entry sidelights, replacement of front door, and reduction in size of bathroom window on east elevation
    c. Reduce size of window opening on west elevation
2. Replacement of all windows with vinyl 1/1 single-hung or fixed single-lite windows.
3. Replacement of rear entry door with fiberglass door
4. Replacement of existing aluminum siding with HardiePlank siding.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as the neighboring structure to the east. Encroachment of commercial uses including an A/C company immediately to the west, and a hotel on the south side of Sebastian Avenue have heavily altered the historic streetscape. Further east along Sebastian Avenue, the uses include a school, church, apartments, and other commercial uses.

3. The impact of the loss of the structure on the streetscape. Full demolition of the structure would further deteriorate to historic streetscape; however, changes proposed would not heavily alter the existing mass and scale of the building.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans submitted by the applicant include modification to existing window fenestration, replacement of all windows with vinyl, replacement of siding with HardiePlank, and the addition of a new covered front porch space on the east elevation.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. No known historic or cultural association are associated with the building individually. More research would be necessary to determine whether the building would potentially contribute to a district if on were created, and to understand if existing alterations would impact that.

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, is not eligible for individual designation, and is not located within or contributing to a historic district.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of a Frame Vernacular residence that has been altered over time.

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 in neighborhoods developed around the same time period.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The wood frame building does not have a unique architectural style or characteristics that would be difficult to reproduce but alterations as proposed will significantly change the look of the building.

10. ***The justification for the proposed demolition.*** Partial demolition as described is associated with the proposed renovation of the structure.

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.

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

STAFF PHOTOGRAPHS
26 Sebastian Avenue



Front (South) Elevation

STAFF PHOTOGRAPHS
26 Sebastian Avenue



Front (South) Elevation

STAFF PHOTOGRAPHS
26 Sebastian Avenue



Front (South) Elevation

STAFF PHOTOGRAPHS
26 Sebastian Avenue



Front Entry/Southeast Elevation

Sidelights to be removed and door replaced



STAFF PHOTOGRAPHS
26 Sebastian Avenue





East Elevation

STAFF PHOTOGRAPHS
26 Sebastian Avenue



North Elevation Window



Rear door to be replaced

STAFF PHOTOGRAPHS
26 Sebastian Avenue



Window on rear addition



North Elevation

STAFF PHOTOGRAPHS
26 Sebastian Avenue





West Elevation

STAFF PHOTOGRAPHS
26 Sebastian Avenue



West Elevation Details



STAFF PHOTOGRAPHS
26 Sebastian Avenue







Context Photographs

STAFF PHOTOGRAPHS
26 Sebastian Avenue



Context Photographs



STAFF PHOTOGRAPHS
26 Sebastian Avenue





Context Photographs

STAFF PHOTOGRAPHS
26 Sebastian Avenue





Context Photographs





FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 2081 1009==

Site Name: 26 San Sebastian Avenue 830== Survey Date: 7903 820==

Address: 26 San Sebastian Avenue, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Garnett Addition (subdivision) 10 (block) S. 100' of 13 (lot) 868==

868==

Owner of Site: Name: Huici, Lucille A.;

Address: 26 San Sebastian Avenue

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) 469056 (easting) 3308133 (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==

(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:

(x) Zoning 878==

(x) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

(x) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Aluminum siding

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Metal awning, metal jalousie, attic louvers 942==

Foundation: piers with lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Gable porch; gable L 942==

Porches & Balconies:

942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, 3-v crimp 882==

Ornament Exterior:

882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 0 954== 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, Minorcans, Politics/Government, Tobacco

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 26 San Sebastian Avenue was erected between 1885 and 1894, making it one of the older homes on this street. Although it has been altered with a front porch addition and metal awning windows, it fits into the architectural design of the street.

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 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 mer-

[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.

chant 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]

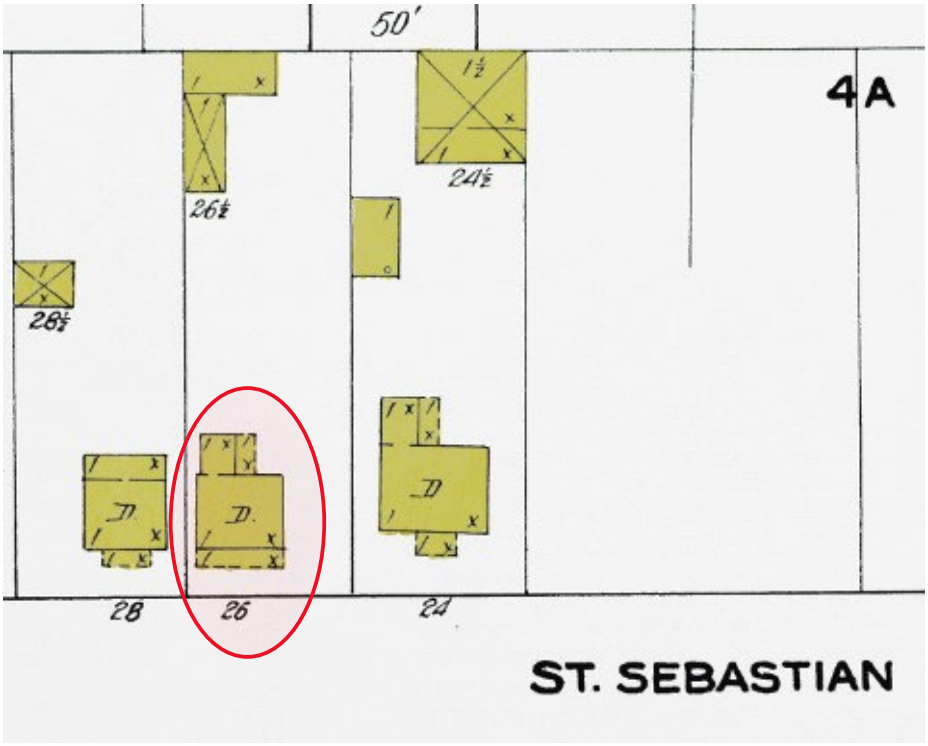
This house at 26 San Sebastian Avenue was once the residence of Paul A. Mickler, assistant engineer for the City Water Works, and Newbold Mickler, cigar maker and later plumbers for the Florida East Coast Railway Company.[4]

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.

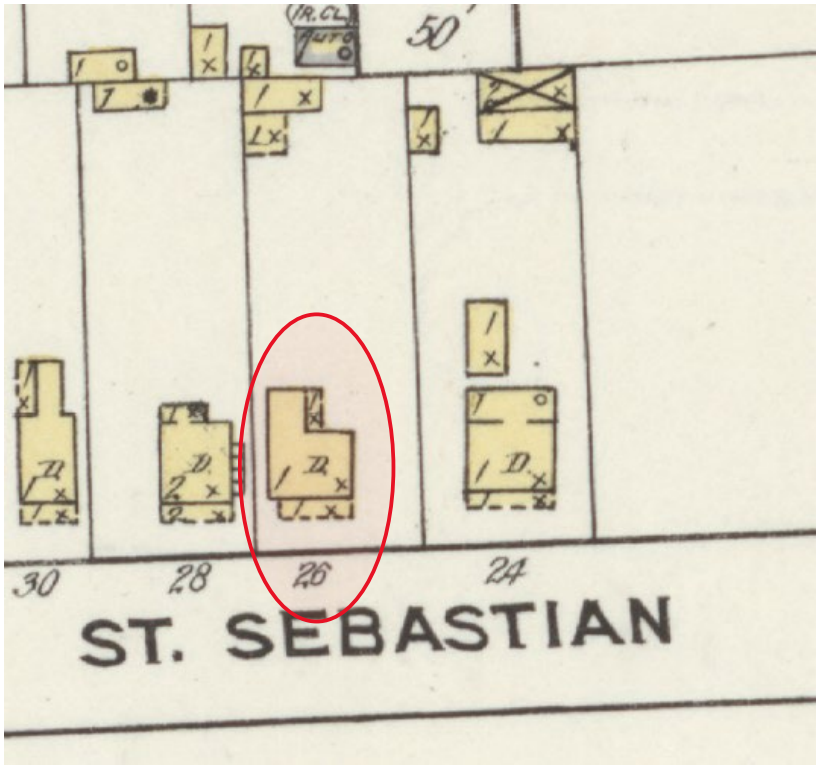
4. St. Augustine City Directory, 1899, 1904, 1934.


SAFETY FILM 5062
16A

SANBORN MAPS
26 Sebastian Avenue

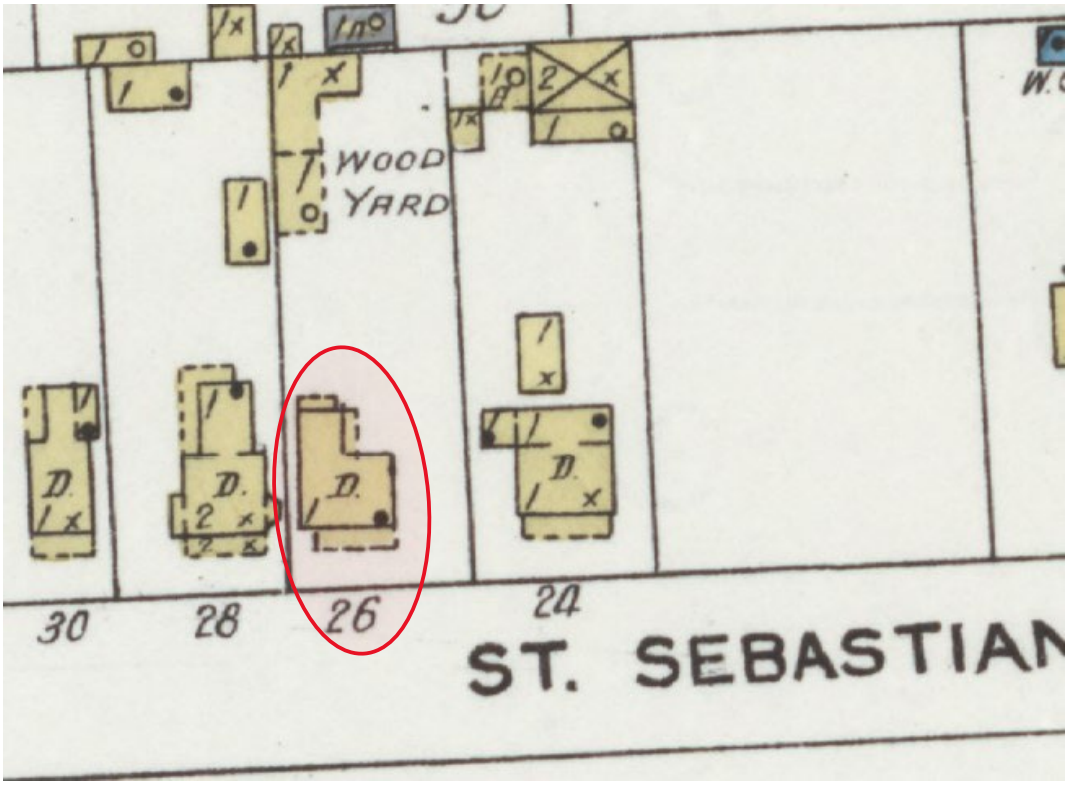


1910

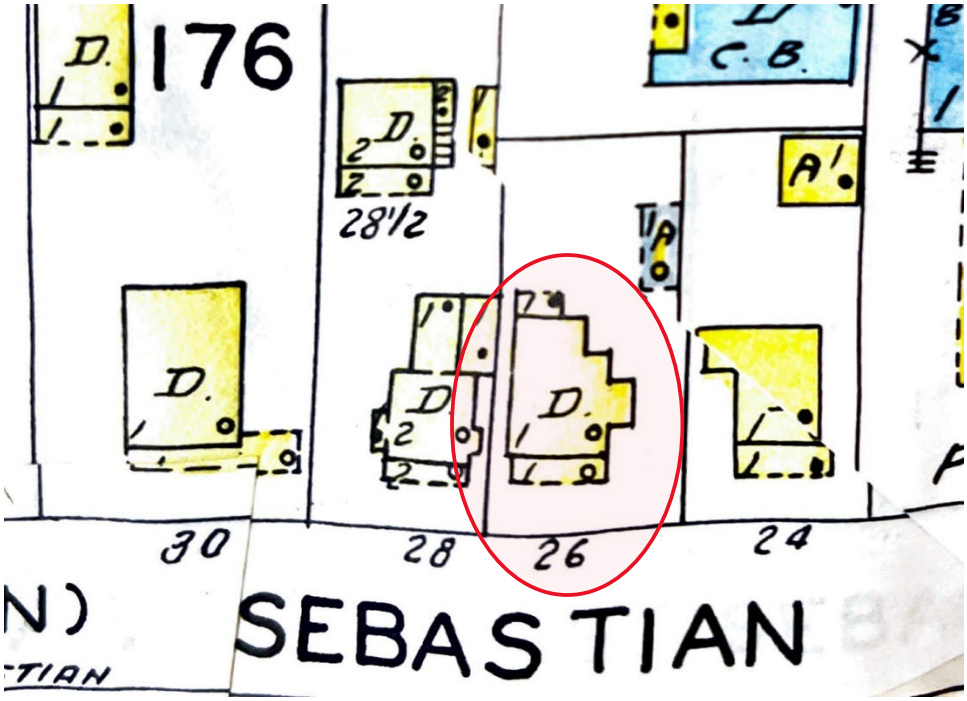


1917

SANBORN MAPS
26 Sebastian Avenue



1924



1930 updated to 1965

Received August 19, 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. HP2022-0063

Receipt No. 2448921 Meeting Date September 15, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Erik Ostrander

   Business (if applicable) _____

   Address 51 Magnolia ave

   City St. Augustine State FL Zip 32084

   Daytime telephone 904.429.2066 Other phone/email erik@sailsf.com

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

2. NAME OF PROPERTY OWNER Erik Ostrander

   Business (if applicable) _____

   Address " "

   City " " State " " Zip " "

   Daytime telephone (required) " " Other phone " "

3. PROJECT STREET ADDRESS 26 Sebastian ave

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 13 Block 10 Subdivision Garnett addn Parcel Number OR911/688 & 1449/1114

5. DATE OF CONSTRUCTION 1885 Source: Historical Society

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☑ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

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

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

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

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

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

PRINT APPLICANT'S NAME Erik Ostrander DATE 8/19/22

SIGNATURE OF APPLICANT Erik

PRINT 1st OWNER'S NAME Erik Ostrander DATE 8/19/22

SIGNATURE OF 1st PROPERTY OWNER Erik

PRINT 2nd OWNER'S NAME Haley Elizabeth Ostrander DATE 8/19/22

SIGNATURE OF 2nd PROPERTY OWNER Elizabeth Ostrander

PRINT 3rd OWNER'S NAME _____ DATE _____

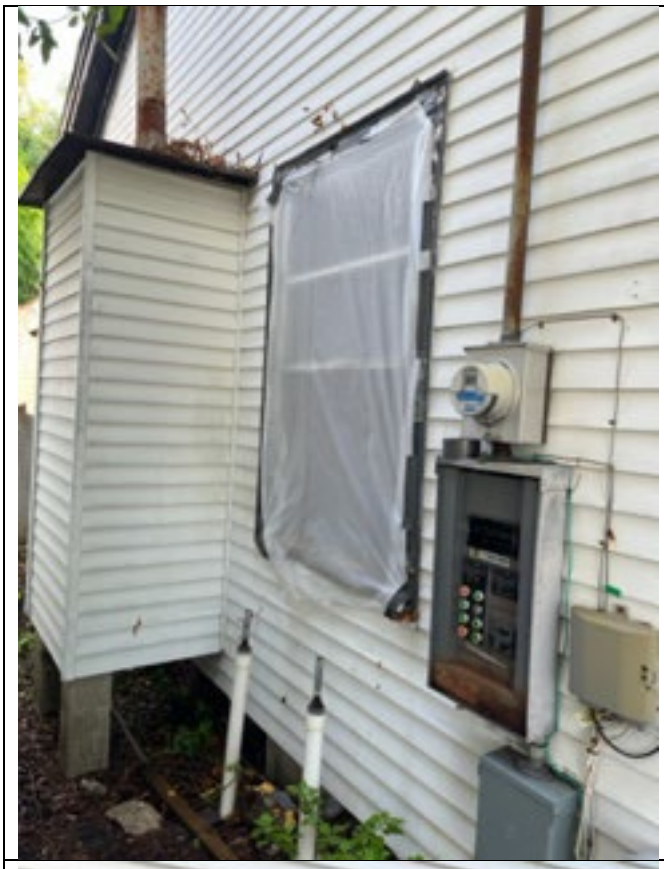
SIGNATURE OF 3rd PROPERTY OWNER _____

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.

		Windows in the front change to just 2 windows See sketch up design
		The 2 Windows next to the doors to be removed. New porch to be installed. See sketch up plans

		Window for master bathroom to be shortened to allow for new bathroom design See sketch up design
		Back door to be changed to new and all windows replaced

		Back windows to be replaced
		West side window to be replaced

		West side living room window to be replaced
		West side window to be shortened to accommodate new bathroom design.

	South east corner. Proposed location of new porch and changes to front window and window to the right of the tree
	East side Window to the right of the tree we are hoping to shorten.



South west corner.

Windows to be replaced

		Window above gas tank to be shortened to accomidate new bathroom design. Location is not visible from street or anywhere but this tight area between the houses

Close

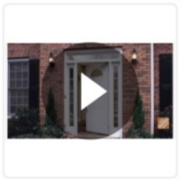


Hover Image to Zoom

36 in. x 80 in. Chatham 3/4 Oval-Lite Left Hand Inswing Primed Steel Prehung Front Exterior Door

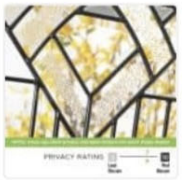
by **Masonite**

Related Videos & 360° View


Product Images







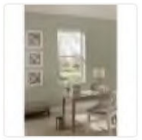

Received August 19, 2022
Planning and Building Department

318

American Craftsman

31.375 in. x 35.25 in. 50 Series Low-E Argon Glass Single Hung White Vinyl Fin Window, Screen Incl

★★★★½ (366) Questions & Answers (241)





Hover Image to Zoom

Share Print

$190.07

Pay $165.07 ~~$190.07~~ when you open a new card.
Apply for a Home Depot Consumer Card

- Designed for installation into new openings
- Low-maintenance vinyl never needs painting
- Tilt-in feature for easy cleaning
- View More Details

Width (in.) x Height (in.): **31.375 x 35.25**

~~24 x 36~~	23.375 x 35.25	**31.375 x 35.25**	~~31.375 x 51.25~~
~~31.375 x 59.25~~	35.375 x 35.25	35.375 x 47.25	35.375 x 51.25

How to Get It Delivering to: **32084** | Change

Ship to Store	Ship to Home	Scheduled Delivery
Pickup **Aug 26 - Aug 29** **FREE**	Get it by **Fri, Aug 26** Standard Delivery	Not available for this item

We'll send up to **3** to **St Augustine** for free pickup
Change Store

Have Questions? We're Here to Help.

Speak to a Virtual Associate about Doors or Windows today. Available from 9 am - 9 pm EST.

Request Appointment

Or call1-833-HD-APRON (1-833-432-7766) What to Expect

Received August 19, 2022
Planning and Building Department

97

TAFCO WINDOWS

48 in. x 48 in. Casement Picture Window

★★★★★ (131) Questions & Answers (130)







Hover Image to Zoom

$440.30

$74.00 /mo* suggested payments with 6 months* financing Apply Now

- White finish brings a classy vibe to your space
- Vinyl construction for strength and durability
- Great and versatile match for any decor
- View More Details

Width (in.) x Height (in.): **47.5 x 47.5**

35.5 x 35.5	35.5 x 47.5	35.5 x 59.5	47.5 x 35.5	**47.5 x 47.5**
47.5 x 59.5	59.5 x 35.5	59.5 x 47.5	59.5 x 59.5	

How to Get It Delivering to: **32084** | Change

Ship to Store	Ship to Home	Scheduled Delivery
Pickup **Aug 29 - Aug 29** **FREE**	Get it by **Tue, Sep 6** Standard Delivery	Not available for this item

We'll send up to **63** to **St Augustine** for free pickup
Change Store

Have Questions? We're Here to Help.

Speak to a Virtual Associate about Doors or Windows today.
Available from 9 am - 9 pm EST.

Request Appointment

Received August 19, 2022
Planning and Building Department

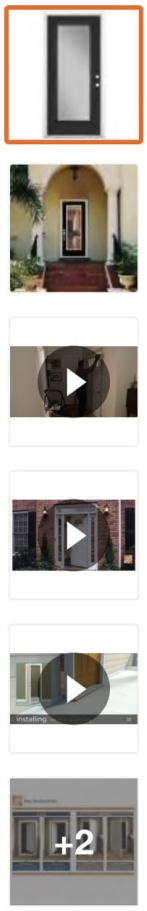
Internet #202896412 Model #2060

216

Masonite

36 in. x 80 in. Full Lite Jet Black Left Hand Inswing Painted Smooth Fiberglass Prehung Front Exterior Door w/ Brickmold

★★★★½ (12) Questions & Answers (48)





Hover Image to Zoom

Share Print

$1029.01

$172.00 /mo* suggested payments with 6 months* financing Apply Now

- Durable fiberglass front door is easily maintained
- Full Lite glass insert features double-pane tempered glass
- Wood frame is primed and ready to paint or stain
- View More Details

Color/Finish: **Jet Black**

Common Door Size (WxH) in.: **36 x 80**

32 x 80 | **36 x 80**

Door Handing: **Left-Hand/Inswing**

Left-Hand/Inswing | Right-Hand/Inswing

How to Get It Delivering to: **32084** | Change

Ship to Store	Ship to Home	Scheduled Delivery
Pickup Sep 28 - Sep 28 FREE	Get it by Wed, Sep 28 Standard Delivery	Not available for this item

We'll send up to 4 to **St Augustine** for free pickup
Change Store

Have Questions? We're Here to Help.

Speak to a Virtual Associate about Doors or Windows today.
Available from 9 am - 9 pm EST.

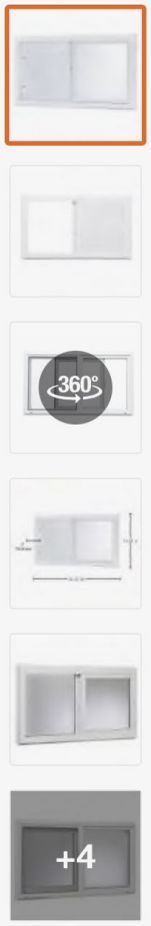
Received August 19, 2022
Planning and Building Department

472

TAFCO WINDOWS

31.75 in. x 17.75 in. Left-Hand Single Sliding Vinyl Window with Dual Pane Insulated Glass - White

★★★★½ (1085) Questions & Answers (189)





Hover Image to Zoom

Share Print

$93.00

Pay $68.00 ~~$93~~ when you open a new card.
Apply for a Home Depot Consumer Card

- Removable screen offers full coverage to keep bugs out
- Sash interlocks with main frame for a weather-tight seal
- Insulated glass keeps hot air on preferred side of window
- View More Details

Width (in.) x Height (in.): **31.75 x 17.75**

31.75 x 13.75 | 31.75 x 15.75 | **31.75 x 17.75** | 31.75 x 19.75 | ~~31.75 x 21.75~~ | ~~31.75 x 23.75~~

How to Get It Delivering to: **32084** | Change

Ship to Store
Pickup
Aug 30 - Aug 31
FREE

Ship to Home
Get it by
Mon, Aug 29
FREE

Scheduled Delivery
Not available for this item

We'll send up to **10** to **St Augustine** for free pickup
Change Store

Have Questions? We're Here to Help.

Speak to a Virtual Associate about Doors or Windows today.
Available from 9 am - 9 pm EST.

Request Appointment

Or call1-833-HD-APRON (1-833-432-7766) What to Expect

Received August 19, 2022
Planning and Building Department

All Departments | Home Decor, Furniture & Kitchenware | DIY Projects & Ideas | Project Calculato

Home / Building Materials / Siding / Fiber Cement Siding

Best Seller

James Hardie

HardiePlank HZ10 5/16 in. x 8.25 in. x 144 in. Fiber Cement Primed Cedarmill Lap Siding

★★★★★ (347) Questions & Answers (337)

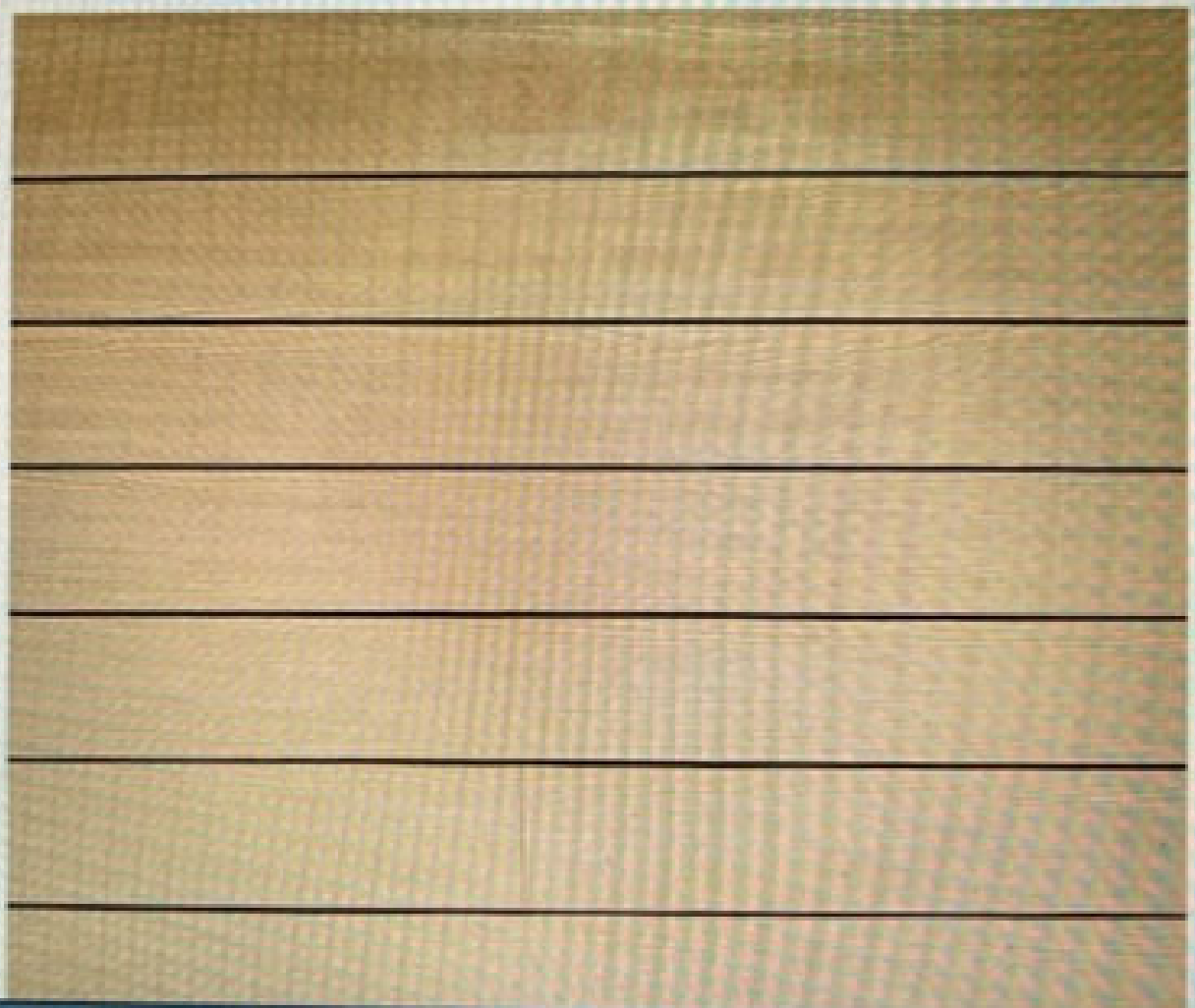




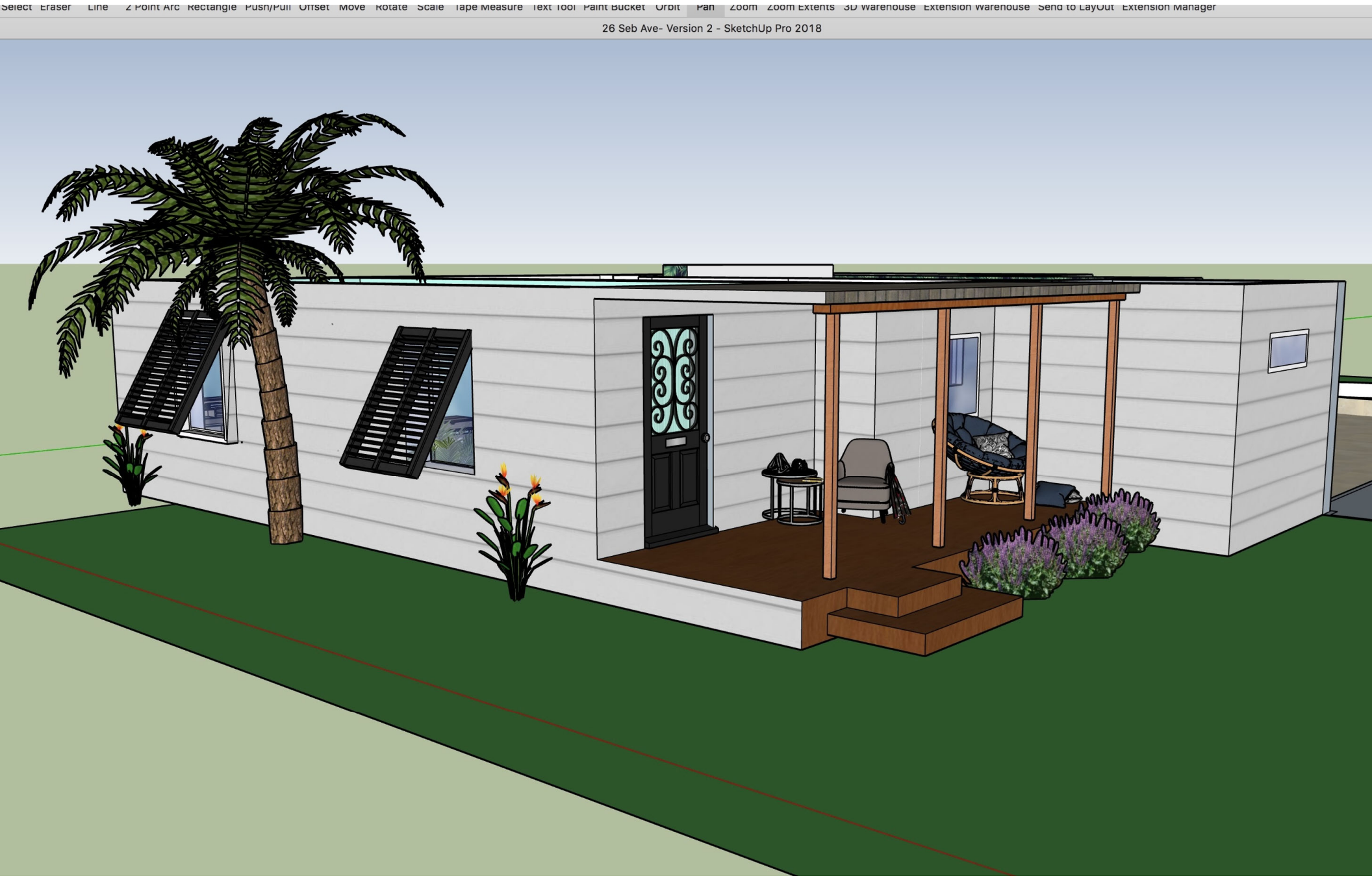








MacBook A


Select Eraser Line 2 Point Arc Rectangle Push/Pull Offset Move Rotate Scale Tape Measure Text Tool Paint Bucket Orbit Pan Zoom Zoom Extents 3D Warehouse Extension Warehouse Send to LayOut Extension Manager
26 Seb Ave- Version 2 - SketchUp Pro 2018

Instr #2022070826 BK: 5600 PG: 1699, Filed & Recorded: 7/20/2022 11:59 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $1,680.00

LAND TITLE of America

Prepared by:
Lynette Snell
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 22-1240-JM

Parcel ID: 190290-0000

Warranty Deed

This Indenture made this **18th day of July, 2022** BETWEEN **Donna McDowell, a single woman conveying separate non-homestead property, Individually and as Successor Trustee of Linda W Chester Revocable Living Trust u/t/d August 10, 1999**, GRANTOR*, whose post office address is 52 Tuscan Way, #202-119, St. Augustine, FL 32092, and **Erik Ostrander and Haley Ostrander, husband and wife**, GRANTEE*, whose post office address is 51 Magnolia Avenue, St. Augustine, FL 32084.

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:

The Southerly 100 feet of Lot 13, Block 10, of GARNETT SUBDIVISION, according to the Official Map of St. Augustine dated January 1, 1905, and also according to the plat of said subdivision recorded in Deed Book SS, page 189, of the Public Records of St. Johns County, Florida

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2022 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.

Donna McDowell, Individually and as Successor Trustee of the Linda W Chester Revocable Living Trust u/t/d August 10, 1999

WITNESSES

Witness: Pamela Y. Lewis

Witness: LYNETTE SNELL

COPY

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [ ] online notarization on **July 18, 2022** by **Donna McDowell, Individually and as Successor Trustee of Linda W Chester Revocable Living Trust u/t/d August 10, 1999** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Notary Public:_____
My commission expires:_____

LYNETTE A. SNELL
Commission # HH 111414
Expires March 30, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

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

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1902900000
Location Address	26 SEBASTIAN AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Garnett Addition & Rambo (585)
Tax Description*	GARNETT ADDN S100FT LOT 13 BLK 10 OR5600/1699 *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	0.120
Homestead	N

Owner Information

Owner Name	Ostrander Erik,Haley 100% Ostrander Haley 100%
Mailing Address	51 MAGNOLIA AVE SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$73,255
Extra Features Value	$1,086
Total Land Value	$152,880
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$227,221**
Total Deferred	$71,912
Assessed Value	**$155,309**
Total Exemptions	$0
Taxable Value	**$155,309**

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

Historical Assessment Information

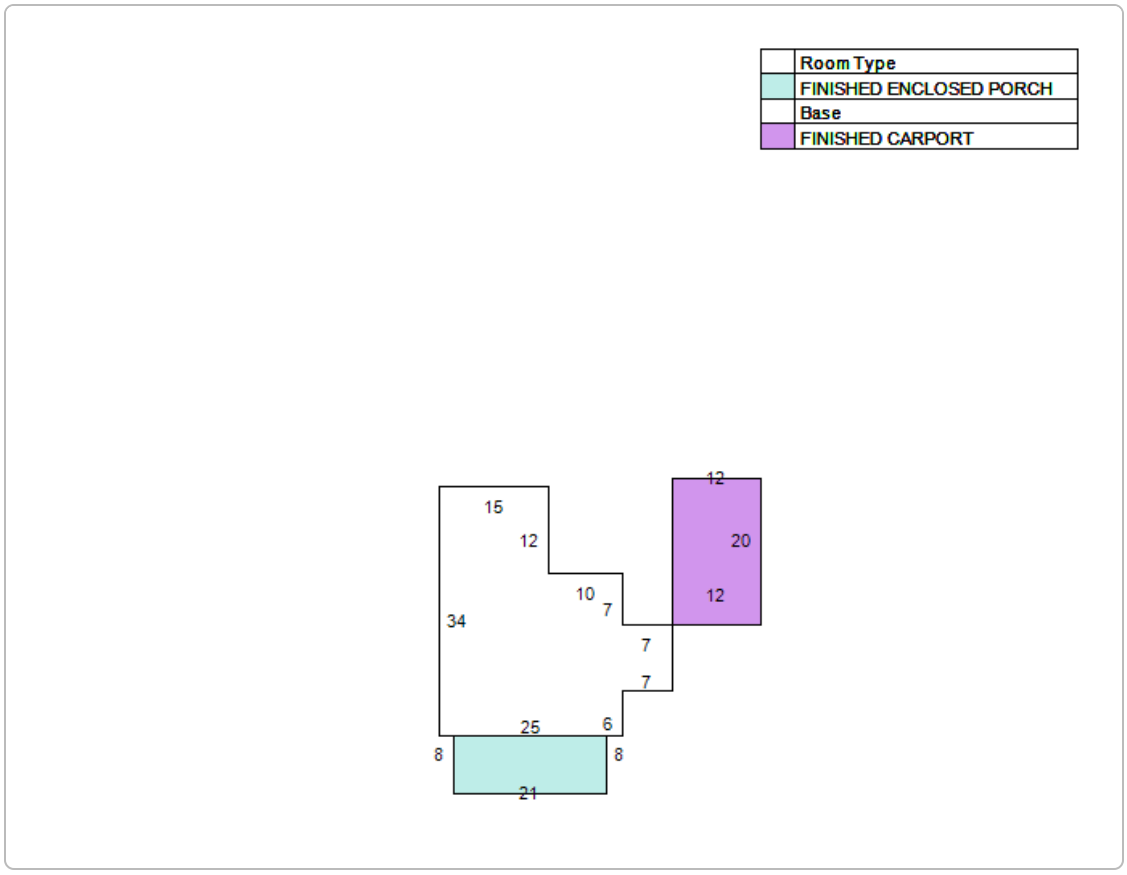
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$55,874	$1,086	$125,125	$0	$0	$182,085	$141,190	$40,895	$141,190
2020	$45,369	$1,086	$81,900	$0	$0	$128,355	$128,355	$0	$128,355
2019	$40,598	$349	$81,900	$0	$0	$122,847	$122,847	$0	$122,847
2018	$34,616	$349	$81,900	$0	$0	$116,865	$115,760	$1,105	$115,760
2017	$36,227	$448	$81,900	$0	$0	$118,575	$105,236	$13,339	$105,236
2016	$33,741	$448	$72,800	$0	$0	$106,989	$95,669	$11,320	$95,669
2015	$29,194	$448	$57,330	$0	$0	$86,972	$86,972	$0	$86,972
2014	$28,049	$448	$57,330	$0	$0	$85,827	$85,827	$0	$85,827
2013	$29,194	$456	$57,330	$0	$0	$86,980	$86,980	$0	$86,980
2012	$30,339	$463	$57,125	$0	$0	$87,927	$87,927	$0	$87,927
2011	$31,484	$471	$63,472	$0	$0	$95,427	$95,427	$0	$95,427
2010	$32,629	$479	$70,525	$0	$0	$103,633	$103,633	$0	$103,633

Building Information

Building	1
Year Built	1967
Actual Area	1201
Conditioned Area	927
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Aluminum Vinyl
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	None
Bedrooms	0
Baths	

Description	Square Footage
FINISHED CARPORT	240
BASE AREA	793
POINTER	0
FINISHED ENCLOSED PORCH	168
Total SqFt	1201

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage		1026
Shed		60

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	100	50	EF	$152,880

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/20/2022	7/18/2022	$240,000.00	WARRANTY DEED	5600	1699	Q	I	CHESTER LINDA W REVOCABLE LIVING TRUST U/T/D"08/10/99	OSTRANDER ERIK,HALEY
7/13/2022	7/1/2022	$0.00	AFFIDAVIT	5596	1361	U	I	CHESTER LINDA W	PARKER LINDA W
1/28/2022	1/11/2022	$0.00	AFFIDAVIT	5480	535	U	I	CHESTER LINDA W (DEC'D)	CHESTER LINDA KAY (DEC'D)
	9/23/1999	$100.00	OTHER INSTRUMENT	1449	1114	U	I	CHESTER LINDA W	CHESTER LINDA W TRUSTEE
	10/4/1991	$28,700.00	WARRANTY DEED	911	688	Q	I	JOHNSON CHARLES L	CHESTER LINDA W

No data available for the following modules: Exemption Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/23/2022, 12:58:28 AM

Version 2.3.214

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 15, 2022 Meeting



Application HP2022-0061 Address: 95 Cordova Street

Applicant: Thompson Awning and Shutter Company, Inc.

Property Owner: The Flagler Resort, Ltd. C/O Kessler Enterprises, Inc.

Project description: To install a new awning over a service entry door on the south elevation.

Architectural Style:	Moorish Revival	Florida Master Site File:	SJ00085
National Register:	St. Augustine Town Plan NR District: Contributing	Construction date:	1886
Archaeology Zone:	IB	Zoning District:	HP-4
Parcel number:	1966300000		
Agenda Item:	6(a)	Previous Action(s):	COA 2010-0042

STAFF SUMMARY AND ANALYSIS:

1. This Moorish Revival hotel constructed in 1886 is located on the southeast corner of King and Cordova Streets and is a contributing building to the St. Augustine Town Plan National Register Historic District. The most recent Florida Master Site File Form update acknowledges the building as eligible for individual listing in the National Register.
2. The applicant is proposing to install an awning above a service entry door on the south elevation of the building. This service area of the property includes a parking lot, screened dumpsters, and other screened mechanical equipment and is primarily used by hotel staff. The awning design appears to include a cloth material covering a white powder-coated aluminum frame with two support posts.
3. The following application items were requested by staff but remain missing at the drafting of this staff report:
    - Owner's authorization form or official letter from the property owner or member of the Board of Directors for the corporation as listed by the Division of Corporations (Sunbiz.com) authorizing the General Manager (GM) to represent the property. Corporate policy proving the GM has authority to bind on the corporations behalf is also acceptable.
    - Clear indication of finish colors for both the frame and awning fabric
    - Fabric type
    - Scaled elevation of installation showing clearance from the ground as well as awning dimensions
4. The Architectural Guidelines for Historic Preservation (AGHP) references awnings in the section regarding windows and window treatments and requires canvas or fabric awnings that are historically appropriate to the style of the building or that are of compatible contemporary design, and that follow the lines of the door openings they are intended to cover. The proposed awning appears to be plain and not consistent with the Moorish Revival Style; however, due to the utilitarian nature of the service entry where the awning is proposed for installation, a plain awning style may be preferable. No decorative elements will be obscured in the proposed area. In the section regarding doors, the AGHP discourages changes to utilitarian entrances that may cause them to appear as formal entrances.
5. While the clearance height of the awning is not specified it appears that it may not be visible from the any rights-of-way. Preference should be given to a clearance height and color that would make the awning as inconspicuous as possible such as a fabric and frame color that matches the existing building finish.
6. Awnings have been previously approved by the HARB above the existing restaurant entrance along Cordova Street and the café windows at the corner of King and Charlotte Streets (pictures provided under staff photographs); however, nothing indicates an awning has been previously installed in this location.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Appropriateness application for **95 Cordova Street** to allow the applicant time to provide the required owner's authorization documentation and clarifications requested by staff related to awning fabric material, color, and clearance height

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Install a 10' deep, 11'8" wide aluminum framed awning with aluminum tube supports above the service entry on the south elevation.
    a. Clearance height not specified
    b. Awning fabric material not specified
    c. Proposed color(s) need to be verified.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
4. **Retention of Significant Later Alterations and Additions**
6. **Repair or 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

Don't...

- 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.

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.

Windows and Window Treatments

- 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...

- Install metal or fiberglass awnings.
- Install awnings that obscure architecturally significant detailing or features.

Post-1821

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.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
95 Cordova Street

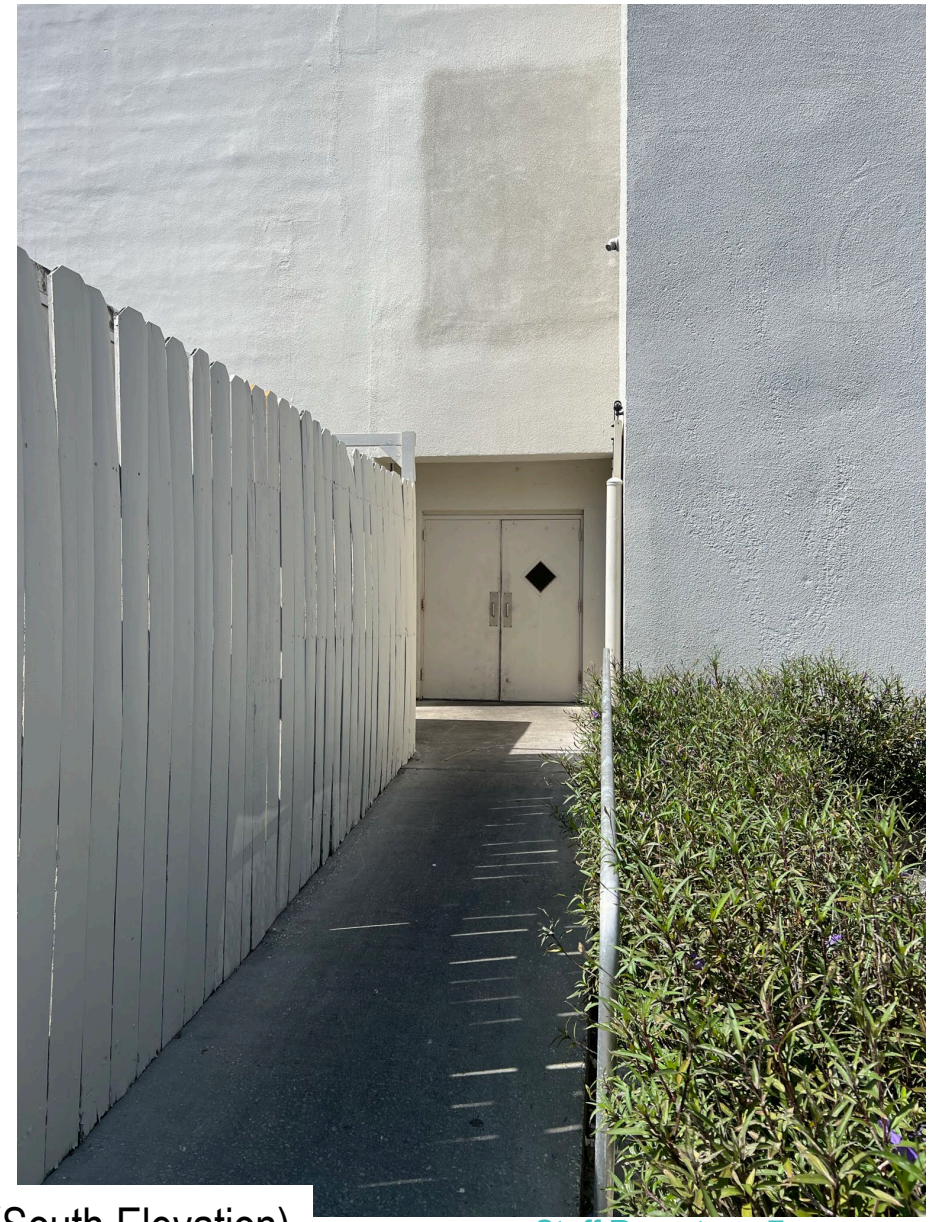




Service Entry (South Elevation)

STAFF PHOTOGRAPHS
95 Cordova Street





Service Entry (South Elevation)

STAFF PHOTOGRAPHS
95 Cordova Street



Service Entry (South Elevation)



West Elevation from Cordova Street

STAFF PHOTOGRAPHS
95 Cordova Street





South Elevation from Cordova Street

STAFF PHOTOGRAPHS
95 Cordova Street



Project Area from Above

STAFF PHOTOGRAPHS
95 Cordova Street



Southwest Corner from Cordova Street



Existing Awnings (north and west elevations)

STAFF PHOTOGRAPHS
95 Cordova Street





STAFF PHOTOGRAPHS
95 Cordova Street





Existing Awnings (north and west elevations)

STAFF PHOTOGRAPHS
95 Cordova Street



Existing Awning (north and west elevations)

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ ~~755~~ 85 1009==

Site Name: Cordova Hotel / St. Johns County Courthouse 830== Survey Date: 7808 820==

Address: 95 Cordova Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 36 (block) 1 (lot) 868==

868==

Owner of Site: Name: St. John's County Courthouse;

Address: Cordova Building

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469700 (easting) 3306660 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Government 850==

Date: +1887 844== Period: 19th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Moorish Revival 964==

Plan Type: U-shape 966==

Exterior Fabrics: Stucco, Stone (coquina)

854==

Structural Systems: Masonry, concrete cast-in-place 856==

Features of Structure: (942)

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

Foundation: Concrete, continuous wall 942==

Roof Type: Flat parapet 942==

Secondary Roof Structures: Towers - pavilion & cone 942==

Porches & Balconies: Balconets

942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built up; clay tile 882==

Ornament Exterior: Corner pilasters, turned spindle work on balconies, decorative tilework, jigsawn rafters, iron balconets, battlements, massive columns with capital 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 3-4 950==

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: On a corner lot along a major thoroughfare in downtown area.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



CORDOVA HOTEL
(NOW CITY HALL)
ST. AUGUSTINE
9/8/70

0961

DIVISION OF ARCHIVES, HISTORY
AND RECORDS MANAGEMENT
BUREAU OF HISTORIC PRESERVATION

83185 12

CORDOVA HOTEL
(NOW CITY HALL)
ST. AUGUSTINE
9/8/70

0561

DIVISION OF ARCHIVES, HISTORY
AND RECORDS MANAGEMENT
BUREAU OF HISTORIC PRESERVATION

85J85 13

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tourism Commerce, Politics/ Government, Education 920==

Statement of Significance: (911==)

ARCHITECTURE

This three to four-story Moorish Revival building at 96 Cordova Street was constructed during 1886 and 1887. Distinctive elements of the former hotel include three towers, two with battlements, the other with clay tile hip roofs. One round tower projects about mid-way on the King Street side with the other towers consisting of square shapes. Corbelled balconets with ornamental iron railings compliment the windows as do larger balconies with turned spindle posts. Other features include corner pilasters, jig-sawn rafters, decorative tile-work, and massive columns with capitals that complete the remodeled facade. A 1910 photograph shows the poured concrete building with the original Cordova Street facade. The three-story coquina arcade was removed in the 1960's and replaced with classical columns. The exterior was stuccoed and the interior gutted in order to remodel for office space and courtroom use. The massive building occupies most of this centrally located commercial block.

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

(over)

V. BIBLIOGRAPHY

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

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

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

St. Johns County Courthouse on the corner of King and Cordova Streets was constructed by Franklin W. Smith, as a competitive hotel to the grandeous Alcazar and Ponce de Leon hotels planned by Henry M. Flagler. Smith's poured concrete residence, the Villa Zorayda, inspired the design of the magnificent triumvirate as well as the Lyon building erected as a harmonious continuation east of Smith's hotel. Originally called the Casa Monica Hotel, Smith early encountered financial difficulties resulting in the acquisition of the hotel by Flagler. Re-named the Cordova, the hotel immediately became popular with winter visitors.(4) An 1894 article describes a season during the prime of the hotel.

> "Hotel Cordova became the property of Mr. Henry M. Flagler in 1889 by purchase. Immediately many changes in its interior arrangements were made and the hotel under the management of Mr. E. N. Wilson. Last year Mr. Flagler appointed Mr. Clarence B. Knott, who had been cashier of the Ponce de Leon, manager, making the rate three and four dollars per day. The season was remarkably successful, the house remaining open until May.

"This year the house was opened on the 5th of November again under the management of Mr. Knott and has been remarkably well patronized. On Sunday last one hundred guests were dined.

"The Cordova occupies the southeast corner of the Alameda, is a handsome house of pure Cordovese architecture, its main entrance on Cordova street facing the beautiful grounds of the Alcazar. The office and writing-room are extended into a sun-parlor where tropical plants add to the attractiveness of the entire apartment; here the daily and evening concerts are given and enjoyed both by guests and cottagers who are welcomed most cordially by 'mine host', making it one of the favorite gathering places in the city. Weekly dances are given every Wednesday that are greatly enjoyed by hundreds of visitors to the city. The large handsomely furnished parlor adjoins the sun-parlor and opens upon a broad veranda facing King street with the beautiful Government park opposite: a ladies' entrance and hall separates this from the library or reading-room that occupies the corner of the building, and commands a magnificent view of the Ponce de Leon. All are furnished most harmoniously.

"A private entrance south of the office leads directly to the dining room, one of the finest in the State; high studded ceiling, with finely draped windows looking into a pretty court. The table furnishings are particularly pleasing. Fine damask, sparkling silver on it, glass and dainty china add to the excellent menu served.

"Many of the guests' chambers are en suite and with baths, with ample accommodation for two hundred and seventy guests. The sanitary arrangements are excellent. The house is heated by steam and lit by gas, with an excellent elevator, and commanding, as it does, the patronage of cultured people it is an ideal winter home. Both officials and servants are courteous and attentive. Mr. Knott has surrounded himself with an excellent staff, including Mr. A. S. Loomis, formerly of the Kenilworth Inn, Asheville, in charge of the register; Mr. Arthur T. Marsh, cashier; Mr. Frank Remlinger, secretary and bookkeeper, and Mrs. E. A. Twombly, housekeeper.

"The culinary department is in the care of Steward J. Mahon, with Chef John Buelletta and a corps of assistants in the kitchen. George W. Boinkin is head bellman, having filled a similar position for several seasons at the Ponce de Leon."(5)

Numerous shops served guests and city residents from the street level entrances. Turn of the century shops included the unique El Unico gift shop as well as Asaboonian and Simonian, Curiosity shop; H. W. Davis Clothing; Smith and Woodman druggists; and W. J. Henry, Bicycles.(6) By 1900 the Cordova received extensive renovation creating elegant apartments from the hotel suites as described in the Tatler:

> "The Cordova is rapidly undergoing extensive changes that will make it an elegant apartment house. A number of apartments are ready for occupancy, and one is now the home of a family appreciating its advantages very highly. The plan for the change provides for two apartments on each floor opening onto each staircase and two on the landing where the elevator will be available. The apartments contain from two to ten rooms each. Each will have a private hall opening into one of the main halls, and a private bath. They may be rented furnished or unfurnished, and with the privilege of housekeeping. Every apartment fronts on either Cordova of King streets, the Ponce de Leon or Alcazar in view and a living panorama always passing below, the parks with their semi-tropical green forming beautiful grounds to the house. No surroundings could be more varied or more delightful, and the proximity of the large hotels makes it convenient for those wishing to dine there."(7)

The hotel, considered an annex to the Alcazar, was connected by an upper level passageway. The hotel survived until the Depression when it was forced to close in 1932. It was purchased in 1961 by the Florida East Coast Hotel Company which sold the structure to the St. Johns County Commission. The remodeled building was dedicated as the St. Johns County Courthouse on May 29, 1968.(8) In addition to the courtroom the building houses numerous county departments including the Board of Public Instruction.

ARCHAEOLOGY

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

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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), pp. 176-177.
5. Tatler, December 15, 1894, pp. 3-4.
6. St. Augustine City Directory, 1899.
7. Tatler, January 13, 1900, p. 3.
8. Cordova File, St. Augustine Historical Society; Marker: St. Johns County Historical Commission.



Survey
gical Survey

Staff Report pg. 25 Page 132 of 751

☐ Original
☒ Update

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

Site #8 SJ00085
Field Date 5-13-2016
Form Date 5-13-2016
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) Cordova Hotel — **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:	95		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 # 1993000000 — **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: 1887 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Hotel — From (year): _____ To (year): _____
Current Use Commercial — From (year): _____ To (year): _____
Other Use shops/spa/restaurant — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ **Original address** _____
Alterations: ☒yes ☐no ☐unknown Date: _____ **Nature** storefronts, interior, windows
Additions: ☒yes ☐no ☐unknown Date: _____ **Nature** _____
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Moorish Revival — **Exterior Plan** U-shaped — **Number of Stories** 4-5
Exterior Fabric(s) 1. Stucco 2. Coquina block 3. _____
Roof Type(s) 1. Hip 2. Flat 3. parapet
Roof Material(s) 1. Barrel tile 2. Composition roll 3. clay tile
Roof secondary strucs. (dormers etc.) 1. _____ 2. Pavilion tower
Windows (types, materials, etc.) boxed and arched openings, 1/1 casement with divided transom and fanlights; paired 3-light casement; multilight fixed; single storefront; bays
Distinguishing Architectural Features (exterior or interior ornaments) Corner pilasters, turned spindle work on balconies, decorative tilework, jigsawn rafters, iron balconets, battlements, massive columns with capital
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) arched entry for vehicular traffic and interior parking

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

HISTORICAL STRUCTURE FORM

Site # 8 SJ00085

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. Cast-in-place concrete 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) multiple paired ornate wood doors; commercial doors with rectangular windows

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

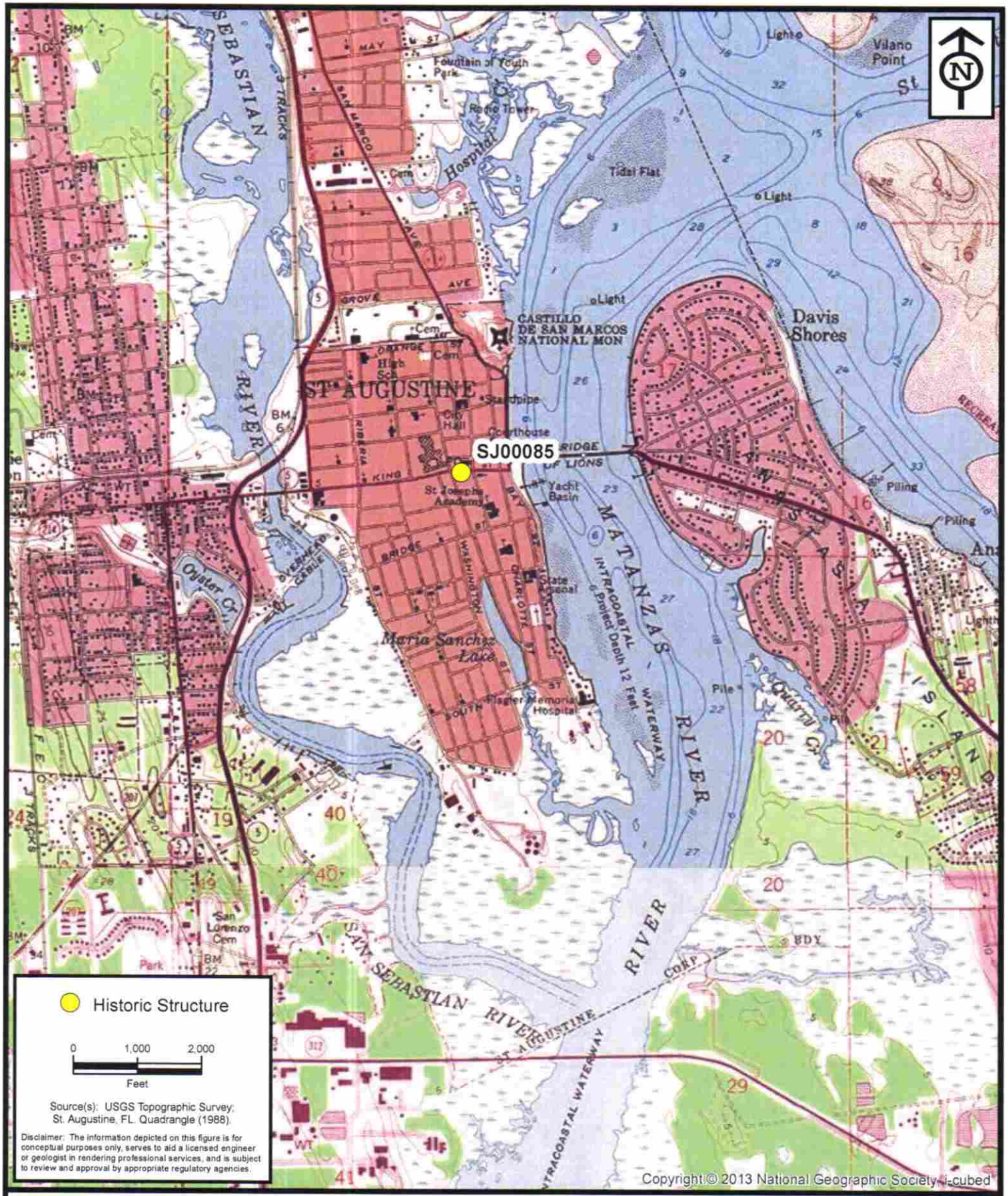
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

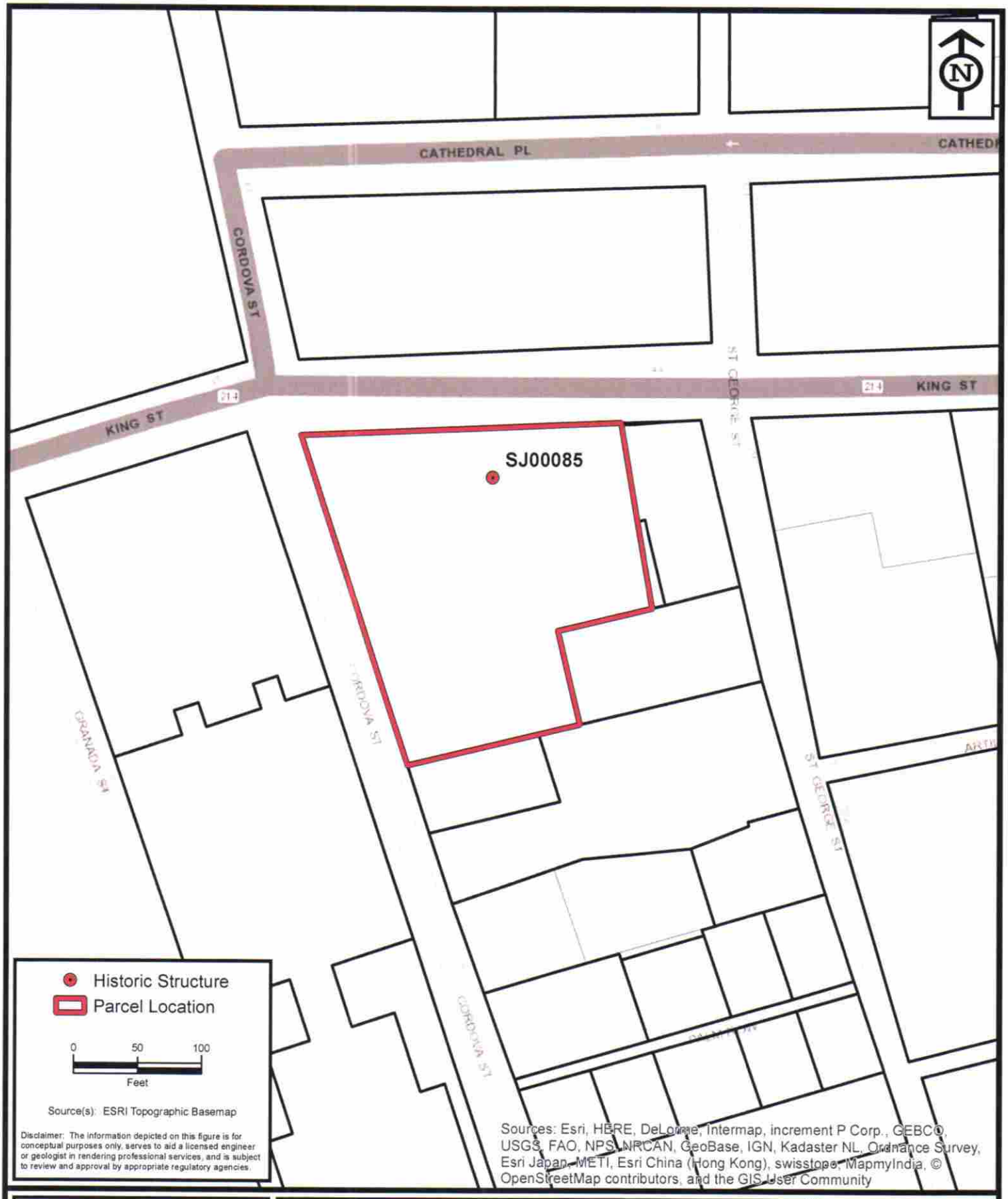
Project Location - SJ00085

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\SJ00085\Location.mxd Date: 1/28/2016 2:12:42 PM



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

Parcel Location - SJ00085

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\SJ00085\Parcel.mxd Date: 2/1/2016 4:27:56 PM

382-3 Maguire Village Apts.
Gainesville, FL 32603
June 15, 1974

Mr. Randy Nimnicht
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32301

Dear Randy:

The enclosed national register nomination forms are a part of the project which I did for Blair Reeves' historical preservation course this past quarter. I did not feel confident in doing the longitude/latitude measurements, so I included a map with a red dot of each location on it.

As per our conversation with Tom Graham of Flagler College on the bus at the Florida Historical, I think it is imperative to get the Ponce on the register as soon as possible, although I feel you would have more success presenting them as a package of "Flagler in Concrete."

Thanks so much for coming to Gainesville for the class and for the great job you are doing for preservation in this state. I just wish my native Alabama had so good a program. I am

Sincerely yours,

Ed Akin

Edward N. Akin

Encls. (4)
Hotel Ponce de Leon
Hotel Cordova
Flagler Memorial Presbyterian Church
Grace Methodist Church

RECEIVED
JUN 12 1974
HISTORIC PRESERVATION SECTION

SJ 85

Dawn

CASA MONICA HOTEL

FOR IMMEDIATE RELEASE
Photo enclosed

CONTACT:
Mary C. Kenny
Corporate PR Manager
(407) 996-9942 Direct
(321) 230-1707 Mobile
mkenny@grandthemehotels.com

OVER 400 PEOPLE POSE FOR THE "UNITED IN FREEDOM" COMMUNITY PHOTO AT THE FOUR-DIAMOND CASA MONICA HOTEL

St. Augustine, Fla. (September 5, 2002) – Over 400 people dressed in red, white in blue and waving American flags posed Monday – September 2, 2002 for the "America's Oldest City Stands United in Freedom" aerial photograph on the lawn of the Lightner Museum, across from the 114-year old, historic, Four- Diamond Casa Monica Hotel. The photo is a tribute to the September 11 attacks and will be sold at the second annual America's Oldest City Stands United in Freedom Benefit, which will be held at the Casa Monica Hotel on **September 13, 2002 from 7:00PM – 10:00PM**.

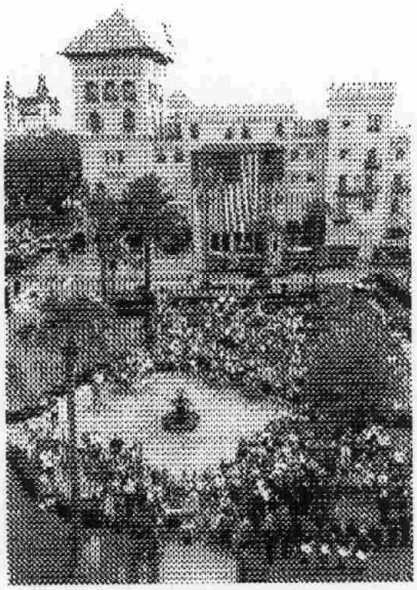
The festivities will commence with a progressive gourmet dinner reception followed by live entertainment, marching bands, and a silent auction that will include a new offering —"Hook Up With Heroes". The "Hook Up With Heroes" auction will include packages consisting of dinners, limos and fun with selected fire and police volunteers. All proceeds from the silent auction will be split between the local fire and police departments for their favorite charities.

The entertainment will be comprised of three local bands, a bag piper and the 80-piece Pedro Menedez High School Marching Band. Honored guests that evening will include the St. Augustine Police Officers and Firefighters, local dignitaries and government officials. Over 500 people attended last year's benefit that raised nearly $100,000 for New York City Fire & Emergency Services Relief Fund.

Tickets are still available and the cost is $75 per person and items are still being accepted for the silent auction. Please call Joni Dooley- Barkley at (904) 827-1888 for more details.

--more--

Page 2...United in Freedom Photo



Located in the heart of St. Augustine's downtown historic district, The Casa Monica Hotel was originally built in 1888 by Henry Flagler. The hotel features 138 boutique style rooms including 14 signature suites, many multi-level featuring three bedrooms and 2,000 square feet of living space, 15,000-square-feet of upscale meeting space, the award-winning 95 Cordova gourmet restaurant and Market, the Cobalt Lounge, business and fitness center, and high-speed Internet access.

Listed on the National Historic Hotels of America and a proud member of Preferred Hotels and Resorts, the Casa Monica Hotel shares the legendary name and refined standards of Grand Theme Hotels, a portfolio of unique hotels, each boasting individual architecture and interior design; all with a common commitment to service, value and entertainment. Other Florida based Grand Theme Hotels include the Doubletree Castle Hotel in Orlando; the Sheraton Safari Hotel in Lake Buena Vista – an affiliated property; the Sheraton Studio City Hotel in Orlando; the Celebration Hotel in Celebration, The four-diamond Westin Grand Bohemian in downtown Orlando (www.grandthemehotels.com).

For more information, please call (800) 648-1888 or visit www.casamonica.com.

###

95 Cordova Street . St. Augustine . Florida . 32084 . (904) 827-1888 . Fax (904) 827-0426
www.casamonica.com

SJ 85

Members: Log in | Not Registered? Register for free extra services.

Jacksonville Business Journal - March 18, 2010
/jacksonville/stories/2010/03/15/daily37.html

Jacksonville Business Journal

Thursday, March 18, 2010, 4:24pm EDT

Casa Monica to join new hotel brand

Jacksonville Business Journal - by Christian Conte Staff Writer

The **Casa Monica Hotel** in St. Augustine will become part of a new brand by **The Kessler Hotel Group** and **Marriott International Inc.** called the Autograph Collection.

The new brand features independent iconic hotels and resorts. The 138-room Casa Monica in Downtown St. Augustine is listed on the National Register of Historic Places. It was built in 1888 and was used as a government building for many year before being restored in 1999.

- The six other hotels to launch the Autograph Collection are:
- **El Monte Sagrado**, Taos, N.M.
- Grand Bohemian Hotel, Asheville, N.C.
- **The Mansion on Forsyth Park**, Savannah, Ga.
- Bohemian Hotel Riverfront, Savannah.
- Grand Bohemian Hotel, Orlando.
- Bohemian Hotel Celebration, Celebration.

cconte@bizjournals.com | 265-2227

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Staff Report pg. 35

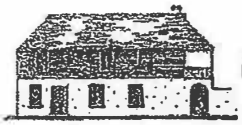
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HTNER MUSEUM
PROJECT
GUSTINE
C. - ARCHITECTS
INC. - CONTRACTORS
MON CA


CASA MONICA

Received August 16, 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. HP2022-0061

Receipt No. 2448908 Meeting Date: September 15, 2022

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

1. NAME OF APPLICANT JAKE R FULMER, SR CGC1524194
   Business (if applicable) THOMPSON AWNING AND SHUTTER COMPANY INC
   Address 2036 EVERGREEN AVENUE
   City JACKSONVILLE State FLORIDA Zip Code 32206
   Daytime telephone 904.355.1616 Other phone/email 904. 635. 9464
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER THE FLAGLER RESORT LTD
   Business (if applicable) C/O KESSLER ENTERPRISES INC.
   Address 4901 VINELAND ROAD
   City ORLANDO State FLORIDA Zip Code 32811-7300
   Daytime telephone (required) 904.669.0532 Other phone _____
3. PROJECT STREET ADDRESS 95 CORDOVA STREET
4. LEGAL DESCRIPTION: Lot 1 Block 36 Subdivision _____ Parcel 1993000000
5. EXISTING USE HOTEL W/ 137 UNITS PROPOSED USE INSTALL A NEW AWNING
6. PROPOSED PROJECT WORK
   A. DEMOLITION (if historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

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

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

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

D. PAINT COLORS (check one)

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

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

Install a new AWNING over employee Entrance near the Freezer

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 JAKE R FULMER, SR.

SIGNATURE OF APPLICANT _____ DATE 7-12-22

PRINT OWNER'S NAME Kimberly Wilson

SIGNATURE OF OWNER _____ DATE 7-19-22

General Manager as own Rep.

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.

October 2017

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	Scaled landscape plan
☐	☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☐	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☐	☐	Wall section
☐	☐	☐	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:

Site plan does not appear to be marked in the correct location (see attached). Clarification regarding finish colors, and specification of the fabric material and color are needed. A scaled elevation of the installation location may help the board better visualize what will be installed. An owner's authorization form for the property manager from the owner of the building as listed on Sunbiz will be required.

Project number: HP2022-0061 Project Address: 95 Cordova Street

Reviewed by: Candice Seymour Date: 08/24/2022

Received September 6, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE, EST. 1565

Owner's Authorization For Agent

Kimberly Wilson is/are hereby authorized TO ACT ON BEHALF OF The Flagler Resort LTD, dba Casa Monica Hotel, 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 Architecture Review Board, for an application related to the structure located at: 95 Cordova St., St. Augustine, FL 32084

BY: _____
Signature of Owner

Kimberly Wilson
Print Name of Owner

904-819-6001
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 6th day of September, 2022

By Kimberly Wilson

Identification verified:

Oath sworn: X Yes____ No

Notary Signature: _____

My Commission expires: 4/7/2025

Kelly Weisbecker
Notary Public
State of Florida
Comm# HH114750
Expires 4/7/2025

Rev:120219 jw

Received August 16, 2022
Planning and Building Department

PROPOSAL

July 8, 2022-R E V I S E D

THOMPSON AWNING & SHUTTER CO.
2036 Evergreen Avenue
Jacksonville, FL 32206
FL License # CGC1524194

www.thompsonawning.com
Telephone: (904) 355-1616
Facsimile: (904) 212.1875
email: sales@thompsonawning.com

Proposal Submitted To:
Casa Monica Hotel
Attn: Ed Shaffer
95 Cordova Street
St. Augustine, Florida 32084

Telephone: 904.669.0532
email: ed.shaffer@kesslercollection.com

Project: Employee Entrance & Walkway (Next to Freezer)

One (1) Vinyl Awning complete with:

1. Awning Style: Standard w/ Posts.
2. Awning Size: 1 @ Width: 11'- 6", Total Drop: 2'- 0", Projection: 10'- 0", Truss: 8"
3. Fabric Mfg.: Weather-Chek, Color: _____ (#____).
4. Scallop Style: None.
5. Fabric attached to frame: Laced utilizing Brass Grommets-Heat Sealed Seams.
6. Double Lacers Required: Yes, (1) Quantity.
7. Frame Construction:
   - Welded aluminum frame using 1 x 1 and 1 x 2 – 6063 T5 members with radius corners to protect fabric from wear (mill finish). Welded truss valance for added strength.
   - Roof and arm bracing coming back to building to add strength.
   - Roof rafters approximately every 2 feet. Stainless steel and aluminum hardware.
   - Supported by (2) Posts Anchored into existing concrete.
8. *Powder Coat Posts: Tiger DryLac Color: 95 **# Add $200.00** _____ **Initial to accept.**
   *Powder Coating may extend delivery date 1 to 2 weeks.
9. Final measurements required: Yes. Whr H
10. Installation approximately 9-10 weeks from Approved Permit.

Quote Price: $3,600.00

Thompson Awning will provide Engineered Drawing & Pull Permit **$900.00**

Total Price: $4,500.00 ***(50% Deposit Required)***

Notes: 1. Any applicable Sales Taxes are included.
2. Quote price is valid for 30 days.
3. Does not include Historical Review, if required it is to be processed by customer.

Warranty: Manufacturer's Warranty on Fabric – 10 years. Workmanship – 2 years

Authorized by **Daniel Blankenship:** _____

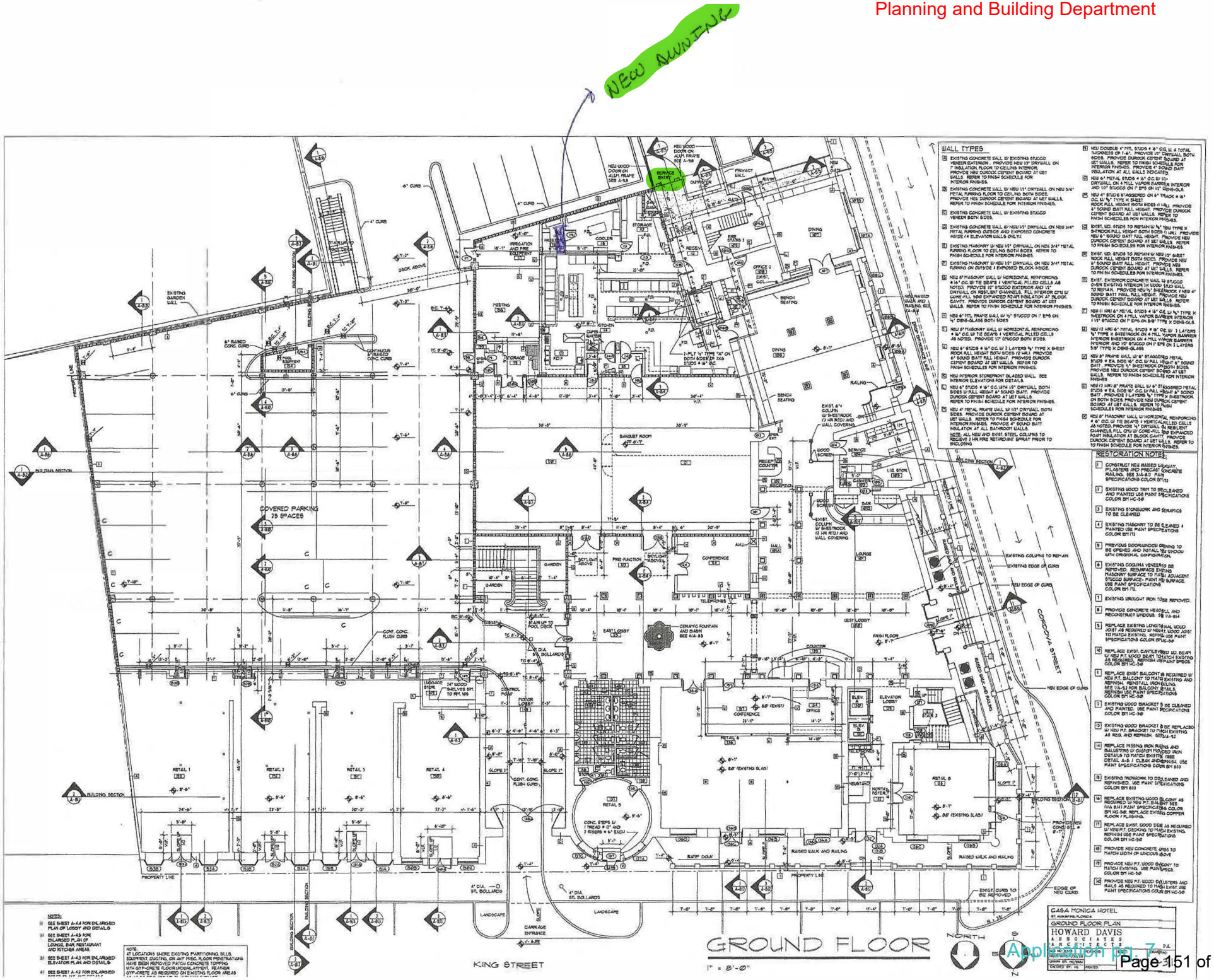
This Is Custom Work. A 50% deposit is required with order; balance due on day of installation. Order is confirmed upon receipt of deposit and one copy of signed proposal. A late charge of 1 1/2% per month will be added to the unpaid balance starting on the agreed upon payment date. In the event any amounts due under this proposal are not paid when due, the undersigned agrees to pay all costs of collection and attorney's fees, whether or not suit is instituted.
All material is guaranteed to be as specified. Please double check all information because this product will be custom made and cannot be returned or deposit refunded. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. It is understood and agreed that title of said property shall remain in possession of Thompson Awning until the whole amount of purchase price is paid. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

ACCEPTANCE OF PROPOSAL
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: ED Shaffer Date of Acceptance: 7-8-22

HC-172
Revere Pewter

Received August 16, 2022
Planning and Building Department

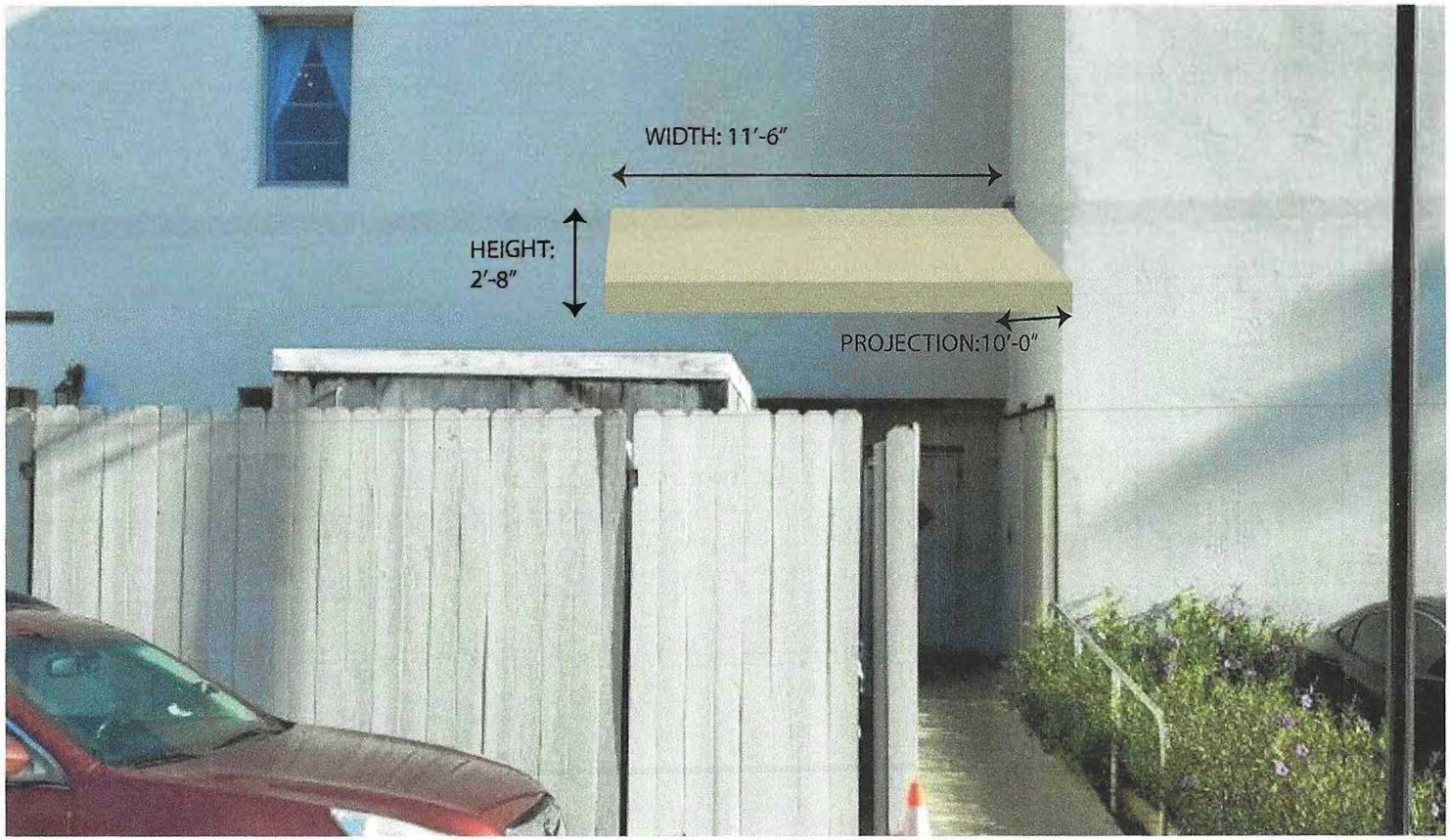


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AS IS NOW

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renderings of what will install

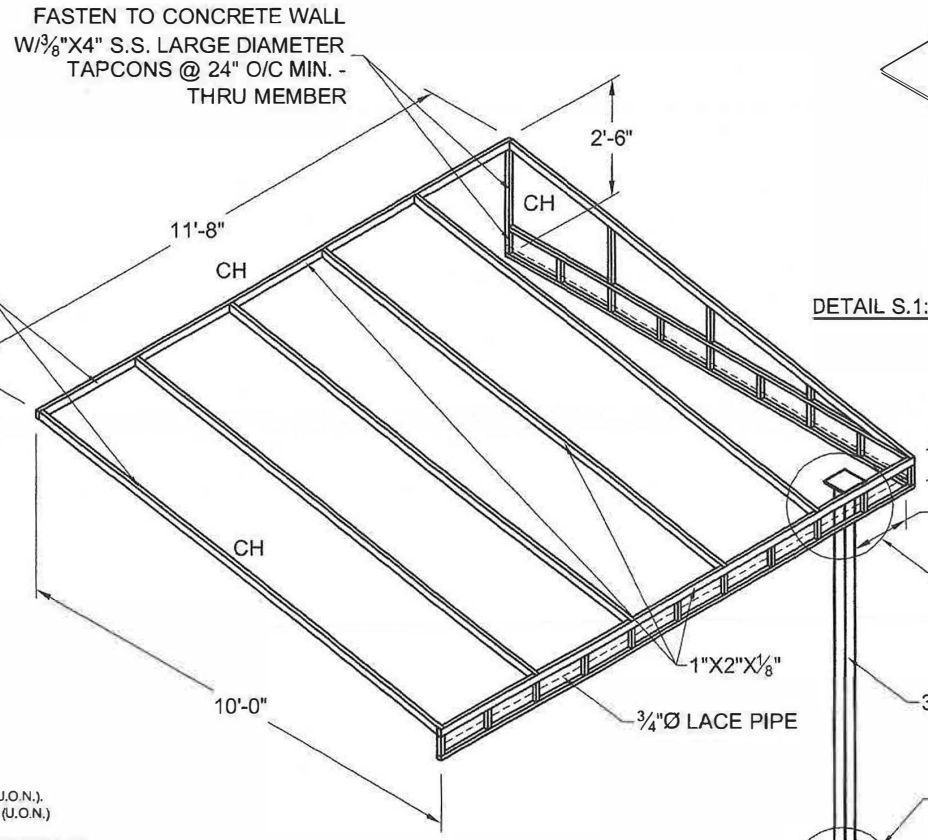
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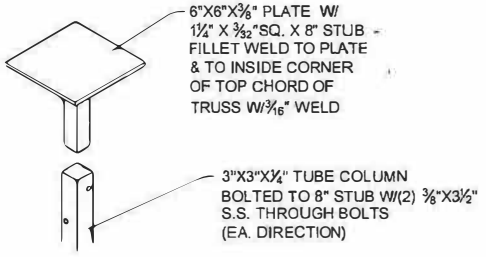
Received September 6, 2022
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Received August 16, 2022
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AWNING ISOMETRIC



DETAIL S.1: COLUMN - FRAME CONNECTION

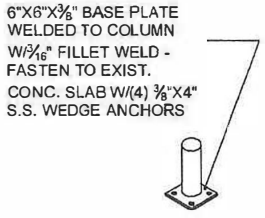
GENERAL NOTES

1. ALL MEMBERS SHALL BE 6061-T6 ALUMINUM TUBE (U.O.N.).
2. ALL OTHER MATERIAL SHALL BE 6061-T6 ALUMINUM (U.O.N.)
3. ALL CONNECTIONS SHALL BE FULLY WELDED.
4. ALL WELDS SHALL COMPLY WITH A.W.S. CODE (LATEST EDITION)
5. COVER ALL WELDS WITH CORROSION RESISTANT COATING.
6. ALL STRUCTURES DESIGNED IN ACCORDANCE WITH SECTION 31 AND SECTION 16 OF THE FLORIDA BUILDING CODE (7TH EDITION) - ASCE 7-16.
7. AWNING COVERS SHALL BE REMOVED IN PERIODS OF HIGH WINDS; SPECIFICALLY WHEN WINDS EXCEED OF OR ARE PREDICTED TO EXCEED 75 M.P.H. AWNING W/COVER WILL SUSTAIN 105 M.P.H. (3 SECOND GUST) - RISK CATEGORY II, EXPOSURE C.
8. FRAMES WITHOUT FABRIC WILL SUSTAIN 180 M.P.H. WINDS (3 SECOND GUST), EXPOSURE D.
9. ALL FRAMES HAVE BEEN DESIGNED USING RATIONAL ANALYSIS.
10. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO FABRICATION.
11. PROVIDE LABEL ON AWNING TO INDICATE COVER REMOVAL WHEN WINDS EXCEED OR ARE PREDICTED TO EXCEED 75 MPH.

ALL FRAMING TO BE 1"X1"X ⅛" (U.O.N.)
ALL SPACES EQUAL (U.O.N.)
ALL WELDS SHALL BE 3/16" FILLET MIN.

APPLICABLE CODES (INCLUDING LOCAL AMENDMENTS):

- 7TH EDITION FLORIDA BUILDING CODE / ASCE 7-16
- 7TH EDITION FLORIDA FIRE PREVENTION CODE



DETAIL S.2: COLUMN ANCHORING

LEONARD A. TYLKA, JR. PE
FL. LIC. NO. 31738

2036 EVERGREEN AVENUE
JACKSONVILLE, FL 32206
(904) 355 - 1616
Thompson Awning & Shutter Co.

CASA MONICA HOTEL
95 CORDOVA STREET
ST. AUGUSTINE, FLORIDA 32084

LTL ASSOCIATES
CONSULTING ENGINEERS
CERTIFICATE OF AUTHORIZATION NO. 6116
615 North Orange Avenue, Unit 4, Jupiter, Florida 33458-5051
(561) 478-1845

DATE: 8/16/22
SCALE: N.T.S.
DRAWN: JR
CHECKED: LT
JOB NO.: 106 73521

SHEET 1 OF 1

Prepared by and return to:
Southeast Title Group, Inc.
93 Orange Street
St. Augustine, FL 32084
FN:96S-03056

(3)

Recorded in Public Records St. Johns County, FL
Clerk# 97006228 O.R. 1224 PG 267 01:45PM 02/24/1997
Recording $13.00 Surcharge $2.00 Doc Stamps $8,995.00

CORPORATE WARRANTY DEED

THIS INDENTURE, made this 20th day of February, 1997, by **HEMISCORP, a Florida corporation**, ("**Grantor**"), whose post office address is 801 Brickell Avenue, Suite 201, Miami, Florida 33131, to **THE FLAGLER RESORT, LTD., a Florida Limited Partnership**, whose post office address is 6649 Westwood Blvd., #130, Orlando, Florida 32821, ("**Grantee**").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars ($10.00), and other good and valuable considerations to it in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

PROPERTY AS DESCRIBED ON ATTACHED EXHIBIT "A" WHICH DESCRIPTION IS MADE A PART HEREOF BY REFERENCE.
TAX PARCEL ID NUMBER: 199300-0000 and 1999330-0000.
SUBJECT TO: THOSE MATTERS LISTED ON EXHIBIT "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

COPY

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.

IN WITNESS WHEREOF, said Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

HEMISCORP

Witness FRIDA ROSALES
(type or print name)

By: _____
Name: Leonidas Abaunza
Title: President

Witness ALESGUERRA
(type or print name)

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF DADE

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of February, 1997, by **Leonidas Abaunza**, as President of **HEMISCORP**, a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

EXHIBIT "A"

PARCEL A:

COMMENCING AT A UNITED STATES MARBLE MONUMENT AT THE SOUTHEAST CORNER OF THE UNITED STATES POST OFFICE AND CUSTOMS HOUSE LOT, CITY OF ST. AUGUSTINE, FLORIDA; THENCE RUN SOUTH 13 DEGREES EAST (MAGNETIC), 365.25 FEET ALONG THE WEST LINE OF ST. GEORGE STREET TO A POINT; THENCE RUN SOUTH 75 DEGREES WEST 41.34 FEET TO A POINT; THENCE RUN SOUTH 15 DEGREES EAST 3.7 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 46 MINUTES WEST 48.66 FEET TO THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED AND THE PLACE OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF PROPERTY OF MCMILLAN. FROM THE POINT OF BEGINNING THUS ESTABLISHED, RUN SOUTH 84 DEGREES 26 MINUTES WEST ALONG THE PROPERTY LINE OF WEBB, 84.8 FEET TO A POINT; THENCE RUN SOUTH 70 DEGREES 48 MINUTES WEST ALONG PROPERTY LINE OF WEBB, 107.9 FEET TO THE EAST PROPERTY LINE OF CORDOVA STREET, SAID POINT BEING WEBB'S SOUTHWEST CORNER; THENCE RUN SOUTH 19 DEGREES 58 MINUTES EAST ALONG THE EAST PROPERTY LINE OF CORDOVA STREET, 73.65 FEET TO A POINT; RUN THENCE NORTH 73 DEGREES 42 MINUTES EAST, 188 FEET TO A POINT, THE SOUTHWEST CORNER OF MCMILLAN'S PROPERTY; RUN THENCE NORTH 17 DEGREES 13 MINUTES WEST, 63.4 FEET ALONG MCMILLAN'S WEST LINE TO THE PLACE OF BEGINNING.

PARCEL B:

BEING A PART OF THE NORTH ONE-HALF OF LOT 4, BLOCK 36, CITY OF ST. AUGUSTINE; COMMENCING AT A UNITED STATES MARBLE MONUMENT AT THE SOUTHEAST CORNER OF THE UNITED STATES POST OFFICE AND CUSTOMS HOUSE LOT IN THE CITY OF ST. AUGUSTINE, FLORIDA; THENCE RUN SOUTH 13 DEGREES EAST (MAGNETIC) 365 FEET 4 INCHES ALONG THE WEST LINE OF ST. GEORGE STREET TO A POINT; THENCE FOLLOWING THE WEST LINE OF ST. GEORGE STREET, SOUTH 17 DEGREES 30 MINUTES EAST 70 FEET TO MCMILLAN'S SOUTHEAST CORNER; RUN THENCE SOUTH 18 DEGREES 29 MINUTES EAST 71.57 FEET TO THE NORTH SIDE OF PALM ROW; THENCE RUN SOUTH 73 DEGREES 45 MINUTES WEST 100.08 FEET ALONG THE NORTH LINE OF PALM ROW TO THE SOUTHEAST CORNER OF NEWELL'S PROPERTY; RUN THENCE NORTH 19 DEGREES 22 MINUTES WEST 70.99 FEET TO THE SOUTH LINE OF A.E. PILGRIM AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 73 DEGREES 42 MINUTES WEST 67.5 FEET ALONG AND WITH PILGRIM'S SOUTH LINE; THENCE RUN SOUTH 19 DEGREES 22 MINUTES EAST 5 FEET; THENCE RUN NORTH 73 DEGREES 42 MINUTES EAST 67.5 FEET TO NEWELL'S EAST LINE; RUN NORTH 19 DEGREES 22 MINUTES WEST 5 FEET ALONG NEWELL'S EAST LINE OF THE POINT OF BEGINNING.

PARCEL C:

LOT ONE (1), OF BLOCK THIRTY-SIX (36), ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF KING STREET, BEING THE NORTHWEST CORNER OF PROPERTY FORMERLY OF WALTER LYON; THENCE SOUTH 8 DEGREES 04 MINUTES EAST ALONG SAID LYON PROPERTY 148.6 FEET TO THE NORTH LINE OF LINDSLEY PROPERTY; THENCE SOUTH 76 DEGREES 48 MINUTES WEST ALONG LINDSLEY PROPERTY 73.6 FEET TO THE NORTHWEST CORNER OF LINDSLEY PROPERTY; THENCE SOUTH 13 DEGREES 17 MINUTES EAST ALONG LINDSLEY'S WEST LINE 74.3 FEET TO THE NORTH LINE OF PROPERTY FORMERLY OF PHILIP AMMIDOWN; THENCE SOUTH 76 DEGREES 54 MINUTES WEST ALONG SAID AMMIDOWN NORTH LINE 144.4 FEET TO EAST LINE OF CORDOVA STREET; THENCE NORTH 17 DEGREES 19 MINUTES WEST ALONG CORDOVA STREET 277.08 FEET TO KING STREET; THENCE NORTH 89 DEGREES 00 MINUTES EAST ALONG KING STREET 256.85 FEET TO POINT OF BEGINNING. PROVIDED HOWEVER, THAT THIS CONVEYANCE IS MADE SUBJECT TO THE EAST LINE OF CORDOVA STREET AND THE SOUTH LINE OF KING STREET, AS NOW ESTABLISHED BY PUBLIC USE OR VALID CITY ORDINANCE, AND SUBJECT TO PROPERTY LINES OF SAID ADJOINING PROPERTY AS HEREINABOVE SET FORTH.

EXHIBIT "B"

1. Taxes for the year 1997 and all subsequent years.

2. Declaration of Covenants and Restrictions as set forth in instrument recorded in Official Records 1224, page 364, of the public records of St. Johns County, Florida.

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1993000000
Location Address	95 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St. Aug - Hotel (Upper Upscale) (COM) (610.8)
Tax Description*	CITY OF ST AUGUSTINE LOT 1 BLK 36 OR 1224/267 137 UNITS *The Description above is not to be used on legal documents.
Property Use Code	Hotels & Motels (3900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	1.170
Homestead	N

Owner Information

Owner Name	The Flagler Resort Ltd 100%
Mailing Address	C/O KESSLER ENTERPRISES INC 4901 VINELAND RD ORLANDO, FL 32811-7300

Map



Valuation Information

	2022
Building Value	$16,471,842
Extra Features Value	$232,546
Total Land Value	$1,268,750
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$27,362,000**
Total Deferred	$15,978,320
Assessed Value	**$11,383,680**
Total Exemptions	$0
Taxable Value	**$11,383,680**

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	$13,282,661	$232,546	$1,268,750	$0	$0	$10,348,800	$10,348,800	$0	$10,348,800
2020	$13,627,665	$232,546	$1,268,750	$0	$0	$15,128,961	$15,040,400	$88,561	$15,040,400
2019	$12,175,729	$228,612	$1,268,750	$0	$0	$13,673,091	$13,673,091	$0	$13,673,091
2018	$11,413,650	$228,612	$824,688	$0	$0	$12,466,950	$12,466,950	$0	$12,466,950
2017	$11,152,321	$224,008	$824,688	$0	$0	$12,201,017	$12,201,017	$0	$12,201,017
2016	$11,434,658	$219,680	$824,688	$0	$0	$12,479,026	$12,479,026	$0	$12,479,026
2015	$11,575,827	$219,680	$824,688	$0	$0	$12,620,195	$12,620,195	$0	$12,620,195
2014	$11,423,802	$219,921	$824,688	$0	$0	$12,468,411	$12,468,411	$0	$12,468,411
2013	$11,696,184	$219,921	$824,688	$0	$0	$12,740,793	$12,740,793	$0	$12,740,793
2012	$11,832,185	$219,921	$824,688	$0	$0	$12,876,794	$12,876,794	$0	$12,876,794
2011	$12,488,515	$227,278	$913,500	$0	$0	$13,629,293	$13,629,293	$0	$13,629,293
2010	$12,772,344	$232,621	$1,015,000	$0	$0	$14,019,965	$14,019,965	$0	$14,019,965

Building Information

Building	1
Year Built	1891
Actual Area	38671
Conditioned Area	29938
Use	Hotel
Style	07
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Built Up
Roof Structure	Rigid Frame
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	5589
CANOPY (COMMERCIAL)	3300
BASE AREA	462
BASE AREA	14710
FRAME UTILITY	190
CANOPY (COMMERCIAL)	2100

BASE AREA	2430
OUTSIDE STAIRS	201
FINISHED GARAGE	2514
BASE AREA	5273
FRAME UTILITY	180
BASE AREA	633
OUTSIDE STAIRS	224
BASE AREA	841
FRAME UTILITY	24
Total SqFt	38671

Building	2	**Roof Cover**	Built Up
Year Built	1891	**Roof Structure**	Rigid Frame
Actual Area	26892	**Interior Flooring**	Carpet, Ceramic Tile
Conditioned Area	26802	**Interior Wall**	Drywall
Use	Hotel	**Heating Type**	Air Duct
Style	07	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	26802
FINISHED DECK	316
CANOPY (COMMERCIAL)	90
Total SqFt	27208

Building	3	**Roof Cover**	Built Up
Year Built	1891	**Roof Structure**	Rigid Frame
Actual Area	26149	**Interior Flooring**	Carpet, Ceramic Tile
Conditioned Area	24559	**Interior Wall**	Drywall
Use	Hotel	**Heating Type**	Air Duct
Style	07	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	24559
MASONRY UTILITY	1590
FINISHED DECK	350
Total SqFt	26499

Building	4	**Roof Cover**	Built Up
Year Built	1891	**Roof Structure**	Rigid Frame
Actual Area	25355	**Interior Flooring**	Carpet, Ceramic Tile
Conditioned Area	23765	**Interior Wall**	Drywall
Use	Hotel	**Heating Type**	Air Duct
Style	07	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

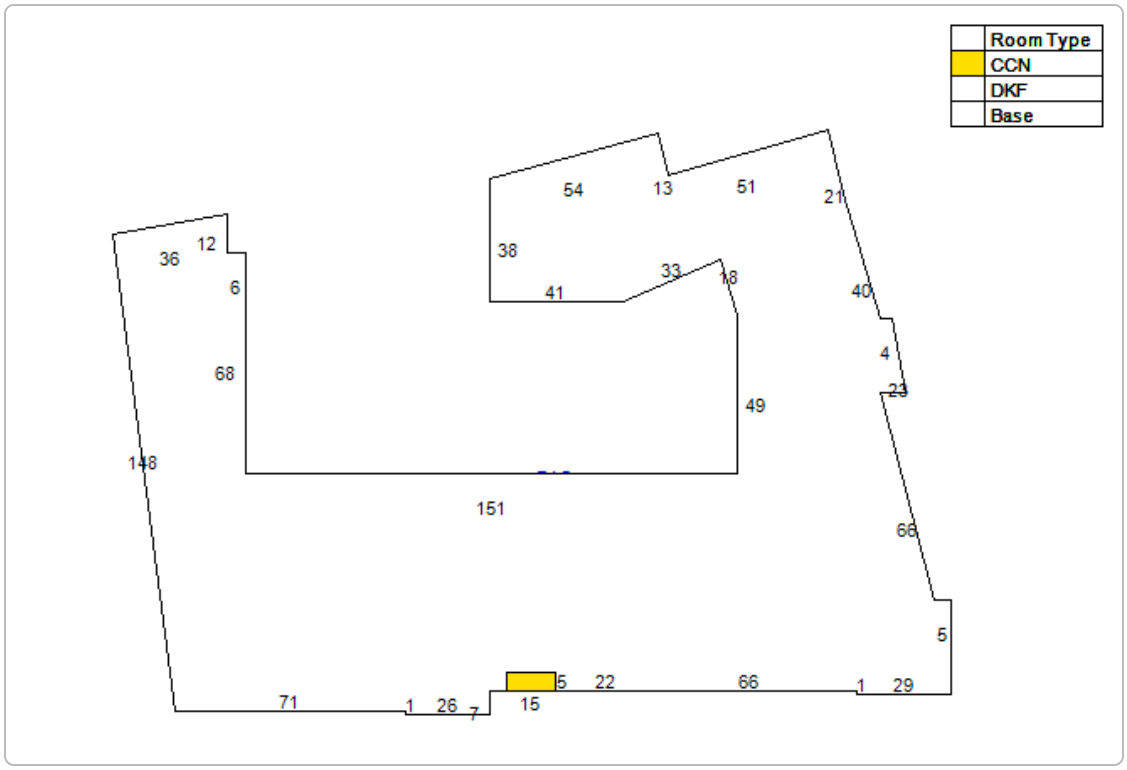
Description	Square Footage
BASE AREA	23765
MASONRY UTILITY	1590
FINISHED DECK	344
Total SqFt	25699

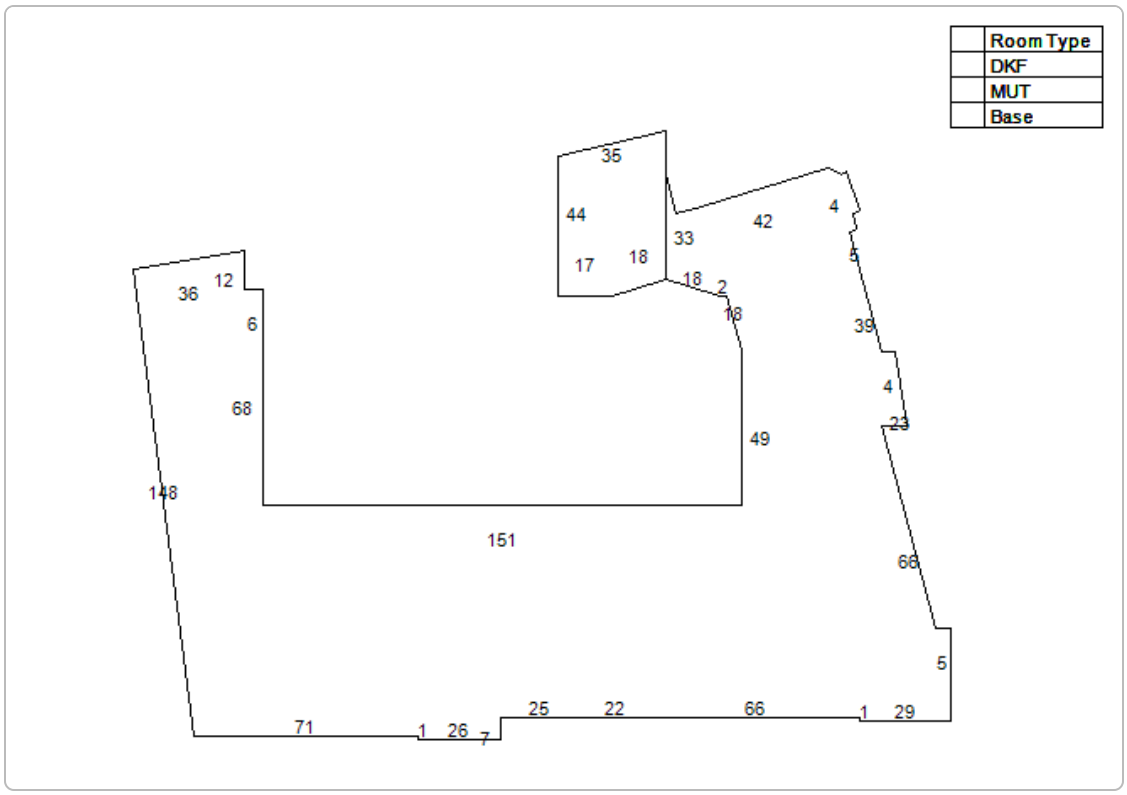
Building	5	**Roof Cover**	Built Up
Year Built	1891	**Roof Structure**	Rigid Frame
Actual Area	8308	**Interior Flooring**	Carpet, Ceramic Tile
Conditioned Area	10233	**Interior Wall**	Drywall
Use	Hotel	**Heating Type**	Air Duct
Style	07	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

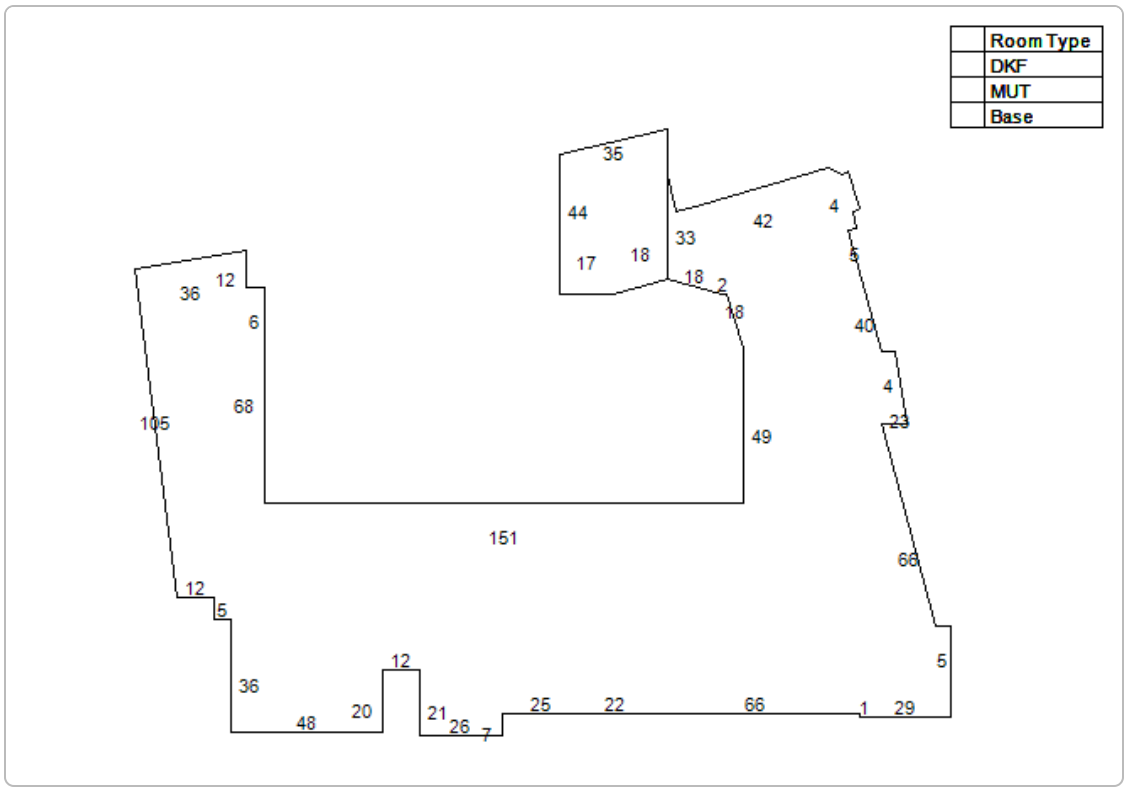
Description	Square Footage
2 STORY	676

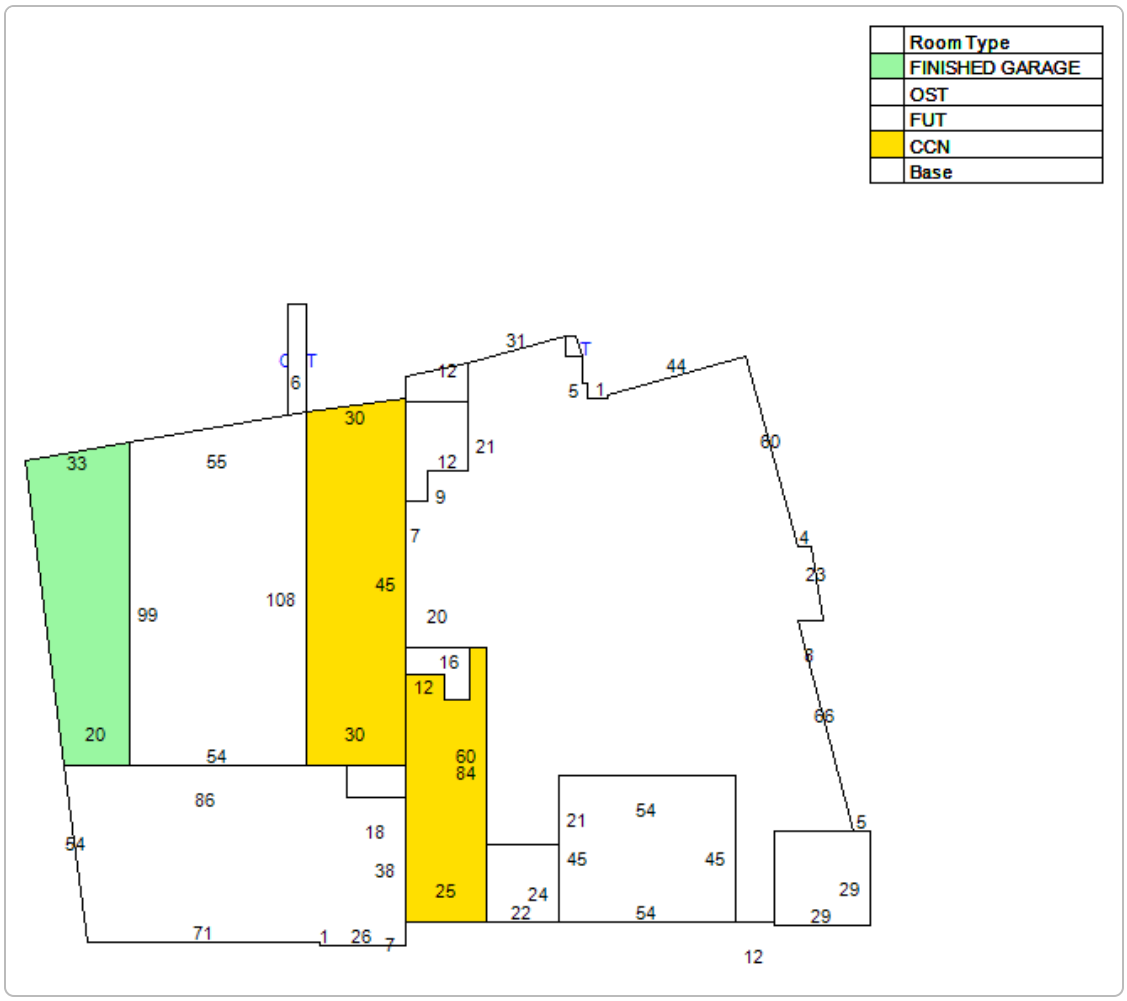
FINISHED UPPER STORY	533
BASE AREA	4979
2 STORY	841
CANOPY (COMMERCIAL)	168
FINISHED UPPER STORY	535
2 STORY	576
FINISHED DECK	32
Total SqFt	8340

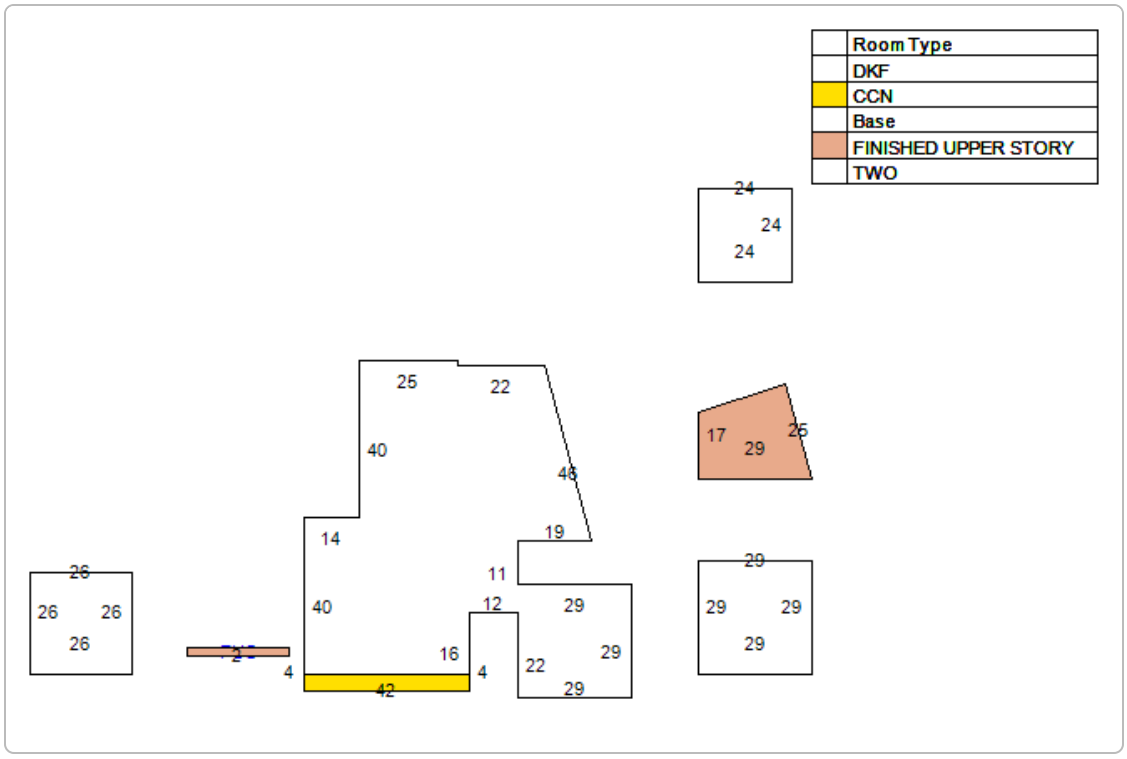
Sketch Information




Room Type
DKF
MUT
Base
35
44
42
4
33
17
18
5
18
2
36
12
18
39
6
4
68
23
49
148
151
66
5
71
1
26
7
25
22
66
1
29


Room Type
DKF
MUT
Base
35
44
42
4
33
17
18
5
18
2
36
12
18
40
6
4
68
23
105
49
151
66
12
5
5
36
12
48
20
21
26
7
25
22
66
1
29





Extra Feature Information

Code	Description	Status	Value

Sprinkler Wet	113981
Canopy	12012
Spa / Hot Tub	3750
Commercial Community Center Pool	19110
Kool Deck	16809
Masonry Wall	9733
Concrete Paving	3757
Canopy (Commercial)	1950
Curb	2141
Asphault Paving	11701
Brick Pavers (501-1000)	806
Sprinkler Wet	1013
Concrete Paving	181
Wood Fence	352
Elevator - Commercial (4+)	35250

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hotels	145	275	50750	SF	$1,268,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	2/20/1997	$1,285,000.00	WARRANTY DEED	1224	267	U	I	HEMISCORP	THE FLAGLER RESORT LTD
	2/20/1997	$1,285,000.00	WARRANTY DEED	1224	264	U	I	ST JOHNS COUNTY FLORIDA	HEMISCORP
	3/22/1996	$0.00	QUIT CLAIM DEED	1163	393	U	I	(RELEASE OF EASE)PATTERSON FRED S & MARGARET	ST JOHNS COUNTY

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

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GDPR Privacy Notice

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Last Data Upload: 8/20/2022, 12:24:45 AM

Version 2.3.214

Detail by Entity Name

Florida Profit Corporation
THOMPSON AWNING & SHUTTER CO.

Filing Information

Document Number	P01000059878
FEI/EIN Number	59-3725595
Date Filed	06/15/2001
State	FL
Status	ACTIVE

Principal Address

2036 EVERGREEN AVE
JACKSONVILLE, FL 32206

Mailing Address

2036 EVERGREEN AVE
JACKSONVILLE, FL 32206

Registered Agent Name & Address

O'BRIEN, ROBERT F
2036 EVERGREEN AVE
JACKSONVILLE, FL 32206

Name Changed: 01/13/2010

Address Changed: 01/13/2010

Officer/Director Detail

Name & Address

Title P

O'BRIEN, ROBERT F
668 QUEEN'S HABOUR BLVD
JACKSONVILLE, FL 32225

Title VP

O'BRIEN, CAROL S
668 QUEEN'S HARBOUR BLVD
JACKSONVILLE, FL 32225

Annual Reports

Report Year	Filed Date
2020	01/21/2020
2021	01/11/2021
2022	01/25/2022

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04/21/2002 -- ANNUAL REPORT	View image in PDF format
06/15/2001 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Partnership
THE FLAGLER RESORT, LTD.

Filing Information

Document Number	A97000000420
FEI/EIN Number	59-3428067
Date Filed	02/18/1997
State	FL
Status	ACTIVE
Last Event	LTD RESTATED CERTIFICATE
Event Date Filed	05/20/2019
Event Effective Date	NONE

Principal Address

4901 Vineland Road
Suite 650
Orlando, FL 32811

Changed: 04/28/2016

Mailing Address

4901 Vineland Road
Suite 650
Orlando, FL 32811

Changed: 04/28/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301

Name Changed: 04/21/2015

Address Changed: 03/31/2022

General Partner Detail

Name & Address

Document Number P97000015407

RCK FLAGLER, INC.

4901 Vineland Road
Suite 650
Orlando, FL 32811

Annual Reports

Report Year	Filed Date
2020	01/20/2020
2021	04/27/2021
2022	03/31/2022

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02/19/1999 -- ANNUAL REPORT	View image in PDF format
12/30/1998 -- Contribution Change	View image in PDF format
07/15/1998 -- Amended and Restated Certific	View image in PDF format
12/11/1997 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Profit Corporation
RCK FLAGLER, INC.

Filing Information

Document Number	P97000015407
FEI/EIN Number	N/A
Date Filed	02/18/1997
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/09/2019
Event Effective Date	NONE

Principal Address

4901 VINELAND ROAD
SUITE 650
ORLANDO, FL 32811

Changed: 04/17/2009

Mailing Address

4901 VINELAND ROAD
SUITE 650
ORLANDO, FL 32811

Changed: 04/17/2009

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301

Name Changed: 04/21/2015

Address Changed: 04/29/2016

Officer/Director Detail

Name & Address

Title PRESIDENT

KESSLER, RICHARD C

4901 VINELAND ROAD
SUITE 650
ORLANDO, FL 32811

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2021	04/21/2021
2022	04/19/2022

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01/20/2020 -- ANNUAL REPORT	View image in PDF format
10/09/2019 -- Amendment	View image in PDF format
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02/01/2018 -- ANNUAL REPORT	View image in PDF format
04/17/2017 -- ANNUAL REPORT	View image in PDF format
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04/17/2012 -- ANNUAL REPORT	View image in PDF format
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04/28/2010 -- ANNUAL REPORT	View image in PDF format
04/17/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
09/29/2006 -- Amended and Restated Articles	View image in PDF format
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05/01/2003 -- ANNUAL REPORT	View image in PDF format
05/23/2002 -- ANNUAL REPORT	View image in PDF format
03/25/2002 -- Amendment	View image in PDF format
05/11/2001 -- ANNUAL REPORT	View image in PDF format
05/15/2000 -- ANNUAL REPORT	View image in PDF format
08/02/1999 -- ANNUAL REPORT	View image in PDF format
07/14/1998 -- Restated Articles	View image in PDF format
05/15/1998 -- ANNUAL REPORT	View image in PDF format
02/18/1997 -- Domestic Profit Articles	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 September 15, 2022 Meeting



Application HP2022-0060 Address: 91 St. George Street

Applicant: St. Augustine Foundation, Inc.

Property Owner: St. Augustine Foundation, Inc.

Project description: To construct a new wood gate in the existing wall opening on St. George Street and a wood picket fence along the north property line to match the existing fence.

Architectural Style:	Spanish Colonial	Florida Master Site File:	8SJ1901
National Register:	Town Plan National NRHD: Contributing Reconstruction	Construction date:	1966
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1966300000		
Agenda Item:	6(b)	Previous Action(s):	COA 1990-0311 COA 2007-0284 COA 2010-0005

STAFF SUMMARY AND ANALYSIS:

1. This contributing reconstruction in the Town Plan National Register Historic District between the east side of St. George Street and the parking lot at Toques Place and is a contributing reconstruction in the Town Plan National Register Historic District.
2. The applicant proposes constructing a new gate in an existing opening of the masonry wall along St. George Street as well as installing a 4ft picket fence with a gate along the north property line, interior to the masonry wall, to match the existing picket fence at the rear of the property.
3. The HARB previously reviewed application 2010-0005, for the installation of a rear fence; however, that application was continued so the applicant could consider a fence design more appropriate to the surrounding Spanish Colonial buildings. The application was subsequently withdrawn; however, the previously proposed picket fence appears to have been erected between January and May of 2017 according to Google Streetview photos. A permit history search returned no indication that a permit was pulled for the existing picket fence and HARB approval was not given.
4. Justification for the proposed site changes provided by the applicant includes securing the property from transients.
5. The proposed gate in the front wall appears consistent with the Architectural Guidelines for Historic Preservation (AGHP) which states that all First Spanish Period and most Second Spanish Period buildings are entered first through a gate in the front wall. The width of the proposed gate at 66 inches is larger than the 50 inch width deemed appropriate in the AGHP; however, the gate width relates directly to the existing opening. The gate design is similar to others on St. George Street such as the entry gates to the restaurant at the corner of St. George and Hypolita Streets which is also a Spanish Colonial reconstruction.
6. The AGHP states First Spanish Period fences may be poles, stakes, or random width boards. While the proposed new section of picket fence is interior to the courtyard and not easily visible from the surrounding public rights-of-way, the proposed picket fence design is not generally appropriate and was considered inappropriate in the previous HARB review for a picket fence at the rear of this location.

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 **91 St. George Street**:

1. **APPROVE** the application for construction of a new wood gate in the existing masonry wall opening along St. George Street if the HARB finds it meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the condition that the color be an appropriate pre-approved color or be specified by the HARB.
2. **CONTINUE** the application for installation of a new picket fence to match the existing, unpermitted picket fence to allow the applicant time to consider an appropriate alternative.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct new wood, double gate in the existing opening with black hammered steel hardware.
    a. Install wood frame/border 3.5" wide all-around.
    b. Install two gate panels that open in the center with a width of 2'9" each and a height of 6'8".
    c. Paint dark green color to match the door and shutters on the existing building.
2. Install 30' of 4' high wood picket fence to match existing fence at the rear of the property.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 8, and 9 apply.
2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
8. Protection and Preservation of Significant Archaeological Resources
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.

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

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

Fences must be nailed or pegged, not stapled. Exposed nail heads must appear as hand wrought colonial nails. Boards should be substantial, not flimsy. Board fences are generally flat topped, while poles, pickets and stakes have sharply angled tops. Wood fences may be painted white or left unpainted.
Walls may be constructed of poured coquina concrete, tabby, course squared coquina stone, or masonry finished with smooth stucco or plaster. Walls may be painted to match the structure or painted white. A zocalo may also be used.

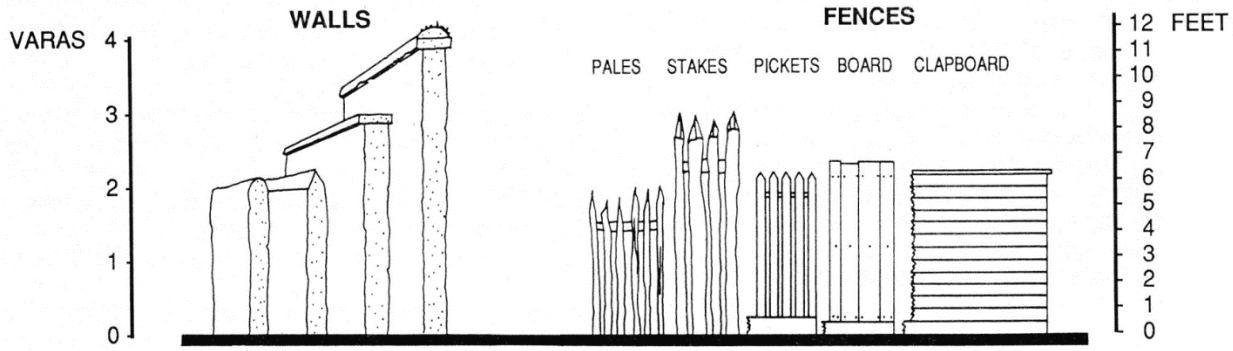
Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.
First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. British Period fences and walls must be a least six feet high.

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

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

Figure 1 depicts pre-1821 walls and fences.

Pre-1821 Walls and Fences **Figure 16**



LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
91 St. George Street



St. George Street entrance where gate is proposed

STAFF PHOTOGRAPHS
91 St. George Street





Courtyard Interior (Red line represents approximate fence location)

STAFF PHOTOGRAPHS
91 St. George Street





Small gate proposed across this section of walkway



Courtyard Interior (Red line represents approximate fence location)

STAFF PHOTOGRAPHS
91 St. George Street



Courtyard Interior

STAFF PHOTOGRAPHS
91 St. George Street





Courtyard Interiorc

STAFF PHOTOGRAPHS
91 St. George Street



Courtyard Interior



Existing gate just north

STAFF PHOTOGRAPHS
91 St. George Street



STAFF PHOTOGRAPHS
91 St. George Street





Existing gate just north

STAFF PHOTOGRAPHS
91 St. George Street



Existing fence in rear along Toques Place

STAFF PHOTOGRAPHS
91 St. George Street



January 2017
Google Streetview

May 2017
Google Streetview



STAFF PHOTOGRAPHS
91 St. George Street

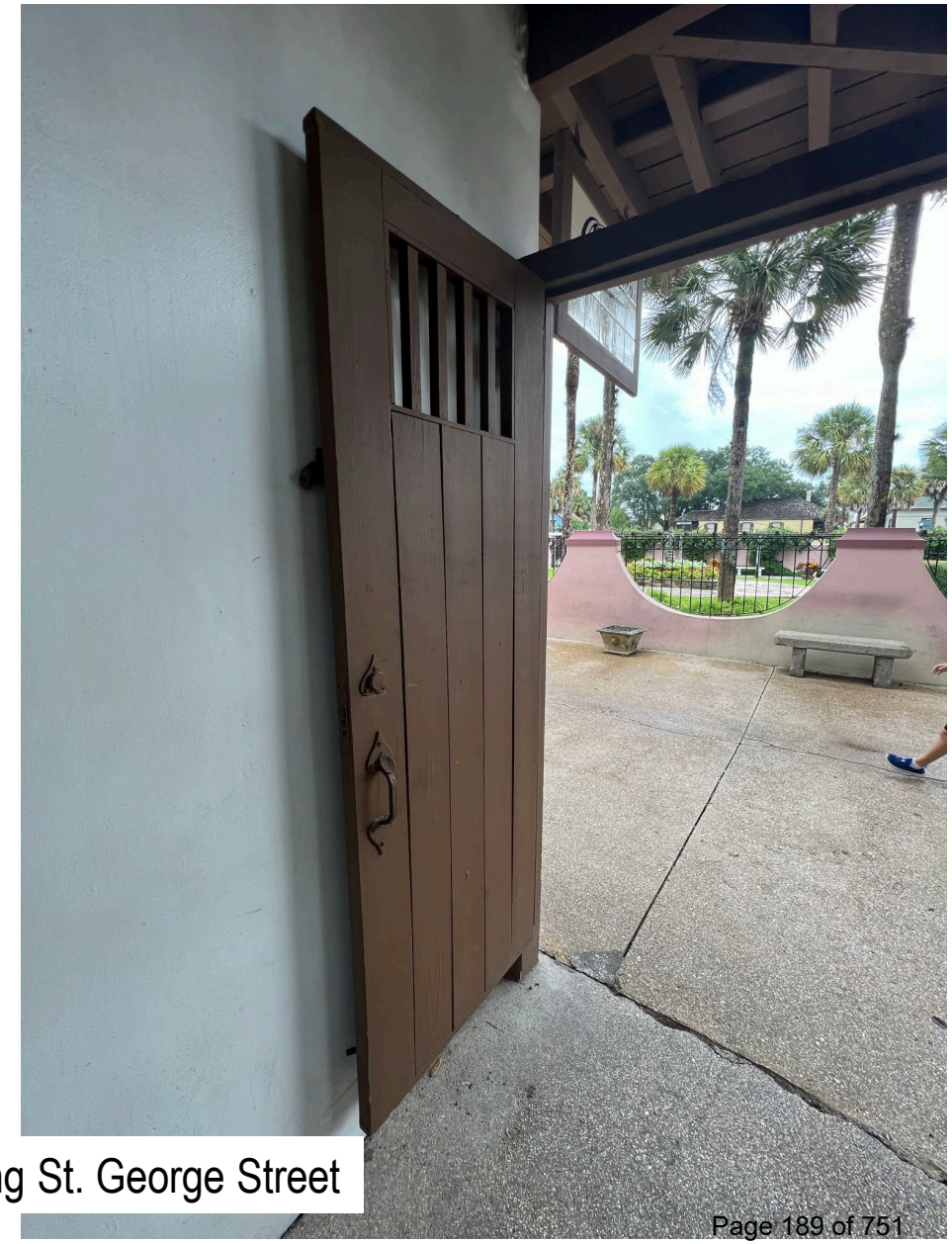




Existing gates along St. George Street

STAFF PHOTOGRAPHS
91 St. George Street





Existing gates along St. George Street

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1901 1009==

Site Name: Miguel Santoyo House 830== Survey Date: 809 820==

Address: 91 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 8 (block) part of lot 3,4 (lot) 868==

868==

Owner of Site: Name: St. Augustine Restoration Foundation, Inc.;

Address: 5 Cordova Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Institutional 848== Zoning: HP-3

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

UTM: 17 (zone) 469800 (easting) 3307020 (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: Scardaville, Michael C. (Historian);

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:

( ) Altered 858==

(X) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1966 844== Period: 20th cent 845== Culture: Spansih 840==

Architect: 872==

Builder: 874==

Style: Spanish Colonial 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco 854==

Structural Systems: Masonry, concrete block wall 856==

Features of Structure: (942)

Window Type: Casement, wood, 6-pane 942==

Foundation: Concrete block wall 942==

Roof Type: Flat, parapet 942==

Secondary Roof Structures: 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built-up 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Restored area. 864==

Relationship to Surroundings: Part of cluster of original colonial and reconstructed colonial buildings. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Tourism, Commerce, Military, Art 920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Spanish Colonial style building at 91 St. George Street known as the Miguel Santoyo House, was reconstructed in 1966 by the St. Augustine Restoration Foundation, Inc. The house consists of a flat roof with drain spouts and masonry walls. The 1764 Puente map indicates the original house was constructed of a shell-concrete mixture known as tabby. The stucco exterior of the present structure represents the plaster finish used by the colonists to protect masonry walls. Contrary to colonial architecture patterns, the house is set back from the stree line and odes not contain a loggia or porch.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustin de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Cuidad de San Agustin de la Florida," 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; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151;

18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destroyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This historic reconstruction at 91 St. George Street appears on the 1764 Puente map as the house of Miguel Santoyo, a native of the settlement and a soldier at the Castillo. The house was apparently destroyed during the British Period (1763-1784) as it does not appear on later maps.(4) The 1917 Sanborn map indicates the site was previously occupied by a two-story brick building serving as a merchant center (restaurant, furniture, and other stores) until demolished for reconstruction of the present building.(5) The structure currently serves as an artist's shop.

ARCHAEOLOGY

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

John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.

3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.

4. Block 8, Lot pt, 3, Block and Lot File, Historic St. Augustine Preservation Board.

5. Sanborn, 1917, 1924, 1930, 1958.

Page 1

☐ Original
☒ Update

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

Site #8 SJ01901
Field Date 5-3-2016
Form Date 5-3-2016
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) MIGUEL SANTOYO HOUSE Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	91		St George	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
City / Town (within 3 miles) St. Augustine In City Limits? ☒yes ☐no ☐unknown **County** St. Johns
Township 7S **Range** 30E **Section** _____ ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 1966300000 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: 1966 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial From (year): _____ To (year): _____
Current Use Commercial From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☐no ☒unknown Date: _____ Nature _____
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Spanish Colonial **Exterior Plan** Rectangular **Number of Stories** 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. Parapet
Roof Material(s) 1. _____ 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) paired 8-light wood casement windows with metal security frame
Distinguishing Architectural Features (exterior or interior ornaments) smooth stucco exterior; setback behind walled courtyard
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) walled courtyard

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 SJ01901

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. slab
Foundation Material(s): 1. Concrete, Generic 2. concrete
Main Entrance (stylistic details) single wood panel door inset into masonry wall

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource part of the reconstruction efforts. See Barbara Mattick NRHP Report Continuation Sheets

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

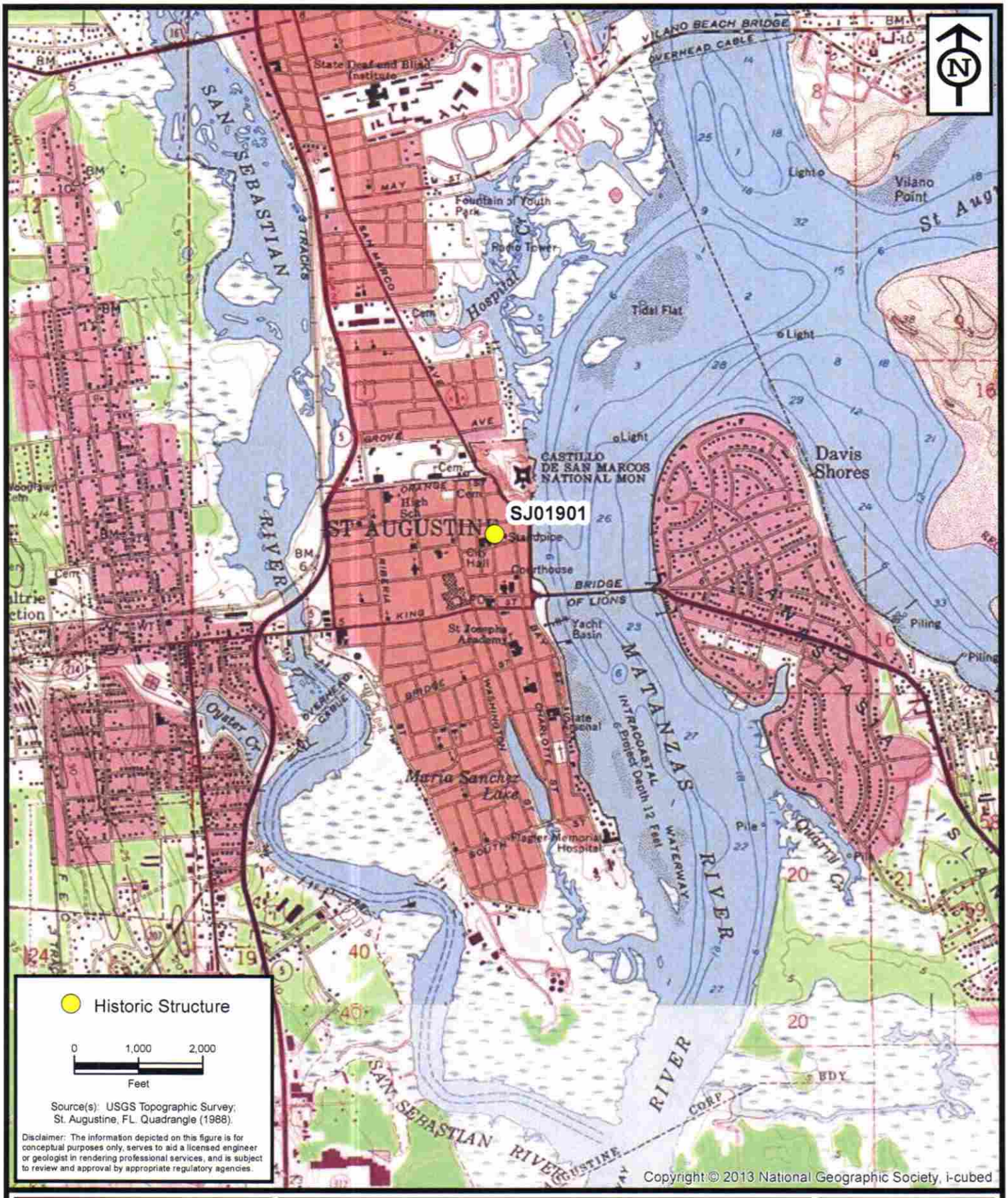
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
Recorder Contact Information (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 - SJ01901

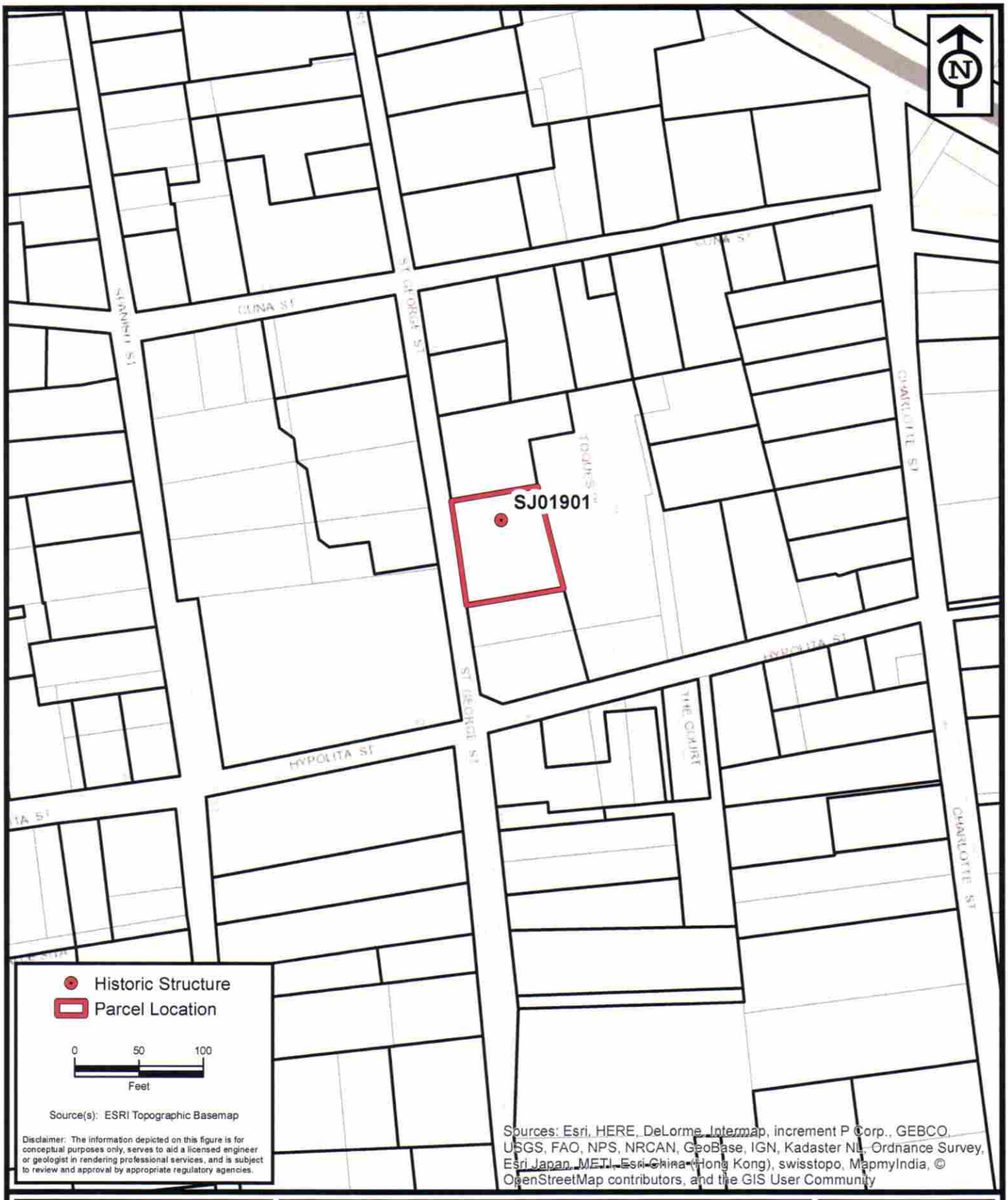
City of St. Augustine Historic Structure Survey

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\SJ01901\Location.mxd Date: 1/29/2016 10:51:46 AM

SJ01901



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

Parcel Location - SJ01901

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

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SJ01901

☐ Original
☒ Update



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

Site# SJ01901
Field Date 9-15-2020
Form Date 5-29-2021
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) Miguel Santoyo House — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine NHL NPS HIM — 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:	91		St George	Street	

Cross Streets (nearest / between) Between Cuna St and Hypolita St
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 2015 — Plat or Other Map Location 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 # 1966300000 — 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: 1966 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): 1966 — To (year): 2021
Current Use Commercial — From (year): 1966 — To (year): 2021
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ — Original address _____
Alterations: ☐yes ☐no ☒unknown Date: _____ — Nature _____
Additions: ☐yes ☐no ☒unknown Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

2021 May - St. Augustine Restoration Foundation; for additional information see FMSF prepared by Michael C. Scardaville.

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown — Describe Local and National Hist. Distr

DESCRIPTION

Style Spanish Colonial — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Stucco — 2. _____ — 3. _____
Roof Type(s) 1. Flat — 2. _____ — 3. Parapet
Roof Material(s) 1. Built-up — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

Wood casement (according to 2016 FMSF).

Distinguishing Architectural Features (exterior or interior ornaments)

Set off the street line; rain sprouts protrude from roof' s parapet.

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

Masonry privacy wall extends along the property' s west border; St. George Street.

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 SJ01901

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details)

Located on the west facade; flanked by one window to the north.

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

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

The one-story masonry building has flat roof; its walls are stuccoed; the rain sports protrude form roof's parapet; it set sett off the property line and does not have a loggia or porch.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☐other methods (describe) _____

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)

The reconstructed building represent Spanish Colonial style private dwelling, as constructed at the end of First Spanish period (1565-1763); retains its integrity; and will contribute to the significance of St. Augustine National Historic 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. Architecture
2. Community planning & developm
3. Tourism
4. Archaeology-historic
5. _____
6. _____

DOCUMENTATION

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

1) Document type All materials at one location — Maintaining organization University of Florida
Document description various — File or accession #'s Digital Collection

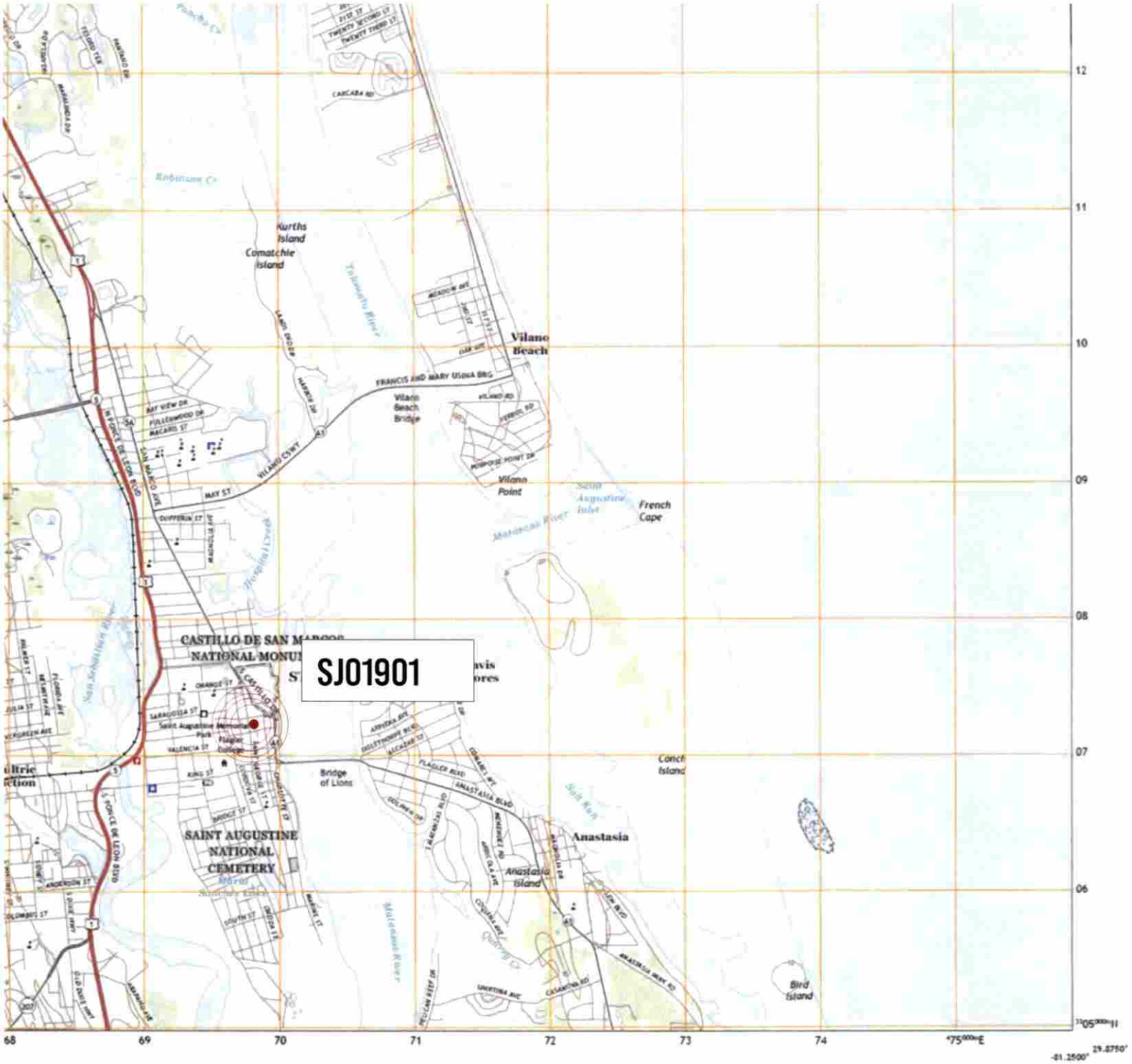
2) Document type All materials at one location — Maintaining organization Florida Division of Historical Resources
Document description FMSF files — File or accession #'s _____

RECORDER INFORMATION

Recorder Name K. Ziedina; S. Kim; M. Hylton III — Affiliation University of Florida
Recorder Contact Information UF Historic Preservation Program; 3522941438, mhylton@ufl.edu
(address / phone / fax / e-mail)

Required Attachments

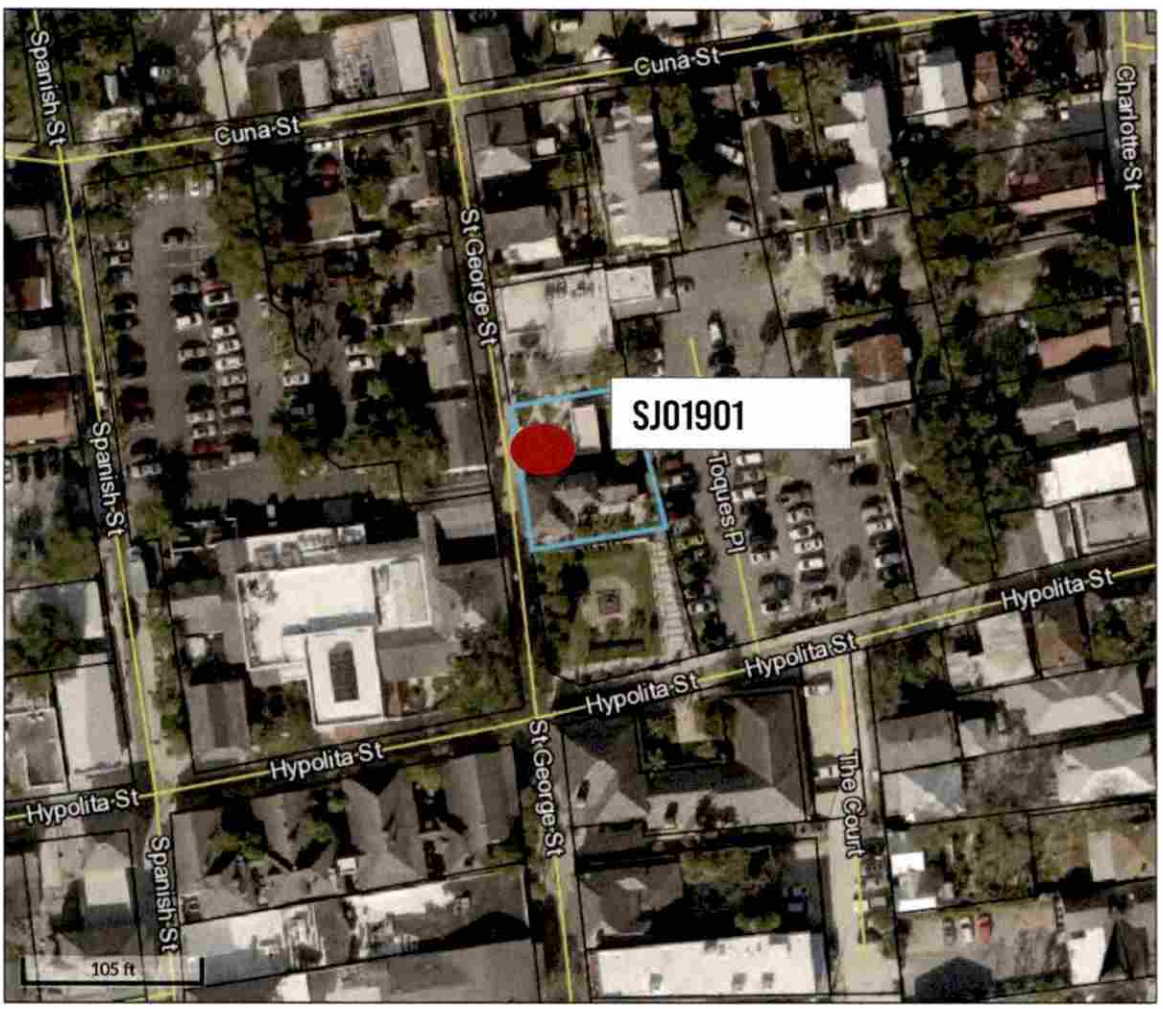
❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).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



UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** **St. Johns County, Florida**	**FMSF: SJ01901** **Date: 03/22/2021** ● **Historic Building**

PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL





Parcel ID	1966300000	**Physical Address**	97 ST GEORGE ST SAINT AUGUSTINE
Property Class	1200 - Mixed Use (Store/Office/Residential Combo)	**Mailing Address**	ST AUG RESTORATION FNDTN PO BOX 1027 SAINT AUGUSTINE FL 32085-1027
Taxing District	City of St Augustine		
Acres	0.14		

N

UF | Historic Preservation
UNIVERSITY of FLORIDA

St. Augustine NHL NPS HIM
Cultural Resources Survey
St. Johns County, Florida

FMSF: SJ01901

Date: 03/13/2021

● Historic Building



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ01901 Date: 03/18/2021 Historic Building



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ01901 Date: 03/18/2021 Historic Building


17A


91


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C RESTROOMS


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Received August 19, 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. HP2022-0060

Receipt No. 2448252

Meeting Date: September 15, 2022

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

1. NAME OF APPLICANT Joy MacMillan

   Business (if applicable) St. Augustine Foundation, Inc. / St. Augustine Restoration Foundation

   Address 74 KING ST

   City ST AUGUSTINE State FL Zip Code 32084

   Daytime telephone 904 829-8481 Other phone/email staugustinefound@bellsouth.net

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

2. NAME OF PROPERTY OWNER St. Augustine Foundation, Inc. / St. Augustine Restoration Foundation

   Business (if applicable) N/A

   Address SAME AS ABOVE

   City _____ State _____ Zip Code _____

   Daytime telephone (required) 904 829-8481 Other phone _____

3. PROJECT STREET ADDRESS 91 ST GEORGE ST "SEA GEMS"

4. LEGAL DESCRIPTION: Lot 3 Block 8 Subdivision _____ Parcel 19663-00000

5. EXISTING USE RETAIL PROPOSED USE N/A

6. PROPOSED PROJECT WORK

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

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

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

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☐ New awning/canopy
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☒ New fence/wall/gate Install gate facing St.George; fence on north side of property
- ☐ New parking/walkways/other site features
- ☐ Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

BM 1652 (SATIN)

- ☒ 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)

A. Install gate at front entrance of property. Entry height is 7 1/2 feet by 6 feet 2 inches wide.
Photo of building entry and rendering of gate/dimensions is attached, along with photo-copy of hardware.

B. Install wood picket fence on north side of property to match existing picket fence at rear of property.
Picket fence would be 30 feet in length, four feet high with one gate on north side of property.
Photo of front yard is attached. Rendering of same view w/fence will be submitted prior to Sept. 2nd, 2022.

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 Joy MacMillan

SIGNATURE OF APPLICANT _____ DATE August 16, 2022

PRINT OWNER'S NAME St. Augustine Foundation, Inc. / St. Augustine Restoration Foundation

SIGNATURE OF OWNER _____ DATE August 16, 2022

Darrell Poli, Board of Directors, St. Augustine Foundation,

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

Received August 25, 2022
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Joy MacMillan or Darrell Samples is/are hereby authorized TO ACT ON BEHALF OF St. Augustine Foundation/Restoration, the owner(s) of those lands described within ☐ the attached application, or ☒ described within the previously filed Application number: HP2022-0060, 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 Area Review Board Board, for an application related to the structure located at:

91 St. George St, St. Augustine, FL 32084

BY: Darrell Poli
Signature of Owner

Darrell Poli, St. Augustine Foundation Board Member
Print Name of Owner

904 829-8481
Telephone Number

State of Florida

County of St. John's

Signed and sworn before me on this 25 day of August, 2022.

By Darrell Poli

Identification verified:

Oath sworn: X Yes ____ No

SARA SCHULZ
Notary Public-State of Florida
Commission # HH 211079
My Commission Expires
December 26, 2025

Notary Signature: Sara Schulz

My Commission expires: December 26, 2025

Rev:120219 jw

91 St. George Street
HP2022-0060

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.

DM INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☐	☐	Photograph 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)
☐	☐	☐ Detail 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 section
☐	☐	☐ 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:
Application appears to be sufficient as submitted. Additional review may uncover further required materials, and staff will notify you if needed.

Project number: HP2022-0060 Project Address: 91 St. George Street

Reviewed by: Candice Seymour Date: 08/23/2022

Received August 23, 2022
Planning and Building Department

August 19, 2022

H.A.R.B
Application for a Permit
RE: 91 St. George St, Sea Gems, gate and fence

Dear Review Board:

Attached is an application for a permit to add a gate to the entrance of Sea Gems, as well as the addition of a 30 foot fence to the front yard of the property. (This fence would be an extension to the fence that currently surrounds the property at the rear of the yard).

This attachment includes:

1. Credit Card Authorization form
2. Application for a permit. (4 pages)
3 Diagram – aerial view of property.
4. Photo of the front entrance.
5. Rendering of the proposed gate
6. Photo of the front yard as it looks currently.
7. Photo with superimposed fence as to how it will look.
8. The hardware we would like for both gate and fence. (3 pages)
9. Photo of vagrant camped out in backyard.

As you will see from the #7 photo listed above, the fence is four feet high. The shorter height allows the small area to maintain a feeling of "open space. A taller fence would give the appearance of a stockade, which I believe would have an adverse effect overall.

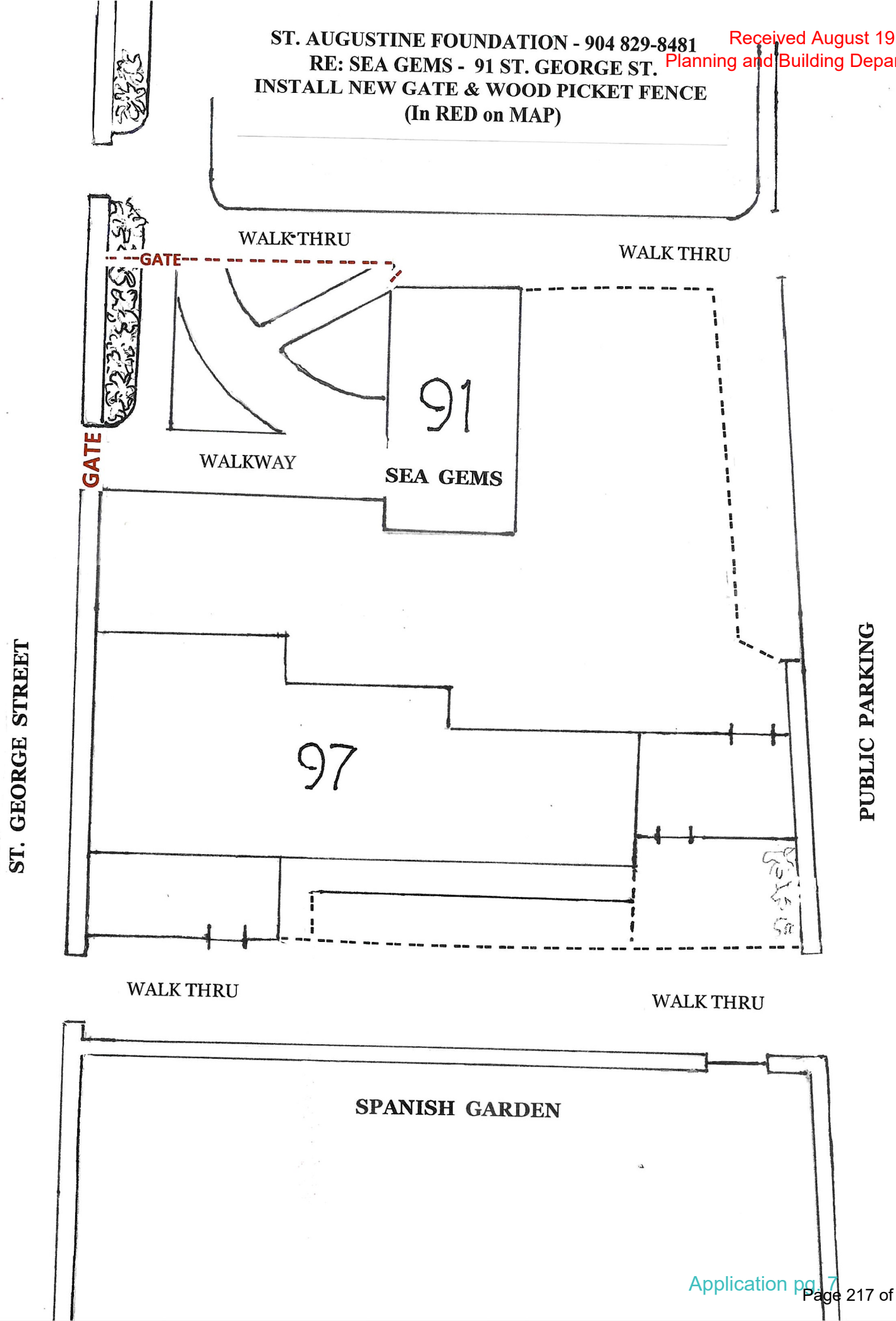
This property is the only Foundation property that is totally accessible to the front and rear end of the yard. Vagrants have found it too convenient to use the area as a restroom, for drinking, and sleeping overnight. Photo #9 was taken at 7am by the Foundation's maintenance man. The tenant has become very weary of cleaning up after them.

Thank you for giving this request your consideration.

Joy MacMillan
Executive Director

Received August 19, 2022
Planning and Building Department

ST. AUGUSTINE FOUNDATION - 904 829-8481
RE: SEA GEMS - 91 ST. GEORGE ST.
INSTALL NEW GATE & WOOD PICKET FENCE
(In RED on MAP)



IMG 0617 (2) SEA GEMS 91 ST GEORGE ST "ENTRANCE ON ST. GEORGE STREET" ST AUGUSTINE FOUNDATION 904 829-8481

Received August 19, 2022
Planning and Building Department



IMG 0747 (2) – SEA GEMS 91 ST GEORGE ST "ENTRANCE WITH GATE" ST AUGUSTINE FOUNDATION 904 829-8481

Received August 19, 2022
Planning and Building Department



Received August 19, 2022
Planning and Building Department

IMG 0601 (7) – SEA GEMS - 91 ST. GEORGE ST. "FRONT YARD, ENTRANCE, FACING NORTH" ST. AUGUSTINE FOUNDATIO, 904 829-8481



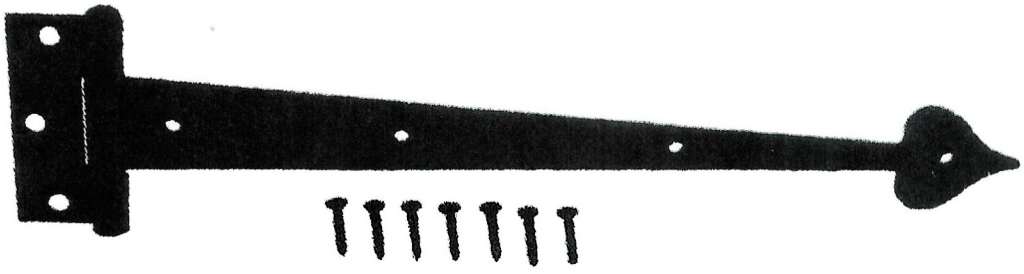
Received August 19, 2022
Planning and Building Department

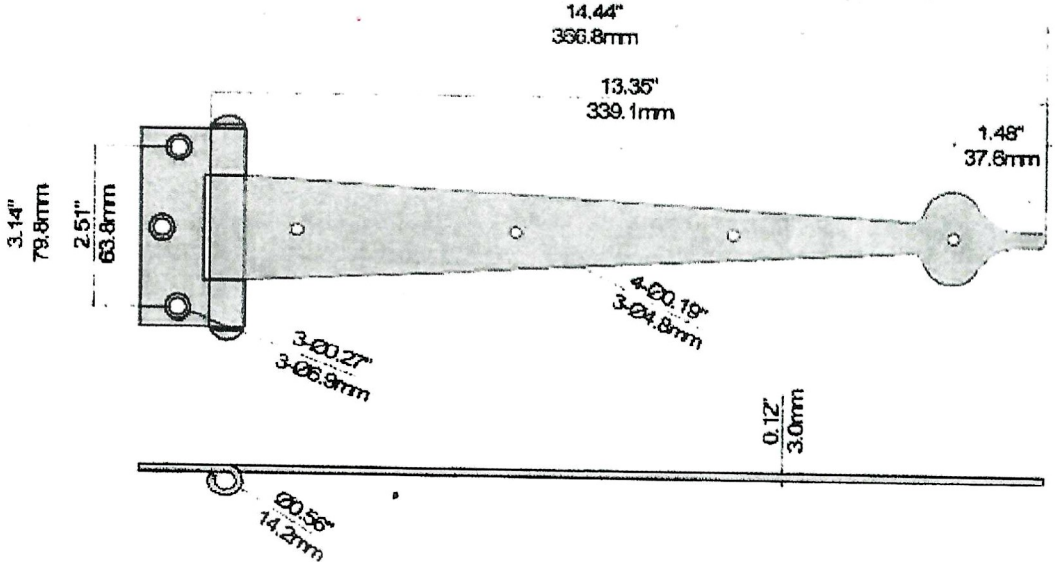
IMG 0737 – SEA GEMS – 91 ST. GEORGE ST., FRONT YARD, ENTRANCE WITH FENCE, FACING NORTH" ST. AUGUSTINE FOUNDATION 904 829-8481

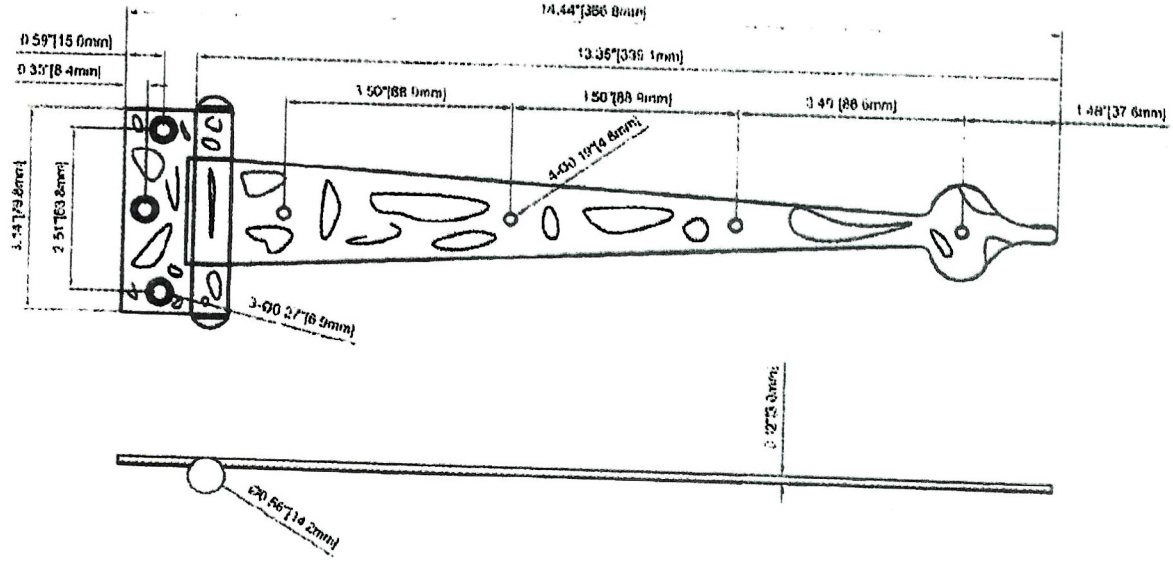


Received August 19, 2022
Planning and Building Department

ENTRY GATE – 13" BLACK, HAMMERED STEEL TEE HINGE



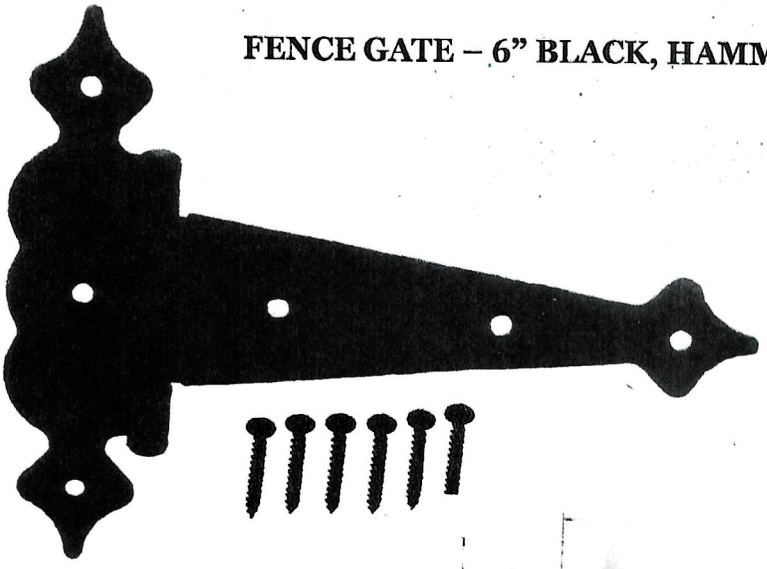


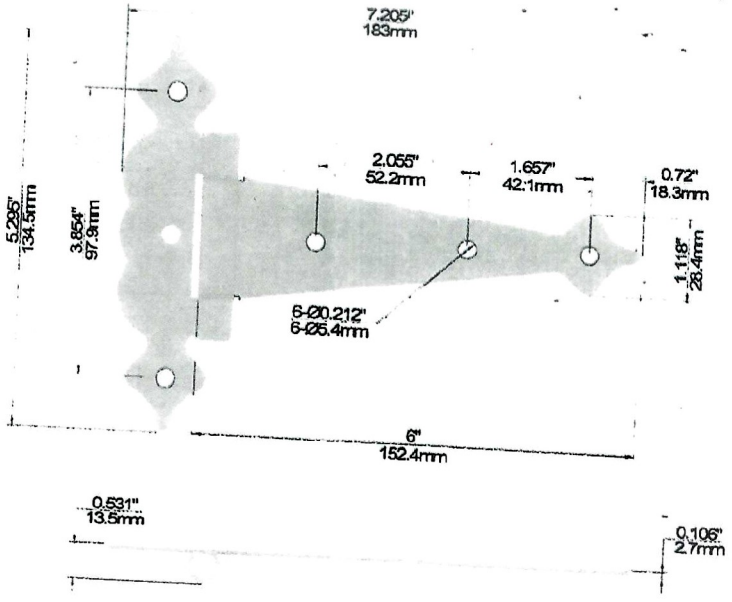


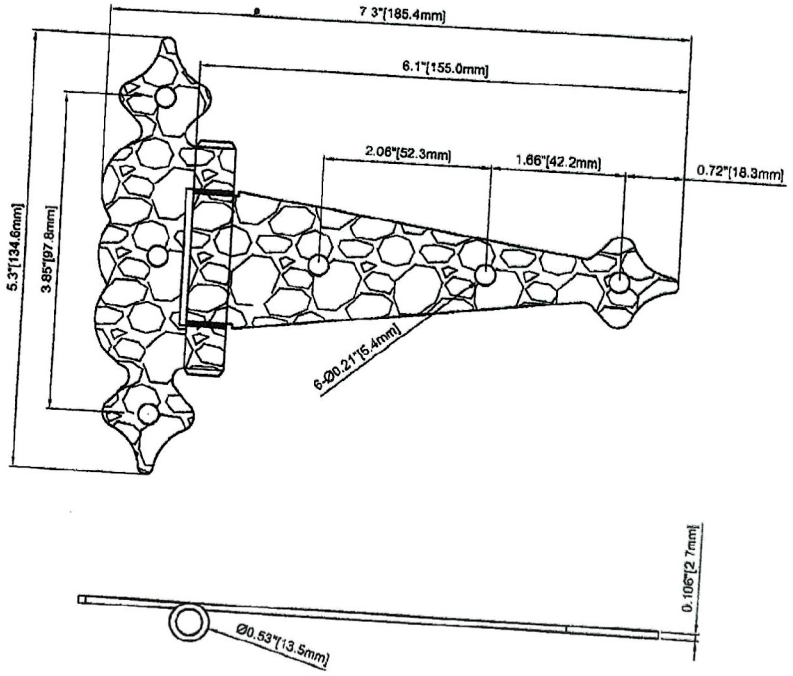
Received August 19, 2022
Planning and Building Department

ST AUGUSTINE FOUNDATION 904 829-8481
RE: SEA GEMS - 91 ST. GEORGE ST.

FENCE GATE – 6" BLACK, HAMMERED STEEL TEE HINGE







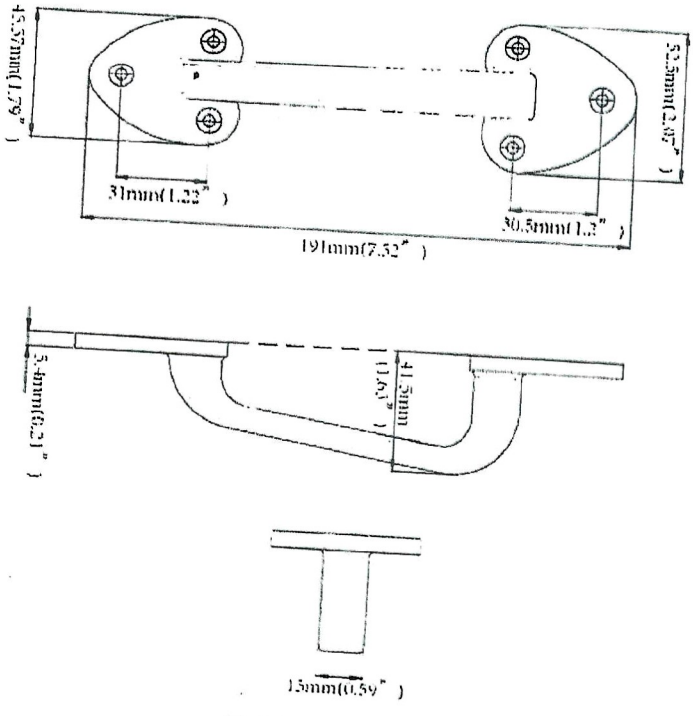
Received August 19, 2022
Planning and Building Department

ST AUGUSTINE FOUNDATION 904 829-8481
RE: SEA GEMS - 91 ST. GEORGE ST.

GATE PULL – 7 1/2" BLACK, HAMMERED STEEL

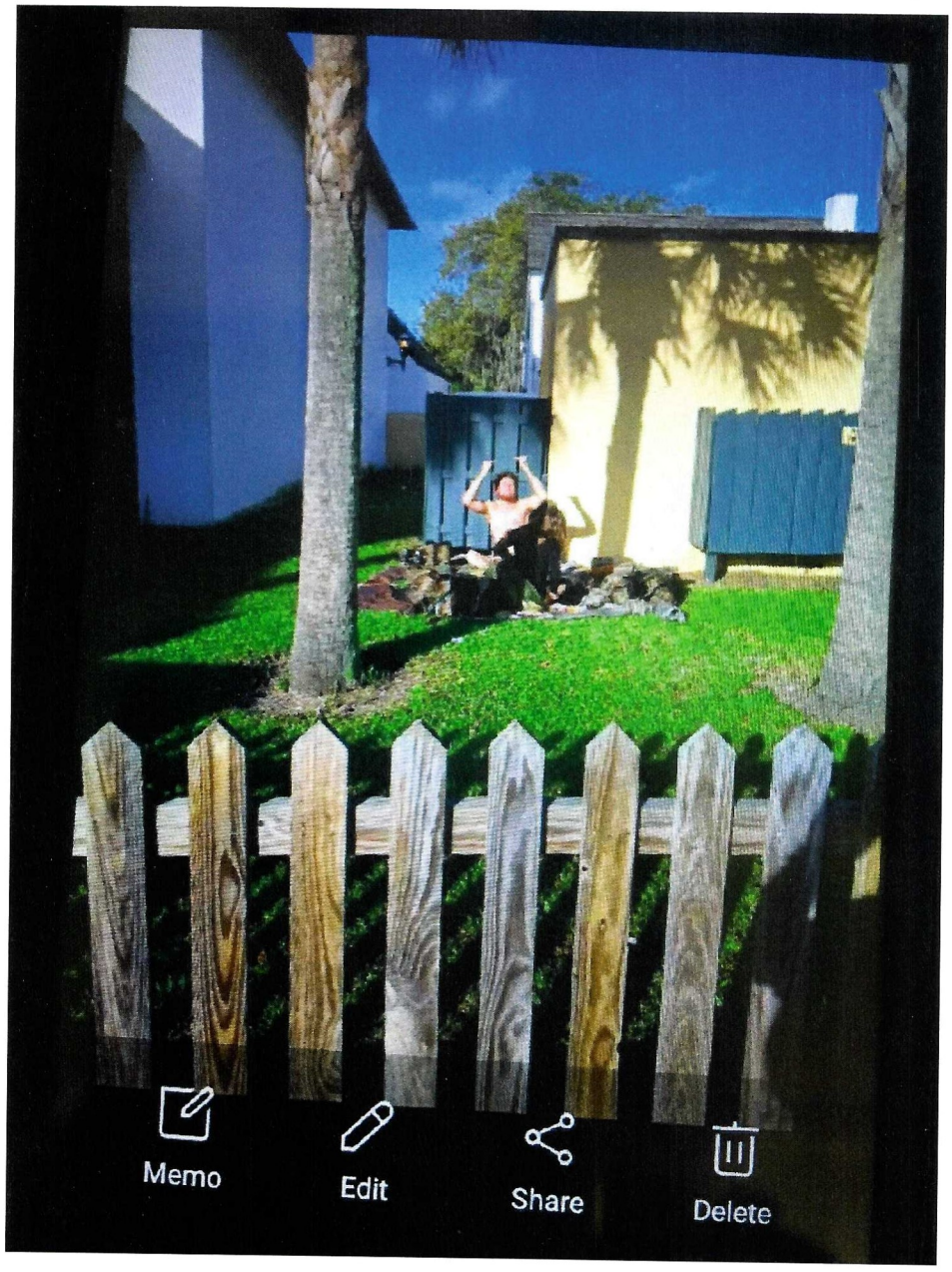






Hover Image to Zoom

SEA GEMS, BACK YARD B 2022 MARCH



Candice Seymour

From: staugustinefound@bellsouth.net
Sent: Friday, September 2, 2022 3:12 PM
To: Candice Seymour
Subject: RE: 91 St. George Street Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the City IT Department.

Candace:

I apologize for the confusion with the color. The laser printer printed dark green as "almost black."

Here is the information provided by Darrell:

PAINT:
The paint color is a dark green (with black hardware) and is "an approved color by the city." It is the same dark green that was used on the door and shutters of the building. The color number is "BM 1652 (SATIN)" and was included in the application.

GATE:
Width: Wood frame/border will be 3 ½ inches all around.
Two wood gate panels that open in the center. Width of each gate panel is 2 feet 9 inches.
Height of door panels: 6 feet 8 inches.

Please let me know if more information is needed.

Thank you again for your assistance.

Joy
Joy MacMillan
Executive Director
St. Augustine Foundation, Inc.
904 829-8481

From: Candice Seymour <cseymour@citystaug.com>
Sent: Friday, September 2, 2022 11:14 AM
To: staugustinefound@bellsouth.net
Subject: Re: 91 St. George Street Application

Good morning,

I am working on the staff report for this application and need some clarification. The rendering of the new gate appears to show the gate and frame painted black. Can you confirm the color of the proposed front gate? A list of pre-approved colors can be found here. Appropriate colors are found on pgs. 4-6. Additionally, if you can provide exact dimensions for the gate, this will help HARB understand how the gate fits into the existing opening of the masonry wall.

Thank you for your help!

D-8-188

FORM 1131 Florida QUIT CLAIM DEED. (From Corporation)

TUTBLANX REGISTERED U.S. PAT. OFFICE
Tutle Law Print Publishers, Rutland, Vt.

OFF REC 462 PAGE 421

This Indenture,

80 10677

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and / or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 26th *day of* August *, A. D. 19* 80

Between ST. AUGUSTINE RESTORATION FOUNDATION, INC., a corporation not for profit, formerly ST. AUGUSTINE RESTORATION, INC. *a corporation existing under the laws of the State of* Florida *party of the first part, and* CITY OF ST. AUGUSTINE, a Municipal corporation organized and existing under the laws of the State of Florida *, of the County of* St. Johns *and State of* Florida *party of the second part,*

Witnesseth, *that the said party of the first part, for and in consideration of the sum of* ---------- Ten and No/100 ---------- *Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lots , piece s or parcel s of land, situate lying and being in the County of* St. Johns *State of Florida, to wit:*

LANDS DESCRIBED IN:

OR 70, Pg 92 , Public Records, St. Johns County, Florida
OR107, Pg362 , Public Records, St. Johns County, Florida
OR 88, Pg 90,91, Public Records, St. Johns County, Florida

EXCEPTING therefrom lands described on Schedule "A", attached to and made a part of a certain deed from the City of St. Augustine to St. Augustine Restoration Foundation, Inc., copy attached hereto and by reference made a part of as though completely set out herein.

COPY

STATE OF FLORID.
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
P.B. 11024 AUG27'80 00.40

To Have and to Hold *the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.*

In Witness Whereof, *the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary the day and year above written.*

(Corporate Seal)

ST. AUGUSTINE RESTORATION FOUNDATION, INC.

Attest: Joan B. Mowatt Secretary

By M. J. McCarthy Its President.

Signed, Sealed and Delivered in Our Presence:

Mary K. Benét

Mandie D. McAvoy

State of Florida,

County of ST. JOHNS

OFF REC 462 PAGE 422

I HEREBY CERTIFY, *That on this* 26th *day of* August *A. D. 1980, before me personally appeared* W. F. Rolleston *and* Joan B. Nauright *, respectively President and* Secretary *of* ST. AUGUSTINE RESTORATION FOUNDATION, INC. *, a corporation under the laws of the State of* Florida *, to me known to be the persons described in and who executed the foregoing conveyance to*

CITY OF ST. AUGUSTINE, a Municipal corporation

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS *my signature and official seal at* St. Augustine *in the County of* St. Johns *and State of Florida, the day and year last aforesaid.*

Mary M. Benet

Notary Public, State of Florida at Large.

My Commission Expires _____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 3, 1983

Quit Claim Deed

FROM CORPORATION

TO

Date

COPY

SCHEDULE "A"

OFF REC 462 PAGE 423

DESCRIPTION:

A parcel of land in Lots 3 and 4 of Block 8 of the City of St. Augustine, Florida, more fully described as follows:

Commencing at a point near the Northeast corner of St. George and Hypolita Streets, said point being on the Northerly extension of the West line of the building known as Casa del Hidalgo and 18.42 feet Northerly from the Northwest corner of said Casa del Hidalgo; thence North 5 degrees 04 minutes 30 seconds West 11.71 feet to the intersection of the Southwest face of a curb with the West face of a wall at the East side of St. George Street; thence continuing North 5 degrees 04 minutes 30 seconds West, on said West face of wall and East side of St. George Street, 69.97 feet; thence North 4 degrees 31 minutes 13 seconds West, on said West face of wall and East side of street, 43.23 feet; thence North 5 degrees 43 minutes 42 seconds West, on said West face of wall and East side of street, 38.02 feet; thence North 83 degrees 59 minutes 41 seconds East 68.40 feet; thence South 7 degrees 52 minutes East, on the East side of a curb of a parking lot, 6.43 feet; thence South 11 degrees 16 minutes 15 seconds East, on said East side of parking lot curb and on the East face of the pilasters of a wall at the West side of said parking lot, 149.76 feet; thence South 73 degrees 30 minutes 27 seconds West, at the back of the curb on the North side of Hypolita Street, 2.01 feet; thence South 79 degrees 11 minutes 04 seconds West, on the back of said curb, 67.17 feet; thence North 62 degrees 50 minutes 20 seconds West, on the face of a curb, 18.94 feet to the point of beginning.

COPY

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.

1980 AUG 27 PM 3:22

Oliver Lawton

CLERK CIRCUIT COURT

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1966300000
Location Address	91 ST GEORGE ST 97 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	(3) CITY OF ST AUGUSTINE PT OF LOT 3 BLK 8 81FT ON ST GEORGE ST X 68 X 82 X 77FT SANTOYA HOUSE & PAN AMERICAN BLDG OR462/421 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.140
Homestead	N

Owner Information

Owner Name	St Aug Restoration Fndtn 100%
Mailing Address	PO BOX 1027 SAINT AUGUSTINE, FL 32085-1027

Exemption Information

Exemption Type	Status	Amount
Non-Profit		$289,179

Map



Valuation Information

	2022
Building Value	$126,409
Extra Features Value	$2,562
Total Land Value	$620,865
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$749,836**
Total Deferred	$171,479
Assessed Value	**$578,357**
Total Exemptions	$289,179
Taxable Value	**$289,178**

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	$132,730	$2,729	$620,865	$0	$0	$756,324	$525,779	$493,435	$262,889
2020	$139,056	$2,896	$620,865	$0	$0	$762,817	$477,981	$523,827	$238,990
2019	$134,465	$3,062	$561,735	$0	$0	$649,900	$434,528	$432,636	$217,264
2018	$90,915	$2,382	$473,040	$0	$0	$566,337	$395,025	$368,825	$197,512
2017	$87,160	$2,343	$473,040	$0	$0	$562,543	$359,114	$382,986	$179,557
2016	$89,891	$2,356	$242,433	$0	$0	$334,680	$326,467	$171,447	$163,233
2015	$93,985	$2,369	$230,607	$0	$0	$326,961	$296,788	$178,567	$148,394
2014	$36,818	$2,382	$230,607	$0	$0	$269,807	$269,807	$134,904	$134,903
2013	$36,818	$2,382	$230,607	$0	$0	$269,807	$269,807	$134,904	$134,903
2012	$36,818	$2,395	$230,607	$0	$0	$269,820	$269,820	$134,910	$134,910
2011	$36,818	$2,408	$255,737	$0	$0	$294,963	$294,963	$147,482	$147,481
2010	$38,423	$2,422	$283,824	$0	$0	$324,669	$324,669	$162,335	$162,334

Building Information

Building	1
Year Built	1967
Actual Area	2666
Conditioned Area	1810
Use	Mixed Use (City/Historical)
Style	04
Class	N
Exterior Wall	Concrete Stucco, Wood
Roof Cover	Wood Shingle
Roof Structure	Wood Truss
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

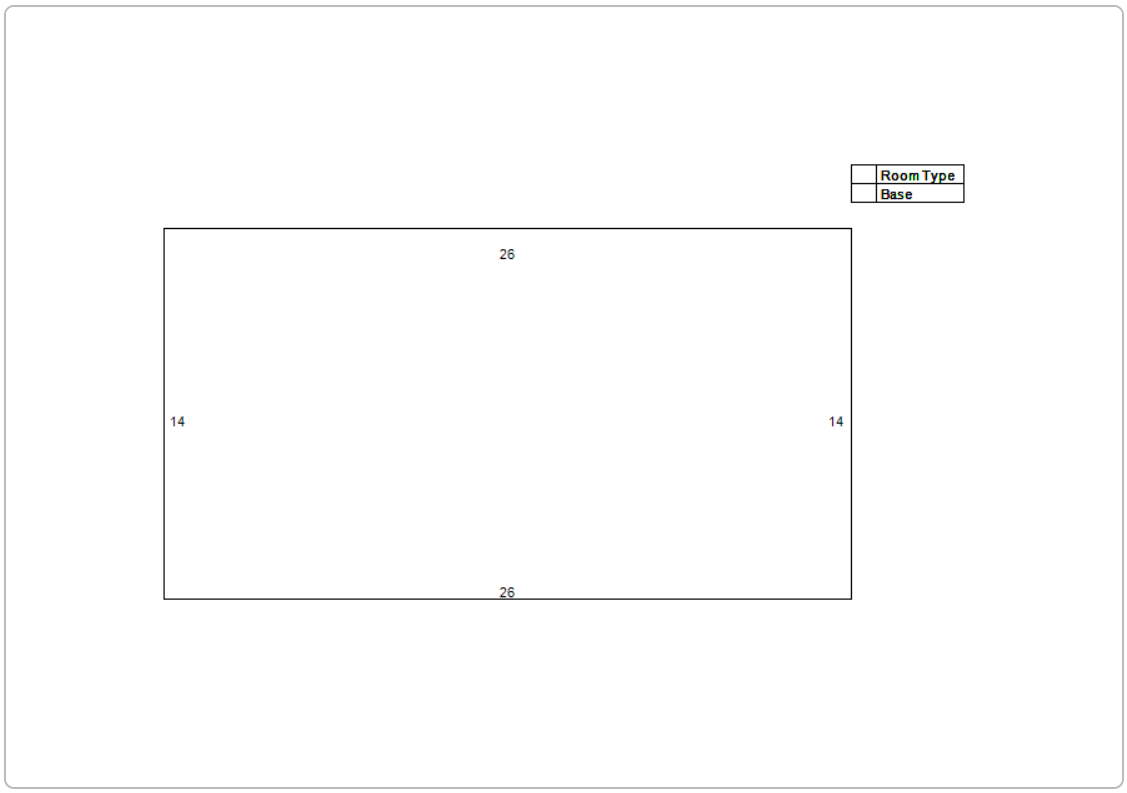
Description	Square Footage
CANOPY (COMMERCIAL)	80
FINISHED UPPER STORY	905
ENCLOSED STAIRWELL	286
BASE AREA	905
CANOPY (COMMERCIAL)	286
CANOPY (COMMERCIAL)	102

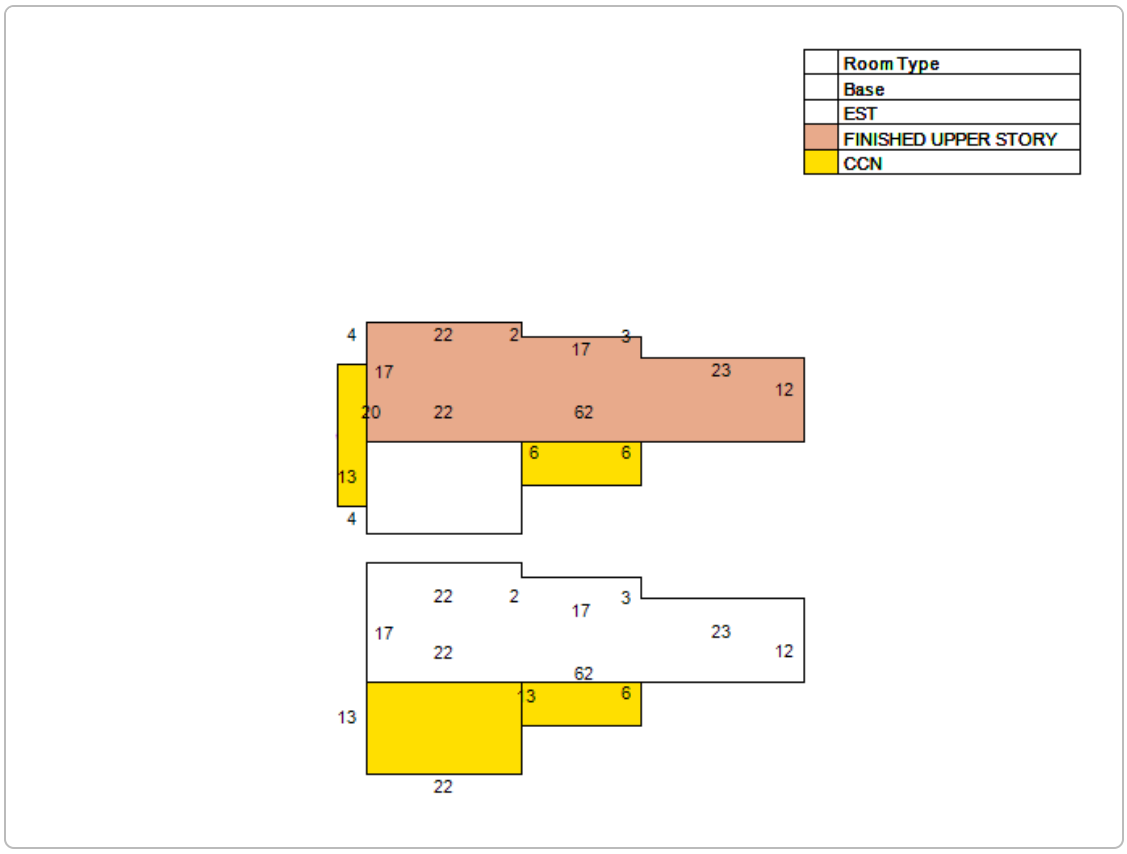
CANOPY (COMMERCIAL)	102
Total SqFt	2666

Building	2	**Roof Cover**	Built Up
Year Built	1967	**Roof Structure**	Rigid Frame
Actual Area	364	**Interior Flooring**	Hardwood
Conditioned Area	364	**Interior Wall**	Drywall
Use	Mixed Use (City/Historical)	**Heating Type**	
Style	04	**Air Conditioning**	
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	364
Total SqFt	364

Sketch Information





Extra Feature Information

Code Description	Status	Value
Masonry Wall		2457
Wood Fence		105

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	81	73	5913	SF	$620,865

No data available for the following modules: Sales Questionnaire Form, Sale Information.

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Version 2.3.214

Detail by Entity Name

Florida Not For Profit Corporation
ST. AUGUSTINE FOUNDATION, INC.

Filing Information

Document Number	703508
FEI/EIN Number	59-6152316
Date Filed	01/24/1962
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	10/03/1984
Event Effective Date	NONE

Principal Address

20 VALENCIA ST.
ST. AUGUSTINE, FL 32085-8027

Changed: 03/10/2009

Mailing Address

20 VALENCIA ST.
P.O. BOX 1027
ST. AUGUSTINE, FL 32085-8027

Changed: 03/25/1987

Registered Agent Name & Address

BAILEY, JOHN D., JR.
780 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FL 32085-0007

Name Changed: 05/22/1985

Address Changed: 02/22/1990

Officer/Director Detail

Name & Address

Title M

ABARE, WILLIAM

112 HERONS NEST LANE
SAINT AUGUSTINE, FL 32080

Title PCD

PROCTOR, WILLIAM L
358 MARSH POINT CIRCLE
SAINT AUGUSTINE, FL 32080

Title TS

CARSON, DAVID
74 KING STREET
ST. AUGUSTINE, FL 32084

Title M

UPCHURCH, KRAMER
385 HAWKEYE VIEW LANE
SAINT AUGUSTINE, FL 32095

Title Member

Bailey, Mark
1200 Plantation Island Drive
Suite 210
St. Augustine, FL 32080

Title Member

POLI, DARRELL
89 Magnolia Ave
St. Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2020	01/16/2020
2021	02/03/2021
2022	01/26/2022

Document Images

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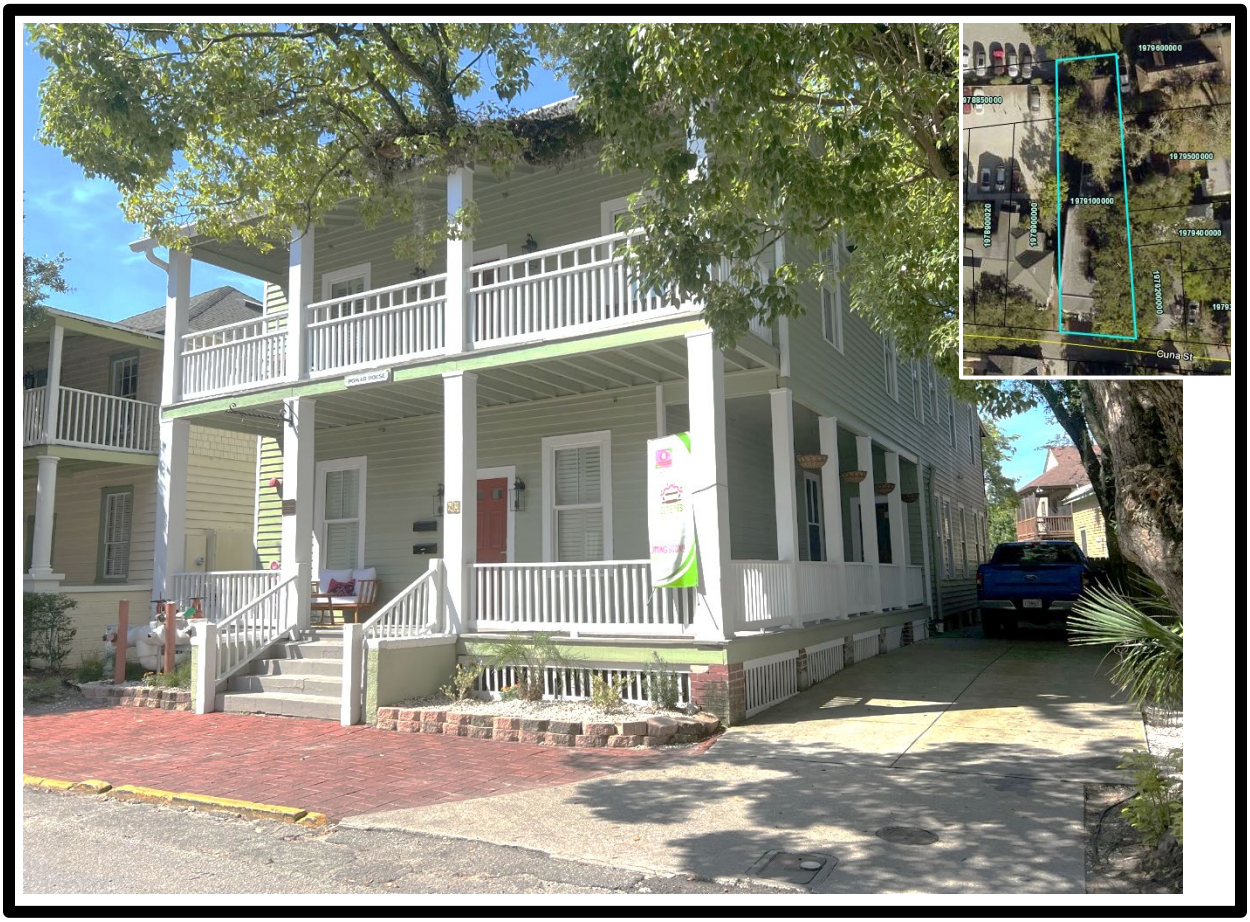
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02/26/1996 -- ANNUAL REPORT	View image in PDF format
04/03/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 15, 2022 Meeting



Application HP2022-0058 Address: 62 Cuna Street

Applicant: Cutie Pies Bake Shop, LLC

Property Owner: RESA Properties LLC

Project description: To modify the east elevation and adjacent area with a proposed hood system with lattice panel screening, relocation of the existing wood fence and gate across the driveway, and a replacement door.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00628
National Register:	St. Augustine Town Plan NR District: Contributing	Construction date:	1899-1904
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1979100000		
Agenda Item:	6(c)	Previous Action(s):	COA 2009-0056 COA 2012-0010 COA 2013-0161

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the north side of Cuna Street between Spanish and Cordova Streets. The buildings and its uses have changed over time as the building has housed residential, commercial, and community-organizational uses since its construction.
2. The applicant seeks to install a hood system on the east elevation of the property which will require screening. Proposed screening includes painting the mechanical equipment to match the building, moving the existing wooden fence and gate approximately 16 feet south on the driveway, and installing a lattice panel above the fence. The applicant proposes a diagonal lattice left unfinished to match the unfinished fence.
3. Additionally, the applicant submitted a request to replace the existing fiberglass door with a new fiberglass door with a ½ panel single-lite window similar to neighboring structures along the street. Because the replacement door is a compatible design in an existing material, this portion of the application can be administratively approved through the permitting process which is already underway.
4. Florida Building Code requires the hood system to be installed a minimum of 10' above the ground. Shifting of the gate to the east side of the fence will provide pedestrian and ADA access clear of the mechanical equipment.
5. The Architectural Guidelines for Historic Preservation (AGHP) encourages new mechanical equipment be covered or screened to be as inconspicuous as possible, not visible from the street, and not located on significant façades. The proposed location of mechanical equipment, while not on a significant façade, will be visible from Cuna Street due to the height of installation above the existing fence and the configuration of the driveway and ADA access along that side of the building. Moving the fence forward will allow for the installation of the lattice panel which may effectively screen both the exhaust vent and the make-up air. The lattice in the conceptual photo provided by the applicant is shown in an inappropriate scale. A 90-degree pattern in an appropriate scale should be utilized. The HARB should determine if a painted finish is more appropriate than no finish.

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 regarding a Certificate of Appropriateness at **62 Cuna Street** with the following:

- **APPROVE** if the HARB finds that:
  - The installation of the new hood system, proposed site changes and screening will not radically change, damage, or destroy the architectural integrity of the building
  - a lattice panel is an appropriate screening material

With the following conditions:

- Wood lattice in a more appropriate scale with a 90-degree pattern will be used
- Finish colors for the mechanical equipment and lattice to be approved by the HARB

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Install new hood system with vent and make-up air on east elevation
    a. Exhaust vent installed 10 feet above grade in rear, recessed part of the building
    b. Make-up air installed 10' feet above grade between the second and third windows from the existing fence and gate across the driveway
    c. Paint equipment to match the building
2. Move existing fence and gate 16 feet south on the driveway.
    a. Gate opening moved to the east side of fence.
3. Install wood lattice panel above fence immediately adjacent to the building, to be left natural or painted per HARB instructions.

CITY CODES/DESIGN GUIDELINES

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. Retention of Distinguishing Architectural Character
5. Sensitive Treatment of Distinctive Features and Craftsmanship
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; vending machines; automated teller machines (ATMs); and similar electrical and mechanical devices.

Do...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.

Don't...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.

Post-1821

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

Vents should be as unobtrusive as possible. Vents should not be visible in the silhouette of the building and should be made unobtrusive by shape, color and location.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
62 Cuna Street



South Elevation

STAFF PHOTOGRAPHS
62 Cuna Street



South Elevation

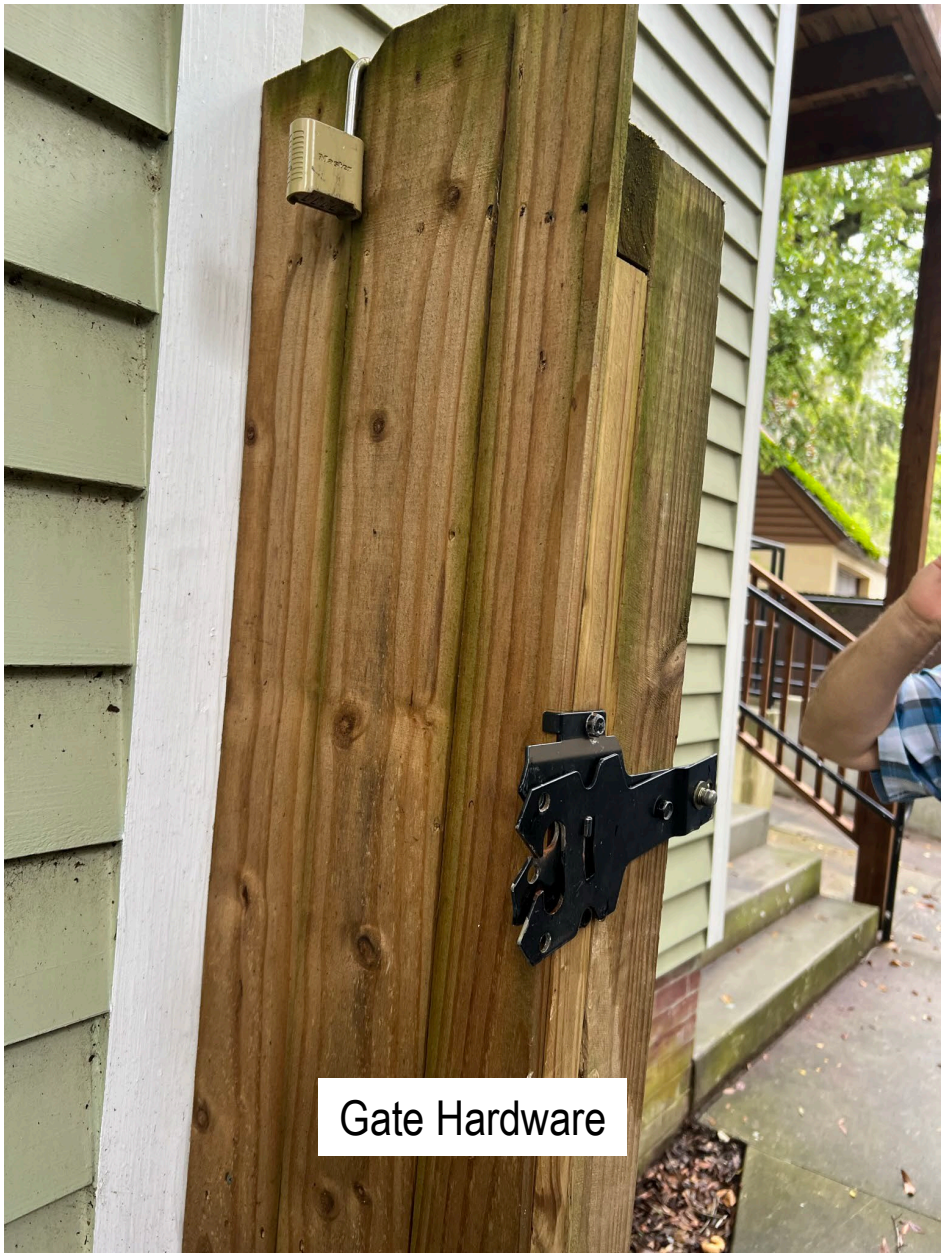
STAFF PHOTOGRAPHS
62 Cuna Street





Driveway, fence and gate proposed for alteration

STAFF PHOTOGRAPHS
62 Cuna Street





STAFF PHOTOGRAPHS
62 Cuna Street



STAFF PHOTOGRAPHS
62 Cuna Street







STAFF PHOTOGRAPHS
62 Cuna Street





Entry Door (Administratively Approvable)

STAFF PHOTOGRAPHS
62 Cuna Street





Context Photos

STAFF PHOTOGRAPHS
62 Cuna Street



Context Photos

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ628 1009==

Site Name: 62 Cuna Street 830== Survey Date: 7808 820==

Address: 62 Cuna Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 16 (block) 14 (lot) 868==

868==

Owner of Site: Name: Pomar, Edith;

Address: 62 Cuna Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP-3

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

UTM: 17 (zone) 469660 (easting) 3307077 (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. Res. 838== Present Use: Priv. Res. 850==

Date: +1904 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 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2 942==

Foundation: Brick piers, lattice infill 942==

Roof Type: Flat 942==

Secondary Roof Structures: Porch, shed with gable. 942==

Porches & Balconies: Two-story, open, front 942==

Chimney Location: Interior 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Built-up 882==

Ornament Exterior: Square wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: Near restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Minorcans, Families, Commerce, Politics/Government 920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 62 Cuna Street was constructed between 1899 and 1904. Sanborn Fire Insurance Maps of 1888, 1893, and 1899 show a dwelling on this lot set close to the street line and consisting of one and one-half stores by 1899. The 1904 Sanborn indicates that the old structure has been replaced by a one-story "L" shaped building with an open porch set a few feet back on the lot. By 1910 a "Tin Shop" has been erected on the lot behind the dwelling. The 1917 Sanborn shows a remodeled structure with a second floor added. The "Tin Shop" has been moved to a different corner of the lot. By 1930 the main structure is used as apartments. The house is located in a primarily residential neighborhood near the restored area.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustin de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Cuidad de San Agustin de la Florida," 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; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151;

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destoyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This residence at 62 Cuna Street has been occupied by members of the Pomar family for many years. James N. Pomar was a tinner who maintained a shop behind the house which eventually grew into the business of J. N. Pomar Sheet Metal Works. Edith was secretary and then manager of the business and also operated a novelty and gift shop from her house. James' wife, May E. Pomar, was proprietor of Pomar Cottage, a boarding house and apartment oper-

ating in the residence. James also served for a time as assistant Fire Chief.(4) Members of the Pomar family descend from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777.

ARCHAEOLOGY

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

John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.
3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.
4. City Directory, 1904 through 1934.

☐ Original
☒ Update

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

Site #8 SJ00628
Field Date 2-10-2016
Form Date 2-10-2016
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) Pomar House - St. Johns Community Campus — 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: 62		CUNA	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 # 1979100000 — 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: 1904 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use — From (year): — To (year):
Current Use Community center — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☐no ☒unknown Date: — Original address
Alterations: ☐yes ☐no ☒unknown Date: — Nature windows, doors
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 Frame Vernacular — Exterior Plan Rectangular — Number of Stories
Exterior Fabric(s) 1. Wood siding 2. 3.
Roof Type(s) 1. Shed 2. 3.
Roof Material(s) 1. Composition roll 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) vinyl 2/1 DHS with wood box trim

Distinguishing Architectural Features (exterior or interior ornaments) wood frame with brick piers, symmetrical with side wrap porch

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) normal setback and side drive

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 SJ00628

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) single wood door centered with wood box trim

Porch Descriptions (types, locations, roof types, etc.) first floor front wrap porch, 2nd floor full width porch both with square wood columns and wood picket railing

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) CONTRIBUTES TO SJ10 - ST. AUGUSTINE NRHD

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

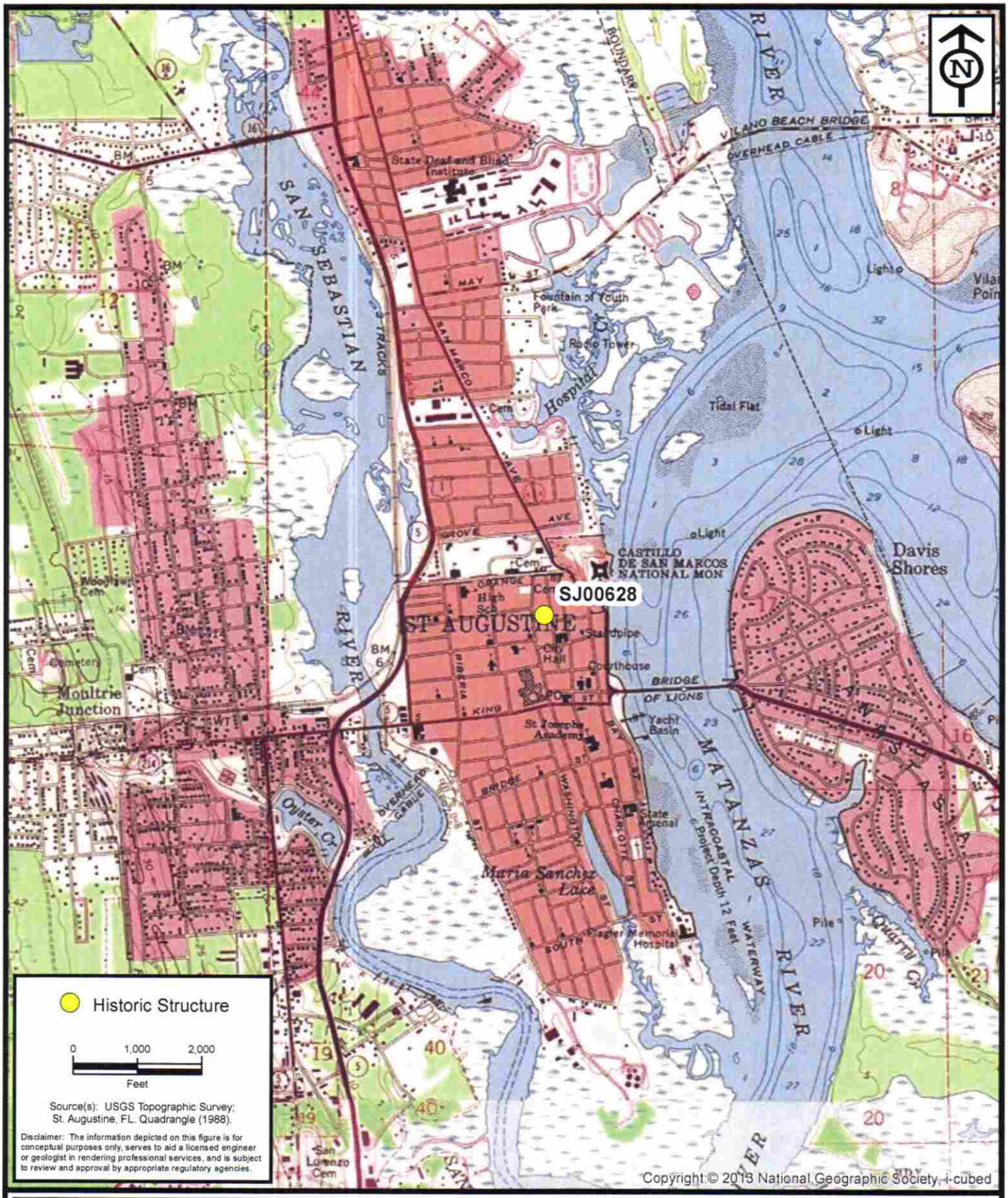
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

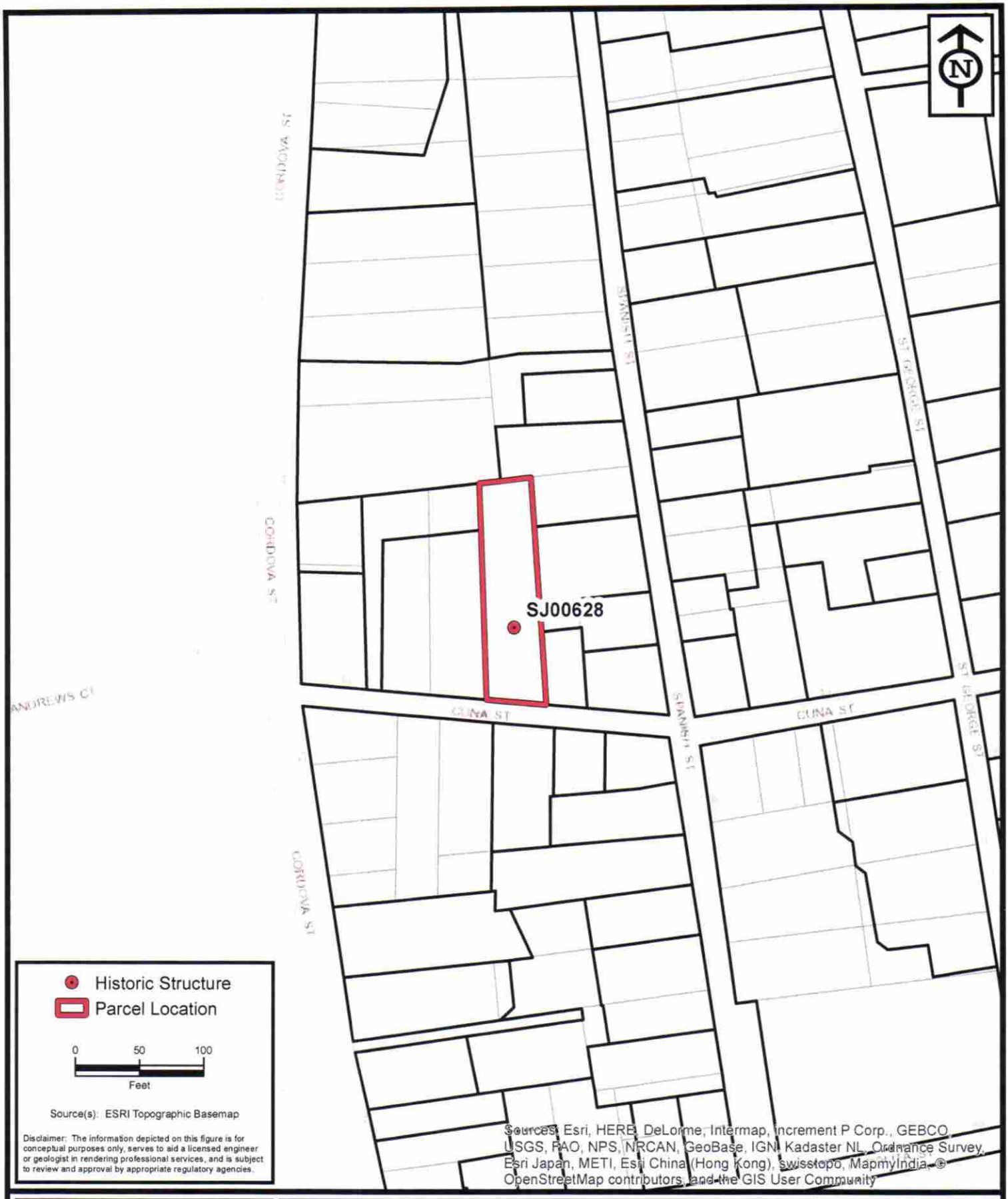
Project Location - SJ00628

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\SJ00628\Location.mxd Date: 1/28/2016 3:51:37 PM



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

Parcel Location - SJ00628

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\SJ00628\Parcel.mxd Date: 2/1/2016 3:15:46 PM


KODAK SAFETY


POMAR HOUSE
WRANGLER
Jeep
WRANGLER
612


POMAR HOUSE
42 Cole Street
ST. JOHNS COMMUNITY CAMPUS
WRANGLER
Jeep
HOW AM I DRIVING?
1-800-666-9577




POMAR HOUSE


POMAR HOUSE
612


POMAR HOUSE
612

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. HP2022-0058

Receipt No. 2448275 Meeting Date: September 15, 2022

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

1. NAME OF APPLICANT Bethany Mitidieri
   Business (if applicable) Cutie Pies Bake Shop, LLC
   Address 2753 Spinnerbait Ct
   City Saint Augutine State FL Zip Code 32092
   Daytime telephone 386-688-7359 Other phone/email 386-688-7360
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER RESA Properties
   Business (if applicable) RESA Properties LLC
   Address 510 Deerfield Ct
   City Saint Augustine State FL Zip Code 32095
   Daytime telephone (required) 904-540-9968 Other phone _____
3. PROJECT STREET ADDRESS 62 Cuna Street Saint Augustine FL 32084
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 1979100000
5. EXISTING USE Mixed PROPOSED USE Bake Shop
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 Replace exisiting fiberglass slab door with half light historically accurate fiberglass slab door
☐	☐	Windows_____
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☒	☐	Existing fences, walls & gates Relocate exisiting fence and gate to bakc yard as per plan.
☐	☐	Existing parking, walkways & other site features_____

October 2017

Received August 16, 2022
Planning and Building Department

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☐ New awning/canopy
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☒ New fence/wall/gate Install lattice to screen mechanical equipment.
- ☐ New parking/walkways/other site features
- ☒ Exterior utility service/mechanical equipment Vent and Make-Up Air painted to match building

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)

All required permit applications have been submitted. Door documentation included with building permit application

The project involves the screening of the vent and mak-up air for Type 2 hood .

The project would move an existing fence/gate forward as well as installing a lattice panel to sceen the mechanical equiptment.

See attached presentation for detailed description. Scaled mechanical plans submitted with vent permit application***

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 Bethany Nelson-Mitidieri

SIGNATURE OF APPLICANT B. Nelson-M DATE 8/15/22

PRINT OWNER'S NAME Ricardo Rosado-Rodriguez

SIGNATURE OF OWNER [signature] DATE 08-15-22

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.

October 2017

Received August 25, 2022
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Bethany Mitidieri is/are hereby authorized TO ACT ON BEHALF OF Ricardo Rosado, the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number: HP2022-0058, 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 HARB Board, for an application related to the structure located at:

BY: _____
Signature of Owner

Ricardo Rosado-Rodriguez
Print Name of Owner

904-540-9968
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 24th day of August, 2022

By Ricardo Rosado Rodriguez

Identification verified:

Oath sworn: _____ Yes ✓ No

Notary Signature: _____

My Commission expires: 10/25/2024

TAMMY PFOUTZ
Notary Public - State of Florida
Commission # HH 056751
My Comm. Expires Oct 25, 2024

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

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)
☐	☐	☐	Detail 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:

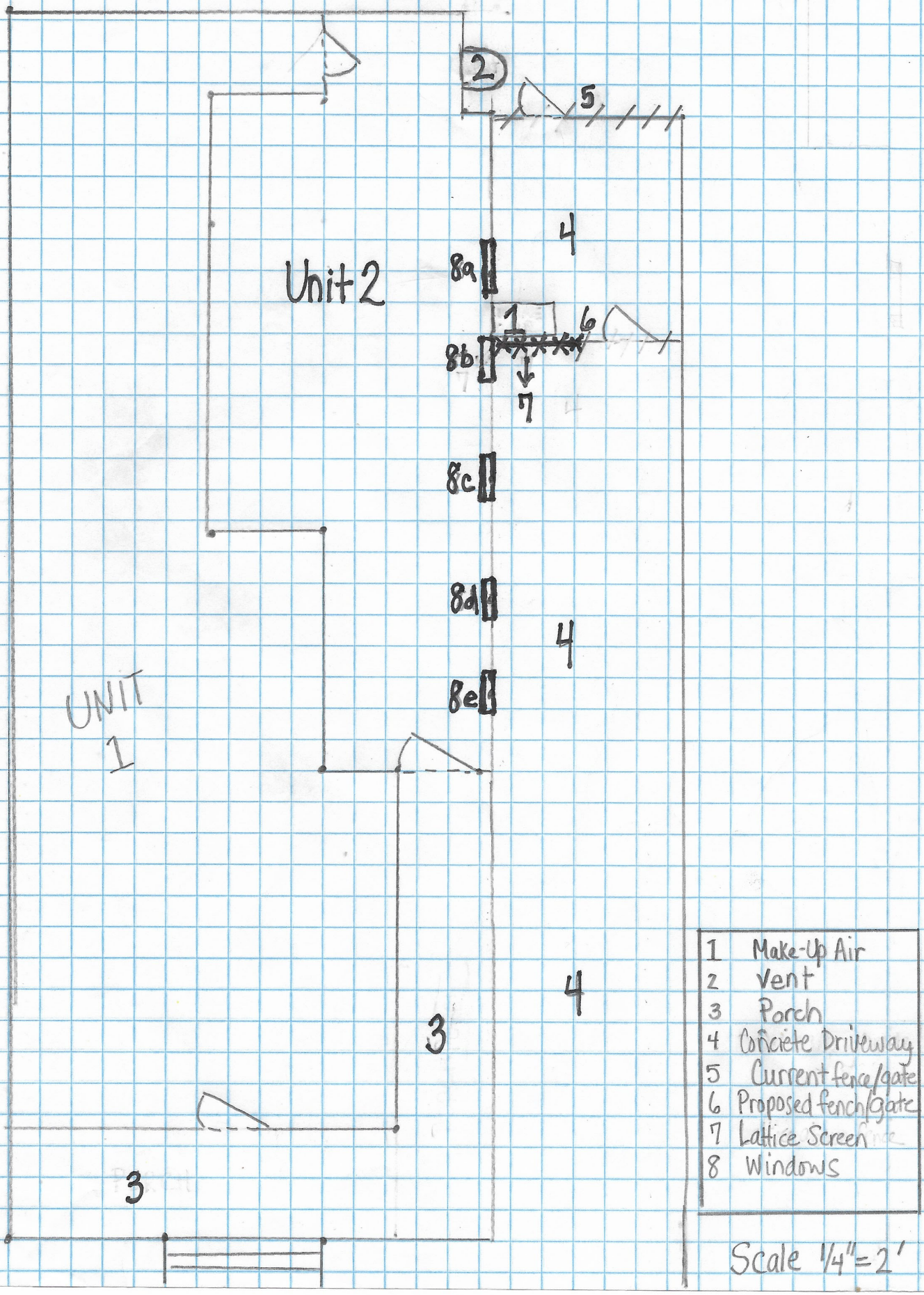
A sample of the proposed lattice material may be useful at the meeting. A justification for replacement of the door is needed.

Project number: HP2022-0058 Project Address: 62 Cuna Street

Reviewed by: Candice Seymour Date: 08/23/2022

Received August 16, 2022
Planning and Building Department

MITIDIERI
62 Cuna Street - Cutie Pies Bake Shop, LLC



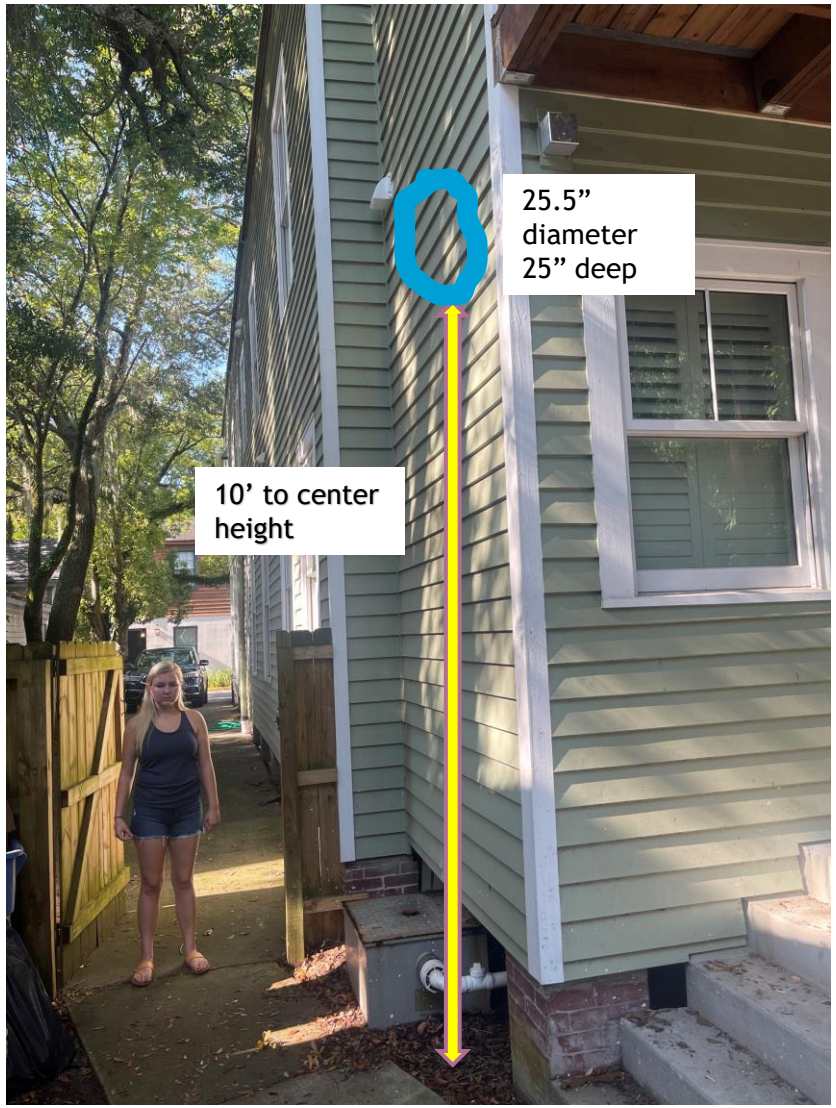
Received August 16, 2022
Planning and Building Department

CUTIE PIES
Bake Shop

62 Cuna Street Unit 2
Bethany and Rick Mitidieri

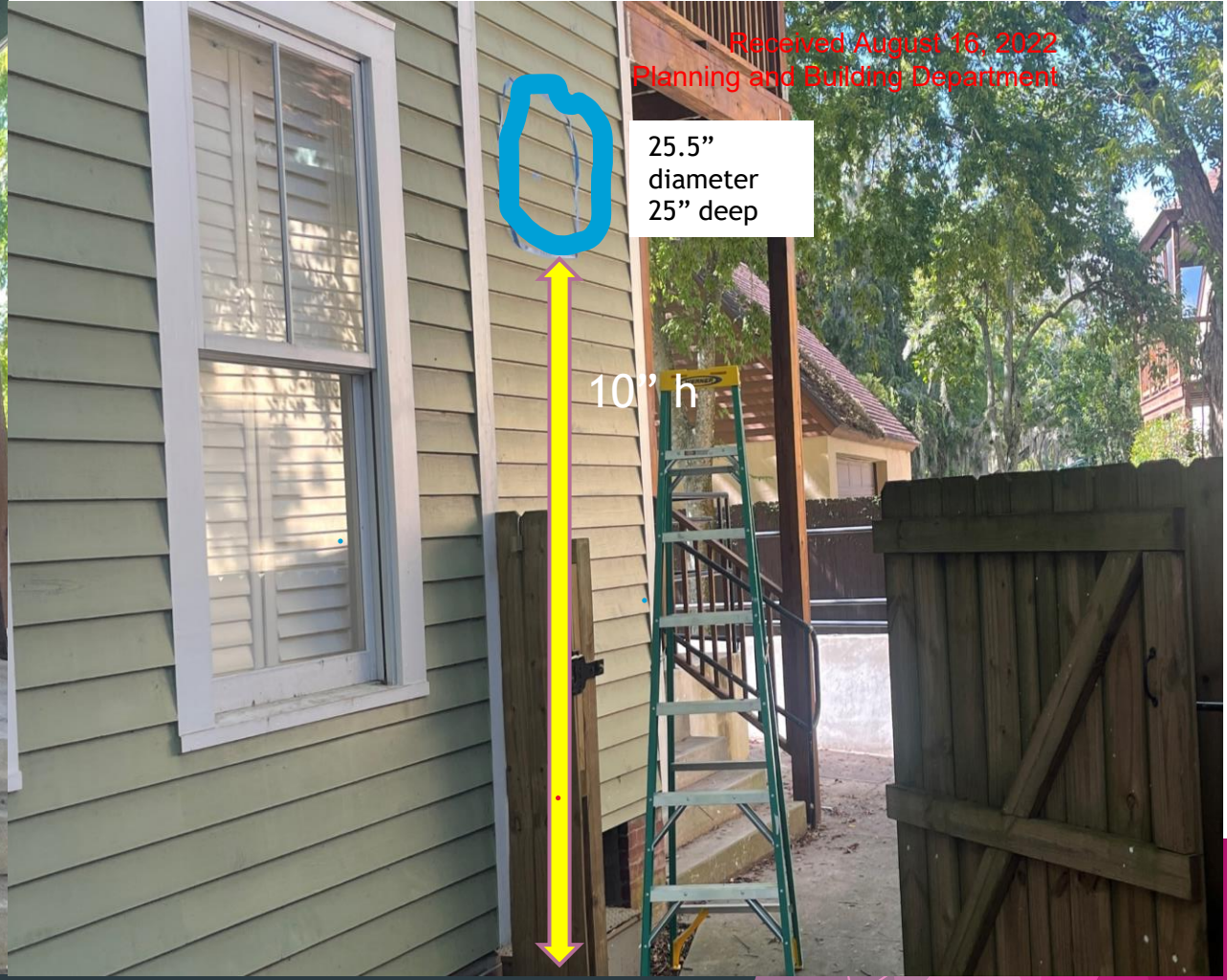
Vent Hood and Makeup Air Project

Received August 16, 2022
Planning and Building Department



Exhaust Vent





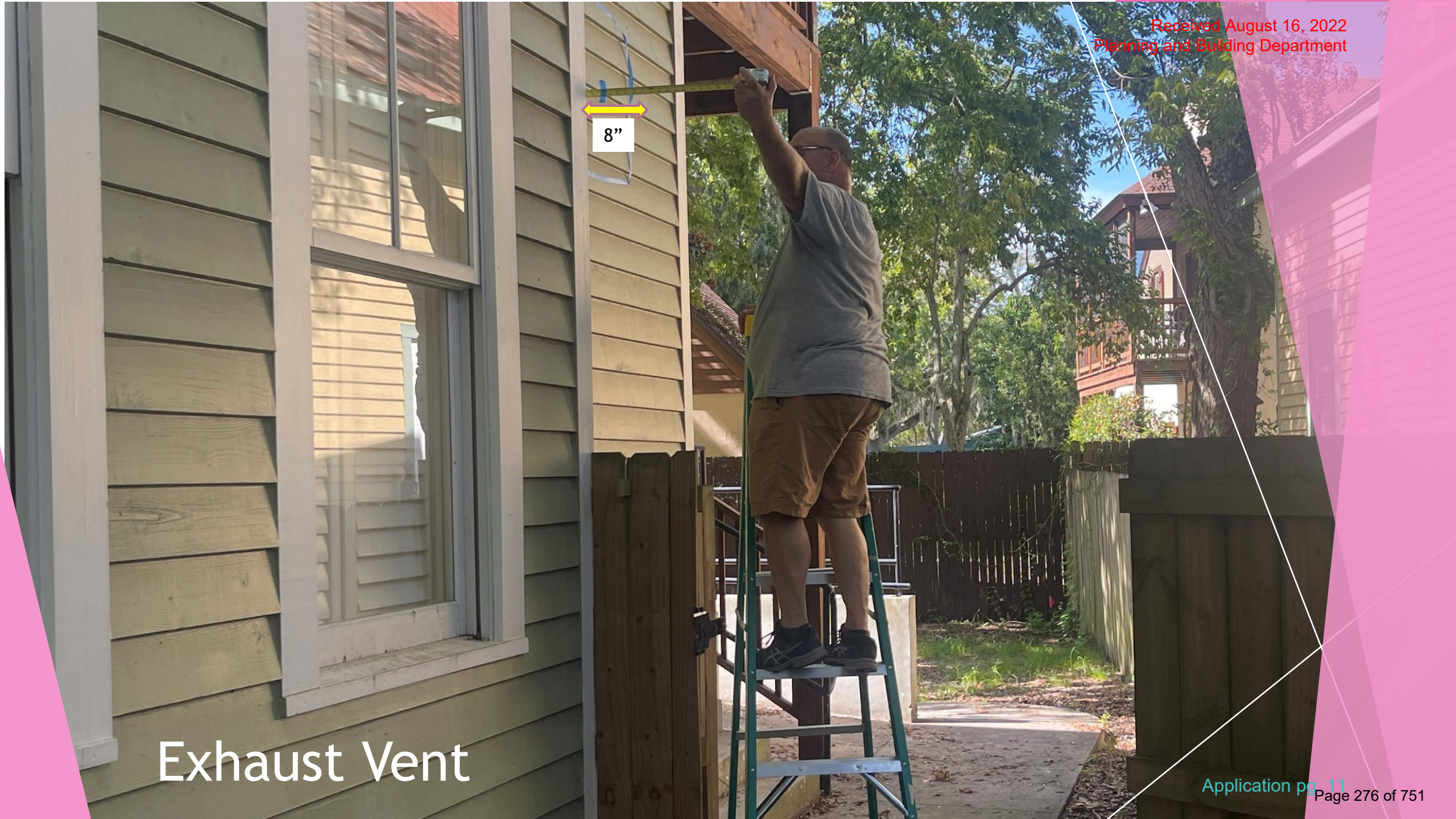
Exhaust Vent

Received August 16, 2022
Planning and Building Department



Exhaust Vent

Received August 16, 2022
Planning and Building Department



Exhaust Vent

Received August 16, 2022
Planning and Building Department

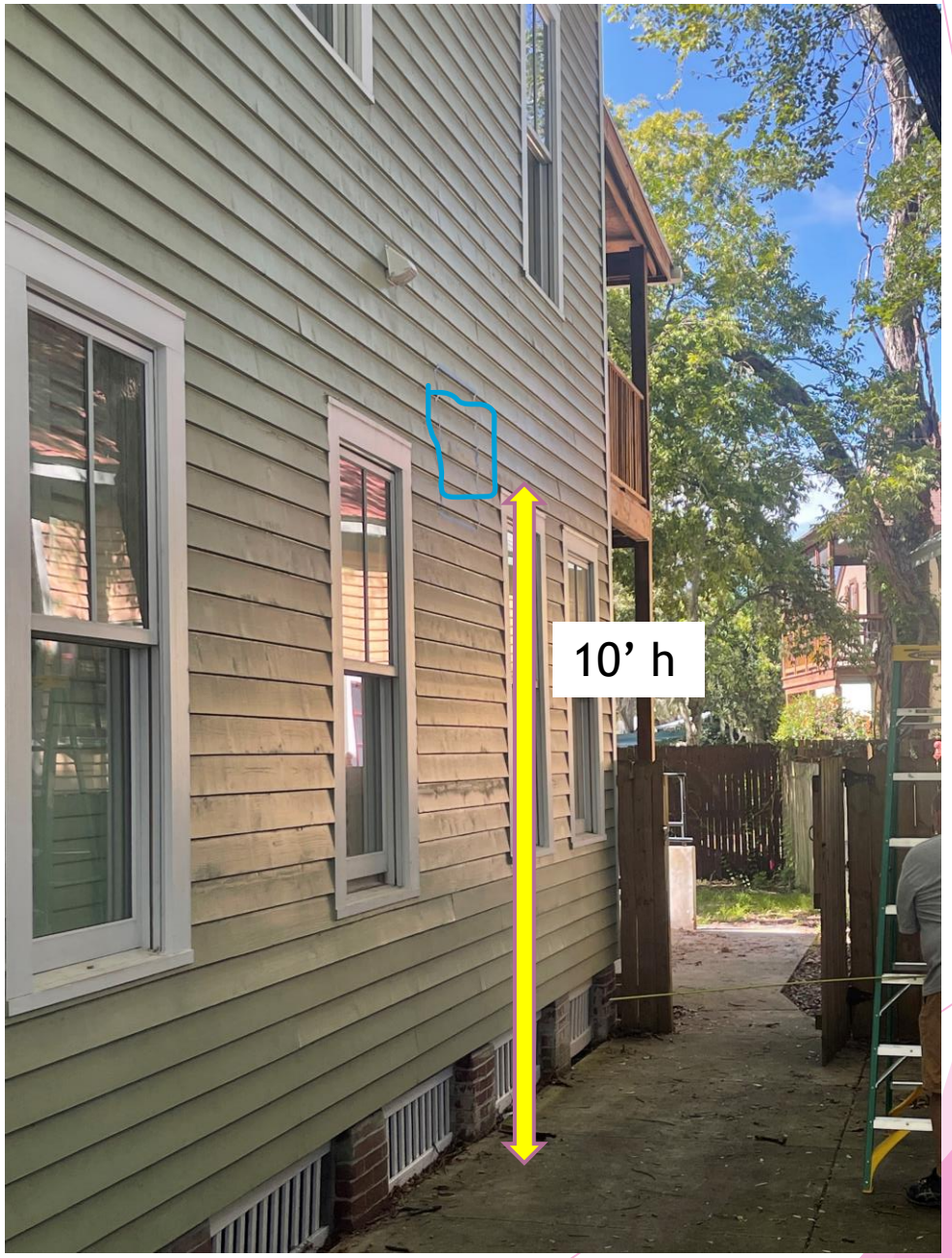
Exhaust Vent



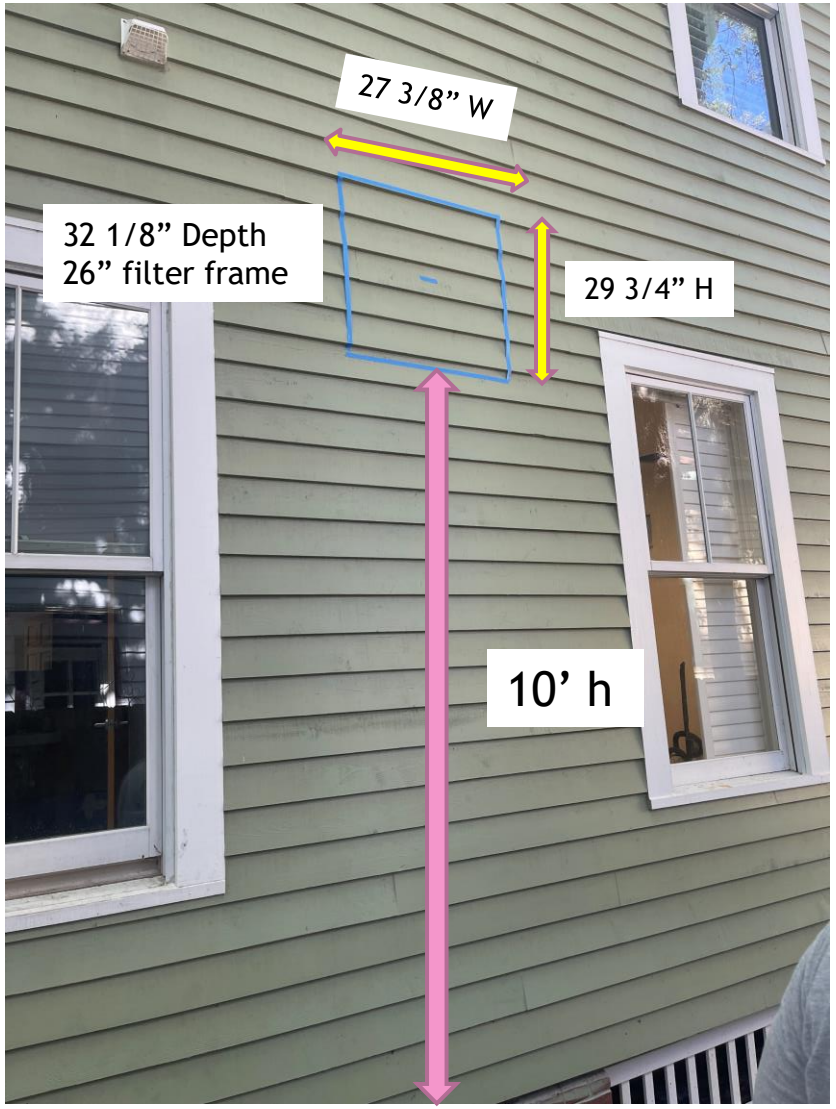
Received August 16, 2022
Planning and Building Department

Make-Up Air



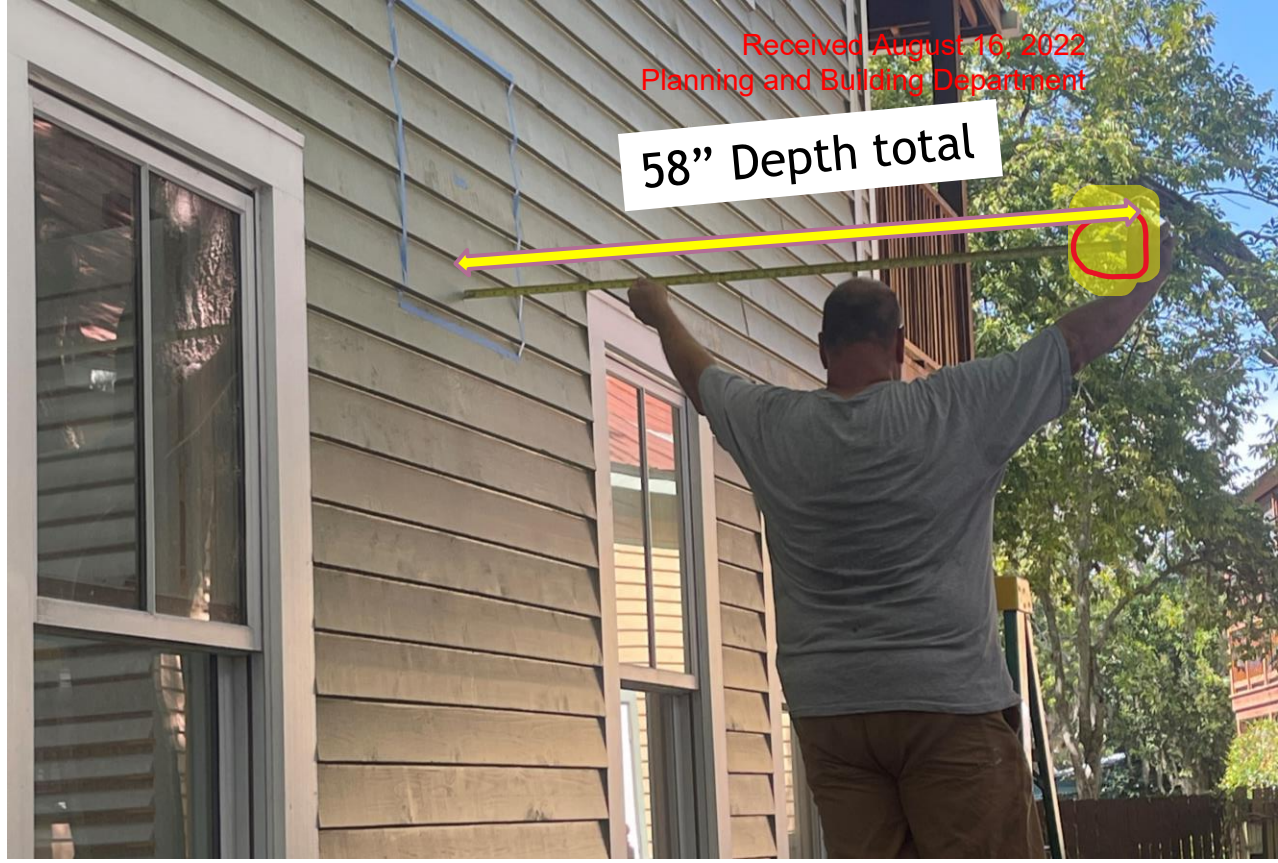


Received August 16, 2022
Planning and Building Department



Make-Up Air





Received August 16, 2022
Planning and Building Department

Make-Up Air Depth

Received August 16, 2022
Planning and Building Department



Current View- Cuna Street





Received August 16, 2022
Planning and Building Department

Current View-Cuna Street

Received August 16, 2022
Planning and Building Department



Current fence to back yard

- Move fence and gate panel forward 16’
- Relocate gate

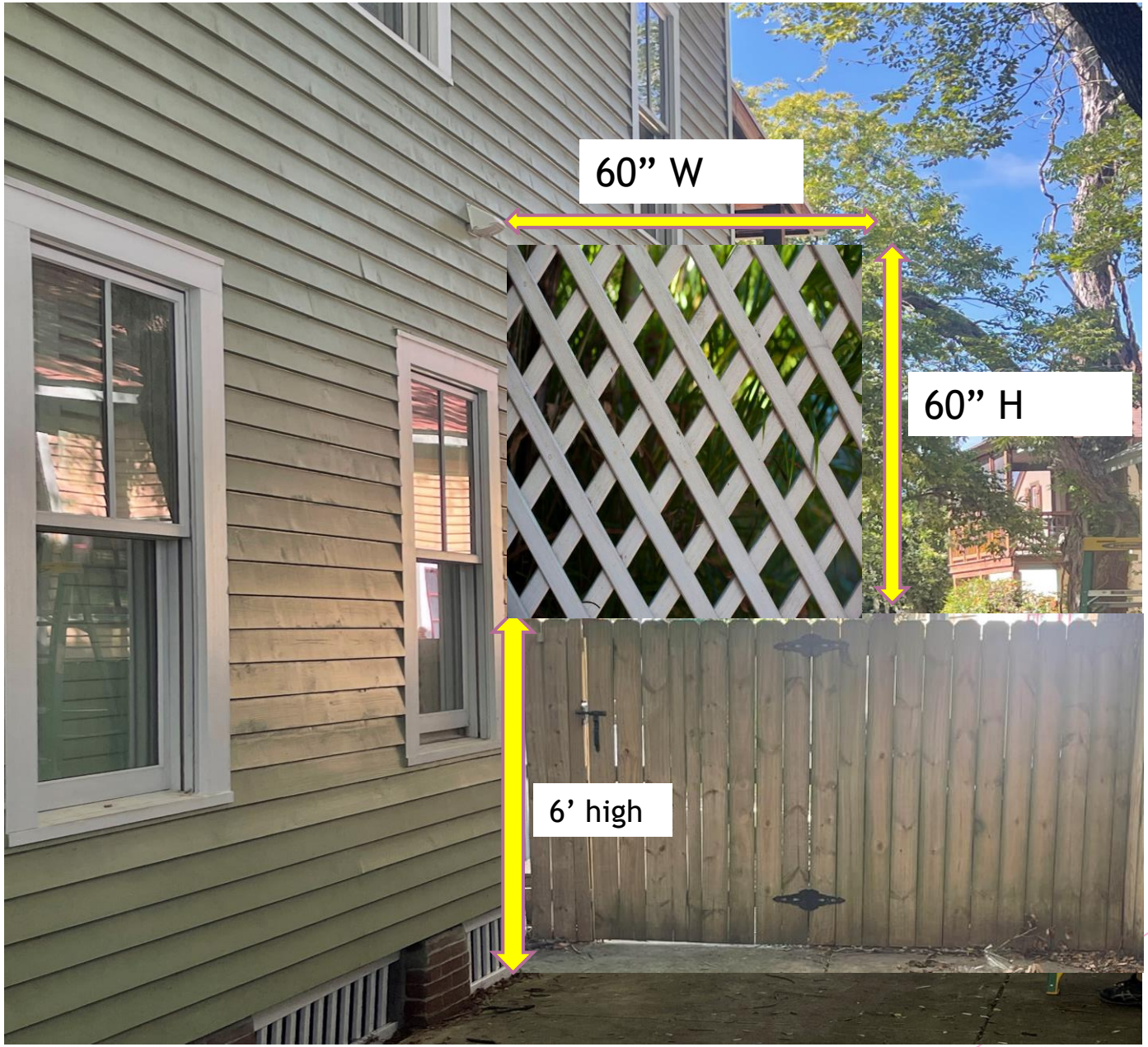




Received August 16, 2022
Planning and Building Department

Proposed View with Screening

Received August 16, 2022
Planning and Building Department



Proposed Screening

Received August 16, 2022
Planning and Building Department

Summary

- Permitting for project has been submitted by Ron Sealy- TechX which includes mechanical drawings
- Building permit submitted by Guy Guernon- GG Homes
- Scale Drawing of exterior of building included with HARB application
- Screening would require
  - Moving existing fence panel forward 16’
  - Fence movement would require no excavation
  - Addition of 5’x5’ lattice affixed to top of fence adjacent to the building
  - All exposed mechanicals and screening will be painted to match the color of the building

Received August 25, 2022
Planning and Building Department

CUTIE PIES
Bake Shop

Phone
386-688-7360

Mail
cutiespiesbakeshop@gmail.com

Address
62 Cuna Street
St Augustine FL 32084

To :
Historic Architecture Review Board
City of St. Augustine

Date
25 August 2022

RE: Door Replacement Justification
62 Cuna Street Unit 2

Dear Ms. Seymour,

This letter is to outline justification for the door replacement at 62 Cuna Street Unit 2. It will also describe the extent of the affected area.

The door replacement is a project that will add to the curb appeal of the building by adding a historically accurate, half light door that is in alignment with the other entrance door on both sides of the current building, as well as the building across the street. This door will be visually more appealing and be more conducive to attracting business for the proposed bake shop.

The affected area will be minimal as the replacement will only involve replacing the slab door. The current door jamb and structures will remain in place. The new slab door will be painted to match the other doors on the building. Other than changing out the slab door, no other adjustments will take place.

If you have any questions, please do not hesitate to reach out to me at your covenience.

Regards.

Bethany Mitidieri

Bethany Mitidieri
Owner- Cutie Pies Bake Shop

Received August 16, 2022
Planning and Building Department

The Home Depot Special Order Quote

Customer Agreement #: H1324-142629
Printed Date: 7/23/2022

Customer:	RICK MITIDIERI
Address:	1475 CASTLE PINES CIR ST AUGUSTINE, FL 32092
Phone 1:	386-688-7359
Phone 2:	
Email:	BEMITIDIERI@GMAIL.COM

Store:	1324
Associate:	KIRK
Address:	230 Durbin Pavilion Dr Saint Johns, FL 32259
Phone:	(904)417-4600

Pre-Savings Total:	$1,520.52
Total Savings:	($0.00)
Pre-Tax Price:	$1,520.52

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

JELD-WEN WINDOWS & DOORS
Exterior Doors
Catalog Version 246





Call Width: 36"
Call Height: 80"
Frame Width: 35-3/4"
Frame Height: 79"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	35.75x79 Fiberglass Slab Only Right Inswing	$673.23	$673.23	1	$0.00	$673.23
	Unit 100 Total:	**$673.23**	**$673.23**		**$0.00**	**$673.23**

Begin Line 100 Description

---- Line 100-1 ----

JELD-WEN Entry Pro Fiberglass Door Slab Only
Slab Size = 35 3/4" x 79"
Is This a Remake = No
Building Code = Non-Certified
Impact Rating = No
Door Order Method = Store Delivery
Handing & Swing = Right Inswing
Call Width = 36"
Call Height = 80"
Unit Type = Slab Only
Energy Star Needed = NON-Energy Star Door Models
Door Skin = Design-Pro Oak
Door Type = Doors with Inserts
Door Thickness = 1 3/4"
Door Style = 2-Panel 1/2 Lite
Door Finish Type = None
Door Glass Insert Size & Shape = 22 x 36 Rectangle
Door Glass Insert Option = Clear / Privacy Grille Designs
Door Glass Type = Standard Glass
Door Glass Design Options = 1-Lite
Door Glazing / Clear or Privacy Type = Insulated Clear
Door Glass Privacy Rating = 1
Door Glass Grille Type / Color & Profile = None
Door Bore = Double Bore
Bore Backset = 2 3/8"
Bore Diameter = 2 1/8"
Lockset Bore Position = 44
Dead Bolt Bore Position = 5 1/2"
Hinge Prep = 3-Hinge Prep
Hinges Included = No
Hinge Size = 4" x 4-1/4"
Hinge Radius = 5/8" Radius / Square
Hinge Location = Custom
First Hinge Position = Custom
Custom First Hinge Position = 7
Second Hinge Position = Custom
Custom Second Hinge Position = 35
Third Hinge Position = Custom
Custom Third Hinge Position = 67
Sweep = Bronze
U-Factor = 0
Solar Heat Gain Coefficient = 0
SKU = 916413
Vendor Number = 60075920
Vendor Name = S/O JELD-WEN DOOR SYSTMS

End Line 100 Description







Instr #2022005974 BK: 5471 PG: 934, Filed & Recorded: 1/18/2022 12:38 PM #Pgs:4
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $35.50 Doc. D $9,793.00

Prepared by and return to:
Anish K. Patel, Esq.
Old City Law, PLLC
1 Riberia Street
Saint Augustine, FL 32084
(904) 829-6383
File Number: **2021-5029**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of **January, 2022** between **THE ARC OF THE ST. JOHNS, INC., a Florida Corporation, not for profit, f/k/a Association for Retarded Citizens of St. Johns County, Inc., a Florida Corporation, not for profit** whose post office address is **2101 Arc Drive, Saint Augustine, FL 32084**, grantor, and **RESA PROPERTIES LLC, a Florida Limited Liability Company** whose post office address is **510 Chasewood Drive, Saint Augustine, FL 32095**, grantee:

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

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

In the City of St. Augustine, Florida, described as follows:
On the North side of Cuna Street and designated on the Official Map of the City of St. Augustine, dated January 1, 1905 as Lot 14, in Block 16, being bounded on the North by Lot 10 of Block 16, East by Lots 18 and 15, South by Cuna Street, and West by Lot 13 of Block 16.

Being also described as:
Lot 14, Block 16, CITY OF ST. AUGUSTINE, according to Title Examiner official map of the City of St. Augustine, dated January 1, 1905 on file with the Clerk of the Court for St. Johns County, Florida.

Parcel Identification Number: 17979100000

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

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

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

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

Signed, sealed and delivered in our presence:

THE ARC OF THE ST. JOHNS, INC., a Florida Corporation, not for profit

By: _____
Kathryn Jackson, Director

_____
Witness
Printed Name: Holden Baker

_____
Witness
Printed Name: Anish Patel

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization, this 11th day of January, 2022 by Kathryn Jackson, Director of THE ARC OF THE ST. JOHNS, INC., a Florida Corporation, on behalf of said corporation who [_] is personally known or [✓] has produced a driver's license as identification.

[Seal]

NOTARY PUBLIC STATE OF FLORIDA
Anish Kanti Patel
Comm.#HH109117
Expires: March 25, 2025
Bonded Thru Aaron Notary

_____
Notary Public
Print Name: Anish Kanti Patel
My Commission Expires: 03/25/2025

COPY

WAIVER AND UNANIMOUS WRITTEN CONSENT
OF
THE BOARD OF DIRECTORS
OF
THE ARC OF THE ST. JOHNS, INC.

The undersigned, being all of the members of the Board of Directors (the "Board") of THE ARC OF THE ST. JOHNS, INC, a Florida Not For Profit corporation (the "Corporation"), pursuant to authority to act without a meeting in accordance with Florida Statutes and in accordance with the Articles, By-Laws, and applicable Agreements, if any, do hereby consent to taking the actions and adopting the resolutions set out below. The undersigned hereby waive notice of special meeting and unanimously take the actions as set forth below. This written consent is in lieu of a special meeting of the Board, and all of the actions taken and resolutions set forth herein shall have the same force and effect as if they were taken or adopted at such special meeting. This written consent is executed on the dates written beside each director's name and will be effective immediately upon the later of such dates, and will be filed in the Corporation's minute book or corporate records.

WHEREAS, the Corporation has engaged in listing certain real property located at 62 Cuna Street, St. Augustine, FL 32084 ("Property") for sale;

WHEREAS, the Board has reviewed the Contract and understands the terms and conditions therein and approve the sale of the Property;

WHERAS, the Corporation has entered into a Commercial Contract ("Contract") dated November 19, 2021 including any and all addendums or amendments thereto, to sell the Property for $1,399,00.00; and

WHEREAS, the Board elects to appoint a director to act on behalf of the Corporation to execute any and all closing documents necessary to consummate the purchase and sale of the Property.

General Authority

RESOLVED, that KATHRYN P. JACKSON, Director of the Corporation (the "**Director**") be and acting alone hereby is, authorized to take all such further action and to prepare, execute, deliver, and file all such agreements, instruments, documents, and certificates in the name and on behalf of the Corporation, and to incur and to pay all such fees and expenses, as they, or any one of them, deems necessary or appropriate in order to carry out the intent and effectuate the purpose of each of the foregoing resolutions; and

RESOLVED FURTHER, that any and all prior actions taken by any Officer or Director in connection with the carrying out of the purchase and sale of the Property contemplated by these resolutions are hereby ratified, confirmed and approved.

IN WITNESS WHEREOF, the undersigned directors have executed this written consent as of the dates written below. This written consent may be executed in counterparts, each of which will be deemed an original and all of which, when taken together, will constitute one instrument. Any signature page signifying approval of this written consent may be delivered by facsimile or Portable Document Format (PDF) transmission and will be binding to the same extent as an original signature page.

ROB A. MATTHEWS III, *Director* — Dated: 1/10/22

AARON JOHNSON, *Director* — Dated: 1/10/22

GRANT MISTERLY, *Director* — Dated: 1/10/22

ANDREW NORMAN, *Director* — Dated: 1/10/22

KATHRYN P. JACKSON, *Director* — Dated: 1/10/22

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

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1979100000
Location Address	62 CUNA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Group Care Special Needs (2006.18)
Tax Description*	CITY OF ST AUG LOT 14 BLK 16 OR5471/934 *The Description above is not to be used on legal documents.
Property Use Code	Assisted Living (Owner Occupied) (7415)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.170
Homestead	N

Owner Information

Owner Name	Resa Properties LLC 100%
Mailing Address	510 CHASEWOOD DR SAINT AUGUSTINE, FL 32095-0000

Exemption Information

Exemption Type	Status	Amount
Non-Profit		$695,562

Map



Valuation Information

	2022
Building Value	$314,956
Extra Features Value	$11,456
Total Land Value	$369,150
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$695,562**
Total Deferred	$0
Assessed Value	**$695,562**
Total Exemptions	$695,562
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	$299,402	$11,456	$369,150	$0	$0	$680,008	$680,008	$680,008	$0
2020	$307,179	$11,456	$369,150	$0	$0	$687,785	$628,822	$687,785	$0
2019	$272,379	$11,456	$369,150	$0	$0	$652,985	$571,656	$652,985	$0
2018	$272,379	$11,441	$236,256	$0	$0	$520,076	$519,687	$520,076	$0
2017	$279,841	$12,143	$236,256	$0	$0	$528,240	$472,443	$528,240	$0
2016	$249,844	$12,773	$236,256	$0	$0	$498,873	$429,494	$498,873	$0
2015	$256,333	$13,477	$221,490	$0	$0	$491,300	$390,449	$491,300	$0
2014	$114,790	$600	$221,490	$0	$0	$336,880	$336,880	$336,880	$0
2013	$118,434	$600	$221,490	$0	$0	$340,524	$340,524	$340,524	$0
2012	$103,989	$600	$205,742	$0	$0	$310,331	$310,331	$310,331	$0
2011	$107,574	$600	$229,712	$0	$0	$337,886	$337,886	$337,886	$0
2010	$112,953	$600	$255,680	$0	$0	$369,233	$369,233	$369,233	$0

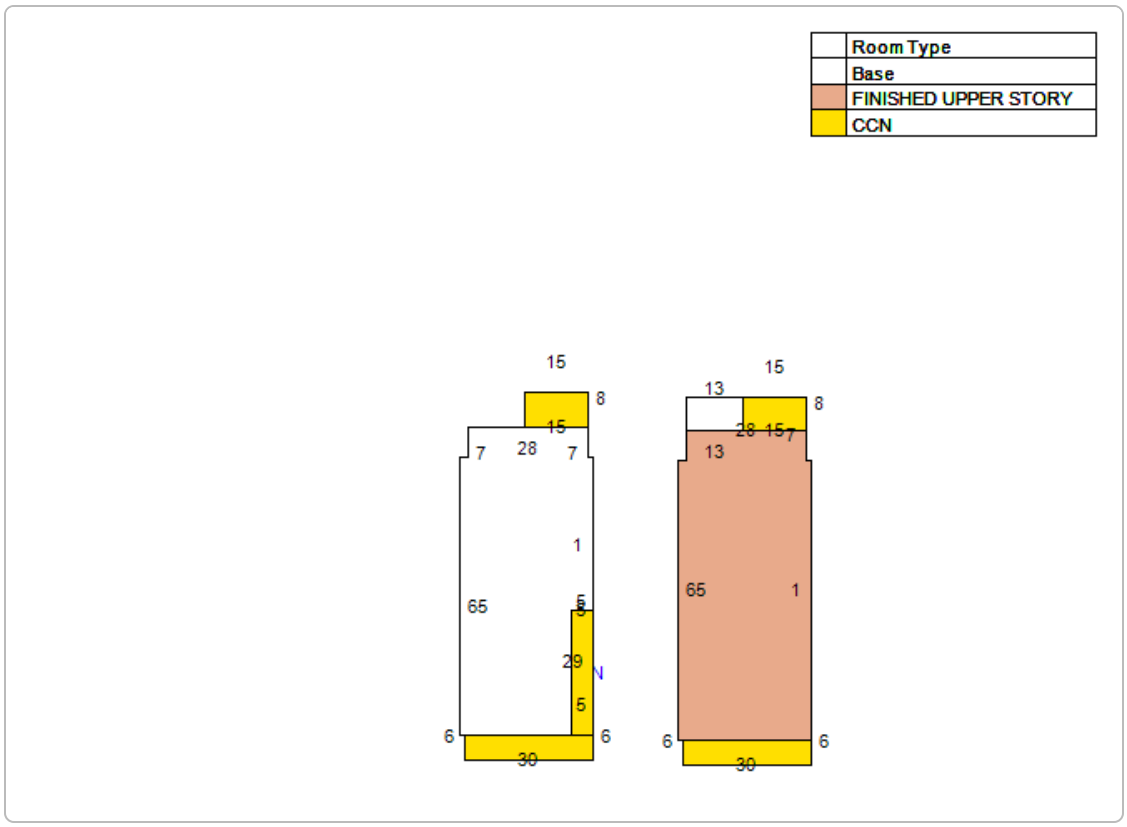
Building Information

Building	1	**Roof Cover**	Built Up
Year Built	1900	**Roof Structure**	Rigid Frame
Actual Area	5126	**Interior Flooring**	Carpet, Pine Wood
Conditioned Area	4381	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Wood	**Baths**	

Description	Square Footage
CANOPY (COMMERCIAL)	120
FINISHED UPPER STORY	2211
BASE AREA	2066
CANOPY (COMMERCIAL)	180
CANOPY (COMMERCIAL)	145
CANOPY (COMMERCIAL)	120

BASE AREA	104
CANOPY (COMMERCIAL)	180
Total SqFt	5126

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving		600
Concrete Paving		106
Handicap Ramp		3745
Sprinkler Wet		5962
Wood Fence (Commercial)		1043

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Assisted Living Facilities	47	170	7383	SF	$369,150

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/18/2022	1/12/2022	$1,399,000.00	WARRANTY DEED	5471	934	Q	I	ARC OF THE ST JOHNS INC	RESA PROPERTIES LLC
	6/1/1982	$155,000.00		542	39	U	I		ASSOC FOR RETARDED CITIZENS OF
	7/1/1981	$125,000.00		502	587	U	I		

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/20/2022, 12:24:45 AM

Version 2.3.214



Detail by Entity Name

Florida Limited Liability Company
CUTIE PIES BAKE SHOP, LLC

Filing Information

Document Number	L22000197712
FEI/EIN Number	NONE
Date Filed	04/26/2022
State	FL
Status	ACTIVE

Principal Address

62 CUNA STREET
UNIT 2
SAINT AUGUSTINE, FL 32084

Mailing Address

62 CUNA STREET
UNIT 2
SAINT AUGUSTINE, FL 32084

Registered Agent Name & Address

NELSON-MITIDIERI, BETHANY E
2753 SPINNERBAIT CT
SAINT AUGUSTINE, FL 32092

Authorized Person(s) Detail

NONE

Annual Reports

No Annual Reports Filed

Document Images

04/26/2022 -- Florida Limited Liability View image in PDF format



Detail by Entity Name

Florida Limited Liability Company
RESA PROPERTIES LLC

Filing Information

Document Number	L21000507369
FEI/EIN Number	87-3807048
Date Filed	11/30/2021
Effective Date	11/30/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/07/2022
Event Effective Date	NONE

Principal Address

510 CHASEWOOD DR
SAINT AUGUSTINE, FL 32095

Mailing Address

510 CHASEWOOD DR
SAINT AUGUSTINE, FL 32095

Registered Agent Name & Address

ROSADO-RODRIGUEZ, RICARDO E
510 CHASEWOOD DR
SAINT AUGUSTINE, FL 32095

Authorized Person(s) Detail

Name & Address

Title MGR

ROSADO-RODRIGUEZ, RICARDO
510 CHASEWOOD DR
SAINT AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2022	03/11/2022

Document Images

03/11/2022 -- ANNUAL REPORT	View image in PDF format
01/07/2022 -- LC Amendment	View image in PDF format
11/30/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 15, 2022 Meeting



Application HP2022-0067

Address: 4 Aviles Street (a.k.a. 17 King Street)

Applicant: KRB Construction LLC

Property Owner: TEP, Inc.

Project description: To modify the existing storefront along Aviles Street with new configuration and materials.

Architectural Style:	Commercial Masonry Vernacular	Florida Master Site File:	SJ1026
National Register:	St. Augustine Town Plan NR District: Non-contributing	Construction date:	1955
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1992100000		
Agenda Item:	6(d)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This Masonry Vernacular commercial building is located on the southwest corner of King and Aviles Streets and is a non-contributing structure in the Town Plan National Register Historic District. The project area is located on the west side of Aviles Street (east elevation of the building) and is the second storefront entrance moving south and one of 5 total along the east side of the building. Varying storefront designs appear on the north and east elevations. Currently, the east elevation storefronts alternate between flush entrances with storefront windows that angle slightly inward and deeply recessed glass entrances, all with aluminum frames.
2. The applicant is proposing to replace the existing aluminum frame storefront with recessed entrance at 4 Aviles Street with a wood-frame storefront. A wood entry door with 2/3 single-lite glass panel is indicated on the proposed flush entrance, which is to mirror the existing storefront at 6 Aviles Street, but includes a brick knee-wall to march the existing on this and other storefronts along the building.
3. Justification for the change includes a desire to reclaim interior space currently taken-up by the deeply recessed entry as well as some concern for the condition of the storefront. Details regarding the structural integrity of the existing storefront were requested by staff but had not been provided by the drafting of this report.
4. The Architectural Guidelines for Historic Preservation (AGHP) recommends that replacement storefronts be consistent with the architectural and historic character of the building and streetscape. While the proposed wood framing and door are approved AGHP materials, an aluminum material may be more compatible with the date of construction and overall architectural character of the building which does not currently feature any wood-frame storefronts and may never have done so historically.
5. The adjacent storefront at 6 Aviles Street features a modern framing system that is not consistent with the others along Aviles Street, nor the architectural style and age of the building and replication of that design is not recommended. The storefront at 2 Aviles Street has been altered with 15-lite wood door with simulated divided lites on the adjoining window; however, the frame is painted aluminum to match the decorative posts and beams on the building.
6. Permit research regarding if/when existing storefronts may have been installed or replaced did not return any clear findings. Additional research may be provided by staff after distribution of this report.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Appropriateness at **4 Aviles Street** to allow the applicant time to consider materials and design more compatible to the existing commercial architecture of the building and existing storefronts.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing storefront with recessed entry.
2. Install wood-frame storefront with flush wood 2/3 single-lite glass panel entry door and brick knee-wall with concrete cap to match existing knee-wall on the building.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Storefronts

Do...

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

Don't...

- Remove or radically change storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Introduce a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting, or which causes destruction of significant historic fabric.
- Use materials which detract from the historic or architectural character of the building.
- Alter the entrance through a significant storefront.
- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of storefronts results.
- Strip storefronts of historic material such as wood, cast iron, terra cotta, pigmented structural glass or brick.
- Replace an entire storefront when repair of materials and limited replacement of its parts are appropriate.
- Use substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.
- Remove a storefront that is unrepairable and not replace it; or replace it with a new storefront that does not convey the same visual appearance.
- Create a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.
- Introduce a new design that is incompatible in size, scale, material, and color.

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



East Elevation

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



East Elevation with 6 Aviles (left)

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



All storefronts along Aviles

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



Four of the Five Storefronts on the East Elevation

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



Front (north) Elevation for context

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)







4 Aviles Storefront Details

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)







4 Aviles Storefront Details

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



4 Aviles Storefront and 2 Aviles Storefront (right)

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



6 Aviles Storefront Details



STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)





2 Aviles Storefront Details

STAFF PHOTOGRAPHS
4 Aviles Street (17 King Street)



Aviles Street facing south

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1026 1009==

Site Name: Woolworth's 830== Survey Date: 7904 820==

Address: 31 King Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 33 (block) All 3 & 4 (lot) 868==

868==

Owner of Site: Name: Green, Herbert J. et al; c/o M.R. Sudakow ;

Address: 2301 Collins Avenue M-113

Miami Beach, FL 33139 902==

Occupant or Manager: Woolworth's 904==

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

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

UTM: 17 (zone) 469800 (easting) 3306650 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

Map Reference: USGS St. Augustine 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: Commercial 838== Present Use: Commercial 850==

Date: +1955 844== Period: 20th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, ceramic tile, stone (coquina), brick 854==

Structural Systems: Masonry, concrete block 856==

Features of Structure: (942)

Window Type: Fixed sheet 942==

Foundation: Concrete slab 942==

Roof Type: Flat parapet 942==

Secondary Roof Structures: Hip tower 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built-up clay tile 882==

Ornament Exterior: Jigsawn rafters, decorative tile work coquina quoins around rear doors on east side clay tile cornice, square wood posts. 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces Plaza, adjacent to Trinity Episcopal Church. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Masonry Vernacular commercial complex was constructed in 1955. The building includes Mediterranean Revival elements such as the clay tile cornices, flat parapet roof, stucco exterior, hiptower, decorative tile work, and the mission parapet accented by pseudo-finial ornamentation. Other distinctive features include the jigsawn rafters, coquina quoins around the rear doors and on the east side, and square wood posts. The building faces the Plaza and is adjacent to Trinity Episcopal Church.

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

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a

(over)

V. BIBLIOGRAPHY

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

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

1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, Phe plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes intoduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 18/0's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

F. W. Woolworth's, 31 King Street, is the largest store incorporated within the building complex. The department store was once the site of a famous confrontation between Blacks and Whites during the civil rights movement that brought national and international attention to St. Augustine. The incident helped lead to the passage of the Civil Rights Act of 1964 which outlawed segregated lunch counters such as the one generating protest against Woolworths.(4) A building known as the Sanchez Building occupied this site prior to the erection of the existing structure. William J. Sanchez was a merchant and member of one of the oldest St. Augustine families.(5) The early building was constructed between 1885 and 1888 and contained shops on the first floor and the Plaza Hotel on the second and third. Sanborn Maps from 1888 to 1930 indicate uses such as dry goods store, offices, drugs, barber, bicycle shop, electric theatre, fruit stand, and printing shop.(6) Directly behind the building, facing south, was the Peabody School, the first free school in St. Augustine in operation from

the late 1860's.(7)

ARCHAEOLOGY

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

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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; John S. Horton, "View of St. Augustine, East Florida," 1855; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1958; St. Augustine Record, July 4, 1937 and February 5, 1950.

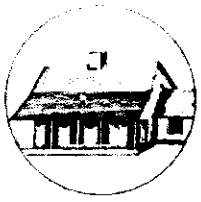
4. Miami Herald, February 25, 1979; Historian David R. Colburn has extensively researched the civil rights turmoil in St. Augustine. The social science professor at the University of Florida has compiled his material, possibly for a book analyzing the impact of the St. Augustine incidences.

5. St. Augustine City Directory, 1904.

6. Sanborn, 1888 through 1930.

7. Ibid., 1910; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), pp. 144-145.

☐ Original
☒ Update



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

Site #8 SJ01026
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) Woolworth's — 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:	17		King	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 # 1992100000 — **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: 1955 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): — To (year):
Current Use Commercial — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — **Original address**
Alterations: ☒yes ☐no ☐unknown Date: — **Nature** storefronts and ext. fabric
Additions: ☐yes ☐no ☒unknown Date: — **Nature**
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Mediterranean Revival — **Exterior Plan** Rectangular — **Number of Stories** 1
Exterior Fabric(s) 1. Stucco 2. Coquina block 3. Brick; Ceramic tile
Roof Type(s) 1. Flat 2. Hip 3. parapet
Roof Material(s) 1. Built-up 2. 3. clay tile
Roof secondary strucs. (dormers etc.) 1. 2. hip tower
Windows (types, materials, etc.) Fixed Sheet; glass storefront windows various framing materials such as wood, metal, masonry
Distinguishing Architectural Features (exterior or interior ornaments) jigsawn rafters, decorative tile work, coquina quoins around rear doors on east side, clay tile cornice, square wood posts; arched detailing, spiral co
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) corner of King St. and Aviles facing plaza

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 SJ01026

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. Concrete block 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) metal and glass paired storefront doors; some storefronts are inset and corner door enty
Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See original form by David Nolan for additional history; additional history also on file with FMSF manuscript 20061, Flagler student work

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) building retains historical significance with events, however the exterior facade has been compromised, due to significant events and contribution to an intact contiguous district the strucuture appears to be contributing
Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. African American 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 _____

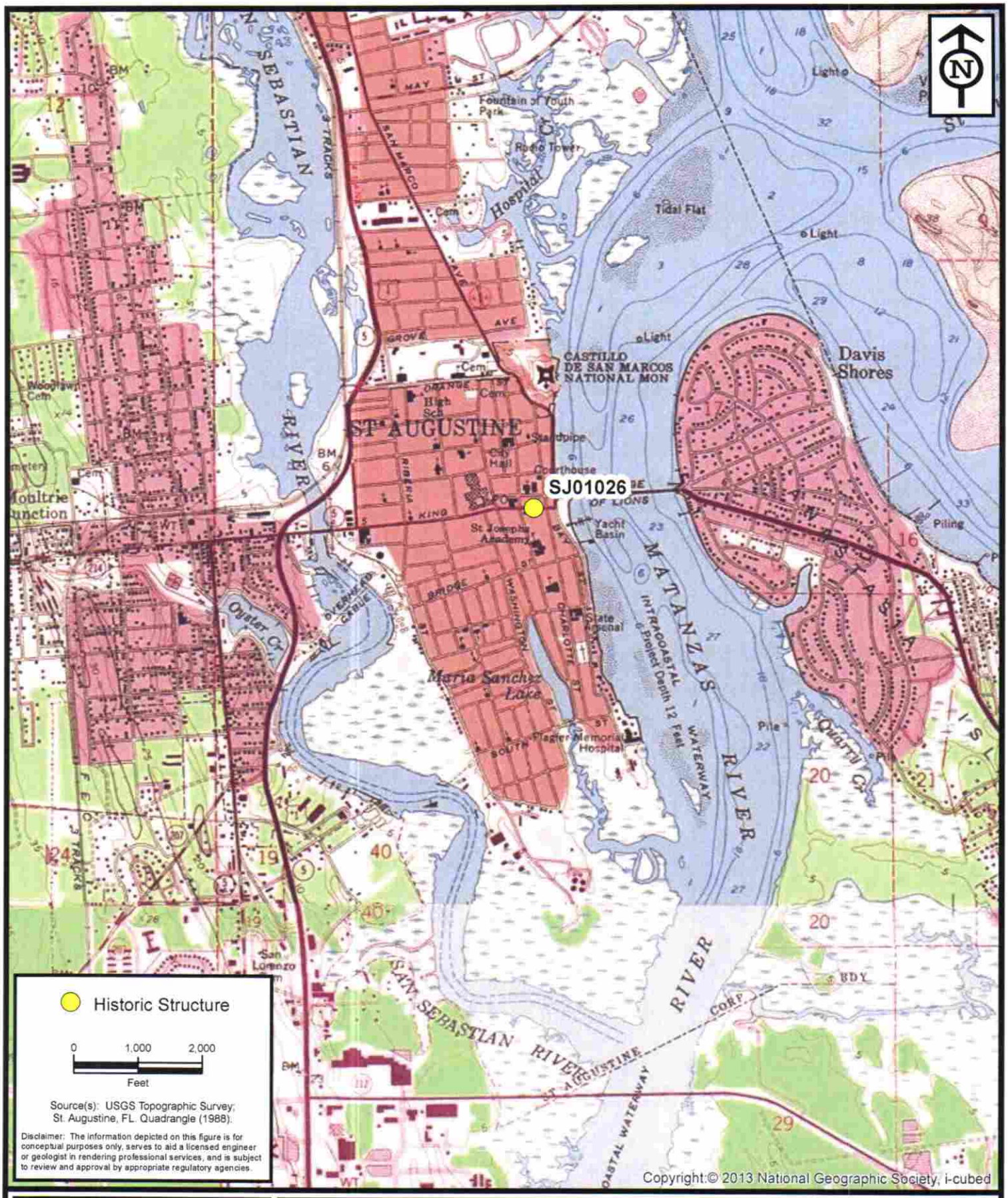
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

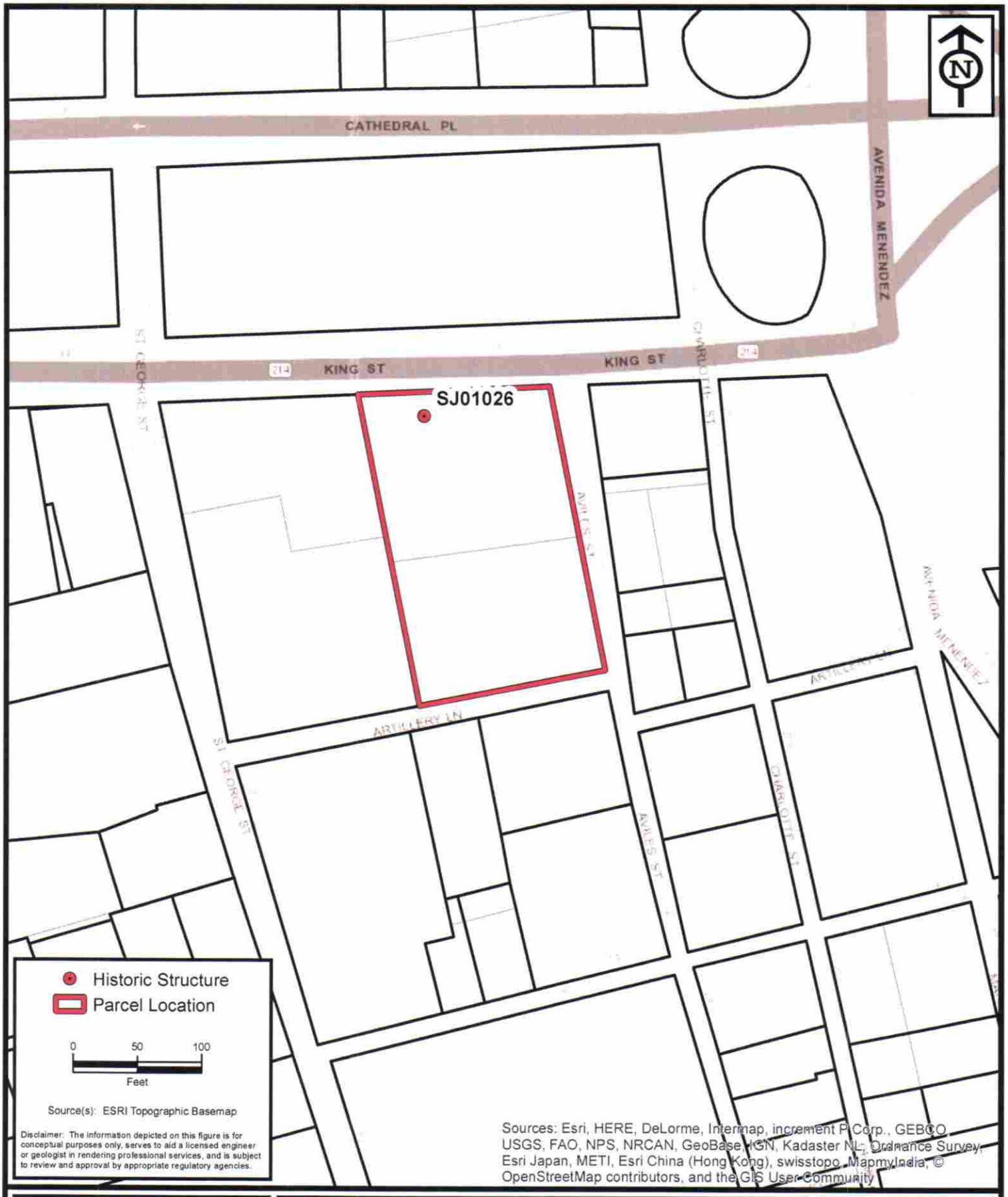
Project Location - SJ01026

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\SJ01026\Location.mxd Date: 1/28/2016 4:30:54 PM



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

Parcel Location - SJ01026

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

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SJ 1026

Zach Beals
204 10th Street, St Augustine Beach, Florida
April 18, 2013

Keepers of the Florida Master Site File
Division of Historical Resources
Florida Department of State
R.A Gray Building
500 S Bronough St. Rm 425
Tallahassee, FL 32399

Subject: Important History Omitted from Master Site File

Dear Keeper of the Master Site File,

I am a student at Flagler College in St. Augustine, Florida. One of the most important historic events to take place here was the Civil Rights Movement of 1963-64, which led directly to the passage of the landmark Civil Rights Act of 1964.

Some of the major sites of the civil rights movement have been demolished in the last decade, with the argument being that they were of "no historic significance."

Our class has taken as a project to look at the Florida Master Site Files to make sure that they reflect the important role places played in the movement as shown by Freedom Trail or other civil rights markers.

I took 31 King Street, formerly known as Woolworth's. The Master Site File would be more complete if it included the following information:

The address 31 King Street formerly known as Woolworth's is where the infamous "St. Augustine Four" sit-in of 1963 occurred. This "St. Augustine Four" consists of Audrey Nell Edwards, JoeAnn Anderson Ulmer, Willie Carl Singleton, and Samuel White, whom were all in the early teens at the time. This sit-in might seem like any other civil right action that ordinary to this era, until it got into the hands of the Florida court system. The four were required to sign a contract agreeing to not picket until the age of 21 in order for their release, which they refused to sign. They then spent several weeks in jail, and spent time in jail with people like Martin Luther King Jr., and then almost six months in reform school performing hard labor. This gained national attention and eventually were granted their release by a special action by the Florida governor and cabinet of that time. This address has already been recognized as having historical significance by the Freedom Trial and I feel there should be more information accompanied with the Florida Master File. This address is one of the most historically significant sites of the Civil Rights Movement in not only St. Augustine but all of America.

I am enclosing some documentary materials about Woolworth's/ 31 King Street:

1) Articles
2) Pictures

I hope that you will see this important information is included in the Master Site File. Many thanks.

Sincerely,

Zach Beals
Flagler College Student

cc: Jenny Wolfe, Historic Preservation Planner, City of St. Augustine

Enclosures



FREEDOM TRAIL

Saint Augustine, Florida

April 15, 2013

Presented by Northrop Grumman Corporation

home

about us

freedom trail sites

the movement

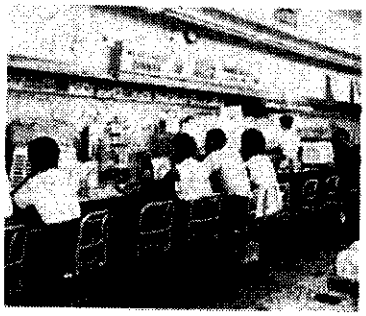
launch celebration

gallery

contact us

useful links

The St. Augustine Four



The civil rights movement brought forth many heroes who set an example for America and the world. Some were old. Some were middleaged. Some were young. Among the youngest of those heroes of the 1960s were "The St. Augustine Four": Audrey Nell Edwards, JoeAnn Anderson Ulmer, Willie Carl Singleton, and Samuel White.

Young people formed the shock troops of the civil rights movement, and many efforts were made to suppress them. One of the most discreditable legal efforts in this regard took place in St. Augustine, Florida in July 1963 when a local judge tried to force young teenagers who had been arrested for trying to order a hamburger at the "whitesonly" lunch counter of the local Woolworth's to promise that they would take part in no more demonstrations. They were also pressured to say that movement organizer **Dr. Robert Hayling** was guilty of contributing to the delinquency of minors. Had they done so, said Dr. Hayling, "my goose would have been cooked". Several others were arrested that day, and some were intimidated by the judge. But the St. Augustine Four, with the support of their families, refused to go along with this injustice. So the judge had them first jailed, then sent to reform schools in Marianna and Lowell. When NAACP lawyer Earl Johnson of Jacksonville attempted to get them released, the judge claimed that they were beyond the jurisdiction of the legal system. National newspapers like the Pittsburgh Courier and The New York Times wrote about the case of the St. Augustine Four. It finally took a special action of the Florida governor and cabinet to get them released in January 1964 after they had missed Thanksgiving and Christmas at home with their families.

Martin Luther King called them "my warriors." Jackie Robinson praised them for their courage — and he was certainly someone who knew about courage! Robinson and his wife took Audrey Nell Edwards and JoeAnn Anderson to their home in Connecticut to recover from their ordeal. The two St. Augustinians can still remember going to the New York World's Fair of 1964 with Jackie Robinson. It took four decades without amends being made, or honor being given where honor was due, but finally in 2004 a proper tribute was paid to the St. Augustine Four, in a ceremony sponsored by ACCORD at the First Baptist Church, a great historic civil rights landmark on St. Francis Street. The three surviving members of the St. Augustine Four (and their families) attended, along with relatives of the fourth, the late Willie Carl Singleton. Gifts were sent to each of them by Mrs. Rachel Robinson, the widow of Jackie Robinson. In 2007 when Samuel White of the St. Augustine Four passed away, his death was front page news in the St. Augustine Record, and his funeral was held in the same historic church building. The St. Augustine Four are heroes of the freedom movement whose sacrifices should never be forgotten.

— Copyright © 2007, David Nolan
Co-Chair & Historian, ACCORD Freedom Trail

THE MOVEMENT PART 1 | THE MOVEMENT PART 2 | DR ROBERT B HAYLING | THE TWINES
KATHRYN FENTRESS | CLYDE JENKINS

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St. Augustine in Saint Johns County, Florida — *The American South (South Atlantic)*

31 King Street

Inscription. The Ponce de Leon Shopping Center opened in 1955 as the first downtown shopping center in St. Augustine. It was designated by Morris Lapidus (1902-2001), Florida's most famous mid-twentieth century architect, and is the only example of his work in the Ancient City. It was anchored by a Woolworth's store on the west side (the door handles still say Woolworth's). On February 1, 1960, black college students in Greensboro, N.C. began a sit-in at their Woolworth's lunch counter to protest racial discrimination. Their example electrified the south, and just a few weeks later, students from Florida Memorial College in St. Augustine began sitting-in at this Woolworth's lunch counter.

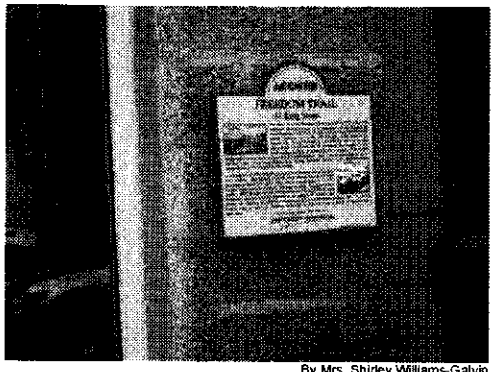


By Mrs. Shirley Williams-Galvin

1. Freedom Trail Marker

In the summer of 1963, local black high school students sat-in here and were arrested. They refused when the judge wanted them to end their participation in the civil rights effort, and as a result spent the next six months in jail and reform school. The case of the St. Augustine Four--Audrey Nell Edwards, JoeAnn Anderson, Samuel White and Willie Carl Singleton--received national publicity as an example of injustice, and finally the governor and cabinet of Florida ordered them released in January 1964. Dr. Martin Luther King, Jr. and Jackie Robinson hailed the St. Augustine Four as heroes of the civil rights movement.

This Historical Marker Presented this 2nd Day of July, 2007 by: Northrop Grumman



By Mrs. Shirley Williams-Galvin

2. Woolworth's Department Store marker

Erected 2007 by The 40th Anniversary to Commemorate the Civil Rights Demonstrations, Inc. (ACCORD).

Marker series. This marker is included in the Florida, St. Augustine Freedom Trail marker series.

Location. 29° 53.53' N, 81° 18.721' W. Marker is in St. Augustine, Florida, in Saint Johns County. Marker is on King Street (County Route 214) 0.1 miles west of A1A Scenic and Historic Costal Byway. Click for map. Marker is at or near this postal address: 31 King Street, Saint Augustine FL 32084, United States of America.

Other nearby markers. At least 8 other markers are within walking distance of this marker. Trinity Parish Church (within shouting distance of this marker); Cast Iron Gun (within shouting distance of this marker); St. Augustine Confederate Memorial (within shouting distance of this marker); Public Well (within shouting distance of this marker); Florida (within shouting distance of this marker); Public Market Place (within shouting distance of this marker); Prisoners of War in St. Augustine During the American Revolution (within shouting distance of this marker); Slave Market (within shouting distance of this marker). Click for a list of all markers in St. Augustine.

Also see . . . ACCORD Freedom Trail website. *(Submitted on May 16, 2008, by Christopher Busta-Peck of Shaker Heights, Ohio.)*

Additional keywords. The St. Augustine Freedom Trail

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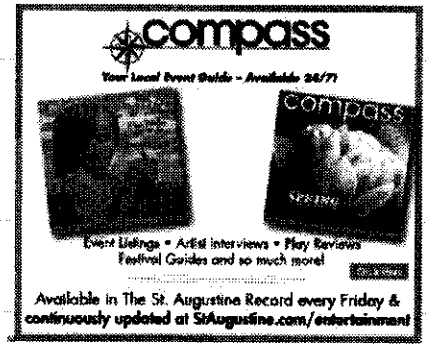
Civil rights-era leaders honored

LORY POUNDER
Staff Writer
Published Monday, May 31, 2004

click photo to enlarge

FROM LEFT: SAMUEL WHITE, JoeAnn Anderson-Ulmer and Audrey Nell Edwards light a candle to remember the late Willie Carl Singleton at a ceremony in the First Baptist Church in St. Augustine in their honor, recognizing their part in the city's civil rights movement.

By PETER WILLOTT, Staff Voices rang in praise Sunday to honor the desire, determination and dreams exhibited by the "St. Augustine Four" during the Civil Rights Movement in 1963.



Audrey Nell Edwards, JoeAnn Anderson-Ulmer, Samuel White and Willie Carl Singleton were dubbed "The St. Augustine Four" for their participation then in the struggle for equality.

They were honored at a recognition and appreciation ceremony at First Baptist Church sponsored by The 40th ACCORD Inc. Committee. The 40th ACCORD (Anniversary to Commemorate Civil Rights Demonstrations) is a local group planning events to commemorate the Civil Rights Movement in St. Augustine in the 1960s.

"They had adolescent bodies and minds, but they had heart and courage well beyond their years," said Earl Johnson Jr., partner at the Johnson, Chauhan Law Group in Jacksonville.



Johnson was the keynote speaker at the ceremony Sunday.

click photo to enlarge



JoeAnn Anderson, Audrey Nell Edwards and Samuel White sit in the front pew of the First Baptist Church in St. Augustine and listen to a ceremony in their honor recognizing their part in the citys civil right movement. Anderson, Edwards, White and the deceased Willie Carl Singleton where jailed as teenagers in the 1963 for taking part in civil rights demonstrations.

By PETER WILLOTT, Staff

Their leadership and courage was the day's theme.

The four were teenagers when they spent more than six months locked in jail after being arrested for a peaceful demonstration at Woolworth's lunch counter downtown on July 23, 1963.



The tribute to Anderson-Ulmer, Edwards, White and Singleton proceeded with warmth and enthusiasm.

Their sacrifice was rewarded 40 years after they stepped into history.

Edwards lives in St. Augustine. Anderson-Ulmer and White live in Jacksonville and Singleton is deceased.

click photo to enlarge

Willie Carl Singleton

Contributed Photo

Johnson encouraged everyone to continue to fight the battle through education, unity, health and family values.

"Now, the battle is in the minds and the hearts of Americans," he said.

It's important to continue what the "Fabulous Four" began, Johnson added.

About 150 members of the community attended the ceremony to demonstrate their gratitude and reward the four freedom fighters. The church was full of awe for those who had inspired and helped change the future of America.

As speakers acknowledged the struggles by "The Four," the congregation responded with "Amen," "Yes" and applause.

St. Augustine City Commissioner Errol Jones was the master of ceremonies for the event at the church, which has ties to the Civil Rights Movement. Historian David Nolan said the church at 81 Francis St. in Lincolnville is a historic landmark. It is a place where rallies were held in the 1960s and where the Rev. Martin Luther King Jr. spoke, he said.

Plaques presented to the four referred to them as "the heroes of St. Augustine."

Mayor George Gardner presented city lapel pins to them. Singleton's sister, Beverly Singleton Wheeler, accepted the pin on her brother's behalf. Candles were lit in Singleton's memory. He died in 1985.

"Their courageous stand helped bring an unjust system to its knees," Gardner said.

Carolyn Fisher, a kindergarten teacher, led the congregation in song. Her powerful, voice engulfed the crowded church. Her smile and enthusiasm encouraged everyone to stand up and get involved in the songs sung during the movement.

Those present responded by standing, singing, clapping their hands and stomping their feet.

Jones also introduced James Jackson, who was recognized for his personal struggle through the time of segregation. Jackson stumbled upon a Ku Klux Klan meeting on State Road 207, Jones said. He was beaten, humiliated and left to die because of the color of his skin, Jones said.

Jackson spoke Sunday to encourage the continuation of the fight for equal rights.

The Four thanked God and their families for their support to help them get through that time, and the community for the recognition Sunday.

White spoke of the present and the future for equality. "This thing is not over with," said White. "We've got to keep it going on."

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BEVERLY SINGLETON WHEELER **LOCAL GROUP** **KEYNOTE SPEAKER** **DAVID NOLAN** **EARL JOHNSON JR.** **AMERICA** **SAMUEL WHITE** **LINCOLNVILLE** **PETER WILLOTT** **COMMISSIONER** **MARTIN LUTHER KING JR.** **AUDREY NELL EDWARDS** **HISTORIAN** **JACKSONVILLE** **AUGUSTINE CITY** **KU KLUX KLAN** **KINDERGARTEN TEACHER** **CAROLYN FISHER** **CARL SINGLETON CONTRIBUTED PHOTO** **BAPTIST CHURCH**

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FASHION IS COMPASSION

Sunday Brunch

Brilliance in Color Gallery

DALI

Courtesy of SAHS

Plans Announced For Downtown Shopping Center

Plans were announced on Saturday for St. Augustine's new-
it shopping center to be located on the Sanchez block on King
treet, south of the old Plaza.
The old Sanchez building is being
zed and in its place will be con-
ucted a shopping center building
Spanish architecture which will
in St. Augustine's
d world atmosphere. The owners
y.
The new building is expected to
ready for occupancy by late Jan-
ary or early February of 1955.
The property, located at the cor-
r of King Street and Aviles
reet, was purchased early this
ar by an investment group head-
by Michael R. Sudakow of Mi-
mi Beach, and represented by the
well S. Fyvolent office, a Flor-
a real estate broker.
The owners have agreed that the
siness block will be occupied by
ur leading merchandisers in their
specific lines. The stores facing
ing Street will be occupied by F.
. Woolworth Co., the Diana
hops, Butler's Shoes and Wal-
reen Drug Agency.
Woolworth will occupy 75 feet of
ore frontage on King Street with
depth of over 200 feet. This
ation store will be completely
reconditioned and will offer the
test in variety self-service mer-
handising features. The rear por-
on of the Woolworth premises
ill be so designed to permit the
ection of a second floor and the
acement of their sales area.
Diana Shops, a leading women's
pparel chain store, will have an
ir-conditioned shop fronting 31
et on King Street and having a
epth of 172 feet. The Diana Shops
ill carry a complete line of chil-
ren and women's wear mercan-
se.
Butler's Shoes will occupy a store
aving a frontage of 32 feet with
depth of 125 feet. This shoe
ore chain was born in Florida
ver 50 years ago and now has
ore than 100 stores featuring
footwear for women and young-
sters.
Walgreen's, to be located at the
King Street-Aviles Street corner of
the building, will have a frontage
of 50 feet and depth of 125 feet.
This new home of the Walgreen
Agency will be operated by Howard
S. Padgett. The new Walgreen
store will be completely air-condi-
tioned and will feature the latest
design in store fixtures, store lay-
outs and operation.
In addition to the four King
Street stores, the new building will
have store frontage on Aviles St.
which will be available to tenants
who will help complement this busi-
ness block, it was announced.
There will be five stores located on
Aviles Street.
The business building will be the
first to be constructed since the
city's new zoning ordinance went
into effect, and the owners feel
that they are setting a precedent
for any future building in St. Au-
gustine or planning a structure of
Spanish architecture in keeping
with the Plaza area.
The exterior plans for the build-
ing were recently approved by the
city zoning board.
R. M. Thompson Co., of Coco-
nater is the contractor, and asso-
ciate architects are Morris Lapidus
and F. A. Hollingsworth.
The new building will be set back
12 feet from the curb on King
Street so as to afford an ample
sidewalk.
The same investment group
headed by Mr. Sudakow, and rep-
resented by the Fyvolent office, are
now developing properties in Clear-
water, Orlando, Jacksonville and
St. Petersburg. Handling the St.
Augustine project is Howard D.
Spencer, an associate. The con-
cern has developed Central Plaza
in St. Petersburg, Florida's largest
shopping center, and has just an-
nounced plans for another ex-
tensive shopping center at Orlando.

Drawing Of Shopping Center Planned For Sanchez Block



Shown above is an architect's drawing of the proposed Spanish-type building to be constructed on the Sanchez property on King Street, opposite the Plaza.

This new shopping center will have four large stores facing King Street, and five smaller shops on Aviles Street. Occupying the King Street stores, starting from left, will be Walgreen's, Butler's Shoes, the Diana Shop and Woolworth's. The building is expected to be completed for occupancy by January or early February.

The St. Augustine Record

ST. AUGUSTINE . . . . FOUNDED IN 1565 . . . . THE NATION'S OLDEST CITY

VOL. LX, No. 28 — Home Owned—Home Operated Established in 1894 — ST. AUGUSTINE, FLORIDA, SUNDAY MORNING, SEPTEMBER 5, 1954 — Member of Associated Press NEA Photo and Feature Service — PRICE TEN CENTS

Voluntary Limit On Army Pledged By West Germany

BONN, Germany, Sept. 4 (AP)—Chancellor Konrad Adenauer tonight pledged that, even after obtaining full sovereignty, West Germany would voluntarily limit her armed forces.

In a broadcast over all West German radio networks, the 78-year-old Chancellor said:

"The Federal Republic will be ready to impose . . . self, even



L. C. Ringhaver Buys Comatchie Island Property

Another large real estate transaction was completed on Saturday with the sale of the north half of Comatchie Island to L. C. Ringhaver of this city.

The property, which lies north of the Vilano Beach causeway, along the west bank of North River, was sold to Mr. Ringhaver by J. Marion Hurst.

The transaction was handled

Red Shelling Of Quemoy Watched Closely By U. S.

Two American Army Officers Are Killed By Communist Bombardment

By FRED HAMPSON

TAIPEH, Formosa, Sunday, Sept. 5 (AP)—Guns on the Red mainland of China yesterday intermittently bombarded

U. S. Assures Philippines

Staff Report pg. 35


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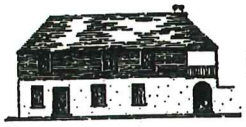
HARB@citystaug.com

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Planning/Building Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ■ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2022-00107

Receipt No. 2448414

Meeting Date: September 15, 2022

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

1. NAME OF APPLICANT Kirby Booth

   Business (if applicable) KRB Constructiion

   Address 1010 Cheyenne Dr

   City St. Augustine State fl Zip Code 32086

   Daytime telephone 9045993859 Other phone/email krbconstruction89@gmail.com

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

2. NAME OF PROPERTY OWNER TEP Inc

   Business (if applicable) _____

   Address 215 St. George St.

   City st augustine State fl Zip Code 32084

   Daytime telephone (required) 18138493860 Other phone _____

3. PROJECT STREET ADDRESS 4 Aviles/17 King

4. LEGAL DESCRIPTION: Lot 3/4 Block 33 Subdivision _____ Parcel 1992100000

5. EXISTING USE Restaurant PROPOSED USE Restaurant

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 new store front
☐	☐	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 store front
- ☐ 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)

Replacing the store front at 4 Aviles St. New store front will be similar to existing store front at 6 Avilies

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 Barry Booth KRB

SIGNATURE OF APPLICANT _____ DATE 8/24/22

PRINT OWNER'S NAME Bruce Belmont for TEP INC

SIGNATURE OF OWNER _____ DATE 8/24/2022

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.

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HP2022-0067
4 Aviles Street

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.

[ISM] INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

Need: Photographs of the existing storefront, details regarding its condition, justification for the change, and finish details (materials, colors, etc.) for the window frame and sill, and existing & proposed elevation drawings

Project number: HP2022-0067 Project Address: 4 Aviles Street

Reviewed by: Candice Seymour Date: 8/25/2022

RECEIVED
AUG 24 2022
Planning/Building Dept.

KATIE VOELZ DESIGNS

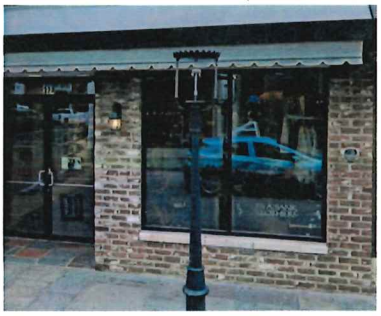
Forgotten Tonic

8.2022

Inspiration for door style and wood framing around windows



Inspiration for brick knee wall with concrete cap



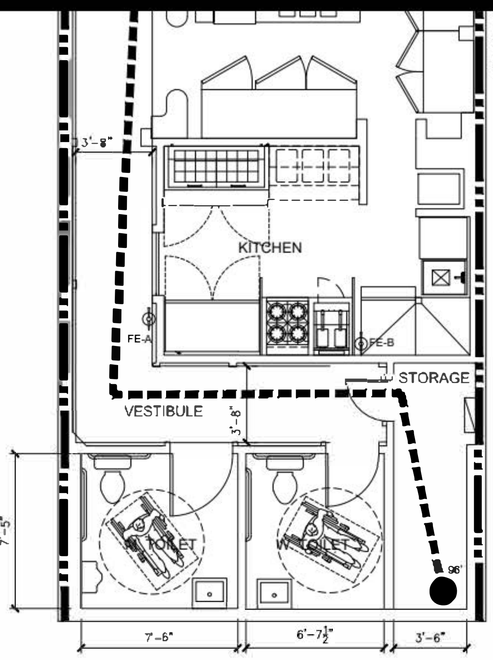


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AUG 24 2022
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Received August 24, 2022
Planning and Building Department

12:59 LTE 59%



PROVIDE MIN 6" HIGH LETTERS
ON THE TENANT'S SUITE. (ETC
MUST BE VISIBLE & LEGIBLE FR
THE STREET THEREFORE THE A
MAY NEED TO BE LARGER THAN
OF 6". COORD W/FIRE MARSHA

LOCKS ON EXIT DOORS SHALL
REQUIRE THE USE OF A KEY, A
OR SPECIAL KNOWLEDGE OR E
FOR OPERATION FROM EGRES
UNLESS THEY MEET THE REQU
OF NFPA 101 7.2.1.5.

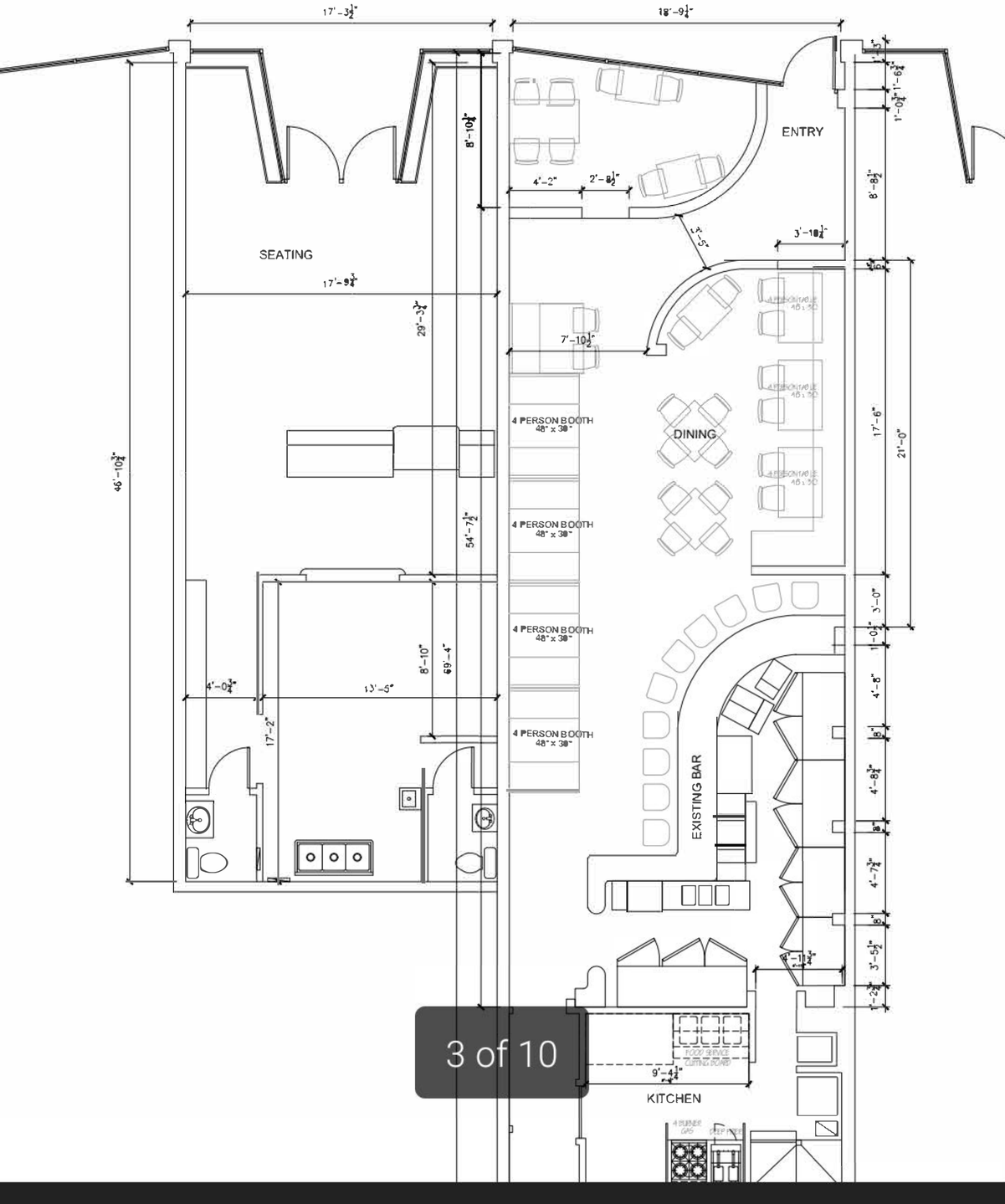
NOTE A:
EXIT DOOR TACTILE
SIGNAGE READING:
EXIT
SIGNAGE SHALL
COMPLY WITH CSA/CAB
A117.1 | MOUNT
68" AFF TO
CENTERLINE OF
SIGN

INDOOR SE
BAR STOOL
BARSTOOL
2 PERSONS
4 PERSONS
4 PERSONS
TOTAL

5% OF SEAT
5% OF 76 SE
5% OF SEAT
WITH SECTI
(28" HIGH M

LIFE SAFETY PLAN

SCALE: 1/4" = 1'-0"



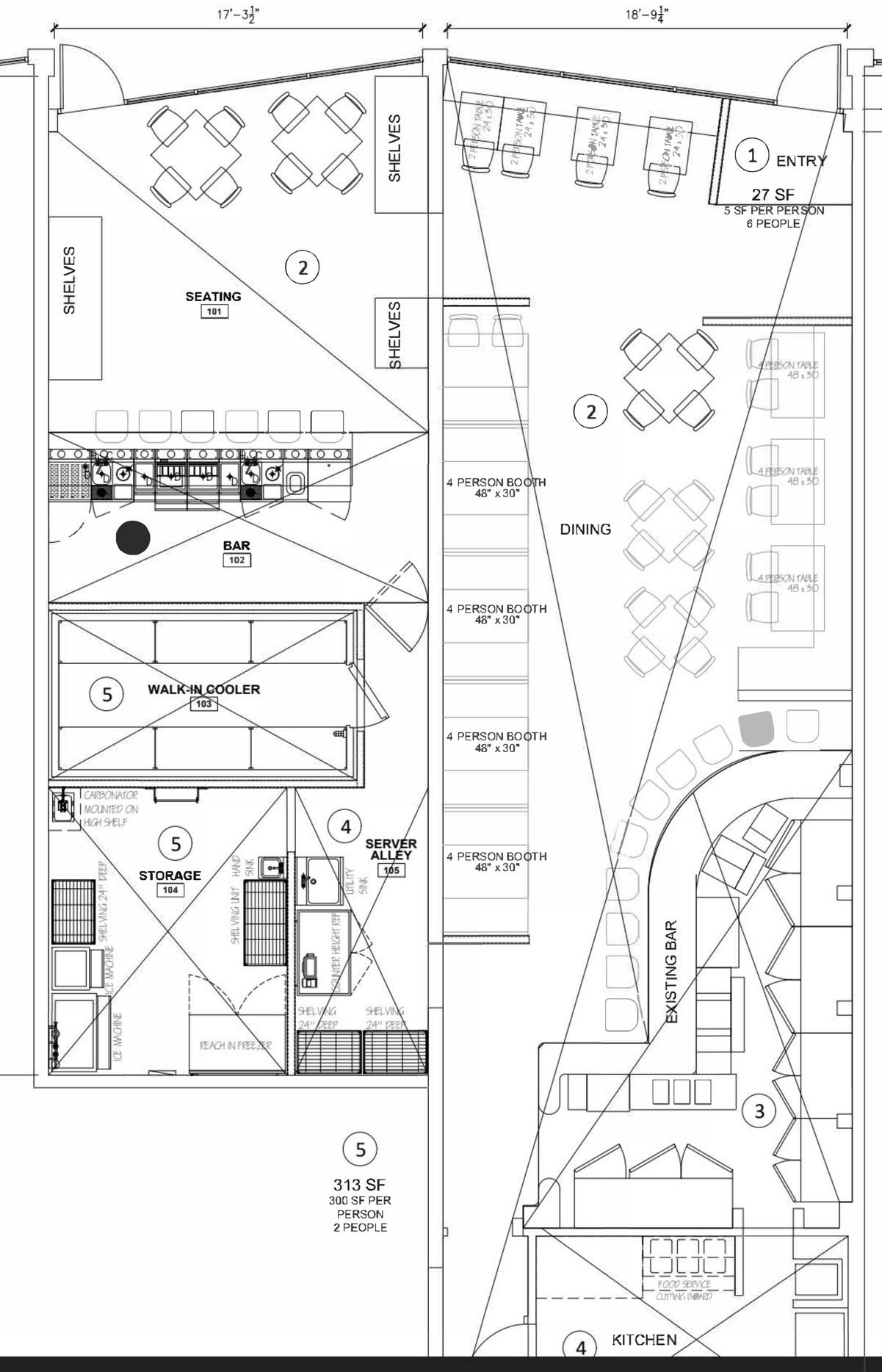
3 of 10

Received August 24, 2022
Planning and Building Department

REFLECTED CEILING PLAN
ACCESSIBILITY GUIDELINES

MBING

PLUMBING LEGEND & PROJECT NOTES
PLUMBING SCHEDULES
SANITARY WASTE PLAN AND SANITARY RISER
DOMESTIC WATER PLAN AND PLUMBING DETAILS

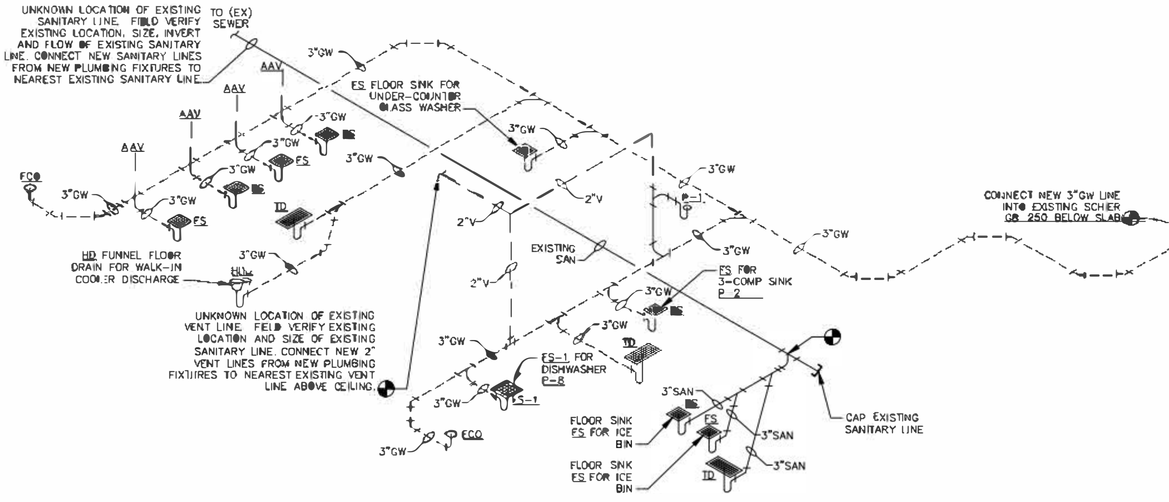


Received August 24, 2022
Planning and Building Department

1"	61-113	655-D	D	P.D.I. CERTIFIED
1"	114-154	656-E	E	P.D.I. CERTIFIED
1"	155-330	657-F	F	P.D.I. CERTIFIED

NOTE: ALL WATER HAMMER ARRESTORS PROVIDED MUST MEET ASSE 1010 AND MANUFACTURER'S REQUIREMENTS.

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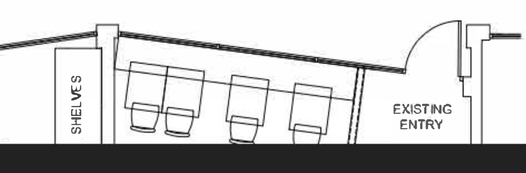
SANITARY RISER

SCALE: N.T.S.

0 2' 4'

SCALE: 1/4" = 1

DESIGNER EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS, PLANS & DESIGNS ARE NOT TO BE PUBLISHED, COPIED OR USED IN ANY WAY EXPRESSED WRITTEN PERMISSION AND CONSENT OF DESIGNER'S ARCHITECTS ENGINEERS THESE PLANS SHALL NOT BE DISTRIBUTED TO ANY PARTY WITHOUT SAID WRITTEN PERMISSION



Received August 24, 2022
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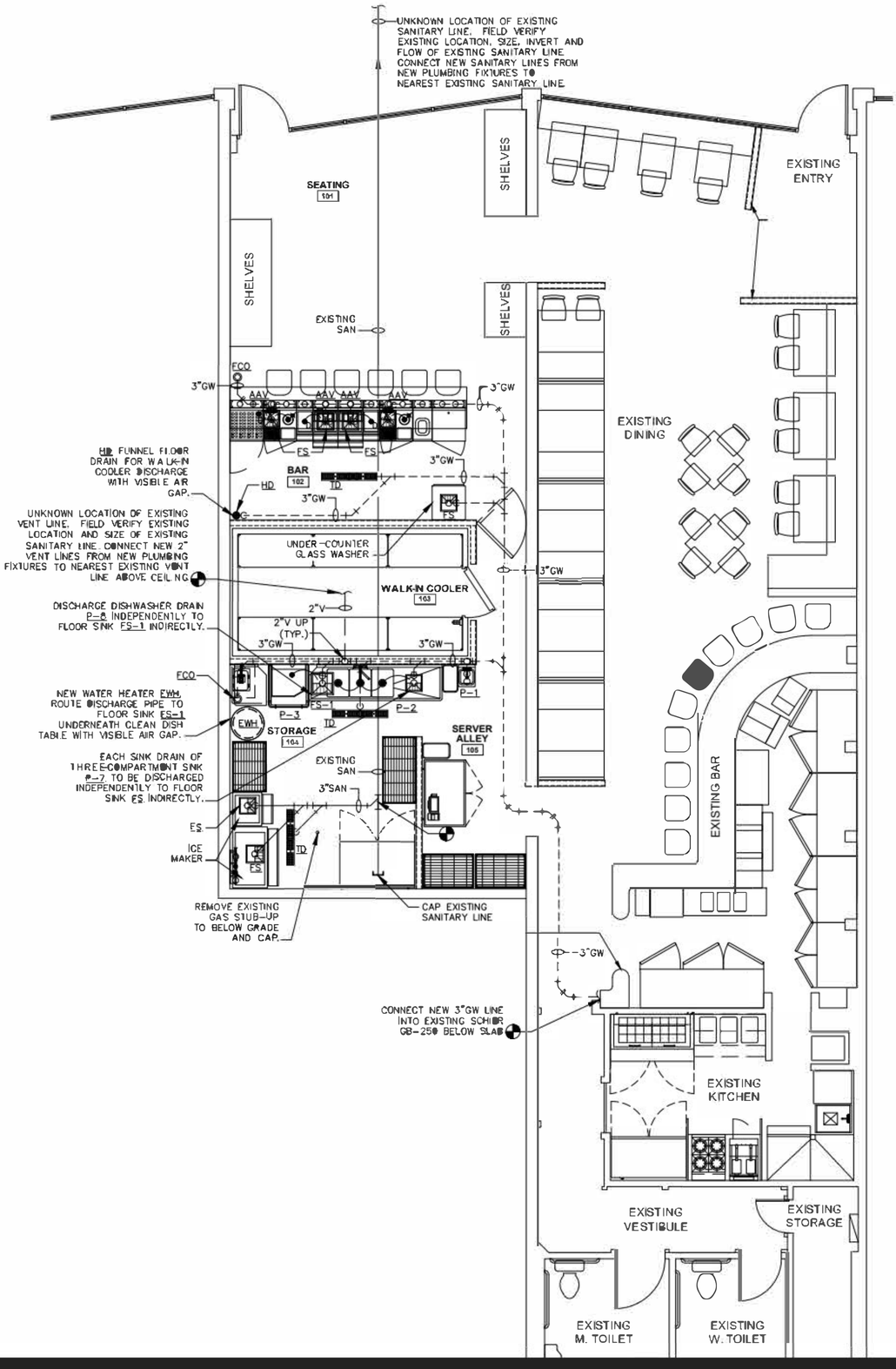
1:01 LTE 59%

5. ELEMENT CAPACITY IS AT INDICATED VOLTAGE.

DRAINAGE AND CLEANOUT SCHEDULE

MARK	REMARKS
FS	FLOOR SINK - ENAMELED CAST-IRON BODY WITH ANTI-SPLASH DOME STRAINER, 12 X 12 SQUARE SMOOTH HALF GRATE COVER, 6" SUMP DEPTH, FOR INDIRECT WASTE RECEPTOR. PROVIDE WITH REMOVABLE SEDIMENT BUCKET WITH STAINLESS STEEL MESH LINER. AND TRAP PRIMER CONNECTION
FS-1	FLOOR SINK - ENAMELED DEEP CAST-IRON BODY WITH ANTI-SPLASH DOME STRAINER, 16 X 16 SQUARE SMOOTH HALF GRATE COVER, 7" SUMP DEPTH, FOR INDIRECT WASTE RECEPTOR. PROVIDE WITH REMOVABLE SEDIMENT BUCKET WITH STAINLESS STEEL MESH LINER. AND TRAP PRIMER CONNECTION ZURN MODEL # Z-1920 OR APPROVED EQUAL.
FCO	FLOOR CLEANOUT - CAST-IRON BODY WITH RAISED SQUARE OR RECESSED SQUARE PLUG WITH ADJUSTABLE ROUND HEAVY DUTY NICKEL BRONZE TOP. ANCHOR FLANGE.
TD	TRENCH DRAIN - 6" WIDE REVEAL TRENCH DRAIN SYSTEM, HIGH DENSITY POLYPROPYLENE WITH 3" BOTTOM CENTER OUTLET AND REINFORCED SLOTTED GALVANIZED ANTI-SLIP GRATE, GALVANIZED STEEL FRAME GUARD. AND BOTTOM DOME STRAINER. WATTS MODEL #DEAD LEVEL D OR APPROVED EQUAL
HD	HUB DRAIN - OPEN-ENDED CAST-IRON BODY HUB DRAIN PIPE, OR PVC, NSF LISTED, FULL PIPE SIZE, FOR ABOVE THE FLOOR DRIP CONDENSATE, WITH DEEP SEAL TRAP. INSTALL INCREASER ONE PIPE SIZE LARGER. PROVIDE WITH NICKEL BRONZE STRAINER FINISH, TRAP PRIMER CONNECTION AND TRAP GUARD INSERT.

NOTES:
1. REFER TO MANUFACTURER'S DATA FOR INSTALLATION AND CONNECTION SIZES.



9305

1

(1)

(1)

SAR-UBU

Public Records of
St. Johns County, FL
Clerk# 03-031187
O.R. 1948 PG 1162
06:36PM 05/06/2003
REC $5.00 SUR $1.00
Doc Stamps $19,250.00

Prepared by and return to:
Sanford N. Reinhard
Attorney at Law
Sanford N. Reinhard, P.A.
2875 NE 191 Street Suite 404
Aventura, FL 33180

File Number: **2000-1379**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **1st** day of **May, 2003** between **Betmar Investments, Ltd., a Florida limited partnership** whose post office address is **5000 North Bay Road, Miami, FL 33140**, grantor, and **TEP, Inc., a Florida not for profit corporation** whose post office address is **215 St. George Street, Saint Augustine, FL 32084**, grantee:

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

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

That certain piece, parcel or tract of land situate, lying and being in the City of St. Augustine, County of Saint Johns, State of Florida described as: Lots 3 and 4, Block 33, according to the Official Map of the City of St. Augustine, Florida.

Parcel Identification Number: 199210-0000

COPY

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2002**.

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

Signed, sealed and delivered in our presence:

Betmar Investments, Ltd., a Florida limited partnership

By: B&M Management Company, Inc., its Managing General Partner

By: Marvin Cooper
Marvin Cooper, President

(Corporate Seal)

Witness Name: SANFORD N. Reinhard

Witness Name: VINCENZA A Pessolano

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 1st day of May, 2003 by Marvin Cooper, President of B&M Management Company, Inc., as Managing General Partner, of Betmar Investments, Ltd., a Florida limited partnership on behalf of the corporation and the partnership. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

OFFICIAL NOTARY SEAL
SANFORD N REINHARD
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC857536
MY COMMISSION EXP. JULY 30,2003

Notary Public

Printed Name: Sanford N. Reinhard

My Commission Expires: July 30, 2003

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1992100000
Location Address	17 KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 3 & 4 BLK 33 OR1948/1162 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.830
Homestead	N

Owner Information

Owner Name	Tep Inc 100%
Mailing Address	215 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$822,740

Map



Valuation Information

	2022
Building Value	$1,269,497
Extra Features Value	$0
Total Land Value	$1,812,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$3,081,497**
Total Deferred	$588,345
Assessed Value	**$2,493,152**
Total Exemptions	$822,740
Taxable Value	**$1,670,412**

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	$959,012	$0	$1,812,000	$0	$0	$2,771,012	$2,266,502	$1,252,456	$1,518,556
2020	$959,012	$0	$1,812,000	$0	$0	$2,771,012	$2,060,456	$1,390,506	$1,380,506
2019	$878,435	$0	$1,812,000	$0	$0	$2,690,435	$1,873,142	$1,435,430	$1,255,005
2018	$878,435	$0	$1,812,000	$0	$0	$2,690,435	$1,702,856	$1,549,521	$1,140,914
2017	$878,435	$0	$1,812,000	$0	$0	$2,690,435	$1,548,051	$1,653,241	$1,037,194
2016	$878,435	$0	$724,800	$0	$0	$1,603,235	$1,407,319	$660,331	$942,904
2015	$878,435	$0	$724,800	$0	$0	$1,603,235	$1,279,381	$746,050	$857,185
2014	$574,174	$0	$588,900	$0	$0	$1,163,074	$1,163,074	$360,553	$802,521
2013	$602,883	$0	$588,900	$0	$0	$1,191,783	$1,191,783	$369,453	$822,330
2012	$645,946	$0	$588,900	$0	$0	$1,234,846	$1,234,846	$382,802	$852,044
2011	$681,832	$0	$652,320	$0	$0	$1,334,152	$1,334,152	$413,587	$920,565
2010	$717,718	$0	$724,800	$0	$0	$1,442,518	$1,442,518	$447,181	$995,337

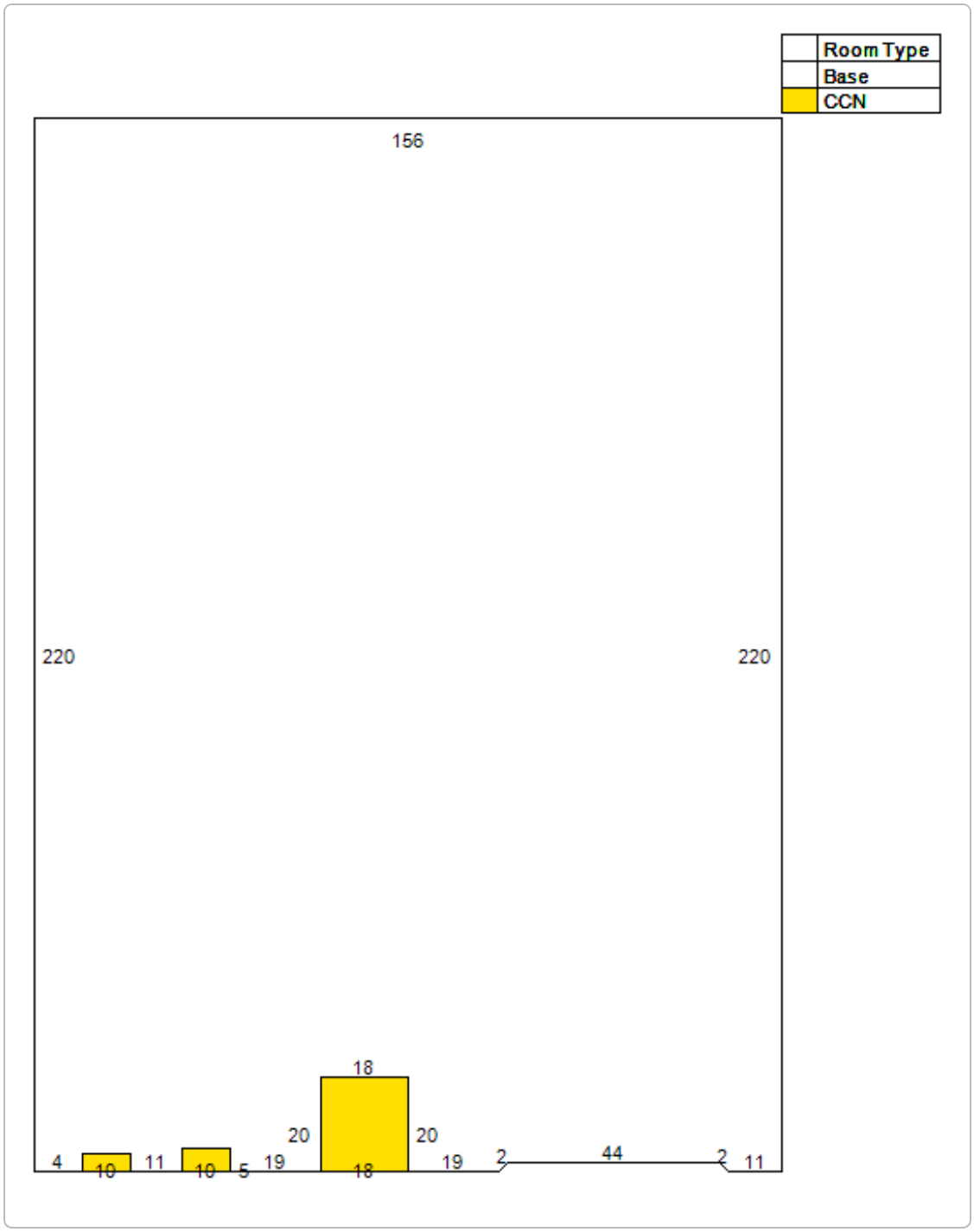
Building Information

Building	1
Year Built	1954
Actual Area	34228
Conditioned Area	33778
Use	Stores (Retail)
Style	04
Class	N
Exterior Wall	Concrete Stucco

Roof Cover	Built Up, Clay Tile
Roof Structure	Rigid Frame
Interior Flooring	Carpet, Asphalt Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	33778
CANOPY (COMMERCIAL)	360
CANOPY (COMMERCIAL)	50
CANOPY (COMMERCIAL)	40
Total SqFt	34228

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	151	240	36240	SF	$1,812,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/1/2003	$2,750,000.00	WARRANTY DEED	1948	1162	Q	I	BETMAR INVESTMENTS LTD	TEP INC
	7/1/1999	$100.00	WARRANTY DEED	1434	430	U	I	COOPER BETTY	BETMAR INVESTMENTS LTD
	12/8/1992	$725,000.00	WARRANTY DEED	971	251	Q	I	ESPRIT/ST AUG LIMITED PTNRSP	COOPER BETTY
	9/1/1978	$0.00		663	134	U	I		ESPRIT/ST AUG LIMITED PTNRSP
	1/1/1978	$600,000.00		365	193	Q	I		

No data available for the following modules: Sales Questionnaire Form, 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: 8/25/2022, 12:41:09 AM

Version 2.3.214

Detail by Entity Name

Florida Limited Liability Company
KRB CONSTRUCTION LLC

Filing Information

Document Number	L18000115835
FEI/EIN Number	83-3149121
Date Filed	05/08/2018
Effective Date	05/08/2018
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	12/26/2018
Event Effective Date	NONE

Principal Address

1010 CHEYENNE DR.
ST. AUGUSTINE, FL 32086

Mailing Address

1010 CHEYENNE DR.
ST. AUGUSTINE, FL 32086

Registered Agent Name & Address

BOOTH, KIRBY R, JR
1010 CHEYENNE DR.
ST. AUGUSTINE, FL 32086

Authorized Person(s) Detail

Name & Address

Title President

BOOTH, KIRBY R, JR
1010 CHEYENNE DR.
ST. AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2020	06/29/2020
2021	03/10/2021

2022 04/08/2022

Document Images

04/08/2022 -- ANNUAL REPORT	View image in PDF format
03/10/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
12/26/2018 -- LC Name Change	View image in PDF format
05/08/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Not For Profit Corporation
TEP, INC.

Filing Information

Document Number	N01000000372
FEI/EIN Number	31-1762698
Date Filed	01/18/2001
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/24/2004
Event Effective Date	NONE

Principal Address

215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Mailing Address

215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

Hicks, Keely Ann
44 Avenida Menendez
Saint Augustine, FL 32084

Name Changed: 03/21/2022

Address Changed: 03/21/2022

Officer/Director Detail

Name & Address

Title President

Marino, Matthew A., President
215 Saint George Street
SAINT AUGUSTINE, FL 32084

Title Manager (Non Voting)

HALE, SAMUEL
44 Avenida Menendez
Saint Augustine, FL 32084

Title VP, Treasurer

WARREN, JON
7801 POINT MEADOWS DRIVE
JACKSONVILLE, FL 32256

Title VP, Secretary

Belmont, Bruce
215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Title Director

Cormeny, Terry
215 St George Street
St Augustine, FL 32084

Title Manager (non-voting)

Belger, Meredith
705 Guava Drive
Saint Augustine, FL 32095

Annual Reports

Report Year	Filed Date
2020	05/04/2020
2021	03/18/2021
2022	03/21/2022

Document Images

03/21/2022 -- ANNUAL REPORT	View image in PDF format
03/18/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
05/09/2011 -- ANNUAL REPORT	View image in PDF format
03/05/2010 -- ANNUAL REPORT	View image in PDF format

05/01/2009 -- ANNUAL REPORT	View image in PDF format
03/18/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
05/30/2006 -- ANNUAL REPORT	View image in PDF format
04/20/2006 -- ANNUAL REPORT	View image in PDF format
02/04/2005 -- ANNUAL REPORT	View image in PDF format
08/24/2004 -- Amendment	View image in PDF format
01/29/2004 -- ANNUAL REPORT	View image in PDF format
02/14/2003 -- ANNUAL REPORT	View image in PDF format
05/21/2002 -- ANNUAL REPORT	View image in PDF format
03/21/2001 -- Amendment	View image in PDF format
01/18/2001 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 15, 2022 Meeting



Application HP2022-0059 Address: 70 Hypolita Street

Applicant: A to Z Custom Homes Inc.

Property Owner: 46 Avenida Menendez, Inc.

Project description: To replace existing asphalt shingle, stamped tin shingle, and metal panel roof materials with new metal panels.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ00969
National Register:	St. Augustine Town Plan NR District: Contributing	Construction date:	1879
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1980800000		
Agenda Item:	6(e)	Previous Action(s):	COA 1986-0392 COA 1989-0825 COA 1994-0060 COA 1997-0150

STAFF SUMMARY AND ANALYSIS:

1. This Frame Vernacular building constructed ca. 1879 is located on the northeast corner of Hypolita and Cordova Streets and is a contributing building in the St. Augustine Town Plan National Register Historic District..
2. The applicant is proposing removal of the existing stamped tin shingles, second story dormer asphalt shingles, and metal panel roof materials to be replaced with new 5-V crimp metal roof panels.
3. Additionally, the applicant proposes to replace existing cedar shake shingles on the porch shed roof with new cedar shingles. This portion of the application, as well as the replacement of the existing 5-V crimp metal roof material, can be approved administratively.
4. Sanborn Maps show a shingle roof (presumably wood) on the building through 1924. The 1965 update of the 1930 Sanborn shows a non-combustible roof covering which could be the existing tin shingles.
5. Pre-approved materials, as listed in the Architectural Guidelines for Historic Preservation (AGHP) for Frame Vernacular buildings includes Galvalume or galvanized steel 5-V crimp, unpainted metal roof panels. Proposed replacement of the second story dormer asphalt shingles is consistent with the AGHP because fiberglass architectural shingles are generally only pre-approved for post-1920 Frame Vernacular buildings.
6. The AGHP recommends replacing materials with matching materials or with new materials that match the original in composition, size, shape, color, and texture. Replacement of the stamped tin shingles, which are clearly visible on the roof from both Hypolita and Cordova Streets, with metal panels will significantly change the appearance of that portion of the roof.

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 70 Hypolita Street**:

1. **APPROVE** the application for the replacement of the existing asphalt shingle material with 5-V crimp metal panels
2. **CONTINUE** the application to replace the existing stamped tin shingles to allow the applicant time to determine whether they could be repaired or replaced with new stamped-tin shingles that would match the existing.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing stamped tin, asphalt, and metal panel roof materials
2. Install metal 5-V crimp panels on all roof surfaces except porch shed roof.
3. Replace shed roof cedar shake shingles with new cedar shakes (administratively approvable).

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, and 9 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
9. Compatible Contemporary Design for New Alterations and Additions

Pre-Approved Guidelines

1. Roofing material: If photographic or physical evidence can be shown that another roofing material had previously existed on a building, that same material can be pre-approved [otherwise the pre-approved roofing material guidelines are as follows]:
   - Galvalume or galvanized steel 5-V crimp, unpainted metal roof (such as Dallas Metal Products, model DMP 5-V crimp with 3/8 inch ribs and 24 inch coverage in the Galvalume Mill finish) for Frame Vernacular and Masonry Vernacular buildings with pitched roofs
   - Corrugated, unpainted galvanized or aluminum metal roof (such as the wavy or S-profile of the 'Patented Galvanised Iron' roofs in an 1854 catalog described by the National Park Service Publication Roofing for Historic Buildings for Frame Vernacular and Garage Apartment buildings.
   - Fiberglass architectural shingles in medium to dark gray or brown colors for Frame Vernacular buildings constructed after 1920 and all Masonry Vernacular buildings.

Architectural Styles and Periods

Frame Vernacular

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.

New Construction

Materials

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

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.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- 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.

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.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- 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.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.

Post-1821

Frame Vernacular roofs locally 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. Refer to the Pre-Approved Guidelines when considering replacement roof materials for a list of materials that are acceptable and can be approved with a building permit by City Staff.

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
70 Hypolita Street



Front (South) Elevation

Staff Report pg. 6

STAFF PHOTOGRAPHS
70 Hypolita Street



South Elevation

STAFF PHOTOGRAPHS
70 Hypolita Street





West (from Cordova Street) Elevation

STAFF PHOTOGRAPHS
70 Hypolita Street



North Elevation Roof from Cordova Street

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ969 1009==

Site Name: 70 Hypolita Street 830== Survey Date: 7808 820==

Address: 70 Hypolita Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 17 (block) Lot pt 9 (lot) 868==

868==

Owner of Site: Name: Barry Gaines & Kevin Finch;

Address: 41 Saragossa & 6½ 10th Street

St. Augustine, FL 32084 902==

Occupant or Manager: Vacant 904==

Type of Ownership: Private 848== Zoning: HP-3

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

UTM: 17 (zone) 469620 (easting) 3306950 (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==
( ) Fair 863==
(X) Deteriorated 863==

Integrity of Site:

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

Threats to Site:

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

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

II. SITE DESCRIPTION, continued.

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

Date: +1879 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 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

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

Foundation: Stone piers (coquina), lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Dormers, shed 942==

Porches & Balconies: One-story open porch facing Hypolita Street. 942==

Chimney Location: End, interior, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal novelty 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 1 954== Stories: 1½ 950==

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: Corner lot on street formerly the western boundary of colonial city. Near restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Commerce, Maritime, Tourism, Transportation 920==

Statement of Significance: (911==)

ARCHITECTURE

This one and one-half story Frame Vernacular building at 70 Hypolita Street was constructed in 1879. Recent renovation included the addition of a one-story porch facing Hypolita Street. Interior and exterior remodeling was described in the St. Augustine Record, October 27, 1979, prior to the opening of "Scarlett O'Harra's bar and restaurant.

> "The renovation of the house was designed and engineered by local general contractor Barry Gaines, a co-owner of the new business. Interior renovation was extensive--in fact little else besides the second story ceiling, corner fireplaces and windows remain of the original interior, Gaines said.
>
> "Caines and his partner Kevin Finch, a former manager of the White Lion Tavern, bought the vacant house from local architect Lea Wells in March and began the long rehabilitation exactly 100 years after the original coquina foundation was laid.
>
> "Records compiled by the Historic St. Augustine Preservation Board's inventory of local historic properties show the house was built between April and December 1879 by the Colee family.
>
> "Gaines and Finch purchased the house in March of this year and began rebuilding a month later, 100 years to the month after construction originally began.
>
> "Old interior walls and doorways were knocked out and replaced with functional support columns and beams to open up the ground floor, and a kitchen equipped for the restaurant operation was added to the rear. The entire second floor was renovated and sections of original roofing knocked out to take advantage of space created by original dormer windows, but which for some reason were blocked off inside by the roof, according to Gaines.
>
> "The contractor turned back to back coerner fireplaces on each side of the main room into functional focal points,

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustin de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Cuidad de San Agustin de la Florida," 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; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151;

while a claw-foot bathtub was pulled from an upstairs bathroom for use as a salad bar below.

"The most striking furnishing in Scarlet O'Hara's is the mammoth handcarved mahogany bar purchased from the owners of the Abbott Mansion on Joiner Street, an old St. Augustine residence and a former restaurant.

"The handcarved bar itself dates back to before 1890 and is said to have originated in New Orleans as part of a bedroom suite.

"Outside, the developers rebuilt a front porch that records show the house originally had, and added a fenced patio to the east side."

The house, located on a corner lot, is adjacent to a street once the western boundary of the colonial city. It is near the restored area and directly across from the former Ponce de Leon Hotel, now Flagler College.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destoyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand

on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commercial street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This house at 70 Hypolita Street was built by George Colee and shared by his son, William. Deed stipulations at the time of construction in 1879 describe the house.

> "During my life time William Colee is to have the use, management and control of the east half of said home which consists of two rooms on the second floor and one room in the attic, with free use of the front piazza hallway and the staircase, also the kitchen, well. And the west half I am to retain for my use during my life time and at my death if I should leave a widow she shall enjoy the said west half until she shall die. The said west half consists of two rooms on the ground floor and one in the attic. The southwest room on the ground floor now used as a parlor is to be free for the uses of both families with free use of the front piazza hallway and stairs, kitchen and well."(4)

The Colee family continued to reside in the house until 1924 with family

members consisting of the following: William Colee, blacksmith and wheelwright; Sidney F., a fisherman; Gertrude, a student; Leo A., a machinist; and Iles V., a clerk.(5) The Colee's have been associated with the carriage and livery business since the 1880's when Louis A. Colee founded the St. Augustine Transfer Company. The company, one of the oldest family run businesses in the city, now supplies carriages for sight-seeing.(6) The residence was recently remodeled and opened as a restaurant and bar.

ARCHAEOLOGY

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

John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.
3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.
4. St. Johns County Courthouse, Deed Records, Book Y, p. 317.
5. City Directory, 1899 through 1924-25.
6. St. Augustine Record, October 21, 1934.

☐ Original
☒ Update

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

Site #8 SJ00969
Field Date 4-11-2016
Form Date 4-11-2016
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) 70 Hypolita ST — 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: 70		Hypolita	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 # 1980800000 — **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: 1879 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Cafeteria/Restaurant/Diner — From (year): _____ — To (year): _____
Other Use Commercial — From (year): _____ — To (year): _____
Moves: ☐yes ☐no ☒unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature porch, roof, windows
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature joined to 49 Cordova
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** L-shaped — **Number of Stories** 1-1/2
Exterior Fabric(s) 1. Concrete block 2. Weatherboard 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. _____ 2. _____ 3. metal novelty
Roof secondary strucs. (dormers etc.) 1. _____ 2. 1 dormer; shed
Windows (types, materials, etc.) DHS 6/6, 1/1

Distinguishing Architectural Features (exterior or interior ornaments) triple bay dormer,

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) side patio and porch, joined with 49 Cordova

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 SJ00969

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. Stone 2. coquina, lattice infill

Main Entrance (stylistic details) single door centrally located on facade under porch

Porch Descriptions (types, locations, roof types, etc.) one-story open porch facing Hypolita Street

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

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

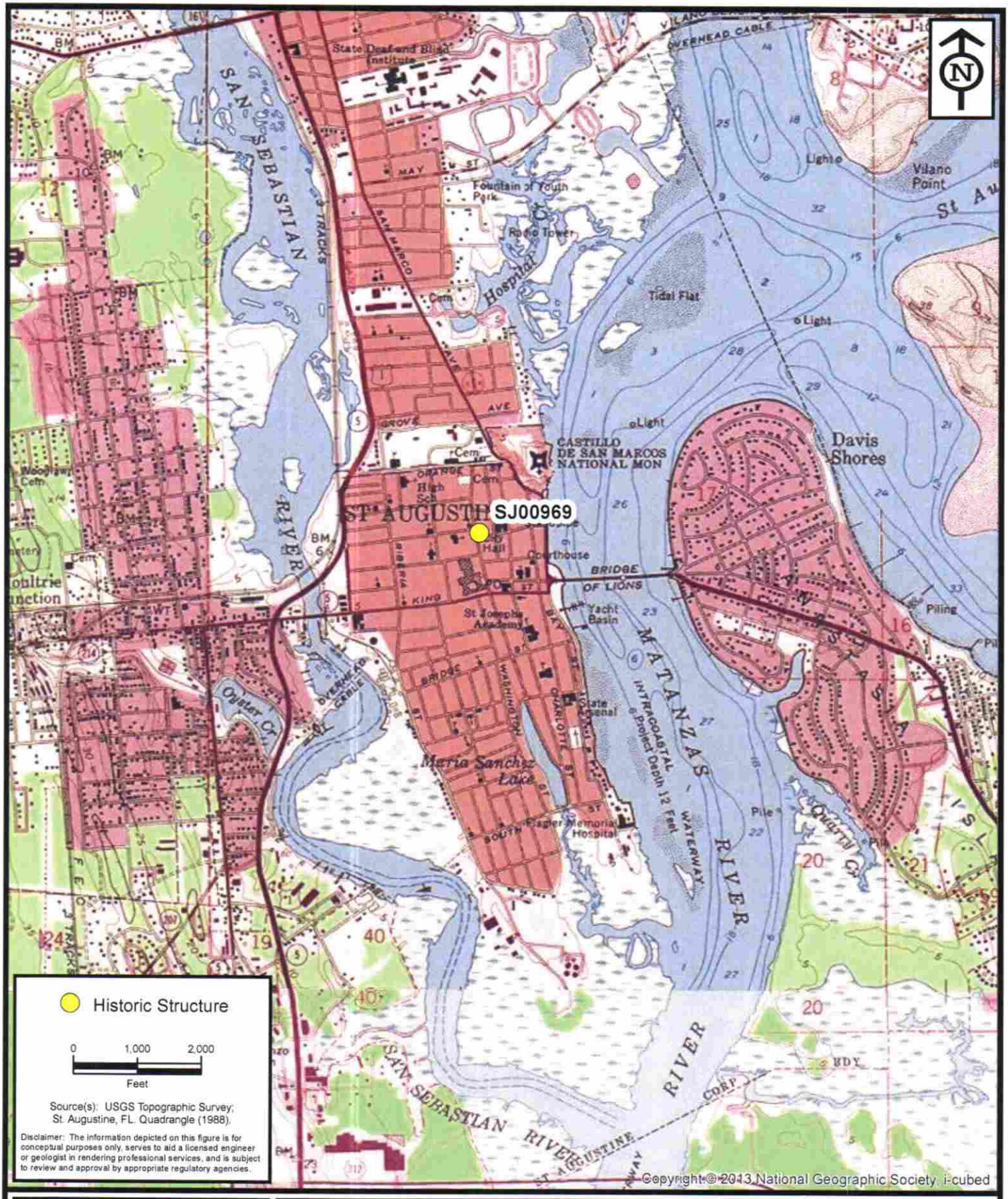
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

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

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



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

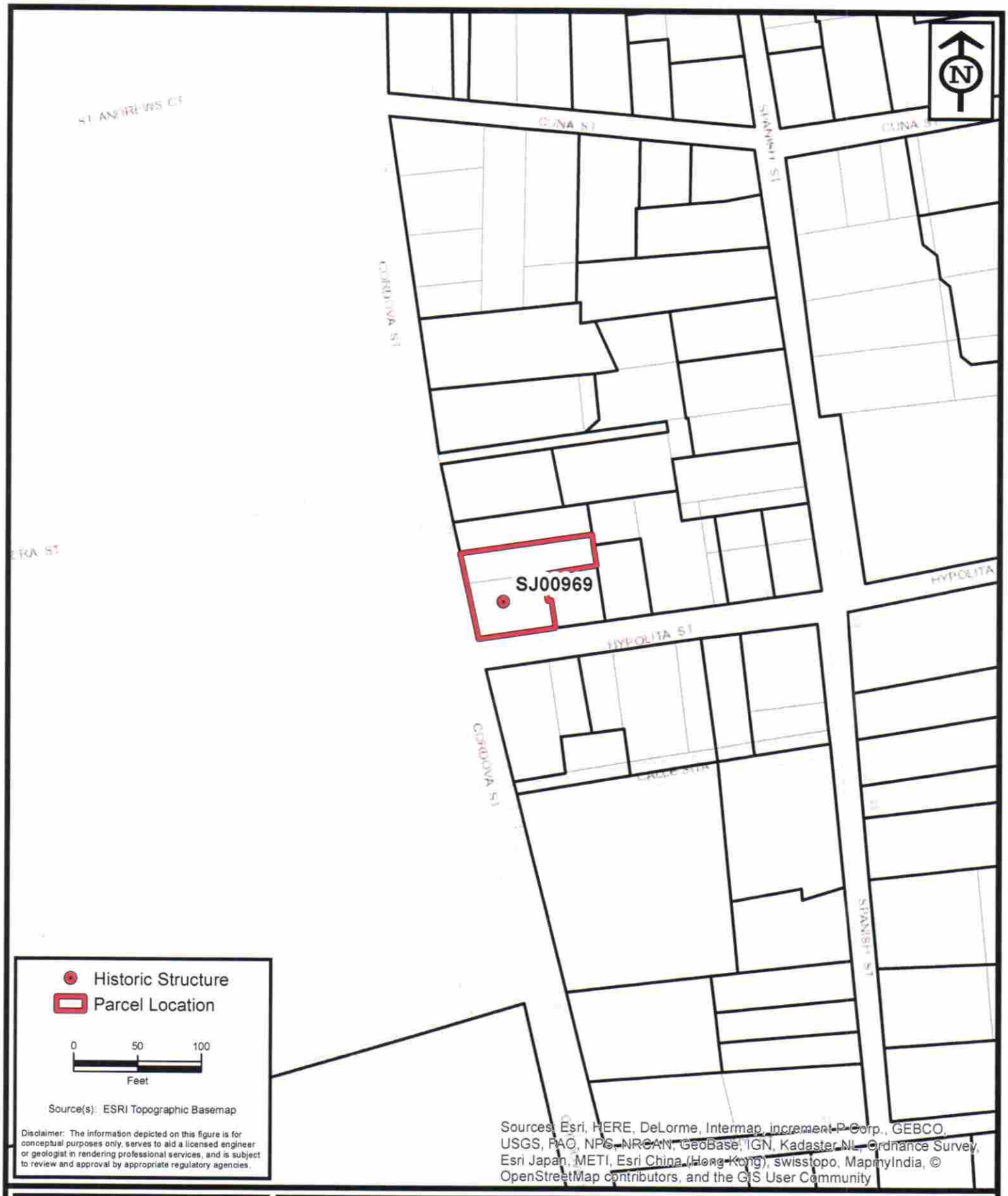
Project Location - SJ00969

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\SJ00969\Location.mxd Date: 1/28/2016 4:09:03 PM



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

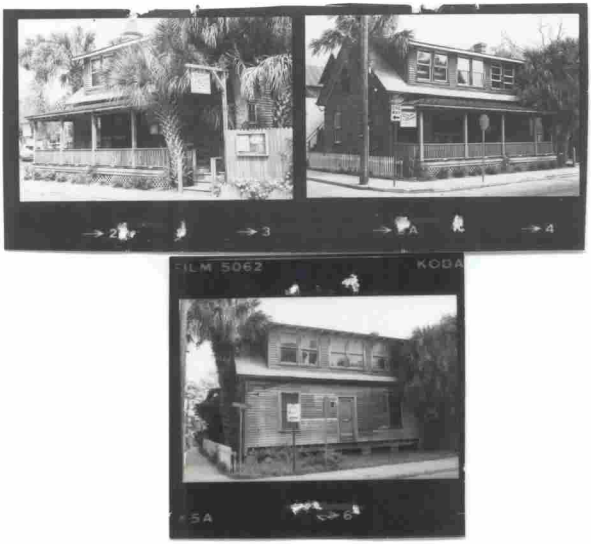
Parcel Location - SJ00969

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

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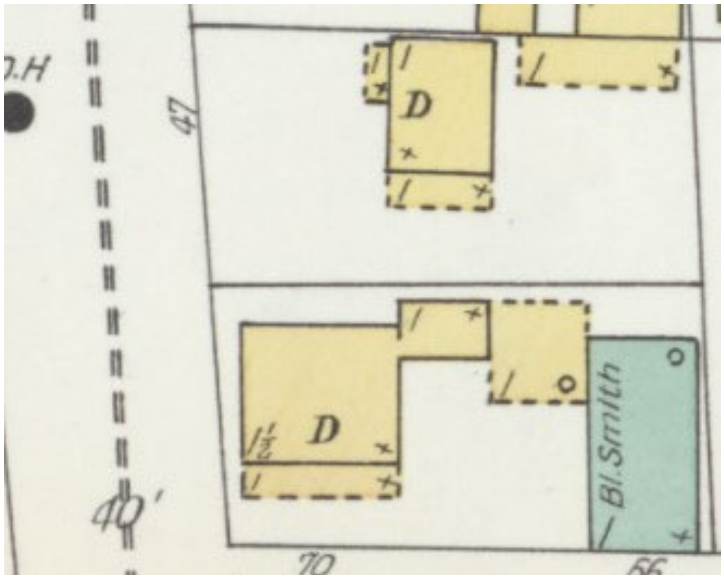

TOWN PLAN
Cordova St
TOWN PLAN
Hypolita St
ONE WAY
SCARLETT O'HARA'S
"Frankly, I don't give a damn"


ONE

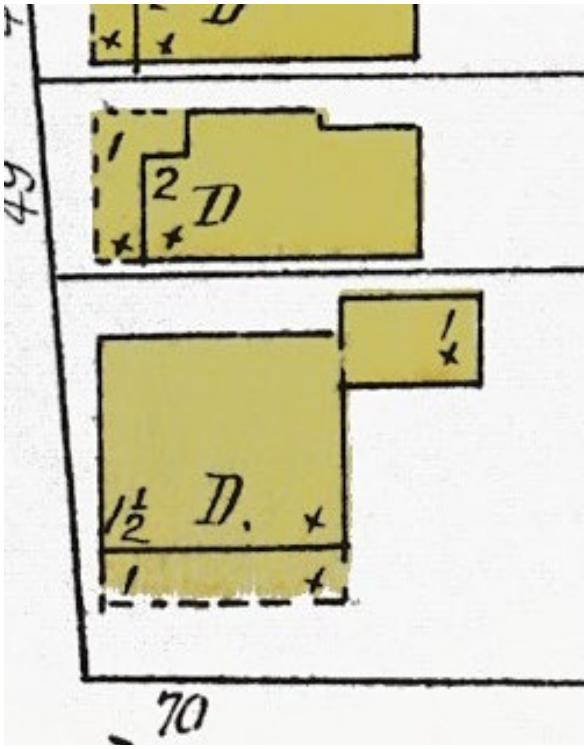

SCARLETT O'HARAS


ONE WAY
SCARLETT O'HARA'S
"Where Good Friends Meet"

SANBORN MAPS
70 Hypolita Street

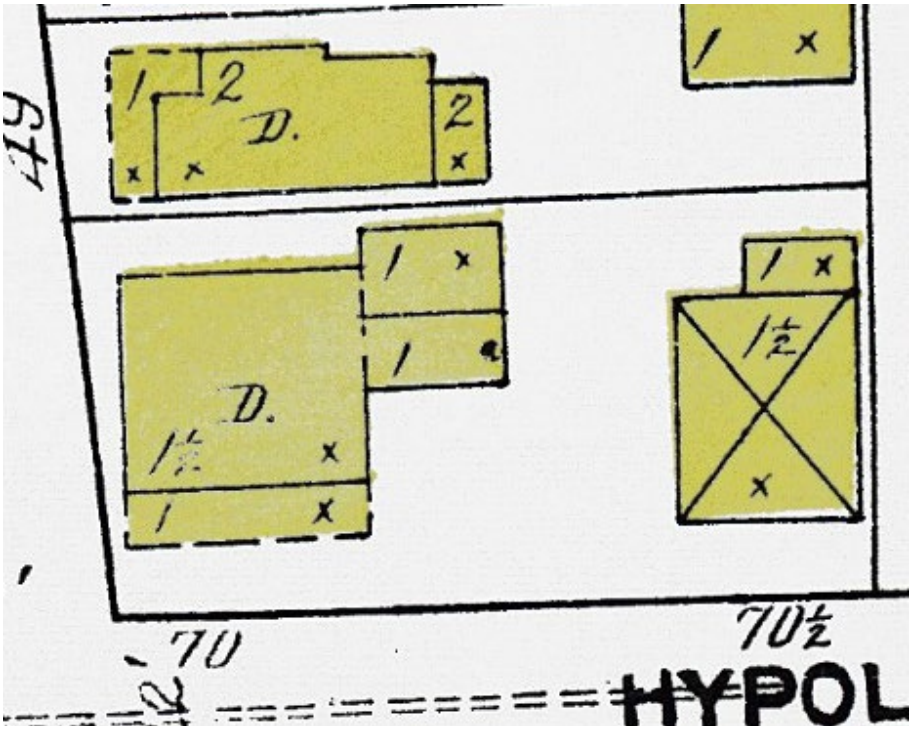


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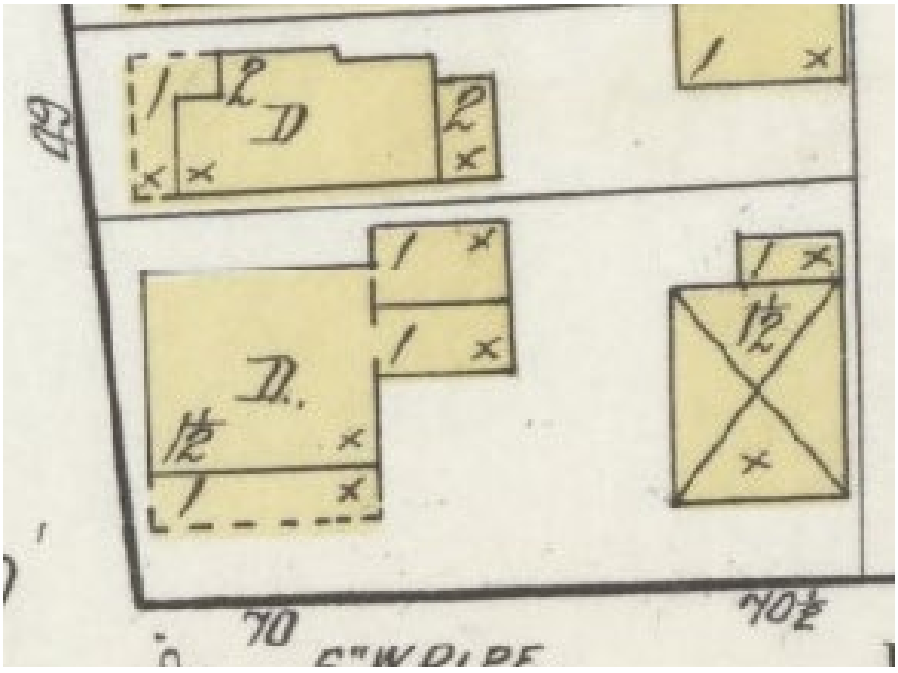


1904

SANBORN MAPS
70 Hypolita Street

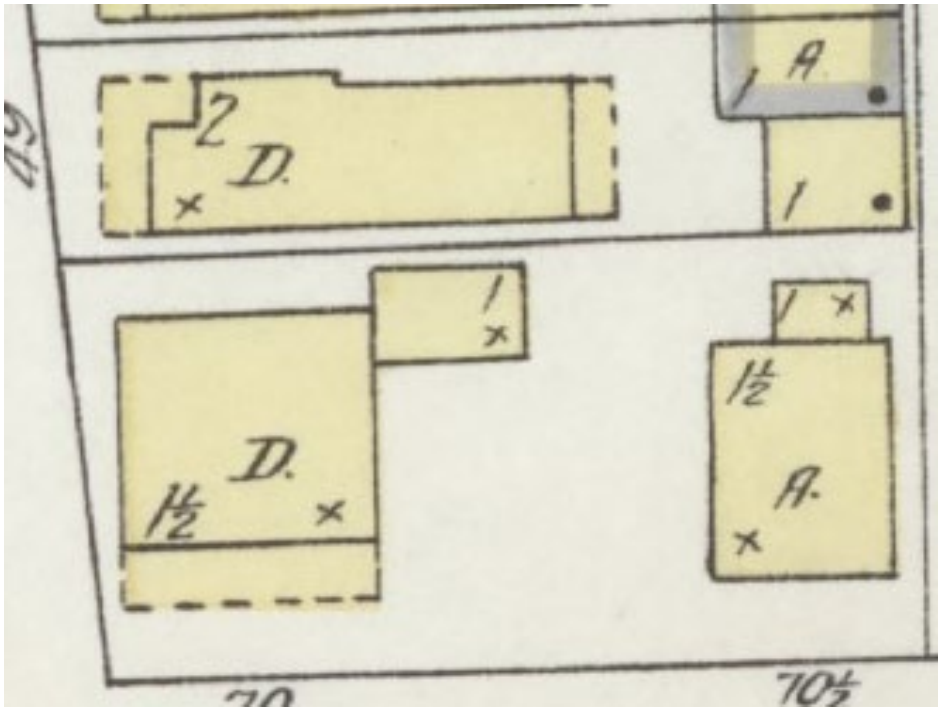


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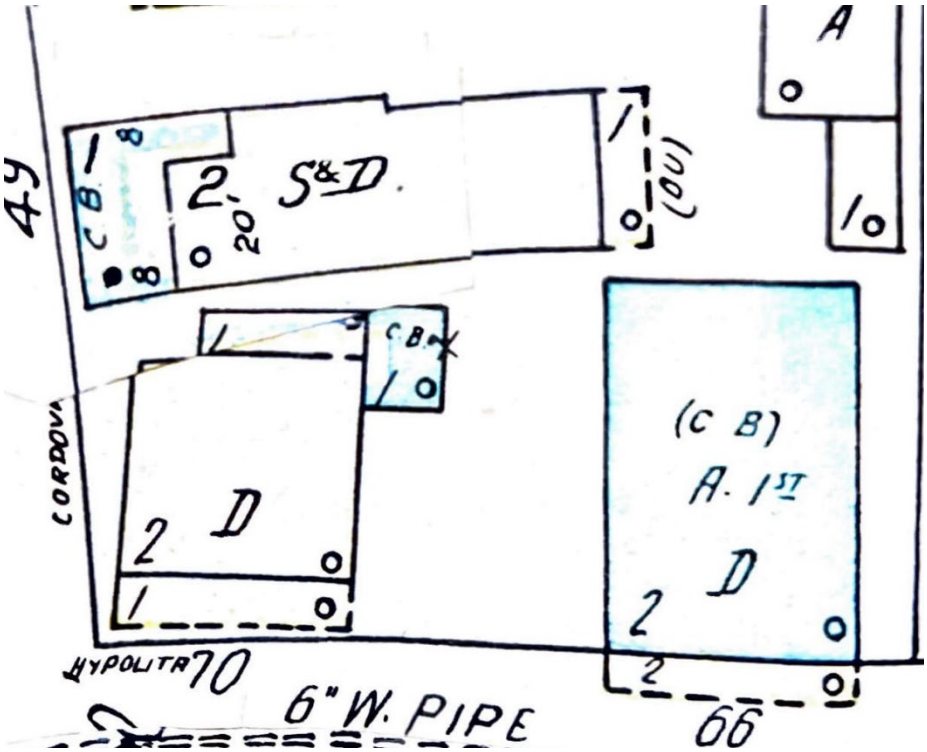


1917

SANBORN MAPS
70 Hypolita Street



1924



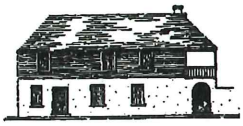
1930 updated to 1965

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2022-0059

Receipt No. 2445768

Meeting Date: September 15, 2022

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

1. NAME OF APPLICANT Charles McHone

   Business (if applicable) A to Z Custom Homes, Inc

   Address 239 State Road 16

   City St. Augustine State Fl. Zip Code 32084

   Daytime telephone 904-669-8037 Other phone/email atozbuilders1@aol.com

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

2. NAME OF PROPERTY OWNER 46 Avenida Menendez Inc.

   Business (if applicable) _____

   Address 44 Avenida Menendez / John Arbizzani

   City Saint Augustine State Fl. Zip Code 32084

   Daytime telephone (required) 904-669-3535 Other phone _____

3. PROJECT STREET ADDRESS 70 Hypolita St. 32084

4. LEGAL DESCRIPTION: Lot 9 Block 17 Subdivision City of St Aug Parcel 1980800000

5. EXISTING USE Restaurants / Cafeterias PROPOSED USE _____

6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☒	Roof Install 5V metal to all Roof Areas / Cedar over porch
☐	☐	Roof structures (dormers, chimneys, etc.) * See attached layout *
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

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

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

D. PAINT COLORS (check one)

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

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

Remove existing metal & Asphalt Shingles / Install 5V metal panels - 5V to Replace tin tab metal
Remove existing Cedar Shingles / Replace with Cedar Shingles to match

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 Charles McHone
SIGNATURE OF APPLICANT _____ DATE 8-18-2022
PRINT OWNER'S NAME John Arbizzani
SIGNATURE OF OWNER _____ DATE 8/18/2022

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.

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70 Hypolita Street
HP2022-0059

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.

CM 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	
☐	☐	☒	Photograph 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	
☐	☐	☒	Photograph 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	
☐	☐	☒	Photograph 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)
☐	☐	☐	Detail 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 section
☐	☐	☐	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:

Condition of existing roof materials and justification for replacement should be provided. If another material is beneath the tin-tab, please provide this info as well

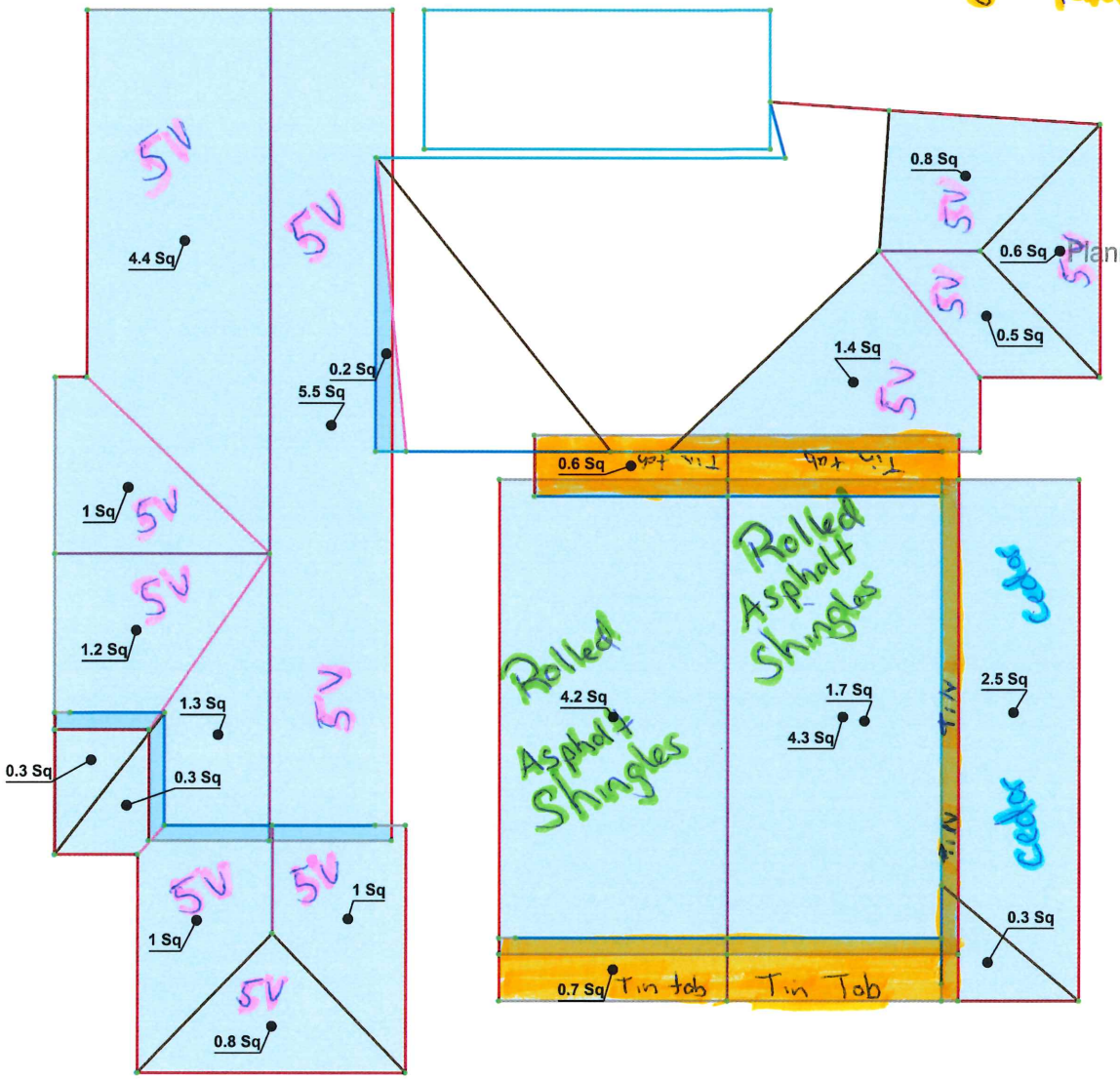
Project number: HP2022-0059 Project Address: 70 Hypolita Street

Reviewed by: Candice Seymour Date: 08/23/2022

* Existing

22° - metal - 5V
9° - Shingle Asphalt
3° - Cedar
3° Tabs - Tin

SKETCH REPORT | **AREA DIAGRAM**



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with out TPO
Scarlett O'Hara's/
John Robins
July 26, 2022

Property address
70 Hypolita Street
Saint Augustine, FL 32084

Prepared by
Charles Mchone
Your Address Here

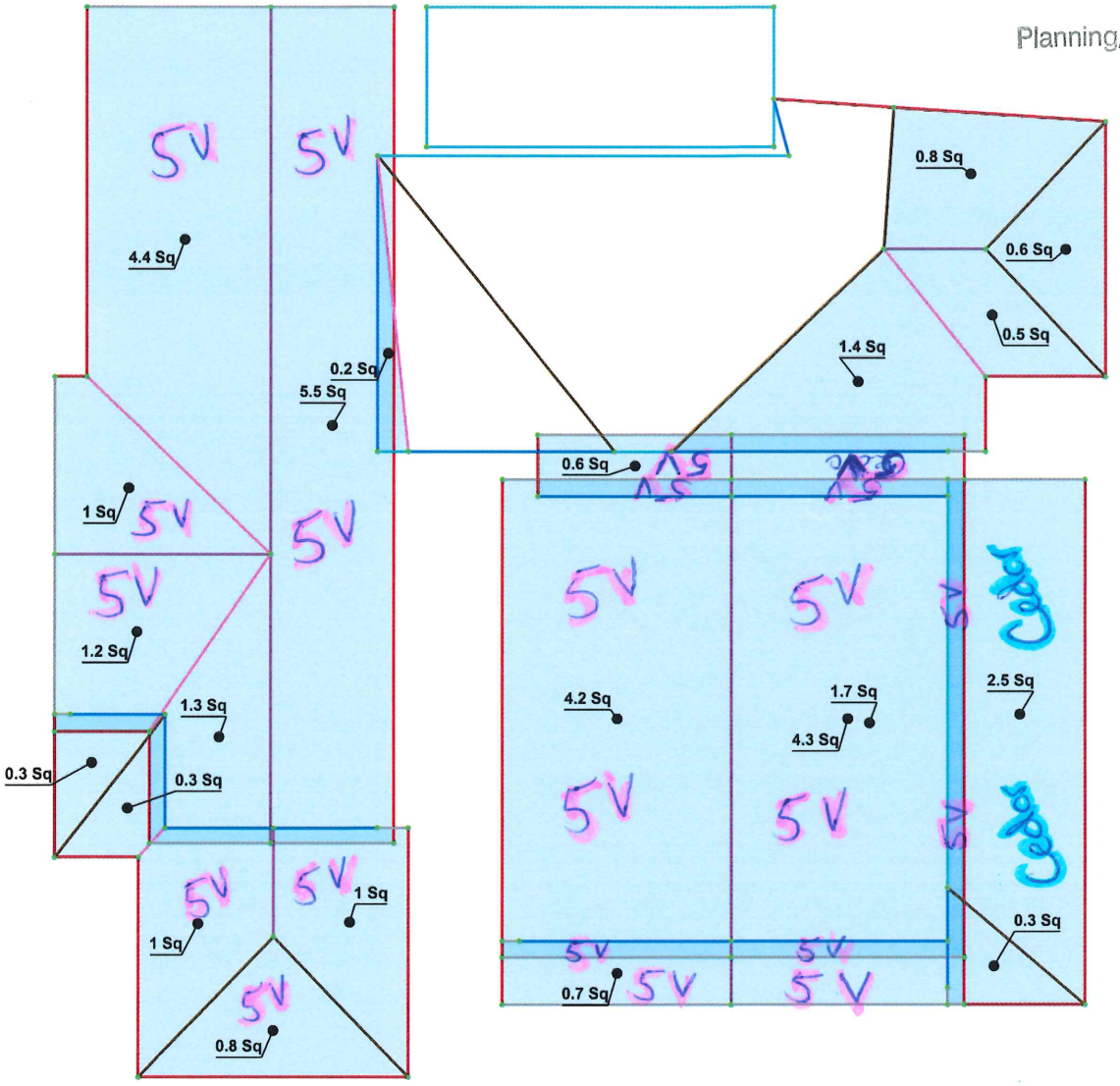
9046698037
atozbuilders1@aol.com

* Proposed

5 V Metal
Cedar Shake

SKETCH REPORT | **AREA DIAGRAM**

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with out TPO
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Prepared by
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Your Address Here

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Force Engineering & Testing
19530 Ramblewood Drive
Humble, Texas 77338
Phone: (281) 540-6603 FAX: (281) 540-9966
Website: www.forceengineeringtesting.com

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Product Evaluation Report

TRI COUNTY METALS

Min. 26 Ga. 5V Crimp Roof Panel over 15/32" Plywood

Florida Product Approval # 4595.1 R5

Florida Building Code 2020
Per Rule 61G20-3
Method: 1 –D

Category: Roofing
Subcategory: Metal Roofing
Compliance Method: 61G20-3.005(1)(d)
NON HVHZ

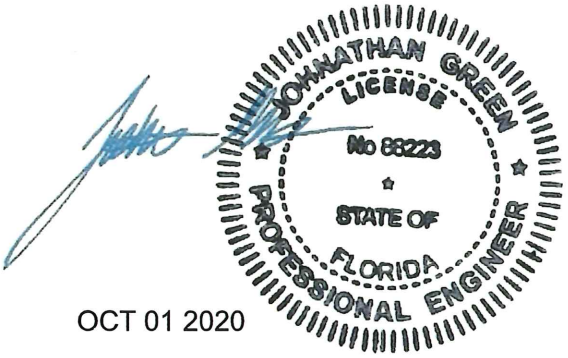
Product Manufacturer:
Tri County Metals
301 SE 16th Street
Trenton, Florida 32693

Engineer Evaluator:
Johnathan Green, P.E. #88223
Florida Evaluation ANE ID: 12901

Validator:
Brian Jaks P.E. #70159

Contents:

Evaluation Report Pages 1 – 4



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Force Engineering & Testing
19530 Ramblewood Drive
Humble, Texas 77338
Phone: (281) 540-6603 FAX: (281) 540-9966
Website: www.forceengineeringtesting.com

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Compliance Statement: The product as described in this report has demonstrated compliance with the Florida Building Code 2020, Sections 1504.3.2, 1504.7.

Product Description: 5V Crimp Roof Panel, Min. 26 Ga. Steel, 24" coverage, through fastened roof panel over Min. 15/32" APA Plywood decking. Non-structural Application.

Panel Material/Standards: Material: Min. 26 Ga. Steel, conforming to Florida Building Code 2020 Section 1507.4.3. Paint finish optional.
Yield Strength: Min. 80.0 ksi
Corrosion Resistance: Panel Material shall comply with Florida Building Code 2020, Section 1507.4.3.

Panel Dimension(s):

Thickness:	0.018" min.
Width:	24" maximum coverage
Rib Height:	3/8" tall ribs

Panel Fastener: #9-15 x 1-1/2" Woodgrip with sealing washing or approved equal
¼" minimum penetration through plywood
Corrosion Resistance: Per Florida Building Code 2020, Section 1507.4.4.

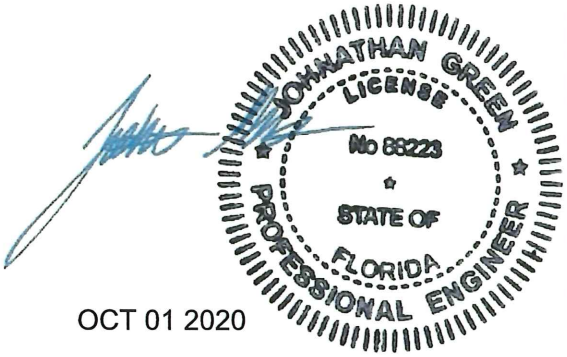
Substrate Description: Min. 15/32" thick, APA Rated plywood over supports at maximum 24" O.C. Design of plywood and plywood supports are outside the scope of this evaluation. Substrate must be designed in accordance w/ Florida Building Code 2020.

Allowable Design Uplift Pressures:

Table "A"

Maximum Total Uplift Design Pressure:	78.5 psf	101.0 psf
Fastener Pattern:	12"-12"	10"-2 ½"-10"
Fastener Spacing:	16" O.C.	16" O.C.

*Design Pressure includes a Safety Factor = 2.0.



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19530 Ramblewood Drive
Humble, Texas 77338
Phone: (281) 540-6603 FAX: (281) 540-9966
Website: www.forceengineeringtesting.com

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Code Compliance:

The product described herein has demonstrated compliance with The Florida Building Code 2020, Section 1504.3.2, 1504.7.

Evaluation Report Scope:

The product evaluation is limited to compliance with the structural wind load requirements of the Florida Building Code 2020, as relates to Rule 61G20-3.

Performance Standards:

The product described herein has demonstrated compliance with:

- UL 580-06 - Test for Uplift Resistance of Roof Assemblies
- UL 1897-2012 - Uplift Test for Roof Covering Systems
- FM 4471-92 - Foot Traffic Resistance Test

Reference Data:

1. UL 580-06 / 1897-04 Uplift Test
   Force Engineering & Testing, Inc. (FBC Organization # TST-5328)
   Report No. 136-0172T-12
2. FM 4471-10, Section 4.4 Foot Traffic Resistance Test
   Force Engineering & Testing, Inc. (FBC Organization # TST-5328)
   Report No. 136-0172T-12
3. Certificate of Independence
   By Johnathan Green, P.E. (No. 88223) @ Force Engineering & Testing
   (FBC Organization # ANE ID: 12901)

Test Standard Equivalency:

The UL 1897-04 test standard is equivalent to the UL 1897-2012 test standard.

The FM 4471-10, Foot Traffic Resistance test standard is equivalent to the FM 4471-92, Foot Traffic Resistance test standard

Quality Assurance Entity:

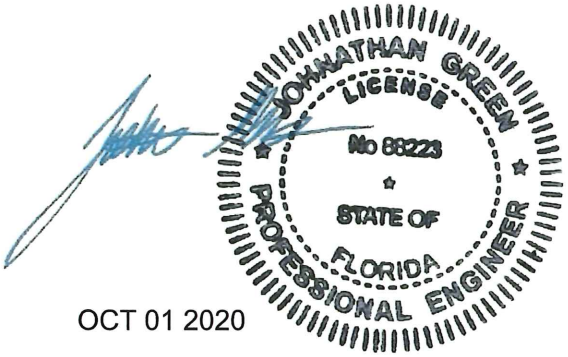
The manufacturer has established compliance of roof panel products in accordance with the Florida Building Code and Rule 61G20-3.005 (3) for manufacturing under a quality assurance program audited by an approved quality assurance entity.

Minimum Slope Range:

Minimum Slope shall comply with Florida Building Code 2020, including Section 1507.4.2 and in accordance with Manufacturers recommendations. For slopes less than 3:12, lap sealant must be used in the panel side laps.

Installation:

Install per manufacturer's recommended details.



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FL# 4595.1 R5

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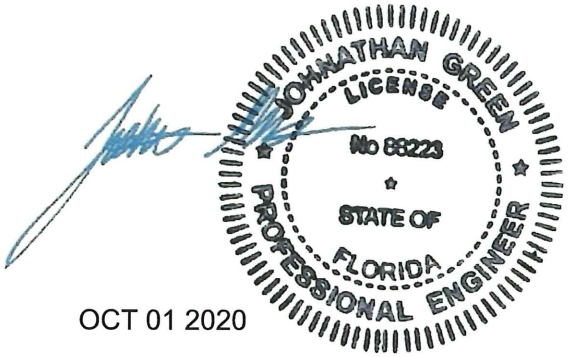
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Phone: (281) 540-6603 FAX: (281) 540-9966
Website: www.forceengineeringtesting.com

Underlayment: Per Florida Building Code 2020, Section 1507.1.1 and manufacturer's installation guidelines.

Roof Panel Fire Classification: Fire classification is not part of this acceptance.

Shear Diaphragm: Shear diaphragm values are outside the scope of this report.

Design Procedure: Based on the dimensions of the structure, appropriate wind loads are determined using Chapter 16 of the Florida Building Code 2020 for roof cladding wind loads. These component wind loads for roof cladding are compared to the allowable pressure listed above. The design professional shall select the appropriate erection details to reference in his drawings for proper fastener attachment to his structure and analyze the panel fasteners for pullout and pullover. Support framing must be in compliance with Florida Building Code 2020 Chapter 22 for steel, Chapter 23 for wood and Chapter 16 for structural loading.



OCT 01 2020

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHNATHAN GREEN ON THE DATE ADJACENT TO THE SEAL.

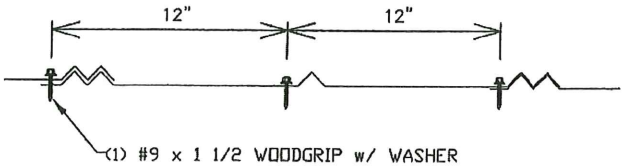
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Force Engineering & Testing
19530 Ramblewood Drive
Humble, Texas 77338
Phone: (281) 540-6603 FAX: (281) 540-9966
Website: www.forceengineeringtesting.com

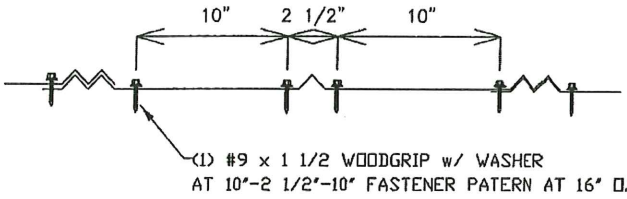
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AUG 19 2022
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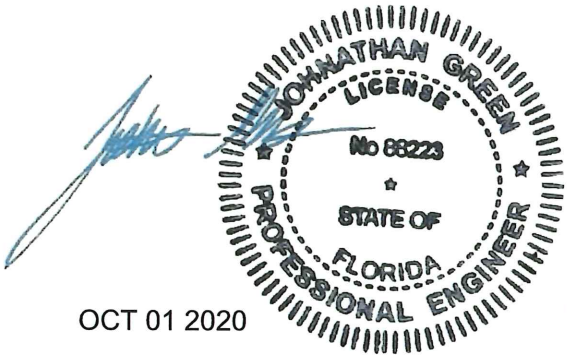
MIN. 26 GA. 5V CRIMP PANEL OVER 15/32" PLYWOOD

TYPE 1 FASTENER PATTERN AT 16" O.C.



TYPE 2 FASTENER PATTERN AT 16" O.C.





OCT 01 2020

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHNATHAN GREEN ON THE DATE ADJACENT TO THE SEAL.

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FL# 4595.1 R5

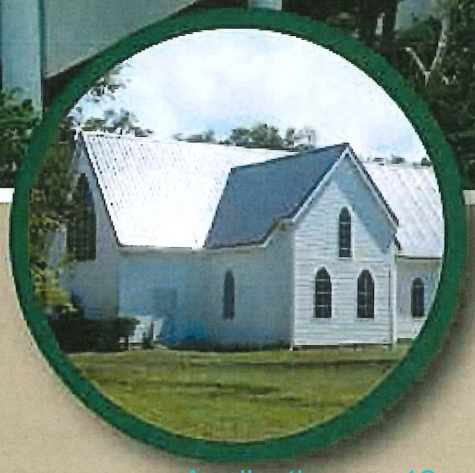
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AUG 19 2022
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5V

Make Your Next Roof Your Last

www.TriCountyMetals.com





TRI COUNTY METALS

TCM7/2022

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5V

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OVERVIEW

This panel is manufactured at our TCM plant.

Applications: Residential, Light Commerical, and Agricultural

Gauge: 26 Ga. and .032" Aluminum (inquire for special order)

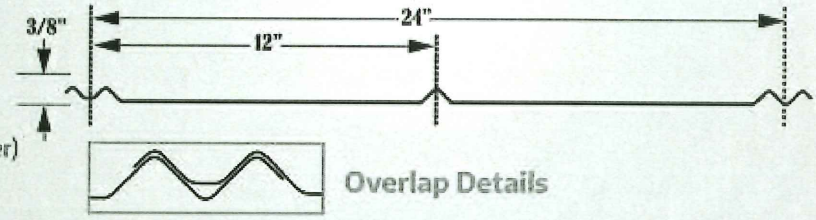
Minimum Slope: 2 / 12

Panel Profile: 24" net coverage, 5 ribs 12" and 24" on-center, 3/8" high rib

Substrate: Galvalume® steel sheet, conforming to ASTM A792
Aluminum Sheet, 3105 H24, conforming to ASTM B209

Finish: Mill Finish AZ55 Acrylic Coated Galvalume®; 25 year limited warranty

TCM exclusive paint systems:
Core Defender Paint System® 40 / 30 year limited warranty.
Coastal Defender Paint System® 25 year limited warranty.



Overlap Details

BENEFITS

- Superior Enery Star service colors with stability proven through extensive Valspar® testing.
- TCM exclusive Coastal Protector Series for projects with tough environmental locations.
- Enhanced design from maximum leak resistance, low maintenance, long life.
- Recommend Lifetime Screws for weather tight seals and a durable screw head.
- FL Building Code approved to withstand harsh wind conditions. See product approval numbers below.

COLORS

Please contact your salesperson for color availability.

TRI COUNTY METALS
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FLORIDA PRODUCT APPROVALS: A current list Florida Product Approvals available on our website. For the most up-to-date Florida Product Approvals, please visit our website: TriCountyMetals.com/florida-product-approvals/

For other installation configurations, please inquire with your salesperson for site-specific accommodations.

Trenton 352-463-8400
Ocala 352-622-5500
Brooksville 352-587-8120
Jacksonville 904-490-6004
Live Oak 386-330-0101
Tallahassee 850-574-4001
DeLand 386-738-2579
Winter Haven 863-377-2805

IAS ACCREDITED

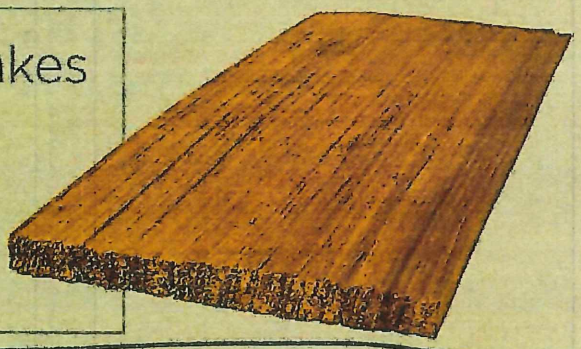
SHERWIN WILLIAMS. Coil Coatings

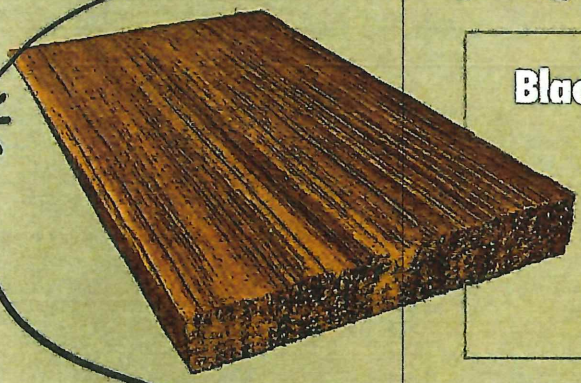
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Black Hawk Private Reserve™ Shakes

7/8" Thick Butt

The hallmark of cedar shakes, this 7/8" minimum thick butt and 100% vertical grain shake is the envy of the roofing world. Superior to the legendary 3/4 - 5/4" shake, this roof will give your home a rich appeal and enduring quality.





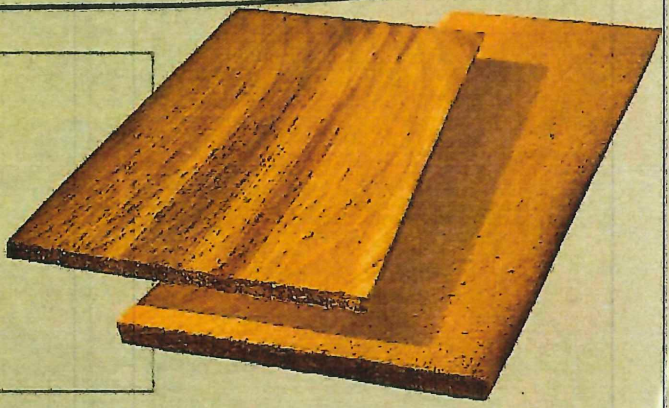
Black Hawk Jumbo Reserve™ Shakes

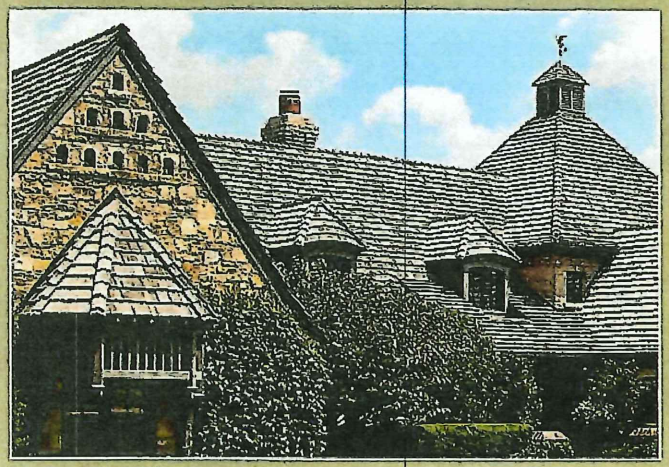
1", 1-1/4", 1-1/2" or Thicker

These heavy duty shakes are cut a minimum of 1", 1-1/4", 1-1/2" or thicker. Cut to your specifications. These shakes make a statement and will probably be the last roof you'll ever buy.

Green River Reserve Shingles™

18" Perfection™ and 24" Royal Shingles™ are cut to exceed industry standards. Still cut on shingle saws from 1916, these shingles are the same high quality as those found on shingle-style estates from the turn of the century.





1" Jumbo Reserve™



3/4" Premium Reserve™ Tapersawn Shake

Florida dbpr

Product Approval
USER: Public User

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AUG 19 2022
Planning/Building Dept.

FFICE OF THE
ECRETARY

FL #	FL31663-R2
Application Type	Revision
Code Version	2020
Application Status	Approved

Comments
Archived

Product Manufacturer	Star Lumber Canada Ltd.
Address/Phone/Email	P.O. Box 515 Sumas, WA P.O. Box 5 (604) 820-3800 clotts@clarkegroup.com
Authorized Signature	Lotts Cyndi clotts@clarkegroup.com

Technical Representative
Address/Phone/Email

Quality Assurance Representative
Address/Phone/Email

Category	Roofing
Subcategory	Wood Shingles and Shakes
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Christopher Bowness
Florida License	PE-64748
Quality Assurance Entity	QAI Laboratories
Quality Assurance Contract Expiration Date	09/30/2025
Validated By	Ryan Dexter, P.E. Validation Checklist - Hardcopy Received
Certificate of Independence	FL31663_R2_COI_Florida Certificate of Independence 2020.pdf

Referenced Standard and Year (of Standard)

Standard	Year
CSSB-97	1997

Equivalence of Product Standards Certified By

Sections from the Code

Date Submitted	10/21/2020
Date Validated	10/21/2020
Date Pending FBC Approval	10/27/2020
Date Approved	12/16/2020

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Summary of Products

FL #	Model, Number or Name	Description
31663.1	Star Lumber, Green River, and Blackhawk Western Red Cedar Shakes	18", 24" Length. 4" - 14" Width.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +na/-74 psf **Other:** -74 psf uplift pressure applies to 7.5" exposure shakes only. For uplift pressure of 10" exposure shakes, see evaluation report.		**Installation Instructions** FL31663_R2_II_0082-2-2_2020 FBC.pdf Verified By: Chris Bowness, P.E. PE-64748 Created by Independent Third Party: Yes **Evaluation Reports** FL31663_R2_AE_0082-2-2_2020 FBC.pdf Created by Independent Third Party: Yes
31663.2	Star Lumber, Green River, and Blackhawk Western Red Cedar Shingles	16", 18", 24" Length. 3" - 14" Width.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +na/-74 psf **Other:**		**Installation Instructions** FL31663_R2_II_0082-2-2_2020 FBC.pdf Verified By: Chris Bowness, P.E. PE-64748 Created by Independent Third Party: Yes **Evaluation Reports** FL31663_R2_AE_0082-2-2_2020 FBC.pdf Created by Independent Third Party: Yes

Back Next

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Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1) Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click here .

Product Approval Accepts:

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62
WEEKS

Received August 19, 2022
Planning and Building Department



Received August 19, 2022
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Received August 19, 2022
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SCARLETT O'HARA'S

Received August 19, 2022
Planning and Building Department





9539

Public Records of
St. Johns County, FL
Clerk# 99000731
O.R. 1376 PG 1293
10:55AM 01/07/1999
REC $9.00 SUR $1.50
Doc Stamps $2,117.50

Prepared by and return to:
Michael A. Siragusa
Upchurch, Bailey & Upchurch, P.A.
P.O. Drawer 3007
Saint Augustine, Florida 32085
File No.: 98-536mas

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Warranty Deed

This Warranty Deed made this 28th day of December, 1998 between

Scarlett O'Hara's, Inc., a Florida Corporation,
whose post office address is
One 11th Street, St. Augustine, Florida 32084
grantor, and

46 Avenida Menendez, Inc.
whose post office address is
44 Avenida Menendez , Saint Augustine, Florida 32084
grantee:

COPY

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

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

> Lot 9, Block 17, CITY OF ST. AUGUSTINE, according to the Official Map of said city dated June 1, 1905,on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida, EXCEPTING THEREFROM the East part of said Lot 9 described as follows:
>
> Beginning at the Southeast corner of Lot 9, on the North line of Hypolita Street; thence North 7 Degrees 52 minutes West, on the East line of Lot 9, a distance of 43.75 feet to the Northeast corner of said Lot 9; thence South 81 degrees 35 minutes 15 seconds West, on the North line of said Lot 9, a distance of 42.20 feet; Thence South 8 degrees 02 minutes 09 seconds East, 6 inches West of and Parallel with the West line of a concrete block wall, 20.85 feet; thence North 84 degrees 12 minutes 13 seconds East, 6 inches South of and parallel with the South line of a concrete block wall, 2.85 feet; thence South 7 degrees 43 minutes East, 8 feet West of and parallel with the West line of building at No. 66 Hypolita, 21.80 feet; thence North 83 degrees 00 minutes East, on the North line of Hypolita Street 39.35 feet to the Point of Beginning.

Parcel Identification Number: 198095-0000

Grantor warrants 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 homestead property.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1997.

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

Scarlett O'Hara's, Inc., a Florida Corporation

Witness

Printed or Typed Name of Witness

By: Kevin D. Finch
Its: President

Witness

Printed or Typed Name of Witness

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 30 day of December, 1998 by Kevin D. Finch, as President of Scarlett O'Hara's, Inc., who is personally known to me or has produced a Driver's License as identification.

MICHAEL A. SIRAGUSA
MY COMMISSION EXPIRES SEPTEMBER 15, 1999
#CC 465791
Bonded thru Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Public Records of
St. Johns County, FL
Clerk# 99000732
O.R. 1376 PG 1295
10:55AM 01/07/1999
REC $9.00 SUR $1.50
Doc Stamps $2,117.50

Prepared by and return to:
Michael A. Siragusa
Upchurch, Bailey & Upchurch, P.A.
P.O. Drawer 3007
Saint Augustine, Florida 32085
File No.: 98-536mas

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Warranty Deed

This Warranty Deed made this 28th day of December, 1998 between

Kevin D. Finch, a married man
whose post office address is
One 11th Street, St. Augustine, Florida 32084
grantor, and

46 Avenida Menendez, Inc.
whose post office address is
44 Avenida Menendez , Saint Augustine, Florida 32084
grantee:

COPY

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

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

> The South 25 feet of the following described property: In the City of St. Augustine, that lot on East side of Cordova Street, beginning at a point 46 feet Northerly, from corner of Hypolita and Cordova Streets, thence running Northerly along Cordova Street 50 feet more or less to lot Virginia Colee, thence Easterly on South line of said Colee's lot 100 feet, thence Southerly 50 feet, thence Westerly 100 feet to Cordova Street at Point of Beginning.

Parcel Identification Number: 198080-0000

Grantor warrants 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 homestead property.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1997.

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

Witness

Printed or Typed Name of Witness

Witness

Printed or Typed Name of Witness

Kevin D. Finch

COPY

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 30 day of December, 1998 by Kevin D. Finch, who is personally known to me or has produced a Driver's License as identification.

MICHAEL A. SIRAGUSA
MY COMMISSION EXPIRES
SEPTEMBER 15, 1999
#CC 465791
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

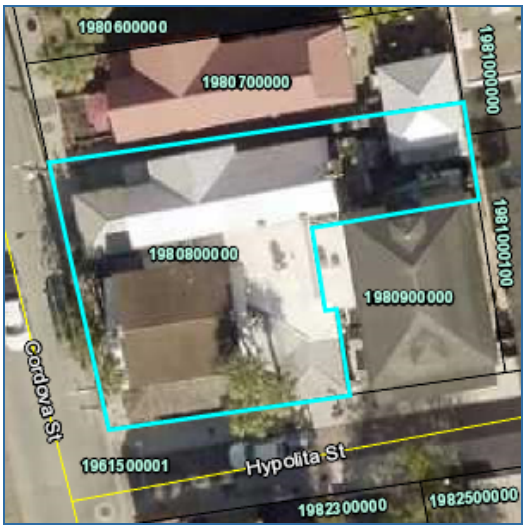


Parcel ID	1980800000
Location Address	70 HYPOLITA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUG S25FT OF LOT 8 & W62.65FT OF LOT 9 BLK 17 OR1376/1293 & 1376/1295 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.110
Homestead	N

Owner Information

Owner Name	46 Avenida Menendez Inc 100%
Mailing Address	44 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-3645

Map



Valuation Information

	2022
Building Value	$330,452
Extra Features Value	$2,923
Total Land Value	$311,480
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$644,855**
Total Deferred	$0
Assessed Value	**$644,855**
Total Exemptions	$0
Taxable Value	**$644,855**

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	$335,285	$2,923	$311,480	$0	$0	$649,688	$649,688	$0	$649,688
2020	$345,159	$2,923	$311,480	$0	$0	$659,562	$618,854	$40,708	$618,854
2019	$308,685	$2,923	$311,480	$0	$0	$623,088	$562,595	$60,493	$562,595
2018	$366,413	$2,923	$166,752	$0	$0	$536,088	$511,450	$24,638	$511,450
2017	$310,384	$2,923	$166,752	$0	$0	$480,059	$464,955	$15,104	$464,955
2016	$326,290	$2,923	$166,752	$0	$0	$495,965	$422,686	$73,279	$422,686
2015	$339,464	$2,923	$138,960	$0	$0	$481,347	$384,260	$97,087	$384,260
2014	$207,444	$2,923	$138,960	$0	$0	$349,327	$349,327	$0	$349,327
2013	$216,101	$2,923	$135,720	$0	$0	$354,744	$354,744	$0	$354,744
2012	$205,282	$2,923	$116,493	$0	$0	$324,698	$324,698	$0	$324,698
2011	$233,270	$3,692	$130,065	$0	$0	$367,027	$307,517	$59,510	$307,517
2010	$112,509	$3,692	$163,360	$0	$0	$279,561	$279,561	$0	$279,561

Building Information

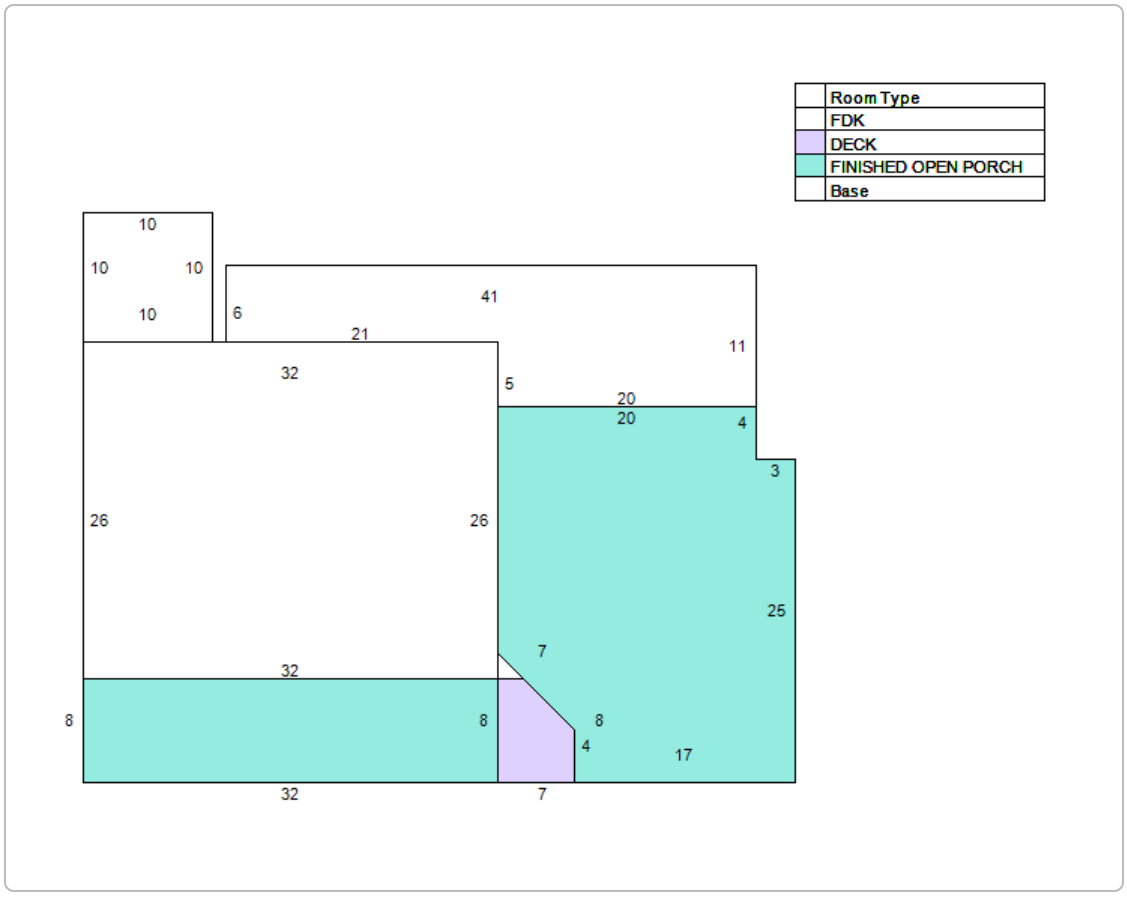
Building	1
Year Built	1910
Actual Area	2126
Conditioned Area	1991
Use	Restaurants & Cafeterias
Style	04
Class	N
Exterior Wall	Wood
Roof Cover	Modular Metal
Roof Structure	Wood Truss
Interior Flooring	Ceramic Tile, Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

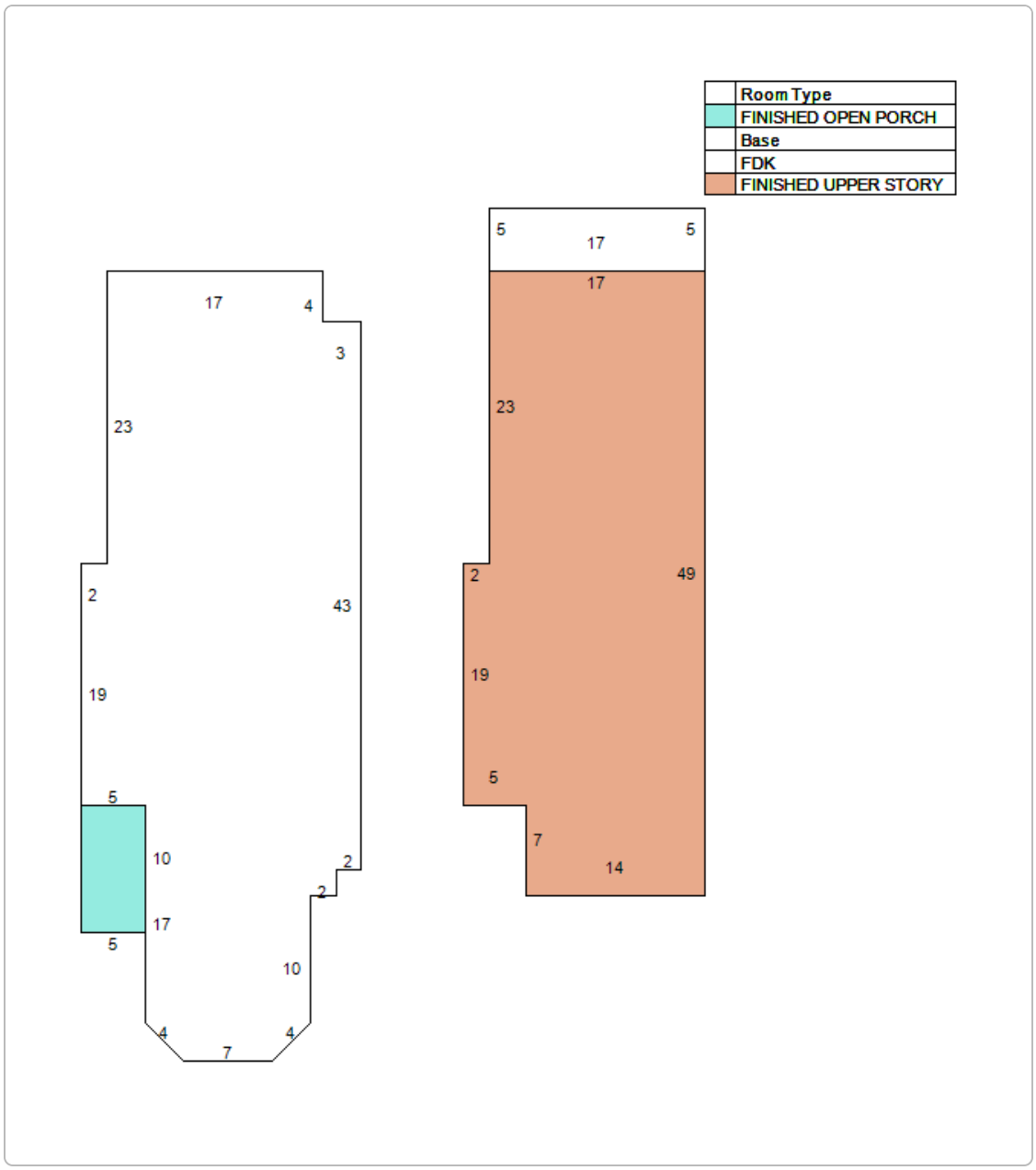
Description	Square Footage
FINISHED UPPER STORY	850
FRAME DECK	85
BASE AREA	1141
FINISHED OPEN PORCH	50
Total SqFt	2126

Building	2	**Roof Cover**	Modular Metal
Year Built	1900	**Roof Structure**	Wood Truss
Actual Area	3035	**Interior Flooring**	Pine Wood, Carpet
Conditioned Area	2010	**Interior Wall**	
Use	Restaurants & Cafeterias	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Wood	**Baths**	

Description	Square Footage
BASE AREA	346
BASE AREA	1664
FINISHED OPEN PORCH	613
FINISHED DECK	56
FINISHED OPEN PORCH	256
FRAME DECK	100
Total SqFt	3035

Sketch Information





Extra Feature Information

Code Description	Status	Value
Storage Building		1086
Canopy		105
Concrete Paving		420
Wood Fence		450
Deck (Unattached)		862

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	0	0	4792	SF	$311,480

Application pg. 32

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	12/28/1998	$155,000.00	WARRANTY DEED	1376	1295	U	I	FINCH KEVIN D	46 AVENIDA MENENDEZ INC
	12/28/1998	$0.00	WARRANTY DEED	1376	1293	U	I	SCARLETT O'HARA'S INC	46 AVENIDA MENENDEZ INC
	1/1/1988	$0.00		813	1575	U	I		FINCH KEVIN D
	10/1/1986	$80,000.00		720	1115	Q	I		
	1/1/1983	$0.00		568	584	U	I		SCARLETT O'HARA'S INC
	6/1/1981	$60,000.00		499	796	U	I		
	1/1/1979	$48,000.00		404	816	U	I		

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/20/2022, 12:24:45 AM

Version 2.3.214



Detail by Entity Name

Florida Profit Corporation
46 AVENIDA MENENDEZ, INC.

Filing Information

Document Number	P13000059603
FEI/EIN Number	63-1168067
Date Filed	07/16/2013
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	10/02/2013
Event Effective Date	NONE

Principal Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Mailing Address

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

Clarke, Christopher C
44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Name Changed: 03/14/2022

Officer/Director Detail

Name & Address

Title P

ARBIZZANI, L. JOHN
44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	06/29/2020
2021	04/09/2021

2022 03/14/2022

Document Images

03/14/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
03/25/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
10/02/2013 -- Name Change	View image in PDF format
09/06/2013 -- Merger	View image in PDF format
07/16/2013 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 15, 2022 Meeting



Application HP2022-0042 Address: 18 Cordova Street

Applicant: KRP Properties V of Valdosta, LLC

Property Owner: KRP Properties V of Valdosta, LLC

Project description: To replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	SJ00677
National Register:	Model Land Company NR District: Altered Contributing	Construction date:	c. 1916
Archaeology Zone:	IIF	Zoning District:	RG-1 (faces HP-3)
Parcel number:	2062700000		
Agenda Item:	7(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the July meeting to allow the applicant time to consider repair of the existing tin shingle or replacement with new tin shingle. It was continued again in August to allow the applicant time to explore the feasibility of utilizing a new tin shingle product which the applicant had located.
2. After the August 17th meeting, staff received information regarding the new tin shingle product with an indication that the product had not been tested for conformance with the Florida Building Code (FBC).
3. Staff reached out to the applicant to notify them that, although the product does not have a Florida Product Approval number, the Building Official may accept a letter from a licensed engineer confirming that the shingles would meet FBC requirements. No further communication was had with the applicant.
4. The AGHP recommends replacing materials with matching materials or with new materials that match the original in composition, size, shape, color, and texture.
5. Pre-approved materials for Masonry Vernacular buildings include fiberglass architectural shingles in medium to dark gray or brown and the Board has indicated at previous meetings regarding this item that, should new tin shingles not be a feasible option, an asphalt shingle would be preferable to a metal roof panel as a replacement for the existing tin shingle roof material.

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 18 Cordova Street**:

1. **APPROVE** the application with the finding that the proposed asphalt shingle material is reasonably compatible with the HP-3 zoning district and meets the Secretary of the Interior's Standards for Rehabilitation number 9 as a compatible contemporary material that is a listed pre-approved material for the architectural style and time-period, with approved color specified by the HARB; OR,
2. **CONTINUE** the application to allow the applicant time to consider an alternative roof material that more closely matches the existing roof in composition, size, shape, color, and texture such as one of the pre-approved metal roof options.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing metal roof material
2. Install Owens Corning Oakridge asphalt shingles in Estate Gray, Onyx Black, or Driftwood.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, and 9 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
9. Compatible Contemporary Design for New Alterations and Additions

Pre-Approved Guidelines

1. Roofing material: If photographic or physical evidence can be shown that another roofing material had previously existed on a building, that same material can be pre-approved [otherwise the pre-approved roofing material guidelines are as follows]:
   - Galvalume or galvanized steel 5-V crimp, unpainted metal roof (such as Dallas Metal Products, model DMP 5-V crimp with 3/8 inch ribs and 24 inch coverage in the Galvalume Mill finish) for Frame Vernacular and Masonry Vernacular buildings with pitched roofs
   - Corrugated, unpainted galvanized or aluminum metal roof (such as the wavy or S-profile of the 'Patented Galvanised Iron' roofs in an 1854 catalog described by the National Park Service Publication Roofing for Historic Buildings for Frame Vernacular and Garage Apartment buildings.
   - Fiberglass architectural shingles in medium to dark gray or brown colors for Frame Vernacular buildings constructed after 1920 and all Masonry Vernacular buildings.

Architectural Styles and Periods

Masonry Vernacular

Roof types on commercial buildings are typically flat with a parapet. Other roof types are gable or hip. Flat roofs are built-up. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, metal, or prior to 1850, wood shakes. Chimneys are coquina or brick and may be finished with stucco.

New Construction

Materials

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

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.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- 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.

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.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- 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.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.

Post-1821

Masonry Vernacular roofs on commercial buildings are flat with a parapet. Roof surfaces are built-up. Masonry Vernacular roofs on other buildings are gable or hip. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, metal, or prior to 1850, wood shakes. Chimneys are coquina or brick, and may be finished with stucco.

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
18 Cordova Street





STAFF PHOTOGRAPHS
18 Cordova Street





STAFF PHOTOGRAPHS
18 Cordova Street



STAFF PHOTOGRAPHS
18 Cordova Street







Context Photographs

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 677 1009==

Site Name: 18 Cordova Street 830== Survey Date: 7807 820==

Address: 18 Cordova Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Anderson (Model Land Co) (subdivision) 11 (block) (lot) 868==

868==

Owner of Site: Name: Ortiz, Joseph V. and Mary;

Address: 2 Abbey Lane

Plainview, New York 11803 902==

Occupant or Manager: Landaere, Wm. C; Jones, Gail; Grant, Noyes; Jones, Mark (Tenants) 904==

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

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

UTM: 17 (zone) 469577 (easting) 3307150 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

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

Integrity of Site:

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

Threats to Site:

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Resdience 838== Present Use: Apartments 850==

Date: +1916 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry vernacular 964==

Plan Type: 966==

Exterior Fabrics: Concrete block rusticated, stucco (scored) BEC ceiling-boards 854==

Structural Systems: Concrete block 856==

Features of Structure: (942)

Window Type: DHS 942==

Foundation: Concrete block wall 942==

Roof Type: Hip 942==

Secondary Roof Structures: Porches, dormer, hip 942==

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

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal, rough, shingles 882==

Ornament Exterior: Round wood columns, turned balasters 882==

Quantitative Data: (950-954)

Chimneys: 1 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Mixed residential/commercial 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Minorcans, Politics/Government, Medicine 920==

Statement of Significance: (911==)

ARCHITECTURE

This two and one-half story Masonry Vernacular apartment building at 18 Cordova Street was constructed in 1916. The 1917 Sanborn Fire Insurance Map shows a two-story structure with a two-story octagonal projection and a two-story wrap around porch on the east and south sides. By 1924 a two-story addition appears on the west side and by 1930 an "L" shaped porch has been constructed between the wings of the addition and the original structure. The south porch was enclosed between 1917 and 1924. A railing around the top of the two-story bay has been removed. Distinctive features include round wood columns and turned balusters on the front porch. A photograph, circa 1930, pictures the building as a brick building with a railing crowning the octagonal projection. The exterior is now stucco and the roof of the octagonal wing flat.

The Anderson Subdivision, the southern half of Block N of Model Land Company, is bounded by Cordova, Sevilla and Saragossa Streets, lying south of Tolomato Cemetery and the public school grounds. It was a later development within the Model Land Company Subdivision, with houses dating from the first quarter of the 20th century. Most of the houses are wood frame, and most two-story. There are two interesting Mediterranean Revival buildings in the area. The buildings were all designed as private residences, though some have been put to commercial and institutional uses over the years. Some of the larger buildings have been divided into apartments, creating problems of population density and parking in the area. There are also traffic problems coming from heavily-traveled Cordova Street. The area is also under pressure from the expansion of the school grounds that lie to the north. The area is bounded on the east by the St. Augustine National Landmark Historic District.

HISTORY

This section of Model Land Company Subdivision evolved out of a tract of land that bordered the 18th century Rosario defense line to the east and that was once owned by some of the city's most prestigious colonial residents, including Jessie Fish, Miguel Iznardy, and Charles Gobert. The eastern corner is the site of the 18th century Tolomato Indian mission village, part of which became the Catholic cemetery during the century after the 1770's.(1) The area contained numerous orange groves until Dr. Andrew An-

(over)

V. BIBLIOGRAPHY

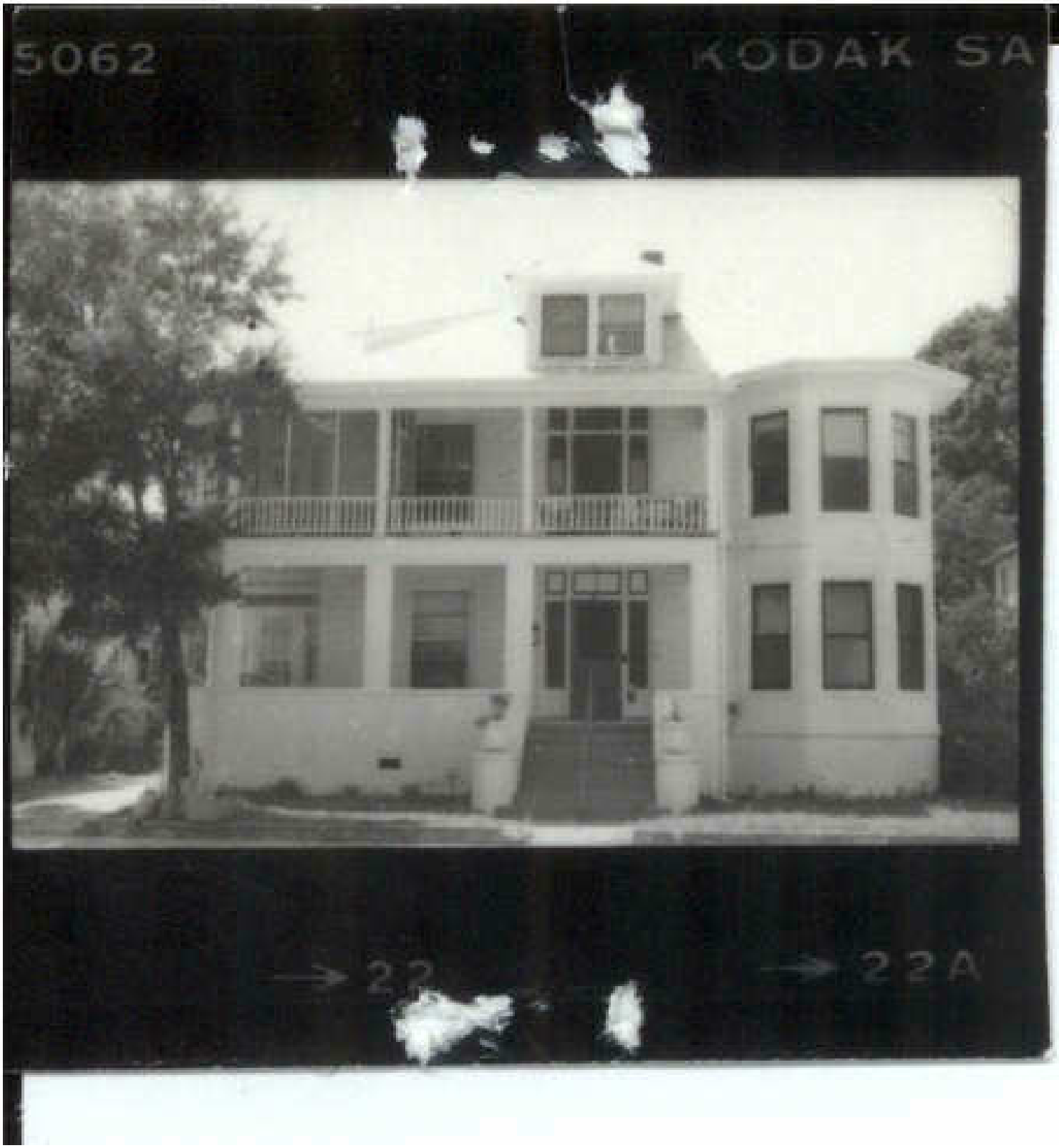
1. Charles S. Coomes, "Tolomato Cemetery", El Escribano, Vol. 13 (October, 1976), pp. 107-138.

2. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.

3. St. Augustine City Directory, 1924-25 through 1934.

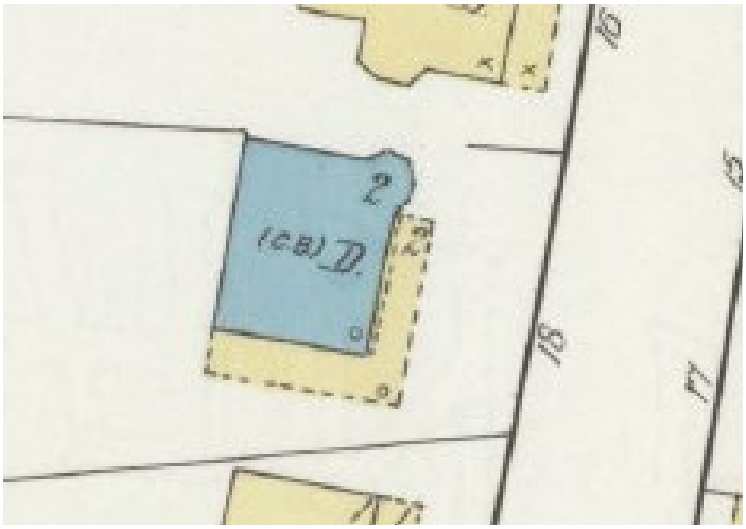
derson, a prominent physician and civil leader who resided in "Markland", acquired the property from his friend Henry Flagler and subdivided it in the late 1880's. Residential development commenced shortly thereafter. In recognition of the Spanish heritage of the old city, the streets bordering the subdivision were named after cities in Spain.(2)

Residents of this house at 18 Cordova Street include prominent physician, Dr. A. Clarke Walkup and his wife Edna, and members of the Oliveros family. John D. Oliveros, an inspector for the city sanitary department and manager of the Charles F. Hamblen Club, and his wife Mary S., occupied the house.(3) The Oliveros family members descend from Minorcan ancestors who arrived in St. Augustine around the time of the New Smyrna colonists in 1777.


5062
KODAK SA
22
22A

SANBORN MAPS

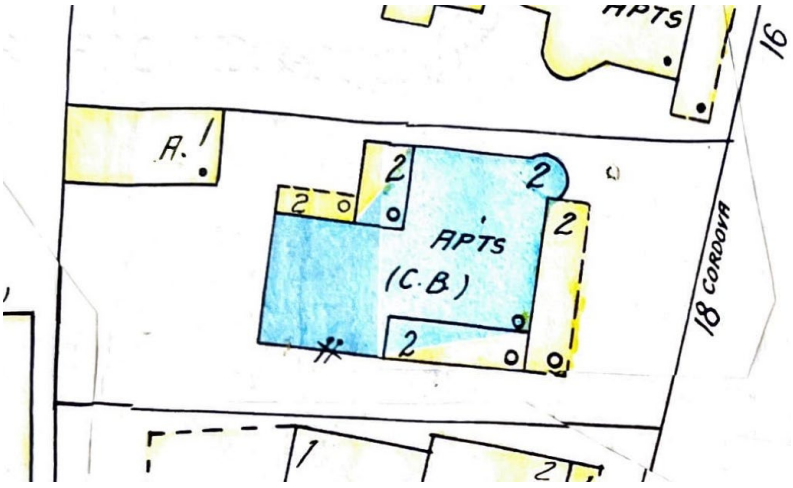
18 Cordova Street



1917



1924



1930 update to 1965

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

August 17, 2022

KRP Properties V of Valdosta LLC
1701 Ellis Drive
Valdosta, GA 31601

Re: Certificate of Appropriateness – 18 Cordova Street – HP2022-0042

Dear KRP Properties V of Valdosta LLC,

On August 17, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the September 15, 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, to be received by September 5, 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.:	HP2022-0042
Applicant:	KRP Properties V of Valdosta, LLC
Owner:	KRP Properties V of Valdosta, LLC
Address:	18 Cordova Street
Parcel Number:	2062700000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON AUGUST 17, 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 August 17, 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 RG-1 (faces HP-3).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

Subject to the following conditions:

- Continued to September 15, 2022
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 17 day of August, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0042

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 17th day of August, A.D., 2022.

Elyse Wiemann

Notary Public, State of Florida

NOTARY PUBLIC STATE OF FLORIDA
ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

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 SEPTEMBER 15, 2022, HARB MEETING

HP2022-0042
18 Cordova Street

Information submitted by the applicant.

Candice Seymour

From: Elyse Wiemann
Sent: Wednesday, August 17, 2022 6:21 PM
To: Candice Seymour; Julie Courtney
Subject: FW: Link to Victorian product

From: Austin Beck <ABeck@tadlockroofing.com>
Sent: Wednesday, August 17, 2022 2:15 PM
To: Elyse Wiemann <ewiemann@citystaug.com>
Subject: Link to Victorian product

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the City IT Department.

https://www.bestbuymetals.com/metal-shingles/victorian-shingle/

18 Cordova st

Get Outlook for iOS

Received August 17, 2022
Planning and Building Department



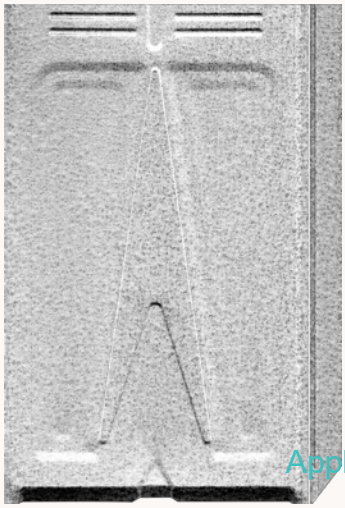
Traditional Formed Design

victorian shingle

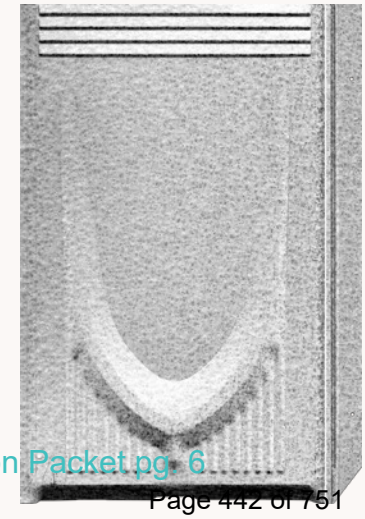
Quality steel roofing, affordably priced

Since their invention in the 1800s, Victorian style metal shingles have protected and beautified roofs across America. It is with this in mind we offer two classic designs, formed from 26 gauge steel, and protected with an advanced Galvalume finish. These shingles offer a hidden fastener interlocking side-lap design.

Diamond Pattern

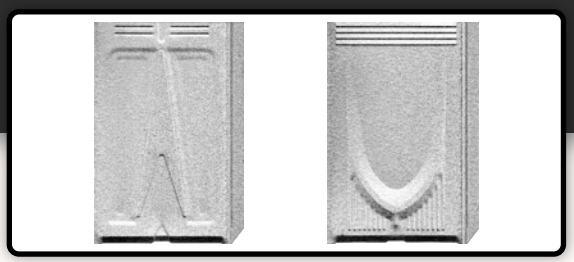


Horseshoe Pattern



Received August 17, 2022
Planning and Building Department

victorian shingle



Timeless, Inspired, Permanent

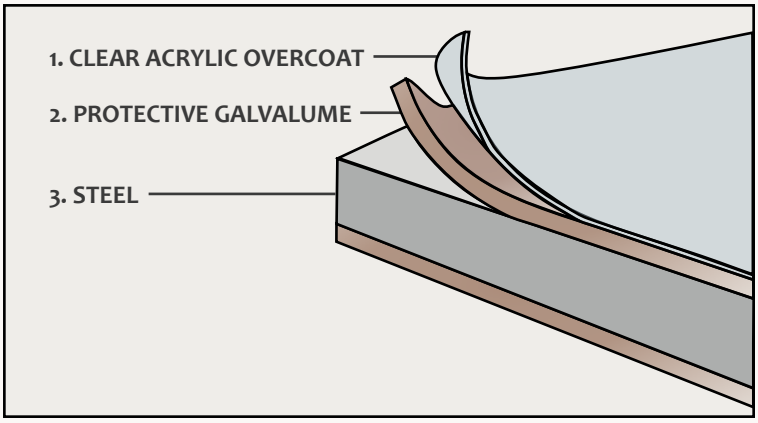
Timeless
Not every metal shingle can claim a heritage of over 100 years. Our Victorian shingles are designed from a shingle found on buildings across America in the 1880's. Many roofs with this design are still functioning, over 100 years later.

Inspired
Noticing a church with a gorgeous metal shingle roof, a man discovered the roof was over 100 years old and still functional. Amazed at the beauty and performance, he set out to recreate this long-lost work of art.

Permanent
Install it and be done with it. These shingles are easy to install, and last decades with virtually no maintainance. The Galvalume® zinc-aluminum protective finish is designed to last longer than older galvanized zinc technology.

Tested and Tried Coating

For a long and useful life, our Victorian shingles are finished with an advanced Galvalume (zinc-aluminum) coating

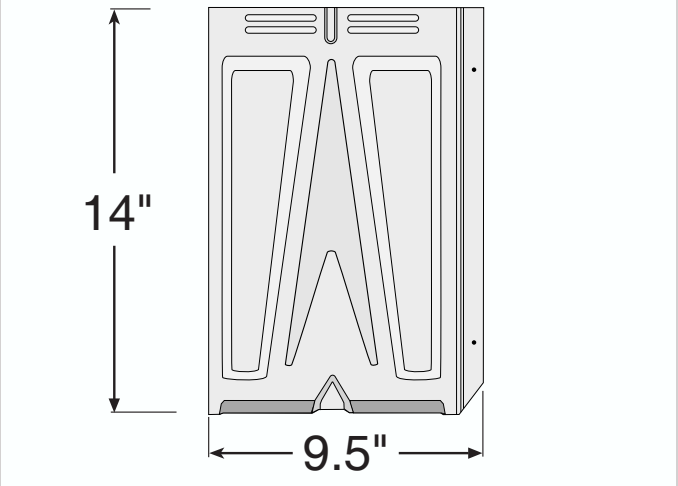


Galvalume: This 55% zinc, 45% aluminum finish is long lasting and much more corrosive resistant than galvanized (zinc) finishes.

Steel: A heart of high-tensile steel guarantees strength and endurance, ensuring Victorian shingles are ready to weather anything nature throws its way.

Specifications:

- 50 Year Warranty
- 26 Gauge
- 9.5" Width
- 14" Height
- 138 Shingles per SQ
- Fire, Hail, & Wind Resistant
- Walkable
- Energy Efficient
- Mill Finish Galvalume®
- Installs Over Solid Decking
- Minimum Slope: 4:12



Received August 17, 2022
Planning and Building Department

BEST BUY METALS
Roofing That Lasts

Victorian Metal Shingle Pricing

50 Yr Warranty



Trim, 10’ Long	Price
One Piece Ridge	$46.00
Flat Ridge (Add 2 J-Clip)	$23.00
Eave	$17.00
Rake (Add J-Clip or Open J-Clip)	$15.00
Valley	$44.00
Sidewall (Add J-Clip or Open J-Clip)	$18.00
One Piece Endwall	$27.00
Endwall (Add J-Clip)	$18.00
Transition (Add J-Clip)	$22.00
Gambrel (Add J-Clip)	$22.00
Upper Chimney or Upper Skylight	$50.00
High Side (Add J-Clip)	$24.00
J-Clip or Open J-Clip	$12.00
Reglet	$13.50
Flat Sheet	$44.70

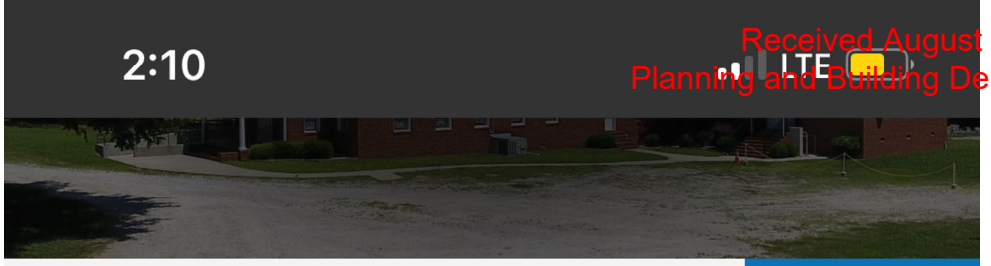
Custom trim is also available

Shingles	Roofing SQ	Square Ft
Galvalume - 26 Gauge	$336.00	$3.36

Fasteners & Accessories	Price
1” Pancake Screws (250 pcs)	$18.00
1.5” Pancake Screws (250 pcs)	$21.00
1.5” Painted Screws (250 pcs)	$34.00
Pop Rivets (250 pcs)	$19.00
Tube Sealant	$9.10
#1 Pipe Boot (1/4”-2”)	$16.70
#3 Pipe Boot (1/4”-4”)	$25.50
#5 Pipe Boot (4”-7”)	$36.00
#7 Pipe Boot (6”-11”)	$64.00
#8 Pipe Boot (7”-13”)	$78.00
#10 Pipe Boot (12”-26”)	$175.00
Electrical/Split Pipe Boot (1/4”-4”)	$62.00

Underlayment & Tools	Price
Palisade Underlayment (1000 sq ft)	$167.00
Ice & Water Shield (200 sq ft)	$124.00
TurboShear - Drill Shear Attachment	$130.00
Steel Roofing Shear	$1,250.00
Long Cut Tin Snips	$21.00
6” Hand Seamers	$90.00
Roof Safety Kit (safety harness, lifeline, anchor)	$112.00
Rubber Coated Grip Gloves	$6.00

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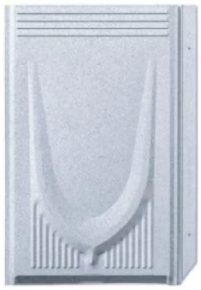


Victorian Shingle

Request Pricing

ENDURING PROTECTION FOR YOUR ROOF

Victorian Shingle is a historic metal shingle inspired by 1800s Victorian era stamped and embossed designs. Victorian is water shedding with a hidden fastened design and provided in a traditional Galvalume mill finish.



Design & Size

We provide Victorian Shingle in 1/2 SQ boxes (50 square feet). Each box contains 69 shingles. Each shingle is 14" high by 9.5" wide and covers 12.25" high x 8.5" wide once installed.

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Victorian Shingle

Request Pricing

documentation for a historical installation exceptions in certain situations.

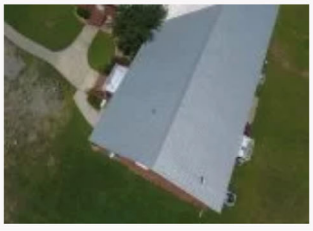
MINIMUM SLOPE
4:12

SUBSTRATE
Solid Deck

INTENT
Residential

CATEGORY
Metal Shingles




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Purpose & Use

Unlike most other metal shingles, Victorian is water shedding but not water-tight. For this reason, ice & water shield is required on the entire roof surface. In addition, its smaller size and the need to pop lines to keep rows even means it installs slower than other metal shingles as well. Victorian Shingle can be installed on slopes as low as 4:12 and is designed for installation on solid deck applications.

Victorian Shingle is most often chosen for residential applications but also functions for light commercial applications as well.

Victorian Shingle has not been tested in Florida. A Florida certified engineer may be able to provide documentation for a historical installation exceptions in certain situations.

MINIMUM SLOPE
4:12

SUBSTRATE
Solid Deck

INTENT

Candice Seymour

From: Elyse Wiemann
Sent: Wednesday, August 17, 2022 6:21 PM
To: Julie Courtney; Candice Seymour
Subject: FW: 18 Cordova more pics
Attachments: Image.jpeg; Image.jpeg; Image.jpeg

From: Austin Beck <ABeck@tadlockroofing.com>
Sent: Wednesday, August 17, 2022 2:18 PM
To: Elyse Wiemann <ewiemann@citystaug.com>
Subject: 18 Cordova more pics

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the City IT Department.

Additional pictures showing neighbors shingle roof and 1x plank decking substrate

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

July 21, 2022

KRP Properties V of Valdosta LLC
1701 Ellis Drive
Valdosta, GA 31601

Re: Certificate of Appropriateness – 18 Cordova Street – HP2022-0042

Dear KRP Properties V of Valdosta LLC,

On July 21, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the August 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, to be received by August 7, 2022. (This date is a Sunday, so please plan accordingly. Anything submitted after that date will be considered late.)

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.:	HP2022-0042
Applicant:	KRP Properties V of Valdosta, LLC
Owner:	KRP Properties V of Valdosta, LLC
Address:	18 Cordova Street
Parcel Number:	2062700000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 21, 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 July 21, 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 RG-1 (faces HP-3).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

Subject to the following conditions:

- Continued to the August 17, 2022 HARB meeting
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of July, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0042

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Gaere MacDonald

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, Gaere MacDonald, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 21st day of July, A.D., 2022.

Elyse Wiemann

Notary Public, State of Florida

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

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 AUGUST 17, 2022, HARB MEETING

HP2022-0042
18 Cordova Street

No new information was submitted for review.

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. HP2022-0042

Receipt No. 2405984

Meeting Date: July 21, 2022

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

1. NAME OF APPLICANT Ripal Patel

   Business (if applicable) Krp Properties V Of Valdosta LLC

   Address 1701 ELLIS DR

   City Valdosta State GA Zip Code 31601

   Daytime telephone (229) 251-5884 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Krp Properties V Of Valdosta LLC

   Business (if applicable) _____

   Address 1701 ELLIS DR

   City 1701 ELLIS DR State GA Zip Code 31601

   Daytime telephone (required) (229) 251-5884 Other phone _____

3. PROJECT STREET ADDRESS 18 CORDOVA ST

4. LEGAL DESCRIPTION: Lot 1 Block 11 Subdivision Anderson's Subdivision Parcel 2062700000

5. EXISTING USE Bed & Breakfasts PROPOSED USE Bed & Breakfasts

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 Replacement from metal roof to shingles
☐	☐	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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JUN 17 2022

Planning/Building Dept.

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

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

D. PAINT COLORS (check one)

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

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

Roof replacement with shingles colors, Onyx Black, Estate Grey, and Driftwood.

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 OF APPLICANT _____ DATE _____

PRINT OWNER'S NAME Manojkumar Patel

SIGNATURE OF OWNER M. A. PATEL DATE 7/20/22

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
JUN 17 2022
Planning/Building Dept.

October 2017

Application pg. 2

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of FLORIDA)
)
☐ City ☑ County of Seminole)

On 06/17/2022 (Date) before me, Brandon Coleman (Notary Name),

personally appeared Ripal Patel
(Name(s) of Signer(s))

❑ personally known to me **-- OR --**

❑ proved to me on the basis of the oath of _____ **-- OR --**
(Name of Credible Witness)

☑ proved to me on the basis of satisfactory evidence: driver_license
(Type of ID Presented)

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

BRANDON COLEMAN
Notary Public - State of Florida
Commission # HH 246685
Expires on March 29, 2026

Notarized online using audio-video communication
Online Notary

WITNESS my hand and official seal.

Notary Public Signature: Brandon Coleman

Notary Name: Brandon Coleman
Notary Commission Number: HH 246685
Notary Commission Expires: 03/29/2026
Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Roof Application
Document Date: 06/17/2022 Number of Pages (w/ certificate): 5
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: Ripal Patel

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
☑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____
Signer Is Representing: SELF

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____
Signer Is Representing: _____

RECEIVED
JUN 17 2022
Planning/Building Dept.

COMPLETENESS REVIEW CHECKLIST

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

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

☐ 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, clapboard width/color as applicable
☐	☐	☒	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☒	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

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

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

AWNING/CANOPY

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

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

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

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

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:

As noted on checklist, please provide a brochure/spec sheet for the proposed shingles as well as a brief summary of why the roof requires replacement.

Project number: HP2022-0042 Project Address: 18 Cordova Street

Reviewed by: Candice Seymour Date: 6/23/22

Instr #2022056210 BK: 5572 PG: 743, Filed & Recorded: 6/3/2022 3:13 PM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00
Received June 17, 2022
Planning and Building Department

Permit No.

Tax Folio No. 2062700000
Prepared By: MICHAEL ROTHEMEYER

Return to: 502 Capital Circle SE, Unit C-1, Tallahassee, FL 32301

NOTICE OF COMMENCEMENT

To Be Filed in the State of FLORIDA
County of ST. JOHNS

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property:
   LEGAL DESCRIPTION: 1-121 MODEL LAND CO SUB CITY ANDERSON SUB OF LOT 1 BLK N LOT 11 OR5449/194 SOUTHERN WIND B & B
   STREET ADDRESS: 18 CORDOVA ST SAINT AUGUSTINE 32084
2. General description of improvement: REROOF
3. Owner information or Lessee information if the Lessee contracted for the improvement:
   a. Name and address: Krp Properties V Of Valdosta LLC 1701 ELLIS DR VALDOSTA, GA 31601
   b. Interest in property: OWNER.
   c. Name and address of fee simple titleholder (if different from Owner listed above): _____.
4. a. Contractor: TADLOCK ROOFING, INC., 502 CAPITAL CIRCLE SE, UNIT C-1, TALLAHASSEE, FL 32301
   b. Contractor's phone number: 850-877-5516.
5. Surety (if applicable, a copy of the payment bond is attached):
   a. Name and address:
   b. Phone number:
   c. Amount of bond: $
6. a. Lender: _____.
   b. Lender's phone number: _____.
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
   a. Name and address: _____.
   b. Phone numbers of designated persons: _____.
8. a. In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
   b. Phone number of person or entity designated by owner: _____.
9. Expiration date of notice of commencement (the expiration date will be 1 year from the date of recording unless a different date is specified) _____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Ripal Patel
_____
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager) (Signatory's Title/Office)

STATE OF Texas

COUNTY OF Collin

Sworn to and subscribed before me by means of ___ physical presence or ✓ online notarization, this 3rd day of June, 2022 by Ripal Patel, who is ___ personally known to me or ✓ produced Driver's License as identification, and did take an oath.

Brock Repec

Notary Public Printed Name: Brock Repec

My Commission Expires: 08/18/2025

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS
Brock Repec
ID NUMBER
133277577
COMMISSION EXPIRES
August 18, 2025

Received June 21, 2022
Planning and Building Department



Received June 21, 2022
Planning and Building Department



owenscorning.com/en-us/roofing/shingles/oakridge?color=driftwood

Update

PayPro AccuLynx Staples Notarize Podium Authorize.NET Simplifile Permitting Team Tadlock | Jack... My Ramp — Ramp

Received June 17, 2022
Planning and Building Department

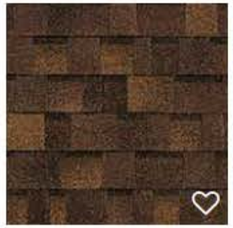




Antique Silver



Beachwood Sand



Brownwood



Desert Tan



Driftwood



Estate Gray



Onyx Black

owenscorning.com/en-us/roofing/shingles/oakridge?color=estate-gray

Update

PayPro AccuLynx Staples Notarize Podium Authorize.NET Simplifile Permitting Team Tadlock | Jack... My Ramp — Ramp

Received June 17, 2022
Planning and Building Department



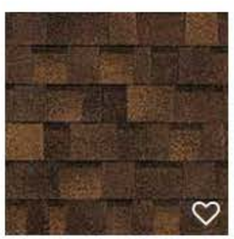




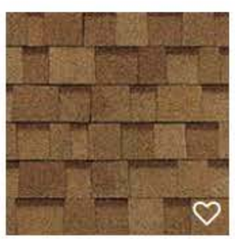
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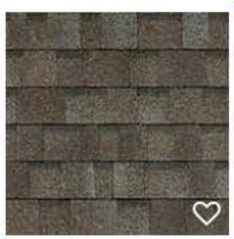
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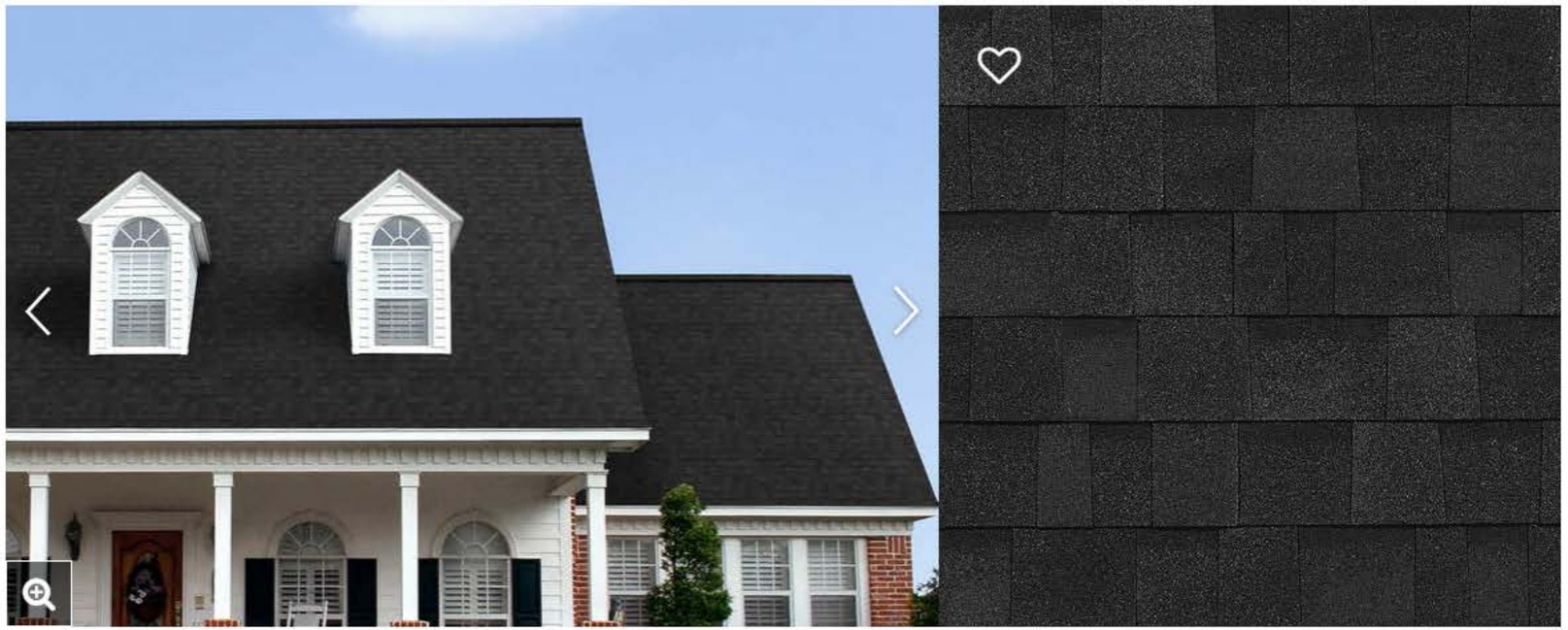
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owenscorning.com/en-us/roofing/shingles/oakridge?color=onyx-black

Update

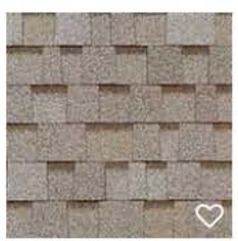
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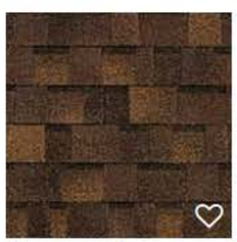




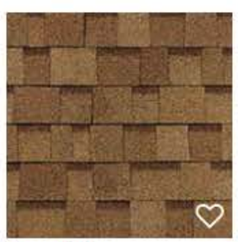
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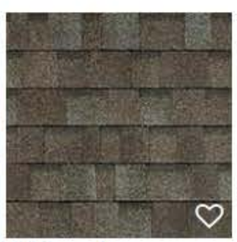
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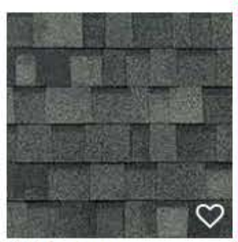
Brownwood



Desert Tan



Driftwood



Estate Gray



Onyx Black

Instr #2021137192 BK: 5449 PG: 194, Filed & Recorded: 12/20/2021 12:31 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $14,490.00

Rec: $18.50 Doc: $14,490.00 ($2,070,000.00)

In, Return and Prepared by:
Carol Lagasse
ESTATE TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

(1)

Property Appraisers Parcel I.D. (Folio) Number(s):
206270-0000
File No.: 63947

WARRANTY DEED

This Warranty Deed, Made the 20th day of December, 2021, by **SCOTT D. FORBES and DONNA L. FORBES, husband and wife**, whose post office address is:

103 B Rio Del Mar ST Augustine FL 32080,,
hereinafter called the "Grantor", to

KRP PROPERTIES V OF VALDOSTA LLC, a Georgia Limited Liability Company, whose post office address is:

1701 Ellis Dr Valdosta, GA 31601,
, hereinafter called the "Grantee".

COPY

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

LOT ELEVEN (11) IN ANDREW ANDERSON SUBDIVISION OF LOT 1, IN BLOCK "N" OF THE MODEL LAND COMPANY'S TRACT OF SUBDIVISION IN THE CITY OF ST. AUGUSTINE, AS PER PLAT OF SAID ANDERSON SUBDIVISION FILED FOR RECORD ON APRIL 4, 1906 AND RECORDED IN PLAT BOOK 1, PAGE 121, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

The property is the homestead of the Grantor(s).

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2021, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____ _____
SCOTT D. FORBES

Printed Name: Rich O'Brien

Witness Signature: _____ _____
DONNA L. FORBES

Printed Name: Rich O'Brien

Carol A Lagasse

COPY

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 20th day of December, 2021 by SCOTT D. FORBES and DONNA L. FORBES. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

_____
Notary Public Signature (SEAL)
Printed Name: Carol Lagasse
My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

Carol A. Lagasse
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG976125
Expires 7/21/2024

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	2062700000
Location Address	18 CORDOVA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Bed & Breakfast (City Historic) (COM) (610.11)
Tax Description*	1-121 MODEL LAND CO SUB CITY ANDERSON SUB OF LOT 1 BLK N LOT 11 OR5449/194 SOUTHERN WIND B & B *The Description above is not to be used on legal documents.
Property Use Code	Bed & Breakfasts (3910)
Subdivision	Anderson's Subdivision of Lot No.1 Block
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.170
Homestead	N

Owner Information

Owner Name	Krp Properties V Of Valdosta LLC 100%
Mailing Address	1701 ELLIS DR VALDOSTA, GA 31601-0000

Map



Valuation Information

	2022
Building Value	$1,164,060
Extra Features Value	$17,044
Total Land Value	$444,300
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,625,404**
Total Deferred	$0
Assessed Value	**$1,625,404**
Total Exemptions	$0
Taxable Value	**$1,625,404**

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	$609,517	$5,799	$327,600	$0	$0	$942,916	$754,704	$238,212	$704,704
2020	$626,420	$5,799	$327,600	$0	$0	$959,819	$692,781	$317,038	$642,781
2019	$567,223	$5,799	$327,600	$0	$0	$900,622	$635,653	$314,969	$585,653
2018	$390,120	$5,081	$218,400	$0	$0	$613,601	$583,907	$79,694	$533,907
2017	$400,564	$5,235	$218,400	$0	$0	$624,199	$591,497	$82,702	$541,497
2016	$392,919	$5,359	$218,400	$0	$0	$616,678	$575,921	$90,757	$525,921
2015	$403,859	$5,513	$218,400	$0	$0	$627,772	$548,476	$129,296	$498,476
2014	$304,196	$5,637	$218,400	$0	$0	$528,233	$505,099	$73,134	$455,099
2013	$312,387	$5,761	$218,400	$0	$0	$536,548	$511,229	$75,319	$461,229
2012	$382,019	$5,915	$187,460	$0	$0	$575,394	$545,548	$79,846	$495,548
2011	$338,941	$6,039	$209,300	$0	$0	$554,280	$554,280	$50,000	$504,280
2010	$419,373	$6,131	$232,960	$0	$0	$658,464	$658,464	$50,000	$608,464

Building Information

Building 1
Year Built 1900
Actual Area 4431
Conditioned Area 3484
Use Bed & Breakfasts
Style 04
Class N
Exterior Wall Concrete Block

Roof Cover Modular Metal
Roof Structure Wood Truss
Interior Flooring Carpet, Hardwood
Interior Wall Plaster
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

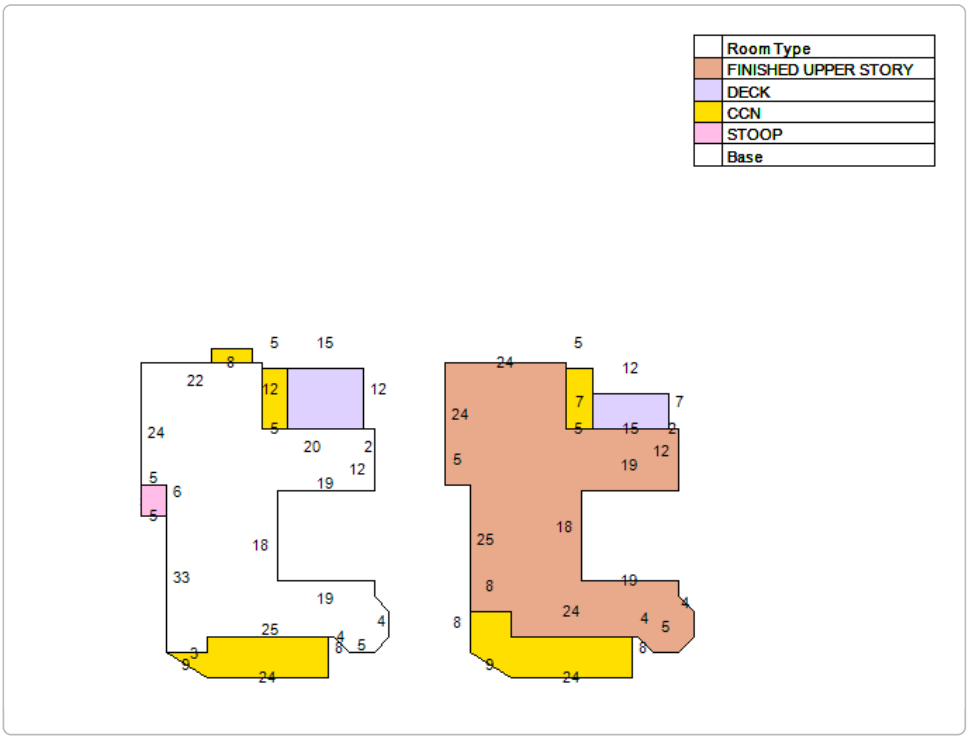
Description	Square Footage
BASE AREA	1774
STOOP	30
CANOPY (COMMERCIAL)	212
CANOPY (COMMERCIAL)	24
CANOPY (COMMERCIAL)	60
FINISHED DECK	180
FINISHED UPPER STORY	1710
CANOPY (COMMERCIAL)	60
FINISHED DECK	105
CANOPY (COMMERCIAL)	276
Total SqFt	4431

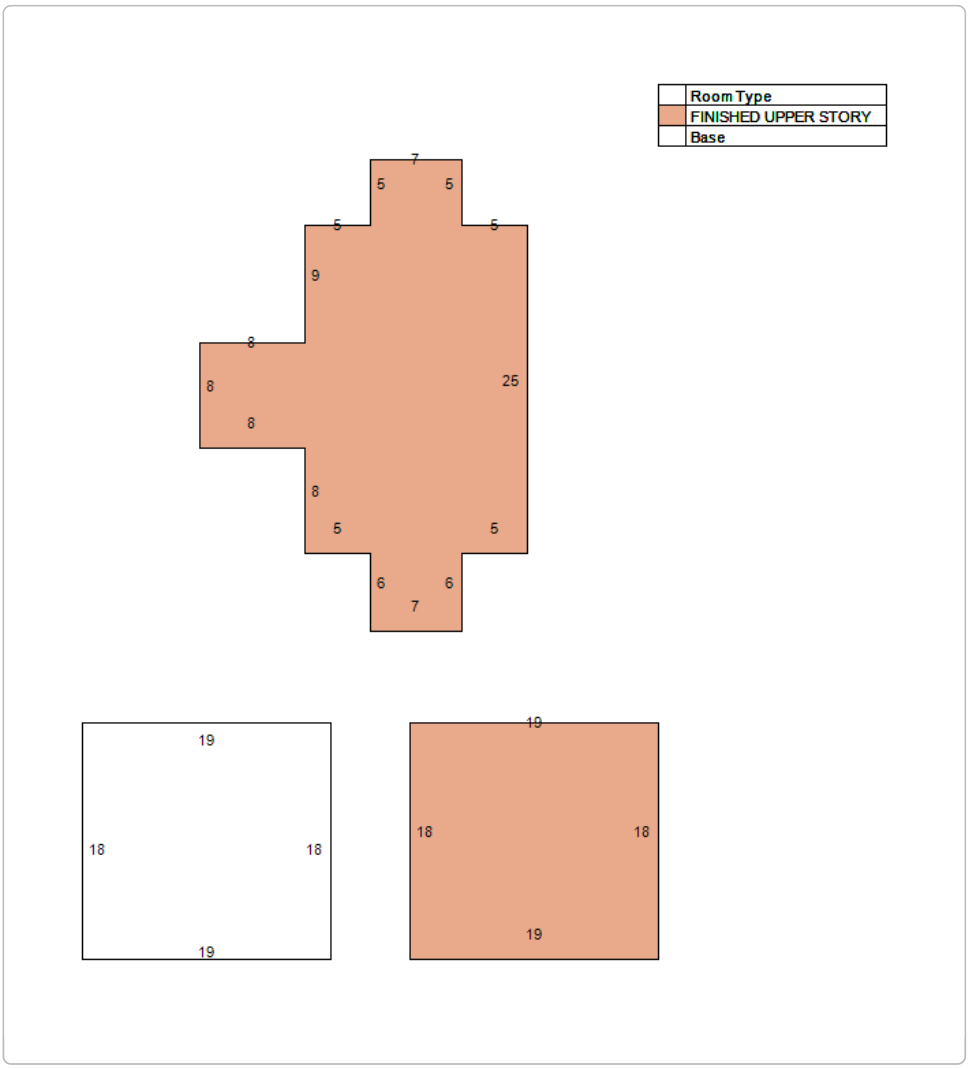
Building 2
Year Built 1900
Actual Area 1250
Conditioned Area 1250
Use Bed & Breakfasts
Style 04
Class N
Exterior Wall Concrete Block

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Carpet, Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	342
POINTER	0
FINISHED UPPER STORY	342
POINTER	0
FINISHED UPPER STORY	566
Total SqFt	1250

Sketch Information


Room Type
FINISHED UPPER STORY
DECK
CCN
STOOP
Base


Room Type
FINISHED UPPER STORY
Base

Extra Feature Information

Code Description	Status	Value
Concrete Paving		12419
Sprinkler Wet		4625

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Bed & Breakfasts	56	130	7405	SF	$444,300

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/20/2021	12/20/2021	$2,070,000.00	WARRANTY DEED	5449	194	Q	I	FORBES SCOTT D,DONNA L	KRP PROPERTIES V OF VALDOSTA LLC
	10/21/2003	$1,728,559.00	WARRANTY DEED	2076	1872	U	I	INDELICATO ROBERT A,ALANA G	FORBES SCOTT D,DONNA L
	8/4/1997	$808,700.00	WARRANTY DEED	1270	369	U	I	DEAN DENNIS F SR,JEANNETTE M	INDELICATO ROBERT A,ALANA G
	2/1/1989	$180,000.00		811	1968	Q	I		DEAN DENNIS F SR,JEANNETTE M
	9/1/1983	$0.00		608	300	U	I		
	1/1/1979	$69,900.00		416	808	U	I		

No data available for the following modules: Exemption Information.

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Version 2.3.201



Detail by Entity Name

Foreign Limited Liability Company
KRP PROPERTIES V OF VALDOSTA, LLC

Filing Information

Document Number	M22000003479
FEI/EIN Number	87-3872711
Date Filed	03/07/2022
State	GA
Status	ACTIVE

Principal Address

18 CORDOVA ST
ST AUGUSTINE, FL 32084

Mailing Address

1701 ELLIS DR
VALDOSTA, GA 31601

Registered Agent Name & Address

PATEL, MANOJKUMAR
18 CORDOVA ST
ST AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MBR

PATEL, MANOJKUMAR
1701 ELLIS DR
VALDOSTA, GA 31601

Annual Reports

No Annual Reports Filed

Document Images

03/07/2022 -- Foreign Limited View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 15, 2022 Meeting



Application: HP2022-0045 Address: 123 St. George Street

Applicant: Dailey Builders LLC

Property Owner: Baker Family Revocable Tust

Project description: For after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel. *(Continued from July 21, 2022 HARB meeting)*

Architectural Style:	Mediterranean Revival/ Mid-Century Commercial	Florida Master Site File:	SJ06479 (Number assigned for 123-127 St. George Street)
National Register:	St. Augustine Town Plan National Register Historic District: currently noncontributing	Construction date:	1947
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1969200000		
Agenda Item:	7(b)	Previous Action(s):	Certificate of Appropriateness PL2020-0014 (Withdrawn) PL2021-0134 Denied

STAFF SUMMARY AND ANALYSIS:

1. This current Certificate of Appropriateness application for after-the-fact work was first heard at the July 21, 2022 HARB meeting and continued to August, when the applicant requested a continuance to this September meeting. In July, the HARB expressed concern with the after-the-fact replacement being an inappropriate design and material modification to the previously existing mid-century storefront. During the applicant presentation, it was stated that the thicker framing used was the only reasonably priced product that had a Florida product approval number. Different suggestions were given by board members on how the existing problem could be solved and the HARB continued the application to allow the applicant time to provide new plans that would incorporate these recommendations. The attached minutes provide more information on the HARB's review in July.
2. Design: For this meeting, the architect working on behalf of the applicant submitted a memo stating that the replacement storefront will be removed entirely and replaced with a more compatible configuration to the previously existing storefront. In addition, an elevation, plan, and section views showing the proposed new design was provided, along with specifications, and are found in front of the application packet.
3. Materials: Aluminum framing in a clear, anodized finish, is proposed and will be the same width but 4.5" deep compared to the approximately 1.25" depth as the previously existing framing that was removed and replaced with what is now existing. A concrete masonry unit block base to be coated in a painted stucco finish is proposed for the panel below the bottom framing rail.
4. Finishes: At the February 2020 HARB meeting, when the originally proposed replacement storefront framing was heard by the HARB, the board stated that the unpainted mill finish of the aluminum framing was appropriate for the building based on evidence that the original had likely been painted over the years. The proposed finish color for the stucco below the storefront glass is the terra cotta that matches the existing wood trim of the storefront.
5. The AGHP recommends "where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings; or an accurate restoration of the storefront based on historic research and physical evidence."
6. The storefront's appearance was modified with the new framing system and lower mirror panel. With this replacement, the bulkier framing with squared profile is visibly different and more modern looking, has an extra rail that was not on the previous storefront, and the use of mirror on the lower panel is not appropriate. Overall, although some modifications from the original are still proposed, including the squared profiled framing with greater depth, and different materials to be used at the base of the storefront windows, the newly proposed design is more in keeping with the originally existing storefront.

STAFF SUMMARY AND ANALYSIS (continued)

BACKGROUND CONTEXT OF THIS PROJECT:

7. Originally, modifications to the storefront were proposed under a previous Certificate of Appropriateness application (PL2020-0014) heard at the February 20, 2020 HARB meeting. The applicant stated that the replacement of the storefront glass windows and window frames was for pedestrian safety and liability issues. Further, that no options were found to match the existing beveled frames, but only ones with squared profiles. The HARB continued the application and asked for elevation and section drawings showing the proposed modifications. The COA application was withdrawn before being heard by the HARB at a subsequent meeting.
8. Staff administratively approved a building permit application (PR2019-1441) in July 2020 based on new elevation and section drawings that showed no changes to the design of the existing storefront, along with notations and correspondence from the architect who indicated that the replacement framing would match the profile of the existing beveled framing, as also shown on the permit application architectural plans.
9. A wider aluminum framing system with a squared profile and mill finish was instead used, which does not match the previously existing mid-century narrower width and beveled profile. An extra horizontal rail was also added toward the bottom at the interior window display's raised floor level, with a taller mirror panel below instead of shorter painted trim.
10. Because work completed on the storefront was different than the approved permit plans, the final permit related inspection was not approved by the City's Building Department and was not closed before it expired. Staff informed the applicant of the options of changing to match the permit plans or going to HARB for an after-the-fact approval.
11. An after-the-fact application (PL2021-0134), similar to the one being reviewed currently, was on the October 2021 HARB agenda and was not heard because no one was present at the meeting to represent the application. At the November 2021 meeting after no representative was again present, the HARB subsequently denied the application with the motion stating that they did not follow the administrative approval granted during the permit review and replaced the originally existing with a non-confirming storefront that did does not adhere to the Architectural Guidelines for Historic Preservation.
12. Staff attended an on-site meeting with the applicant, building owner, glass company representative, and architect on April 27, 2022. At that meeting, the glass representative stated that the wider frames, as installed, were needed to support the weight of the storefront glass and reconfirmed he would not install something without a FL Product Approval number, which would require an engineer's sign off if it were used. Please see emails related to this in the attachments.
13. Subsequently, a new application was submitted for this July 2022 meeting seeking an after-the-fact Certificate of Appropriateness approval for the work done to the storefront.

STAFF RECOMMENDATION:

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

1. Approve the proposed replacement of the after-the-fact replacement that currently exists, if the HARB finds that these modifications retain the commercial character of and are compatible to the building, meeting the Secretary of the Interior's Standard for Rehabilitation 9.

or

2. Continue if the HARB finds that the proposed replacement does not retain the commercial character of the building through contemporary design, is not architecturally compatible to the building, and/or does not meet the Secretary of the Interior's Standard for Rehabilitation 3, 6, or 9, to allow the applicant more time to make changes to the design and/or materials.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

After-the-Fact Work Completed:

1. Replaced store glass (applicant should verify if the glass was canted to match the exact angle of the originally existing storefront glass)
2. Added mirror glass along bottom in place of previously existing wood or metal panel
3. Replaced beveled window frames with a larger aluminum framing system with a squared profile and mill finish
4. Added extra horizontal line of framing above mirror panel towards bottom of storefront windows

Revised Proposed Work:

1. Remove the replacement storefront entirely and replace with a more compatible configuration to the previously existing storefront.
2. Replace the existing mirror panel with a concrete masonry unit block base to be coated in a painted stucco finish

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Storefronts

Do...

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

Don't...

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

Post-1821

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

LIST OF ATTACHMENTS:

1. Staff photographs showing completed after-the-fact work
2. Photos showing originally existing storefront (applicant emailed to staff May 27, 2021)
3. Staff photographs taken before work was started for previous HARB COA application (February 20, 2020)
4. Sanborn Map
5. HARB July 21, 2022 meeting minutes (meeting this current application was first and last heard at for this current COA application)

THE FOLLOWING DOCUMENTS ARE IN CHRONOLOGICAL ORDER OF TIMELINE:

6. HARB February 20, 2020 meeting minutes for original COA application (when HARB continued and the application was withdrawn)
7. Permit plans approved administratively during an architectural review (for Building Permit PR2019-1441 – 119 St. George Street)
8. Permit application email explaining proposed work from architect
9. Email correspondence (February 2021) with contractor/applicant relating work done that did not match permit application plans
10. HARB meeting minutes showing Denial of COA PL2021-0134 (November 18, 2021)
11. Email corresondence (March and September 2022) with contractor/applicant, architect, and new glass contractor discussing storefront frame options

STAFF PHOTOGRAPHS
123 St. George Street





STAFF PHOTOGRAPHS
123 St. George Street





STAFF PHOTOGRAPHS
123 St. George Street





Replacement glass appears to be canted at an angle

STAFF PHOTOGRAPHS
123 St. George Street





Previously existing doorway was unchanged

STAFF PHOTOGRAPHS

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







ORIGINALLY EXISTING STOREFRONT:
PHOTO EMAILED TO STAFF MAY 27, 2021

ORIGINALLY EXISTING STOREFRONT:
PHOTO EMAILED TO STAFF MAY 27, 2021

Originally existing storefront
emailed to staff May 27, 2021

STAFF PHOTOGRAPHS
123 St. George Street





Front Façade / West Elevation

STAFF PHOTOGRAPHS
123 St. George Street





Storefront windows on Front Façade / West Elevation

STAFF PHOTOGRAPHS
123 St. George Street





Storefront window framing on Front Façade / West Elevation

STAFF PHOTOGRAPHS
123 St. George Street



Storefront Entrance



Mid-century Storefront of 125 St. George Street

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



AYES: Weaver, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (e) HP2022-0044 – Les Thomas Architect– Applicant
Ocean Breezes Real Estate, LLC– Owner
50 Marine Street

Administratively continued due to lack of quorum.

To modify the main residential structure, including the addition of a balcony over the existing front porch and a rear second story dormer and to enclose an existing covered porch space on the rear elevation; and, to construct a new two-story garage with living space above to the rear of the property, with associated landscape features including a new brick-paved patio and walkways.

6. (f) HP2022-0045 – Dailey Builders LLC - – Applicant
Baker Family Revocable Trust– Owner
123 St. George Street

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

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

1. Approve the after-the-fact work completed to the storefront and the proposed replacement of the lower mirror panel with an aluminum composite panel if the HARB finds that these modifications retain the commercial character of and are compatible to the building, meeting the Secretary of the Interior's Standard for Rehabilitation 9.

2. Deny if the HARB finds that the after-the-fact work does not retain the commercial character of the building through contemporary design, is not architecturally compatible to the building, and/or does not meet the Secretary of the Interior's Standard for Rehabilitation 3, 6, or 9.

Duncan Daily, Daily Builders, and Sarah Ryan reviewed the application.
Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi encouraged the Board to deny the after-the-fact application. She said she understood mistakes were made but felt the applicants should be held liable.

Leslie Baker said, as the owner of the property, they had been trying to rectify the problem for almost two years. She said they wanted to make it right and thought the window should be installed with metal instead of wood. She said pressure washing on St. George Street was done daily and she felt the walls would rot. She said their goal was to make it better.

Public hearing was closed.

Mr. Weaver said the application was administratively approved, and since then the Board had heard the application three times.

Ms. Courtney explained the first meeting was in 2020 where the application was continued; then the application was withdrawn, and the applicant then submitted a building permit with the architectural plans that showed the store front would not be altered but would have replacement framing. She said staff was comfortable after

speaking with the architect and administratively approved the application. She said the permit was issued; however, the work was incorrect, and the applicant was notified that they would need an after-the-fact approval from HARB. She said in October, the applicant was not present at the meeting nor at the November 2021 meeting and the Board denied based on their findings.

Mr. Weaver said the design was inappropriate and asked if the Board could hear the application or did, they need to appeal as the application was the same.

Ms. Lopez said the appeal period was thirty days, which was well overdue. She said the applicant wanted help in order for HARB to approve it.

Ms. Courtney informed the Board of a site visit that was conducted in April with the architect, the contractor, the building owner, and the glass installer. She said they have been in contact with the Building Official and he thought a framing system could be used without a Florida Product approval number if it had an engineering stamp and seal; however, the glass installer refused to use any product without a Florida Product approval number. She added if the Board denied the application, it would be heard before Code Enforcement and they would determine the penalty, if it was unable to be corrected in a way the Board saw fit.

The Board discussed:

- Not concerned with the material as much as the basic design
- Kick panel was not appropriate, and the mullion was not correct
- Looked like a modern store front, which did not resemble what had originally been there
- If application was the same was in favor of a denial unless the applicant was willing to modify what had been done
- Felt there were some solutions to fix what had been done
- Should have matched the original window frame; however, it was not available in the with those dimensions
- Frame size there met the current code standards
- Should repair and replace what was there with what had been approved
- Original photographs showed eight-inch terracotta seal which could be replicated
- Should remove the horizonal mullion
- Questioned if the architect thought what had been originally proposed could be done
- Should have discussed what was to be done before completed since there were issues
- Vertical rail was from top to bottom and the intermediate rail could be removed
- Design was achievable and could resemble the approved design and meet code
- Using the Cory Tile was moving away from the design but could be discussed
- Kick plate should not be aluminum but perhaps masonry
- Needed to be compatible but felt the application needed to be continued

Applicant's responses:

- Bottom eight-inch rail was a painted metal and was part of the store front system
- Felt there was no issue when meeting with the original contractor but then was different as proposed
- Unable to reach the initial supplier for it to be repaired
- New supplier was brought in who wanted a Florida Product number on it since the glass was slanted about four degrees
- Had approached two other store front companies since first was unreachable
- On each side of store front, the datum was at twenty-four inches, which was more appropriate
- Wanted to remove the mirrored panel and replace with a muter panel and if not, would need an entire new system

- If it were veneered, it would add to the size and that was a concern as it was already a quarter of an inch wider, and this would make it bigger
- Could add the Red Cory Tile on both sides could continue that underneath to keep the same profile

MOTION

Mr. Weaver MOVED to CONTINUE application HP2022-0045, 123 St. George Street to the August 17, 2022 HARB meeting. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:
AYES: Weaver, Beach, MacDonald
NAYES: ONE
MOTION CARRIED UNANIMOUSLY[2]

7. Certificate of Demolition and Partial Demolition

7. (a) HP2022-0049 – McDonald Brothers, LLC– Applicant
Theresa M. Travis– Owner
10 Tremerton Street

To partially demolish a residential building that is recorded in the Florida Master Site File and not located in a district, including removal of the chimney, a dormer, porch and deck, and changes to the fenestration related to elevation, renovations, and additions.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for partial demolition related to elevation, renovations, and additions at 10 Tremerton Street because it is not a local landmark or otherwise designated as a historic building with the following conditions:

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

2. To limit the time the lot remains vacant, that no permit be issued for the demolition of the structure until drawings sufficient for a building permit and all necessary requirements for the construction of a replacement building have been submitted for the new construction.

Theresa Travis and David McDonald reviewed the applicant.

Ex Parte Communication:

(None)

18 certified notices were sent, 1 were returned in favor, 0 returned opposed and 1 had comments.

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

The Board discussed:

- Building was not historic but was older
- Chimney was capped which indicated it was not an oil burning stove
- Would have more questions if it were in a National Register district or in an HP area but it was not
- Was in support of the application
- Questioned where the main entrance would be
- Felt in the design, there were many competing elements
- Did not feel any of the new additions were helping
- Applicant should simplify and narrow down the main focus

[2] Break from 2:34p.m.-2:40p.m.

The Board discussed:

- Desire to see the design and planning process and who was involved in developing the project
- Demonstrating any efforts to include the African American community, and Desire to see inclusion of the African American community in the design process
- Desire to see the monument within the context of the surrounding area, including orientation, scale, and sightlines

Mr. Triay responded to Board member questions noting:

- No intent to put anything on the rear of the monument
- Approximately 130 feet from the wall of the government house in the northwest quadrant of the property
- Design and planning process included a series of public meeting of the UF Board hosted at the Government House
- All names listed on the monument served the Union Army, but were from St. Augustine
- No architects or landscape architects were included in the design process

MOTION

Mr. MacDonald MOVED to CONTINUE application F2020-0013, 48 King Street, to the April 16, 2020 meeting to allow the applicant to provide conceptual drawings of the monument within the space and to give additional opportunity for members of the community to participate in the development process. The motion was SECONDED by Mr. Weaver.

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

7. (b) F2020-0014 – Dailey Builders LLC – Applicant
Baker Family Revocable Trust – Owner
123 St. George Street

To replace glass windows and framing in a manner that changes the design elements of the storefront.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness to replace glass windows and framing in a manner that changes the design elements of the storefront at **123 St. George Street** because it meets the Secretary of the Interior's Standards for Rehabilitation 2, 6, and 9 with the following finding by HARB:

- The storefront elements have been proven to require replacement and there is no exact match available
- As proposed, the new structural system is compatible and preserves the overall character of the storefront

Duncan Dailey reviewed the application with a sample of the aluminum frame to be used. He noted that the main reason for the change was safety concerns with the existing storefront frame.

Ex Parte Communication:

(None)

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

The Board discussed:

- Recommendation to powder coat the mill-finished aluminum
- Clarification of the proposed changes including removal of the beveled-edge framing, proposal of modern aluminum framing twelve inches off-grade to replicate existing aluminum panel with painted glass and aluminum cross-member
- Building was a non-contributing structure
- Desire to see an elevation and section of the proposed changes to clarify the application.

MOTION

Mr. Benoit MOVED to CONTINUE application F2020-0014 to the March 19, 2020 HARB meeting. The motion was SECONDED by Ms. Wingo.

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

8. Certificates of Demolition and Partial Demolition

8. (a) F2020-0004 – James and Jasmine Scott – Applicant and Owner
79 Cerro Street

To demolish a building constructed c 1954 that is not recorded on the FLORIDA MASTER SITE FILE and is not located in a district.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition at **79 Cerro Street** because it is not a local landmark or otherwise designated as a historic building.

James and Jasmine Scott reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

Benjamin and Juanita Elmore voiced concerns regarding the replacement structure and how close it would be to their neighboring home.

There was discussion in response to the Elmores' comments, including clarification that part of the car port attached to the subject structure actually crosses over onto the Elmores' property, setback requirements, and variance procedures, if necessary, for construction of the replacement structure.

Diane Stoltman felt that the property owners could come to some agreement.

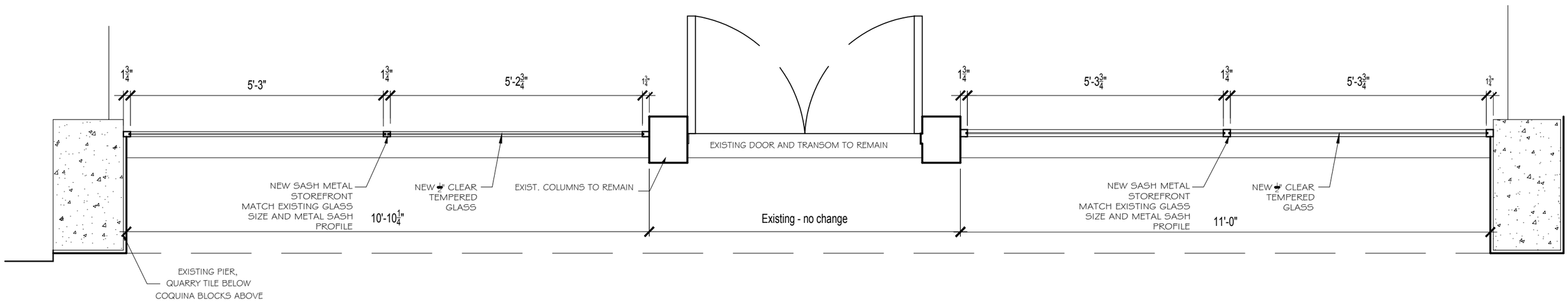
Public hearing was closed.

Mr. and Ms. Scott noted the deteriorated state of the shared carport and that it was not allowed to be rebuilt once taken down.

The Board discussed:

- Concern for demolishing the shared car-port portion on the neighbor's property
- Flooding impacts from Hurricane Irma
- Applicant was not intending to build on original footprint of the house, and if carport was demolished, it was not allowed to be replaced
- Building official provided letter verifying substantially damaged status

Permit plans received by the Building Department in 2020 and approved administratively during an architectural review



PROPOSED PLAN 1/2" = 1'-0" SCALE

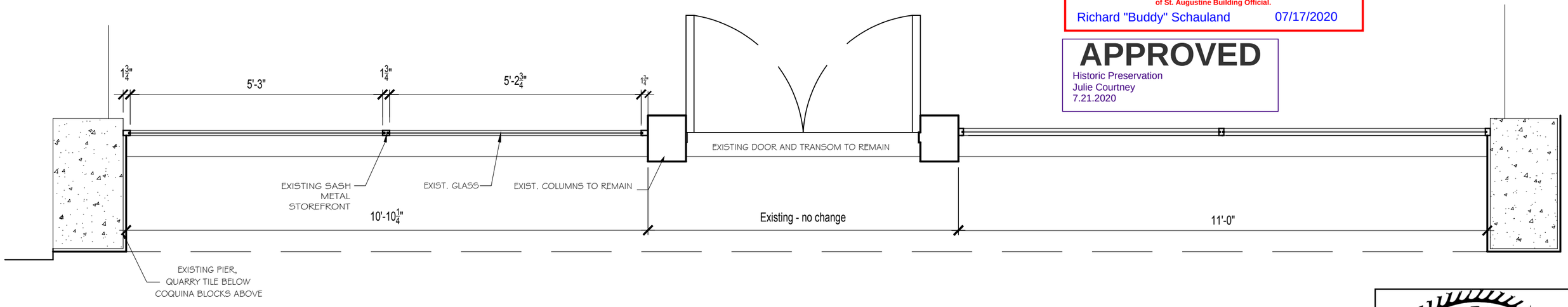
Approved

These plans have been reviewed and found to be in substantial compliance with the provisions of the 2017 Florida Building Code and the City of St. Augustine building ordinances. Any deviations or revisions to these plans must be approved by the City of St. Augustine Building Official.

Richard "Buddy" Schauland 07/17/2020

APPROVED

Historic Preservation
Julie Courtney
7.21.2020

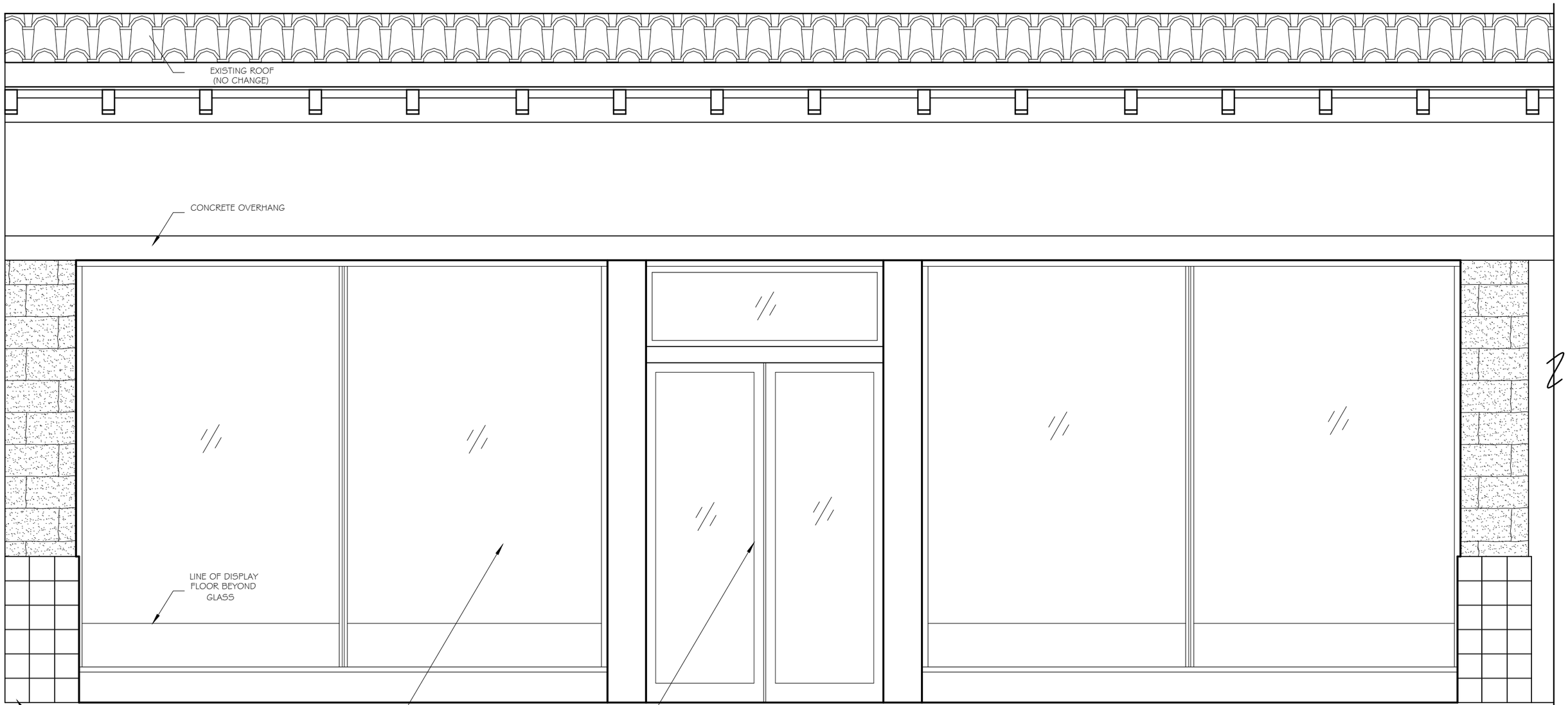


EXISTING PLAN 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT LLC FOR PERMIT

STATE OF FLORIDA
SARAH RYAN
AR97035
REGISTERED ARCHITECT



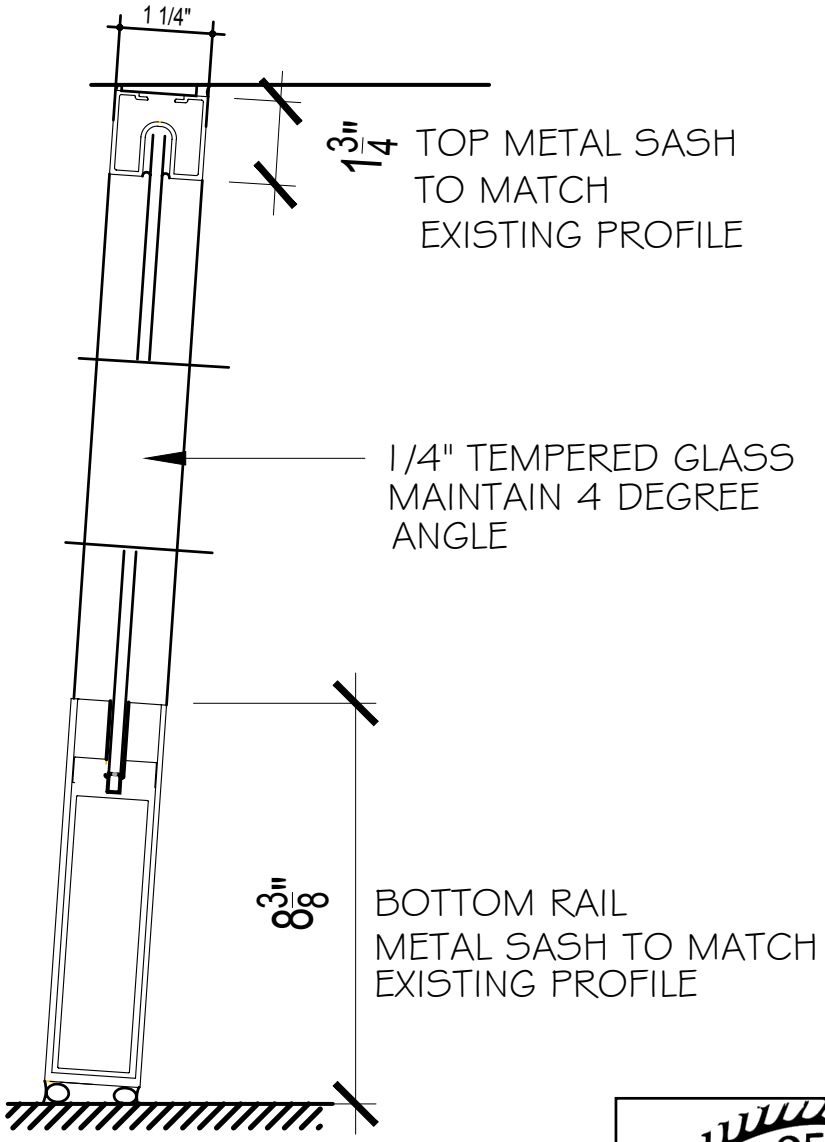
STATE OF FLORIDA
SARAH RYAN
AR97035
REGISTERED ARCHITECT

EXISTING AND PROPOSED ELEVATION 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT LLC

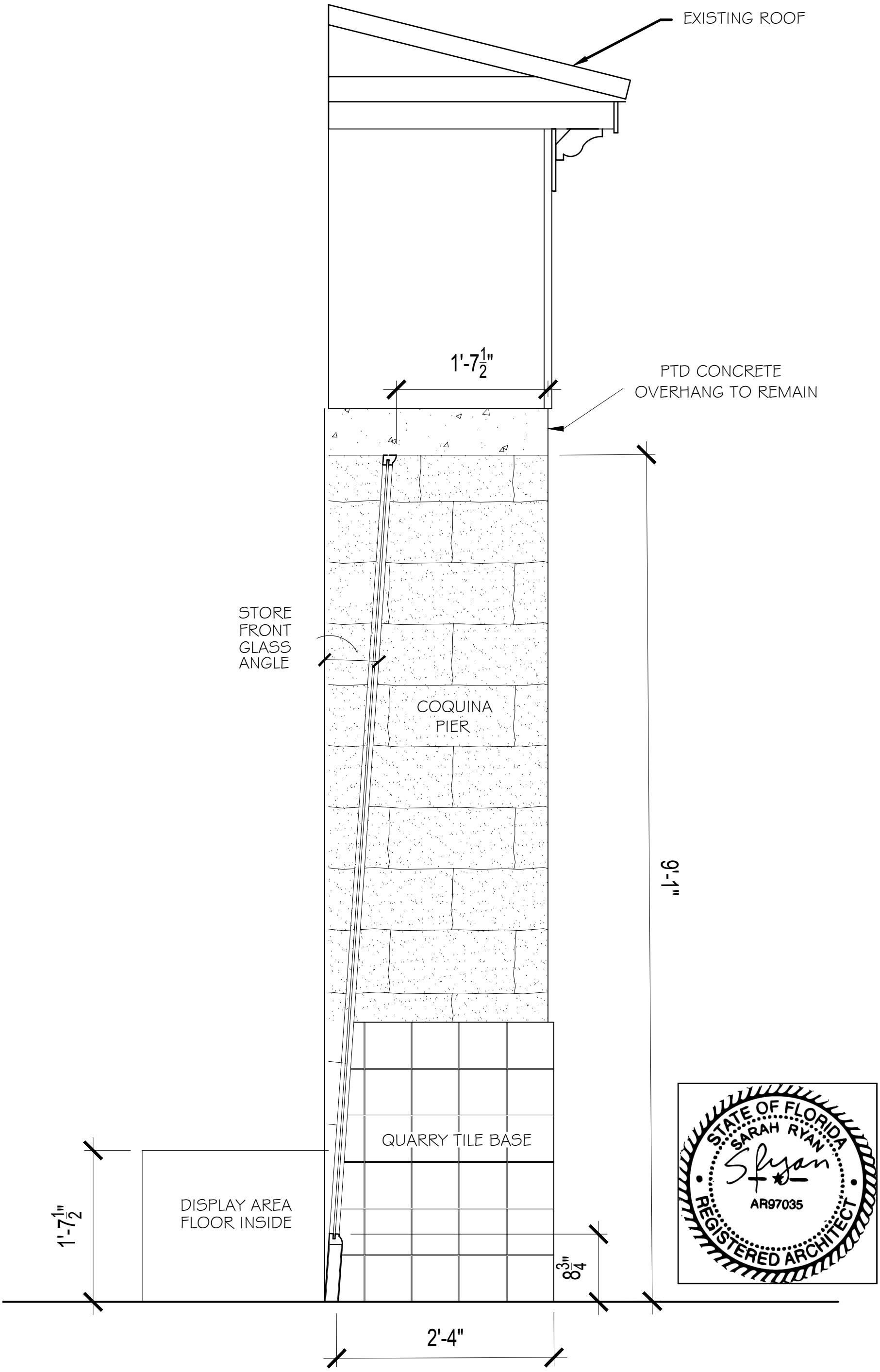
FOR PERMIT



STATE OF FLORIDA
SARAH RYAN
AR97035
REGISTERED ARCHITECT

DETAIL SECTION 3" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT



SECTION 1" = 1'-0" SCALE

123 ST GEORGE STREET - METAL SASH AND GLASS REPLACEMENT

SARAH RYAN ARCHITECT, LLC

FOR PERMIT

Julie Courtney

From: Jennifer Wolfe
Sent: Monday, June 8, 2020 2:16 PM
To: Sarah Ryan
Cc: Julie Courtney
Subject: RE: 123 St George Street - Drawings

No, just reflect it within the building permit documents which will get routed for us to sign.
Thanks!
Jenny

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Monday, June 8, 2020 1:32 PM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: Re: 123 St George Street - Drawings

Hi Jenny, Thanks for reviewing.
That is completely acceptable to the owner to keep the exposed aluminum.
Do you want me to send revised drawings with that update?

Sarah Ryan, Architect
904-547-9430

On Mon, Jun 8, 2020 at 9:54 AM Jennifer Wolfe <jwolfe@citystaug.com> wrote:

> Thank you Sarah, this is exactly what I needed. One comment, over time the metal has been painted different colors. If you look next door the frame is just exposed aluminum which I think is original. I would prefer matching that original appearance as it is more authentic than the revolving door of paint colors applied over time (google shows green for example and not the salmon color). Is that possible, and/or desirable to your client?
>
> Thanks,
>
> Jenny

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Friday, June 5, 2020 11:58 AM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: 123 St George Street - Drawings

Dear Jenny,

Please see attached drawings for 123 St George Street. The scope of work is replacing the storefront metal sash frames and glass due to safety concerns. The new metal sash and replacement glass will match the existing metal sash frame profile. The glass will be replaced with 1/4" clear tempered glass. The metal frame will be powder coated to match the salmon color (see photos). The center door and transom will remain in place.

Drawings include the existing and proposed plan (11x17), the proposed elevation (11x17), section (11x17), detail section (letter size) and photos of the property (letter size). Please let us know if you need additional information.

Have a great weekend,

Sarah Ryan, Architect
904-547-9430

From:	Julie Courtney
To:	Duncan and Jenifer dailey
Cc:	Jenny Wolfe; Sarah Ryan
Subject:	LAST CORRESPONDENCE FROM FEBRUARY RE:123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)
Date:	Thursday, May 27, 2021 4:32:00 PM
Attachments:	image001.jpg image002.png image003.png image004.png image005.jpg IMG_2432.JPG IMG_2431.JPG 123 St George St _ photoWorkCompleted2020.pdf.jpg 123 St George St _ photo2WorkCompleted2020.pdf.jpg IMG_2445.JPG 123 St George St _ APPROVED Plans.pdf

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This was my last correspondence we had from my records:

From: Duncan and Jenifer dailey Dailey@dbdlm.com.co
Sent: Wednesday, February 17, 2021 8:55 AM
To: Julie Courtney jcourtney@citystaug.com
Cc: Sarah Ryan sr@sarahryanarchitect.com; Jennifer Wolfe jwolfe@citystaug.com
Subject: Re: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

Good Morning,

I will get with the Architect and get back to you on an update and application for "after the fact" approval.

Thanks,
~Duncan~

From: Julie Courtney
Sent: Tuesday, February 16, 2021 12:51 PM
To: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Cc: Sarah Ryan <sr@sarahryanarchitect.com>; Jenny Wolfe <jwolfe@citystaug.com>
Subject: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

Hello Mr. Dailey,
I am copying Sarah Ryan as well as Jenny Wolfe so we can all be current with the situation regarding the outstanding issue with the 123 St. George Street storefront project. Unfortunately, just removing the mirrored glass and installing painted kick panels on the lower portion would not fully address the problem of the work not conforming to the plans that we approved with the revised permit application. There are multiple issues as I tried to explain in my last email from the afternoon of February 2, which I'm copying below in BLUE.

- Sarah Ryan's drawings clearly say in different places on Sheet 1, 2, 3 to "match existing metal

sash profile," etc. and I believe we were verbally told by her that a fabricator or supplier was found that could fabricate the sashes to match the existing. Her notation on sheet 2 states "Metal Sash profile to match existing. Aluminum Mill Finish" which is not just saying the aluminum mill finish will match the existing. The sashes used to replace the existing do not match the existing profile.

- Additionally, the extra horizontal sash that was added toward the bottom is much higher than the existing kick plates, so that area would not match the existing if the area below with a kickplate. There would still be the issue with the extra horizontal sash having been added (that are not on the approved plans). If kickplates were added to that full height, they would be much higher than the existing.

From: Julie Courtney
Sent: Tuesday, February 2, 2021 3:36 PM
To: 'Duncan and Jenifer dailey' <Dailey@dbdlm.com.co>
Cc: Jenny Wolfe <jwolfe@citystaug.com>
Subject: RE: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

We realize that your HARB application and presentation included information about using the larger aluminum sash frames, but HARB did not approve that Certificate of Appropriateness application as submitted. I did not see it noted on the architect's drawings (see attached) that a larger sash with different profile was to be used as an alternative, but only notations that the sash was to match the existing profile. The drawings were the only updated information added to the permit application, and this was what the administrative approval was based on.

There are multiple issues with the work done not matching the approved plans. When you compare the work that was done with the design detailed on the architectural plans and administratively approved, it does not match. I have attached some before and after photos that clearly show that. In addition to the new metal sash framing not having the same profile and the mirror, an extra horizontal sash was added in the area where the drawings indicated the display floor would be showing behind the glass window. The drawings show one large piece of glass with no horizontal divisions (only a vertical divider on each side of the door), and a solid panel below at ground level, which is not shown as glass or mirror. The section drawing indicates a bottom rail at 8-3/8" and one 1-3/4" top rail at the very top, with the same narrow profile as the existing, and a solid expanse of glass in between.

Unfortunately, we can not administratively approve the work that was not installed to plan. The only way to get an approved final inspection on the permit is to get after-the-fact approval from HARB, or make sure the work complies with the Sarah Ryan Architect plans submitted with the permit application. We will need to update our Building Inspector and Code Enforcement on which route you decide to take and they will be following up with you accordingly.

Thank you,
Julie Courtney
Historic Preservation Planner

Planning & Building Department

If you are planning to resubmit a Certificate of Appropriateness application for after-the-fact approval from HARB, the application deadlines for the next meeting you could go to is this Friday, February 19th for the March 18 meeting.

Thank you,

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

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

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

From: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Sent: Tuesday, February 16, 2021 9:29 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

Good Morning Mrs. Courtney,

I recently had a conversation with Sarah Ryan and we looked over everything. She agreed that the mirror portion was not supposed to be in there and said that she felt that a compromise would be to remove the mirror glass and install metal kick panels which have been painted the same color as the building to blend in with the storefront. The metal profile of the framework that was used in accordance to the plans she submitted on sheet 2 states, "Metal Sash Profile to Match Existing Aluminum Mill Finish " which is the finish of the product that we used. Please let us know if we can remove the mirrored glass and install painted kick panels on the lower portion of the storefront glass and get approval or if we need to resubmit for approval?

Thanks in advance,
~Duncan~

From: Julie Courtney
Sent: Tuesday, February 2, 2021 3:36 PM
To: 'Duncan and Jenifer dailey' <Dailey@dbdlm.com.co>
Cc: Jenny Wolfe <jwolfe@citystaug.com>
Subject: RE: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

We realize that your HARB application and presentation included information about using the larger aluminum sash frames, but HARB did not approve that Certificate of Appropriateness application as submitted. I did not see it noted on the architect's drawings (see attached) that a larger sash with different profile was to be used as an alternative, but only notations that the sash was to match the existing profile. The drawings were the only updated information added to the permit application, and this was what the administrative approval was based on.

There are multiple issues with the work done not matching the approved plans. When you compare the work that was done with the design detailed on the architectural plans and administratively approved, it does not match. I have attached some before and after photos that clearly show that. In addition to the new metal sash framing not having the same profile and the mirror, an extra horizontal sash was added in the area where the drawings indicated the display floor would be showing behind the glass window. The drawings show one large piece of glass with no horizontal divisions (only a vertical divider on each side of the door), and a solid panel below at ground level, which is not shown as glass or mirror. The section drawing indicates a bottom rail at 8-3/8" and one 1-3/4" top rail at the very top, with the same narrow profile as the existing, and a solid expanse of glass in between.

Unfortunately, we can not administratively approve the work that was not installed to plan. The only way to get an approved final inspection on the permit is to get after-the-fact approval from HARB, or make sure the work complies with the Sarah Ryan Architect plans submitted with the permit application. We will need to update our Building Inspector and Code Enforcement on which route you decide to take and they will be following up with you accordingly.

Thank you,

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

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

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From: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Sent: Tuesday, February 2, 2021 10:41 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street)

Hi Julie,

Per the meeting last year that I attended I brought in a sample of the new framework for all the HARB members to see and explained that matching the original frame was not possible due to that material not being available anymore and that is why we were switching to this updated material (which I believe was noted on the architects info). At that time we had planned on installing a metal kick plate and painting the kick plate the same color as the surrounding walls to blend in properly. The plan was to have the glass company come back out to swap out the mirror glass (which we never approved and don't know why it was installed in the first place) with the kick plate but after 3 months of back and forth with the glass company they have fallen unresponsive to any of our communications. Our plan moving forward is to have the lower sections of mirrored glass be painted to match the surrounding walls as originally planned.

Please advise if this is administratively acceptable or if I need to do something else as we planned on taking care of that this week - possibly tomorrow?

Thanks in advance,
~Duncan~

On Tue, Feb 2, 2021 at 10:03 AM Julie Courtney <jcourtney@citystaug.com> wrote:

> Hello,
> I was hoping to get your input as well on the storefront work done on St. George Street. Architect Sarah Ryan's plans which were submitted with your permit application were what was reviewed to determine if staff could administratively approve the permit application for the proposed storefront metal sash and glass replacement at 123 St. George Street storefront project (under Permit Application PR2019-1441 - 119 St. George Street). The plans state that the metal sash profile is to match existing with an aluminum mill finish. It does not appear that the new metal sashes matched the existing and the mirror that was added along the bottom was not indicated on the plans or documents I looked at. The mirror is not administratively approvable by our staff. I believe your options are to have HARB after-the-fact approval or to remove the mirror. However, the mirror would likely not be approved by HARB if you tried to do an after-the-fact Certificate of Appropriateness.
>
> Thank you,

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

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

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

MOTION

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

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

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

Mr. Weaver SECONDED the AMENDED motion.

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

9. Certificate of Appropriateness: After-the-Fact

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

For after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower

mirror glass panel that was added along the bottom with an aluminum composite panel.

The applicant was not present.

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

Ex Parte Communication:

(None)

Public hearing was opened.

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

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

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

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

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

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

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

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

MOTION

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

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

From: Isabelle Lopez <ilopez@citystaug.com>
Sent: Tuesday, April 5, 2022 1:58 PM
To: Julie Courtney <jcourtney@citystaug.com>; Richard Schauland <rschauland@citystaug.com>
Cc: Shanna Lee <slee@citystaug.com>; Candice Seymour <cseymour@citystaug.com>
Subject: RE: waiting period after the denial from HARB before reapplying?

Unless you can cite to a section in the code that says they must wait a year before re-applying, there is no such thing. The colloquially can say any qualifier they want, but again, if we do not process an application, we must cite to an actual rule in the code prohibiting us from processing it.

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Tuesday, April 5, 2022 10:51 AM
To: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>; Julie Courtney <jcourtney@citystaug.com>
Cc: Mark McConnel <mm@sarahryanarchitect.com>
Subject: Re: 123 St. George

Duncan and Julie,

I spoke with Brad's Glass and he will not install storefront glass that does not meet the florida building code. The profile that was previously installed is, in his terms, 'inexpensive store front from the 70s' and is only used in interior applications now and would not meet current code.

Can we meet at the property in the next few weeks with Brad's Glass, Duncan and Julie to discuss moving forward with a modern storefront which will require HARB approval.

Would April 11th, 15th, 21st, or 22nd work for everyone at 8:30 or 9? I will circle back with Brad's Glass so he can meet us there too.

Julie - Is there a year waiting period after the denial from HARB before reapplying?

Sarah Ryan, Architect
904-547-9430

On Mon, Apr 4, 2022 at 12:08 PM Julie Courtney <jcourtney@citystaug.com> wrote:

In order to use a product that does not have a product approval number, the Building Official requires a signed and sealed letter from an engineer attesting that the product meets the requirements of the Florida Building Code. If you are not going to change the window framing with something that matches what was originally existing and resolve the other outstanding details, I can not administratively approve something that the HARB said was not acceptable.

Thank you,

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

From: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Sent: Monday, April 4, 2022 9:57 AM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Sarah Ryan <sr@sarahryanarchitect.com>
Subject: Re: 123 St. George

Good Morning,

I understand that the board wants the framework replaced but if you look at what Mr. Donald sent over you will see that even if we replace the frame it will be replaced with either the same size frame or larger frame. There is no other smaller window frame available on the marker that is approved by the Florida Building Code. Please advise.

~Duncan Dailey~

On Fri, Apr 1, 2022 at 8:58 AM Julie Courtney <jcourtney@citystaug.com> wrote:

Hello,

Yes, it appears that the proposal for option 2 is just replacing the lower mirror panel? At the meeting that the application was denied, the HARB indicated that in addition to that lower panel, the board is expecting the replacement framing that was done around the glass to be addressed so that it much more closely resembles the previously existing and definitely want the glass canted as it was.

Thank you,

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

City of St. Augustine
P.O. Box 210

St. Augustine, FL 32085

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

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Thursday, March 31, 2022 1:11 PM
To: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Cc: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 123 St. George

Hi Duncan,

Thanks for the drawings. Can the storefront company provide samples so we can see the profile. I don't see a difference in what they are proposing to what is installed. I'm happy to meet Donald and you at the property to discuss and look at samples.

Sarah Ryan, Architect
904-547-9430

On Thu, Mar 31, 2022 at 11:09 AM Duncan and Jenifer dailey <Dailey@dbdlm.com.co> wrote:

Hello Sarah and Julie:

We met Donald from Brad's glass on Tuesday of this week and we got this proposal from him today. We would like to go with option 2 if possible seeing as there is no other option available for storefront glass frames. After you have reviewed this let's touch base on how to proceed on what information we need to give to the city.

Thank you,

Duncan Dailey

---------- Forwarded message ---------
From: **Donald Scott** <DScott@bradsglass.com>
Date: Thu, Mar 31, 2022 at 10:46 AM
Subject: 123 St. George
To: dailey@dbdlm.com.co <dailey@dbdlm.com.co>

Duncan,

I have attached the product approval along with the proposal and drawings. There are two options on the proposal. I cannot locate any storefront material that has a smaller profile than the existing that will meet building codes. Option must be chosen, and proposal signed before any materials will be ordered. We must have a meeting with the architect and historical group before we move forward with ordering material, if option 1 is chosen. Please feel free to contact me with any questions.

Donald Scott
Brad's Glass Co.
dscott@bradsglass.com
904-765-5558 office
904-759-4290 cell

Reply all | Delete | Junk | Block | ...

Re: 123 St George Street - materials for HARB meeting

SR

Sarah Ryan <sr@sarahryanarchitect.com>
To: Julie Courtney
Cc: Duncan and Jenifer dailey <dailey@dbdlm.com.co>; **Harb**

Thu 9/8/2022 11:24 AM

Julie,

1.75" width (same as we are proposing) and approx. 1.25" deep (we are proposing 4.5" deep).

Sarah Ryan, Architect
904-547-9430

On Wed, Sep 7, 2022 at 4:04 PM Julie Courtney <jcourtney@citystaug.com> wrote:

> Thank you for those. Do you know what the original frame dimensions were (approximately at least)?

From: Sarah Ryan <sr@sarahryanarchitect.com>
Sent: Wednesday, September 7, 2022 3:03 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: Duncan and Jenifer dailey <dailey@dbdlm.com.co>; harb <harb@citystaug.com>
Subject: Re: 123 St George Street - materials for HARB meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the City IT Department.

Julie,

Please see attached the storefront spec (YKK YES 45 FS) and the installers shop drawing for the windows. We are contacting the installer for a sample.

Please let me know if we can provide additional info. Thank you,

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

August 17, 2022

Dailey Builders LLC
205 W Davis Industrial Dr Suite 5
St Augustine, FL 32084

cc: Baker Family Revocable Trust

Re: Certificate of Appropriateness – 123 St. George Street – HP2022-0045

Dear Mr. Dailey,

On August 17, 2022, the Historic Architectural Review Board (HARB) met and discussed your application for after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the September 15, 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, to be received by September 5, 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.:	HP2022-0045
Applicant:	Dailey Builders LLC
Owner:	Baker Family Revocable Trust
Address:	123 St. George Street
Parcel Number:	1969200000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, for after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON AUGUST 17, 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 August 17, 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-2.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request for after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

Subject to the following conditions:

-
- Continued to September 15, 2022
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 17 day of August, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0045

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 17th day of August, A.D., 2022.

Elyse Wiemann

Notary Public, State of Florida

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

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.

Meredith H. Randolph

From: Duncan and Jenifer dailey <Dailey@dbdlm.com.co>
Sent: Friday, August 5, 2022 3:47 PM
To: Meredith H. Randolph; Julie Courtney; Sarah Ryan; Duncan Dailey
Subject: Re: Historic Architectural Review Board (HARB) Order from the July 21, 2022 Meeting

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Hello:
At this time, we are not going to be able to make the deadline for this Sunday to have that information for you as we need more time to research the proper materials needed that the board requested. We will need to be put on the September Harb board meeting.

Thank you,
Jenifer Dailey

On Mon, Jul 25, 2022 at 2:56 PM Meredith H. Randolph <mrandolph@citystaug.com> wrote:

> Good afternoon,
> Find attached the order and findings regarding your application heard at the above-referenced meeting.
>
> Have a good day!

Meredith Randolph

Planning & Building Clerk

E: mrandolph@citystaug.com | P: 904.209.4325 | W: www.CityStAug.com

City of St. Augustine
P.O. Box 210

St. Augustine, FL 32085

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FOR SEPTEMBER 15, 2022 HARB MEETING

HP2022-0045: 123 ST. GEORGE STREET

Additional materials submitted by applicant

Received September 5, 2022
Planning and Building Department

SARAH RYAN
ARCHITECT

September 5th, 2022

Dear HARB board members,

Please see included in this application new storefront drawings for 123 St George Street. (Elevation, Plan and Section included on 11 x 17s)

Per the August HARB discussion we will remove the existing storefront entirely and replace it with a new configuration that is more compatible with the previously removed storefront (prior to 2021). The new storefront includes an 8" CMU stucco base and YKK 45 FS storefront system that will frame the entire opening with a vertical mullion divided in the middle on each side of the existing door.

The aluminum frame is a clear anodized finish, and the stucco painted a Sherwin Williams Earthen Jug paint color (previously approved to be used).

We explored a wood trim attached to the storefront but ultimately had concerns with screwing the trim into the storefront and compromising the system. The surrounding storefronts are also metal so felt this was appropriate with the streetscape. We are happy to discuss the wood trim at the meeting if still desired.

Thank you for your patience and time on this application and we look forward to the meeting on the 15th.

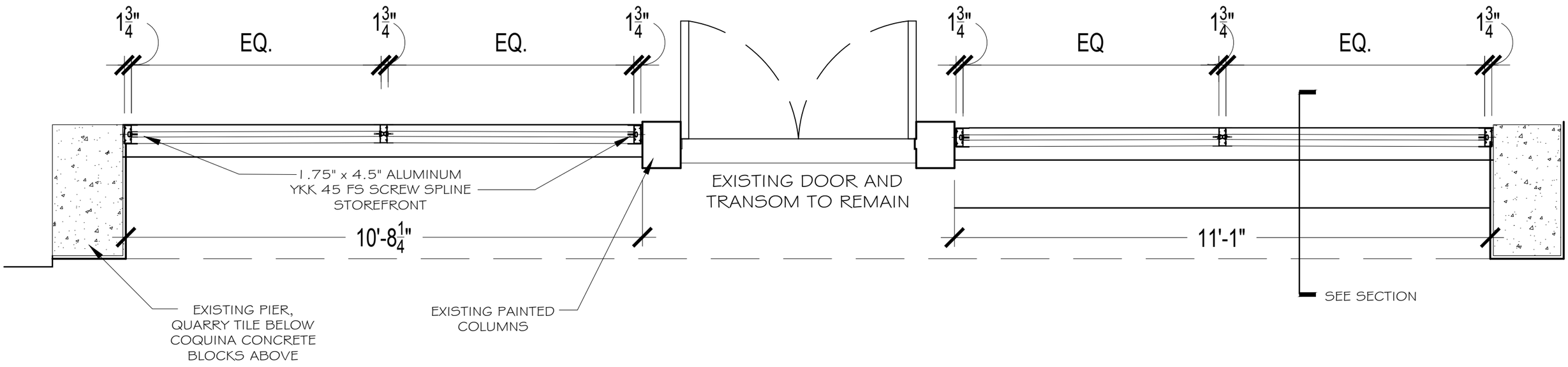
Sincerely,

Sarah Ryan

Sarah Ryan, AIA, Architect

sr@sarahryanarchitect.com |201 Owens Ave, St. Augustine, FL 32080 | 904.547.9430

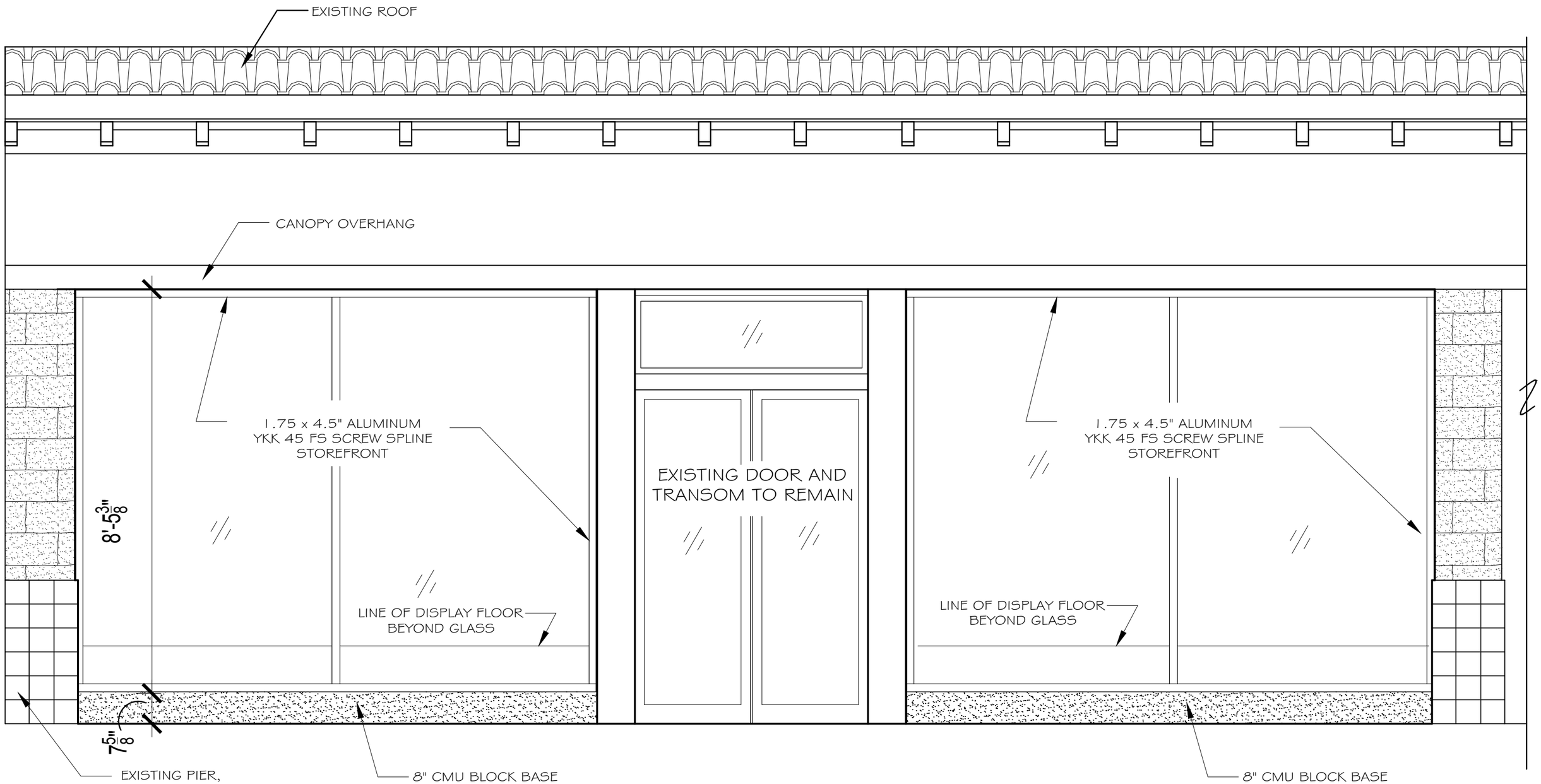
Received September 5, 2022
Planning and Building Department



PROPOSED PLAN 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - NEW ALUMINUM STOREFRONT
SARAH RYAN ARCHITECT, LLC 9-15-22 HARB

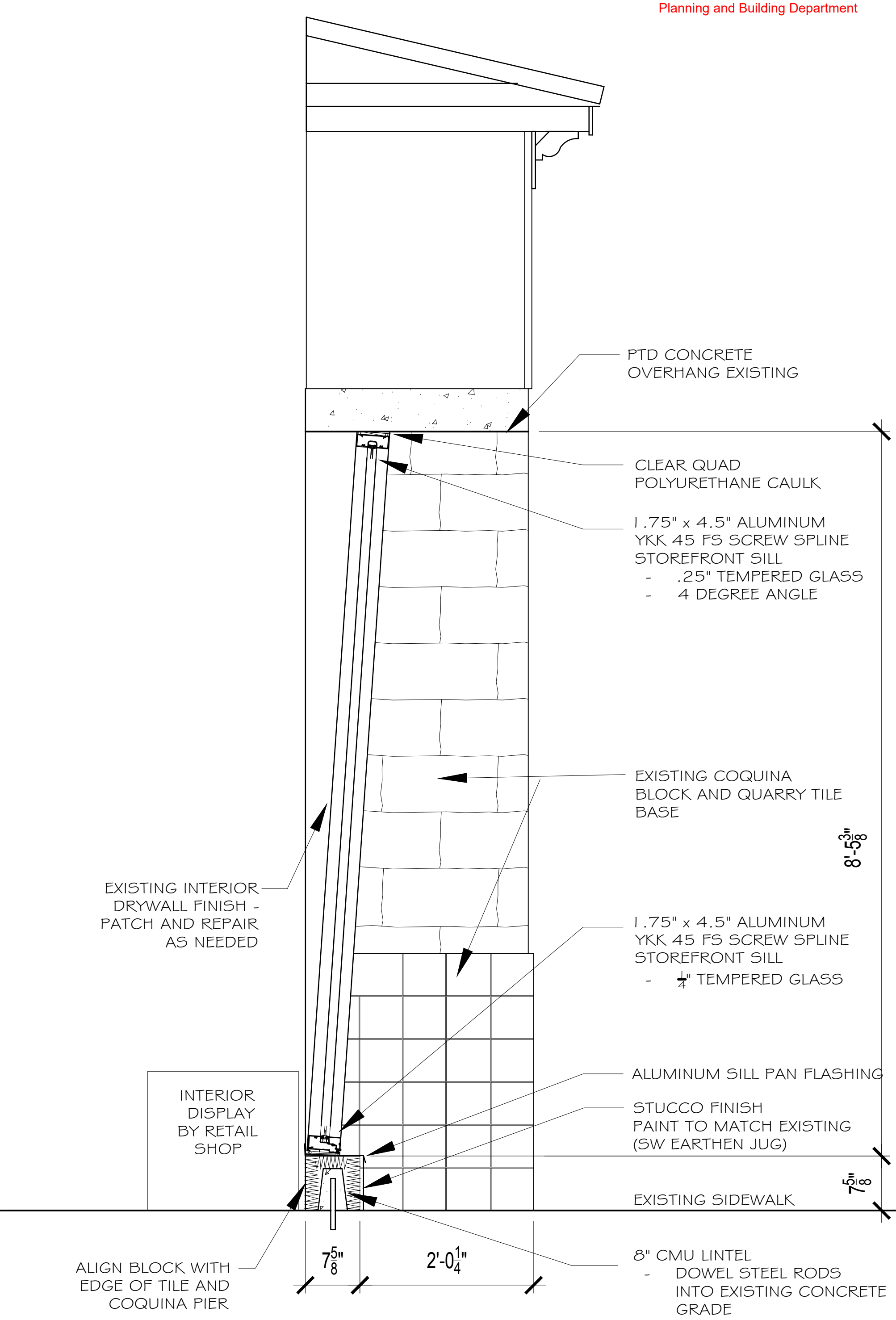
Received September 5, 2022
Planning and Building Department



PROPOSED ELEVATION 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - NEW ALUMINUM STOREFRONT
SARAH RYAN ARCHITECT, LLC 9-15-22 HARB

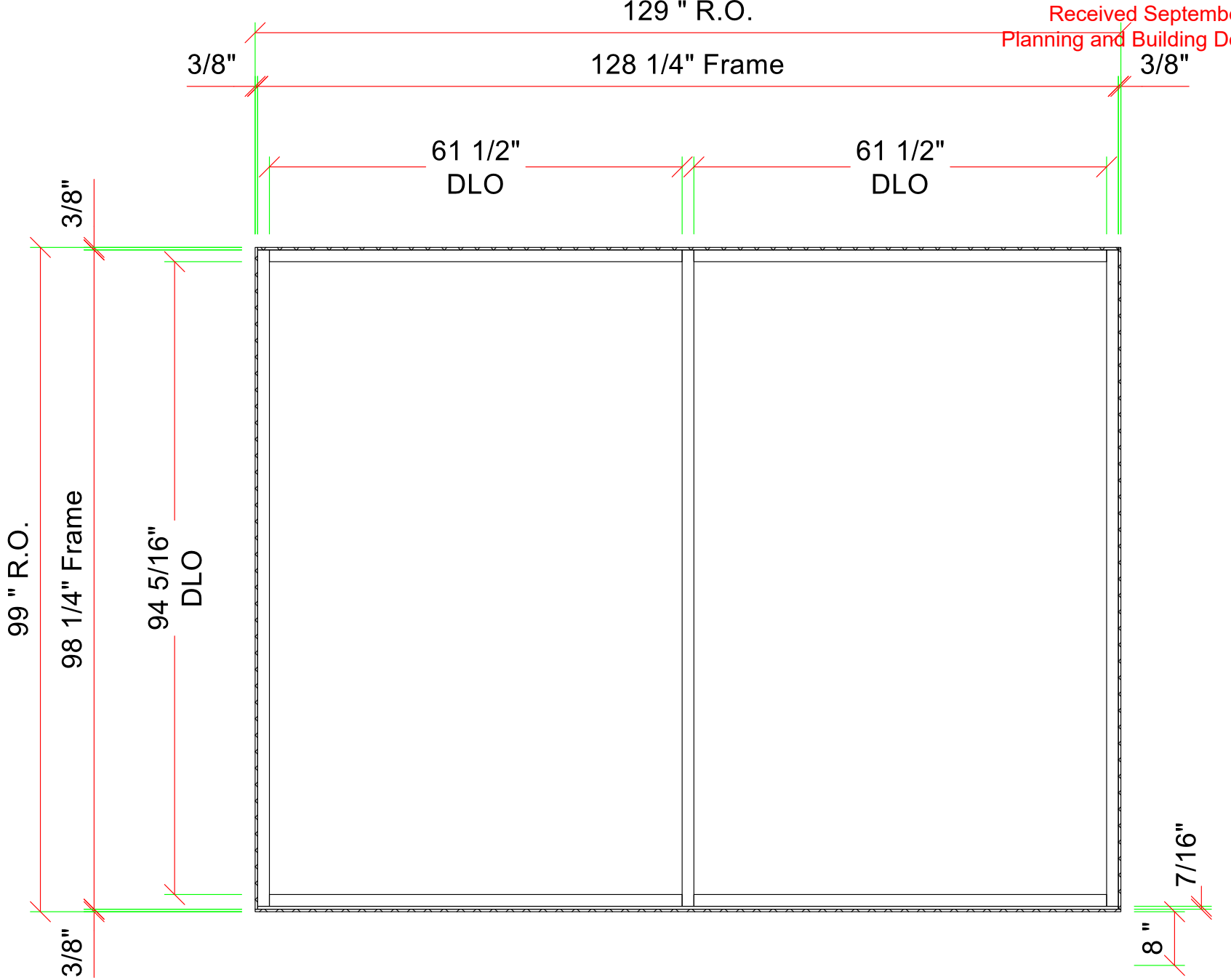
Received September 5, 2022
Planning and Building Department



PROPOSED SECTION 1" = 1'-0" SCALE

123 ST GEORGE STREET - NEW ALUMINUM STOREFRONT
SARAH RYAN ARCHITECT, LLC 9-15-22 HARB

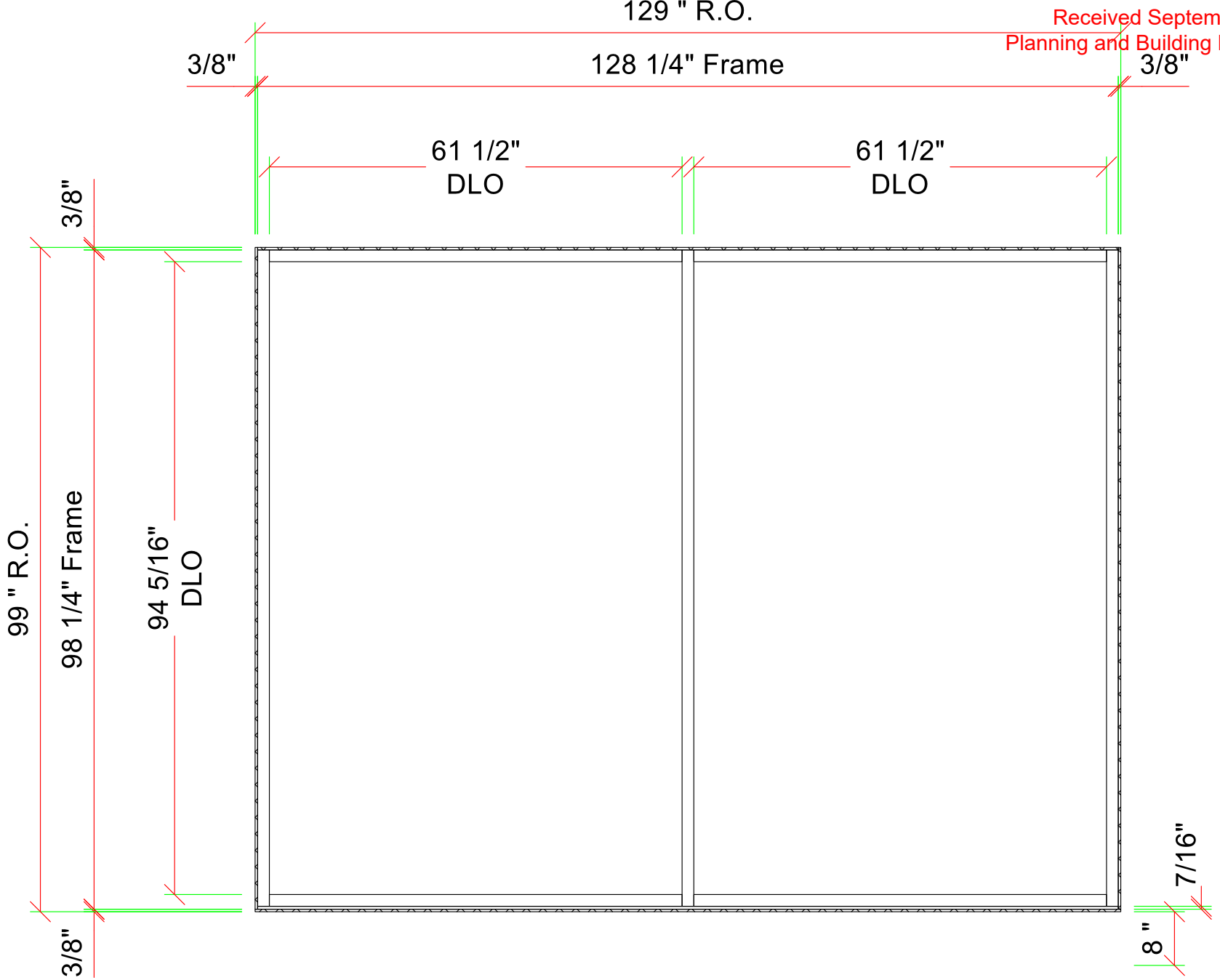
Received September 7, 2022
Planning and Building Department



7292 123 St. George REVISED - 2 - 002 - Window 2 (1 Thus)

Frame: (Clear) YES 45 FS : Storefront : Screw Spline

Received September 7, 2022
Planning and Building Department

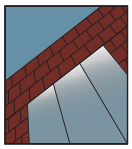


7292 123 St. George REVISED - 1 - 001 - WIndow (1 Thus)
Frame: (Clear) YES 45 FS : Storefront : Screw Spline

Received September 7, 2022
Planning and Building Department

YES 45 FS

Center Set Storefront System with Monolithic Glass



STOREFRONT SYSTEM

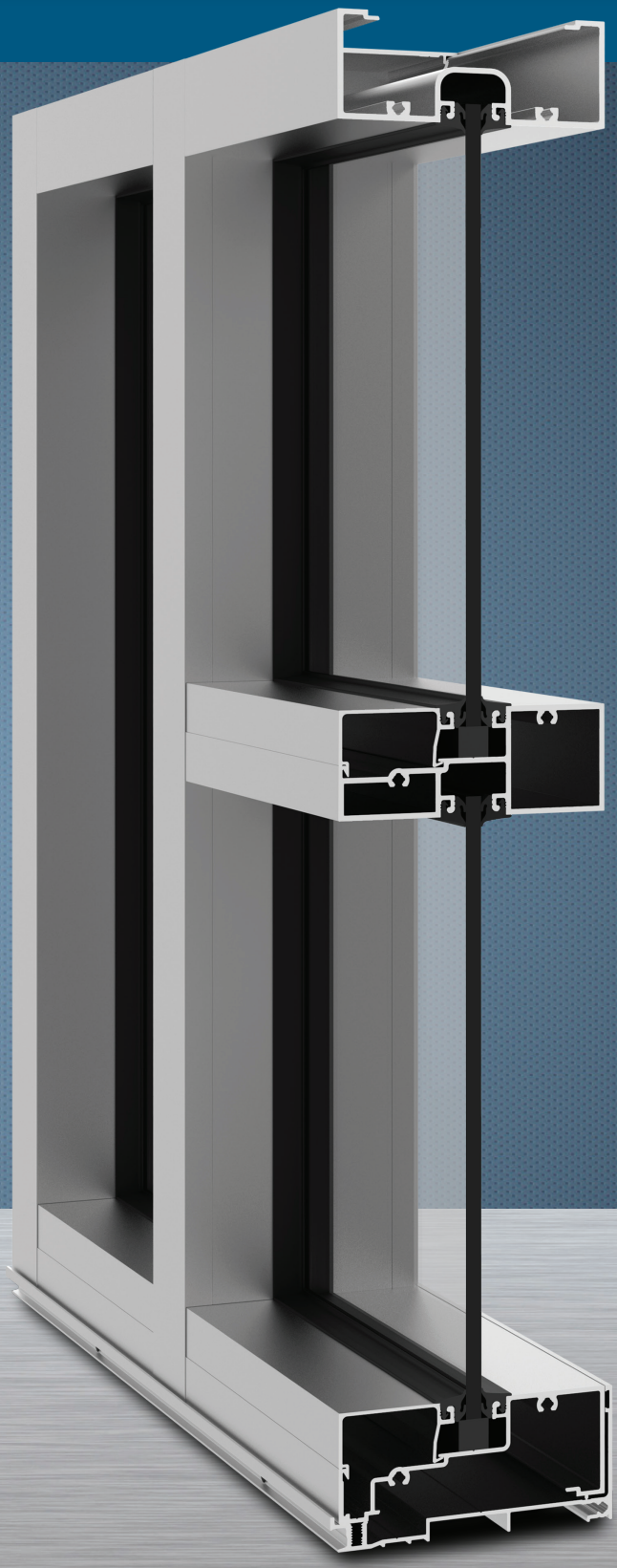
Product Description

The YES 45 FS (1-3/4"x 4-1/2") is a center set, flush glazed framing system designed primarily for 1/4" glass or infill panels 1/4" to 3/8" thick. The systeme will accommodate YKK AP's hinged mullion, as well as our flexible mullion; these mullions allow more creative freedom where curves and angles become a functional part of the design.

Product Options & Features

- Outside Glazed / Inside Glazed Option
- Glazing of 1/4" up to 3/8"
- Screw Spline or Shear Block Assembly
- Seemless Entrance Door Integration
- Gasket With Stretch-Resistant Cord
- Enhanced Water Infiltration Resistance





YKK AP® Quality inspires®

Received September 7, 2022
Planning and Building Department

YES 45 FS

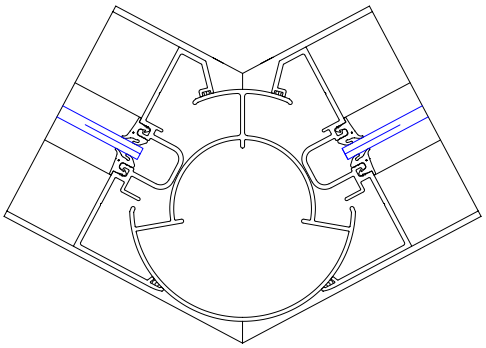
SYSTEM SPECIFICATIONS

System Sightline	Base Depth	Glazing & Config	Glass	Air Infiltration	Water Infiltration	Thermal Performance	Acoustical Performance
1-3/4"	4-1/2"	Inside or Outside & Center Set	1/4" IGU with Low-E (C.O.G. U-factor: 0.29)	0.06 CFM/FT² (1.10 m³/h·m²) @ 6.24 PSF (299 Pa)	10 PSF (479 Pa)	Not Tested	Not Tested
							Not Tested
Testing Standards				ASTM E 283	ASTM E 331 & AAMA 501	* NFRC 100 & ** AAMA 1503	ASTM E 90 & 1425
Installation Options				Screw Spline or Shear Block with Monolithic or Insulating Glass			
Available Finishes				Factory Anodized (AAMA 612) and Organic Paints (AAMA 2604 & AAMA 2605)			

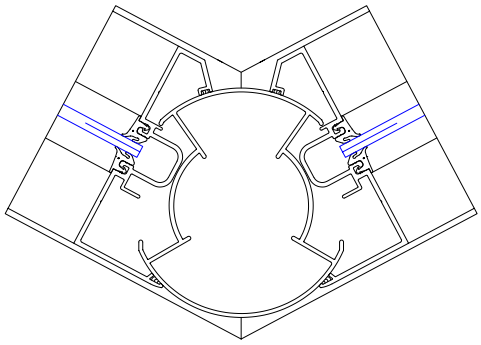
HINGED MULLIONS

With the use of our hinged mullion setup, the YES 45 system direction can be changed to allow angles and curves to create more a aesthetic and functional design with your building project. The 3 mullion options available are: 93-133 degrees, 124-170 degrees and 170-180 degrees. Combined with a 90, 135 or 158 degree static mullion, the design possibilities are endless.

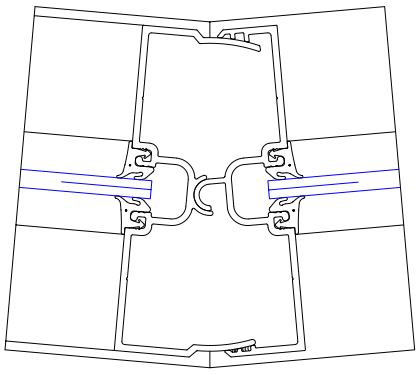
93-133 Degree Hinge Mullion

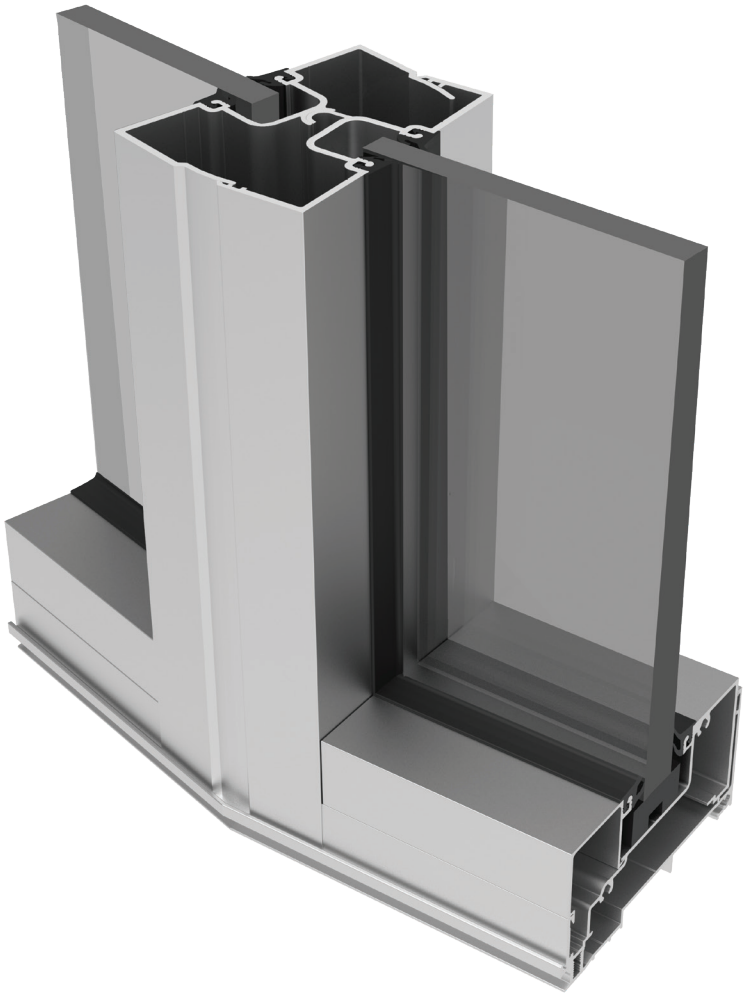


124-170 Degree Hinge Mullion



170-180 Degree Hinge Mullion





Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at:
www.ykkap.com/commercial/product/storefronts/yes-45-fs/

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270 Riverside Pkwy, Suite 100, Austell, GA 30168 Tel: 678-838-6000

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

July 21, 2022

Dailey Builders LLC
205 W Davis Industrial Dr Suite 5
St Augustine, FL 32084

cc: Baker Family Revocable Trust

Re: Certificate of Appropriateness – 123 St. George Street – HP2022-0045

Dear Mr. Dailey,

On July 21, 2022, the Historic Architectural Review Board (HARB) met and discussed your application for after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the August 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, to be received by August 7, 2022. (This date is a Sunday, so please plan accordingly. Anything submitted after that date will be considered late.)

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.:	HP2022-0045
Applicant:	Dailey Builders LLC
Owner:	Baker Family Revocable Trust
Address:	123 St. George Street
Parcel Number:	1969200000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, for after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 21, 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 July 21, 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-2.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request for after-the-fact modifications to design elements of the storefront changed in a different manner than the approved building permit application, including the use of a different window framing and configuration than the existing design; and to replace the incompatible lower mirror glass panel that was added along the bottom with an aluminum composite panel.

Subject to the following conditions:

- Continue to the August 17, 2022 HARB meeting and to return
- with plans that show what is proposed ~~be~~ based on
- what was discussed with the board.
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21 day of July, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0045

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Gaere MacDonald

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, Gaere MacDonald, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 21st day of July, A.D., 2022.

NOTARY PUBLIC STATE OF FLORIDA
ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

Notary Public, State of Florida

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

Received June 17, 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. HP2022-0045

Receipt No. 2415179
Advertising Costs $ 78.88 Postage $ _____ Paid on 07/20/2022

Meeting Date: July 21, 2022
Receipt No. 2425011

1. NAME OF APPLICANT Duncan Dailey
   Business (if applicable) Dailey Builders LLC
   Address 205 W. Davis Industrial Dr. Suite 5
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-669-9499 Other phone/email dailey@DBDLM.com.co
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Baker Trust
   Business (if applicable) _____
   Address 36 Treasury St
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) _____ Other phone _____
3. PROJECT STREET ADDRESS 123 St. George St
4. LEGAL DESCRIPTION: Lot 4+5 Block 9 Subdivision Genova Replat Parcel 1969200000
5. EXISTING USE Retail PROPOSED USE Retail
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 Replace Mirror kick plate glass with New Mill Finish Aluminum Panel
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

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

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

D. PAINT COLORS (check one)

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

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

Remove Mirror panel on lower panel on storefront glass and Replace with Aluminum kick panel

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Duncan Bailey
SIGNATURE OF APPLICANT _____ DATE 6-17-2022
PRINT OWNER'S NAME Melissa Richardson TOTE Baker Family Revocable Trust
SIGNATURE OF OWNER Melissa Richardson DATE 6-17-2022
TOTE Baker Family Revocable Trust

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.

October 2017

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

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:

Photographs of the site are typically required. As this property has been heard before, existing photographs may be available to staff for inclusion in the application and staff report.

Project number: HP2022-0045 Project Address: 123 St. George Street

Reviewed by: Candice Seymour Date: 6/23/22

ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Dailey Builders LLC is/are hereby authorized TO ACT ON BEHALF OF Melissa Richardson, the owner(s) of those lands described within

☐ the attached application, or ☑ described within the previously filed Application number: HP2022-0045, 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 Harb Board, for an application related to the structure located at: 123 St George st. St. Augustine, FL 32084

BY: Melissa C Richardson
Signature of Owner

Melissa C Richardson
Print Name of Owner

904-501-4001
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 30th day of June, 2022

By Melissa C. Richardson

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: Tina Escalante

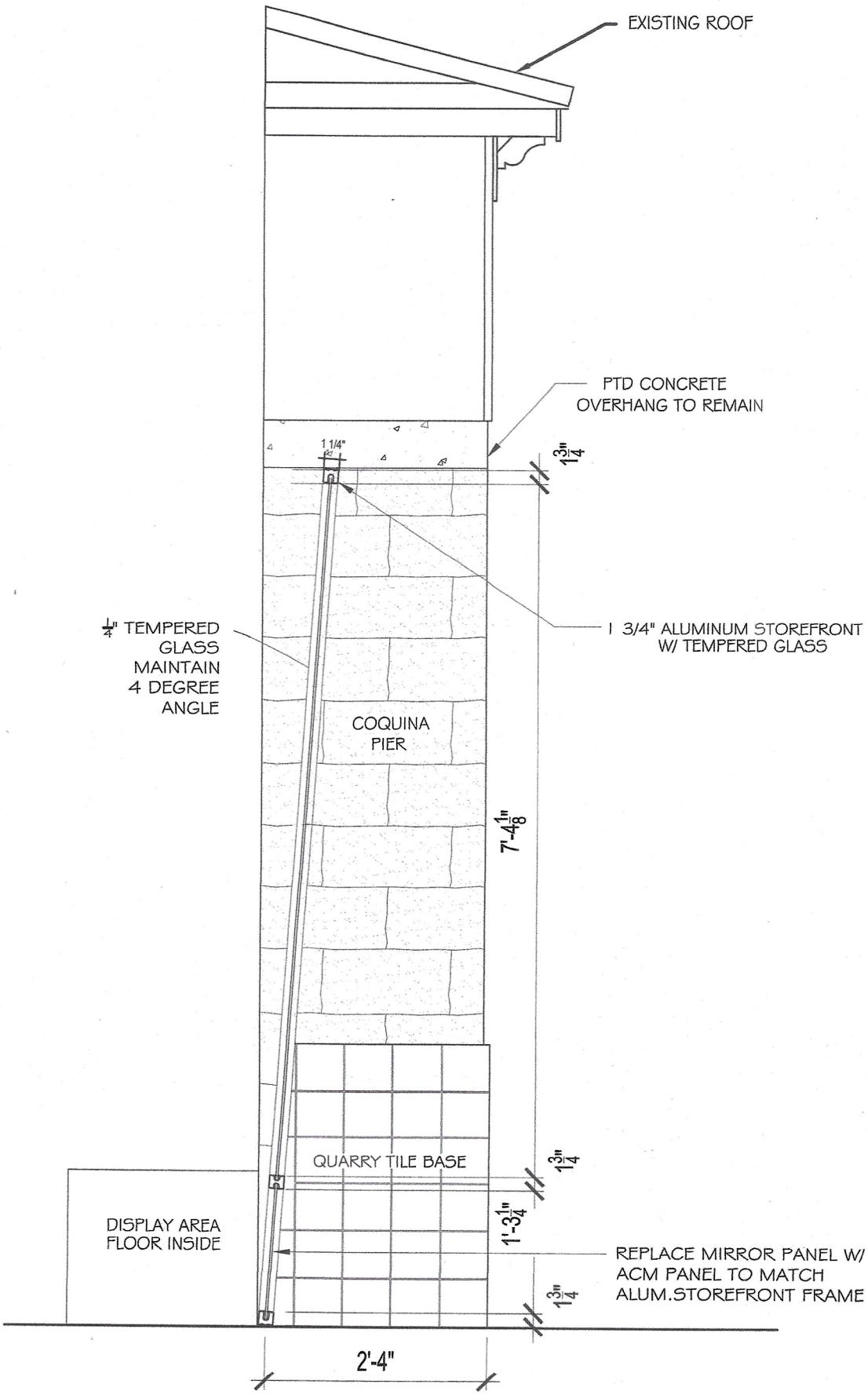
My Commission expires: 4-1-2026

Rev:120219 jw

TINA F. ESCALANTE
Notary Public - State of Florida
Commission # HH 246688
My Comm. Expires Apr 1, 2026
Bonded through National Notary Assn.

Received June 17, 2022
Planning and Building Department

Received September 10, 2021
Planning and Building Department



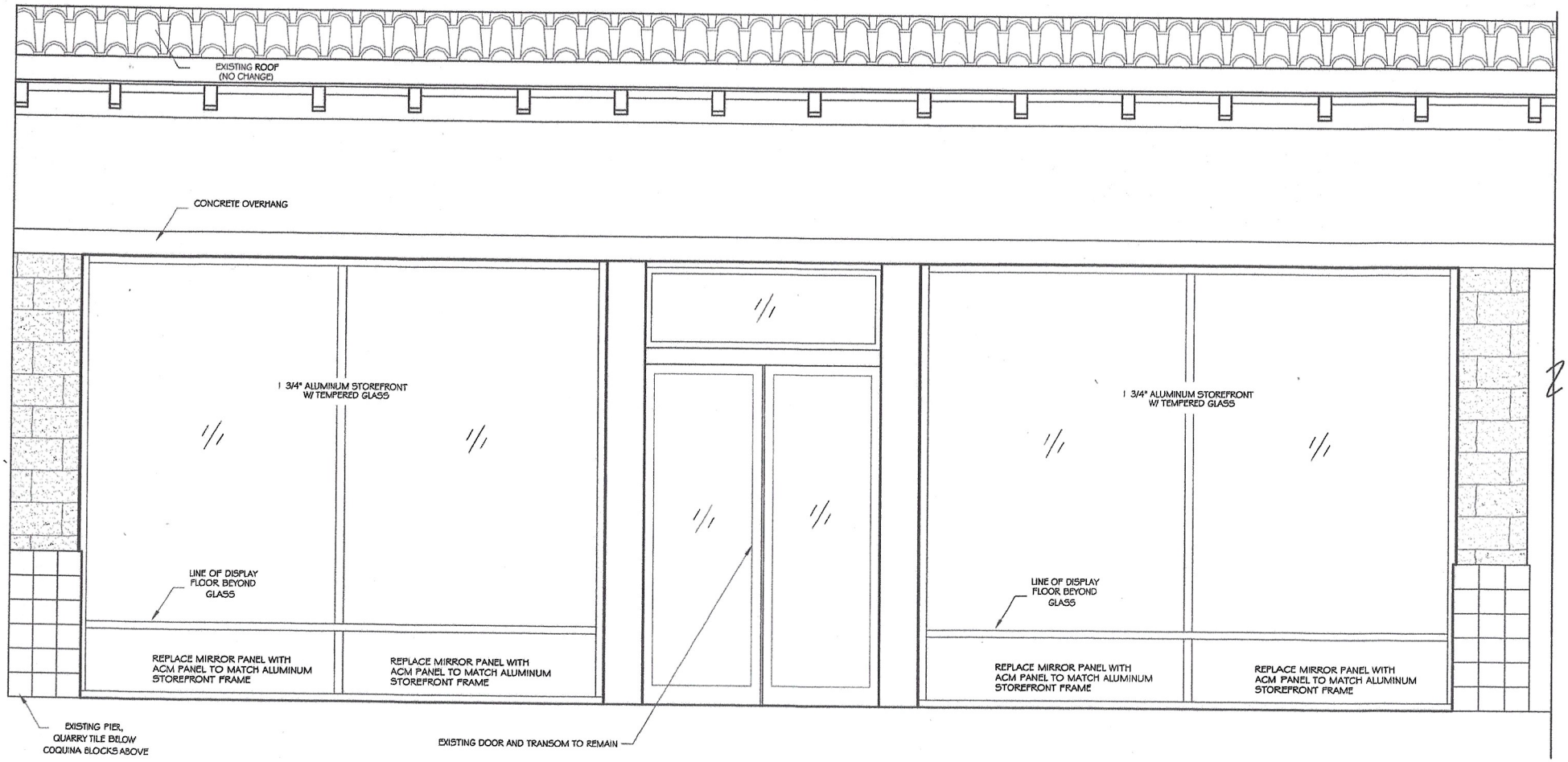
AS-BUILT SECTION 1" = 1'-0" SCALE

123 ST GEORGE STREET - ALUMINUM STOREFRONT

SARAH RYAN ARCHITECT, LLC 5.10.21

Received June 17, 2022
Planning and Building Department

Received September 10, 2021
Planning and Building Department



AS-BUILT ELEVATION 1/2" = 1'-0" SCALE

123 ST GEORGE STREET - ALUMINUM STOREFRONT

SARAH RYAN ARCHITECT LLC

5.10.21

Google Maps

St. Augustine

2 Store Fronts connected to 123 St.George St showing large metal frame on storefront glass. 123 St.George St. is the green trim storefront to the left.



Image capture: May 2012 © 2022 Google

Google

Street View - May 2012

RECEIVED
JUN 22 2022
Planning/Building Dept.

Google Maps

St. Augustine

Store Fronts across the street from 123 St.George St. showing a 20-214 inch high sill under the store front glass.



Image capture: May 2012 © 2022 Google

Google

Street View - May 2012

RECEIVED

JUN 22 2022

Planning/Building Dept.



SIMILAR EXAMPLE OF STOREFRONT ON ST GEORGE STREET

88 15158

WARRANTY DEED

This Warranty Deed made the 27th day of April A.D. 1988, by EUGENIA Y. GENOVAR, a single woman, hereinafter called the grantor, to MARY GENOVAR BAKER and EUGENIA Y. GENOVAR, as joint tenants with right to survivorship, and not as tenants in common, whose address is 271 St. George Street, St. Augustine, St. Johns County, Florida hereinafter called the grantee:

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

PARCEL ONE
Lots 4, 8, and 9, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL TWO
Lot "C" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

Said parcel is also described as : The North 25 feet of the East 134 feet of the West 140 feet of Lot 5, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL THREE
Lot "D" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

Said parcel is also described as the East 20 feet of the West 160 feet of Lot 5, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL FOUR

Lots 2 and 4, in Block 14, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that 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, 1987.

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

SIGNED, SEALED AND DELIVERED
in our presence:

David G. Conn
Witness

Witness

Eugenia Y. Genovar L.S.
EUGENIA Y. GENOVAR

Documentary Tax Pd. $.55

$ -0- Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns County By: [illegible] D.C.

This instrument prepared by:
David G. Conn
P.O. Box 5239
St. Augustine, Florida 32085-5239
Prepared without request for examination or opinion of title

COPY

STATE OF FLORIDA

COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared EUGENIA Y. GENOVAR, to me known to be the person described in and who executed the foregoing instrument, and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of April, A.D. 1988.

Elena M. Watson
Notary Public
State of Florida at Large
My Commission Expires: 11/18/91

COPY

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.
1988 JUN 20 PM 4:19
Carl "Bud" Markel
CLERK OF CIRCUIT COURT

(3) 488

Public Records of
St. Johns County, FL
Clerk# 04-052743
O.R. 2240 PG 929
08:37AM 07/13/2004
REC $13.00 SUR $14.00
Doc Stamps $0.70

For Clerk's Use Only

WARRANTY DEED

THIS DEED is made this 29 day of June, 2004, by and between MARY GENOVAR BAKER, also know as Mary E. Baker, joined by her husband, WILLIAM T. BAKER, JR., hereinafter referred to as the grantor, and WILLIAM T. BAKER, JR. and MARY E. BAKER, as Trustees of the Baker Family Revocable Trust, under agreement dated September 16, 2003, whose address is 36 Treasury Street, St. Augustine, Florida 32084, hereinafter referred to as the grantees.

WITNESSETH, That the grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other valuable considerations paid to the grantor by the grantees, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey to the grantee forever, all of that certain real property in St. Johns County, Florida, more particularly described on Exhibit "A", attached hereto and by this reference made a part hereof.

COPY

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances, unto the grantees in fee simple. And the grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof, covenants, easements and restrictions of record, if any, and any mortgages and other encumbrances executed by the grantor after she acquired title to the property described above.

The grantees, and their successors and assigns as Trustees of the Baker Family Revocable Trust, shall have full power and authority to sell, convey, lease, encumber and otherwise to manage and dispose of the real property described herein, and no third party need ever inquire into their authority as Trustees under the trust agreement referred to herein.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals the day and year first above written.

PREPARED BY:
JOHN R. CRAWFORD
MARKS GRAY
1200 RIVERPLACE BLVD., SUITE 800
JACKSONVILLE, FL 32207
(904) 390-0900

PLEASE RETURN TO:
JOHN R. CRAWFORD
MARKS GRAY
1200 RIVERPLACE BLVD., SUITE 800
JACKSONVILLE, FL 32207
(904) 390-0900

Signed, sealed and delivered
in our presence:

Signature of Witness

Witness Name-Typed or Printed

Signature of Witness

Witness Name-Typed or Printed

Mary Genovar Baker (SEAL)
Mary Genovar Baker

William T. Baker, Jr. (SEAL)
William T. Baker, Jr.

36 Treasury Street
St. Augustine, Florida 32084

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 29th day of June, 2004, by Mary Genovar Baker, also known as Mary E. Baker, joined by her husband, William T. Baker, Jr., and who are each personally known to me, or who have each produced ☐ Florida Driver's License or ☐ _____ as identification.

Signature of Notary Public

B.W. Fletcher Jr
Printed Name of Notary Public
Notary Public, State of Florida
My commission expires: _____

(Notarial Seal)

B. W. Fletcher, Jr.
MY COMMISSION # DD064092 EXPIRES
October 10, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A"

PARCEL ONE

Lots 4, 8, and 9, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL TWO

Lot "C" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

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PARCEL FOUR

Lots 2 and 4, in Block 14, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL FIVE

Lots 16, 17 and 18, Block 20, DAVIS SHORES SUBDIVISION, as per map or plat thereof recorded in Plat Book 3, page 98, of the public records of St. Johns County, Florida.

St. Johns County, FL

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

No Image Available

Parcel ID	1969200000
Location Address	119 ST GEORGE ST 121 ST GEORGE ST 123 ST GEORGE ST 125 ST GEORGE ST 127 ST GEORGE ST Saint Augustine 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUG LOTS 4 & N25FT OF GENOVAR REPLAT OF W160FT OF LOT 5 BLK 9 (LOT C) OR 786/624 & 2240/929 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.500
Homestead	N

Owner Information

Owner Name	Baker Family Revocable Trust 100% Baker William T Jr 0%
Mailing Address	36 TREASURY ST SAINT AUGUSTINE, FL 32084-3651

Map



Valuation Information

	2022
Building Value	$919,416
Extra Features Value	$21,807
Total Land Value	$1,487,920
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,429,143**
Total Deferred	$795,883
Assessed Value	**$1,633,260**
Total Exemptions	$0
Taxable Value	**$1,633,260**

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	$951,233	$21,807	$1,487,920	$0	$0	$2,460,960	$1,484,782	$976,178	$1,484,782
2020	$978,289	$21,807	$1,487,920	$0	$0	$2,488,016	$1,349,802	$1,138,214	$1,349,802
2019	$929,140	$21,807	$1,275,360	$0	$0	$2,226,307	$1,227,093	$999,214	$1,227,093
2018	$912,570	$21,807	$1,169,080	$0	$0	$2,103,457	$1,115,539	$987,918	$1,115,539
2017	$546,116	$6,192	$1,381,640	$0	$0	$1,933,948	$981,246	$952,702	$981,246
2016	$371,015	$6,234	$425,120	$0	$0	$802,369	$737,358	$65,011	$737,358
2015	$744,690	$20,975	$684,648	$0	$0	$1,450,313	$1,287,652	$162,661	$1,287,652
2014	$464,660	$21,285	$684,648	$0	$0	$1,170,593	$1,170,593	$0	$1,170,593
2013	$467,024	$21,596	$684,648	$0	$0	$1,173,268	$1,173,268	$0	$1,173,268
2012	$469,387	$21,905	$684,648	$0	$0	$1,175,940	$1,175,940	$0	$1,175,940
2011	$469,387	$22,216	$760,720	$0	$0	$1,252,323	$1,252,323	$0	$1,252,323
2010	$471,751	$22,526	$1,045,990	$0	$0	$1,540,267	$1,540,267	$0	$1,540,267

Building Information

Building 1
Year Built 1947
Actual Area 10064
Conditioned Area 9447
Use Mixed Use (Store/Office/Residential Combo)
Style 04
Class N
Exterior Wall Jumbo Brick, Concrete Stucco

Roof Cover Built Up
Roof Structure Rigid Frame
Interior Flooring Ceramic Tile
Interior Wall Drywall, Custom Panel
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

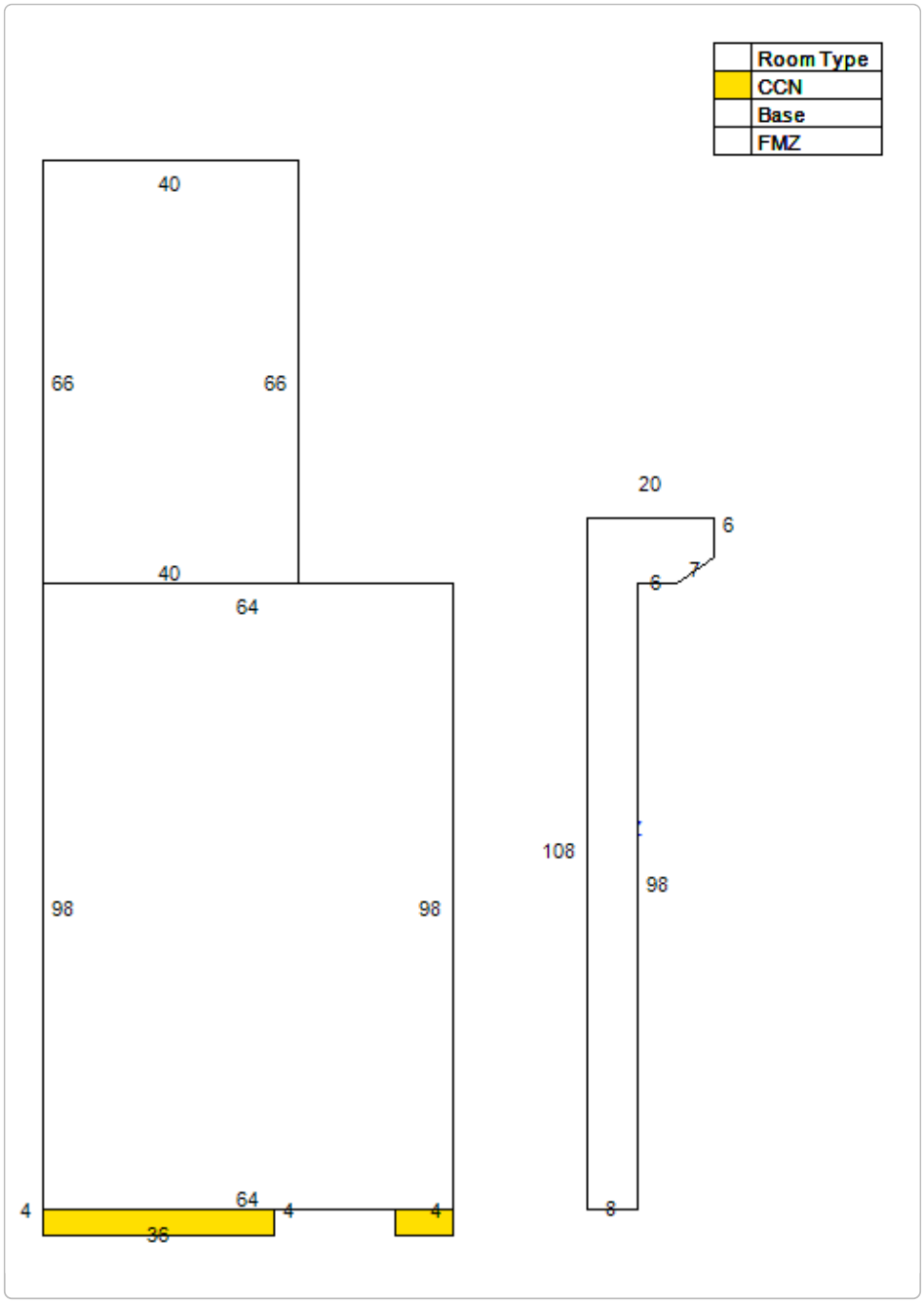
Description	Square Footage
FINISHED MEZZANINE	972
BASE AREA	2640
BASE AREA	6272
CANOPY (COMMERCIAL)	144
CANOPY (COMMERCIAL)	36
Total SqFt	10064

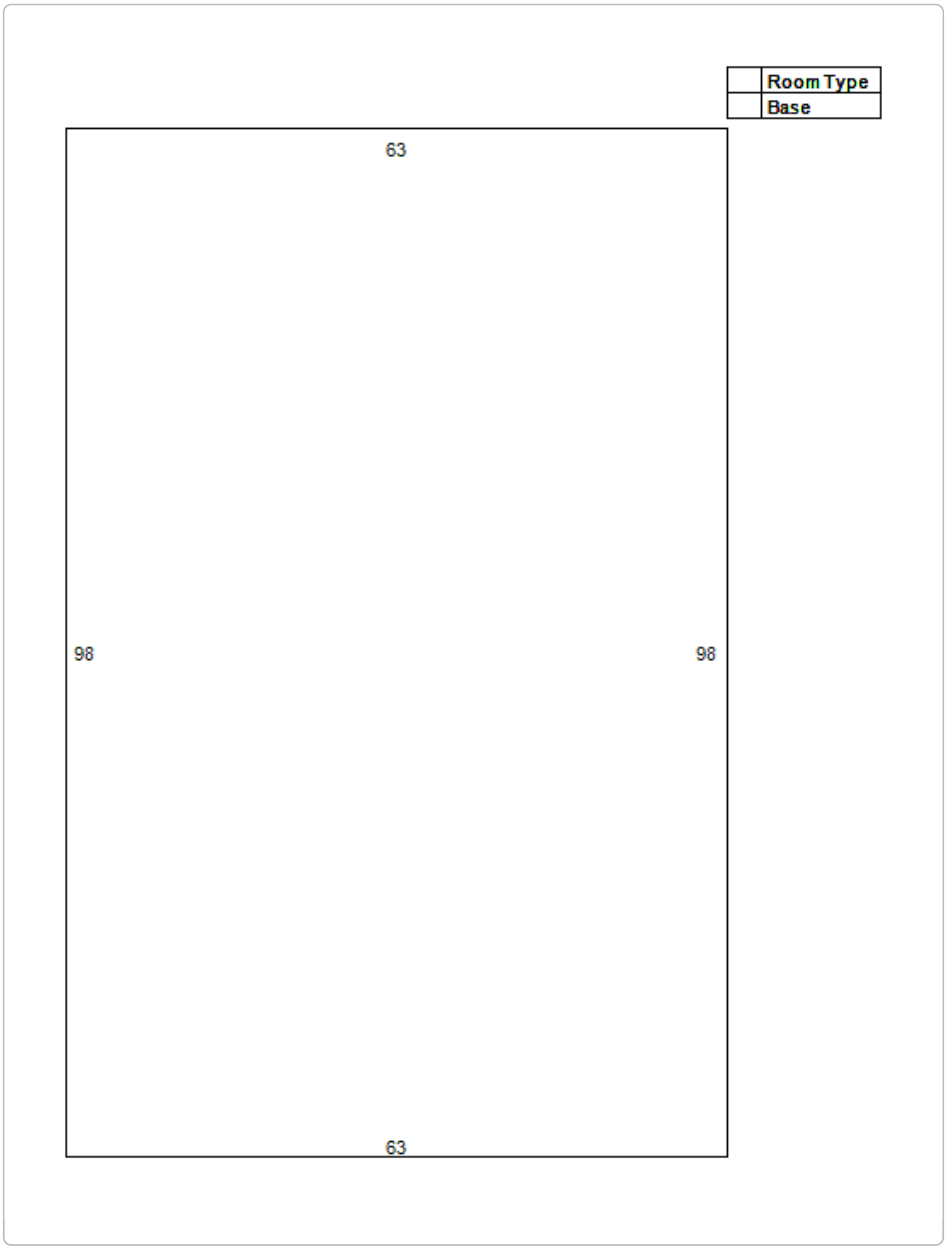
Building 2
Year Built 1955
Actual Area 6174
Conditioned Area 6174
Use Stores (Retail)
Style 04
Class N
Exterior Wall Concrete Stucco

Roof Cover Built Up, Clay Tile
Roof Structure Rigid Frame
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	6174
Total SqFt	6174

Sketch Information


Room Type
CCN
Base
FMZ
40
66
66
40
64
98
98
4
64
4
4
36
20
6
6
108
98
8



Extra Feature Information

Code Description	Status	Value
Concrete Paving		1356
Asphault Paving		10690
Sprinkler Wet		9761

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Owner Occupied Restaurants & Cafeterias	0	0	21256	SF	$1,487,920

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/29/2004	$100.00	WARRANTY DEED	2240	929	U	I	BAKER MARY G AKA MARY E JOINED BY WILLIAM JR	BAKER MARY E & WILLIAM T JR TRUSTEES
	4/1/1988	$0.00		786	624	U	I		BAKER MARY G

No data available for the following modules: Exemption Information.

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User Privacy Policy
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Version 2.3.202



Detail by Entity Name

Florida Limited Liability Company
DAILEY BUILDERS LLC

Filing Information

Document Number	L13000077661
FEI/EIN Number	N/A
Date Filed	05/29/2013
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	07/16/2021
Event Effective Date	NONE

Principal Address

2541 Deerwood Acres Drive
SAINT AUGUSTINE, FL 32084

Changed: 01/09/2021

Mailing Address

2541 Deerwood Acres Drive
SAINT AUGUSTINE, FL 32084

Changed: 01/09/2021

Registered Agent Name & Address

DAILEY, DUNCAN
2541 Deerwood Acres Drive
SAINT AUGUSTINE, FL 32084

Address Changed: 01/09/2021

Authorized Person(s) Detail

Name & Address

Title Authorized Member

Dailey, Jenifer ANN
2541 Deerwood Acres Drive
SAINT AUGUSTINE, FL 32084

Title Authorized Member

DAILEY, DUNCAN Ashley
2541 Deerwood Acres Drive
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2021	01/09/2021
2021	12/01/2021
2022	04/30/2022

Document Images

04/30/2022 -- ANNUAL REPORT	View image in PDF format
12/01/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
07/16/2021 -- LC Amendment	View image in PDF format
01/09/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
03/22/2016 -- ANNUAL REPORT	View image in PDF format
03/12/2015 -- ANNUAL REPORT	View image in PDF format
01/20/2014 -- ANNUAL REPORT	View image in PDF format
05/29/2013 -- Florida Limited Liability	View image in PDF format

CITY OF ST AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 15, 2022 Meeting



Application HP2022-0057 Address: 24 Cathedral Place

Applicant: Tower Engineering Professionals, Inc.

Property Owner: Kasam Hospitality, Inc.

Project description: To install new antennas on the cupola of the building's tower and mechanical equipment to the platform cabinet on the flat roof, as part of a wireless antenna upgrade. *(Continued from the August 17, 2022 HARB meeting)*

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ0400
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	1927
Archaeology Zone:	IA	Zoning District:	PUD (HP-2)
Parcel number:	1971600000		
Agenda Item:	8(a)	Previous Action(s):	COA PL2021-0102

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness application was continued to the October 20, 2022 after being heard at the August 17 HARB meeting to give the applicant time to investigate if the proposed antennas could be located further back from the openings of the cupola, provide plans that better documented the existing state, showed what the proposed equipment would look like from different vantage points in the city, and what the proposed cabinet equipment will look like in relation to the roof and from below. Because the applicant subsequently requested to not have to wait until the October, the application was noticed for this September HARB meeting. Additional documentation on the proposed equipment, plan views, and photographs with labeled elements or views were submitted by the applicant, as well as justification on the antenna placement.
2. Provided justification to not place the antennas further back in the cupola, as recommended, was that more shadowing and reflections due to the limited openings would be created and the existing coverage may be affected.
3. Rooftop and equipment platform layout plans of the existing and proposed show small changes when looking in plan view, but also referred to Sheet 3D for more details – a sheet that was not included in the set of plans submitted. To understand the potential visual impact, the applicant should verify to the HARB if the proposed new equipment for this platform area has a greater height dimension that may cause these units to be more visible.
4. When comparing the Proposed Antenna Layout / Sheet C-5B on the newly submitted plans to Sheet C-3B on the plans reviewed at the August meeting, the proposed antennas appear to be further back in the openings of the cupola now, but the antennas are shown at a larger width on the most recent version received. However, the width is comparable to the width of the existing antennas as shown on Sheet C-5A and when comparing the existing and proposed antenna measurements on the specs listed on Sheet C-6A.
5. According to the Architectural Guidelines for Historic Preservation (AGHP), character-defining features should not be "radically changed, damaged or destroyed" by new mechanical systems. Further, this type of equipment should be made to be as inconspicuous as possible by being covered or screened, and "may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations."
6. The HARB should determine if the openings on the cupola are inappropriately filled by the existing antenna, thereby negatively impacting the architectural integrity of the building, or if the new proposed equipment on the platform will be visible, to understand if the three proposed antennas and other mechanical equipment should be allowed. Some closer up views of the cupola and rooftop were provided to see the existing state of these areas.

BACKGROUND CONTEXT OF THIS PROJECT:

7. Facing the Plaza de la Constitución from the north side of Cathedral Place, this eight-story tall Mediterranean Revival style building is the tallest in the downtown area - the tower is visibly prominent feature from all directions. Designed by architect F.A. Hollingsworth, construction began in 1926, soon after the Bridge of Lions was started, for the First National Bank of St. Augustine and after its demise with the financial bust in 1929, was later acquired by the Exchange Bank (1939), the Atlantic Bank (1970), the First Union National Bank (1985) and later that year to private investors.
8. Currently, multiple antennas and cables in various sizes and forms are visible from multiple elevated areas of the building, especially above the flat roofline of the west elevation and on the tower.
9. The current PUD agreement states that additional telecommunications equipment requires review and approval by HARB if visible from the outside, and approval of the PZB through the Special Use Permit Process.
10. Plans were provided showing locations for the three new antennas to be placed in openings at around the 118' height on the building's cupola, which extends to about 134', with one on the north side and two to the south side. Three existing antennas are to be removed and 3 existing antennas are to remain.

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 24 Cathedral Place:**

1. Approve if the HARB finds that the proposed new equipment will not negatively impact the architectural integrity of this architecturally significant building, or the character defining cupola feature, and is consistent with the Secretary of the Interior's Standards for Rehabilitation 2, 5, and 9, with the following condition:
   a. That the antennas, and equipment if applicable, will be finished to matching the terra cotta on the cupola or adjacent elements, or for the HARB to recommend another measure to mitigate the impact of the proposed equipment.
2. Continue if the HARB finds that a more detailed analysis of other potential locations or technology or more clarifying information on the proposed equipment is needed to determine other alternatives to the proposed or the real visual impact to the exterior of building and visibly prominent tower and cupola.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

Tower Scope of Work
To Install on and/or at the base of the Cupola of the Tower:

1. Verizon antennas (3), (3) by others to remain; (3) existing Verizon antennas to be removed
2. Diplexers (6)
3. BAIS-Ts (3)
4. 7/8" COAX (18); remove (6) existing 1-5/8" COAX

Platform Scope of Work: (As listed on Sheet C-2, which refers to Sheet C-1B for more detail)
Refers to the platform on the flat roof where there are existing equipment cabinets. The proposed project is to modify areas with current installations, replacing and adding to these)

To Install on Platform: (NEED DIMENSIONS)

1. (1) Consolidated power and equipment cabinet
2. (1) Ebre battery cabinet
3. (1) ILC cabinet
4. (9) RRUS
5. (3) Combiners
6. (3) Triplexers
7. (6) Diplexers

PUD AGREEMENT RELATED TO TELECOMMUNICATION EQUIPMENT:
"There currently exists telecommunications equipment within the cupola on the building on the Property. Any additional telecommunications equipment proposed for installations on or within the existing historic structure would be in accordance with Section 28-400 of the City Code, would require approval of the Planning and Zoning Board through the Special Use Permit Process, and, if visible from the outside, would require review and approval by HARB."

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION
Secretary of the Interior's Standard's for Rehabilitation 2, 5, 8 and 9 apply.

2. **Retention of Distinguishing Architectural Character**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
8. **Protection and Preservation of Significant Archaeological Resources**
9. **Compatible Contemporary Design for New Alterations and Additions**

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: antennas; trash and refuse containers; air conditioning compressors; above ground fuel tanks; solar heating panels; electric meters, panels and risers; light fixtures; vents and stacks; swimming pools, pumps and filters; vending machines; automated teller machines (ATMs); and similar electrical and mechanical devices.

Do...

- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.

Don't...

- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.

Post-1821
Electrical and mechanical equipment should be covered or screened to be as inconspicuous as possible, and may only be installed when it does not damage or conceal important architectural features, is not visible from the street and is not located on significant facades. This equipment is not appropriate on visible roof locations.

Vents should be as unobtrusive as possible. Vents should not be visible in the silhouette of the building and should be made unobtrusive by shape, color and location.

LIST OF ATTACHMENTS:

1. Staff photographs
2. FMSF
3. Sanborn Maps

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking north from Cathedral Place at front façade / south elevation

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking eastward from Cathedral Place at west elevation and front façade:
tall antennas are visible on the cupola that were painted to match the terra cotta elements and others on flat roof

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking northwest from Cathedral Place at east elevation and front façade:
tall antennas are visible on the cupola that were painted to match the terra cotta elements

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking northwest from Cathedral Place at east elevation and front façade / south elevation : tall antennas are visible on the cupola that were painted to match the terra cotta elements

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking westward from Cathedral Place at east elevation and front façade:
tall antennas are visible on the cupola that were painted to match the terra cotta elements
and other equipment on flat roof

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking west and southwest at east (side) and rear elevations

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking south at rear elevation

STAFF PHOTOGRAPHS
24 Cathedral Place





Looking east at west elevation from St. George Street:
tall antennas are visible in the cupola that were painted to match the terra cotta elements and other equipment on flat roof

24 Cathedral Place



Image capture: Jul 2019 © 2021 Google

Looking east at west elevation from St. George Street:
tall antennas are visible on the cupola that were painted to match the terra cotta elements
and other antennas and equipment on flat roof.
Enclosure on the flat roof that was referenced in staff report is visible from west side of building.

Staff Report pg. 14

STAFF PHOTOGRAPHS
24 Cathedral Place



View of cupola from northwest side of Plaza



STAFF PHOTOGRAPHS
24 Cathedral Place



View of cupola from northwest side of Plaza

STAFF PHOTOGRAPHS
24 Cathedral Place



Close-up of cupola with existing antennas visible

Staff Report pg. 17

STAFF PHOTOGRAPHS
24 Cathedral Place





View of cupola from center of Plaza

STAFF PHOTOGRAPHS
24 Cathedral Place





View of cupola from northeast side of Plaza

STAFF PHOTOGRAPHS
24 Cathedral Place



View of cupola from northeast side of Plaza

STAFF PHOTOGRAPHS
24 Cathedral Place



Views of building from across Avenida Menendez

STAFF PHOTOGRAPHS
24 Cathedral Place





Views of building from across Avenida Menendez



FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 855400 1009==

Site Name: Atlantic Bank Building 830== Survey Date: 7809 820==

Address: 24-28 Cathedral Place, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 10 (block) West 72.8 of lots 5&6, and (lot) 868==

all 7, east 162.2 of lot 8 and east 135 feet of lot 9 (except 221/248 868==

Owner of Site: Name: Exchanged Bank of St. Augustine;

Address: P.O. Box 291

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469860 (easting) 3306760 (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 Specialists);

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

I. SITE DESCRIPTION

Condition of Site:

(X) Excellent 863==

( ) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==

Date: +1927 844== Period: 20th cent. 845== Culture: American 840==

Architect: Hollingsworth, F.A., St. Augustine, FL 32084 872==

Builder: San Marco Construction Company - St. Augustine, FL 32084 874==

Style: Mediterranean Revival 964==

Plan Type: 966==

Exterior Fabrics: Stucco, cast terra cota 854==

Structural Systems: Reinforced masonry 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: 942==

Roof Type: Flay, parapet 942==

Secondary Roof Structures: Tower hoods, hip 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Flat, built up 882==

Ornament Exterior: Cast terra cota, ceramic tile, wrought iron carved brackets, pilasters, finial, broken pediment, cornices. 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 8 950==

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces plaza and is beside cathedral. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Medicine, Commerce, Women, Law 920==

Statement of Significance: (911==)

ARCHITECTURE

This eight-story Mediterranean Revival building at 24-28 Cathedral Place was constructed in 1927. The tall structure was designed by F. A. Hollingsworth of St. Augustine and built by San Marco Construction Company of the city. Mediterranean elements include the clay tile hoods above the first floor doors and windows, cast terra cotta ornamentation, stucco exterior, wrought iron balconets, crenellated parapet, and ceramic tile. The facade is decorated by four spiral fluted terra cotta pilasters topped with pointed pinnacles. Two of the pilasters extend from a carved-bracketed balcony. Two truncated pilasters accent the decorative tile work in the tympanum. Matching acanthus leaves decorate the base of the smaller pilasters and accent a section of the larger. A tower arises from the southwest corner. The square-block base consists of an attached bracketed balcony below an arched window bounded by spiral fluted terra cotta pilasters. The block is surrounded by corinthian pilasters, four to a side, which support a correct modillion cornice and a broken cornice and broken pediment above which is a turned spindle balustrade. The domed tower above consists of a row of corinthian columns separated by a row of arched windows. The building faces the Plaza, dominating the skyline.

The Plaza area--a central green with surrounding buildings on the bayfront--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the

(over)

V. BIBLIOGRAPHY

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

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

Staff Report pg 26

Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Government House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and governmental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

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

This commercial building at 24-28 Cathedral Place was built

Staff Report pg. 27

of the St. Augustine Hotel. Since no major hotel had been erected since the construction of the Magnolia in 1848, an urgent need for new accommodations was realized by the business men of the city. The following describes the evolution of the St. Augustine Hotel:

> "To meet this need, a partnership was formed between Andrew Anderson, Frank H. Palmer, and Edward E. Vaill to erect a new, first-rate tourist house to be known as the St. Augustine Hotel. Each of the three men put up $11,000 to cover construction costs, and each would share equally in the profits, although Anderson remained a silent partner while Palmer and Vaill managed the hotel. Vaill eventually became proprietor of the St. Augustine Hotel, buying out Anderson's interest (in 1875). The fine wooden building with its carpenter's gingerbread ornamentation stood on one of the best locations in town facing the north side of the plaza and overlooking the bayfront. It immediately eclipsed the Magnolia and Florida House as the most desirable establishment in town. Yet even after its opening the local newspaper continued to argue that still more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests."(4)

Captain Edward E. Vaill had retired to St. Augustine in 1868 after a colorful and distinguished career at sea. The landmark St. Augustine Hotel beside the Plaza was destined to become his ruin. A fire in the boiler roon completely destroyed the structure, consuming neighboring buildings as well. Since Henry M. Flagler was constructing his luxury hotels at the time, he suggested that Vaill erect commercial buildings on the site instead of rebuilding another hostelry. With a $38,000 loan from Flagler, Vaill built a group of concrete structures in Moorish Revival style. The investment did not prove to be a success and Vaill sold his interest back to Flagler before leaving St. Augustine for New York.(5)

The Vaill Block, as it came to be known, consisted of two two-story structures with a one-story span in between. The corner two-story portion was remodeled in the 1920's by F. A. Hollingsworth to its Mediterranean Revival appearance. A portion of the one-story section remains and has retained its commercial function. The rest of the Vaill Block has been replaced by this building and a movie theater.(6)

Sanborn Maps indicate that the two-story section of the Vail Block that occupied a portion of this site was used for "D. G. and Clo", "Off", and "Groc." Other listings include hotel supplies, hardware and paints, and plumbing. This mammoth building replaced the Vaill building and

Staff Report pg. 28

HISTORY OF THE ATLANTIC BANK OF ST. AUGUSTINE

In 1934, a group of local business and professional men, headed by Mr. Herbert E. Wolfe, acquired the building, assets and charter of the People's Bank for Savings located at the corner of Charlotte and Cathedral Streets. The charter was immediately amended to allow commercial banking, and on October 2, 1934, The Exchange Bank of St. Augustine formally opened its doors for business in the 1,300 square feet of office space acquired in the purchase.

The working staff consisted of two active officers, and one employee. The usual services of a commercial bank of that era were rendered, including checking accounts, savings accounts paying 1% interest per annum, safe deposit boxes (a few of which are still being used in the main vault, Section A), and of course mortgage loans as well as commercial loans.

The statement of condition at the close of the first business day indicated deposits of $67,527.48. (On the bank's 20th anniversary in 1954, total deposits were $12,634,812.62.)

In 1939 the present building, formerly the First National Bank of St. Augustine, was acquired from the mortgage holder, and the offices of The Exchange Bank of St. Augustine were moved to these quarters. Because of growing pains, the addition to the north, presently housing the Installment Loan, Bookkeeping, Proof and Transit Departments, was built in 1956. Realizing the need for expanded quarters again in 1964, plans were commenced to expand in the easterly direction by acquiring the old Matanzas Theatre and Abstract Company properties, with construction of that wing completed in 1970.

Also in 1969, negotiations were commenced between The Exchange Bank of St. Augustine and the Atlantic Bancorporation for the Bancorporation to acquire the controlling ownership of this bank. Approval was granted by the regulatory authorities, and on October 5, 1970, the assets and properties of The Exchange Bank of St. Augustine were officially transferred to the Bancorporation, and the bank became the Atlantic Bank of St. Augustine.

From its humble beginning, we now have facilities with 40,000 square feet of banking house and a parking area, and have expanded our services to include Installment Loans, Certificates of Deposit, Trust Department, Drive-In Windows and a remote Motor Bank which will soon become a full-fledged branch bank. We now consider the Atlantic Bank of St. Augustine a FULL SERVICE BANK, able to handle all of the financial needs of the citizens of St. Augustine and St. Johns County. Deposits at the present time are in excess of $37,000,000.00.

We have come a long way, and are proud of our position in the community. For many years, even to our competitors, we have been and are known as THE FRIENDLY BANK. You, our employee, help us maintain that enviable reputation as you assist our customers with courtesy, efficiency and a smiling face.

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address Atlantic Bank Building 24-28 CATHEDRAL PLACE Block & Lot BL 10 Lot pt. 4

CARTOGRAPHIC

Prior to existing structure

+1884 site part of "St. Augustine Hs." area destroyed by fire. specifically 3 story frame - "D. G."

+1888 two story Concrete Building (south end) one story building northend (C.B.) housing "D. G. and Clo." (1888) "Off." and "Groc." (1893) "Hotel Supplies" and "Armory" (1897) "Grocery" (1910) "Hardware and paints" and "Plumbing" (1917). "Paints, oils & Hardware" (1924)

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

HISTORY OF THE FIRST UNION BANK BUILDING

The main structure of the First Union National Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started and the building was completed in 1928.

The enormity of the structure and its lobby, were typical of the banks built during the era, the time of Florida's "BIG BOOM", of which you may have heard. The construction is entirely made of hollow tile brick over a steel frame and stucco on the outside decorative covering, with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of the historic city of St. Augustine.

The inside design with its massive marble columns and floors lends a feeling of security to the premises as a bank. The Main flooring is made of marble slabs. The round vault door was constructed by Diebold Corporation and is the original vault that was set in during construction. The door weighs approximately sixteen (16) tons, yet it is so perfectly balanced it may be easily moved with one hand. When closed, this door causes the main vault to be air-tight, water-tight and sound-proof.

The additions on the north side of the bank were constructed in 1956 and the eastern portion was added in 1970. This eastern addition was designed by Bank-Building Corporation of America, the world's largest financial buildings designer, and was constructed by the firm of Foxworth and Parker, who were local contractors.

The original owners, First National Bank of St. Augustine, occupied these quarters for only a very brief time before falling victim to the bust that followed the boom, in 1929.

During the following ten years, the building was used as a warehouse, a mercantile store and as a temporary Post Office, while the governor's Mansion was being restored, for future use as a Post Office.

Then in 1939, it was acquired by Mr. Herbert E. Wolfe, who was the owner of the Exchange Bank of St. Augustine and it again became a bank and the top floors were rented as office space. The building at that time had two elevators that were hand operated and until last year, were the only one in this area of the State of Florida that still employed Elevator Operators.

The bank name was changed to Atlantic Bank of St. Augustine after the assets and properties were acquired by Atlantic Bancorporation in 1970. It was operated under Atlantic Bank of St. Augustine until 1986. In November of 1985, First Union National Bank of North Carolina purchased the assets and properties of Atlantic Bancorporation of Florida and it became a branch of First Union National Bank of Florida - Saint Augustine Main Branch and remains so today.

In December of 1985, First Union National Bank sold the Bank Building to private investors, Howard Davis and Dr. Richard Stoval, and First Union National Bank became tenants, occuping the entire main floor and portion of second floor.

The building again experienced a face lift in 1987, using the firm of A. D. Davis Construction Company; local contractors; the facade being restored to resemble the original look of 1929. First Union National Bank remodeled their inside quarters, changing the floor plan to enable us to serve our customers in a more efficient manner. The beauty of the main lobby was not altered, it was restored and the interior painted and all the marble cleaned with a bright new look for the '80's.

We hope you enjoyed our small history of the bank and the building, we thank you for your interest shown in this gracious old building.

HISTORY OF THE ATLANTIC BANK BUILDING

The main structure of the Atlantic Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the then First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started, and the building was completed in 1928.

The enormity of the structure and its lobby were typical of a bank built during that era, the time of Florida's "Big Boom" of which you may have heard. The construction is entirely of hollow tile blocks over a steel frame, and stucco as the outside decorative covering with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of historic St. Augustine.

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During the following ten years, the building was used as a warehouse, a mercantile store, and as a temporary Post Office while the Governor's Mansion was being restored. Then in 1939, it was acquired by The Exchange Bank of St. Augustine who has been the successive owner since that time.

The bank name was changed to Atlantic Bank after the assets and properties were acquired by Atlantic Bancorporation in 1970.

First Union building on 'Registry'

By DOUG SHAVER
and GREG HOYELER
Staff Writers

A 60-year-old building described as the "most monumental work" of pioneer architect F.A. Hollingsworth was rededicated during a low-key ceremony Friday afternoon.

"I've always thought St. Augustine had just the right number of skyscrapers – one," said historian David Nolan in remarks preceding the ribbon-cutting that celebrated the First Union Bank Building's addition to the National Historic Registry.

The designation coincided with a renovation of the six-story structure, which opened as the First National Bank in the 1920s.

"We've gone back and restored the common spaces and the offices to as close as we could to what they were when it was built," said architect Howard Davis during an interview before the ceremony.

Davis and Dr. Richard Stoval, partners in Davis-Stoval Ltd., purchased the building in December 1985 and began the renovation project the following spring. The project was funded by industrial revenue bonds issued by the St. Johns County Industrial Development Authority.

"The National Registry status recognizes it as a contributing factor in the history of St. Augustine," Davis said.

Nolan said the bank represented "an important chapter in the rediscovery of Spanish architecture in the United States."

He said the rediscovery in St. Augustine began with Hollingsworth's design of the Zorayda Castle here in the late 19th century. He noted that Hollingsworth also designed what is now the St. Augustine Beach city building, planned the reconstruction of the St. Francis Barracks – now the state Arsenal – after a fire in 1915, and designed other noted structures in the Oldest City before getting the commission for what came to be the city's tallest building.

Renovation of the 50,000-square-foot building included remodeling of offices and hallways throughout the six stories, replacement of roof spindles, modernizing of the heat and air-conditioning systems, and installation of a fire sprinkler system.

The parking lot behind the building also was upgraded, increasing the capacity from about 40 spaces to more than 60.

Also, the elevators were converted from manual to automatic operation.

About half of the building is leased to the First Union Bank, successor to the Atlantic Bank of Florida, which acquired it from the Exchange Bank in 1970.

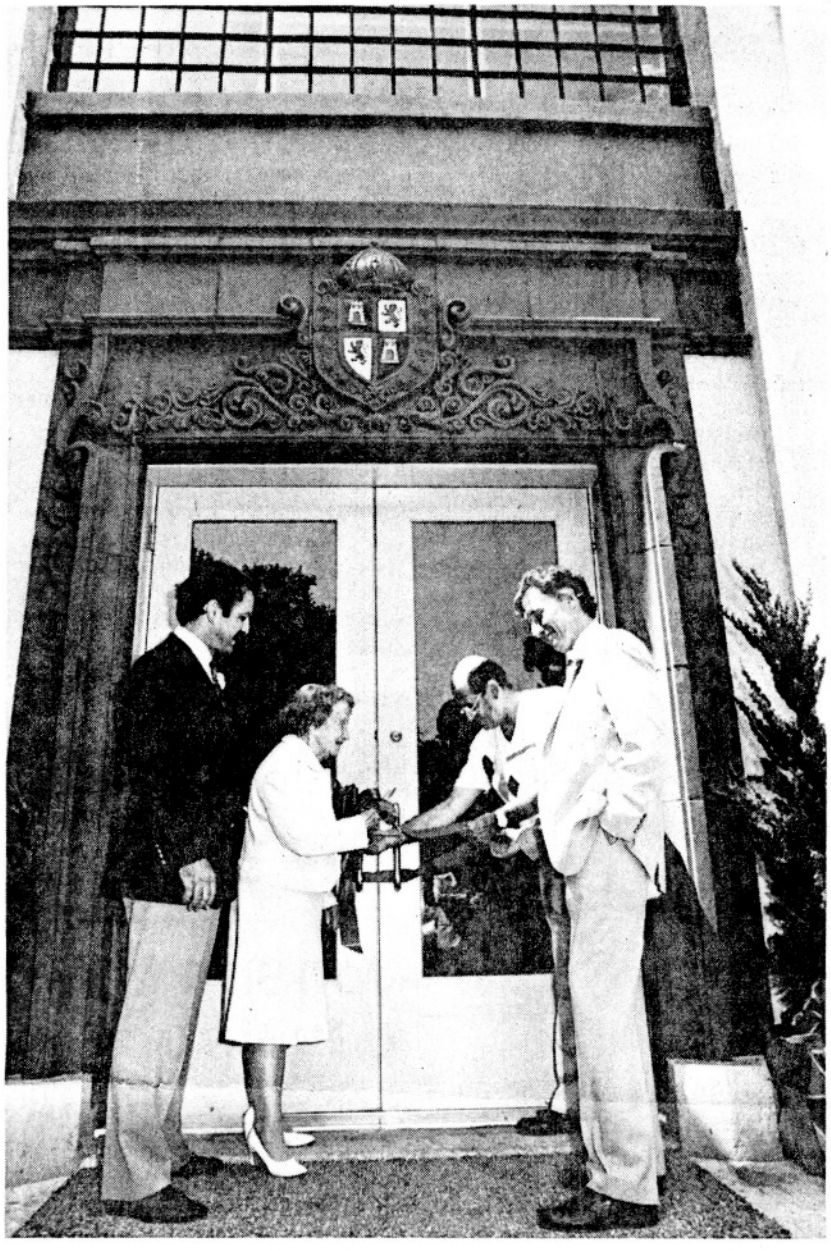
The original owner, First National Bank, was a victim of the Depression in 1929. During most of the 1930s the building housed a succession of enterprises including a warehouse, mercantile store and post office.

The Exchange Bank bought the building in 1939 and stayed there until its assets were acquired by the Atlantic Bancorporation in 1970.

Now, space not occupied by the bank is being leased for offices to professionals such as lawyers, doctors and accountants.

"We think that downtown St. Augustine is something that you should be proud of and is a viable place to do business," Davis said. "The business community has to support it."

Besides Davis, Stoval and bank officials, those attending Friday's ceremony included St. Augustine Mayor Kenny Beeson, City Commissioner Vicki Sellner, County Commission chairman Larry Hartley, County Commissioner Sarah Bailey, and Mrs. H.E. Wolfe, widow of the president of the Exchange Bank.



By JIM LANE, Staff

Mrs. H.E. Wolfe and Mayor Kenny Beeson cut a ceremonial ribbon at entrance to the First Union Bank Building as owners Howard Davis, left, and Richard Stoval look on.

ERROR: Smith, F.W. re ZORAYDA CASTLE OR VILLA ZORAYDA

Staff Report pg. 33

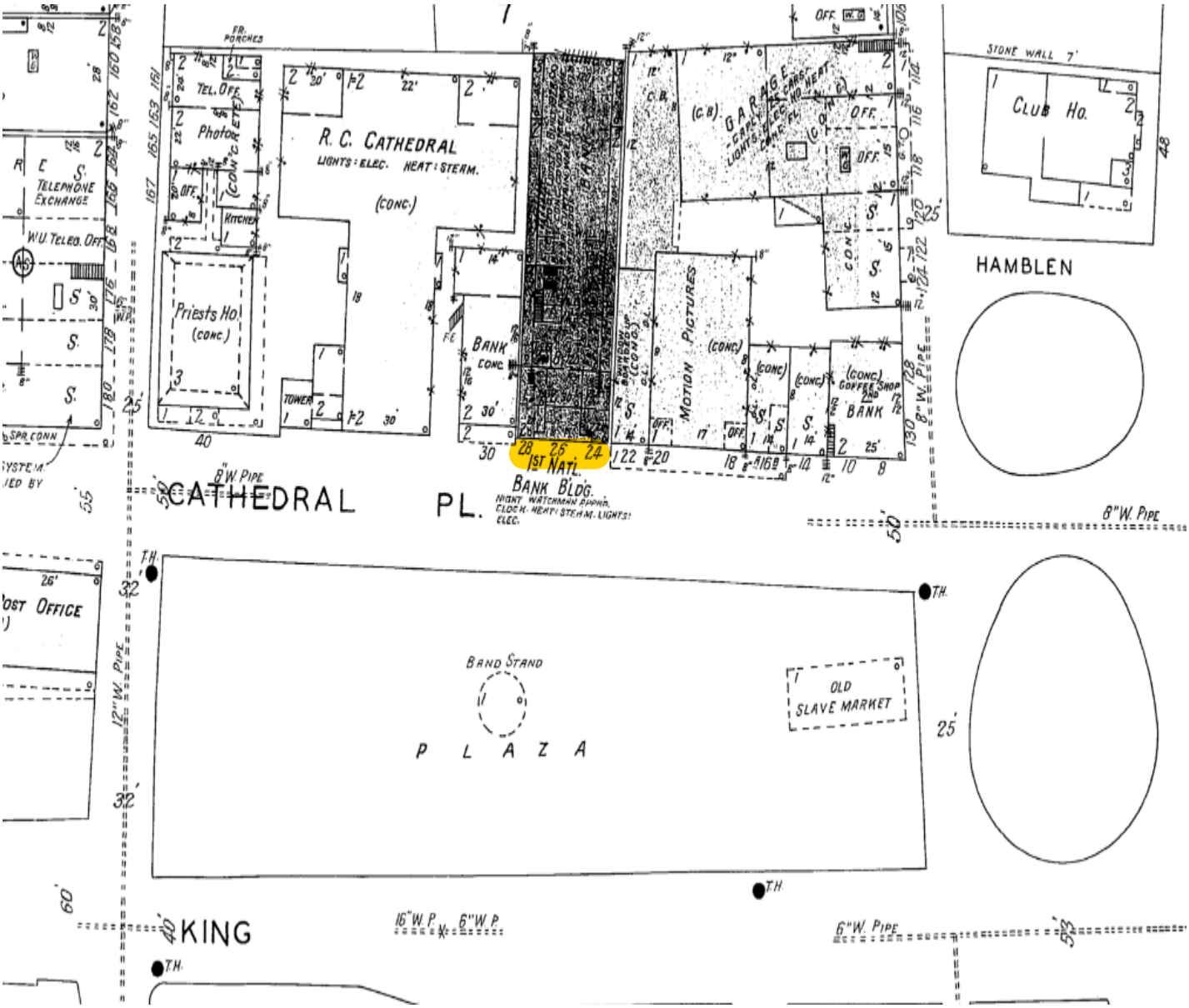
St Aug. Record Sept 8-9, 1979



Atlantic Bank towers over bayfront scene of oldest city

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 7



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

August 17, 2022

Tower Engineering Professionals, Inc.
5501 University Club Blvd N.
Jacksonville, FL 32277

cc: Kasam Hospitality, Inc.

Re: Certificate of Appropriateness – 24 Cathedral Place – HP2022-0057

Dear Tower Engineering Professionals, Inc.,

On August 17, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to install new antennas on the cupola of the building's tower and mechanical equipment to the platform on the flat roof as part of a wireless antenna upgrade.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the October 20, 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, to be received by October 10, 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.:	HP2022-0057
Applicant:	Tower Engineering Professionals, Inc.
Owner:	Kasam Hospitality, Inc.
Address:	24 Cathedral Place
Parcel Number:	1971600000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to install new antennas on the cupola of the building's tower and mechanical equipment to the platform on the flat roof as part of a wireless antenna upgrade.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON AUGUST 17, 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 August 17, 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 PUD (HP-2).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to install new antennas on the cupola of the building's tower and mechanical equipment to the platform on the flat roof as part of a wireless antenna upgrade.

Subject to the following conditions:

- To return with documents, drawings, and Photos as requested
- Continued to: October 20th, 2022
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 17 day of August, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0057 **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 17th day of August, A.D., 2022.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

Notary Public, State of Florida

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

FOR SEPTEMBER 15, 2022 HARB MEETING

HP2022-0057: 24 CATHEDRAL PLACE

Additional materials submitted by applicant

Received September 5, 2022
Planning and Building Department

VERIZON SITE NUMBER:	132050
VERIZON SITE NAME:	HIST ST. AUG WACHOVIA BANK
PROJECT DESCRIPTION:	RFDS 5G L-SUB6
TOWER TYPE:	ROOFTOP
SITE ADDRESS:	24 CATHEDRAL PLACE ST. AUGUSTINE, FL 32084 (ST. JOHNS COUNTY)
JURISDICTION:	CITY OF ST. AUGUSTINE (DISTRICT 452)
PRESENT OCCUPANCY TYPE:	OFFICE BUILDINGS (MULTI STORY)(CLASS A)
CURRENT ZONING:	PUD
PARCEL #:	1971600000

PROJECT INFORMATION

LATITUDE:	N 29° 53' 34.36" *
LONGITUDE:	W 81° 18' 43.70" *
GROUND ELEVATION:	9'± (AMSL) **

*INFORMATION PROVIDED BY RFDS
**INFORMATION PROVIDED BY GOOGLE EARTH

SITE COORDINATES

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

VZW SITE #: 130250
VZW SITE NAME:
HIST ST. AUG WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084

THE PURPOSE OF THIS PROJECT IS AS FOLLOWS:

TOWER SCOPE OF WORK:

- REMOVE (3) CSS X7CAP-665-C42IP ANTENNAS
- REMOVE (6) 1⅝" COAX
- INSTALL (3) COMMSCOPE NHHSS-65B-R2BT4 ANTENNAS
- INSTALL (3) JMA DBC-67C-U-2SF DIPLEXERS
- INSTALL (3) RFS FDFX55020D2-2C DIPLEXERS
- INSTALL (3) GENERIC BAIS-Ts
- INSTALL (18) ⅞" COAX

EQUIPMENT PLATFORM SCOPE OF WORK:

- REMOVE (2) 6101 CABINETS
- REMOVE (1) TELCO ENCLOSURE
- REMOVE (1) PPC ENCLOSURE
- REMOVE (1) SUB-PANEL
- REMOVE (3) ERICSSON RRUS32 B2 RRUs
- REMOVE (6) ERICSSON RUL01 B13 RRUs
- REMOVE (6) ERICSSON RUS01 B4 RRUs
- INSTALL (1) 6160 CABINET
- INSTALL (1) EBRE BATTERY CABINET
- INSTALL (1) ILC CABINET (INTEGRATED LOAD CENTER)
- INSTALL (3) ERICSSON RRUS 4449 RRUs
- INSTALL (3) ERICSSON RRUS 8843 RRUs
- INSTALL (3) ERICSSON RRUS 8863 RRUs
- INSTALL (3) COMMSCOPE TD-PCS-1-B3-B4B5 COMBINERS
- INSTALL (3) JMA TBC-67C-A-P-2SF TRIPLEXERS
- INSTALL (3) JMA DBC-A-P-2SF DIPLEXERS
- INSTALL (3) RFS FDFX55020D2-2C DIPLEXERS

SCOPE OF WORK

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

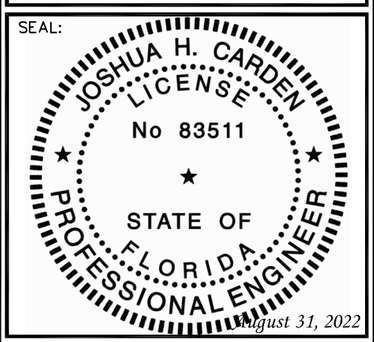
FL COA # 31011

REV	DATE	ISSUED FOR:
6	08-31-22	CONSTRUCTION
5	05-09-22	CONSTRUCTION
4	11-04-21	CONSTRUCTION
3	10-27-21	PRELIMINARY
2	07-26-21	CONSTRUCTION
1	05-25-21	CONSTRUCTION
0	05-17-21	PRELIMINARY

DRAWN BY: JGC | CHECKED BY: DWB

DIGITAL SEAL:
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA H. CARDEN USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

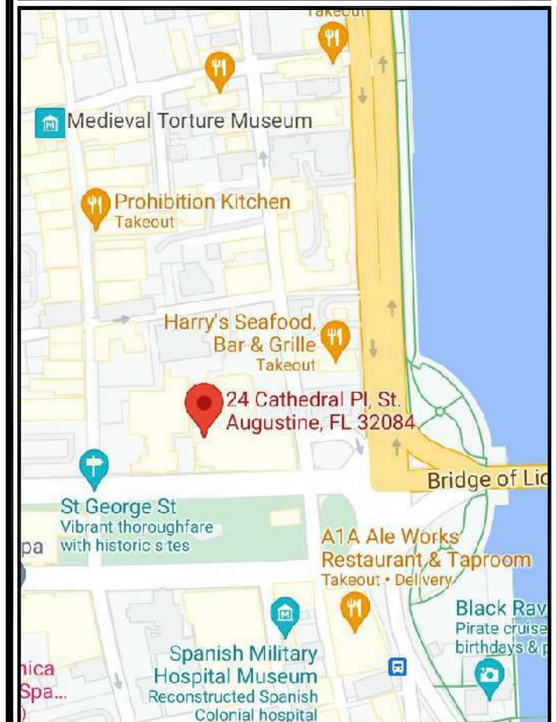
SEAL:



August 31, 2022

SHEET NUMBER: T-1 | REVISION: 6

TEP#: 150663.489410



LOCATION MAP

LESSEE:
NAME: VERIZON WIRELESS
ADDRESS: 4700 EXCHANGE COURT, SUITE 100
CITY, STATE, ZIP: BOCA RATON, FL 33431
CONTACT: MARTHA GINTIS
PHONE: (561) 995-5539

BUILDING OWNER:
NAME: KASAM HOSPITALITY INC.
ADDRESS: 32 AVENDIA MENENDEZ
CITY, STATE, ZIP: SAINT AUGUSTINE, FL 32084
CONTACT: CUSTOMER SERVICE
PHONE: UNKNOWN

SURVEYOR:
NAME: N/A
ADDRESS: N/A
CITY, STATE, ZIP: N/A
CONTACT: N/A
PHONE: N/A

CIVIL ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603-3530
CONTACT: JOSHUA H. CARDEN, P.E.
PHONE: (919) 661-6351

ELECTRICAL ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603-3530
CONTACT: JOSHUA H. CARDEN, P.E.
PHONE: (919) 661-6351

PROPERTY OWNER:
NAME: KASAM HOSPITALITY INC.
ADDRESS: 32 AVENDIA MENENDEZ
CITY, STATE, ZIP: ST. AUGUSTINE, FL 32084
CONTACT: CUSTOMER SERVICE
PHONE: UNKNOWN

CONTACT INFORMATION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2020 FLORIDA BUILDING CODE, 7TH EDITION
2. LOCAL BUILDING CODE
3. ANSI/TIA-222-H-2-2017
4. 2017 NATIONAL ELECTRIC CODE
5. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

ULTIMATE WIND SPEED: 132 MPH
SERVICE SPEED W/ICE: 60 MPH
RISK CATEGORY: II
EXPOSURE CATEGORY: C
TOPOGRAPHIC CATEGORY: 1.0

INFORMATION PROVIDED BY PASSING APPURTENANCE MOUNT ANALYSIS REPORT BY TOWER ENGINEERING PROFESSIONALS DATED 04/20/22.

DESIGN CRITERIA

UTILITIES:
POWER COMPANY: UNKNOWN
CONTACT: UNKNOWN
PHONE: UNKNOWN
METER # NEAR SITE: UNKNOWN

TELEPHONE COMPANY: VERIZON WIRELESS
CONTACT: CUSTOMER SERVICE
PHONE: UNKNOWN
PHONE # NEAR SITE: (904) 209-9331
PEDESTAL # NEAR SITE: UNKNOWN

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	6
N-1	PROJECT NOTES	6
C-1	SITE PLAN	6
C-2A	EXISTING ROOFTOP LAYOUT	6
C-2B	PROPOSED ROOFTOP LAYOUT	6
C-3A	EXISTING EQUIPMENT PLATFORM LAYOUT	6
C-3B	PROPOSED EQUIPMENT PLATFORM LAYOUT	6
C-4	BUILDING ELEVATION	6
C-5A	EXISTING ANTENNA LAYOUT	6
C-5B	PROPOSED ANTENNA LAYOUT	6
C-5C	EXISTING ANTENNA & COAX SCHEDULE	6
C-5D	PROPOSED ANTENNA & COAX SCHEDULE	6
C-6A	ANTENNA SPECIFICATIONS	6
C-6B	CABINET SPECIFICATIONS	6
C-6C	EQUIPMENT SPECIFICATIONS I	6
C-6D	EQUIPMENT SPECIFICATIONS II	6
E-1	ELECTRICAL NOTES	6
E-2	POWER PANEL SCHEDULE	6
E-3	ONE-LINE DIAGRAM	6
E-4	POWER ROUTING PLAN	6
G-1	GROUNDING DETAILS	6

INDEX OF SHEETS

Received September 5, 2022
Planning and Building Department

PROJECT NOTES:

1. ALL REFERENCES TO THE OWNER AND/OR LESSEE IN THESE DOCUMENTS SHALL BE CONSIDERED VERIZON OR ITS DESIGNATED REPRESENTATIVE.
2. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, 7TH EDITION.
3. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
4. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
5. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
6. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
8. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
9. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
10. IF APPLICABLE, ALL CONCRETE WORK SHALL COMPLY TO LOCAL CODES AND THE ACI 318-14, "BUILDING REQUIREMENTS FOR STRUCTURAL CONCRETE".
11. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
12. ALL TOWER MODIFICATION WORK SHALL BE IN ACCORDANCE WITH TIA-1019-A STANDARD FOR INSTALLATION, ALTERATION AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.

ROOF NOTES:

1. TEMPORARY ROOF PROTECTION – PROVIDE TEMPORARY PROTECTION USING 3/4" STYROFOAM PADDING AGAINST THE ROOFING MATERIAL WITH 3/4" PLYWOOD BETWEEN THE PADDING AND ANY EQUIPMENT. MATERIALS, AND TOOLS STORED ON THE ROOF. THE ROOF AROUND WORKING AREAS SHALL ALSO BE TEMPORARILY PROTECTED AS WELL AS THE PATHS BETWEEN THE WORK AREA AND ROOF ENTRY DOORS. THE METHOD OF PROTECTION SHALL ALSO COMPLY WITH ANY ROOF WARRANTY THAT MAY BE IN EFFECT. IF PENETRATING SUBSTANCES, SUCH AS ACIDS, CHEMICALS, OR TOOLS ARE TO BE USED DURING CONSTRUCTION, PROVIDE ADDITIONAL PROTECTION TO PREVENT ROOF DAMAGE.
2. WATER PROTECTION – THE CONTRACTOR SHALL PROVIDE PROTECTION FROM WATER PENETRATION DURING THE INSTALLATION OF ROOF PENETRATING SUPPORT SYSTEMS OR ANY OTHER ROOF PENETRATING PROCEDURE. METHODS SHALL COMPLY WITH ANY ROOF WARRANTY IN EFFECT.
3. FIRE PROTECTION – COMPLY WITH OSHA STANDARDS THROUGHOUT THE PROJECT. WHEN OPERATING TOOLS THAT PRODUCE SPARKS, FLAME OR HEAT, THE CONTRACTOR WILL DESIGNATE AN INDIVIDUAL TO STAND-BY THE INDIVIDUAL OPERATING THE TOOL WITH A 20 LB. ABC FIRE EXTINGUISHER WITH IT'S PIN REMOVED AND READY TO USE IN CASE OF A FIRE. THE CONTRACTOR SHALL PROVIDE AT ALL TIMES ONE PROPERLY CHARGED 20 LB. ABC FIRE EXTINGUISHER WITHIN CLOSE PROXIMITY TO THE WORK AREA. THE FIRE EXTINGUISHER SHALL HAVE BEEN INSPECTED WITHIN THE PAST YEAR. IT SHALL BE KEPT IN A CONSPICUOUS LOCATION AND EASILY ACCESSABLE. PATHS TO THE FIRE EXTINGUISHER AND OTHER FIRE FIGHTING EQUIPMENT SHALL BE KEPT CLEAR.
4. REINSTATMENT – ANY ROOFING, PAVEMENT, FOOTPATH, CURB, GUTTERS, WALLS, FLOORS, SERVICES, AND EXISTING FEATURES OR OTHER PROPERTIES DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REINSTATED BY THE CONTRACTOR TO A CONDITION AT LEAST EQUAL TO THAT EXISTING BEFORE COMMENCEMENT OF OPERATIONS AT NO COST TO THE OWNER OR THE CLIENT.
5. REPAIRS – THE CONTRACTOR SHALL USE THIS EXISTING ROOFING WARRANTY CONTRACTOR TO REPAIR HOLES, DAMAGES, AND ALTERATIONS TO THE ROOF. IF EXCESSIVE COSTS ARE ASSOCIATED WITH THIS ROOFING CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE CLIENT OF THE SITUATION AND PROVIDE AN ALTERNATE ROOFING CONTRACTOR TO PERFORM THE WORK.
6. CONTRACTOR SHALL REMOVE ONLY THE AMOUNT OF ROOFING AND INSULATION REQUIRED TO PERFORM THE WORK. AFTER THE COMPLETION OF WORK, REPLACE THE DEMOLISHED INSULATION WITH A COMPATABLE INSULATION, PROVIDING A TIGHT JOINT ALL AROUND. FLASH IN NEW BUILT-UP ROOFING TO THE EXISTING BUILT-UP ROOFING AS RECOMMENDED BY THE ROOFING MANUFACTURER TO PROVIDE A WATERTIGHT ROOF.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME:
HIST ST. AUG
WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

DIGITAL SEAL:

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SEAL:

JOSHUA H. CARDEN LICENSE No 83511 STATE OF FLORIDA PROFESSIONAL ENGINEER

August 31, 2022

REV	DATE	ISSUED FOR:
6	08-31-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

PROJECT NOTES

SHEET NUMBER: **N-1**

REVISION: **6**

TEP#: 150663.489410

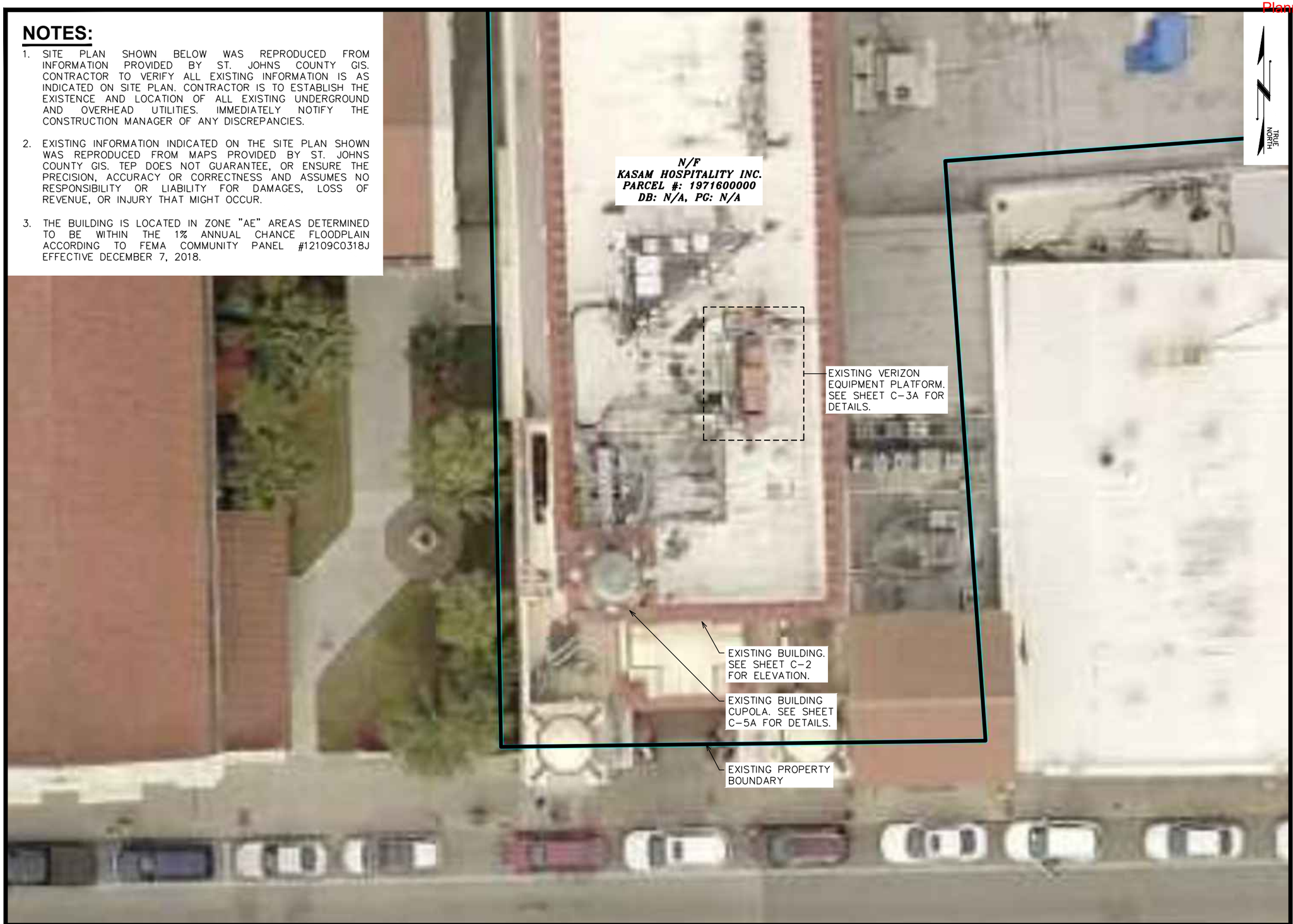
Received September 5, 2022
Planning and Building Department

NOTES:

1. SITE PLAN SHOWN BELOW WAS REPRODUCED FROM INFORMATION PROVIDED BY ST. JOHNS COUNTY GIS. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.

2. EXISTING INFORMATION INDICATED ON THE SITE PLAN SHOWN WAS REPRODUCED FROM MAPS PROVIDED BY ST. JOHNS COUNTY GIS. TEP DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR.

3. THE BUILDING IS LOCATED IN ZONE "AE" AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #12109C0318J EFFECTIVE DECEMBER 7, 2018.



SITE PLAN

SCALE: 1" = 15'

0 15 30

SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

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ST. AUGUSTINE, FL 32084
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SHEET TITLE:

SITE PLAN

SHEET NUMBER: **C-1**

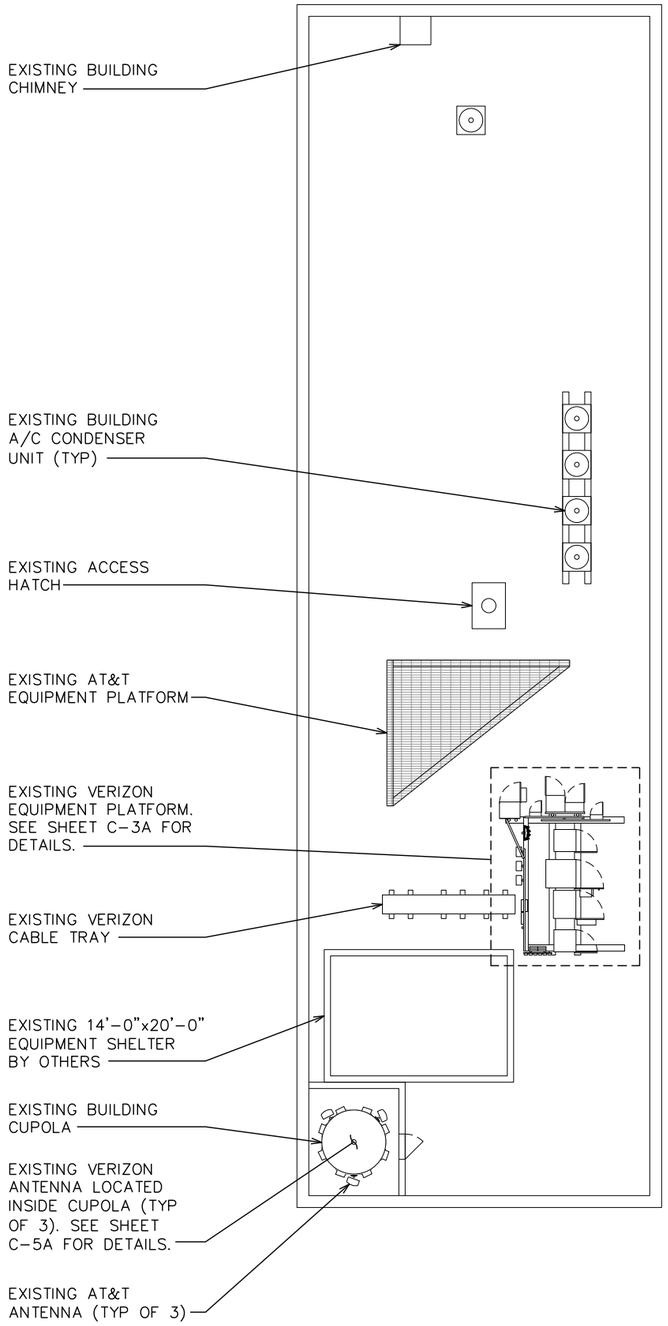
REVISION: **6**

TEP#: 150663.489410

Received September 5, 2022
Planning and Building Department

NOTE:

ROOFTOP LAYOUT SHOWN BELOW TAKEN FROM DOCUMENTS PROVIDED BY VERIZON WIRELESS. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.



EXISTING ROOFTOP LAYOUT (PLAN VIEW)

SCALE: 1/16" = 1'-0"

0 16 32

SCALE IN FEET

TRUE NORTH

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME:
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ST. AUGUSTINE, FL 32084
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DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

EXISTING ROOFTOP LAYOUT

SHEET NUMBER: **C-2A**

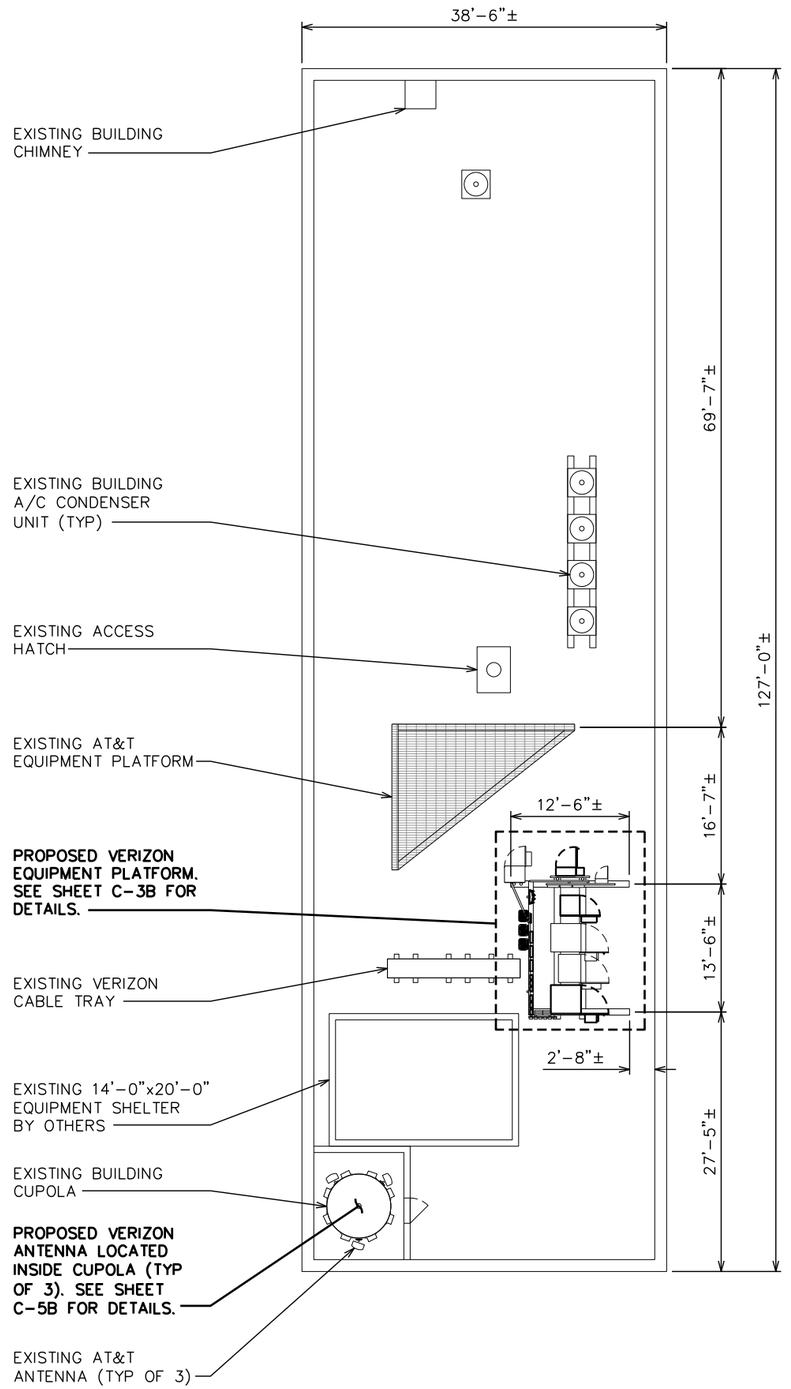
REVISION: **6**

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Planning and Building Department

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TRUE NORTH

PROPOSED ROOFTOP LAYOUT (PLAN VIEW)

SCALE: 1/16" = 1'-0"

0 16 32
SCALE IN FEET

PLANS PREPARED FOR:
verizon
4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:
VZW SITE #: 130250
VZW SITE NAME:
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WACHOVIA BANK
24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
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August 31, 2022

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6	08-31-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

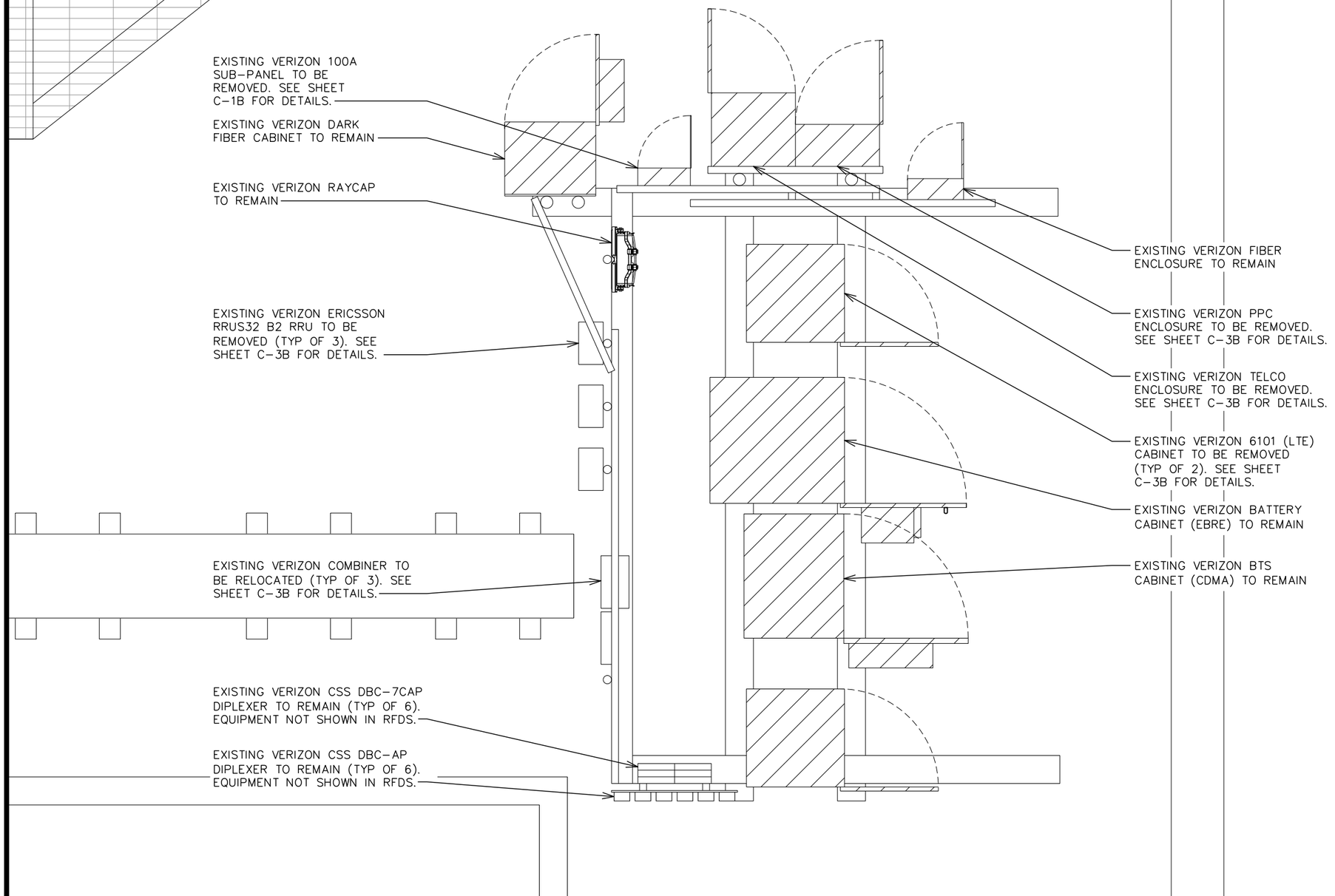
SHEET TITLE:
PROPOSED ROOFTOP LAYOUT

SHEET NUMBER: **C-2B**
REVISION: 6
TEP#: 150663.489410

Received September 5, 2022
Planning and Building Department

NOTES:

1. EQUIPMENT LAYOUT SHOWN BELOW BASED ON DOCUMENTS PROVIDED BY VERIZON WIRELESS.
2. (6) ERICSSON RUL01 B13 RRUs AND (6) ERICSSON RUS01 B4 RRUs NOT LOCATED DURING SITE VISIT. IF PRESENT, (6) ERICSSON RUL01 B13 RRUs AND (6) ERICSSON RUS01 B4 RRUs TO BE REMOVED.



EXISTING EQUIPMENT PLATFORM LAYOUT (PLAN VIEW)

SCALE: 3/8" = 1'-0"

0 2 4
SCALE IN FEET

TRUE NORTH

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME:
HIST ST. AUG
WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

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August 31, 2022

REV	DATE	ISSUED FOR:
6	08-31-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

EXISTING EQUIPMENT PLATFORM LAYOUT

SHEET NUMBER: **C-3A**

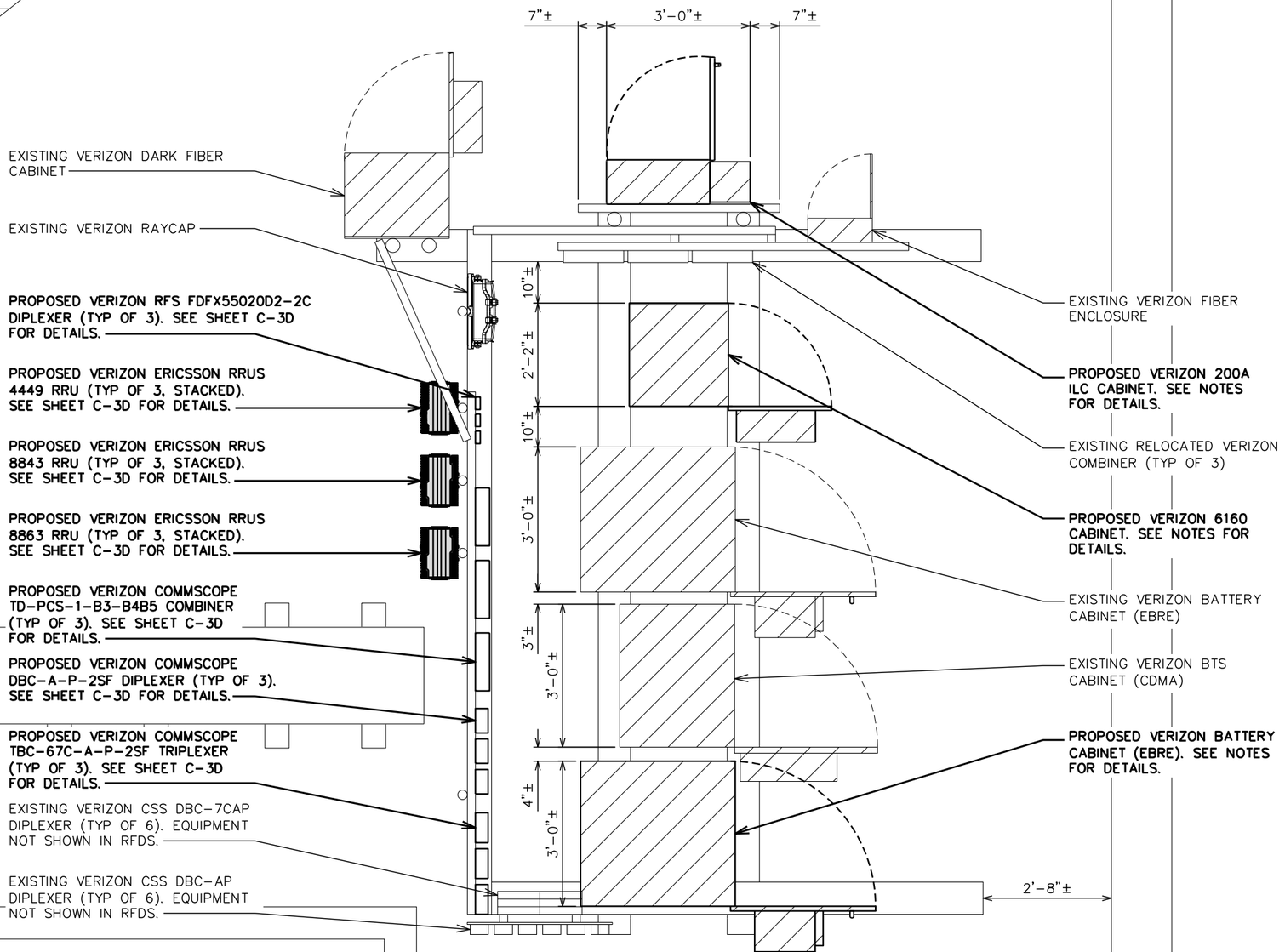
REVISION: **6**

TEP#: 150663.489410

Received September 5, 2022
Planning and Building Department

NOTES:

1. EQUIPMENT LAYOUT SHOWN BELOW BASED ON DOCUMENTS PROVIDED BY VERIZON WIRELESS.
2. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.



PROPOSED EQUIPMENT PLATFORM LAYOUT (PLAN VIEW)

SCALE: 3/8" = 1'-0"

0 2 4
SCALE IN FEET

TRUE NORTH

PLANS PREPARED FOR:
verizon
4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:
VZW SITE #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK
24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:
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RALEIGH, NC 27603-3530
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August 31, 2022

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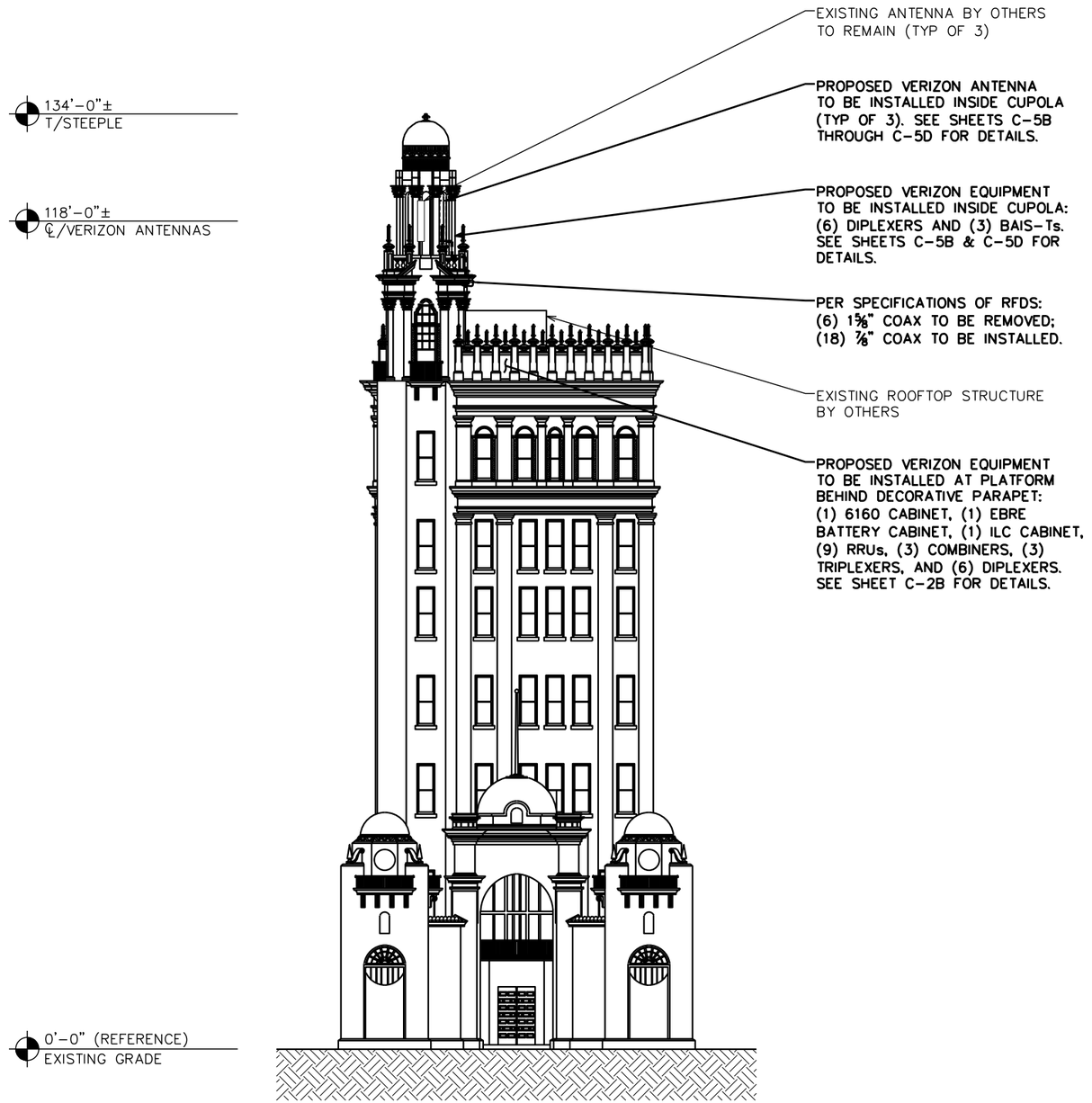
SHEET TITLE:
PROPOSED EQUIPMENT PLATFORM LAYOUT

SHEET NUMBER: **C-3B**
REVISION: 6
TEP#: 150663.489410

Received September 5, 2022
Planning and Building Department

NOTES:

1. EXISTING BUILDING HAS SUFFICIENT CAPACITY TO HOLD PROPOSED LOADING. SEE THE STRUCTURAL EVALUATION – EXISTING BUILDING AT ANTENNAS (AWS3, PCS 5G & L-SUB6) BY APX ENGINEERING DATED APRIL 20, 2022 FOR DETAILS.
2. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
3. THE DRAWINGS IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. CONDITIONS IN THE FIELD MAY VARY.
4. ALL VERIZON PROPOSED ANTENNAS, EQUIPMENT, AND MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING BUILDING COLOR.



PROPOSED BUILDING ELEVATION (SOUTH)

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
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FL COA # 31011

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August 31, 2022

REV	DATE	ISSUED FOR:
6	08-31-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

BUILDING ELEVATION

SHEET NUMBER: **C-4**

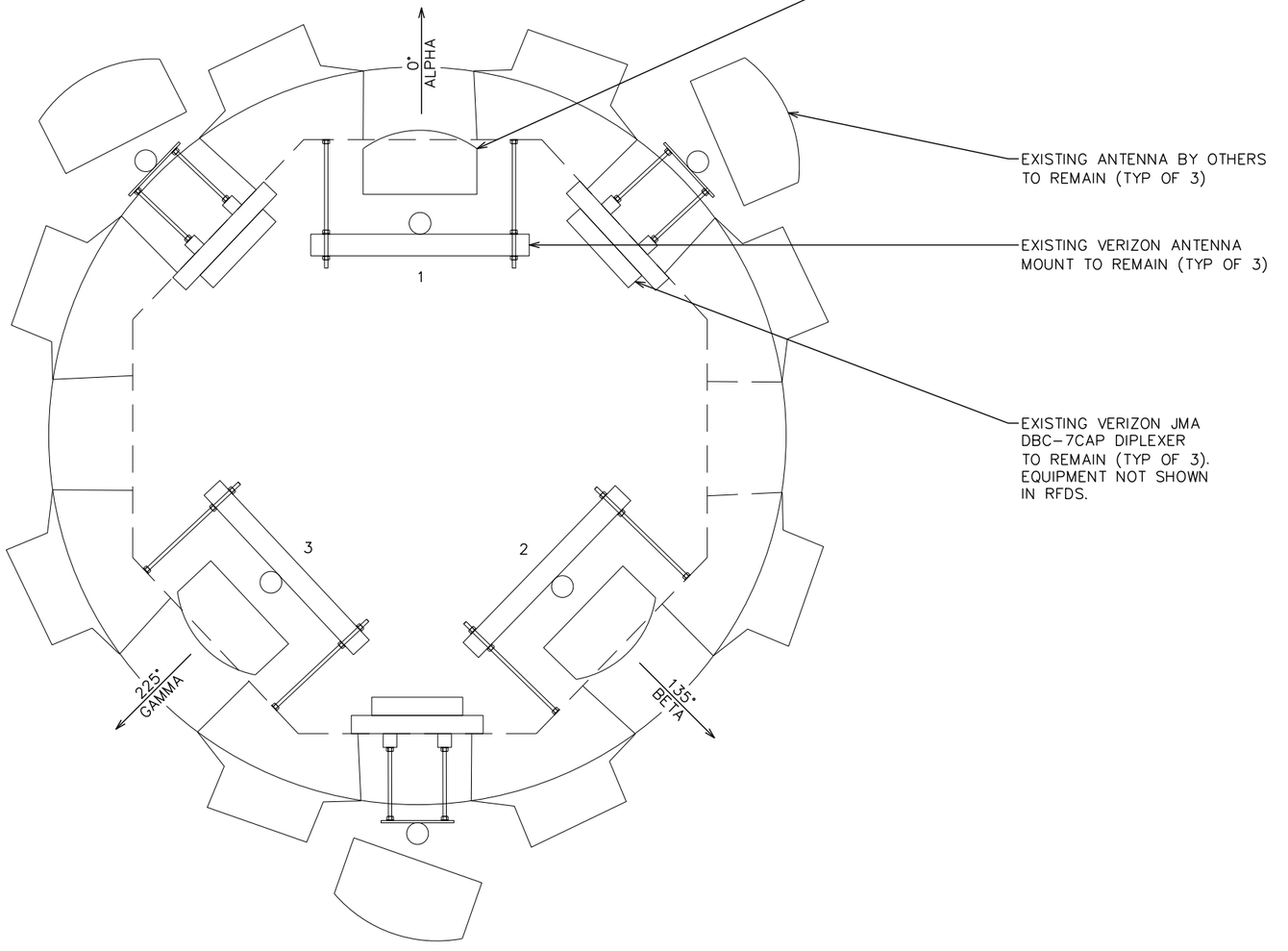
REVISION: **6**

TEP#: 150663.489410

Received September 5, 2022
Planning and Building Department

NOTE:

EXISTING MOUNTS HAVE SUFFICIENT CAPACITY TO HOLD PROPOSED LOADING. SEE APPURTENANCE MOUNT ANALYSIS REPORT BY TOWER ENGINEERING PROFESSIONALS DATED APRIL 20, 2022 FOR DETAILS.



EXISTING VERIZON CSS ANTENNA X7CAP-665-C42IP ANTENNA TO BE REMOVED (TYP OF 3). SEE SHEETS C-3B THROUGH C-3D FOR DETAILS.

EXISTING ANTENNA BY OTHERS TO REMAIN (TYP OF 3)

EXISTING VERIZON ANTENNA MOUNT TO REMAIN (TYP OF 3)

EXISTING VERIZON JMA DBC-7CAP DIPLEXER TO REMAIN (TYP OF 3). EQUIPMENT NOT SHOWN IN RFDS.

TRUE NORTH

EXISTING ANTENNA LAYOUT @ 118'-0" (PLAN VIEW)

SCALE: ¾" = 1'-0"

0 1 2
SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK

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DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

EXISTING ANTENNA LAYOUT

SHEET NUMBER: **C-5A**

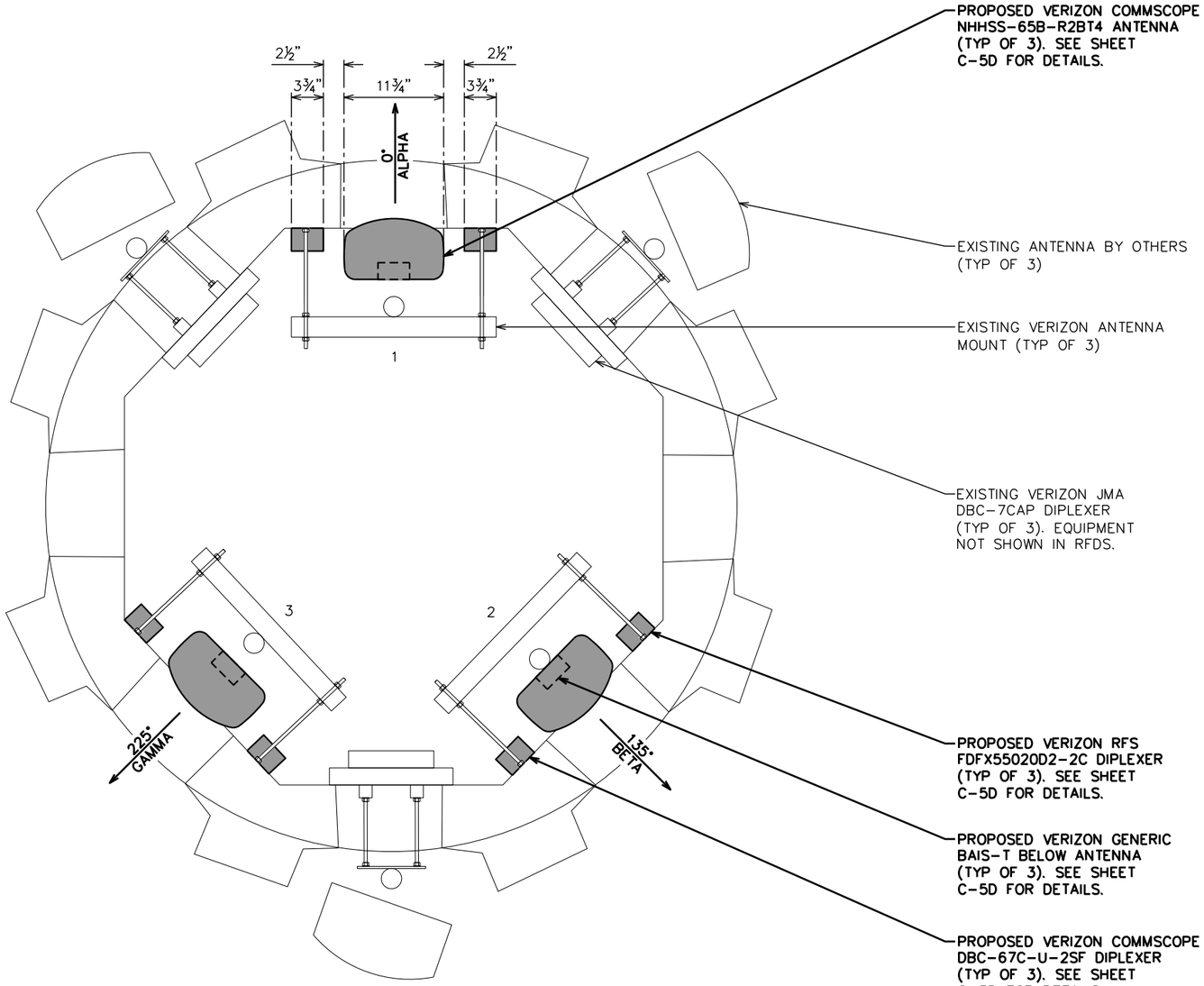
REVISION: 6

TEP#: 150663.489410

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NOTES:

1. EXISTING MOUNTS HAVE SUFFICIENT CAPACITY TO HOLD PROPOSED LOADING. SEE APPURTENANCE MOUNT ANALYSIS REPORT BY TOWER ENGINEERING PROFESSIONALS DATED APRIL 20, 2022 FOR DETAILS.
2. CONTRACTOR TO INSTALL ALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH TOWER STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
4. ALL VERIZON PROPOSED ANTENNAS, EQUIPMENT, AND MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING BUILDING COLOR.



PROPOSED ANTENNA LAYOUT @ 118'-0" (PLAN VIEW)

SCALE: ¾" = 1'-0"

0 1 2
SCALE IN FEET

TRUE NORTH

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

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FL COA # 31011

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SEAL:

JOSHUA H. CARDEN LICENSE No 83511 STATE OF FLORIDA PROFESSIONAL ENGINEER

August 31, 2022

REV	DATE	ISSUED FOR:
6	08-31-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

PROPOSED ANTENNA LAYOUT

SHEET NUMBER: **C-5B**

REVISION: **6**

TEP#: 150663.489410

Received September 5, 2022
Planning and Building Department

EXISTING ANTENNA & COAX SCHEDULE

POS.	SECTOR	USE	MANUFACTURER (MODEL #)	RAD CENTER	CABLE SIZE	AZIMUTH (TN)	CABLE LENGTH	MECH. D-TILT	ELEC. D-TILT	EQUIPMENT [MODEL #]	J-BOX (TOWER)
1	ALPHA	700 LTE 1900 LTE 1900 CDMA 2100 LTE	*CSS X7CAP-665-C42IP	℄ @ 118'-0"±	*(6) 1⅝"ø COAX	0°	FIELD VERIFY	0°	2°/4°	**(1) JMA DIPLEXER [DBC-7CAP]	-
2	BETA	700 LTE 1900 LTE 1900 CDMA 2100 LTE	*CSS X7CAP-665-C42IP	℄ @ 118'-0"±		135°		0°	2°/4°	**(1) JMA DIPLEXER [DBC-7CAP]	
3	GAMMA	700 LTE 1900 LTE 1900 CDMA 2100 LTE	*CSS X7CAP-665-C42IP	℄ @ 118'-0"±		225°		0°	2°/4°	**(1) JMA DIPLEXER [DBC-7CAP]	

*NOTE-EXISTING ANTENNA/EQUIPMENT TO BE REMOVED.
**NOTE-EXISTING EQUIPMENT NOT SHOWN IN RFDS. CURRENTLY CALLED OUT TO REMAIN.

EQUIPMENT PLATFORM WORK:

CONTRACTOR TO REMOVE: (2) 6101 CABINETS, (1) TELCO ENCLOSURE, (1) PPC ENCLOSURE, (1) SUB-PANEL, (3) ERICSSON RRUS32 B2 RRUs, (6) ERICSSON RUL01 B13 RRUs, AND (6) ERICSSON RUS01 B4 RRUs.

EXISTING ANTENNA & COAX SCHEDULE @ 118'-0"

SCALE: N.T.S.

PLANS PREPARED FOR:
verizon
4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:
VZW SITE #: 130250
VZW SITE NAME:
HIST ST. AUG
WACHOVIA BANK
24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

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August 31, 2022

REV	DATE	ISSUED FOR:
6	08-31-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:
EXISTING ANTENNA & COAX SCHEDULE

SHEET NUMBER: **C-5C**
REVISION: 6
TEP#: 150663.489410

Received September 5, 2022
Planning and Building Department

PROPOSED EQUIPMENT IN BOLD

PROPOSED ANTENNA & COAX SCHEDULE

POS.	SECTOR	USE	MANUFACTURER (MODEL #)	RAD CENTER	CABLE SIZE	AZIMUTH (TN)	CABLE LENGTH	MECH. D-TILT	ELEC. D-TILT	EQUIPMENT [MODEL #]	J-BOX (TOWER)
1	ALPHA	700 LTE 1900 LTE 1900 CDMA 2100 LTE **AWS LTE** **1900 5GNR** **NL-SUB6**	**COMMSCOPE NHHSS-65B-R2BT4**	**℄ @ 118'-0"±**	**(18) 7/8"ø COAX**	**0°**	*FIELD VERIFY	**	**	***(1) JMA DIPLEXER [DBC-7CAP] **(1) JMA DIPLEXER [DBC-67C-U-2SF]** **(1) RFS DIPLEXER [FDFX55020D2-2C]** **(1) GENERIC BAIS-T**	–
2	BETA	1900 LTE 2100 LTE 700 LTE 1900 CDMA **AWS LTE** **1900 5GNR** **NL-SUB6**	**COMMSCOPE NHHSS-65B-R2BT4**	**℄ @ 118'-0"±**		**135°**		**	**	***(1) JMA DIPLEXER [DBC-7CAP] **(1) JMA DIPLEXER [DBC-67C-U-2SF]** **(1) RFS DIPLEXER [FDFX55020D2-2C]** **(1) GENERIC BAIS-T**	
3	GAMMA	1900 LTE 2100 LTE 700 LTE 1900 CDMA **AWS LTE** **1900 5GNR** **NL-SUB6**	**COMMSCOPE NHHSS-65B-R2BT4**	**℄ @ 118'-0"±**		**225°**		**	**	***(1) JMA DIPLEXER [DBC-7CAP] **(1) JMA DIPLEXER [DBC-67C-U-2SF]** **(1) RFS DIPLEXER [FDFX55020D2-2C]** **(1) GENERIC BAIS-T**	

*NOTE-CONTRACTOR TO VERIFY COAX/CABLE LENGTHS PRIOR TO CONSTRUCTION.
**NOTE-CONTRACTOR TO REFERENCE VERIZON ISSUED RFDS FOR MECH./ELEC. D-TILTS.
**NOTE-EXISTING EQUIPMENT NOT SHOWN IN RFDS. CURRENTLY CALLED OUT TO REMAIN.

EQUIPMENT PLATFORM WORK:

CONTRACTOR TO INSTALL: (1) 6160 CABINET, (1) EBRE BATTERY CABINET, (1) ILC CABINET, (3) ERICSSON RRUS 4449 RRUs, (3) ERICSSON RRUs 8843 RRUS, (3) ERICSSON RRUS 8863 RRUs, (3) COMMSCOPE TD-PCS-1-B3-B4B5 COMBINERS, (3) JMA TBC-67-A-P-2SF TRIPLEXERS, (3) JMA DBC-A-P-2SF DIPLEXERS, AND (3) RFS FDFX55020D2-2C DIPLEXERS.

PROPOSED ANTENNA & COAX SCHEDULE @ 118'-0"

SCALE: N.T.S.

PLANS PREPARED FOR:
verizon
4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:
VZW SITE #: 130250
VZW SITE NAME:
HIST ST. AUG
WACHOVIA BANK
24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

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JOSHUA H. CARDEN
LICENSE
No 83511
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
August 31, 2022

REV	DATE	ISSUED FOR:
6	08-31-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

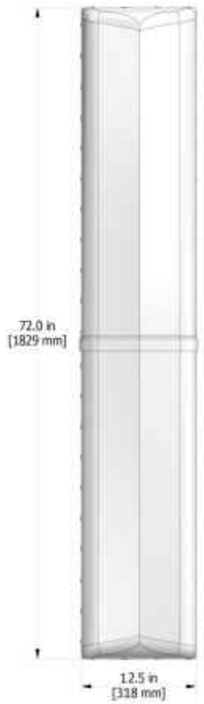
SHEET TITLE:
PROPOSED ANTENNA & COAX SCHEDULE

SHEET NUMBER: **C-5D**
REVISION: **6**
TEP#: 150663.489410

Received September 5, 2022
Planning and Building Department

Mechanical Outline Drawing

FRONT VIEW



BOTTOM VIEW



MECHANICAL SPECIFICATIONS	
Dimensions, Length/Width/Depth	72.0/12.5/7.3 in (1829/318/180mm)
Connector (Quantity)	(2) for diplexed or (4) for non-diplexed 7-16 DIN Female
Connector Torque	220-265 lbf-in (23-30 N-m)
Connector Location	Back or (Bottom for diplexed version)
Antenna Weight	40.2 lbs (18.2 Kg) may vary slightly based on options
Bracket Weight	13.2 lbs (5.99 Kg)
Standard Bracket Kit	919011 (Included)
Mechanical Downtilt Range	0-12°
Radome Material	High Strength Luran, UV Stabilized, ASTM D1925
Wind Survival	150 mph (241 km/h)
Front Wind Load @100mph	181.2 lbf (806.0 N)
Equivalent Flat Plate@100mph	3.61 sq-ft (c=2)

CSS X7CAP-665-C42IP (EXISTING ANTENNA TO BE REMOVED)

SCALE: N.T.S.





NHHSS-65B-R2BT4

RET Interface, quantity	2 female | 2 male
Input Voltage	10–30 Vdc
Internal RET	High band (1) | Low band (1)
Power Consumption, active state, maximum	10 W
Power Consumption, idle state, maximum	2 W
Protocol	3GPP/AISG 2.0 (Single RET)

Dimensions

Width	301 mm | 11.85 in
Depth	181 mm | 7.126 in
Length	1828 mm | 71.969 in
Net Weight, without mounting kit	23.1 kg | 50.927 lb

COMMSCOPE NHHSS-65B-R2BT4 (PROPOSED ANTENNA)

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

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WACHOVIA BANK

24 CATHEDRAL PLACE
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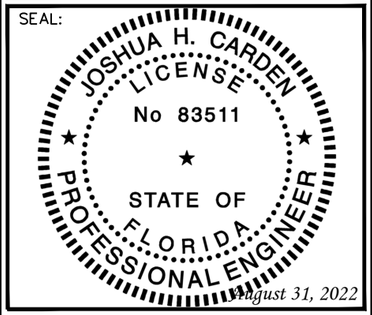
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August 31, 2022

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DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

ANTENNA SPECIFICATIONS

SHEET NUMBER: **C-6A**

REVISION: 6

TEP#: 150663.4894.10

Received September 5, 2022
Planning and Building Department

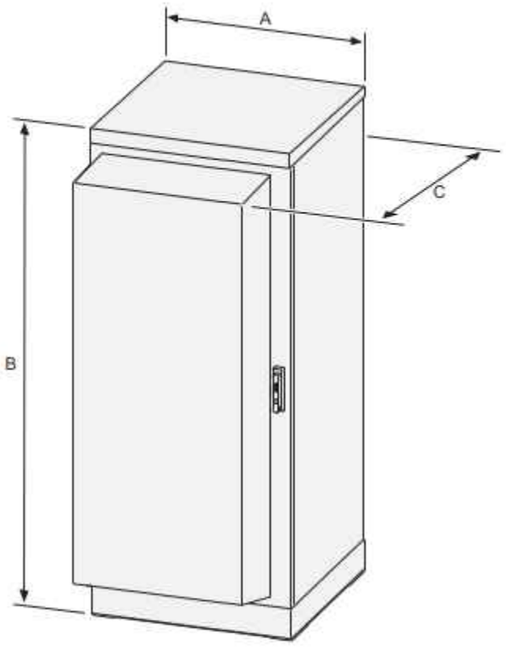


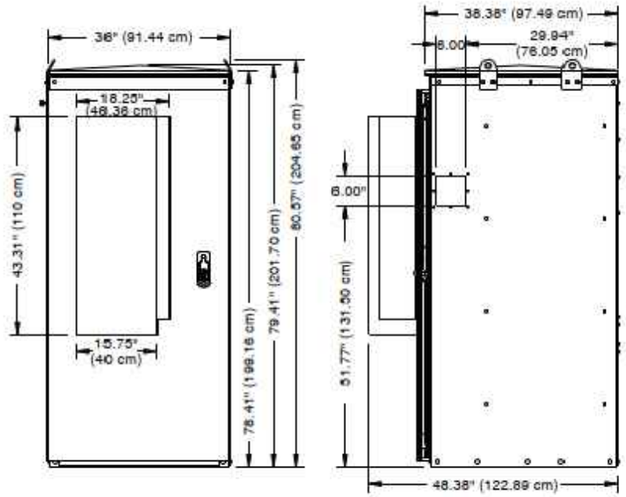
Figure 2 Dimensions of the Enclosure

Table 1 Dimensions, Weight, and Color

Dimensions	
Width (A)	650 mm
Height (B)	1450 mm (without base frame) 1600 mm (with base frame)
Depth (C)	850 mm
Weight	Enclosure:169 kg (including door and roof, empty power rack, empty user space,).
	Basic enclosure: 81 kg, base frame: 17 kg, roof: 6 kg, door/ climate: 54 kg, power rack: 28 kg, rectifier: 2 kg
Color	Gray Reference number: NCS S 2002-B (RAL 7035)

ERICSSON 6160 CABINET

SCALE: N.T.S.



PHYSICAL CHARACTERISTICS	
Dimensions (H x W x D)	203 cm x 91 cm x 123 cm (80" x 36" x 48.5")
Maximum DC Power Backup	2520 A/hr @ +24 VDC 840 A/hr (5 strings) @ -48 VDC 1180 A/hr (7 strings) @ -48 VDC
Cooling System	8500 BTU/hr
Approx. Shipping Weight	444.5 kg (980 lbs.)
Approx. Weight Deployed	2268 kg (5000 lbs.)
Maximum Load (8 hours)	7488 Watts
Safety Compliance	UL 50, NEMA 3R Listed
EQUIPMENT	
Environmental Control	Door mounted 8,500 BTU air conditioner
Battery Shelves	(5) shelves that hold up to (6) batteries each
Battery Disconnect Circuit Breakers	100 amp
Alarms	Intrusion, high-temperature, air conditioner fail and circuit breaker
Alarm Block	10-pair
Security	Door locks accessed with 216-type tool

VERTIV XTE EBRE BATTERY CABINET

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME:
HIST ST. AUG
WACHOVIA BANK

24 CATHEDRAL PLACE
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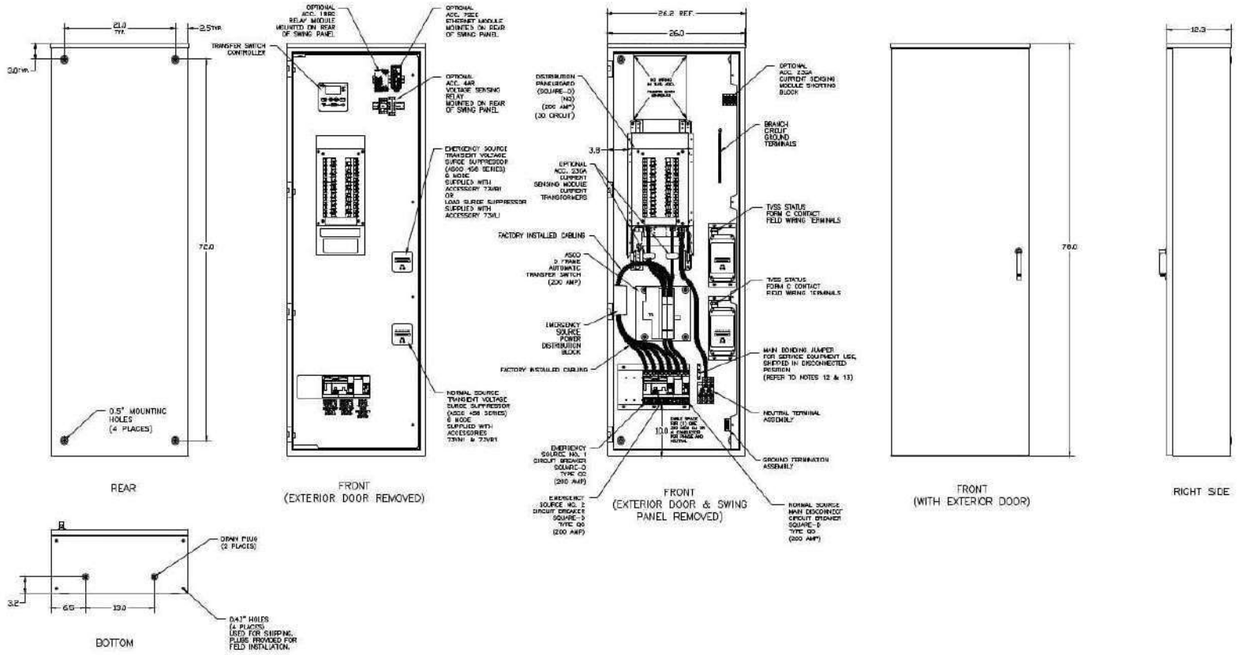
CABINET SPECIFICATIONS

SHEET NUMBER: **C-6B**

REVISION: **6**

TEP#: 150663.489410

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INTEGRATED LOAD CENTER (ILC)

SCALE: N.T.S.



Radio 4449 Low Band
14.96 in
13.19 in
9.25 in
1826 cu in
TBD
-48V DC
1350 watts
- 4x40W on each band or - 2x60W each band on two high-power RF ports
4 antenna ports (integrated diplexor) 2 x 10G CPRI 10 (B13) & 25 (B5) MHZ OBW

GA	LTB PO	LTB Delivery
(Q4-17)		
n/a	n/a	n/a
n/a	n/a	n/a
(Q4-17)		

ERICSSON RRUS 4449 RRU

SCALE: N.T.S.



Radio 8843 High Band
14.96 in
13.19 in
9.25 in
1826 cu in
TBD
-48V DC
1350 watts
– 4x40W on each band or – 4x20W on Band 2 and 4x60W on Band 66A – 2x60W on Band 2 and 2x80W on Band 66A
8 antenna ports 2 x 10G CPRI 60 (B2) & 70 (B66A) MHZ OBW

GA	LTB PO	LTB Delivery
n/a	n/a	n/a
(Q1-18)		
(Q1-18)		
n/a	n/a	n/a

ERICSSON RRUS 8843 RRU

SCALE: N.T.S.



- 8TX/8RX
- Support split mode (2 x 4T4R or 4 x 2T2R as multi-sector solution)
- Tx Power 8x40W
- 200MHz IBW TDD
- 2 x 10.1/25Gbps CPRI
- 25 liter, 25kg
- -48 VDC 3-wire
- AISG RET support via RS-485 or RF connectors
- Optional fan for increased site flexibility
- 2 external alarm
- Convectional cooling
- IP 65, -40 to +55°C

Model Number: Radio 8863 B78K KRC 161 859/1
Brand Name: Ericsson
Internal dimension: 480mm*365mm*145mm

ERICSSON RRUS 8863 RRU

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME:
HIST ST. AUG
WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

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RALEIGH, NC 27603-3530
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EQUIPMENT SPECIFICATIONS I

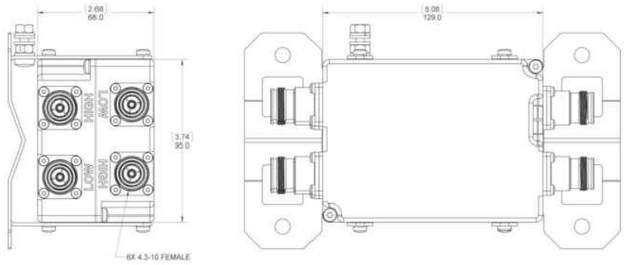
SHEET NUMBER: **C-6C**

REVISION: **6**

TEP#: 150663.489410

Received September 5, 2022
Planning and Building Department

Mechanical specifications	
Connectors RF	4.3-10 (F)
Ground stud	M6 x 1 (hex nut included)
Connectors quantity	6
Dimensions, excluding brackets and connectors L x W x H mm (in.)	129 x 95 x 68 (5.08 x 3.74 x 2.68)
Weight: kg (lbs.)	2 (4.4)
Mounting	Pole/wall bracket supplied, including two metal clamps for 45-178 mm diameter poles

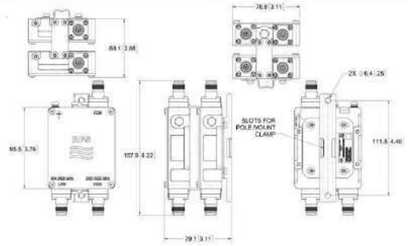


COMMSCOPE DBC-67C-U-2SF DIPLEXER

SCALE: N.T.S.

MECHANICAL SPECIFICATIONS

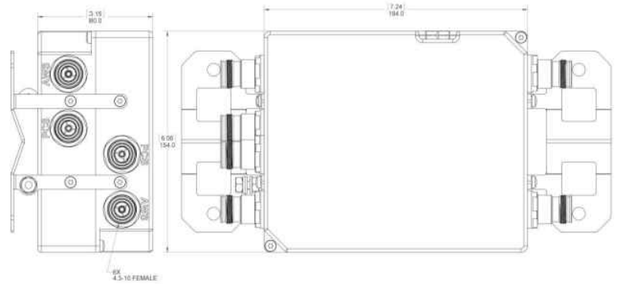
RF Connectors		2.2-5, 4 Ports In, 2 Ports Out
Shipping Weight	kg (lb)	1.2 (2.65)
Dimensions, H x W x D	mm (in)	96 x 79 x 30 (3.8 x 3.1 x 1.2)
Shipping Dimensions, H x W x D	mm (in)	96 x 79 x 30 (3.8 x 3.1 x 1.2)
Mounting		Wall Mounting: with 2 screws (maximum 6 mm diameter) Pole Mounting: with included clamp set 40-100 mm (1.6-4.3 inches)



RFS FDFX55020D2-2C DIPLEXER

SCALE: N.T.S.

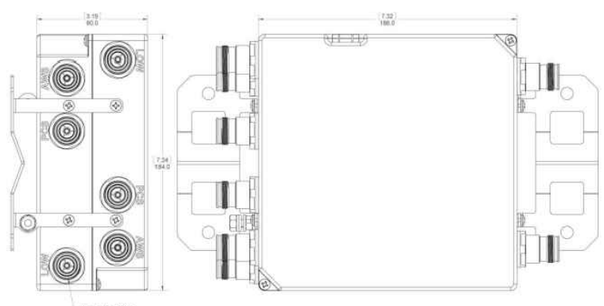
Mechanical specifications	
Connectors RF	4.3-10 (F)
Ground stud	M6 x 1 (hex nut included)
Connectors quantity	6
Dimensions, excluding brackets and connectors L x W x H mm (in.)	184 x 154 x 80 (7.24 x 6.07 x 3.15)
Weight: kg (lbs.)	3.5 (7.7)
Mounting	Pole/wall bracket supplied, including two metal clamps for 45-178 mm diameter poles



COMMSCOPE DBC-A-P-2SF DIPLEXER

SCALE: N.T.S.

Mechanical specifications	
Connectors RF	4.3-10 (F)
Ground stud	M6 x 1 (hex nut included)
Connectors quantity	8
Dimensions, excluding brackets and connectors L x W x H mm (in.)	186 x 184 x 80 (7.32 x 7.24 x 3.15)
Weight: kg (lbs.)	5.1 (11.13)
Mounting	Pole/wall bracket supplied, including two metal clamps for 45-178 mm diameter poles



COMMSCOPE TBC-67C-A-P-2SF TRIPLEXER

SCALE: N.T.S.



Twin Inband Diplexer

Product Classification

Product Type	Diplexer

General Specifications

Color	Gray
Connector Interface	7-16 DIN Female

Dimensions

Height	465 mm | 18.307 in
Width	365 mm | 14.37 in
Depth	90 mm | 3.543 in

COMMSCOPE TD-PCS-1-B3-B4B5 COMBINER

SCALE: N.T.S.



Dimensions

Height	143 mm | 5.63 in
Width	94 mm | 3.701 in
Depth	50 mm | 1.969 in

COMMSCOPE ATSBT-TOP-MF-4G BAIS-T

SCALE: N.T.S.

PLANS PREPARED FOR:
verizon
4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:
VZW SITE #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK
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PLANS PREPARED BY:
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REV	DATE	ISSUED FOR:
6	08-31-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:
EQUIPMENT SPECIFICATIONS II

SHEET NUMBER: **C-6D**
REVISION: 6
TEP#: 150663.489410

Received September 5, 2022
Planning and Building Department

ELECTRICAL NOTES:

SCOPE:

1. PROVIDE LABOR, MATERIALS, INSPECTION, AND TESTING TO PROVIDE CODE COMPLIANCE FOR ELECTRIC, TELEPHONE, AND GROUNDING/LIGHTNING SYSTEMS.

CODES:

1. THE INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND CODES. THESE INCLUDE BUT ARE NOT LIMITED TO THE LATEST ADOPTED EDITIONS OF:
   A. THE NATIONAL ELECTRICAL SAFETY CODE
   B. THE NATIONAL ELECTRIC CODE – NFPA–70
   C. REGULATIONS OF THE SERVING UTILITY COMPANY
   D. LOCAL AND STATE AMENDMENTS
   E. THE INTERNATIONAL ELECTRIC CODE – IEC (WHERE APPLICABLE)
2. PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR.
3. AFTER COMPLETION AND FINAL INSPECTION OF THE WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF COMPLETION AND APPROVAL.

TESTING:

1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST THE EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. THE TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE:

1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND WITHOUT EXPENSE TO THE OWNER.
2. THE WARRANTEE CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

UTILITY CO-ORDINATION:

1. CONTRACTOR SHALL COORDINATE WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH THE SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE:

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH THE CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS SECTION WILL IN NO WAY RELIEVE THE CONTRACTOR OF PERFORMING THE WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION:

1. COORDINATION OF SLEEVES, CHASES, ETC., BETWEEN SUBCONTRACTORS WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
2. NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE ELECTRICAL WORK SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
3. SEAL PENETRATIONS THROUGH RATED WALLS, FLOORS, ETC., WITH APPROVED METHOD AS LISTED BY UL.

RACEWAYS / CONDUITS GENERAL:

1. CONDUCTORS SHALL BE INSTALLED IN LISTED RACEWAYS. CONDUIT SHALL BE RIGID STEEL, EMT, SCH40 PVC, OR SCH80PVC AS INDICATED ON THE DRAWINGS. THE RACEWAY SYSTEM SHALL BE COMPLETE COMPLETE BEFORE INSTALLING CONDUCTORS.
2. EXTERIOR RACEWAYS AND GROUNDING SLEEVES SHALL BE SEALED AT POINTS OF ENTRANCE AND EXIT. THE RACEWAY SYSTEM SHALL BE BONDED PER NEC.

EXTERIOR CONDUIT:

1. EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL.
2. THE CONDUIT SHALL BE RIGID STEEL AT GRADE TRANSITIONS OR WHERE EXPOSED TO DAMAGE.
3. UNDERGROUND CONDUITS SHALL BE RIGID STEEL, SCH40 PVC, OR SCH80 PVC AS INDICATED ON THE DRAWINGS.
4. BURIAL DEPTH OF CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION, BUT SHALL NOT BE LESS THAN THE FROST DEPTH AT THE SITE.
5. CONDUIT ROUTES ARE SCHEMATIC. CONTRACTOR SHALL FIELD VERIFY ROUTES BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND/OR BUILDING OWNER.

INTERIOR CONDUIT:

1. CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT OR PVC.
2. CONDUIT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BUSHING FOR ALL CONDUIT TERMINATIONS. CONDUIT RUNS IN A WET LOCATION SHALL HAVE WATERPROOF FITTINGS.
3. PROVIDE SUPPORTS FOR CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.

EQUIPMENT:

1. DISCONNECT SWITCHES SHALL BE SERVICE ENTRANCE RATED, HEAVY DUTY TYPE.
2. CONTRACTOR SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK. CONTRACTOR WILL VERIFY THAT EXISTING CIRCUIT BREAKERS ARE RATED FOR MORE THAN AVAILABLE FAULT CURRENT AND REPLACE AS NECESSARY.
3. NEW CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY.

CONDUCTORS:

1. FURNISH AND INSTALL CONDUCTORS SPECIFIED IN THE DRAWINGS. CONDUCTORS SHALL BE COPPER AND SHALL HAVE TYPE THWN (MIN) (75° C) INSULATION, RATED FOR 600 VOLTS.
2. THE USE OF ALUMINUM CONDUCTORS SHALL BE LIMITED TO THE SERVICE FEEDERS INSTALLED BY THE UTILITY.
3. CONDUCTORS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:
   A. MINIMUM WIRE SIZE SHALL BE #12 AWG.
   B. CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND #12 MAY BE SOLID OR STRANDED.
   C. CONNECTION FOR #10 AWG #12 AWG SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.
   D. CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP–ON SLEEVES WITH NYLON INSULATOR.
3. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.

UL COMPLIANCE:

1. ELECTRICAL MATERIALS, DEVICES, CONDUCTORS, APPLIANCES, AND EQUIPMENT SHALL BE LABELED/LISTED BY UL OR ACCEPTED BY JURISDICTION (I.E., LOCAL COUNTY OR STATE) APPROVED THIRD PARTY TESTING AGENCY.

GROUNDING:

1. ELECTRICAL NEUTRALS, RACEWAYS AND NON–CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED AT A SINGLE POINT.
2. PROVIDE GROUND CONDUCTOR IN RACEWAYS PER NEC.
3. PROVIDE BONDING AND GROUND TO MEET NFPA 780 – "LIGHTNING PROTECTION" AS A MINIMUM.
4. PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE, RADIO EQUIPMENT MANUFACTURERS, AND MOTOROLA R56 (AS APPLICABLE).

ABBREVIATIONS AND LEGEND

A	–	AMPERE
AFG	–	ABOVE FINISHED GRADE
ATS	–	AUTOMATIC TRANSFER SWITCH
AWG	–	AMERICAN WIRE GAUGE
BCW	–	BARE COPPER WIRE
BFG	–	BELOW FINISHED GRADE
BKR	–	BREAKER
C	–	CONDUIT
CKT	–	CIRCUIT
DISC	–	DISCONNECT
EGR	–	EXTERNAL GROUND RING
EMT	–	ELECTRIC METALLIC TUBING
FSC	–	FLEXIBLE STEEL CONDUIT
GEN	–	GENERATOR
GPS	–	GLOBAL POSITIONING SYSTEM
GRD	–	GROUND
IGB	–	ISOLATED GROUND BAR
IGR	–	INTERIOR GROUND RING (HALO)
KW	–	KILOWATTS
NEC	–	NATIONAL ELECTRIC CODE
PCS	–	PERSONAL COMMUNICATION SYSTEM
PH	–	PHASE
PNL	–	PANEL
PNLBD	–	PANELBOARD
PVC	–	RIGID NON–METALLIC CONDUIT
RGS	–	RIGID GALVANIZED STEEL CONDUIT
SW	–	SWITCH
TGB	–	TOWER GROUND BAR
UL	–	UNDERWRITERS LABORATORIES
V	–	VOLTAGE
W	–	WATTS
XFMR	–	TRANSFORMER
XMTR	–	TRANSMITTER

----E----	UNDERGROUND ELECTRICAL CONDUIT
----T----	UNDERGROUND TELEPHONE CONDUIT
⏍	KILOWATT–HOUR METER
---------	UNDERGROUND BONDING AND GROUNDING CONDUCTOR
⌀	GROUND ROD
●	CADWELD
⊠	GROUND ROD WITH INSPECTION WELL

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995–5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK
24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

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SEAL:

JOSHUA H. CARDEN LICENSE No 83511 STATE OF FLORIDA PROFESSIONAL ENGINEER

August 31, 2022

REV	DATE	ISSUED FOR:
6	08-31-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

ELECTRICAL NOTES

SHEET NUMBER: **E-1**

REVISION: **6**

TEP#: 150663.489410

Received September 5, 2022
Planning and Building Department

NOTES:

1. ALL CONDUCTORS ARE TYPE THWN (75°C) COPPER.
2. MAXIMUM LENGTH OF RUN FOR RECTIFIER CIRCUITS IS 50-FT.
3. INTERSECT/GENERAC INTEGRATED LOAD CENTER INCLUDES 200A MAIN DISCONNECT AND TRANSFER SWITCH FOR PORTABLE OR PERMANENT GENERATOR.
4. RECTIFIER LOADS ARE CONSIDERED TO BE NON-CONTINUOUS.
5. THE RECTIFIER QUANTITY AND LOADING SHOWN ARE BASED ON CALCULATIONS PROVIDED BY VERIZON. CHANGES TO THE DC LOADING MAP REQUIRE UPDATES TO AC POWER DESIGN OR OTHER EQUIPMENT CHANGES.

PROPOSED BREAKER/LOAD SHOWN IN BOLD

PANEL SCHEDULE - ILC WITH 200A MCB 120/240V

LOAD SERVED	VOLT AMPERES (WATTS) L1	VOLT AMPERES (WATTS) L2	TRIP	CKT #	PHASE	CKT #	TRIP	VOLT AMPERES (WATTS) L1	VOLT AMPERES (WATTS) L2	LOAD SERVED
RECTIFIER #1	***915**		**30A**	1	A	2	**30A**	***915**		**RECTIFIER #4**
		***915**		3	B	4			***915**	
RECTIFIER #2	***915**		**30A**	5	A	6	**30A**	***915**		**RECTIFIER #5**
		***915**		7	B	8			***915**	
RECTIFIER #3	***915**		**30A**	9	A	10	20A	1920		BTS (CDMA)
		***915**		11	B	12			1920	
EBRE #1	**1920**		**20A**	13	A	14	30A	2880		***UNKNOWN
		1920		15	B	16			2880	
EBRE #2	**1920**		**20A**	17	A	18	30A	2880		DARK FIBER
		1920		19	B	20	–		–	–
–	–		–	21	A	22	–	–		–
–		–	–	23	B	24	–		–	–
–	–		–	25	A	26	–	–		–
–		–	–	27	B	28	–		–	–
–	–		–	29	A	30	–	–		–
–		–	–	31	B	32	–		–	–
–	–		–	33	A	34	–	–		–
–		–	–	35	B	36	–		–	–
–	–		–	37	A	38	–	–		–
–		–	–	39	B	40	–		–	–
–	–		–	41	A	42	–	–		–
VOLT AMPS	**2745**	**2745**						**3750**	**3750**	VOLT AMPS

L1 VOLT AMPERES	**6495**	**6495**	L2 VOLT AMPERES
	6495		MAX L1/L2 VOLT AMPERES
	54.13		MAX AMPS
	67.66		MAX AMPS x125%

*RECTIFIER LOADING BASED ON VALUES FROM OTHR3000 CALCULATOR.
**BREAKER IS ESTIMATED FROM UTILITY BILLS.
***UNLABELED BREAKER FROM POSITIONS 2 & 4 IN SUB-PANEL TO BE REFED FROM ILC.

POWER PANEL SCHEDULE

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME:
HIST ST. AUG
WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

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SEAL:

JOSHUA H. CARDEN LICENSE No 83511 STATE OF FLORIDA PROFESSIONAL ENGINEER

August 31, 2022

REV	DATE	ISSUED FOR:
6	08-31-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

POWER PANEL SCHEDULE

SHEET NUMBER: **E-2**

REVISION: **6**

TEP#: 150663.489410

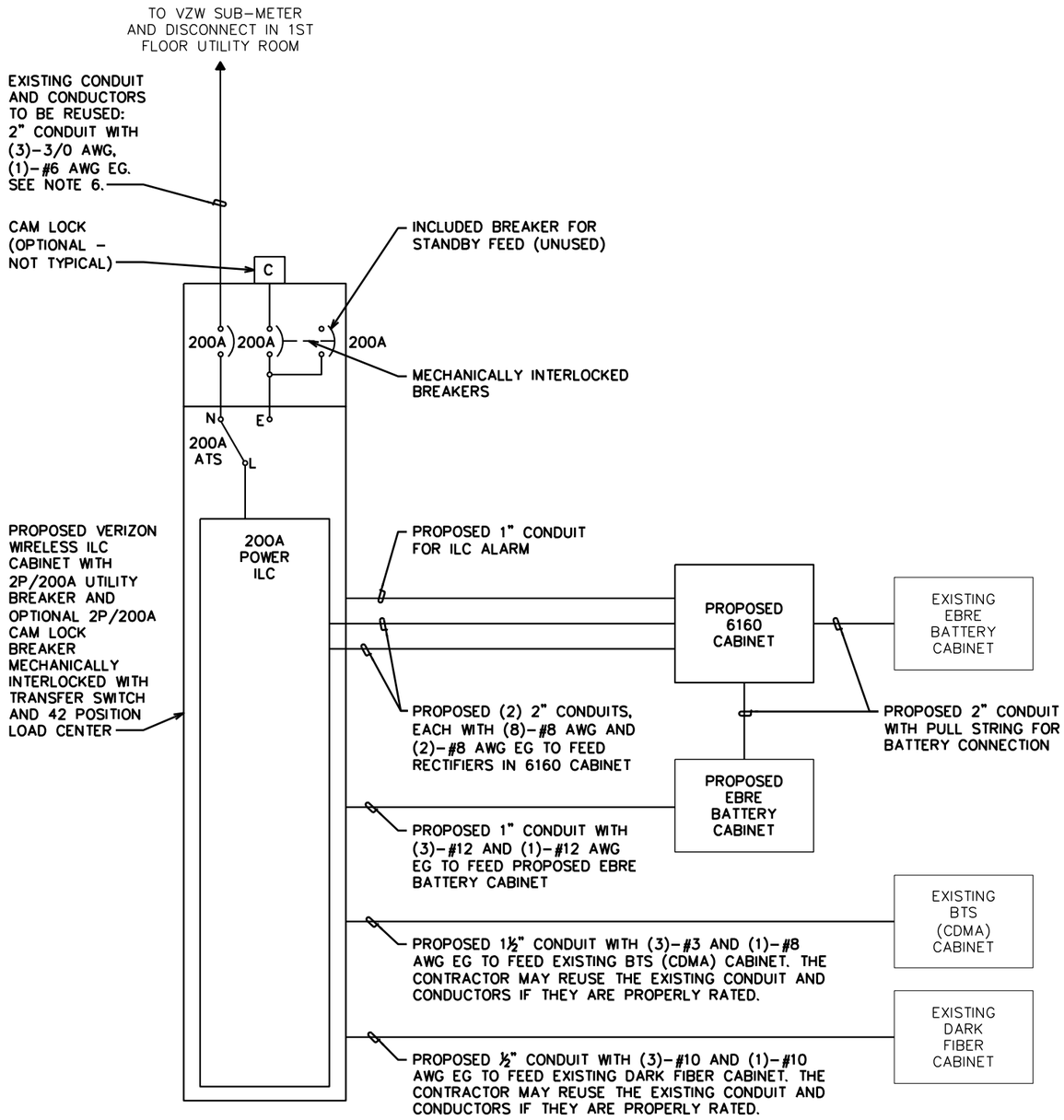
Received September 5, 2022
Planning and Building Department

NOTES:

1. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT, REFER TO VENDOR PRINTS PROVIDED BY EQUIPMENT MANUFACTURER.
2. WHEN UTILITY COMPANY REQUIRES A SERVICE DISCONNECT OTHER THAN THE MAIN BREAKER IN POWER ILC OF THE UTILITY CABINET, REMOVE BONDING JUMPER IN EQUIPMENT CABINETS AND BOND SERVICE DISCONNECT PER NEC REQUIREMENTS.
3. CONTRACTOR SHALL REVIEW AND COMPLY WITH MANUFACTURERS EQUIPMENT DRAWINGS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SHOWN.
4. CONTRACTOR SHALL OBTAIN THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT FROM THE ELECTRIC COMPANY IN WRITING PRIOR TO ORDERING MATERIALS AND ENSURE THE EQUIPMENT WILL HAVE HIGHER RATING WITH MIN VALUE OF 10,000A.
5. CONTRACTOR SHALL OBTAIN THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT FROM THE ELECTRIC COMPANY IN WRITING PRIOR TO ORDERING MATERIALS AND ENSURE THE EQUIPMENT WILL HAVE HIGHER RATING WITH A MIN VALUE OF 10,000A.
6. THE GROUNDED SERVICE CONDUCTOR SHALL BE GROUNDED AT THE SERVICE DISCONNECT ONLY.
7. THE RECTIFIER QUANTITY AND LOADING SHOWN ARE BASED ON CALCULATIONS PROVIDED BY VERIZON. CHANGES TO THE DC LOADING MAY REQUIRE UPDATES TO THE AC POWER DESIGN OR OTHER EQUIPMENT CHANGES.

ONE-LINE DIAGRAM NOTES:

1. ELECTRICAL SERVICE SHALL BE 200A, 240/120V, 1ø, 3W.
2. COMPLY WITH MANUFACTURER SPECIFICATIONS REGARDING WIRING REQUIREMENTS.
3. CONDUCTOR SIZES BASED ON TYPICAL CONFIGURATIONS. CONTRACTOR WILL VERIFY WITH MANUFACTURER SPECIFICATIONS BEFORE ORDERING OR INSTALLING PARTS.
4. WIRE COUNT IS BASED ON EQUIPMENT SPECIFICATIONS PROVIDED BY VERIZON WIRELESS.
5. NEUTRAL CONDUCTORS TO THE RECTIFIERS WERE LEFT OFF AT THE ADVICE OF VERIZON WIRELESS EQUIPMENT ENGINEER. CONTRACTOR TO VERIFY WIRING REQUIREMENTS WITH RECTIFIER MANUFACTURER SPECIFICATIONS.
6. CONTRACTOR TO CONFIRM EXISTING CONDUIT AND CONDUCTOR SIZES PRIOR TO REUSE. CONTACT TEP FOR REMEDIATION IF THEY MAY NOT BE REUSED OR ARE SMALLER THAN INDICATED.



ELECTRICAL ONE-LINE DIAGRAM

SCALE: N.T.S.

PLANS PREPARED FOR:
verizon
4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:
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6	08-31-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:
ONE-LINE DIAGRAM

SHEET NUMBER: **E-3**
REVISION: **6**
TEP#: 150663.489410

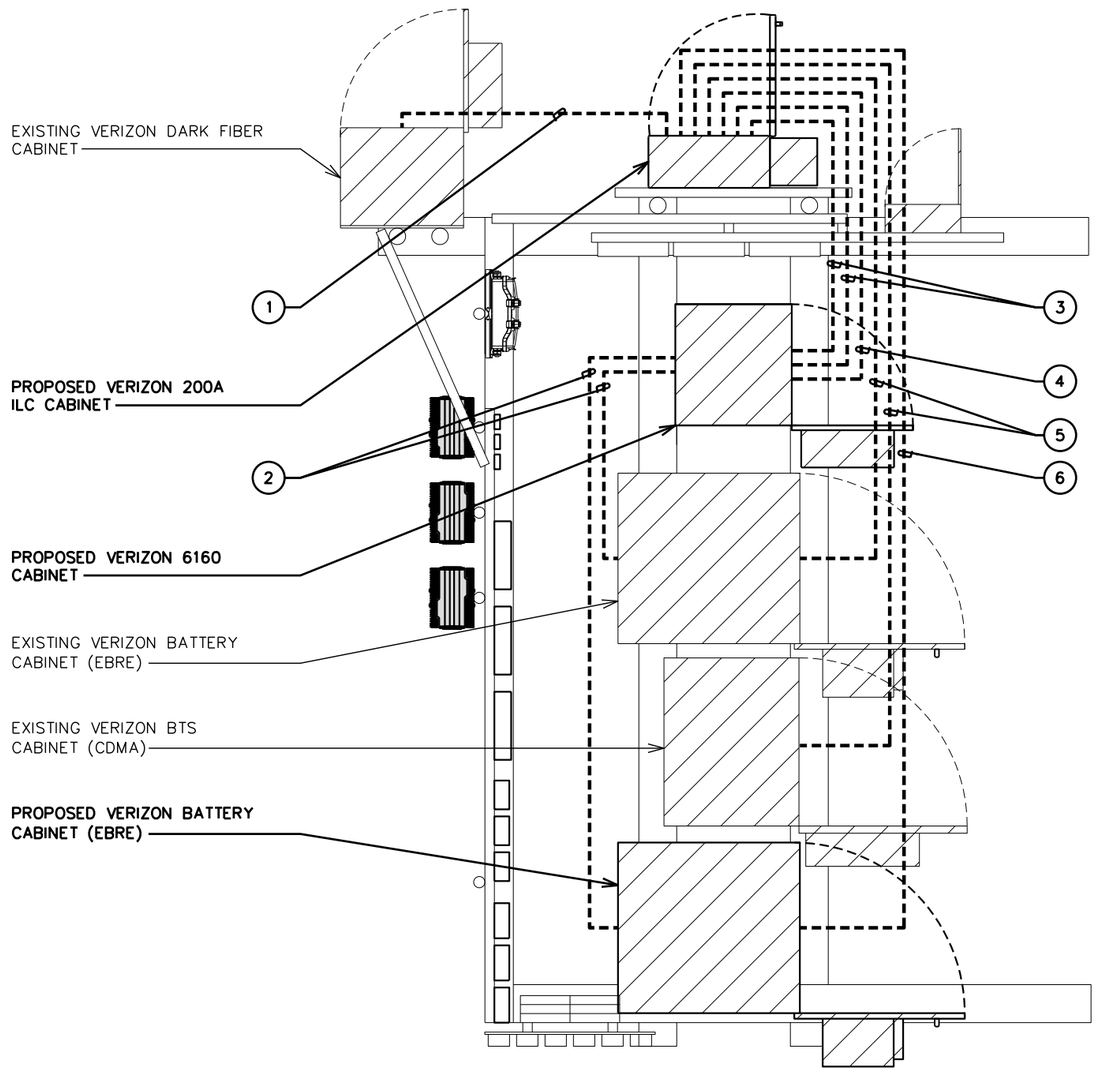
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LABEL LIST:

1. (1)–½" CONDUIT FROM ILC TO DARK FIBER CABINET
2. (2)–2" CONDUITS WITH PULLSTRING CONNECTION FROM 6160 CABINET TO BATTERY CABINETS
3. (2)–2" CONDUITS TO FEED RECTIFIERS IN 6160 CABINET
4. (1)–1" CONDUIT FOR ILC ALARM
5. (2)–1" CONDUITS FROM ILC TO BATTERY CABINETS
6. (1)–1½" CONDUIT FROM ILC TO CDMA CABINET

NOTES:

1. POWER AND TELCO CONDUITS RECEIVING CONDUCTORS BY OTHERS TO HAVE PULL ROPES.
2. ALL TELCO CONDUITS ARE TO BE STUBBED IN D–MARC LOCATION.
3. ALL POWER CONDUITS ARE TO BE TERMINATED AT THE METER CENTER.
4. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. ALL CONDUITS SHALL BE INSTALLED PRIOR TO FINISH GRADING, GEOFABRIC, AND STONE INSTALLATION.
6. CONTRACTOR SHALL INSTALL SWEEPS AT ALL CONDUIT DIRECTION CHANGES UNLESS NOTED OTHERWISE.
7. RUN CONDUITS FROM ILC TO GENERATOR UNDERGROUND AND STUB UP CONDUITS MINIMUM 6" HIGH INSIDE GENERATOR BASE AND TERMINATE WITH MALE ADAPTER AND THREADED BUSHING.
8. WHEN ALL RRUs ARE GROUND MOUNTED, OMIT OVPs AND RUN FIBER/POWER FROM CHARLES CUBE CABINERT DIRECTLY TO RRUs.



POWER ROUTING PLAN

SCALE: ⅜" = 1'–0"

0 2 4
SCALE IN FEET

TRUE NORTH

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995–5539

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August 31, 2022

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6	08-31-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

POWER ROUTING PLAN

SHEET NUMBER: **E-4**

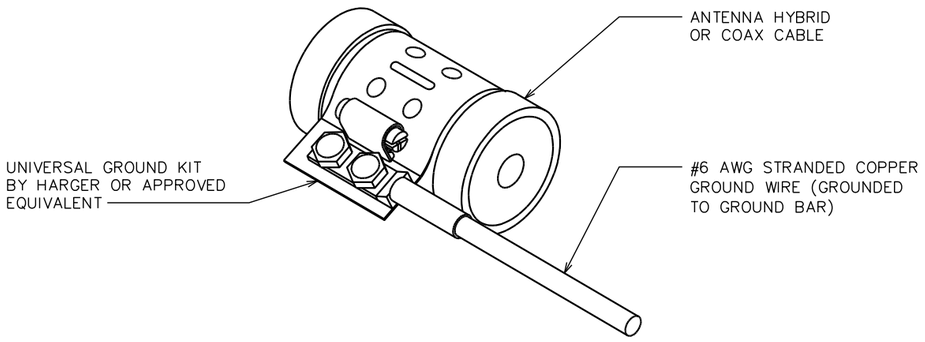
REVISION: **6**

TEP#: 150663.489410

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NOTES:

1. DO NOT INSTALL COAX GROUND KIT AT A BEND.
2. CONTRACTOR TO WEATHERPROOF COAX GROUND.

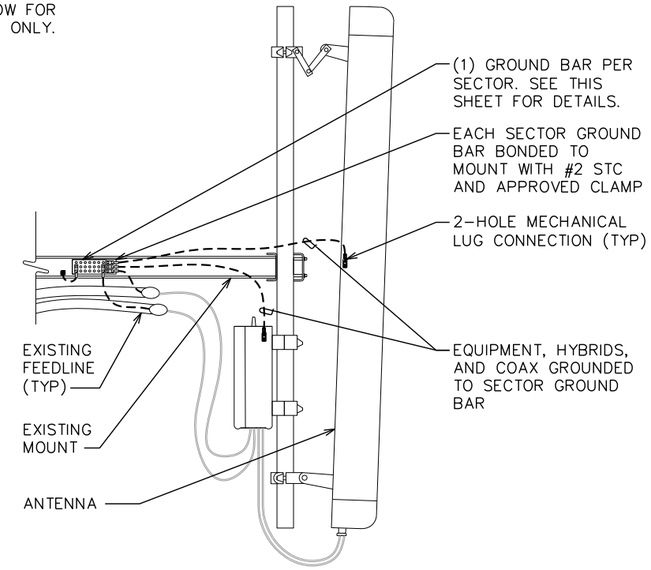


GROUNDING DETAILS

SCALE: N.T.S.

NOTE:

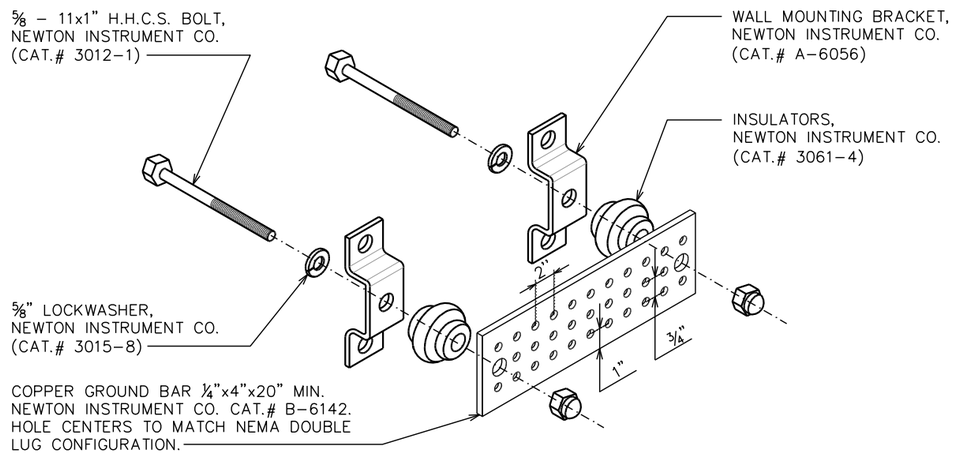
DRAWING SHOWN BELOW FOR SCHEMATIC PURPOSES ONLY.



ANTENNA & EQUIPMENT GROUNDING DETAIL

SCALE: N.T.S.

SPACE INTENTIONALLY LEFT BLANK



NOTES:

1. GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED AS WELL AS PROVIDE 50% SPARE CAPACITY.
2. ALL RACKS AND EQUIPMENT CABINETS ARE TO HAVE TWO GROUNDING LEADS. ALL EQUIPMENT INSTALLED IN RACKS MUST HAVE A CHASSIS GROUND ATTACHED TO A COMMON BUS BAR ON THE RACK. COMMON BUS BAR MUST BE GROUNDED TO MAIN GROUND BAR.

STANDARD GROUND BAR DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:
verizon
4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

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REV	DATE	ISSUED FOR:
6	08-31-22	CONSTRUCTION

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:
GROUNDING DETAILS

SHEET NUMBER: **G-1**
REVISION: **6**
TEP#: 150663.489410

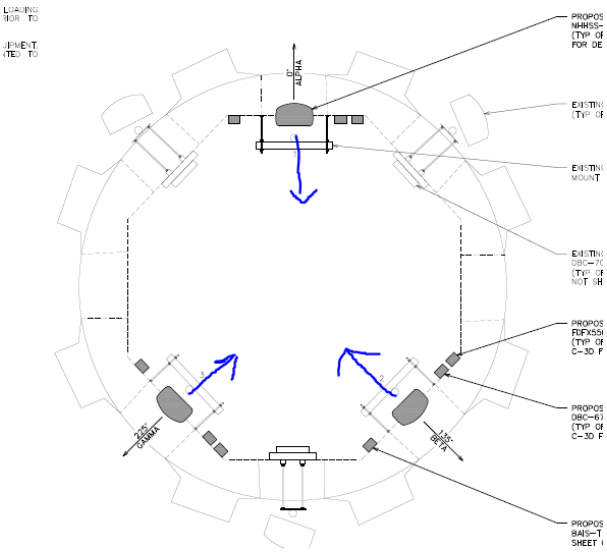
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TOWER ENGINEERING PROFESSIONALS

CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
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RF Justification for Antenna Placement at 24 Cathedral Place

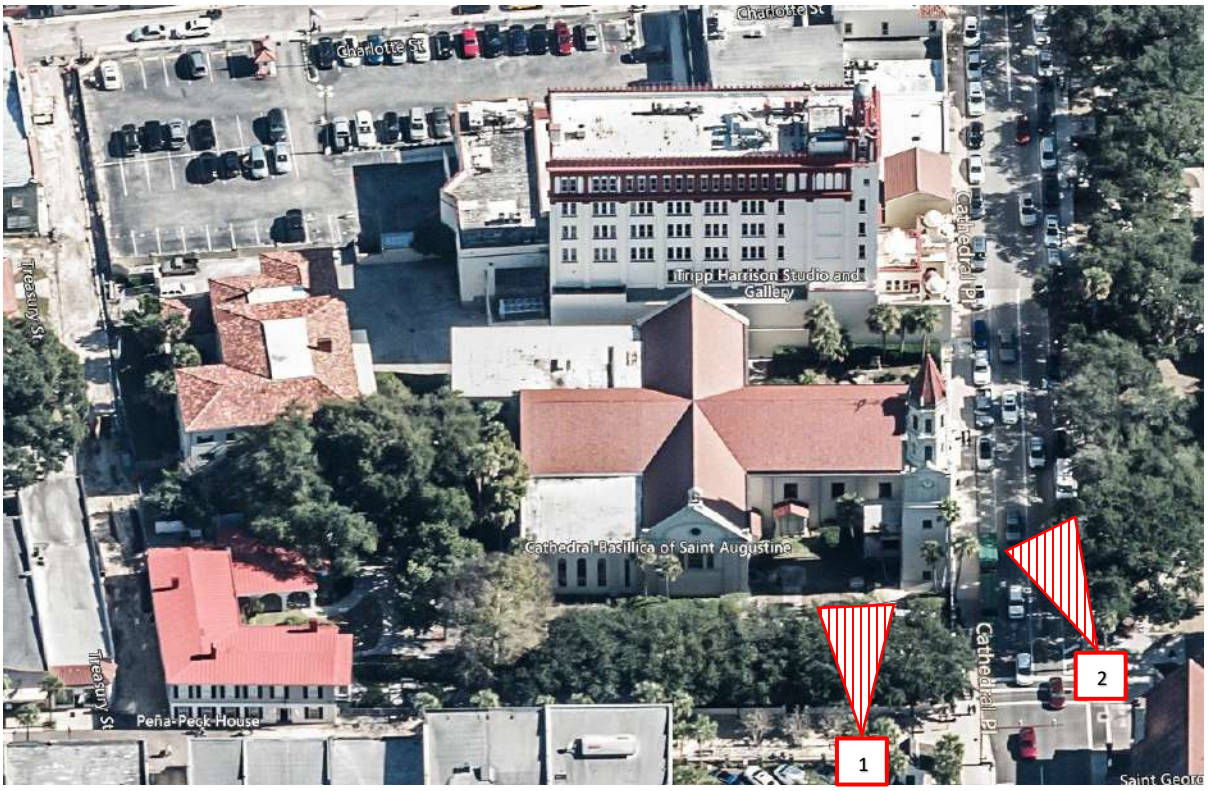
Question: From an RF and construction perspective, is there an option to move the antennas back further into the cupola (image below)? Would this create RF shadowing or diminish the signal strength? Additionally, would this still allow the needed space for work, repairs, etc?



Answer: RF would not approve moving the antennas further back because this will create more shadowing than what already exists, and it may affect the existing coverage.

The RF Justification: The site's design has 65° Horizontal beam width antennas. Moving the antennas further back will create shadowing and reflections due to the limited aperture and will affect the existing coverage for existing customers. The modifications proposed on the existing site will offload capacity on the existing network for our existing customers.

HIST ST. AUG WACHOVIA BANK GROUND & ROOFTOP PHOTOS



Looking East



Ground Location 1



Ground Location 2

HIST ST. AUG WACHOVIA BANK GROUND & ROOFTOP PHOTOS



Looking West



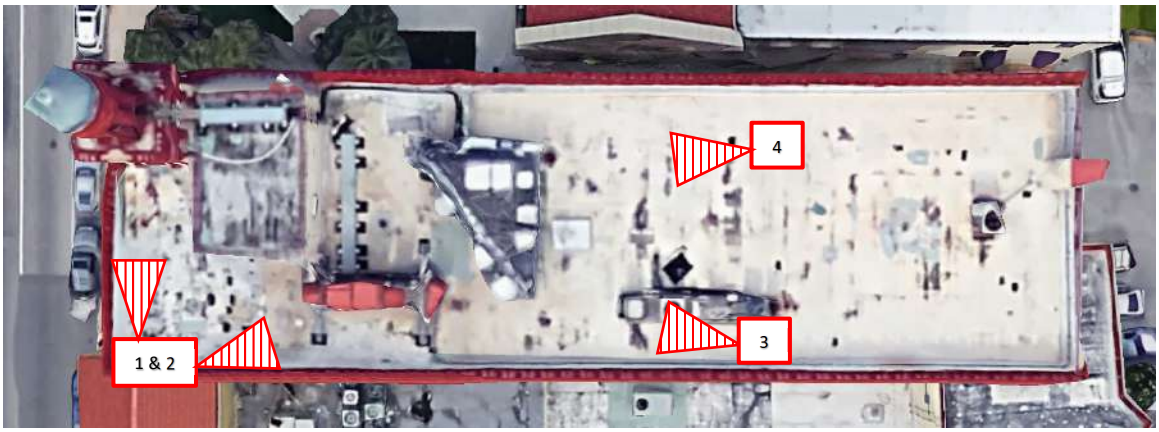
Ground Location 3



Ground Location 4

Received September 5, 2022
Planning and Building Department

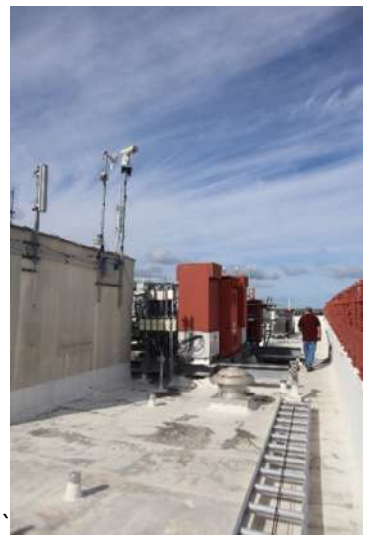
HIST ST. AUG WACHOVIA BANK GROUND & ROOFTOP PHOTOS



Plan View



Roof Location 1



Roof Location 2



Roof Location 3



Roof Location 4

Received September 5, 2022
Planning and Building Department

GROUND AND ROOFTOP VIEWS

Hist. St. Aug. Wachovia Bank / 24 Cathedral Place

Received September 5, 2022
Planning and Building Department

GROUND VIEW FROM THE NORTH





Received September 5, 2022
Planning and Building Department

GROUND VIEW FROM THE SOUTH





Received September 5, 2022
Planning and Building Department

GROUND VIEW FROM THE WEST





GROUND VIEW FROM THE EAST / BRIDGE VIEW

Received September 5, 2022
Planning and Building Department

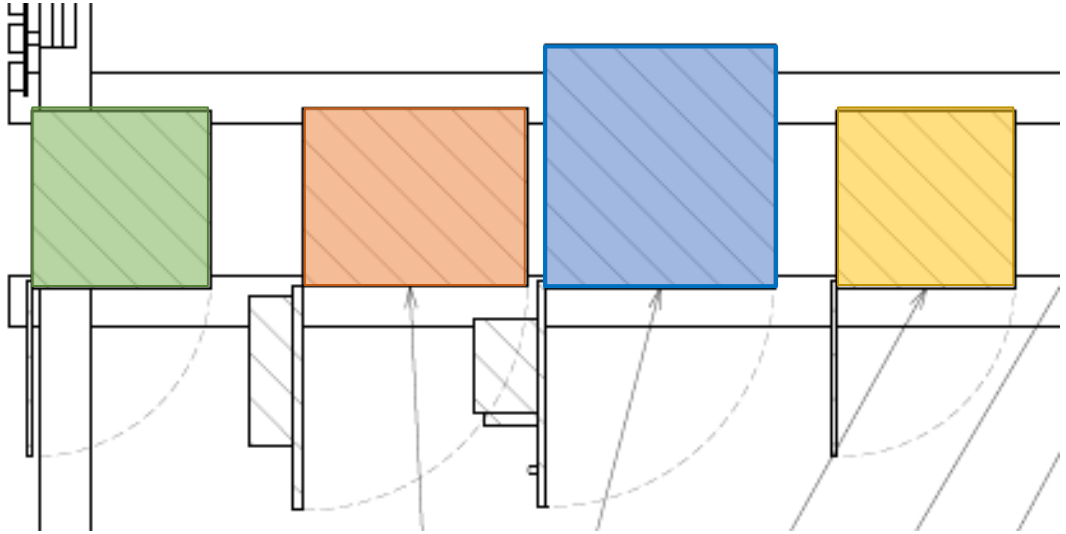




EXISTING ROOFTOP EQUIPMENT LAYOUT & VISIBILITY

Received September 5, 2022
Planning and Building Department

PLAN VIEW







Received September 5, 2022
Planning and Building Department

GROUND VIEW FROM THE EAST



ROOFTOP EQUIPMENT

Received September 5, 2022
Planning and Building Department



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ROOFTOP EQUIPMENT



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ROOFTOP EQUIPMENT



Received September 5, 2022
Planning and Building Department

ROOFTOP ANTENNA VIEWS





Received September 6, 2022
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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ■ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2022-0057

Receipt No. 2428166 Meeting Date: August 17, 2022

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

1. NAME OF APPLICANT Bobbi Jones
   Business (if applicable) Tower Engineering Professionals
   Address 5501 University Club Blvd N.
   City Jacksonville State FL Zip Code 32277
   Daytime telephone (904) 718-1705 Other phone/email bjones@tepgroup.net
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Anish Patel
   Business (if applicable) Kasam Hospitality, Inc.
   Address _____
   City _____ State _____ Zip Code _____
   Daytime telephone (required) _____ Other phone _____
3. PROJECT STREET ADDRESS 24 Cathedral Place, St. Augustine, FL 32084
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 1971600000
5. EXISTING USE _____ PROPOSED USE _____
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ■ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☒	Exterior lighting & other appurtenances Antenna Upgrades (removing 3/installing 3)
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

October 2017

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

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ 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)

Wireless antenna upgrades + equipment swaps on platform

(Please see the accompanying construction drawings cover sheet for the full scope of work.)

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 Bobbi Jones

SIGNATURE OF APPLICANT Bobbi Jones DATE 7/21/2022

PRINT OWNER'S NAME Kasam Hospitality Inc, Anish Patel

SIGNATURE OF OWNER _____ DATE 6/28/2022

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.

October 2017

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

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:

Please see the attached list of information still needed from the 2021 HARB application and provide that information or clarify where it has been provided with the new application.

Project number: **HP 2022-0057: 24 Cathedral Place (Wireless Antenna Upgrades)** Project Address: _____

Reviewed by: **Julie Courtney** Date: **July 26, 2022**

PLEASE SEE INFORMATION REQUESTED FROM THE PREVIOUS 2021 HARB APPLICATION THAT WAS CONTINUED FOR THE AUGUST 2021 MEETING, BUT NEVER HEARD. ADDITIONAL INFORMATION WAS REQUESTED IN THE BLUE REPLIES TO THE RED ANSWERS. ALHOUGH THE PLANS HAVE BEEN REVISED, THE INFORMATION ASKED FOR IS STILL NEEDED IN RELATION TO THE NEW PLANS. IF THIS INFO WAS PROVIDED IN SOME WAY, PLEASE STATE WHERE IT CAN BE FOUND.

From: Julie Courtney
Sent: Thursday, August 26, 2021 3:38 PM
To: Bobbi Jones <bjones@tepgroup.net>
Subject: 24 Cathedral Place - still needed for Certificate of Appropriateness Application before September HARB meeting

Hello Bobbi,

You should have received by email the final order from last week's HARB meeting, stating that the HARB continued the application for 24 Cathedral Place to the September 16th meeting.

Please be aware that additional materials will be accepted in the Planning and Building Department only **up to 10 days before the meeting (*to be received by September 6th*)** as per Resolution 2010-09. After that, the HARB has the discretion whether to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

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

We will still need all the highlighted items indicated for the August meeting in the last two emails copied below, including the following:

1. ~~owner's signature on the application~~ RECEIVED WITH THE 2022 HARB APPLICATION
2. more clarification on the platform (please let us know if the platform is located and inside/screened by the rectangular structure on the flat roof or how that walled structure, visible from the west side especially (see photo attached), relates to your project scope.
3. The items/clarification needed that were mentioned previously that have not been submitted or clarified yet: SEE ADDITIONAL INFO REQUESTED BELOW UNDER #1-3 IN BLUE AND UNDER #4

SHEET T-1 Under "The Purpose of this project": Please confirm where the ground scope of work is in relation to the building or site. On C-2 of the attached revised plans there is a detail showing where the platform is. "Ground scope" refers to the platform where we currently have equipment cabinets etc. We are only modifying areas with current installations, replacing and adding to these areas. To my knowledge, no new areas should be affected. Please let me know if there are any edits we need to specifically add to these plans before uploading.

- It would help to label the area that is being referred to as "Ground scope" on C-2

- Is the platform the rectangular walled structure on the flat roof that is visible when looking at the east elevation? Does this structure consists of screening walls and no enclosed top? (see attached photo)
- Where do the proposed cabinets and equipment go in relation to this structure that sits on the flat roof: inside, on top of it, around? We do not have visual access to this area, so are trying to understand what will be visible from the exterior and where (see my notes on C-1B below) and how it will appear on the building (see my note on Dimensions/Specs below)

- SHEET C-1A Existing Equipment Platform Layout: is this plan view or elevation view and what area of building is this from? This is bird's eye view of the existing platform referenced on C-2. Compass showing true north in the top right corner.

  - Please include the label "Plan View" on this sheet and include something that shows were this is on the building (show basic roof plan with indication of this platform's location), as there is no context to see where this is on the building.

- SHEET C-1B Proposed Equipment Platform Layout: is this plan view or elevation view and what area of building is this from? This is bird's eye view of the existing platform referenced on C-2. Compass showing true north in the top right corner.

  - Please include the label "Plan View" on this sheet and include something that shows were this is on the building (show basic roof plan with indication of this platform's location), as there is no context to see where this is on the building.

- SHEET C-3B Proposed Equipment Platform Layout: this looks like plan view and appears that there will be 6 new units place on the exterior compared to the 3 on the existing antenna layout (C-3A) Yes, that is correct, and is referenced on T-1.

  - This is where a closer-up elevation drawing showing the vertical view of the area that the equipment is existing and proposed would be helpful to show the visual impact

- NEED DIMENSIONS AND SPECS OF ANYTHING THAT IS ON EXTERIOR – only seem to have measurements shown for Charles Cube Cabinet and Ebre cabinet Will you need a spec sheet for each specific model of antenna and radio, or is the reference to the model of antenna and radio on C-3C & C-3D

  sufficient?

  - We need to know all the dimensions of each unit, which do not seem to appear on C-3D, as well as details like material, color/finish, and what these items really look like if they are at all visible from the exterior so we can understand the overall visible impact. Knowing similar details about the cables is also important for that reason. When looking at C-3C and C-3D, I do not see any of this information.
  - In the attached photo, are these some of the existing antennas visible around the tower that are painted with a similar color as the tower?
  -

4. And mentioned in our staff report:

To fully understand how the proposed addition of multiple new antennas and equipment will visibly modify the building, more information was requested but not received on the proposed equipment, dimensions, and locations, so that the HARB can determine if the project scope will make an inappropriate impact to the building's exterior:

a. Plans were provided showing locations for the six new antennas at around the 118' height on the building's cupola, which extends to about 134 feet, with 2 on the north side, 2 to the south west side and 2 to the south east side. 3 existing antennas are to be removed, but it appears they are in set back locations on the north side that may not be as visible from the exterior as the other antennas in place or the proposed.
b. Submitted photo renderings do not clearly show the impact of additional new antennas, but openings on the cupola's significant facades appear to be further filled. Closer up views/renderings and elevations drawings would be helpful to understand the true scale and location in relation to the building's architectural elements.
c. Questions remain on where the multiple proposed cabinets and platform equipment will be in relation to what appears to be the wall enclosure on the flat roof portion and what will actually be visible from the roof.
d. While specs were also provided for some of the equipment, none were received for the antennas, and others did not indicate dimensions for all units, material/color/finish details, or give a good indication of what these items will really look like installed.

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

Thank you,

Julie Courtney

Instr #2018006576 BK: 4496 PG: 846, Filed & Recorded: 1/30/2018 2:31 PM #Pgs:5
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $44.00 Doc. D $70,000.00

After Recording, Return to:

Kasam Hospitality, Inc.
32 Avenida Menendez
St. Augustine, Florida 32084

Tax Parcel No. 197160 0000 and 197200 0000

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 30 day of January, 2018, by **VIRTU CATHEDRAL ASSOCIATES, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **KASAM HOSPITALITY, INC.,** a Florida corporation, whose address is 32 Avenida Menendez, St. Augustine, Florida 32084, hereinafter called the "Grantee:"

W I T N E S S E T H : That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described Property:

(i) that certain land, situate, lying and being in the County of St. Johns, State of Florida, as more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Land");

(ii) together with all buildings, structures, and other improvements situated on the Land (the "Improvements");

(iii) together with all Grantor's right, title and interest in and to any rights and appurtenances pertaining to the Land; and

(iv) together with all right, title and interest of Grantor in and to streets, alleys, or rights-of-way immediately adjacent to the Land;

The foregoing collectively being the "Property".

Such conveyance being made to Grantee is **SUBJECT TO** the permitted exceptions set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof, provided the reference to which shall not be construed to grant new rights to other persons or cause such matters to be re-imposed hereby to the extent any have been released, expired or are no longer enforceable.

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

AND the Grantor hereby covenants with Grantee and binds itself, its successors and assigns unto Grantee, its successors and assigns, that except as to the exceptions described on **Exhibit "B"**, Grantor does hereby warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

COPY

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by the undersigned, on the day first above written.

Signed, sealed and delivered in the presence of:

Printed Name: Mark Gurose

Printed Name: Angela Edwards

VIRTU CATHEDRAL ASSOCIATES, L.L.C.,
a Delaware limited liability company

By: Virtu Investments, L.L.C.,
an Arizona limited liability company,
its manager

By: _____
Scott McWhorter, Manager

COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ UTAH)
) ss
County of SUMMIT)

On Jan 22 2018, before me, BECKY GIAUQUE,
Notary Public, personally appeared SCOTT McWhorter
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ UTAH that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BECKY GIAUQUE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION EXP. 09/13/2020
COMMISSION NO. 690657

Signature _____ (Seal)

EXHIBIT A
to
Special Warranty Deed

PROPERTY DESCRIPTION

A parcel of land in Block 10 of the City of St. Augustine, Florida, as shown on Official Maps of the City of St. Augustine of 1905 and 1923, said maps being recorded in the public records of St. Johns County, Florida, said parcel of land being more fully described as follows:

BEGINNING at the Northeast corner of said Block 10 at the intersection of the now existing South line of Treasury Street with the now existing West line of Charlotte Street; thence South 7 degrees 39 minutes 13 seconds East, on said West line of Charlotte Street 76.70 feet to an angle point in said line; thence continuing on said West line of Charlotte Street South 5 degrees 59 minutes 54 seconds East, 168.21 feet; thence South 85 degrees 48 minutes 05 seconds West, on a South line of that land described in Official Records Book 115, page 185, public records of said County, 127.48 feet; thence South 4 degrees 02 minutes 51 seconds East, on the Easterly line of said land described in Official Records Book 115, page 185 a distance of 87.97 feet; thence South 89 degrees 15 minutes 23 seconds West, on the now existing North line of Cathedral Place, 73.33 feet; thence North 1 degree 00 minutes 36 seconds West, on the West line of that land described in Deed Book 130, page 253 of said public records, 155.96 feet; thence North 86 degrees 47 minutes 33 seconds East, on the South line of Lot 8 of said Block 10, a distance of 31.65 feet; thence North 5 degrees 40 minutes 54 seconds West, on the West line of that land described in Deed Book 229, page 140, public records of said County, 32.80 feet; thence North 84 degrees 50 minutes 43 seconds East, on the North line of said land described in Deed Book 229, page 140, a distance of 27.70 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of that land described in Deed Book 229, page 137, public records of said County, 36.43 feet; thence North 81 degrees 33 minutes 52 seconds East, on the South line of that land described in Official Records Book 221, page 248, public records of said County, 9.00 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of said land described in Official Records Book 221, page 248, a distance of 94.00 feet; thence North 81 degrees 33 minutes 52 seconds East, on said South line of Treasury Street, 118.56 feet to the Point of Beginning.

Copy

EXHIBIT B
to
Special Warranty Deed

Permitted Exceptions

1. Taxes for the year 2018 and any taxes and assessments levied or assessed subsequent to the date hereof. Said taxes become a lien as of January 1, 2018, but are not due and payable until November of 2018 and are not delinquent until April 1, 2019.

   Property ID#197160 0000
   Property ID#197200 0000

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

3. Easement Agreement granted to Jack Shuler, Jr. and Sandra N. Shuler, his wife by instrument recorded in Official Records Book 879, Page 1952, of the Public Records of St Johns County, Florida.

4. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability company, as Lessor, and New Cingular Wireless PCS, LLC, a Delaware limited liability company By: AT&T Mobility Corporation its: Manager, as Lessee, filed 10/10/2013,recorded in Official Records Book 3801, Page 451, as affected by Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 3942, Page 1085, of the Public Records of St. Johns County, FL.

5. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability corporation, as Lessor, and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless, as Lessee, filed 05/13/2013, recorded in Official Records Book 3729, Page 1293, and First Amendment recorded in Official Records Book 4024, Page 709, together with Subordination Non-Disturbance and Attornment Agreement(s) recorded in Official Records Book 3795, Page 1895, Official Records Book 3801, Page 1035, Official Records Book 3808, Page 1245, Official Records Book 3945, Page 1434, of the Public Records of St. Johns County, FL.

6. Existing unrecorded leases and all rights thereunder of the lessees, and of any person claiming by, through or under lessees.

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1971600000
Location Address	22 CATHEDRAL PL 24 CATHEDRAL PL SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE W72.8FT OF LOTS 5 & 6 & 7 & E 162.2FT OF LOT 8 & E135FT OF LOT 9 (EX PT IN OR221/248) BLK 10 OR4496/846 *The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (Multi-Story) (1800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.850
Homestead	N

Owner Information

Owner Name	Kasam Hospitality Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	$4,931,631
Extra Features Value	$112,526
Total Land Value	$2,218,020
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$7,262,177**
Total Deferred	$166,543
Assessed Value	**$7,095,634**
Total Exemptions	$0
Taxable Value	**$7,095,634**

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	$4,115,103	$117,453	$2,218,020	$0	$0	$6,450,576	$6,450,576	$0	$6,450,576
2020	$5,079,411	$121,210	$2,218,020	$0	$0	$7,418,641	$7,418,641	$0	$7,418,641
2019	$5,133,151	$125,421	$2,218,020	$0	$0	$7,476,592	$7,476,592	$0	$7,476,592
2018	$4,031,573	$76,133	$2,957,360	$0	$0	$7,065,066	$3,119,364	$3,945,702	$3,119,364
2017	$1,981,857	$63,213	$1,312,329	$0	$0	$3,357,399	$2,835,785	$521,614	$2,835,785
2016	$2,086,165	$63,223	$1,182,944	$0	$0	$3,332,332	$2,577,986	$754,346	$2,577,986
2015	$2,190,474	$63,233	$1,109,010	$0	$0	$3,362,717	$2,343,624	$1,019,093	$2,343,624
2014	$2,287,534	$63,243	$1,513,494	$0	$0	$3,864,271	$2,915,657	$948,614	$2,915,657
2013	$1,073,850	$63,253	$1,513,494	$0	$0	$2,650,597	$2,650,597	$0	$2,650,597
2012	$1,144,855	$63,263	$1,513,494	$0	$0	$2,721,612	$2,721,612	$0	$2,721,612
2011	$1,249,517	$63,273	$1,680,390	$0	$0	$2,993,180	$2,993,180	$0	$2,993,180
2010	$1,319,734	$63,283	$1,867,100	$0	$0	$3,250,117	$3,250,117	$0	$3,250,117

Building Information

Building 1
Year Built 1928
Actual Area 29220
Conditioned Area 27921
Use Office Building (Multi-Story) Class A
Style 04
Class N
Exterior Wall Concrete Stucco

Roof Cover Built Up, Clay Tile
Roof Structure Rigid Frame
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

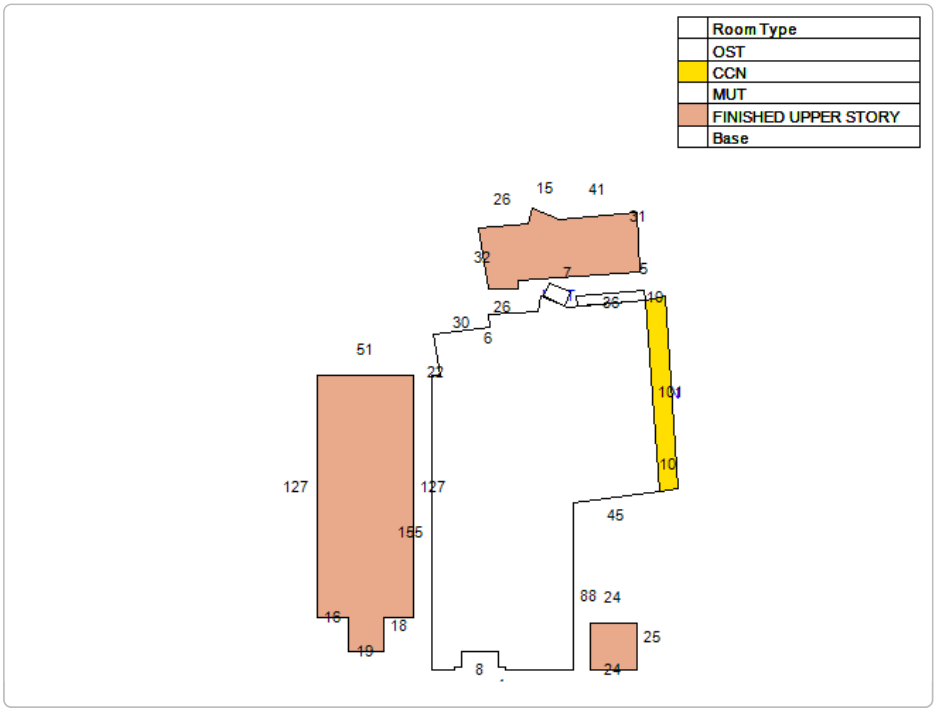
Description	Square Footage
BASE AREA	17911
FINISHED UPPER STORY	2591
MASONRY UTILITY	92
FINISHED UPPER STORY	6819
CANOPY (COMMERCIAL)	1024
OUTSIDE STAIRS	183
FINISHED UPPER STORY	600
Total SqFt	29220

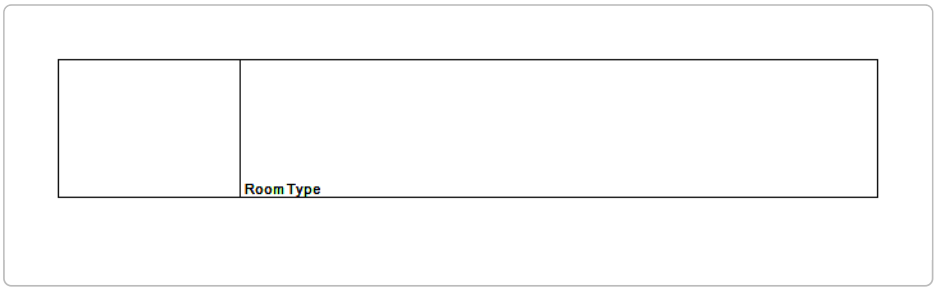
Building 2
Year Built 1928
Actual Area 26035
Conditioned Area 26035
Use Office Building (Multi-Story) Class C
Style 04
Class N
Exterior Wall Concrete Stucco

Roof Cover Clay Tile
Roof Structure Rigid Frame
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	26035
Total SqFt	26035

Sketch Information





Extra Feature Information

Code Description	Status	Value
Sprinkler Wet		45593
Masonry Wall		4454
Concrete Paving		2247
Asphault Paving		16200
Curb		1960
Handicap Ramp		1404
Pole Light		7056
Storage Building		242
Elevator - Commercial (4+)		33370

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings Multi-Story	0	0	36967	SF	$2,218,020

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/30/2018	1/30/2018	$10,000,000.00	WARRANTY DEED	4496	846	Q	I	VIRTU CATHEDRAL ASSOCIATES LLC	KASAM HOSPITALITY INC
	7/23/2003	$0.00	OTHER INSTRUMENT	2005	573	U	I	VIRTU CATHEDRAL ASSOCIATES LLC	
	11/13/2001	$4,200,000.00	WARRANTY DEED	1675	1278	Q	I	CATHEDRAL PLACE ASSOCIATES LTD	VIRTU CATHEDRAL ASSOCIATES LLC
	6/1/1993	$1,655,000.00	WARRANTY DEED	997	1312	U	I	FNB PROPERTIES INC	CATHEDRAL PLACE ASSOCIATES LTD
	1/14/1992	$1,000,000.00	CERTIFICATE OF TITLE	921	1339	U	I	DAVIS-STOVAL LIMITED PTNRSHP	FNB PROPERTIES INC
	12/1/1985	$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSHP
	12/1/1985	$0.00		693	152	U	I		

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

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Version 2.3.208



Detail by Entity Name

Foreign Profit Corporation
TOWER ENGINEERING PROFESSIONALS, INC.

Filing Information

Document Number	F08000004271
FEI/EIN Number	56-2102042
Date Filed	09/30/2008
State	NC
Status	ACTIVE

Principal Address

326 TRYON ROAD
RALEIGH, NC 27603

Changed: 04/01/2015

Mailing Address

326 TRYON ROAD
RALEIGH, NC 27603

Changed: 04/01/2015

Registered Agent Name & Address

INCORPORATING SERVICES, LTD.
1540 GLENWAY DRIVE
TALLAHASSEE, FL 32301

Name Changed: 12/10/2014

Address Changed: 12/10/2014

Officer/Director Detail

Name & Address

Title Chairman

JERNIGAN, PETER G, Jr.
326 TRYON ROAD
RALEIGH, NC 27603

Title Executive Vice President, Chief Engineering Officer

HALDANE, ANDREW T
326 TRYON ROAD
RALEIGH, NC 27603

Application pg 69

Title Executive Vice President

ANDRES, GRAHAM M
326 TRYON ROAD
RALEIGH, NC 27603

Title CFO, Treasurer, Secretary

COLLINSON, DWIGHT J
326 TRYON ROAD
RALEIGH, NC 27603

Title President, Asst. Secretary

MARTIN, WILLIAM H
326 TRYON ROAD
RALEIGH, NC 27603

Annual Reports

Report Year	Filed Date
2020	01/14/2020
2021	02/01/2021
2022	04/18/2022

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04/04/2016 -- ANNUAL REPORT	View image in PDF format
04/01/2015 -- ANNUAL REPORT	View image in PDF format
12/10/2014 -- Reg. Agent Change	View image in PDF format
11/06/2014 -- Reg. Agent Change	View image in PDF format
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04/02/2012 -- Off/Dir Resignation	View image in PDF format
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01/04/2011 -- ANNUAL REPORT	View image in PDF format
01/04/2010 -- ANNUAL REPORT	View image in PDF format
01/06/2009 -- ANNUAL REPORT	View image in PDF format
09/30/2008 -- Foreign Profit	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Profit Corporation
KASAM HOSPITALITY, INC.

Filing Information

Document Number	P01000024310
FEI/EIN Number	59-3709883
Date Filed	03/08/2001
State	FL
Status	ACTIVE

Principal Address

24 Cathedral Place
ST. AUGUSTINE, FL 32084

Changed: 01/25/2022

Mailing Address

32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Changed: 09/05/2017

Registered Agent Name & Address

Patel, Anish
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 01/03/2019

Address Changed: 01/03/2019

Officer/Director Detail

Name & Address

Title DP

PATEL, KANTIBHAI M
32 AVANIDA MANANDEZ
ST AUGUSTINE, FL 32084

Title S/T/D

Application pg 74

Patel, Kalavati K
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	04/30/2020
2021	04/07/2021
2022	01/25/2022

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04/30/2020 -- ANNUAL REPORT	View image in PDF format
01/03/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
09/13/2017 -- Off/Dir Resignation	View image in PDF format
09/05/2017 -- Reg. Agent Change	View image in PDF format
09/05/2017 -- Off/Dir Resignation	View image in PDF format
09/05/2017 -- Off/Dir Resignation	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
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03/19/2014 -- ANNUAL REPORT	View image in PDF format
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04/21/2011 -- ANNUAL REPORT	View image in PDF format
04/13/2010 -- ANNUAL REPORT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
02/22/2008 -- ANNUAL REPORT	View image in PDF format
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04/24/2003 -- ANNUAL REPORT	View image in PDF format
08/19/2002 -- ANNUAL REPORT	View image in PDF format
03/08/2001 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for September 15, 2022 Meeting



Application HP2022-0066 Address: 110 Carver Street E

City of St. Augustine – Applicant & Owner

Project description: To demolish a residential building constructed c. 1953 that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Mid-Century Modern	Florida Master Site File:	SJ06387
National Register:	N/A	Construction date:	c. 1953
Archaeology Zone:	IIIB	Zoning District:	RS-1
Parcel number:	1587300080		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located in the Lighthouse Park area down an unpaved portion of Carver Street near public recreational facilities and situated along the water, this Mid-Century Modern masonry residence features horizontal lines emphasized by a flat roof with deep overhang, a smooth exterior finish with some board and batten siding on the south elevation, and aluminum frame windows including jalousie, awning, 1/1 single-hung, and fixed single-pane styles. A three-car garage connects the main portion of the house to what appears to be a mother-in-law suite or apartment addition. The structure was damaged during Hurricane Matthew in 2016, and though it was not recognized as substantially damaged, it has remained vacant since. The roof of the rear wing of the building has collapsed and the building has also sustained some fire damage as a result. Additional deterioration of the building was observed by staff during a site visit. Although built in 1953, according to the St. Johns County Property Appraiser, Sanborn map boundaries did not appear to reach to the area where this structure sits, and Polk City Directories did not clearly list the address until 1964.

The applicant is seeking full demolition of the structure to allow for the construction of a not-for-profit sailing center. 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. Any redevelopment plans need to take the Tree and Landscape Ordinance and meet zoning requirements into consideration.

The property is located in Archaeology Zone IIB and coordination with the City Archaeologist will be required to insure compliance with the Archaeological Preservation Ordinance.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report.

STAFF DOES NOT PROVIDE RECOMMENDATIONS FOR CITY PROJECTS AND LOOKS TO THE HARB FOR REVIEW AND COMMENT ON THIS PROPOSED CITY PROJECT.

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

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 shorter mass and scale compared to other visible residences in the area, most of which are newer construction.

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

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Site plans and a rendering were submitted by the applicant for the proposed replacement structure which indicates a one-story structure within the same or similar footprint to the existing building with a second story viewing platform above the north ell, and a hipped roof above the remaining portions of the building. The new construction will extend the neighboring recreational facilities across the Carver Street right-of-way.

5. The historical or cultural merit of the structure. The building is listed on the Florida Master Site File but is not located in a district. No known historic or cultural association are associated with the building individually although The Florida Master Site File Update in 2015 indicated that it could contribute to a district if one were created.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation but could be considered contributing if a historic district was created. This area appears to have been heavily altered by new construction.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the simple type Mid-Century Modern buildings constructed during the post-WWII era. The building is not unusual or particularly unique.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the Davis Shores neighborhoods.

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

10. ***The justification for the proposed demolition.*** The applicant seeks to redevelop the property as a not-for-profit sailing center.

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 1953 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.

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. Polk City Directory Research

STAFF PHOTOGRAPHS
110 Carver Street E



Front (West & North) Elevation

STAFF PHOTOGRAPHS
110 Carver Street E



Front (West & North) Elevation



North Elevation

STAFF PHOTOGRAPHS
110 Carver Street E



West Elevation

STAFF PHOTOGRAPHS
110 Carver Street E



West Elevation



STAFF PHOTOGRAPHS
110 Carver Street E



South Elevation



STAFF PHOTOGRAPHS
110 Carver Street E



South Elevation

STAFF PHOTOGRAPHS
110 Carver Street E





South Elevation

STAFF PHOTOGRAPHS
110 Carver Street E



South Elevation



STAFF PHOTOGRAPHS
110 Carver Street E



South Elevation



STAFF PHOTOGRAPHS
110 Carver Street E



East Elevation

STAFF PHOTOGRAPHS
110 Carver Street E



East/North Elevation



STAFF PHOTOGRAPHS
110 Carver Street E



East Elevation



STAFF PHOTOGRAPHS
110 Carver Street E



North Elevation

STAFF PHOTOGRAPHS
110 Carver Street E



Interior



STAFF PHOTOGRAPHS
110 Carver Street E





Interior

STAFF PHOTOGRAPHS
110 Carver Street E



Interior



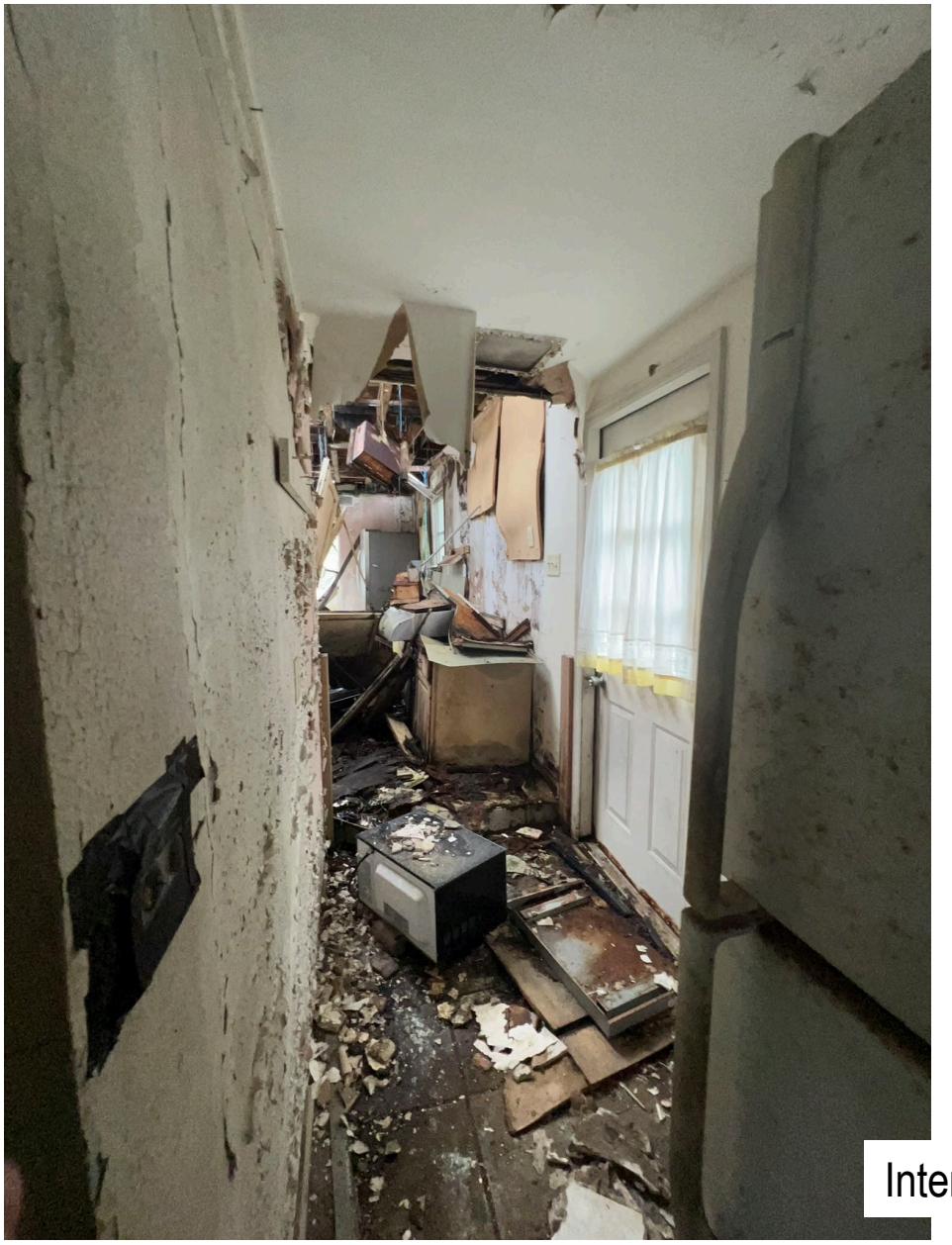
STAFF PHOTOGRAPHS
110 Carver Street E



Interior



STAFF PHOTOGRAPHS
110 Carver Street E





Interior

STAFF PHOTOGRAPHS
110 Carver Street E



Interior



STAFF PHOTOGRAPHS
110 Carver Street E



Interior



STAFF PHOTOGRAPHS
110 Carver Street E



Interior



STAFF PHOTOGRAPHS
110 Carver Street E



Interior



STAFF PHOTOGRAPHS
110 Carver Street E





Interior

STAFF PHOTOGRAPHS
110 Carver Street E



View east



STAFF PHOTOGRAPHS
110 Carver Street E







Context Photographs

STAFF PHOTOGRAPHS
110 Carver Street E



Context Photographs



STAFF PHOTOGRAPHS
110 Carver Street E





Context Photographs

STAFF PHOTOGRAPHS
110 Carver Street E

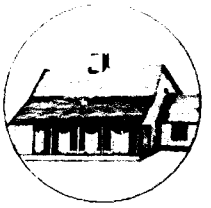


Context Photographs



Page 1

☒ Original
☐ Update



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

Site #8 SJ06387
Field Date 5-15-2015
Form Date 5-15-2015
Recorder #

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

Site Name(s) (address if none) 110 East Carver Street — **Multiple Listing** (DHR only)
Survey Project Name Architecturial Survey of Anastasia Is. Structure — **Survey #** (DHR only)
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	110	E	Carver	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1988 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒ yes ☐ no ☐ unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 21 — **¼ section:** ☐ NW ☐ SW ☐ SE ☐ NE — **Irregular-name:**
Tax Parcel # 1587300000 — **Landgrant**
Subdivision Name Davis Shores — **Block** — **Lot**
UTM Coordinates: **Zone** ☐ 16 ☐ 17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — **Coordinate System & Datum**
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1953 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Other — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐ yes ☒ no ☐ unknown Date: — Original address
Alterations: ☐ yes ☐ no ☒ unknown Date: — Nature
Additions: ☐ yes ☐ no ☒ unknown Date: — Nature
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Mid-Century Modern — **Exterior Plan** L-shaped — **Number of Stories** 1
Exterior Fabric(s) 1. Stone 2. 3.
Roof Type(s) 1. Flat 2. 3.
Roof Material(s) 1. Composition roll 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) jalousie, single 1/1 metal SHS; single pane picture window flanked by 3-light awning windows; paired metal 3-light awning windows
Distinguishing Architectural Features (exterior or interior ornaments) flat roof with wide overhang, period windows, minimal detail; two structures possibly joined; smooth exterior finish
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) located on water next to old wireless station and recreational facilities

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 SJ06387

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) tucked behind shrubbery in corner of L-shape; single solid door

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource three car garage suggests either two buildings were combined or major addition; all in the same style

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

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

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

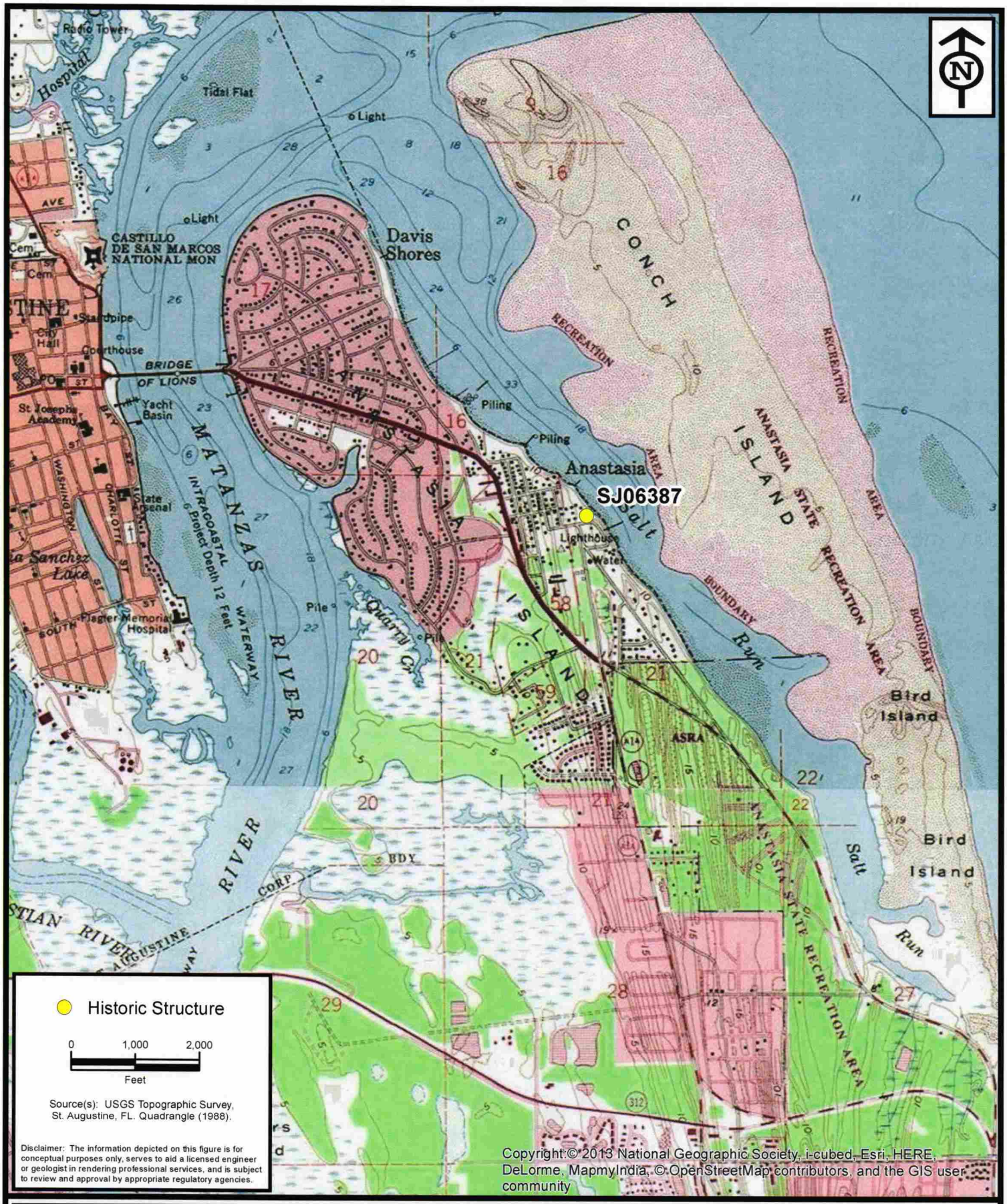
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

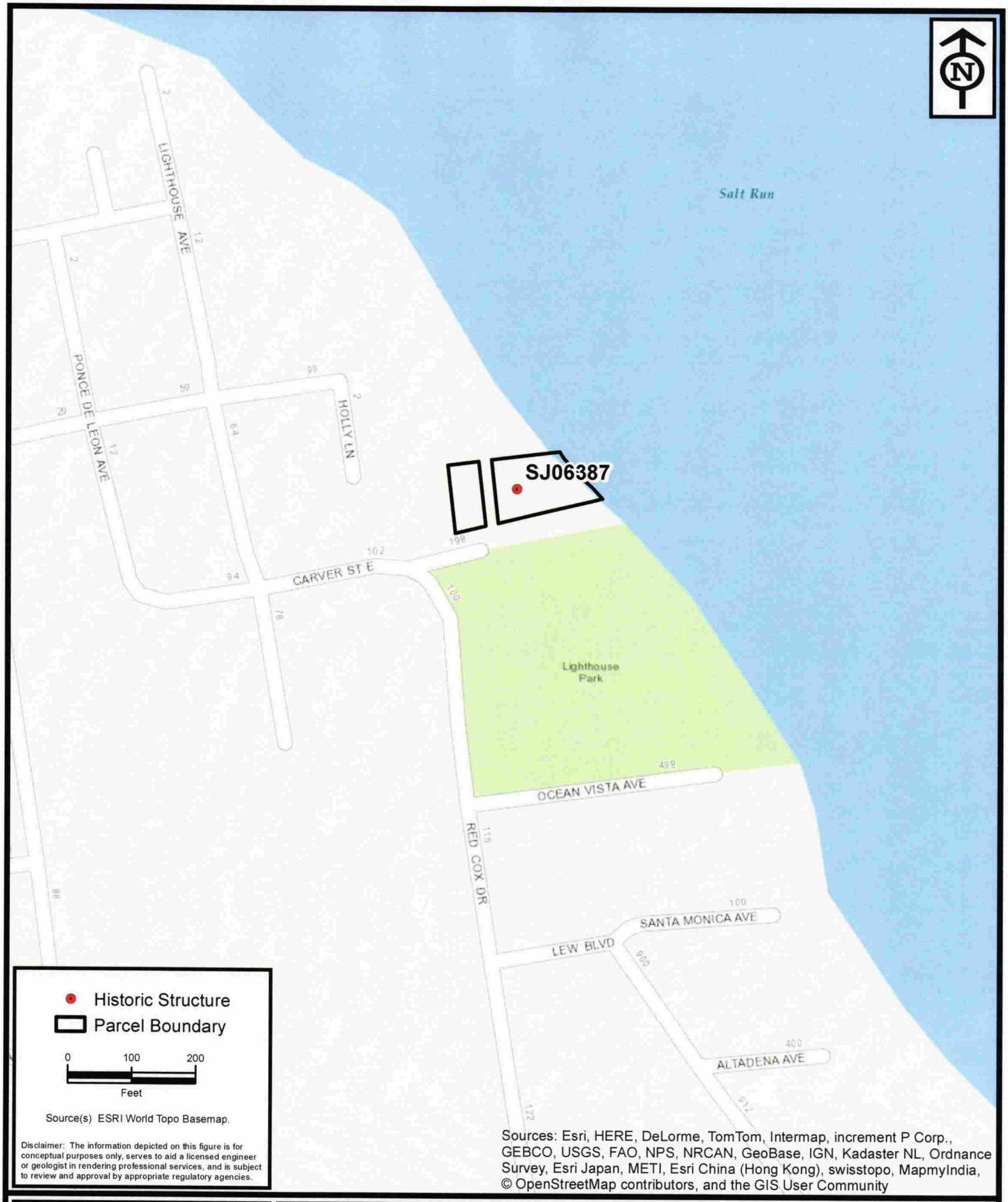
Project Location - SJ06387

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150511\location\Project Location_SJ06387.mxd Date: 5/11/2015 3:07:32 PM



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

Parcel Location - SJ06387

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150511\site\Parcel Location_SJ06387.mxd Date: 5/13/2015 3:10:33 PM



110 Carver Street E (c. 1953)
SAHS POLK CITY DIRECTORY RESEARCH

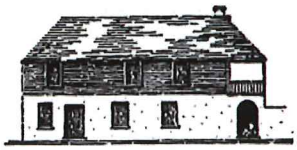
DATE(S)	NAME	SYMBOLS	PROFESSION
+1964	Clifford Eley (wife: Gertrude)		Director of Flagler Hotel
1969	O. King Green (wife: Margaret L.)		Director of Manufacturing, Fairchilds
1975	O.K. Green		Not listed
1979-80	Oscar K. Green (wife: Margaret L.)	(o)	President, Speed Print
1954-85	Oscar K. Green (wife: Margaret L.)	(o)	President, Speed Print

\+ First entry found for this address
(o) Owner

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AUG 22 2022

Planning/Building Dept.



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

~~Application Fee: $300.00 full/$150.00 partial (plus advertising costs)~~ BDAC Project No: HP2022-0066

Receipt No. N/A Meeting Date September 15, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT City of St. Augustine

   Business (if applicable) _____

   Address 75 King Street

   City St. Augustine State FL Zip 32084

   Daytime telephone (904) 825-1006 Other phone/email _____

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

2. NAME OF PROPERTY OWNER CIty of St. Augustine

   Business (if applicable) _____

   Address 75 King Street

   City St. Augustine State FL Zip 32084

   Daytime telephone (required) (904) 825-1006 Other phone _____

3. PROJECT STREET ADDRESS 110 Carver Street East

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 8-9 Block _____ Subdivision _____ Parcel Number 158730000(

5. DATE OF CONSTRUCTION 1953 Source: SJCPA

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: Yacht Club Sailing Center

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

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11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

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

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

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

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

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

PRINT APPLICANT'S NAME David Birchim DATE 8/22/22

SIGNATURE OF APPLICANT David Birchim

PRINT 1st OWNER'S NAME David Birchim DATE 8/22/22

SIGNATURE OF 1st PROPERTY OWNER David Birchim

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

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AUG 22 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.

Received September 6, 2022
Planning and Building Department

A MAP SHOWING A BOUNDARY SURVEY AND MEAN HIGH WATER LINE SURVEY

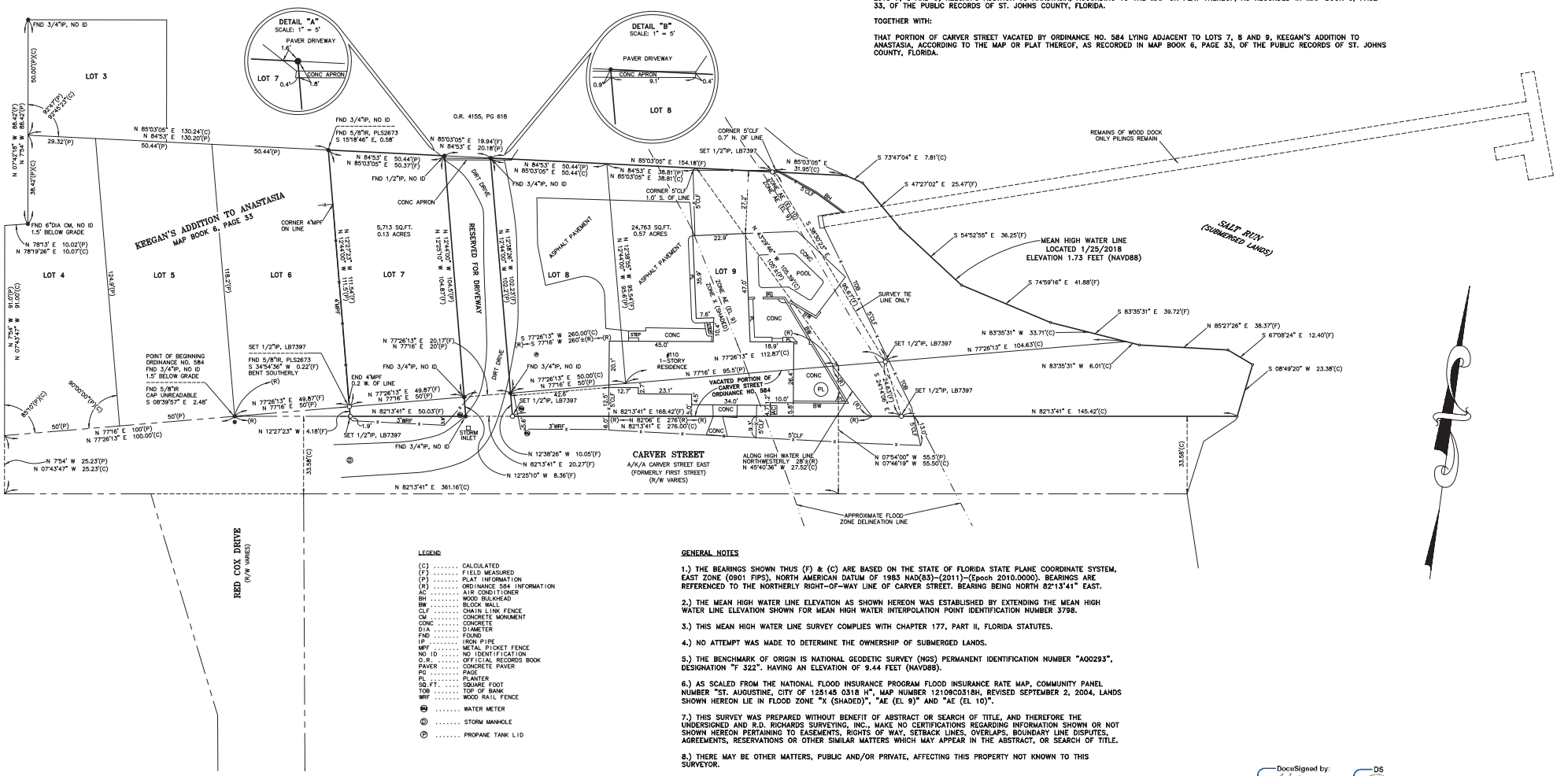
LYING IN
GOVERNMENT LOT 2, SECTION 21, TOWNSHIP 7 SOUTH, RANGE 30 EAST
CITY OF SAINT AUGUSTINE
SAINT JOHNS COUNTY, FLORIDA

DESCRIPTION

LOTS 7, 8 AND 9, KEEGAN'S ADDITION TO ANASTASIA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 33, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF CARVER STREET VACATED BY ORDINANCE NO. 584 LYING ADJACENT TO LOTS 7, 8 AND 9, KEEGAN'S ADDITION TO ANASTASIA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 33, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



LEGEND

(C) ..... CALCULATED
(F) ..... FIELD MEASURED
(P) ..... PLAT INFORMATION
(R) ..... ORDINANCE 584 INFORMATION
AC ..... AIR CONDITIONER
BH ..... WOOD BULKHEAD
BW ..... BLOCK WALL
CLF ..... CHAIN LINK FENCE
CM ..... CONCRETE MONUMENT
CONC ..... CONCRETE
DIA ..... DIAMETER
FND ..... FOUND
IP ..... IRON PIPE
MPF ..... METAL PICKET FENCE
NO ID ..... NO IDENTIFICATION
O.R. ..... OFFICIAL RECORDS BOOK
PAVER ..... CONCRETE PAVER
PG ..... PAGE
PL ..... PLANTER
SQ.FT. ..... SQUARE FOOT
TOB ..... TOP OF BANK
WRF ..... WOOD RAIL FENCE
WM ..... WATER METER
SM ..... STORM MANHOLE
LP ..... PROPANE TANK LID

GENERAL NOTES

1.) THE BEARINGS SHOWN THUS (F) & (C) ARE BASED ON THE STATE OF FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (0901 FIPS), NORTH AMERICAN DATUM OF 1983 NAD(83)-(2011)-(Epoch 2010.0000). BEARINGS ARE REFERENCED TO THE NORTHERLY RIGHT-OF-WAY LINE OF CARVER STREET. BEARING BEING NORTH 82°13'41" EAST.

2.) THE MEAN HIGH WATER LINE ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE MEAN HIGH WATER LINE ELEVATION SHOWN FOR MEAN HIGH WATER INTERPOLATION POINT IDENTIFICATION NUMBER 3798.

3.) THIS MEAN HIGH WATER LINE SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

4.) NO ATTEMPT WAS MADE TO DETERMINE THE OWNERSHIP OF SUBMERGED LANDS.

5.) THE BENCHMARK OF ORIGIN IS NATIONAL GEODETIC SURVEY (NGS) PERMANENT IDENTIFICATION NUMBER "AQ0293", DESIGNATION "F 322". HAVING AN ELEVATION OF 9.44 FEET (NAVD88).

6.) AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER "ST. AUGUSTINE, CITY OF 125145 0318 H", MAP NUMBER 12109C0318H, REVISED SEPTEMBER 2, 2004, LANDS SHOWN HEREON LIE IN FLOOD ZONE "X (SHADED)", "AE (EL 9)" AND "AE (EL 10)".

7.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND R.D. RICHARDS SURVEYING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.

8.) THERE MAY BE OTHER MATTERS, PUBLIC AND/OR PRIVATE, AFFECTING THIS PROPERTY NOT KNOWN TO THIS SURVEYOR.

9.) UNDERGROUND FOUNDATIONS, UTILITIES AND/OR IMPROVEMENTS WERE NOT LOCATED.

10.) THE INFORMATION DEPICTED HEREON REPRESENTS THE RESULT OF A SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THE TIME.

11.) ATTENTION IS DIRECTED TO THE FACT THAT THIS DRAWING MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN SCALING DATA.

12.) THIS SURVEY MEETS THE STANDARDS OF PRACTICE ADOPTED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DocuSigned by:
C774B3390C8C438...
DS

ROBERT D. RICHARDS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERT. #5790
2/1/2018 | 1:28 PM EST

FIELD FILE:	18-100_ (SURVCE)
FIELD WORK:	2/1/2018
SCALE:	1"= 20'
JOB NO.:	18-100
DRAWING:	18-100BNDY

ROBERT D. RICHARDS SURVEYING, INC.
PROFESSIONAL SURVEYING & MAPPING
8567 C. R. 13 NORTH
SAINT AUGUSTINE, FL 32092
LICENSE BUSINESS NO. 7397
PHONE: (904) 940-0721 FAX: (904) 940-5896

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter referred to as "Lease") is made and entered into by and between **CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation organized and existing under and by virtue of the laws of the State of Florida (hereinafter referred to as "LESSOR"), whose mailing address is P.O. Box 210, St. Augustine, Florida 32085, and **ST. AUGUSTINE YACHT CLUB, INC**. (hereinafter referred to as "LESSEE"), whose mailing address is 442 Ocean Vista Avenue, St. Augustine, Florida 32080.

W I T N E S S E T H: That in consideration of the covenants herein contained and the Rent to be paid, LESSOR and LESSEE hereby agree as follows:

(1) **LEASED PREMISES:** LESSOR does hereby rent, lease and demise unto LESSEE, and LESSEE does take from LESSOR, for a Term hereinafter provided, and in all instances in the condition as presented as of the date of this Lease, the following described premises located in St. Augustine, St. Johns County, Florida (hereinafter referred to as "Leased Premises"), to-wit:

LOT 8 AND 9, KEEGAN'S ADDITION TO ANASTASIA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 33, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF CARVER STREET VACATED BY ORDINANCE NO. 584 RECORDED IN DEED BOOK 186, PAGE 257 LYING ADJACENT TO LOTS 8, AND 9, KEEGAN'S ADDITION TO ANASTASIA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 33 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL ID NUMBER: 158730-0000

LESSEE must obtain a separate Submerged Lands Lease for the City of St. Augustine's submerged lands associated with dock structures on the leased property described in paragraph 8. The Submerged Lands Lease must be approved by the City Commission.

LESSOR and LESSEE acknowledge and agree that LESSOR acquired the Leased Premises, other than LESSOR's preexisting sovereign submerged lands, from Patris YC, LLC, a Florida limited liability company, via that certain Warranty Deed dated

_____ ___, 2022 and recorded in Official Records Book _____, Page _____, Public Records of St. Johns County, Florida (the "Deed").

The Deed requires the Leased Premises to be used as a not-for-profit sailing center. For the purposes of this Lease, such sailing center shall be focused primarily on teaching young people sailing and boating, with some limited training of adults in sailing and boating (the "Sailing Center"). No more than 20 percent of revenue generated in conjunction with the Leased Premises may be from adult sailing programs annually. Adults are people over 18 years of age. Adults must be residents of, or attend school in, St. Johns County. The sailing and boating activities of the Sailing Center may take place on the Leased Premises, on the Dock (as hereinafter defined) or in adjacent waterways.

(2) **TERM:** The Term of this Lease shall be 99 years, commencing September 1, 2022 at 12:01 a.m. and expiring August 31, 2121 at 11:59 p.m., subject to the terms and conditions set forth herein.

(3) **RENTAL:** The rental of the Leased Premises shall be in the amount of Nine Hundred and Ninety dollars and No/100 ($990.00) DOLLARS ("Rent"). This rental amount reflects the public interest in providing for recreational opportunities and access to the waterways, as well as, other valuable consideration the receipt thereof is acknowledged by LESSOR, over the Term of this Lease and shall be payable annually, at a rate of Ten and No/100 DOLLARS ($10.00), plus applicable taxes commencing on the first day of September, 2022 and on the first day of September each consecutive year thereafter during the Term of the Lease. The Rent shall be payable annually on September 1st, and shall be payable to LESSOR at:

CITY OF ST. AUGUSTINE
DEPARTMENT OF FINANCE, BUDGET AND MANAGEMENT
P.O. BOX 210
ST. AUGUSTINE, FLORIDA 32085-0210

A late fee of fifteen (15%) percent of the annual lease will be assessed for any late payment received after the fifth day of each month of November. Failure to pay rent, in total, before the end of the fifth day of the month of November shall be a default of the Terms of this Lease.

Application 007

In addition to the Rent payable hereunder, LESSEE shall be responsible, as Additional Rent, for the payment of any real estate taxes assessed during the Term of this Lease by any governmental agency having taxing authority. Real estate taxes shall be paid within thirty (30) days of the date an invoice for such taxes is transmitted to LESSEE by LESSOR.

LESSEE shall be responsible for timely payment of all personal property taxes, excise, use, sales or other taxes which may be levied for or on account of LESSEE'S occupancy or rental of the Leased Premises now or at any time during the Term of this Lease

(4) **UTILITIES:** All utilities and property and equipment related to the provision of said utilities are the responsibility of LESSEE. Those utilities include, but are not limited to, telephone and telecommunications, water, sewer, electricity and trash removal.

(5) **HEATING AND AIR CONDITIONING:** LESSEE agrees to furnish heating and air conditioning equipment for the Leased Premises and to maintain same in satisfactory operating condition at all times during the term of this Lease at the expense of LESSEE.

(6) **LICENSES:** LESSEE shall be responsible for obtaining and maintaining at LESSEE'S expense all licenses necessary and required for the operation of the business or businesses conducted by the LESSEE on the Leased Premises.

(7) **REPAIRS AND MAINTENANCE FOR LEASED PREMISES:** LESSEE shall keep and maintain all structures on the Leased Premises, including but not limited to, the interior and exterior of the structures, docks, parking lot, outdoor lighting, fence/wall and landscaping in good, sound condition, order and repair. LESSEE shall not cause or suffer any lien to be filed against the Leased Premises by reason of any repairs, restoration, reconstruction, alteration or change made thereon by LESSEE. A lien which is filed as a result of any action of LESSEE and which is not removed within ninety (90) days after being filed, shall constitute a default by LESSEE hereunder. LESSEE shall save LESSOR harmless from all legal costs and charges, including attorney's fees, reasonably incurred in and about the defense and/or prosecution of any

suit or proceeding in discharging the said premises, or any part thereof, from any lien caused by LESSEE.

(8) **MOORINGS and DOCK:** LESSEE may separately lease and occupy any available moorings in Salt Run near the Leased Premises on an as-needed basis under the same terms and conditions as are generally available to the public. LESSEE shall be allowed to design, permit and construct a dock on the Leased Premises and upon the submerged lands owned by LESSOR in Salt Run located adjacent to the Leased Premises (the "Dock"), at LESSEE's sole expense. The configuration of the Dock will be as depicted on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Dock Plans"). The Dock Plans provide for construction of the Dock in the same location as a prior dock that served the Leased Premises. The Dock must be approved and constructed pursuant to the requirements of applicable municipal codes and City permits. The pier for the Dock must be constructed within the footprint of the existing/former dock that served the Leased Premises for years. The Dock will also include a floating platform to be used for launching vessels. Failure to timely permit and construct the Dock shall constitute a default by LESSEE unless LESSEE can otherwise fulfill the terms of the deed for its intended purpose, as further described in paragraph 23(ii)(a). In the event the Dock is damaged or destroyed, LESSEE may, but shall have no obligation to, repair or reconstruct the Dock. In such event, LESSEE shall be permitted to continue the Lease, provided LESSEE can otherwise fulfill the terms of the deed for its intended purpose, as further described in paragraph 23(ii)(a). No Sailing Center member or guest, or any third party, may moor his or her boat at the Dock overnight.

(9) **INDEMNIFICATION:** LESSEE agrees, to the extent allowed by law and except and to the extent caused by the LESSOR'S gross negligence or intentional misconduct, to protect, defend, reimburse, indemnify and hold the LESSOR, its agents, employees and officers and each of them forever, free and harmless at all times from and against any and all claims, liability, expenses, losses, costs, fines and damages, including reasonable attorney fees, and causes of action of every kind and character by reason of any damage to property, or the environment, including, without limitation, any contamination of the Leased Premises, such as the soil or storm water, or by fuel, gas,

chemicals or any hazardous substances, or bodily injury, including death, incurred or sustained by any party to this Lease, any agent or employee of any party to this Lease or any other person or any governmental agency arising out of or incident to or in connection with the LESSEE'S performance under this Lease, the LESSEE'S use or occupancy of the Leased Premises, the LESSEE'S acts, omissions or operations hereunder or the performance, non-performance or purported performance of this Lease or any breach of the terms of this Lease. LESSEE recognizes the broad nature of this indemnification and hold harmless clause and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the LESSOR in support of this indemnification in accordance with laws of the State of Florida. This clause shall survive the termination of this Lease. Compliance with the insurance requirements described in paragraph 10, below, shall not relieve the LESSEE of its liability or obligation to indemnify the LESSOR as set forth in this paragraph. Notwithstanding anything to the contrary in the foregoing or within this Lease, the LESSOR shall not relinquish or waive any of its rights as a sovereign local government and the LESSOR reserves all rights and defenses under applicable sovereign immunity law.

(10) **HOLD HARMLESS; INSURANCE:** LESSEE agrees that LESSEE will at all times indemnify and save and keep LESSOR harmless from any and all claims for damage and liability to persons or property occasioned, either directly or indirectly, by the use and occupancy of the Leased Premises by the LESSEE and the LESSEE'S invitees, guests, agents and employees, including any court costs and attorney's fees, including any appeals, and shall defend the LESSOR against any such claims. LESSEE, at LESSEE'S expense, shall provide policies of insurance generally known as public liability and property damage insurance and/or "Owner's Landlord and Tenant Insurance" insuring LESSOR and LESSEE against all claims and demands made by any persons whomsoever for injuries of any type and/or kind to persons or property incurred in connection with the operation and/or maintenance of the Leased Premises in a coverage amount of not less than $1,000,000 for each occurrence for damages to persons or property and $500,000 for damages to the Leased Premises. **LESSEE shall obtain and deliver to LESSOR prior to or at commencement of this Lease a**

copy of the original policy showing the LESSOR as a named insured along with a corresponding certificate of insurance and thereafter shall provide copies of all renewals of said policy. Failure to so provide such a policy or renewals shall constitute a default hereunder. The LESSEE also shall provide to the LESSOR proof of current Worker's Compensation coverage to the extent such coverage is required by law.

(11) **NO WAIVER OF SOVEREIGN IMMUNITY:** Nothing in this Agreement shall be construed as a waiver of sovereign immunity beyond that provided in Section 768.28, Florida Statutes, nor shall anything in this Agreement be construed as increasing the limits of the sovereign immunity of the LESSOR as provided in Section 768.28, Florida Statutes.

(12) **USE CONDITIONS:** LESSEE shall not perform nor shall LESSEE permit anyone to perform any unlawful acts on said Leased Premises nor shall LESSEE permit or suffer any noise, disturbance, or nuisance on said Leased Premises detrimental to or annoying to LESSEE'S neighbors. LESSEE shall use the Leased Premises for the purpose of operating the Sailing Center. LESSEE shall open Leased Premises for the transaction of business and maintain an occupancy consistent with the established Fire Marshall maximum. The LESSEE's hours of operation will be from sunrise to sunset daily, with the exception of the months of October through March, which will allow operations for an additional hour after sunset. LESSEE will not nor will LESSEE allow any person to reside in the Leased Premises, however, LESSEE will be permitted to have security personnel on the Leased Premises overnight. LESSEE will use the primary building existing on the Leased Premises as part of the sailing center. LESSEE will construct certain improvements within the Leased Premises around the existing building, including a driveway, parent pick-up/drop off area, parking area, landscaping, an observation platform open only during daylight hours, and other improvements, as depicted on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Site Plan"). The primary structure currently located on the Leased Premises may not be expanded beyond its current footprint, and any expansion of the existing building or new structure shall be no taller than twenty (20) feet. The architecture of any expanded structure or new building on the Leased Premises shall be consistent with the architecture of structures in the Lighthouse Park neighborhood and shall be subject to

review by LESSOR'S staff. Where possible, night-time lighting shall be "dark-sky" friendly, exceptions may be made for safety or security purposes.

(13) **SPECIAL CONDITIONS:** LESSOR acknowledges and agrees that its deed to the Leased Premises and this Lease is conditioned upon LESSOR successfully amending its Future Land Use Map (FLUM) and rezoning the Leased Premises to a FLUM and zoning category that would permit the use of the Leased Premises for a not-for-profit sailing center. LESSOR further acknowledges and agrees that pursuant to the terms of that deed, LESSOR will cooperate in good faith with LESSEE to process and conduct all required hearings necessary in establishing the Sailing Center on the Leased Premises. LESSOR is required to hold quasi-judicial hearings to approve or disapprove any zoning code determination, and base its decision on competent, substantial evidence in the record. The terms of this Lease are not intended to create contract zoning, nor to promise a particular outcome of those hearings.

LESSEE acknowledges and agrees that its use of the Leased Premises is limited to those related to the operation of the Sailing Center, and that the Leased Premises are not a Special Event Venue as described in the municipal code. Furthermore, LESSEE shall not seek to use the Leased Premises as a Special Event Venue, a restaurant or bar, or any other more intensive use than contemplated for the not-for-profit sailing center. Parking for the Leased Premises is limited to on-site parking only, and LESSEE and LESSEE'S invitees are not permitted to park on adjacent property or right-of-way. LESSEE acknowledges and agrees that it shall maintain the public access of Carver Street East opened and unobstructed through the Leased Premises.

LESSEE shall store its vessels, other watercraft, and related equipment in a neat and appropriate manner such as on storage racks, tied up to or on the docks, or attached to a mooring ball. LESSEE shall not be permitted to store its vessels, other watercraft and related equipment directly on the ground or in a way that is not organized and becomes unsightly. In the event of a named storm, however, LESSEE shall be permitted to move all its sailing and boating vessels and equipment onto the Leased Premises and secure them in any way possible until such time as the named storm

passes. Following the named storm, LESSEE shall have a reasonable time to place such vessels and equipment in their customary storage locations.

LESSEE shall not be permitted to:

(a) Use said Leased Premises in any manner that will obstruct or interfere with the public access of Carver Street East, or encroach on the walks or approaches to said Leased Premises.

(b) Use the Dock for overnight docking or storing of vessels not owned or leased by the LESSOR or successors or assigns pursuant to paragraph 30 hereof.

(c) Store more than 50 vessels on the Leased Premises and Dock.

(d) Schedule any class or combination of simultaneous classes that, in combination, exceed 50 participants.

(e) Make or suffer any waste or unlawful, improper or offensive use of said Leased Premises or any use of which the LESSOR disapproves.

(f) Sell, serve, consume, allow the consumption of, or otherwise dispose of on said Leased Premises any intoxicating beverages of any type. Alcohol is prohibited on the Leased Premises.

(g) Hold or conduct any type of auction sales on said Leased Premises.

(h) Occupy the Leased Premises without obtaining all required city, county, and state licenses.

(i) Violate any of the Use Conditions found at paragraphs 12 and 13.

LESSOR reserves the right to require LESSEE to remove any item either stored, displayed, or for sale, or to conform its use to the Use Conditions, that LESSOR finds is objectionable or not compatible with the use of the Leased Premises. Upon written notification to LESSEE by LESSOR, the objectionable item(s) or Use Conditions violations will be immediately cured, with no recourse by LESSEE. Failure to comply constitutes a default hereunder and will result in termination of this Lease.

(14) **INSPECTION AND REPAIRS:**

(a) LESSOR and LESSOR'S agents shall have the right to make such inspection of the Leased Premises as LESSOR may from time to time desire, such inspection to be at reasonable times.

(b) If LESSOR or LESSOR'S agents find that the Leased Premises are not in good order and repair and in order to protect and preserve said Leased Premises, LESSOR may serve written notice upon LESSEE notifying LESSEE to make the desired repairs within fifteen (15) days after receipt of said notice. Upon the failure of LESSEE to make all such repairs within said fifteen (15) days, LESSOR may enter upon the Leased Premises and make repairs at LESSEE'S expense, and the costs of same shall be due and payable to LESSOR upon written demand. Failure to immediately pay for repairs made by LESSOR at LESSEE'S expense shall constitute a default hereunder.

In the event the building in which the Leased Premises is located is tented for termite infestation, LESSEE will be given thirty (30) days written notice and will vacate the Leased Premises within the thirty (30) days and will not return to the Leased Premises until notified by LESSOR and will hold LESSOR harmless for any loss of business or damage to LESSEE'S equipment, merchandise or property incurred as a result of the vacation of the Leased Premises or the tenting and treatment process.

(15) **SIGNS, ADVERTISING AND OTHER ITEMS:** No interior or exterior window signs, advertising, painting on the interior or exterior of the building or painting on the interior or exterior of the windows of the Leased Premises shall be permitted without the prior written approval of the LESSOR. Any such signs, advertising or painting shall conform to all existing laws and ordinances, including the Code of the City of St. Augustine relating to zoning. Except for vessels stored consistent with the terms of paragraph 13 herein and the placement of picnic tables, benches, chairs and other outdoor furniture related to the not-for-profit sailing center, LESSEE shall not place any other items, fixtures, merchandise or other items of any description at any location other than inside the Leased Premises.

(16) **ALTERATIONS, REPAIRS:** LESSEE shall not make changes in or to the interior or exterior of the Leased Premises without prior written consent of LESSOR. Any approved changes, additions, alterations, improvements, or repairs shall be made at the sole cost of LESSEE. Any such changes, additions, alterations, improvements, or repairs shall immediately become part of the realty and the property of LESSOR and shall remain upon said Leased Premises and be surrendered therewith upon expiration

or other termination of this Lease without any reimbursement being due LESSEE therefore, except for free-standing items not secured to the ceiling, walls, or floor.

(17) **ITEMS FURNISHED BY LESSEE:** LESSEE will furnish all equipment, fixtures, furnishings, supplies, housewares, decoration, floor coverings, drapes (all drapes will be lined with white material as approved by the LESSOR) and all other items as necessary to operate LESSEE'S not-for-profit sailing center on the Leased Premises. Items furnished by LESSEE under this paragraph shall remain the property of LESSEE and may be removed upon vacation by LESSEE.

(18) **ABANDONED PROPERTY:** BY SIGNING THIS LEASE, THE LESSEE AGREES THAT UPON SURRENDER OR ABANDONMENT, AS DEFINED BY FLORIDA STATUTES, THE LESSOR SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE LESSEE'S PERSONAL PROPERTY AND MAY EXERCISE ALL RIGHTS OF A LESSOR AS PROVIDED BY FLORIDA LAW REGARDING DISPOSITION OF ABANDONED PROPERTY.

(19) **ASSIGNING AND SUBLETTING:**

(a) LESSEE shall not assign said Lease, or any part thereof, or mortgage this Lease or any interest therein, or, if LESSEE is a corporation, LESSEE'S shareholders shall not transfer a majority interest in the company to any party or parties other than the St. Augustine Yacht Club Foundation, Inc., a Florida not-for-profit corporation or the St. Augustine Yacht Club Sailing Center, Inc. a Florida not-for-profit corporation, except upon the prior written approval of LESSOR, which approval shall not be unreasonably withheld.

(b) Subleasing of the Leased Premises is strictly prohibited under this Lease. Any subleasing of the Leased Premises will be considered a violation of the Lease and considered a default for purposes of paragraph 23 on this Lease.

(c) Subleasing of slips on the Dock for mooring of vessels not involved in the operation of the Sailing Center is strictly prohibited under this Lease.

(20) **FORCE MAJEURE:** In the event the Leased Premises shall be damaged or rendered untenantable in whole or in part as a result of the consequences of fire or

other casualty, including all weather events and acts of God, during the term hereof, LESSEE at LESSEE'S option shall:

(a) Restore same to tenantable condition within a reasonable period, consistent with paragraph 23 section (ii) (d) herein; or

(b) Concur that Lessee cannot meet the deed condition and terminate this Lease without liability of any kind to LESSEE.

(21) **COVENANT TO OCCUPY:** LESSEE hereby covenants and agrees to continue in occupancy of said Leased Premises for the Sailing Center consistent with the terms of the Deed, and to pay the Rent as agreed during the entire Term of the Lease and hereby expressly covenants to be and remain liable for all damages sustained by LESSOR by virtue of the LESSEE'S failure to continue occupancy of said Leased Premises and failure to pay the Rent as required.

(22) **RESPONSIBILITY FOR DAMAGE TO CONTENTS:** LESSEE covenants and agrees to assume full responsibility for all damage to the personal property and contents of the Leased Premises, whether such personal property is owned by LESSEE or in possession of LESSEE, and agrees to hold LESSOR harmless for any damage to said personal property and contents from any cause whatever. LESSEE shall be responsible for all costs necessary to procure and maintain insurance coverage for the personal property and contents.

(23) **DEFAULT:**

(i) Rent: If the Rent herein reserved for LESSOR, or any part thereof, or any other moneys due LESSOR hereunder, shall not be paid when due or should LESSEE be in default under any other provision of this Lease and should remain in default after written notice to LESSEE of said non-payment or for other default, then in such event LESSOR, without further notice, may at any time thereafter:

(a) Terminate this Lease, reenter the Leased Premises and hold LESSEE liable in damages; or

(b) Reenter the Leased Premises and rent same, with or without the fixtures, furniture and equipment that may be therein, for the account of LESSEE, at such price and on such terms and for such duration of time as LESSOR may determine

and shall receive the rent, applying same to the payment of rent or other moneys due hereunder, and LESSEE shall be liable for any deficiency incurred; or

(c) Utilize any and all other remedies now or hereafter existing under the common and statutory laws of the State of Florida. All remedies granted hereunder are deemed cumulative and not exclusive.

(d) Use the Leased Premises consistent with the term of the deed.

(ii) Special conditions: If LESSOR is unable to modify its FLUM or zoning district to allow the use of the Leased Premises for the intended purpose of the Sailing Center, then this Lease shall automatically terminate, and the Leased Premises shall revert to its Grantor consistent with the terms of the deed. If LESSOR does modify its FLUM and zoning district to allow the use of the Leased Premises for the Sailing Center, then the following additional conditions apply:

(a) LESSEE must continuously occupy the Leased Premises for its intended purpose of the Sailing Center. The primary activity on site will be instructional sailing recreation.

(b) In order to allow for the necessary transition and rehabilitation of the site, as well as, to provide for operational restructuring, staffing, and program implementation, LESSEE will have one calendar year from the date of the final order rezoning the Leased Premises to engage in the primary activity on site. After this initial period, LESSEE must continuously maintain operations consistent with the primary activity on site, the use of the property, and the covenant to occupy described herein.

(c) If LESSOR has actual knowledge, information, documents, or facts demonstrating that LESSEE has breached the conditions found in paragraph 23 subsection (ii) (a) and (b) herein, LESSOR will serve written notice upon LESSEE notifying LESSEE of the breach. LESSEE shall have a right to cure the breach within sixty (60) days after receipt of said notice. Upon the failure of LESSEE to cure the breach within said sixty (60) days, LESSOR may enter upon the Leased Premises, retake management and control of the Leased Premises and shall convert the sailing center into a passive park consistent with the terms of the deed.

(d) If the breach described in paragraph 23 subsection (ii) (b) occurs as a result of a force majeure event, LESSOR and LESSEE will cooperate in good faith

to define a reasonably attainable timetable with appropriate benchmarks for LESSOR'S cure and compliance with the terms of this agreement. If LESSEE is unable or unwilling to cure, the terms of paragraph 20 subsection (b) shall apply.

(24) **LESSEE'S CANCELLATION RIGHT:** Provided no event of default exists when LESSEE delivers the Cancellation Notice, LESSEE may cancel the Lease upon thirty (30) days' notice to LESSOR, by delivering to LESSOR written notice thereof. Voluntary cancellation by LESSEE shall operate as a concurrence by LESSEE that LESSEE cannot meet the deed condition and terminate this Lease without liability of any kind to LESSEE.

(25) **ATTORNEY'S FEES AND COURT COSTS:** In the event LESSOR incurs any expense in collecting any sum of money due under this Lease for Rent or otherwise, in the event the LESSOR shall bring legal action for the purpose of evicting or ejecting LESSEE from the Leased Premises or if the LESSOR shall bring legal action for the purpose of enforcing performance by LESSEE of any of the several agreements, conditions and covenants contained herein, LESSEE, should the LESSOR prevail in such legal action, covenants and agrees to pay to LESSOR all such expenses and all expenses and costs of litigation, including any appeals, and including a reasonable attorney's fee for LESSOR'S attorney.

(26) **CHOICE OF LAW; VENUE:** This Lease shall be interpreted according to the laws of the State of Florida, and venue for any action regarding this Lease shall lie in a court of competent jurisdiction located in St. Johns County, Florida.

(27) **LEASE NOT RECORDABLE:** This Lease shall not be recorded in the public records of St. Johns County, Florida, and in the event that such Lease is recorded contrary to this provision, the Lease shall terminate, and LESSEE shall be responsible for all attorney's fees and court costs incurred by LESSOR in removing said Lease from said public records.

(28) **NOTICES:** Any notices called for hereunder that are required to be delivered to LESSOR shall be mail to LESSOR, postage prepaid, certified mail, return receipt requested, at the following address:

CITY OF ST. AUGUSTINE
GENERAL SERVICES DEPARTMENT
ATTN: TIMOTHY FLEMING
P.O. BOX 210
ST. AUGUSTINE, FLORIDA 32085-0210

For purposes of any notices or correspondence to LESSEE, LESSOR shall mail same, postage prepaid, certified mail, return receipt requested, to the following address:

ST. AUGUSTINE YACHT CLUB, INC.
442 OCEAN VISTA AVENUE
ST. AUGUSTINE, FLORIDA 32080

(29) **NO DISCRIMINATION:** The LESSEE shall not discriminate against employees, applicants for employment, or the public because of age, race, religion, creed, color, handicap, national origin, marital status, or sex.

(30) **SUCCESSORS AND ASSIGNS:** The terms, covenants, conditions, provisions, and agreements contained in this Lease shall in every case apply to, be binding upon, and inure to the benefit of the parties herein and their respective successors and assigns; it being agreed, however, that no assignment in violation of the provisions of this Lease shall vest any right or title in or to this Lease or to the leasehold estate thereby created.

(31) **PARTIAL INVALIDITY:** If any term or provision of this Lease or the application thereof to any person or circumstance to any extent, shall be held invalid or unenforceable, the remainder of this Lease shall not be affected thereby, and all other terms or provisions of this Lease shall be deemed valid and enforceable to the extent permitted by law.

(32) **NON-WAIVER:** No waiver or any covenants or condition of this Lease by either party shall be deemed to imply or constitute a further waiver of the same covenants or condition or any other covenants or condition of this Lease.

(33) **ENTIRE AGREEMENT:** This Lease is the entire agreement between the parties, and no amendment or modification to this Lease shall be effective unless made

in writing and signed by all parties and approved by the City of St. Augustine Commission.

IN WITNESS WHEREOF, LESSOR has caused this Lease to be executed in its name by its duly authorized officers, and its corporate seal to be hereunto fixed, and LESSEE has hereunto set his hand and seal, this _____ day of _____, 2022.

"LESSOR"

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

ATTEST:

BY:_____
John P. Regan, City Manager

_____
Darlene Galambos, City Clerk

(SEAL)

*** *SIGNATURES CONTINUE ON THE FOLLOWING PAGE* ***

"LESSEE"

ST. AUGUSTINE YACHT CLUB, INC.

Signed, sealed, and delivered
in the presence of:

BY:_____

_____
Witness

Print Name:_____

Print Name:_____

_____
Witness

Its:_____

Print Name:_____

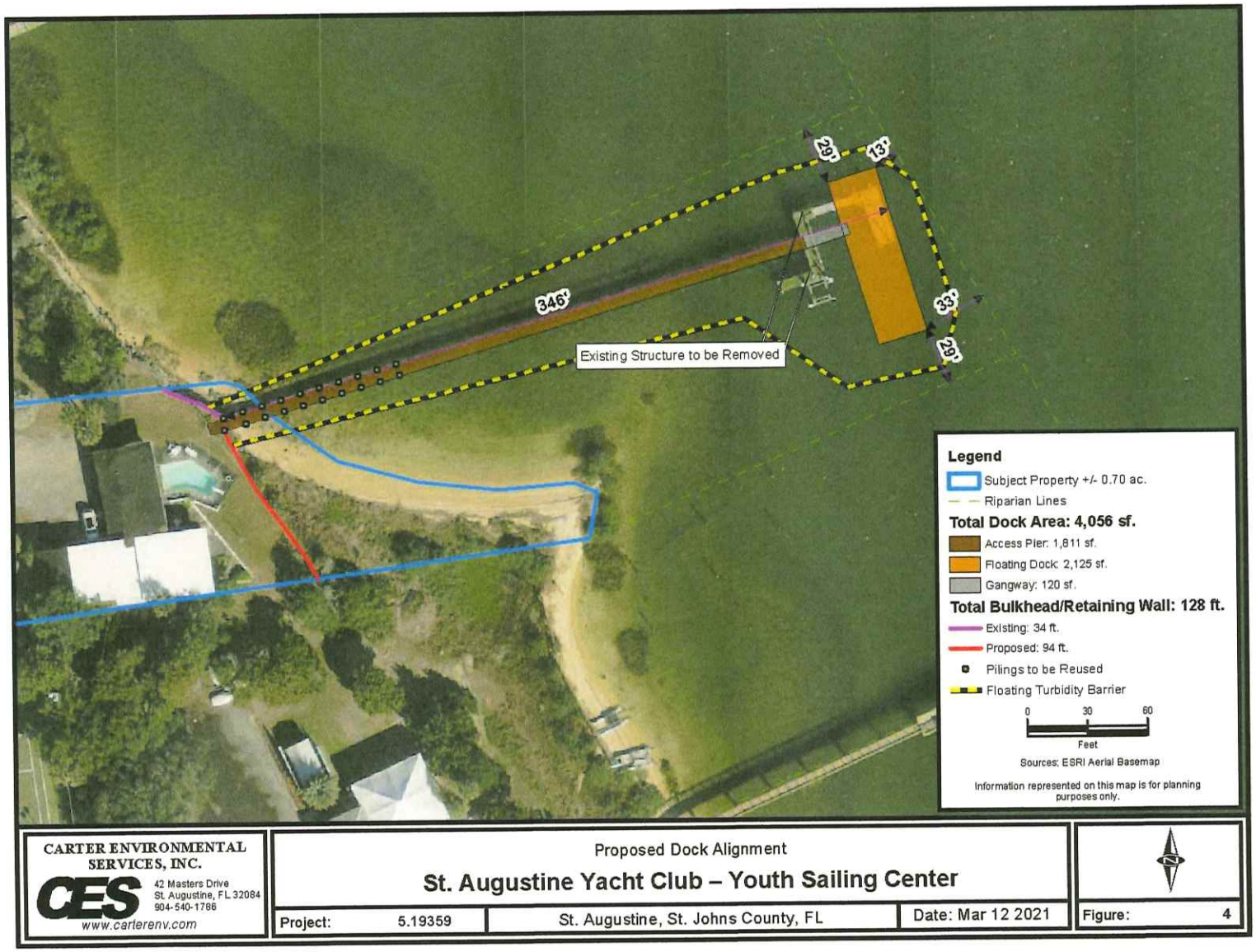
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Isabelle C. Lopez, City Attorney

Received September 6, 2022
Planning and Building Department

EXHIBIT "A"

Dock Plans



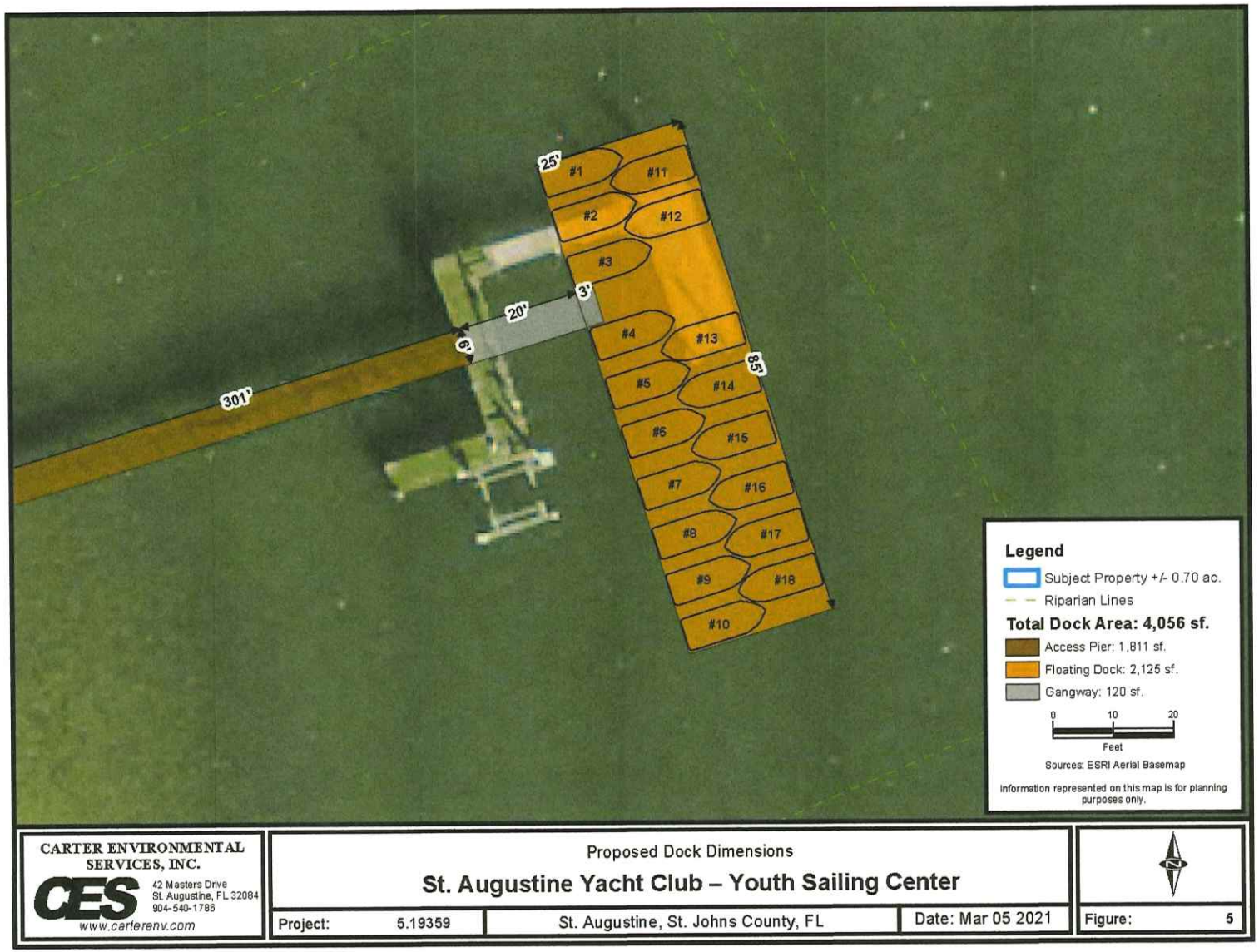
CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1766
www.carterenv.com

Proposed Dock Alignment

St. Augustine Yacht Club – Youth Sailing Center

Project: 5.19359	St. Augustine, St. Johns County, FL	Date: Mar 12 2021	Figure: 4

SAILING CENTER final CC 07112022 - 9/6/2022



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

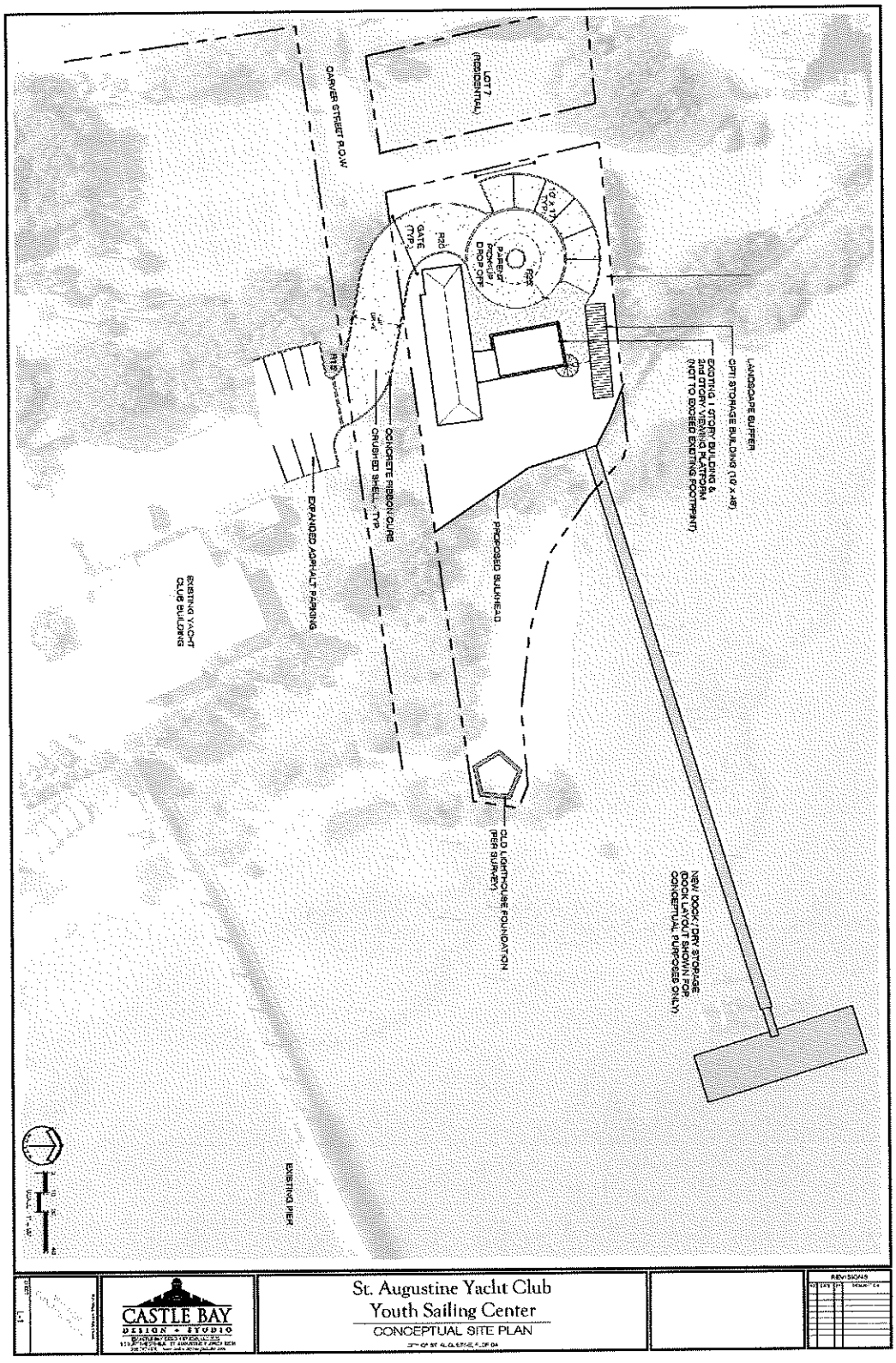
Proposed Dock Dimensions

St. Augustine Yacht Club – Youth Sailing Center

Project: 5.19359	St. Augustine, St. Johns County, FL	Date: Mar 05 2021	Figure: 5

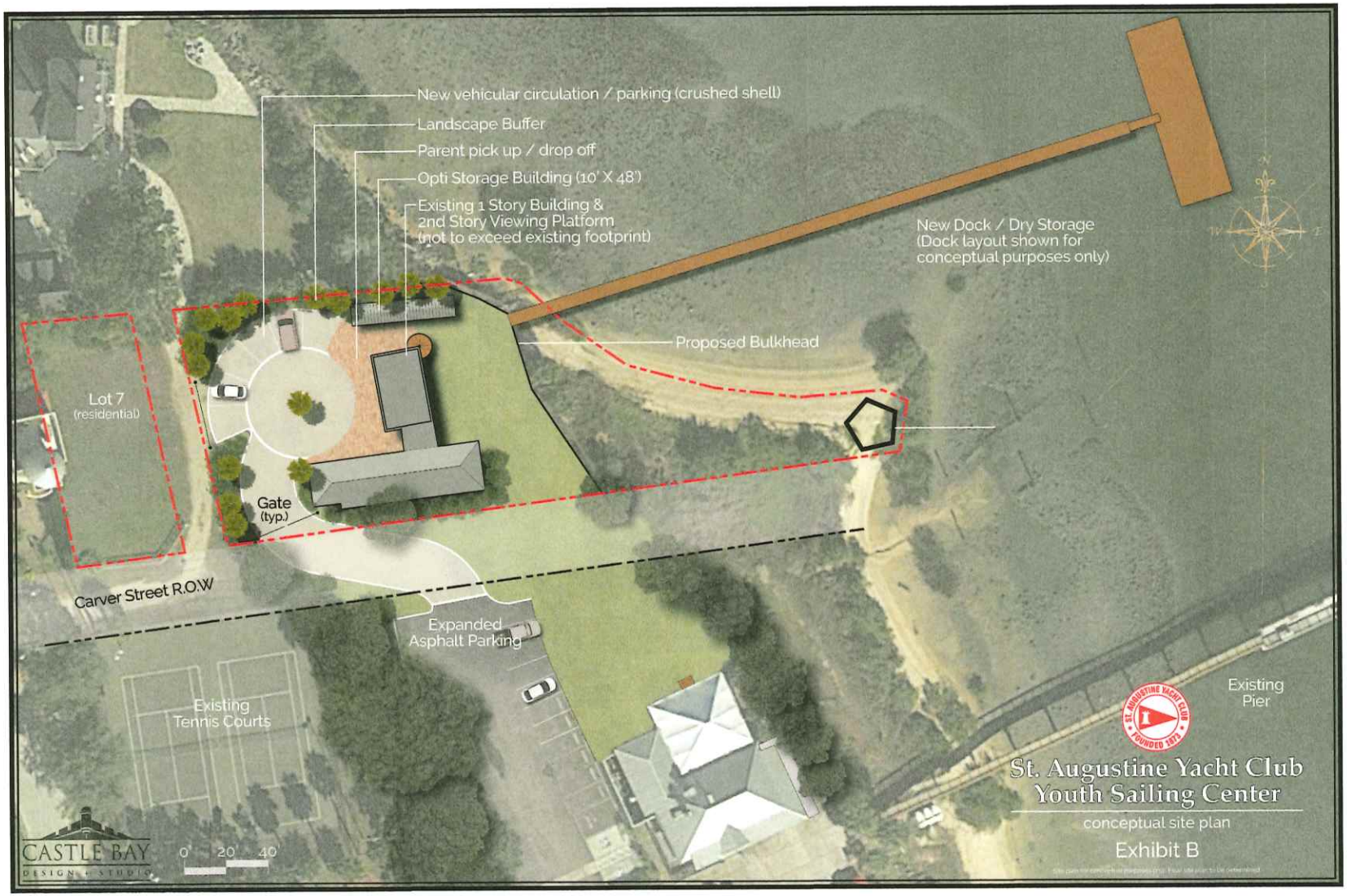
EXHIBIT "B"

Site Plan



Application pg 24
Page 721 of 751

Received September 6, 2022
Planning and Building Department


New vehicular circulation / parking (crushed shell)
Landscape Buffer
Parent pick up / drop off
Opti Storage Building (10' X 48')
Existing 1 Story Building &
2nd Story Viewing Platform
(not to exceed existing footprint)
New Dock / Dry Storage
(Dock layout shown for
conceptual purposes only)
Proposed Bulkhead
Lot 7
(residential)
Gate
(typ.)
Carver Street R.O.W
Expanded
Asphalt Parking
Existing
Tennis Courts
Existing
Pier
CASTLE BAY
DESIGN STUDIO
0' 20' 40'
St. Augustine Yacht Club
Youth Sailing Center
conceptual site plan
Exhibit B


St. Augustine Yacht Club
Youth Sailing Center
conceptual rendering
CASTLE BAY
DESIGN • STUDIO

Instr #2022081424 BK: 5621 PG: 627, Filed & Recorded: 8/23/2022 4:09 PM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $27.00 Doc. D $9,590.00

This instrument was prepared under the direction and supervision of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085

WARRANTY DEED

THIS INDENTURE made this 4th day of August, 2022, by and between **PATRIS YC, LLC**, a Florida limited liability company, whose address is 1093 A1A Beach Boulevard, #396, St. Augustine, Florida 32080 ("GRANTOR"), and the **CITY OF ST. AUGUSTINE, FLORIDA**, a Florida municipal corporation, whose mailing address is P.O. Box 210, St. Augustine, Florida, 32085 ("GRANTEE").

WITNESSETH:

That the said GRANTOR, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS to it in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained, and sold to GRANTEE, its heirs, successors and assigns forever, the following described land situate in St. Johns County, Florida, to wit:

LOT 8 AND 9, KEEGAN'S ADDITION TO ANASTASIA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 33, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF CARVER STREET VACATED BY ORDINANCE NO. 584 RECORDED IN DEED BOOK 186, PAGE 257 LYING ADJACENT TO LOTS 8, AND 9, KEEGAN'S ADDITION TO ANASTASIA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 33 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL ID NUMBER: 158730-0000

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

Subject to the following covenant and reverter:

By the execution and acceptance of this deed, GRANTEE covenants as follows: GRANTEE may only use the land, structures, and fixtures thereon for the purpose of a sailing center operated by the St. Augustine Yacht Club as a not-for-profit corporation. Should the St. Augustine Yacht Club or its not-for profit corporation be unable or unwilling to continue the operations of the sailing center in the future, GRANTEE may use the land for the purpose of a passive park.

Additionally, GRANTEE shall endeavor to amend the Future Land Use category of the property to Recreation/Open Space and to rezone the property conveyed to the Government Use zoning district as described in the municipal code of the City of St. Augustine, consistent with state law and local regulations, with time being of the essence.

In the event GRANTEE cannot amend the Future Land Use category of the property to Recreation/Open Space and amend the zoning of the property to the Government Use zoning district, the land, fixtures, and structures thereon shall revert to GRANTOR.

TO HAVE AND TO HOLD the same in fee simple forever, together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit, and behalf of the said GRANTEE.

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 same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances.

COPY

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on the date first written above.

Signed, sealed, and delivered
in the presence of:

Witness: _____

Print: Jason C. Will

Witness: _____

Print: Maria E. Castillo

"GRANTOR"
PATRIS YC, LLC

By: Dail A Taylor

Its: MANAGING MEMBER

Print: DAIL A TAYLOR

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [✓] physical presence or [ ] online notarization, Dail Taylor, who is personally known to me or who has produced Florida DL as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 4th day of August, 2022.

MARIA E. CASTILLO
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-9-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 258142

_____
Notary Public, State of Florida

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

_____
Isabelle Lopez, City Attorney

Application pg 20

IN WITNESS WHEREOF, GRANTEE has caused this instrument to be executed on the date first written above.

Signed, sealed, and delivered
in the presence of:

Witness: _____

Print: Richard Thibault

Witness: _____

Print: Dina L Fountain

"GRANTEE"
CITY OF ST. AUGUSTINE, FLORIDA

By: David Birchim

Its: ASSISTANT CITY MANAGER

Print: DAVID BIRCHIM

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, by means of [✓] physical presence or [ ] online notarization, David Birchim, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 5th day of August, 2022.

_____
Notary Public, State of Florida

ISABELLE C. LOPEZ
Commission # HH 047801
Expires January 26, 2025
Bonded Thru Budget Notary Services

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

_____
Isabelle Lopez, City Attorney

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

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Future Year Parcel

Parcel ID	1587300080
Location Address	110 CARVER ST E SAINT AUGUSTINE 32080-0000
Neighborhood	Keegans Addition (ICWFR) (630.42)
Tax Description*	6-33 KEEGANS ADDITION LOTS 8 & 9 OR5621/627 *The Description above is not to be used on legal documents.
Property Use Code	Municipally Owned (8900)
Subdivision	Keegan's Addition To Anastasia
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.380
Homestead	N

Owner Information

Owner Name	City Of Saint Augustine 100%
Mailing Address	PO BOX 210 SAINT AUGUSTINE, FL 32085-0000

Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$0
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$0**
Total Deferred	$0
Assessed Value	**$0**
Total Exemptions	$0
Taxable Value	**$0**

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

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/23/2022	8/4/2022	$1,370,000.00	WARRANTY DEED	5621	627	U	I	PATRIS YC LLC	CITY OF SAINT AUGUSTINE

No data available for the following modules: 2022 TRIM Notice, 2021 TRIM Notice, Exemption Information, Historical Assessment Information, Building Information, Sketch Information, Extra Feature Information, Land Information.

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Last Data Upload: 8/30/2022, 12:51:55 AM

Version 2.3.216

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

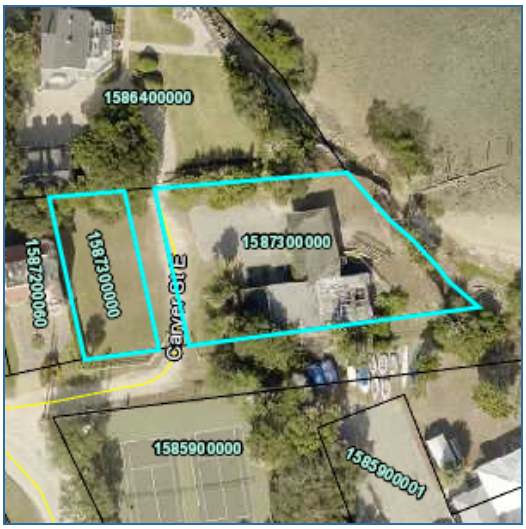


Parcel ID	1587300000
Location Address	110 CARVER ST E SAINT AUGUSTINE 32080-0000
Neighborhood	Keegans Addition (ICWFR) (630.42)
Tax Description*	6-33 KEEGANS ADDITION LOTS 7 8 & 9 OR4673/1482 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Keegan's Addition To Anastasia
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.400
Homestead	N

Owner Information

Owner Name	Patris Yc LLC 100%
Mailing Address	C/O DAIL TAYLOR 1093 A1A BEACH BLVD #396 SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2022
Building Value	$97,739
Extra Features Value	$0
Total Land Value	$874,692
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$972,431**
Total Deferred	$39,981
Assessed Value	**$932,450**
Total Exemptions	$0
Taxable Value	**$932,450**

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

Historical Assessment Information

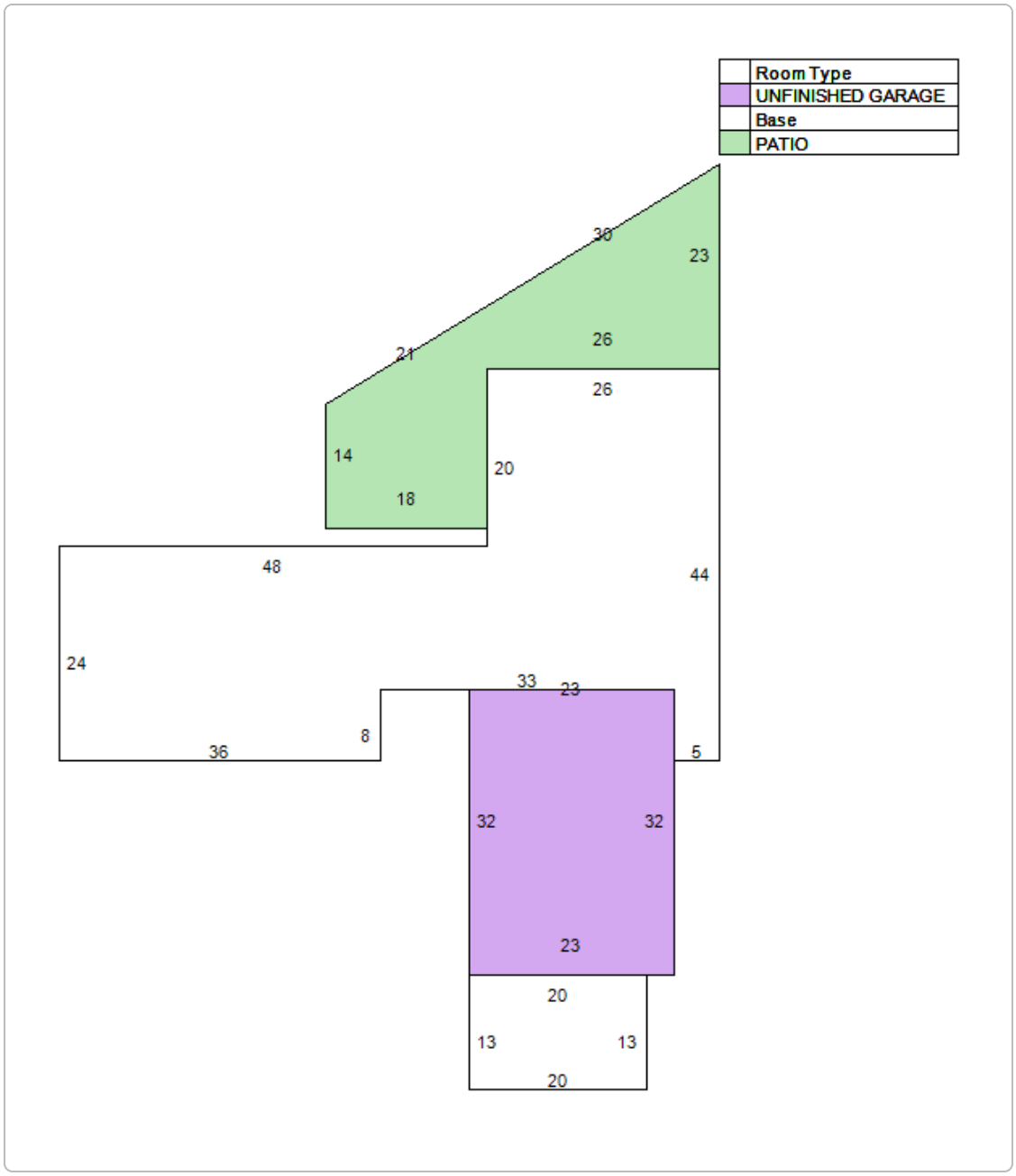
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$100,059	$0	$804,225	$0	$0	$904,284	$847,682	$56,602	$847,682
2020	$103,570	$0	$667,050	$0	$0	$770,620	$770,620	$0	$770,620
2019	$112,743	$13,672	$667,050	$0	$0	$793,465	$793,465	$0	$793,465
2018	$114,402	$13,672	$667,050	$0	$0	$795,124	$735,044	$60,080	$735,044
2017	$96,948	$12,892	$558,382	$0	$0	$668,222	$668,222	$0	$668,222
2016	$98,313	$27,801	$558,382	$0	$0	$684,496	$684,496	$0	$684,496
2015	$101,044	$27,801	$558,382	$0	$0	$687,227	$243,997	$543,730	$143,497
2014	$96,386	$27,801	$558,382	$0	$0	$682,569	$242,061	$541,008	$141,561
2013	$73,253	$22,060	$558,382	$0	$0	$653,695	$238,484	$515,711	$137,984
2012	$75,823	$22,099	$444,508	$0	$0	$542,430	$234,498	$408,432	$133,998
2011	$77,108	$22,137	$493,898	$0	$0	$593,143	$227,668	$465,975	$127,168
2010	$79,678	$22,175	$548,775	$0	$0	$650,628	$224,303	$526,825	$123,803

Building Information

Building	1
Year Built	1953
Actual Area	3769
Conditioned Area	2292
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Built Up
Roof Structure	Flat
Interior Flooring	Terrazzo
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	2032
PATIO	741
UNFINISHED GARAGE	736
BASE AREA	260
Total SqFt	3769

Sketch Information



Extra Feature Information

Code Description	Status	Value
Boat Dock (Average)		0
Boat Lift		0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	105	0	105	FF	$640,332
Single Family	50	104	50	EF	$234,360

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/30/2019	1/30/2019	$100.00	QUIT CLAIM DEED	4673	1505	U	I	LATHAM SARA L ET AL	PATRIS YC LLC
1/30/2019	1/30/2019	$950,000.00	WARRANTY DEED	4673	1482	Q	I	LATHAM SARA L ET AL	PATRIS YC LLC
10/24/2018	10/23/2018	$0.00	COURT ORDER	4630	1725	U	I	LIMBAUGH GENE L JR ESTATE	
10/24/2018	10/23/2018	$0.00	COURT ORDER	4630	1724	U	I	SMITH SUE LIMBAUGH ESTATE	
8/17/2018	4/26/2018	$0.00	COURT ORDER	4598	1248	U	I	PADGETT LOUISE LIMBAUGH ESTATE	JACKSON MARY CAROLYN
8/17/2018	3/16/2018	$0.00	LETTERS OF ADMN	4598	1247	U	I	PADGETT LOUISE LIMBAUGH ESTATE	PADGETT LOUISE LIMBAUGH ESTATE
1/29/2016	1/29/2016	$0.00	LETTERS OF ADMN	4143	447	U	I	URIBE MARGARET L GREEN ESTATE	LATHAM SHIRLEY (PERS REP)
4/6/2018	11/15/2015	$0.00	ORDER DET HX REAL P	4528	97	U	I	URIBE MARGARET L GREEN ESTATE	LATHAM SARA ET AL
	4/1/1990	$0.00		853	1173	U	I		URIBE RAFAEL A,MARGARET L

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

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Version 2.3.216

For the September 15, 2022 HARB Meeting

Agenda Other Business Item 9(a): Request for feedback regarding the proposed repaving of Cadiz Street from St. George to Avenida Menendez with brick pavers

Property Owner: City of St. Augustine

Property owners along Cadiz Street, represented by Payson Tilden of the Ximenez Fatio House, have requested HARB discussion regarding the brick paving of Cadiz Street. While historic pavement along the street was oyster shell, this request is for brick pavers similar to the treatments on surrounding Historic District streets including Aviles and Charlotte Streets.

Attached is a letter describing the request and justification as well as attached photographs, a history of the street, and City of St. Augustine detail drawings of the brick paving approved for the Downtown Improvement District (DID). Staff has provided additional photos for context.

If the HARB is favorable to using brick paving for Cadiz Street, a Certificate of Appropriateness application would be submitted by the City with plans specific to the proposed project area.

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Planning/Building Dept.

TO THE CITY OF ST. AUGUSTINE HISTORICAL ARCHITECTURAL REVIEW BOARD.

August 15, 2022

As the Museum Director of the Ximenez -Fatio House Museum (owned and operated by the National Society of the Colonial Dames of America in the State Of Florida – NSCDA-FL), I am requesting a discussion with the members of the City of St. Augustine Historical Architectural Review Board (HARB)on behalf of the following property owners along the city-owned street of CADIZ, located in the central historic district of St. Augustine.

Ximenez-Fatio House Museum,
Trinity Episcopal Church Parish,
The Sisters of St. Joseph Convent,
The Victorian Inn Bed & Breakfast,
The Casa de Salona Bed & Breakfast,
The St. Augustine Art Association,
O.C. White's Restaurant, and
The Marion Motor Lodge

Cadiz Street is currently in extremely poor condition, with severe flooding issues and dangerous potholes that are detrimental to vehicular traffic but especially to the frequent and constant walking traffic of many of the City's tourist guests. The asphalt is uneven, broken, and in places completely missing, revealing a slippery shell surface underneath the asphalt as a trip hazard. The street has only occasional lamp lighting and thus is even more dangerous to guests in the evening and night when strollers are often on the street.

This is the only street in this historic district which is not brick-surfaced in the atmosphere of this oldest neighborhood in the nation. The through streets of Charlotte, Aviles and St. George are all brick-surfaced as are several cross streets in the fashion of much of the historic district surrounding St. George Street on the north side of the Plaza. The repair and bricking of Cadiz Street will be a significant improvement to the City and greatly enhance its beautification as we prepare for the 2026 250th Anniversary of our nation.

Flooding during the more frequent rainstorms to which we are now subject is a major issue in undermining and deteriorating the historic coquina structures which line Cadiz Street. The Ximenez-Fatio House is on the brink of a conservation and preservation project to clean, repair and re-lime our museum walls both on the exterior and interior surfaces. This is an extensive, precise, and expensive process. We are concerned that this effort to protect this one-of-a-kind, 224-year-old building of considerable historic importance to the City and our many tourist guests, will be negated by the continual flooding and poor condition of Cadiz Street.

We are respectfully requesting the opportunity to discuss this issue with the HARB, to obtain your input and hopefully your approval of the appropriateness of the request to the City to remove the asphalt, provide appropriate drainage systems, and resurface Cadiz Street in the same manner as the other historic streets in this neighborhood.

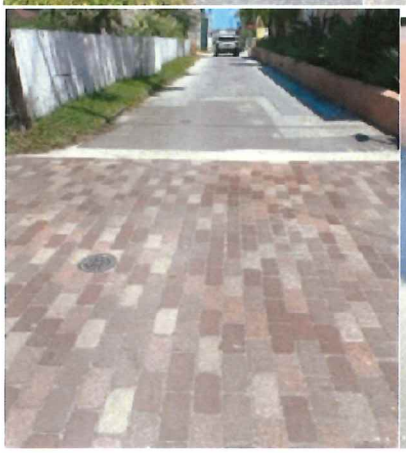
Respectfully submitted,

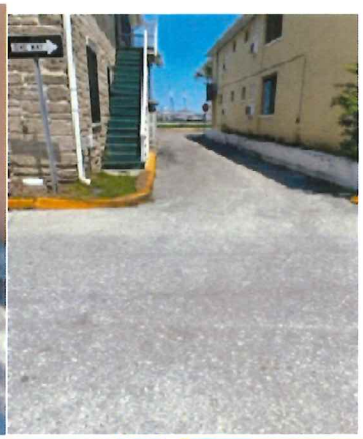
Payson Tilden
Museum Director
Ximenez Fatio House
Payson@xfhouse.org
(386) 983-2156

Other Business pg. 2

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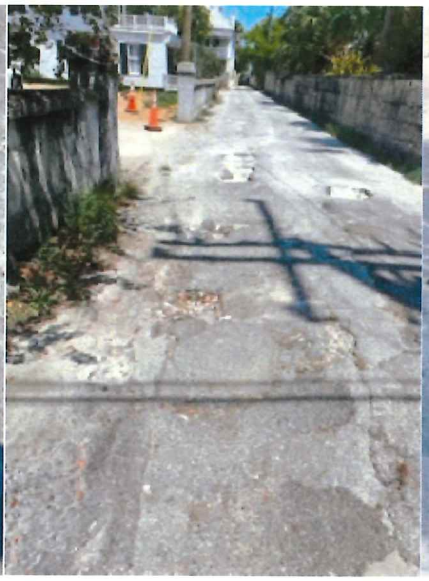
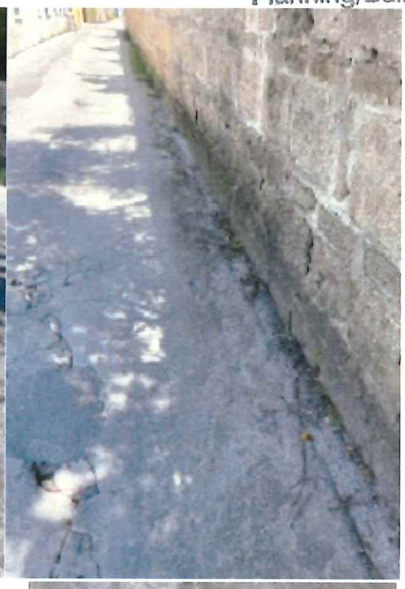
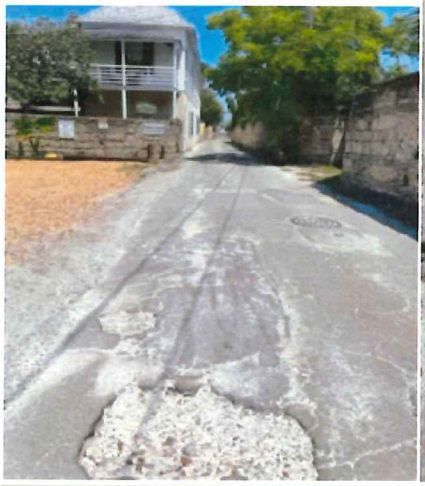
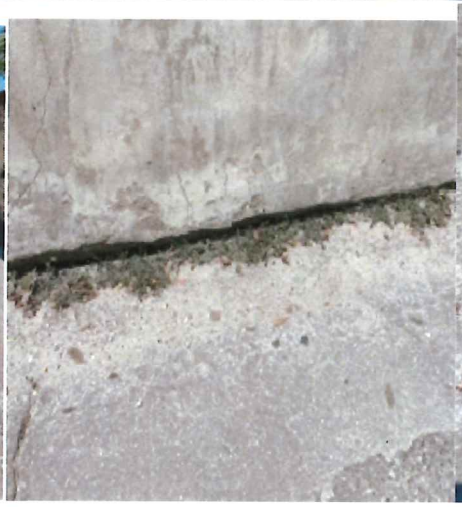





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Background information on the name of Cadiz Street

In January 1924, a handful of writers and artists gathered at the Ximenez-Fatio House to form a group that would ultimately become known as the St. Augustine Art Association. Known early on as El Galleon Club, these visionaries hoped to create an environment that would encourage artists of all genres to participate in the expressive arts. They followed in the tradition of the artists brought to St. Augustine by Henry Flagler in the 1890s, who painted the town with such taste and gusto.

One of their goals was to "hispanized" St. Augustine and make it more attractive for people to visit. They were able to convince the St. Augustine City Commission to change the names of some of the streets in downtown to reflect the Spanish ancestry of the city. They were very successful in this endeavor. On March 11, 1924, the City Commission changed the name of Hospital St. to Aviles St. and Green St. to Cadiz St.

According to Carl Halbirt, retired City Archaeologist, Cadiz Street is one of the oldest streets in the city. In an interview with Rhonda Parker published in Old City Life in June 2014, Halbirt explained that "based on the 1572 plat map, the original city encompassed a four-block square running roughly from Marine St. on the bayfront, west to St. George St., south to Bridge St. and north to the Plaza. The oldest city streets would have included Aviles and Charlotte Streets bisected by Cadiz, Bravo and Artillery Lane".

Doris Wiles, St. Augustine Historical Society librarian, writes that only north streets were named, and all east-west streets were called Calle Travieza or Calle Cruzada (Cross St.)[1] She enumerates various names for Cadiz Street used since 1572: Cross St., Gregg Lane, Grog Lane, Ysnardy's Lane, Garden Lane, Green St., Calle Verde, Grogg's Lane, Green Lane. Unfortunately, she does not provide sources for the names.

The collection at the Fatio House provides some sources for Doris Wiles summary of names. The archives contain some of the indentures and surveys of the land where the house sits today. In the 1765 indenture to the property between Gerard Walton and Richard Pritchard, Cadiz St. is called the "alley that runs west". In the 1766 survey of the property, Cadiz St. is referred to as Grorok Lane.

In A Plan of St. Augustine Town and Its Environs in East Florida from Actual Survey made by J. Purcell in 1777[2], Cadiz St. is Called Grogg Lane. In the 1825 survey, Cadiz St. is called Cross St.[3] In an anonymous 1833 map located

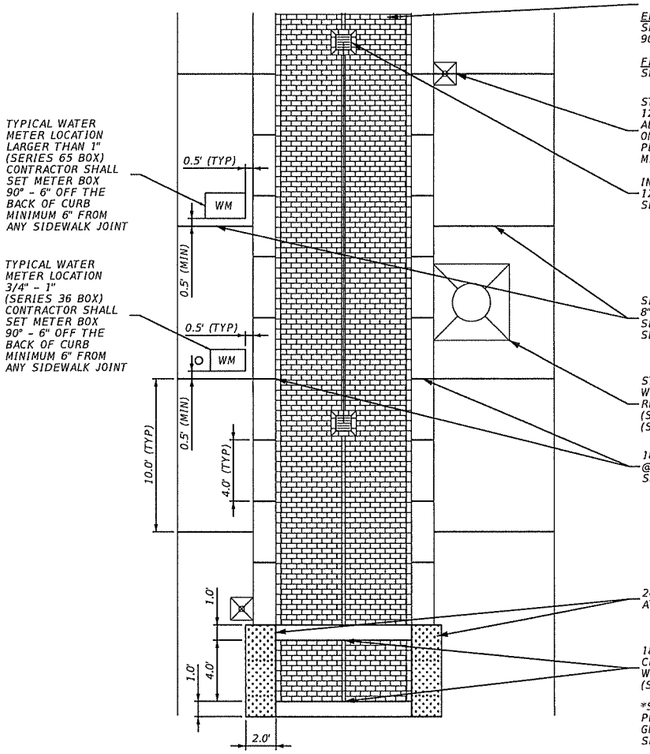
[1] St. Augustine Historical Society, El Escribano, "The Streets of St. Augustine", 1965
[2] ST. Augustine Historical Society Research Library (SAHSRL), Map Collection
[3] Ximenez-Fatio House Archives, map cabinet , drawer 4

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at the SAHSRL[4] and in the Clemens Survey of St. Augustine of 1832, Cadiz St. is called Green Lane. In the City Ledger compiled by Antonio Alvarez from data accessed from 1763-1790, Cadiz St. is called Grog Lane or Green Lane.[5]

In summary, Cadiz St. is one of the oldest documented streets in St. Augustine and whether it was known as Grogg, Green, Grorok or Cadiz St., it should be preserved in an appropriate manner. It is important to mentioned that according to Charles Tingley, reference librarian at the St. Augustine Historical Society Research Library, Cadiz was never bricked, it was packed with shells and sand.

[4]SAHSRL, Vertical Files: Road Names: Misc. I
[5] SAHSRL, Antonio Álvarez Ledger Book



TYPICAL PLAN VIEW
SCALE: 1" = 5'-0"

CARTWAY
TUMBLED BRICK, COLORS VARIED (WHITACRE GREER CUSTOM "ST AUGUSTINE" BLEND)

CENTER
SHALL BE A SINGLE SOLDIER COURSE OF BRICK TURNED 90-DEGREES FROM STAGGERED BOND

EDGE
SHALL BE SINGLE SOLDIER COURSE OF BRICK TURNED 90-DEGREES FROM STAGGERED BOND

FIELD
SHALL BE STAGGERED BOND

STREET LIGHTS
12' POSTS, SPACED APPROXIMATELY 35' ON CENTER ALTERNATING SIDES OF THE STREET AS SHOWN ON THE LIGHTING PLANS
PLACEMENT AT EDGE OF FLUSH CURB (SET ON OR MIDWAY BETWEEN SIDEWALK JOINTS)

INLETS
12"x12" WITH BRICK BAND
SEE INLET DETAIL

SIDEWALK
6" COQUINA CONCRETE WITH TOOLED JOINTS @ 10' O.C. (TYP)
SEE PLANS FOR PLACEMENT OF JOINTS
SLOPE VARIES TO MATCH EXIST. (1.5% PREFERRED, 2% MAX)

STREET TREES CABBAGE PALM SET IN 4'x4' GRATE, WHERE SHOWN ON LANDSCAPE PLANS SOIL TO BE REPLACED WITH PLANTING SOIL (3' DEEP)
(SET ON OR MIDWAY BETWEEN SIDEWALK JOINTS)
(SEE TREE GRATE & PALM PLANTING DETAIL)

18" FLUSH CURB 12" COQUINA CONCRETE WITH TOOLED JOINTS @ 4' O.C. (2% SLOPE). JOINTS TO ALIGN WITH SIDEWALK JOINTS
SEE PLANS FOR PLACEMENT OF JOINTS

24" TRUNCATED DOME PAVERS AT CROSSWALKS (SEE DETAIL)

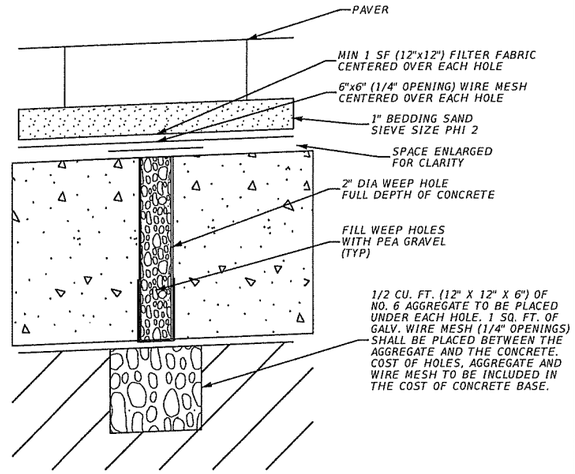
18" COQUINA CONCRETE CROSSWALK BORDER (TYP) WHERE INDICATED ON PLANS
(SEE DETAIL)

*STREET FURNITURE (NOT PICTURED)
PLACED WHEN 36" ADA CLEARSPACE CAN BE MAINTAINED GENERALLY, ONE BENCH, TRASH & RECYCLE CONTAINER
SEE LANDSCAPE PLANS

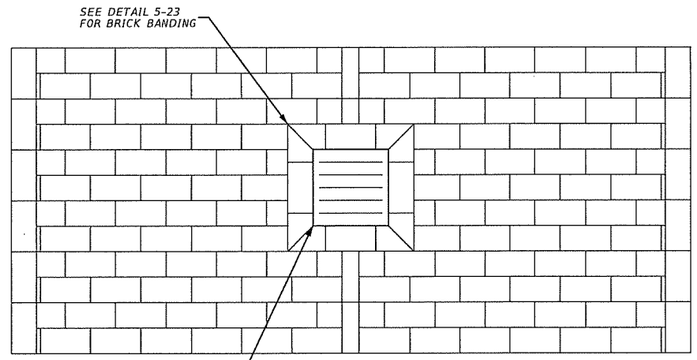
WHITACRE GREER
"ST AUGUSTINE" BLEND
10% DARK ANTIQUE (33)
20% MULBERRY (34)
20% MAHOGONY (44)
20% CIMMERIAN (53)
30% CHOCOLATE (54)**

** 25% OF CHOCOLATE BRICK SHALL BE STAMPED "CoSA"

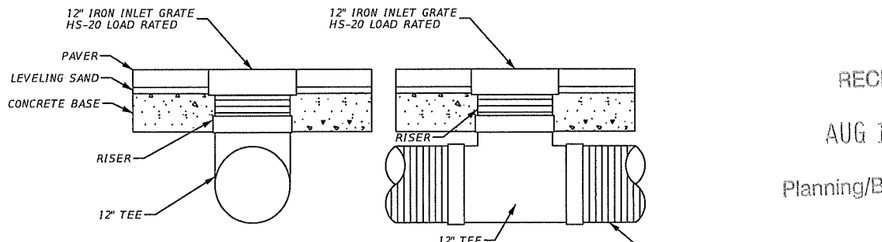
BRICK TO BE PURCHACED AND SUPPLIED BY THE CITY OF ST AUGUSTINE



WEEP HOLE DETAIL
N.T.S.
TO BE USED WITHIN THE INTERSECTION ONLY



PARTIAL PLAN
1" = 1'-0"



INLET DETAILS
INLINE INLET SYSTEM
HDPE W/ IRON FRAME AND GRATE

RECEIVED
AUG 19 2022
Planning/Building Dept.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ETM VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
Registry - 2584 LC - 0000316
RICHARD N. WESTHEIMER Licence No. 84657

City of St. Augustine
PUBLIC WORKS DEPARTMENT
P.O. BOX 210, ST. AUGUSTINE, FL. 32085-0210 PHONE (904)825-1040

DOWNTOWN IMPROVEMENT DISTRICT
PHASE 2A
SPECIAL DETAILS

SHEET NO. 28

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

3/7/2022 10:43:21 AM G:\16-238\16-238-15-DID\TRANSPORTATION\DESIGN - PHASE 2A\ROADWAY\SPOTRD03.DGN MODEL: SPECIALDETAILSHEETS

STAFF PHOTOGRAPHS
Cadiz Street Discussion



STAFF PHOTOGRAPHS
Cadiz Street Discussion



Cadiz from Aviles facing east

STAFF PHOTOGRAPHS
Cadiz Street Discussion



Cadiz from Charlotte facing east

STAFF PHOTOGRAPHS
Cadiz Street Discussion



Cadiz from Avenida Menendez facing west

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Cadiz Street Discussion



Cadiz from Marine facing west

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Cadiz Street Discussion



Cadiz from Aviles facing west

STAFF PHOTOGRAPHS
Cadiz Street Discussion



Aviles from Cadiz facing North

Other Business pg. 14

STAFF PHOTOGRAPHS
Cadiz Street Discussion



STAFF PHOTOGRAPHS
Cadiz Street Discussion



Charlotte from Cadiz facing North

STAFF PHOTOGRAPHS
Cadiz Street Discussion



Charlotte from Cadiz South

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: September 15, 2022

Re: Planning and Building Permits – Historic Preservation Districts

During the month of August 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

6 Aviles Street (Install Econ Air Grease Hoods)

34 Aviles Street (Wire enclosed vestibule between two existing buildings, lights, receptacles)

95 Cordova Street (Emergency Concrete Stucco repair)

165 Cordova Street (Install Engineered Steel Beam & Post in Kitchen Area; Apartment A - reworking the existing water and drain lines to accommodate the new fixtures)

62 Cuna Street (Wiring for switch and fixture relocations)

58 Hypolita Street (Enclose existing porch to expand retail space. HARB approved alteration on 3/17/2022. Scope of work includes filling in open spaces of exterior walls (2) using CMU, stucco over to match existing, & adding a custom window to match existing windows. Interior work includes removing & installing several interior walls (all interior walls are non-load bearing), & re-configuration of existing restroom to be ADA Compliant)

66 Hypolita Street (10674.1 shingle replacement - Estate Gray color)

74 King Street (Replace (6) pendant sprinkler heads with (6) 175-degree pendant sprinkler heads; Interior remodel, new flooring, new lights, new paint, new countertops, new sinks)

75 King Street (Modify existing space from two office to one conference room)

22 Marine Street (Interior/Exterior Renovation - Replace (2) sets of double doors at the front entrance FL12508.3 & (1) single door at the back on the NW corner of the building FL12508.1; HARB approved on March 17, 2022. New doors will be impact rated & have improved hardware for ADA accessibility. Repair & replace electrical wiring, outlets, and lights to meet current electrical code, replace existing plywood backer board behind the existing gallery wall carpet with new plywood backer board & new wall carpet. Per previous conversations with Fire Captain, Abby Pedigo, the wall carpet will be treated with a fire retardant, front and back, per manufacturers recommendations (ProRestore Product))

4 St George Street (Replace shower pans in rooms 41-42-43)

32 St George Street (HVAC replacement - new unit to remain in same location as old unit)

287 St George Street (Install 22KW generator with 150-amp service rated transfer switch, generator to be sufficiently screened with landscaping as proposed. Final inspection required by Historic Preservation Staff for screening, and electric final inspection by building inspector)

44 Spanish Street (Replace grease trap)

61 Spanish Street (New fire sprinkler system; New fire suppression system; Install new grease hood)

36 Treasury Street (Taking down existing fence and put up new fence as per HARB order)

18 Valencia Street (Relocate (2) pendant sprinklers and switch (2) sidewall sprinklers to pendants)

DEMOLITION

5 Atlantic Avenue (Demo existing single-family residence as per HARB order)

104 Gaspar Street (Demolition of existing home)

SIGNS

123 St George Street, Ste 9 (For Old City Cigars: Signs put up without sign permits at an unknown date. 1 existing wall sign at front entrance beside door frame 36" x 9.5" = 2.375sf, 1 existing wall sign at back entrance above door 11"x61" = 4.6sf. Using pre-approved colors, fonts, and wood material)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk