CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

AGENDA

THURSDAY, OCTOBER 20, 2022 - 1:00 PM

ALCAZAR ROOM

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) August 11, 2022 Special Meeting
   b) August 17, 2022 Regular Meeting
4. Modification and Approval of Agenda

*5. Recommended Expedited Hearing Items (to be recommended one week in advance)

a)	Certificate of Demolition HP2022-0068	Colour Homes LLC - Applicant Robert Sterk, Jr. - Owner 37 Florida Avenue To demolish a residential building constructed ca. 1920 that is not recorded in the Florida Master Site File or located in a district.

6. Opinion of Appropriateness Requesting a Continuance

*a)	HP2022-0039 Continued from June 16, 2022 ADMINISTRITVELY CONTINUED FOR REQUIRED PZB REVIEW	Troy Blevins - Applicant Kasam Hospitality, Inc. - Owner 22-24 Cathedral Place To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral Place with an elevated roof structure with columns all related to an adaptive use project on the existing buildings.

7. Certificates of Appropriateness Continued from Previous HARB Meetings

a) HP2022-0060
Continued from September 15, 2022
St. Augustine Foundation, Inc. - Applicant and Owner
91 St. George Street
For after-the-fact approval of the rear picket fence; and, to construct a wood picket fence along the north property line to match the existing fence.

*b) HP2022-0067
Continued from September 15, 2022
REQUESTING CONTINUANCE TO NOVEMBER MEETING
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.

8. Certificate of Appropriateness

a) HP2022-0071
Len Weeks Construction Design Development - Applicant
108 - 110 St. George Street, LLC - Owner
61 Spanish Street
To construct a new pergola in the rear courtyard.

b) HP2022-0073
Les Thomas, Architect - Applicant
Ocean Breezes Real Estate LLC - Owner
50 Marine Street
To modify plans from a previously approved Certificate of Appropriateness, including altering the size of an approved window, adding an additional window of the same size on the front elevation, and reconfiguring the fenestration of an approved rear door .

9. Certificate of Partial Demolition

a) HP2022-0070
Abaco Services and Consulting Inc. - Applicant
William Bray - Owner
311 Oglethorpe Boulevard
To replace all existing windows and the front door with sidelight with different materials and window patterns.

*10. Incomplete Items (as of Meeting Packet Publication)

a) HP2022-0069
World Construction Co., Inc. - Applicant
St. George Street Properties, LLC - Owner
32 St. George Street
To construct a new pergola in the south courtyard and replace the existing wood gate with a new design along St. George Street.
*Property survey and valid owner's signature needed.

11. Planning and Building Staff Communications
    a) Planning and Building Staff Approved Permits Report
12. Other Business
13. Next Scheduled Meeting Date(s)
    a) Thursday, November 17, 2022 at 1:00 p.m. - Regular Meeting
14. 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 Special Meeting
August 11, 2022

The Historic Architectural Review Board met in formal session at 1:04 P.M., Thursday, August 11, 2022, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the Special meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Brad Beach

City Staff:

Julie Courtney, Historic Preservation Officer
Amy Skinner, Director, Planning and Building Dept.
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary

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2. General Public Comments for Items not on the Agenda

(None)

3. Opinion of Appropriateness

3. (a) HP2022-0039 (Continued at June 16 and July 21, 2022 Regular HARB meetings)- Troy Blevins– Applicant Kasam Hospitality, Inc– Owner 22-24 Cathedral Place

To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral Place with an elevated roof structure with columns all related to an adaptive use project on the existing buildings.

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 CONTINUE an OPINION OF APPROPRIATENESS at 24 Cathedral Place to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested.

Troy Blevins, Ellen Avery-Smith and Mike Koppenhafer reviewed the application.

Board discussion:

- Asked if the first building past Tradewinds was two or three stories
- Thought two stories would be potentially better than three
- Questioned if all the parking was being eliminated in front of the building
- No street parking would be in front of the building
- Questioned if the buildings on Charlotte Street would be above or seen from the vista
- Questioned the height of the buildings
- Questioned the heights of surrounding buildings in the area to know exactly how much of the proposed buildings would be seen
- Questioned the distance from the first floor to the sidewalk

Applicant response:

- The first building was three stories tall
- After speaking with Public Works would have to replace the eleven parking spaces that were in front

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- Thought parking would resemble Hypolita and Treasury Streets
- Height of the buildings from the street to the top were provided in the original application packet
- Thought there would be very little observed from the Bayfront
- Harry's Seafood restaurant was thirty-two feet tall
- Roof line of the proposed building was at thirty-two feet with parapets, which will vary in heights to help break it up
- Thought the Boards previous opinion was to break it up depending on the elevations
- The distance was between eighteen and twenty-four inches with a nine-foot elevation with seven at the street

Mr. Blevins said they were wanting to work as a team. He said any recommendation would be helpful.

Ellen Avery-Smith informed the Board she was involved with drafting the Planned Unit Development (PUD). She noted the compactor for the area restaurants, the Charlotte Street landscaping, parking and some public parking would be addressed in the PUD. She said they were not in HARB's purview but wanted to note the PUD would include architectural renderings, the landscape plan, and the requirements for the City's PUD Ordinance.

Ms. Duncan asked if there was a height limit on the current PUD in place.

Ms. Avery-Smith said it was the existing building, which was 130 feet to the peak, and at the level of occupancy, it was 112 feet high.
Mr. Belvin said height was not addressed other than the main building.

Ms. Duncan asked how the Board was to measure the height when there was a height limitation.

Ms. Skinner said it started at the flood plain. She said it was one foot above base flood elevation to the highest point or the peak of the roof or the top of the parapet.

Ms. Duncan said the first floor would be a total of nine foot.

Ms. Avery Smith said they would respect the height of the existing buildings as those would not be modified and would need to respect the FEMA flood regulations and City Code.

Mr. Blevins said they were at nine feet with the existing building and the new one would be even with it.

Ms. Duncan asked if there was a survey that showed that information and asked to have that for the next meeting.

Mr. Weaver pointed out the Hilton Garden Inn had to be raised and the windows were at different elevations and felt that the difference in fenestration was noticeable.

Mr. Koppenhafer discussed the application and said the desire was to hide the parking garage and felt it was a nod to the Vail Block drawing from 1878. He said he wanted the space to feel like it had always been there. He was in favor of softening the space by adding landscaping with vertical and horizonal elements. He said the two-dimensional renderings showed the different heights of the buildings. He said the intent was to break the space up and the desire was to demonstrate what it would look like by providing the streetscape images.

Ms. Duncan asked how tall the coquina wall was at Harry's Seafood as it looked exaggerated.

Mr. Koffenhafer said the parking garage entry would be standard at seven foot and the coquina wall was about eight or nine feet tall.

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Ms. Duncan asked how the buildings were being constructed and the types of materials that would be used and the thickness.

Mr. Koffenhafer said it was ten feet on center, floor to floor with block and plank (Concrete Masonry Unit) with a hollow board plank on top. He said as long as there were an eight and half to nine-foot ceiling heights the rest would be taken up with the structure. He said their building would be smaller with a floor-to-floor ten-foot height except for the lobby which was an open two-story space. He said each structure was historic to the property and could be a nod to those styles.

The Board provided ex parte communication during individual testimony.

Public hearing was opened.

Leslee Keys provided documentation for the Board to review[1]. She felt the applicant was eradicating the last 100 years of the City's Historic Preservations history and creating a Victorian era that was noted to not be the important timeframe in St. Augustine especially for the Town Plan National Historic District, which was Spanish Colonial. She said the skyline was in multiple national publications, and the one skyscraper should be left as the only skyscraper and should be protected. She said the Plaza de la Constitution was the center of the town and very important. She said the infill construction in this location was very important and should be done carefully. She said the Victorian era had been done outside the historic district and it did not need to be done in the National Historic Landmark District.

Judith Fagan spoke in opposition to the application and said there was no longer a place for residents, and it had begun to resemble a historical Disneyland. She said if we do not learn from history we are doomed to fail. She said she was not opposed to change but residents should be considered. She said adding a parking garage in the middle of the City would be devastating to the already congested downtown area. She encouraged the Board to help find a solution to the problem.

BJ Kalaidi stated she was very concerned with the Boards decision related to the application and referred to page four in the staff report. She agreed the Plaza was the most important location within the City and thought the surrounding buildings should complement it and not distract from it. She was unsure as to why a parking garage was needed. She encouraged the Board to be very careful and to make sure it fit with the City's history.

Public hearing was closed.

Board Discussion:

- Appreciated the testimony and comments by the public
- Spanish Town Plan was thought to be an abstract as the National Historic Landmark
- Rocque map identified a hierarchical town with the tallest in the center and then decreased in scale and mass
- Project did not need to be Spanish Colonial; however, should keep in character of the Town Plan and the Spanish Colonial architecture
- Map identified buildings were set on the property line and was densely developed
- Victorian era hotels and 20th Century buildings were out of scale with the Colonial buildings
- City had reduced the scale of the buildings to a Colonial scale
- Felt it should be kept in the Mediterranean style in association with the Exchange Bank Building
- Exteriors of Spanish Colonial buildings were masonry, stucco, three to five bays wide

[1] Documents attached to the packet.

- Main concern was Victorian scale was wider and taller
- Would be supportive if it kept with the Colonial architecture with a Mediterranean theme and if it kept with the Town Plan
- Felt rooftop appurtenances should be eliminated
- Questioned how the buildings would impact the Exchange Bank building as it was historic
- Should discuss the Secretary of the Interior's Guidelines and archeology
- Concerned with how much was going in such a small space
- Had minor changes to the front elevations on the main road since last meeting
- Felt the proposed design was forced and did not respond to the surrounding context of today
- Design should not look back to past history but look forward to the City's future
- Trying to conceal the three-level parking garage by adding another three-story element
- Parking garages in town were below grade; asked if the proposed parking garage be dropped down reducing the scale
- Should have a common thread throughout all the buildings
- Felt this was a zoning change and asked why a rezoning was being done
- Asked if they were held to the height restrictions in the HP 2 District

Ms. Avery-Smith said there was an existing PUD that would be modified; however, that was permitted under the City's Land Development Code.

Mr. Benoit said the zoning managed the scale. He asked if they were held in the PUD to the scale and density as defined by the HP 2 District.

Ms. Skinner advised they were not. She said a PUD was to encourage creativity and as long as it was consistent with the Comprehensive Plan Land Use for the area, which was Historic Preservation Land Use and encouraged a mixed-use district.

Mr. Benoit said it was not referring to the HP 2 District around it, which was restricted of total lot coverage by 70%, 50% main structure, 2 ½ stories, maximum of thirty-five feet, and the other 20% was accessory building up to 1 ½ stories. He said looking at the cubic or square footage of space throughout HP 2, there was a certain managed yield; however, the proposal had 95% lot coverage or more and almost everywhere had three stories. He questioned the benefit to the City.

Board discussion continued:

- Exceeded the thirty-five-foot height limit
- Proposed drawing had a parapet at forty-two feet and an even higher appurtenance
- Had an outdoor entertainment space
- Used past historic photos to draw from but eliminated the setbacks and was now three stories
- Thought it was difficult to maintain the character with setbacks and height
- Asked applicant to soften the street on Charlotte
- Parking had been eliminated and landscape was added
- Every corner had been maximized and surpassed almost everything in the existing zoning
- Felt it would be difficult to make 65,000 square feet look Spanish Colonial
- To obtain more Board support should change the scale
- Felt the applicant was asking for a huge increase in the useable space

Applicant response:

- City Code allowed thirty-five feet plus additional footage for mechanical equipment and architectural features

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- Felt the Board should focus on the AGHP guidelines
- Details of the PUD was not in the purview of the Board
- PUD would be modified in the future
- Wanted to discuss the vision of the property
- Idea was to provide parking for the hotel and the public; however, parking was not in the purview of the Board

Ms. Duncan asked if there was a thirty-five-foot height limit on the property and would it have to be approved before it could be higher. She asked if HARB was able to have input on the modification to the PUD.

Ms. Skinner said HARB's input related to the design elements of the project. She said it was a PUD and was allowed to be creative and other elements were allowed to be introduced to the project. She said the PUD Ordinance stated, "a streetscape for the block the project was on and the facing block should be included for the HP areas". She said what needed to be reviewed was streetscape, demonstrating compatibility, proportions, form and rhythm with the surrounding area, also details of colors, materials and design themes could also be required.

Mr. Benoit felt the proposal was far outside what would normally be allowed. He said there was a one story next to the proposed and then a two story across from it. He said if they felt three-story building was compatible, he disagreed.

Board discussion continued:

- Buildings should be in the spirit of the Colonial scale
- Would be beneficial to have infill but thought the massing was over the top
- The town was busy because it replicated the Spanish Colonial City
- Original gems in the City were underneath the proposed project
- Questioned if it needed to be Spanish or British Colonial and asked if new construction had to be built in that style
- Felt there might be flexibility as there were other styles in the area but Victorian did not fit
- Questioned if building was at ten feet since hurricane Matthew flooded at nine feet
- Flood maps had been reset with a new base flood at eight feet and a freeboard at nine feet
- Thought removal of parking on Charlotte Street was good as it was difficult to maneuver the street
- Parking for the public was moved to the garage but asked how the public would be able to use those

Applicant Response:

- 22 and 44 Cathedral Place was at nine foot six inches
- Building did not flood during the hurricane
- Most of the Vail block existing buildings flooded

Ms. Lopez said she thought the parking details would be included in the PUD.

Board discussion continued:

- Felt it could be an opportunity for British or Spanish Colonial style to anchor the corner in HP 2
- The town was more in the Colonial style and was successful
- Felt it was impossible to have a garage in the Colonial style, but could develop a parking area with setbacks to get it away from Charlotte Street
- Was noted two months ago project was very intensive and expected to see the input from the Board
- Unsure why a Courthouse was being used to design a new hotel
- All documentation provided showed the buildings fronting the Plaza and not a

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side street and the proposed buildings were for a side street
- Expected high performance for the City as this was a real functional town
- Buildings should not compete with the real history
- Streetscapes coming over the Bridge of Lions was most important
- Wanted the drawings larger in order to clearly read the elevations and understand the concept
- Questioned how the buildings were designed with the guidelines in mind

Applicant response:

- Buildings designs were based on buildings that in history, had been on the block prior to being burnt down
- Trying to create something that worked within the vocabulary of this part of the City
- Felt from past meetings what had been presented was acceptable but was willing to design what was requested
- Using the courthouse because it previously had been on that property
- Most successful project would be one that worked for the owner and that HARB agreed with, and was special for residents and tourist
- AGHP showed three-story Spanish Colonial buildings
- Off-site parking was not required in this zoning category; however, felt the parking garage would be beneficial
- Wanted to have a consensus on the style direction
- Wanted to shield the mechanical units to not be seen from the street

Ms. Duncan said the concern with the height was because the Vail Block rendering was fronting the Plaza and the proposed was fronting the side street.

Mr. Blevins said they wanted to do work and do what was best for the City but also wanted it to be functional. He said they were willing to work with what was functional and wanted it to be something to be proud of for generations.

Mr. Benoit said the issue was they were trying to use all the square feet they could. He said he did not want to be locked into a style but wanted to focus on the guidelines. He said the guidelines indicated 40% of the main structure could be on the main property line; however, the structures were 100% on both property lines. He questioned how this was compatible in both scale and form when none of the compatible measuring tools in the guidelines had not been followed. He stated this was a rezoning and there were only two reason for a rezoning: opportunity or hardship.

Ms. Avery-Smith said she understood the concerns with the mass, density, and scale but the PUD modification was not being discussed. She said PUD would be a separate application that would be heard by the Planning and Zoning Board (PZB). She felt the style of the building needed to be narrowed down and asked if that was British or Spanish Colonial. She said once an architectural style was determined the rest could be answered.

Mr. MacDonald apologized that the style was not determined at previous meetings and thought a style could have been determined.

Mr. Benoit said he did not feel a style should be determined as the scale was not compatible and that should be the main focus.

Mr. MacDonald said the applicants wanted to work with them to find a solution that worked for the City. He said mass was clearly noted and thought the Board should provide what could be acceptable in styles in order to provide a better proposal. He asked if Mediterranean Revival, British or Spanish Colonial was better.

Mr. Weaver said the benchmark for the project was 24 Cathedral Place which style was Mediterranean Revival. He said he

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provided a list of the different buildings around it that were in the same style. He said the City had moved past the Victorian style and with the PUD they could be creative. He said Mediterranean Revival's roots were in Spanish Colonial and it could be a compromise. He said he thought the scale, setbacks, rhythm of opening were important but questioned if lot coverage was a huge concern.

Mr. Beach felt a massing study would be beneficial and help determine the direction moving forward. He said the primary element that needed to be reviewed was the volume.

Ms. Duncan said the applicants should provide the elevations and heights of the other buildings from the corner down Charlotte Street. She advised them to look at different residential buildings as that was similar to a hotel. She advised starting with the guidelines which stated it needed to be Spanish Colonial was a starting point.

Mr. Weaver said he thought they were beyond the Spanish Colonial style.

Mr. Blevins said if he had understood that was what was asked for, he would have brought a new proposal. He said they were willing to do whatever was needed and what was good for the City.

Mr. MacDonald agreed that the mass and style were related and thought Spanish Revival or Mediterranean Revival could fit.

Mr. Blevins said the only building that was close to what was suggested was the one to the left in the rendering, which was more of the Moorish style than Mediterranean.

Mr. Weaver suggested the middle three buildings in the rendering were not in that style and should be revised. He said it should be more in the Mediterranean style which related back to Colonial period. He said the Victorian hotel on Treasury Street should also be revised to have a unified theme.

Mr. Blevins said the design came from the history they have had with the Board on other projects in the City. He said they were asking for a clearly defined direction in order to bring back a better proposal.

Ms. Duncan said it was the massing, rhythm, how the building turned the corner, and how the building ended, but did not want to designate a particular style. She asked if the east elevation walking down Treasury Street was provided.

Mr. Blevins said they had provided the heights and elevations in the first application.

Mr. MacDonald said thus far he thought Spanish Revival, Mediterranean Revival, and thought the Moorish style would also be compatible and a nice nod to the Ponce hotel.

Mr. Benoit noted they were asking for a tremendous increase in cubic footage which could be leased, rented or sold. He said a concession for him would be to eliminate courthouse building on the corner and having a pedestrian plaza. He said there would not be a bar/restaurant on the third floor. He said in terms of use, it was a large use on the Plaza. He recommended if scale and zoning would not be discussed, it should be under the thirty-five-foot height limit, which was in line with the Code.

Ms. Avery-Smith said the existing PUD included a building that was 135 feet tall. She said the PUD was not limited to thirty-five feet; however, they understood there was a lot of work that needed to be done. She said they were seeking a PUD modification which would include some benefits to the City, but also needed to be financially feasible to the owner.

Ms. Duncan said the drawings should indicate exactly what the buildings would look like and not block real historic buildings. She asked if there was a thirty-five-foot height limit or were they allowed to build as high as the bank building.

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Ms. Lopez replied the PUD was specific to the existing building. She suggested moving away from historic buildings and focusing on the mass, scale, and compatibility based on the code and stay within the Moorish, Mediterranean leaning towards to the Spanish Colonial style.

Mr. Weaver said they were trying to provide measurables, which could help everyone.

Mr. Blevins showed a photo with the heights of the buildings and asked if they needed to expand.

Ms. Duncan said she wanted an entire streetscape as the photos were difficult to read as shown. She said it needed to be more of a continuous sheet.

Ms. Lopez said there were streetscapes that could be viewed if they needed a guide.

MOTION

Mr. Weaver MOVED to CONTINUE the application 2022-0039 22-24 Cathedral Place to the October 20, 2022 HARB meeting. The motion was SECONDED by Mr. MacDonald.

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

4. Other Business

(None)

5. Next Scheduled Meeting Date

5. (a) Wednesday, August 17, 2022 at 1:00p.m. (Regular meeting date moved to accommodate a scheduling conflict)

6. Adjournment

There being no further business, the meeting was adjourned at 3:37 P.M.[2]

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Catherine Duncan, Chairperson

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[2] Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
August 17, 2022

The Historic Architectural Review Board met in formal session at 1:00 P.M., Wednesday, August 17, 2022, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Gaere MacDonald, Vice-Chairperson
Jon Benoit (left at 4:39p.m.)
Paul Weaver, III
Brad Beach

City Staff:

Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary

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2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

Mr. Weaver noted a few minor scrivener's errors for the clerk to review.

MOTION

Mr. Weaver MOVED to APPROVE the June 16, 2022 minutes with the above corrections. The motion was SECONDED by Mr. Beach.

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

MOTION

Mr. Weaver MOVED to APPROVE the July 21, 2022 minutes as presented. The motion was SECONDED by Mr. Beach.

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

4. Modification and approval of Agenda

Ms. Duncan announced there was one item that had a continuance, HP2022-0045, Certificate of Appropriateness at 123 St. George Street asked for a continuance to the September 15, 2022. She noted a special meeting was held for Item 7(g); HP 2022-0039 22-24 Cathedral Place had been continued to the October 20, 2022 HARB meeting. She said one item had been added to "other business" which was in reference to a sign.

MOTION

Mr. Weaver MOVED to APPROVE the modifications, noted by Chairperson Duncan, to the Agenda. The motion was SECONDED by Mr. Benoit.

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

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5. Public Comments related to Expedited Hearing items:

5. (a) HP2022-0055 Certificate of Demolition– 1565 Woodworks, LLC– Applicant
Craig Anderson– Owner
63 Smith Street

To demolish a residential building constructed ca. 1917-1924 that is recorded in the Florida Master Site File and not located in a district.

Craig Anderson waived the right to the presentation and agreed to the conditions in the staff report.

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 at 63 Smith Street because it is not a local landmark or otherwise designated as a historic building.

Ex Parte Communication:

(None)

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

Public hearing was opened; however, there was none

Mr. Weaver noted there was not a condition to salvage any materials.

Ms. Seymour said based on the condition of the structure they were unsure there would be any salvageable materials; however, the Board could add that condition.

MOTION

Mr. Weaver MOVED to APPROVE Item 5(a) HP2022-0055, 63 Smith Street to approve the demolition based on the staff report and no evidence being found this was a historic structure with no conditions. The motion was SECONDED by Mr. Beach.

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

6. Administratively Continued Items

6. (a) HP2022-0051 Certificate of Demolition (Continued from July 21, 2022)– K.A. Morrison – Applicant
Kenton Andrew Morrison Revocable Trust– Owner
36 N. St. Augustine Boulevard

To demolish a residential building constructed ca. 1953 that is recorded in the Florida Master Site File and not located in a district.

Mr. Beach recused himself from the application. [1]

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 at 36 N. St. Augustine Boulevard because it is not a local landmark or otherwise designated as a historic building if the HARB finds that the building is not architecturally significant enough to meet the threshold of a historic local landmark 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.

[1] Recusal form attached to minutes

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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.

Michael Davis reviewed the application.

Ex Parte Communication:

(None)

14 certified notices were sent, 2 were returned in favor, 0 were returned opposed and 1 had comments.

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

The Board discussed:

- Applicant provided a list of items that could be salvaged and repurposed
- Property was boarder lined for flooding and was in support
- Did not met the threshold to be a historic landmark or a designated historic building

MOTION

Mr. Benoit MOVED to APPOVE application HP2022-0051 at 36 N. St. Augustine Boulevard finding the existing structure is not in a historic district and is not designated a historic building. The motion was SECONDED by Mr. MacDonald.

Mr. Weaver asked that the staff report condition be added to the motion.

Mr. Benoit AMENDED the motion to include that the applicant salvage existing materials as possible. The AMENDED motion was SECONDED by Mr. MacDonald.

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

6. (b) HP2022-0044 Certificate of Appropriateness (Continued from July 21, 2022)– Les Thomas Architect– Applicant
Ocean Breezes Real Estate, LLC– Owner
50 Marine Street

Mr. MacDonald recused himself from the application. [2]

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 driveway, patio, walkways, and masonry property walls.

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 take the following actions for a Certificate of Appropriateness at 50 Marine Street:

1. APPROVE the application if the HARB finds that the proposed new detached building and alterations to the existing building and site are consistent with the AGHP and the scope of work meets the Secretary of the Interior's Standards #9 for compatible contemporary design; OR,

2. CONTINUE the application to allow the applicant time to provide additional information and/or alter the proposed design(s) as recommended by the HARB.

Les Thomas reviewed the application.

[2] Recusal form attached to minutes

Ex Parte Communication:

(None)

Public hearing was opened.

Lauren Giber spoke in favor of being able to do renovations on the home as long as it was within the HARB guidelines and questioned if the garage with the apartment would be a short-term rental which would need to be certified by the City.

Public hearing was closed.

The Board discussed:

- Felt the plan overall was a compatible, sensible restoration and retained the original character of the home
- Sensitive to the architecture
- Matched the red asphalt shingle and it seemed to be appropriate and resembled a tiled roof
- Questioned the eight-foot high wall on the back of the property
- Asked if the neighbors had been informed as to the height of the wall
- In support of the gate as it broke up the eighty-five-foot wall
- House modifications were compatible and sensitive to the existing house
- Proposed renovations fit within the context of the building and the surrounding district
- Infill of the back porch made it more monolithic and permeant
- Thought it was good to identify materials being used
- Part of the existing roof would remain and would be patching and tying in as needed with the new
- Asked why the wall was not being carried on all sides of the property
- Building was nice but renovations were an improvement
- Unsure of the twelve-foot wide gate and the purpose
- Garage was setback as far as possible and concealed by a fence
- Felt gate size could be determined on a case-by-case project
- Beneficial that the wall and gates would be setback on the property and not on the street
- Was in favor of the front elevations and the details on the balcony and dormer
- Questioned the height of the existing front door
- Questioned the wall on the front
- Asked the color of the wall and the color of the wood rafter

Applicant response:

- Neighbors were informed about the wall
- Wanted to have the highest wall possible and the guidelines allowed eight feet, but wanted a gate to communicate with their neighbors
- Would be reroofing the new balcony and the dormer in the rear
- Fencing was on the north and south side
- Neighbor was close in the rear and agreed to have to have the wall since the garage was close to the property line
- Wall on the south side was decorative wood and north wall was a low wall and allowed in HP-1
- Felt it did not make sense to have a fifty-foot gate for a vehicle as it did not fit and thought that should not apply to garages and the area showed otherwise
- Door height was six-foot eight inches without lighting above
- Front wall was five-foot six-inches and the eight-foot wall was in the back of the property
- Garage to its peak was fifteen feet high and garage doors were seven feet
- Color of the wall would be white stucco and the wood match the color of the house in the approved red

MOTION

Mr. Benoit MOVED to APPROVE HP2022-0044, 50 Marine Street finding that the modifications to the existing residences, new garage and proposed walls are

DRAFT

compatible with the historic district guidelines and with the applicant answering staff questions regarding colors as submitted. The motion was SECONDED by Mr. Beach.

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

7. Continued Items from the previous HARB meetings

7. (a) HP2022-0042 Certificate of Appropriateness (Continued from July 21, 2022)– KRP Properties V of Valdosta, LLC– Applicant & Owner
18 Cordova Street

To replace the existing metal (possibly tin shingle) roof with an asphalt shingle material.

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 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.

Austin Beck reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Questioned if the metal shingles met the approval for the Miami Dade uplift rating
- Asked the difference in pricing to install the metal or the shakes
- Questioned if there was a decking or cedar shakes when looking from the attic area
- Product was not waterproof but water shedding
- Would need a water shield underneath
- Financially not much of a difference for the quality of roof and the compatibility
- Decking described seemed to be consistent with the original roof
- Thought to be a first-generation metal roof based on City code at the time
- Questioned how difficult it would be to find an installer for the metal
- Felt this roof could last 100 years similar to the original roof
- Roof was a character defining feature and had a texture and pattern
- Would be in support of using the metal tin as long as there was a Florida Product approval number
- Asked if it did not have the Miami Dade uplift rating could the alternative material present by the applicant be approved by staff or should it return to HARB
- Asked if the company could refer an installer in Florida
- Felt there was time to choose the material which could be the solution for the next 50 to 100 years

Applicant response:

- Unsure if they were hurricane rated but could find out
- Best Buy Metals shipped throughout the country and was a commercial supplier

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- Unable to look from the attic but under the existing product from the roof appeared to be tongue and groove decking with some variation but was very old-style deck work
- Contract for the shingled roof was $20,000.00 and metal roof were $20,000 for the materials package and the labor per square foot would be an additional $11,000 or $12,000 plus any other cost
- If the metal were feasible would be in support
- Had a representative that provided the quote but had not asked about an installer but would reach out for a subcontractor if necessary

Mr. Weaver asked if the applicant replaced the roof in kind would he need to return to HARB if the application were continued.

Ms. Seymour replied the applicant were to replace the roof in kind that could be administratively approved; however, the reason he was before the Board was because there was request for a material change.

Mr. Weaver suggested continuing the application and if there was an issue the applicant could return. He said he proposed replacing using the metal shingle and replace in kind.

MOTION

Mr. Weaver MOVED to CONTINUE HP2022-0042, 18 Cordova Street proposal to replace existing metal possibly tin shingled roof with an asphalt shingle material taking into consideration that the Board was recommending replacement in kind that could be approved administratively. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:
AYES: Weaver, MacDonald, Beach, Benoit, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[3]

Mr. Benoit asked if it needed to meet the Miami Dade rating.

Ms. Duncan replied it needed to have a Florida product approval number.

Ms. Courtney stated the City Building Official would also accept a sealed letter from a structural engineer as an alternative.

7. (b) HP2022-0040 Certificate of Appropriateness (Continued from June 16, 2022)– Len Weeks Construction Design Development – Applicant
Lightner Museum of Hobbies– Owner
75 King Street

To replace four (4) original terra cotta columns on the south terrace to match existing; and, to replace existing flagpoles and hardware on the south elevation. (Flagpoles approved at June 16, 2022 meeting).

Ms. Courtney read the staff report and said based on a review of the AGHP, previous discussion at the June 2022 meeting, and without the support of evidence to the contrary, staff finds that the HARB can take the following actions for a CERTIFICATE OF APPROPRIATENESS at 75 King Street:

1. Continue to allow the applicant time to gather additional information, as requested by the Board, and develop a more comprehensive implementation plan for the proposed work.
Or

2. Approve if the Board can make the following findings: **a**. The overall proposed project scope will not negatively impact the architectural integrity of the historic building,

[3] Break from 2:04p.m.-2:13p.m.

b. The proposed replication of the terra cotta columns and decorative elements meets the Secretary of the Interior's Standards for Rehabilitation 6 (Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence), **c**. The proposed replacement and reconfiguration of the existing copper gutters meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10 (Compatible Contemporary Design for New Alterations and Additions / Reversibility of New Alterations and Additions)

With the following conditions:

1. Work will be done in coordination with a professional conservator, preferably one trained in Architectural Conservation, and remnants of the historic terra cotta columns and detailed elements will be retained by the Lightner Museum.

2. That the applicant can show that the materials, finish, and dimension of the replacement gutters match the existing.

Schaffer Weeks and Mark McConnell, architect, reviewed the application.

Ms. Duncan asked if a professional conservator had been found for the work recommended.

Mr. McConnell stated there were four on the east coast that could assist but did not have a recommendation at this time.

Ex Parte Communication:

(None)

Public hearing was opened.

Leslee Key spoke regarding the application and provided information about the building and materials. She felt they were trying to do a great job with the research but wanted to provide extra information for the Board.

Public hearing was closed.

The Board discussed:

- Thanked the applicant for providing the additional information requested and an expert
- Information provided could be used as a publication as it was very informative
- Wanted to salvage two columns but understood that might not be feasible
- Questioned what would happen to the salvaged materials if not able to be saved
- Effort put in by applicant provided the foundation needed for the project
- Questioned if the gutters were to be heard or if that was a separate discussion
- Felt more information was needed to make an informed decision

Applicant response:

- Materials would be saved and held in the Lightner Museum and be reused or in a future exhibition

Ms. Courtney said more information was provided regarding the gutters, and which was an addition to the application and not noticed. She said the flagpoles had been approved at the previous meeting, but the applicant noted a gutter reconfiguration that needed to be done due to the new flagpoles.

Ms. Duncan asked since they had been approved why were they being changed.

Mr. Benoit said his expectation was the gutters were strapped to the wall and thought there were some field modifications that needed to be done; however, the gutters were not a premade material that could be purchased.

Mr. Weeks referred to a drawing submitted of the flagpoles and said there was not enough room for the flagpole to sit and proposed the gutters be rerouted as shown. He said the gutters were in bad condition and pulling off the wall and were not diverting the water as

DRAFT

intended. He said they need to return to what was originally there and would have the same shape, material, and size but needed to be rerouted to be below the abutments.

Ms. Duncan noted the new design was less intrusive.

Mr. Beach asked if the down spouts connected to a storm system or discharged on grade.

Mr. Weeks replied discharge on grade. He said the final location would stay the same and the water spill out to a landscaping bed.

Mr. Beach felt if there was storm drain available instead of discharging on grade would be better.

Mr. Weeks said there was not a storm drain in the area to tie into and the water was only from the terrace and not the entire building.

Board discussion continued:

- Asked for more information regarding preparing the coquina walls behind the columns
- Questioned the life span of the new terracotta
- Asked if staff would be able to review the samples received
- Questioned if the urns were all gone and would need replacing and if it were one piece
- Wanted to prevent future damage to the terracotta
- Anything that could be saved or held should be as it was a part of history
- In favor of the columns and flagpoles but questioned if there was a need to have more information provided on the gutter system
- Questioned if the continuous gutter projected into the stair well

Applicant response:

- Gladding McBean would design the armature needed to reattach the columns
- Shell aggregate concrete would be recreated to match, and the opening would be the correct size to hold the armature
- Would be replicating the mortar as closely as possible
- 1974 mortar was crushed shell sand
- Terracotta was unglazed and would last around 200 years but shear cracking and removal and installation from the terrace replacement had caused damage
- Would share the samples of the terracotta and mortar
- Was a single piece and the top finial would need to be interpreted as there was not a complete one to use for replication
- Drawings in the report were suggestive and would use a photo for replication or an early 1888/1889 catalog
- All the downspouts went straight down and spilled out on to the terrace
- In the 1970's, they ran in many directions and that would be done but lowering it down to be less intrusive
- Went around the flagpole abutment and would not be in anyone's way and would be four inches above from the tread nosing for cleaning
- Handrails were rounded to go around the abutments to not be in the way for the future and the down spout would be tucked
- Water intrusion and the stairs was a concern and wanted to divert water away from the scupper that overlooked the stairs

MOTION

Mr. Weaver MOVED to APPROVE HP2022-0004, 75 King Street to repair or replace four original terracotta columns on the south terrace to match the existing, to approve the modifications to the flagpoles, and approve the replacement

DRAFT

of the copper gutter system, including retaining a professional conservator, and to include the plan as documented in the HARB report. The motion was SECONDED by Mr. Benoit.

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

7. (c) HP2022-0045 Certificate of Appropriateness (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.

Applicant requested a Continuance to September 15,2022.

7. (d) HP2022-0052 Certificate of Demolition (Continued from July 21, 2022)– KP Meiring Company– Applicant
Meiring Trust– Owner
103 South Street

To demolish a residential building constructed ca. 1904-1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (Previous HARB Certificate of Demolition approvals under F2019-0109 (Partial) and 2018-0005 expired).

Ms. Courtney read the staff report and said based on a review of the AGHP, the previous HARB reviews and COD approvals (under F2018-0005 and F2019-0109), and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Relocation and Demolition at 103 South Street:

1. APPROVE based on the past HARB approval for a full demolition in 2018 with the finding that the condition of the remaining portion of the substantially damaged structure has not improved since that time.
a. If approved, add the condition for any salvageable historic materials to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

2. Continue the application to allow the applicant time to provide an updated structural assessment and undue economic hardship information if the HARB determines that more information is needed to justify approving the full demolition of a contributing NRHD building.

Kemper Meiring reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Lauren Giber spoke in opposition of the application and said for the past five years, the home had been boarded up but over the past few months the owners opened it up to the elements. She said the owners should have to rebuild the home as it was and restore it as the shape was unique.

BJ Kalaidi spoke in opposition to the application and said the applicant should have to prove their economic hardship. She asked if the Board could require the new owners to build in the footprint that was there with the same height to fit within the

DRAFT

neighborhood. She said if there was any way the developers could be held to preserving history and keep developers from over building. She felt this was neglect and thought the application should be continued to prove their hardship.

Ms. Duncan advised the Board did not have authority over what could be built.

Charles Pappas noted the City needed help in the Lincolnville neighborhood as there were many demolitions. He said he went by the structure and it was in very poor condition. He said he was in favor of preserving the structures in Lincolnville and a full demolition was granted in 2018 and since it had been deteriorating. He encouraged the Board to approve the demolition.

Public hearing was closed.

24 certified notices were sent, 1 were returned in favor, 0 were returned opposed and 1 had comments and email attached

The Board discussed:

- Was in support of the demolition as the building had not improved
- Questioned if the new structure would have to meet the existing zoning requirements for the property

Mr. Meiring thought the proposed plans could be used since they had been approved.

Ms. Courtney noted the applicant had a year to build within the existing footprint; although, the applicant was building within the footprint he was adding on to the structure.

Mr. Benoit said he was surprised the garage had been approved as it had a living space over it ceased to be an accessory structure. He said it could not be within three-feet of the property line and needed to meet the ten-foot side yard setback. He said he was unsure how that had been approved.

Board discussion continued:

- Structure on site had not changed since 2018 and was in very rough shape
- By keeping the original structure, it was grandfathered in for one year
- Felt the gambrel roofline was a very important feature
- Full demolition was granted in 2018 and the partial demolition was approved in 2019
- Full demolition had expired and that was the reason for returning to HARB for the partial demo in 2019
- Prior research by the applicant showed the gambrel roof covered a hip roof
- Building official determined in 2017 it had been substantially damaged due to the hurricanes
- Questioned if construction had started at the property
- Asked if the existing building was being incorporated in the new design
- Questioned if the previous proposal was within the setbacks and the new proposal was new construction and that would need to adhere to the current guidelines
- Applicant had one year to build within the footprint
- Additions were within the ten-foot setback and were allowed to add to a grandfathered setback
- Did not feel the two-story garage was in the zoning for the district
- Garage was larger than the main house; however, not in the Boards purview
- Asked why the first approved demolition expired
- Thought it was difficult to question the previous approved demolitions

Applicant response:

- Wanted to keep the design that had been developed
- Felt the architect did a good job of designing a house that fit in the neighborhood

DRAFT

- Floor plan indicated by bold lines was the original structure that would be incorporated
- Facing South Street everything except for the covered porch was original and would be rebuilt with brick piers
- Did not want to do a full demolition and was the intent from the start
- Had come back for a partial demolition but that had expired

MOTION

Mr. Benoit MOVED to APPROVE based on the decision made in 2018 and evidence submitted today to approve HP2022-0052 finding that the building had deteriorated beyond repair and the Board does not have purview of replacement construction and with the request if there is anything that could be salvaged and repurposed to do so. The motion was SECONDED by Mr. Weaver.

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

7. (e) HP2022-0020 Certificate of Appropriateness (Continued from April 21, 2022)– Grace Contracting, LLC– Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive - Lot 14

Application Item 7(e) and Item 7(f) were heard together

To construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment .

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 take the following actions for a Certificate of Appropriateness applications at 28 W. Castillo Drive – Lot 14 (HP2022-0020) & Lot 15 (HP2022-0021):

1. CONTINUE to allow for further clarification and/or modifications as recommended by the HARB necessary for the design to be consistent with the AGHP and appropriate for the Historic District.

Alternatively, if the application is found generally compatible with the district but not to the level of detail required for a COA, the Board may consider approval of the application as an Opinion of Appropriateness and encourage the applicant to submit a new Certificate of Appropriateness application with fully updated drawings modified per HARB's recommendation and all material and design details as required.

Allen Register reviewed the application.

Letter was received regarding application 7(e) and 7(f).

Ex Parte Communication:

(None)

Public hearing was opened.

Michelle Ward spoke on behalf of her mother Yvonne Puckett who owned two properties directly across from the properties in the application. She said there were two concerns, water drainage and adequate parking. She said her properties and Lots 14 and 15 were at the end of the street where the water drained into a single storm water drain, and flooding occurred and Lots 14 and 15 absorb a vast amount of rainwater which helped mitigate the problem. She asked if the lots could be prepared to where the water flowed onto Castillo Drive where a larger storm drain was located. She said Grove Avenue was a narrow street, and if the

DRAFT

homes were turned in to short-term rentals without enough parking, people might park on street or in front of her driveway hindering her from getting out. She said at the April meeting there was a question about the stairway from the garage apartments encroaching into the setback and she wanted to know if that was answered.

Public hearing was closed.

Mr. Weaver said the applicant was a no show at the last meeting and had not provided a reason for not being present.

Ms. Seymour replied in the affirmative and said the applicant informed them that he had the date wrong.

The Board discussed:

- Board had no staff report and felt it was unfair to ask for a decision when new documentation had just been provided
- Staff was unable to respond to the new material
- Staff had asked for material, but the applicant did not respond in a timely manner
- Did not feel the Board had enough time to develop a conclusion
- Suggested continuing the application and return with a complete package and staff report
- Wanted to have a clear site plan and elevations and felt the latest information should be provided
- In favor of denying the application
- Needed to review the fenestration patterns and two homes should be differentiated as it was not compatible with the history of historic homes or the neighborhood
- If applicant wanted, they could return with a new application and encouraged the applicant to broaden his team
- Felt the application was incomplete and it did not respond to the comments that were provided
- Asked for a civil drawing showing where the water would be going which would be beneficial to the neighbors
- Questioned where the vehicles would be parking if there was not enough space on the lot
- Felt the applicant should integrate off street parking
- Public deserved to know what was to be done on the property
- By providing new material on the day of the meeting, the public was unable to review it

Mr. Weaver asked how soon the applicant could reapply if denied.

Ms. Courtney said the City Code did not have a time limit for the HARB's review. She said he could return next month but would have to submit a new application.

Mr. Benoit stated he was not trying to be difficult; however, continuing the application provided mixed messages. He said the application was not one he could support as the fenestrations, scale, materials were off and there was a lack of clarity in the drawings. He said he did not want to burden the applicant with extra expenses but did not feel this was an application he could support at this time.

Mr. Register said he had been sick and understood there was a lot of documentation that had been provided today. He thought he resubmitted the application but agreed it needed to be cleaned up. He said he had requested design work from an architect, but it had not been received.

Mr. Weaver said the application had been continued since April and asked how much longer the applicant needed.

Mr. Register said he would work with another architect and get the application sorted and over to staff within the next ten to fifteen business days.

DRAFT

Ms. Seymour confirmed the deadline to submit documentation was September 5, 2022.

Mr. Weaver said the Board could continue the application to October to provide more time.

Mr. MacDonald noted if the application were denied, the Board would get a clean and clear application.

Ms. Lopez advised there needed to be two motions since it was two different applications.

MOTION

Mr. MacDonald MOVED to DENY HP2022-0020, Lot 14 28 Castillo Drive the application based on multiple continues, lack of clarity, and if brought back should be concise. The motion was SECONDED by Mr. Beach.

Mr. Weaver asked to add lack of compliance to the Secretary of the Interior's Standards.

Mr. MacDonald AMENDED the MOTION to include the lack of compliance to the Secretary of the Interior's Standards and the AMENDED motion was SECONDED by Mr. Beach.

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

7. (f) HP2022-0021 Certificate of Appropriateness (Continued from April 21, 2022)– Grace Contracting, LLC –– Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive - Lot 15

Application heard with Item 7(e), please see discussion under item 7(e).

To construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

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 take the following actions for a Certificate of Appropriateness applications at 28 W. Castillo Drive – Lot 14 (HP2022-0020) & Lot 15 (HP2022-0021): 1. CONTINUE to allow for further clarification and/or modifications as recommended by the HARB necessary for the design to be consistent with the AGHP and appropriate for the Historic District.

Alternatively, if the application is found generally compatible with the district but not to the level of detail required for a COA, the Board may consider approval of the application as an Opinion of Appropriateness and encourage the applicant to submit a new Certificate of Appropriateness application with fully updated drawings modified per HARB's recommendation and all material and design details as required.

MOTION

Mr. MacDonald MOVED to DENY HP2022-0021, Lot 15 28 Castillo Drive to reapply with a clean document and lack of confusion taking into consideration the AGHP standards, window designs, and materials used and should differentiate between the two buildings to have more character on the street . The motion was SECONDED by Mr. Beach.

DRAFT

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

7. (g) HP2022-0039 Opinion of Appropriateness (Continued from June 16, 2022)– Troy Blevins – Applicant
Kasam Hospitality, Inc. – Owner
22-24 Cathedral Place

To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral Place with an elevated roof structure with columns all related to an adaptive use project on the existing buildings .

Special meeting took place on August 11, 2022 and the Item was continued to October 21, 2022 HARB meeting.

8. Certificate of Appropriateness

8. (a) HP2022-0057– 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.

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 find that the Board can CONTINUE a CERTIFICATE OF APPROPRIATENESS at 24 Cathedral Place because more clarifying information on the proposed equipment is needed to determine the impact to the exterior of this architecturally significant building and visibly prominent tower and cupola.

Bobby Jones and Jared Jackson reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Leslee Key spoke regarding the project and noted the existing pieces had been painted in a terracotta color to camouflage. She asked if this was state of the art technology as most were getting Wi-Fi off satellite and felt this might not be necessary for the long run.

Public hearing was closed.

The Board discussed:

- Supportive of the application and noted existing mounts could hold the newly proposed equipment
- Was similar to what was already there, and no new holes would be needed and the integrity to the cupola would not change
- Would not change how it would be seen from ground level
- Questioned the height and footprint of the cupola and the flat roof
- Questioned if what was being removed and the proposed was equal and would be painted the same terracotta color
- Questioned if there was a photograph or an elevation drawing of the east side of the building where the equipment was located
- Asked if the one shown on the roof deck was an accurate depiction and if the equipment was presently visible
- Wanted a plan to know exactly where it was located
- Asked for a floor plan of the flat roof
- Questioned how tall above the parapet was the equipment

[4] Break from 4:02p.m. – 4:13p.m.

Applicant response:

- All equipment would be painted to match the existing building
- The proposed would be going into the exact location as the existing
- Heights were exactly the same inside the cupola
- Battery cabinet on the flat roof was slightly larger in width with a four- inch difference
- Platform was behind the architectural structured wall
- Was not visible above the parapet and looking from the east, the equipment was on the backside
- Equipment was not able to be seen from ground level but unsure of the actual height

Ms. Courtney said her concerns with the new plan was the location of the antennas looked slightly different and would be mounted closer to the exterior of the cupola. She said she had been asking for information and had not received it and that was the reason staff could not recommend approving without having the correct information.

Mr. Jackson noted he had a revised drawing.

Mr. Weaver said he provided a technical bulletin to staff which addressed how this was to be done. He said there were measures and the benchmark would be what was existing. He advised working with an architect and have a mockup done. He understood the plan was to match what was existing which was fine, but nothing was grandfathered in and it needed to be reviewed. He felt this was incomplete.

Board discussion continued:

- Needed to have a visual measurement for example the Bayfront as it should not been seen from every angle [5]
- Units seemed to be further forward in the opening on the plans
- Felt more details needed to be provided
- Questioned the spacing of the area in general
- Asked if it could be moved back
- Suggested providing a mockup and the height and mass needed to be elaborated and should provide sightlines from each angle the new antennas could be seen from
- Preferred cupola if it were able to setback a tad and not into the cupola openings
- Would be painted the terracotta color or painted black to blend in with the shadows
- Felt there were measurables that could be used based on the bulletin provided to staff
- Board wanted site lines from the existing platform in relation to the existing parapet
- Architects could do a site line study but thought photographs or a mockup would be the most cost-efficient way
- Should clarify exactly what was being done as this was one of the most prominent buildings in the City

Applicant response:

- Proposed now matched the existing in the new set of drawings
- A person could stand up inside the cupola
- Could provide a roof plan with measurements

Mr. Weaver asked if continued, did the applicant want the September or October meeting.

Mr. Jackson stated the October meeting would be best.

MOTION

Mr. Weaver MOVED to CONTIUNE Item HP2022-0057, 24 Cathedral Place to

[5] Mr. Benoit left at 4:39p.m.

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 to the October 20, 2022 HARB meeting. The motion was SECONDED by Mr. MacDonald

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

9. Certificate of Appropriateness – City owned property

9. (a) HP2022-0056 City of St. Augustine - Applicant and Owner
111 Avenida Menendez

To rehabilitate and raise a portion of the existing seawall to match existing seawall heights to the north and south, and to replace the existing post and chain with railing.

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

Jessica Beach, City of St. Augustine Chief Resilience Officer and Angelina Fairchild reviewed the application and Brett Kuzoian was available for questions.

Ex Parte Communication:

(None)

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

The Board discussed:

- Location was close to White's Wharf
- Questioned if the check valves that were being installed had an override for rain situations
- Asked if the bollards with the chain could be integrated but thought the railing should all match
- Thought the stucco would look better in shell
- Southern portion was coquina concrete and material were part of the City and provided texture
- Shell was close but it did not patch well
- Felt the southern look would be more seamless
- Asked what the south side looked like
- Should move towards a nicer finish instead of matching
- The one that was being replicated had an eased edge to the top
- Should keep in mind people will lean up against it
- Asked if the picture with the caps and shell could be used on top of the wall instead of the railing
- Asked if shell should be on the water side
- Questioned what was done further south on the water side
- Should come down enough to where it was not noticed
- Asked what the standard high-water line was
- Felt they should match what was done on the furthest south and be consistent and upgrade the whole thing
- Asked if the railing had a cap or was it flat top
- Questioned if the valves would protect more of the street flooding
- When the post was removed would they be patched
- Was added in 1991 to match more to the north
- Felt the ball and chain was a nod to the historic seafront

Applicant response:

- Would be just north of White Wharf
- Sidewalk would come up and match the side of the wall
- Check valves were a permeant solution but would keep the salt water out from

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the water side, but if there was a high tide with a rain event, the water could be trapped on the street; however, it would be fresh water
- Not a perfect solution but would help with keeping the road more passable
- Railing on the top was matching but asked for guidance if the concrete should be painted to match
- Different levels of stucco and needed to decide if it should be smooth or textured
- Where they were tying in that was not near them as the restaurant was in between and was unsure as to what they would do
- Two way could have a slurry mix on the face of it or could do a veneer
- Questioned if the veneer would be on the water side because it would leave a distinct debris line on the water face or only the visible side on the sidewalk
- Everything to the south was stucco and would not match if the Board chose coquina
- Could match the seawall further south
- Could add a chamfered edge that would break it up and add visual interest and feel like individual blocks
- From the sidewalk the top of the cap was seven feet and if went another three feet that was elevation ten and the vista would not be blocked
- Was shell but only the part above the water and below was concrete
- Suggested doing a coquina eased edge with railing but keeping stucco on the water side
- Understanding the 2013 wall was what should be matched
- Project was FEMA funded and some items would be outside the grant
- Was outside the scope but could look into it as a City project
- Railing was a flat top like a handrail
- Would help protect under most conditions like lower level storms
- Post were bolted in and Marina requested that City staff remove them and those would be patched
- Monies were for flood protection and not for beautification
- Marina improvements from 1991 and the historic sea wall was much further to the north and was not consistent

MOTION

Mr. Beach MOVED to APPROVE HP2022-0056 the seawall City owned property 111 Avenida Menendez based on project architecture and engineering assessments from the Board: match closely the southernmost wall along the Bayfront using coquina dash stucco, using concrete coquina caps, matching railings, continuing the finish on the waterside of the wall, and make it continuous from one side to another. The motion was SECONDED by Mr. MacDonald.

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

10. Other Business

10. (a) Review of FDOT Project: SR5A (King Street) from SR A1A (Avenida Menendez) to Bay Wall

Ms. Courtney provided a brief overview of the project and said since they were a Certified Local Government (CLG), St. Augustine had a role in commenting on Federal and State projects when applicable. She said the Florida Department of Transportation (FDOT) would present plan related to a storm water project to minimize flooding across King Street and Avenida Menendez.

Ian Pawn, Culture Resources Coordinator from Department of Transportation (DOT) District Two, provided an overview of the project and the purpose, which was to help limit flooding. He showed the Board the proposed improvements and noted to maintain the feel, they had committed to the

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following : metal stanchion and chains would be removed and reinstalled in kind, one existing lighting pole would be removed and reinstalled, coquina sidewalk stanchions, concrete masonry walls pergola, landscaping and irrigation would be replaced in kind. He said they had been working with the Historic Preservation Department, Archaeologist and SHPO.

Public Comment was open.

BJ Kalaidi asked if she heard correctly. there were residents buried under the area.

Mr. Pawn stated not residents but remnants. He said there had been preliminary test that done to identify what was there and during the testing nothing had been found.

Public Comment was closed.

Board Discussion:

- Asked if there was a check valve going on the opening of the wall
- Area had been filled in the 1950's and was happy there had been an archaeological study
- Was very thought out and everything impacted would be replaced in kind

Applicant response:

- A check valve would be installed

10. (b) Request by City Staff to place bollards along the sidewalk on the west end of the Bridge of Lions adjacent to the lion sculptures

Ms. Courtney provided a brief overview of the topic and pointed out the bollards proposed were thirty-six inches tall, ten-inch diameter at the top, and twelve- inches at the base. She said they were made of coquina concrete and the Public Works department had been in contact with FDOT to have permission to place the bollards.

Xavier Pellicer, Mobility Manager with the City of St. Augustine, provided a brief presentation about the concerns and the need for the bollards. He noted they wanted to provide a layer of protection for the lion statues at the Bridge of Lions.

Board discussion:

- Asked if these were the same bollards throughout the City
- Asked if there could be a bench where people could sit down but could be a safety issue
- Suggested using a concrete planter box as a barrier
- Questioned if the bollards would stop a moving vehicle
- Questioned if they were solid or hollow and if they were cast
- Could add a pipe into the ground that would help stop a vehicle
- Bollards would take away from the area
- Planter would enhance the space and could be as effective
- Square bollards behind with the chain would be more cohesive and match
- Felt the plants would soften the area
- Felt the square bollards would make it look more correct and related to what was already in there
- Change to the smaller square bollards and a pipe could be added to help stop vehicles
- Could add a chain to two of them and leave one open which made it look like a plaza
- Have the statue as the center line and work from that

Mr. Pellicer response:

- There were several of the proposed types of bollards throughout town
- Bollards would add an additional layer of protection
- Bollards were solid and cast; done by the City staff
- A four-inch pipe that was in the center

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- Trying to keep it simple as this was an iconic vista but needed the added protection
- Instead of the three round bollards replicate the square bollards in the same location as the photograph with or without the chains
- Still had to apply and have approval to install the bollards from FDOT

Ms. Courtney asked if the Board would consider a bike rack in the middle of Anderson Circle; however, since the information was not in the packet the Board could postpone if they wanted more information.

There was Board consensus to review the proposed bike racks.

Mr. Pellicer said there was a grass/dirt patch located near Anderson Circle and Avenida Menendez where they had proposed to add a bike rack. He said the racks would match the one that were throughout the downtown area. He said the triangular shaped area would be filled in with coquina concrete and the other would have grass and coquina concrete with the bike racks. He stated there was a request for more bike racks in the plaza; however, they did not want to add more bike racks to that area and this location was very close. He said they would be in a row and would be about half-a-dozen. He asked for the Boards guidance.

Board discussion:

- Bike racks were on the south side and had no problem with adding more
- Could be removed if not the right spot in the future
- Felt the location was good as bikes were the future with the traffic
- Adding more by the plaza was a great idea
- Ensure the racks would not hinder the pedestrian right-of-way
- Place the racks at an angle

10. (c) City Clerk Presentation of Isaac Barrett Marker

Darlene Galambos, City Clerk, presented the Isaac Barrett marker at the Visitors Information Center. She informed the Board that the marker had been approved by the City Commission and that the site would have a contextualization marker and beautification as needed. She said the marker was identical to the State historic markers except for the colors and the State seal was not on it.

Board discussion:

- Bench would be behind the marker and it looked great
- Nice concept, suggested exploring the landscape to soften it
- Beautiful marker, but ashamed the history was dark
- Location would have more visibility
- Asked if it would be the blue color and where the bronze plaque would be placed

Ms. Galambos replied the color would be blue and the bronze plaque would be on the angled pedestal in front of the marker with the information displayed.

Mr. MacDonald noted if Mr. Barrett's family was alive, they should be invited to the unveiling.

11. Planning and Building Staff Communications

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

Ms. Courtney updated the Board regarding Florida Power and Light (FPL) and said they were was invited per the Board's request and would attend the October HARB meeting regarding the LED street light conversion project.

(Provided for informational purposes)

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12. Next Scheduled Meeting Date

Ms. Courtney announced there would be a joint HARB and PZB meeting to discuss the Architectural Guidelines of Historic Preservation (AGHP) on Tuesday September 20, at 1:00 p.m.

12. (a). Thursday, September 15, 2022, at 1:00p.m.

13. Adjournment

There being no further business, the meeting was adjourned at 6:17 P.M.[6]

_____

Catherine Duncan, Chairperson

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[6] Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 20, 2022 Meeting

Application HP2022-0068 Address: 37 Florida Avenue

Colour Homes LLC – Applicant Robert Sterk Jr – Owner

Project description: To demolish a residential building constructed ca. 1920 that is not recorded in the Florida Master Site File or located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	N/A
National Register:	N/A	Construction date:	c. 1920
Archaeology Zone:	N/A	Zoning District:	RG-1
Parcel number:	1078900000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on the east side of Florida Avenue between Julia and Helen Streets in the Ravenswood Subdivision, this Frame Vernacular residence was constructed c. 1920 according to the St. Johns County Property Appraiser.

The 1-story frame house has a rectangular plan with what appears to be a rear shed addition, side facing metal gable roof, front porch with a front facing gable roof, 2/2 windows, vinyl siding, and a pier foundation.

The applicant is seeking full demolition of the structure.

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** at **37 Florida Avenue** 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.

Candice Seymour
Candice Seymour, Historic Preservation Planner

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 a similar mass and scale as the numerous one-story residential buildings that are in the neighborhood with a similar age.

3. The impact of the loss of the structure on the streetscape. The building does not have a unique typology for the area but is very similar in pattern to other Frame Vernacular buildings constructed in the time.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Plans were not submitted by the applicant for the proposed replacement structure. 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 into consideration and meet zoning requirements.

5. The historical or cultural merit of the structure. The building has no known historic or cultural associations that would qualify it for listing individually, and there is no Florida Master Site File or other data to indicate that it would contribute to a district if one were created. Florida Avenue was not listed in the Polk City Directory until 1927 and the first resident listed for the address was carpenter Elias Osteen (1930-1940). Few directory listings indicate residents as owners of the structure and occupants changed at least every 5 years. The current owner indicated the residence has been a rental for several decades.

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 and is not located in an existing 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 and has deteriorated 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 particularly in West Augustine.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The wood-frame 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.*** Discussions with the property owner indicated that there may be deteriorated structural elements within the building related to damage caused by a tree falling onto a portion of the roof. The damage had been mitigated and was not seen by staff. The applicant seeks to redevelop the property; however, plans for a replacement structure were not submitted.

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 1920 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District, National Register Historic District, or individually listed on the National Register of Historic Places, and is not 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. Polk City Directory Research

STAFF PHOTOGRAPHS
37 Florida Avenue

Front (west) Elevation

Staff Report pg. 7

STAFF PHOTOGRAPHS
37 Florida Avenue

Front (west) Elevation

Staff Report pg. 8

STAFF PHOTOGRAPHS
37 Florida Avenue

Front (west) Elevation

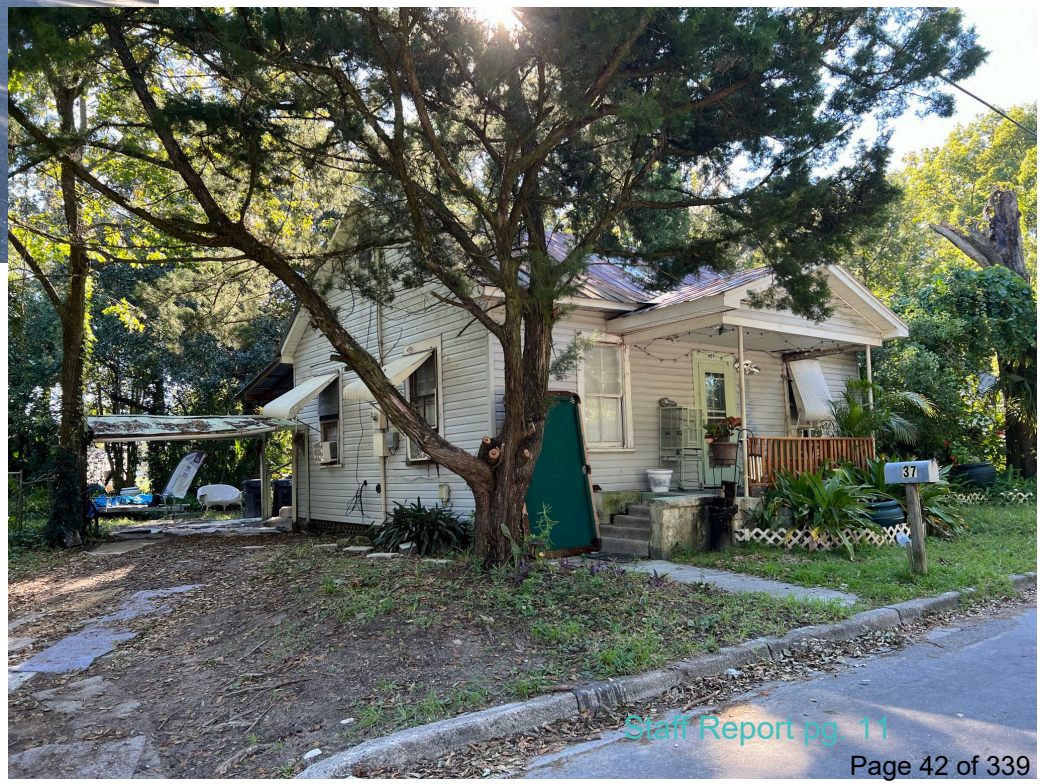
Staff Report pg. 9

STAFF PHOTOGRAPHS
37 Florida Avenue

Front (west) Elevation detail

Staff Report pg. 10

STAFF PHOTOGRAPHS
37 Florida Avenue



North and West Elevations

STAFF PHOTOGRAPHS
37 Florida Avenue

North Elevation

STAFF PHOTOGRAPHS
37 Florida Avenue

North Elevation

STAFF PHOTOGRAPHS
37 Florida Avenue

North Elevation

STAFF PHOTOGRAPHS
37 Florida Avenue

North Elevation

STAFF PHOTOGRAPHS
37 Florida Avenue

East (rear) Elevation

STAFF PHOTOGRAPHS
37 Florida Avenue

East (rear) Elevation

STAFF PHOTOGRAPHS
37 Florida Avenue

East Elevation

South Elevation

STAFF PHOTOGRAPHS
37 Florida Avenue

Exterior Details

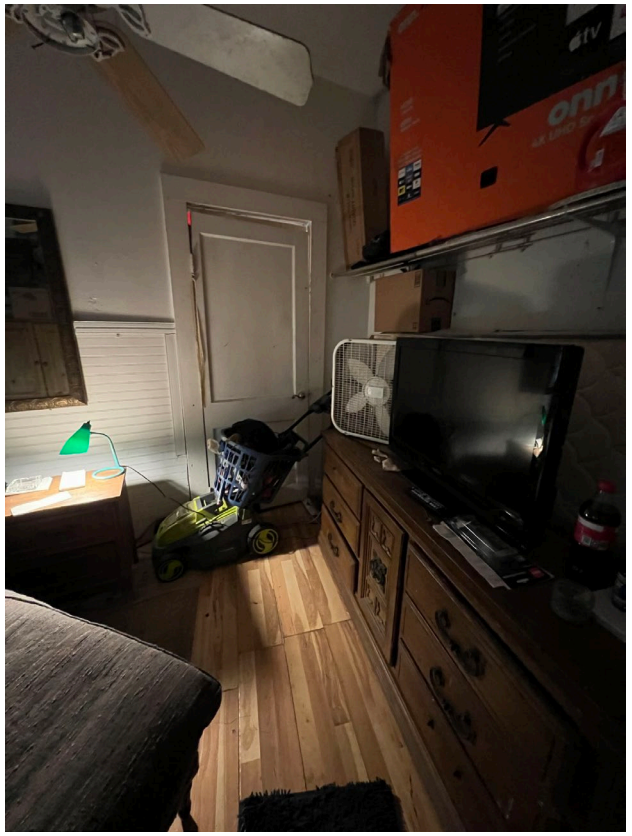
STAFF PHOTOGRAPHS
37 Florida Avenue

Exterior Details

STAFF PHOTOGRAPHS
37 Florida Avenue

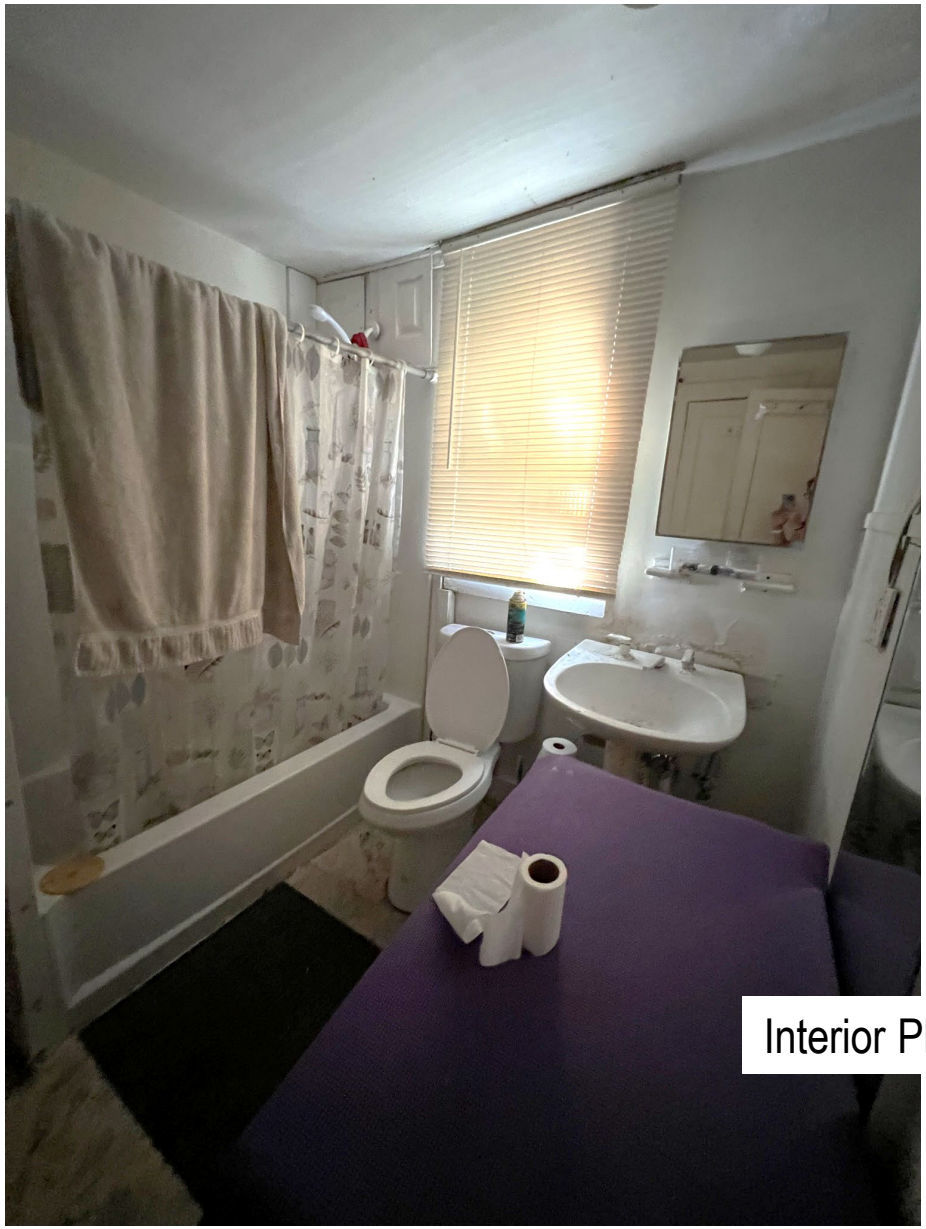
Interior Photographs

STAFF PHOTOGRAPHS
37 Florida Avenue



Interior Photographs

STAFF PHOTOGRAPHS
37 Florida Avenue



Interior Photographs

STAFF PHOTOGRAPHS
37 Florida Avenue

Interior Photographs

STAFF PHOTOGRAPHS
37 Florida Avenue

Context Photographs

Staff Report pg. 25

STAFF PHOTOGRAPHS
37 Florida Avenue

Staff Report pg. 26

STAFF PHOTOGRAPHS
37 Florida Avenue

Staff Report pg. 27

STAFF PHOTOGRAPHS
37 Florida Avenue

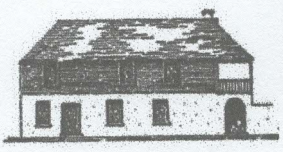
Staff Report pg. 28

37 Florida Avenue (c. 1920)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1930	Elias Osteen (wife: Jane)		Carpenter
1934	Elias Osteen (wife: Jane)		Not listed
1940	Elias Osteen (wife: Jane)	(o)	Not listed
	Mrs. May W. Hyde (husband: Cortez Hyde)		Nurse
	Joseph M. Taylor (wife: Emogeene)		Driver
1945	Earnest J. McClellan (wife: Thelma L.)		Taxi Service, 186 W. King Street
1951	Charles A. Mawhorter (wife: Beatrice A.)		Agent, Independent Life & Accident Insurance
1955	Frank L. Ashton (wife: Hope G.)		City Equipment Operatot
1960	Daniel M. Altizer (wife: Hattie)		Not listed
1965	Vacant		
1970	Vacant		
1975	Peter S. Agloo (wife: Isabella T.)	New resident	Not listed
1979	Phona Yokely	New resident	Retired, listed on deed recorded with Property Appraiser's Office

\+ First entry found for this address
(o) Owner

Received August 31, 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. HP2022-0068

Receipt No. 2453446 Meeting Date October 20, 2022

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Jason Stancil / Dawn Canan
   Business (if applicable) Colour Homes
   Address 34 Cordova Street
   City St Augustine State FL Zip 32084
   Daytime telephone 352-215-0170 Other phone/email stephanie@colour-homes.com

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

2. NAME OF PROPERTY OWNER Robert Sterk Jr
   Business (if applicable) _____
   Address 10 Milton Street
   City St Augustine State FL Zip 32084
   Daytime telephone (required) 904-377-5167 Other phone _____

3. PROJECT STREET ADDRESS 37 Florida Ave

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 17 & 18 Block 17 Subdivision Ravenswood Parcel Number 1078900000

5. DATE OF CONSTRUCTION 10/24/2022 Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: New Single Family Home

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

Received August 31, 2022
Planning and Building Department

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

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 Jason Stancil DATE _____

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Robert Sterk Jr DATE 8.30.22

SIGNATURE OF 1st PROPERTY OWNER Robert Sterk Jr.

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Received August 31, 2022
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Jason Stancil (Colour Homes) is/are hereby authorized TO ACT ON BEHALF OF Robert Sterk, the owner(s) of those lands described within ☒ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: 37 Florida Ave

BY: _____
Signature of Owner

Robert Sterk
Print Name of Owner

904-377-5167
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 30th day of August, 2022.

By Robert Sterk

Identification verified: FLDL

Oath sworn: ____Yes____ No

Notary Signature: _____

My Commission expires: May 18, 2024

Notary Public State of Florida
Stephanie M Lambert
My Commission GG 979555
Expires 05/18/2024

Rev:022117

Received October 13, 2022
Planning and Building Department

Received October 31, 2023
Planning and Building Department

Received October 10, 2022
Planning and Building Department

37
37
DEMOLITION NOTICE
A PUBLIC HEARING CONCERNING DEMOLITION OF THIS PROPERTY, CONSTRUCTED [illegible] WILL BE HELD ON [illegible] BY THE
HISTORICAL ARCHITECTURAL REVIEW BOARD CITY OF ST. AUGUSTINE.
TELEPHONE (904) 825-1065 FOR INFORMATION ON # 37

Received October 10, 2022
Planning and Building Department

Received October 10, 2022
Planning and Building Department

Received October 10, 2022
Planning and Building Department

Received October 10, 2022
Planning and Building Department

Received October 11, 2022
Planning and Zoning Department

Received October 4th, 2022
Planning and Zoning Department

Received October 10, 2022
Planning and Building Department

Received October 10, 2022
Planning and Building Department

Received October 10, 2022
Planning and Building Department

91 1790

This Warranty Deed

Made the 18th day of January A.D. 19 91 by PHRONA YOKLEY

RECORDED IN OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLA

91 JAN 24 PM 2:02

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

hereinafter called the grantor, to
ROBERT STERK, JR.

whose post office address is: 10 MILTON STREET
ST. AUGUSTINE, FL 32084

hereinafter called the grantee:

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

Grantees: SSN:

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:

Commencing at a point 210 feet South from the Southeast corner of Helen Street and Florida Avenue, which is the Southwest corner of the E.L. Osteen Subdivision; from this point run South along Florida Avenue 92 1/2 feet; thence run East 100 feet parallel to the South line of the E.L. Osteen Subdivision; thence run North parallel to Florida Avenue 92 1/2 feet to the South line of the E.L. Osteen Subdivision; thence run West along the South line of the E.L. Osteen Subdivision 100 feet to the point or place of beginning.

SUBJECT TO Covenants, restrictions, easements of records and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

COPY

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Parcel Identification Number: 107890-0000

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, 19 90.

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:

Evelyn J. Widener
Mildred F. Taylor

PHRONA YOKLEY (L.S.)
Phrona Yokley (L.S.)

Documentary Tax Pd. $ 101.75 (L.S.)

$ -0- Intangible Tax Pd. (L.S.)

Carl "Bud" Markel, Clerk St. Johns County By: DMT D.C.

STATE OF Tennessee
COUNTY OF Sullivan

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 PHRONA YOKLEY

to me known to be the person(s) 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 18th day of January, A.D. 19 91

PREPARED BY: DEBORAH KELLER
RECORD & RETURN TO:
Wilkinson Title Insurance Agency, Inc.
112 Bridge Street
St. Augustine, Florida 32084

Bill J. Taylor
Notary Public
My Commission Expires: 9/21/93

10 NOTARY PUBLIC STATE OF TENNESSEE
Notary Seal
STATE

PTS
WD-1

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	1078900000
Location Address	37 FLORIDA AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (485)
Tax Description*	RAVENSWOOD SUBD W100FT OF LOT 17 & W100 OF N40FT OF LOT 18 BLK 17 OR882/885 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Ravenswood Subdivision
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.210
Homestead	N

Owner Information

Owner Name	Sterk Robert Jr 100%
Mailing Address	10 MILTON ST SAINT AUGUSTINE, FL 32084-2114

Map

Valuation Information

	2022
Building Value	$47,198
Extra Features Value	$0
Total Land Value	$79,129
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$126,327**
Total Deferred	$49,189
Assessed Value	**$77,138**
Total Exemptions	$0
Taxable Value	**$77,138**

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	$32,981	$0	$47,816	$0	$0	$80,797	$70,125	$10,672	$70,125
2020	$34,275	$0	$35,968	$0	$0	$70,243	$63,750	$6,493	$63,750
2019	$22,881	$0	$35,968	$0	$0	$58,849	$57,955	$894	$57,955
2018	$24,543	$0	$32,583	$0	$0	$57,126	$52,686	$4,440	$52,686
2017	$22,258	$110	$30,890	$0	$0	$53,258	$47,896	$5,362	$47,896
2016	$19,837	$110	$24,543	$0	$0	$44,490	$43,542	$948	$43,542
2015	$17,047	$110	$22,427	$0	$0	$39,584	$39,584	$0	$39,584
2014	$16,378	$110	$22,427	$0	$0	$38,915	$38,915	$0	$38,915
2013	$15,830	$110	$22,427	$0	$0	$38,367	$38,367	$0	$38,367
2012	$16,451	$110	$22,279	$0	$0	$38,840	$38,840	$0	$38,840
2011	$17,072	$110	$24,754	$0	$0	$41,936	$41,936	$0	$41,936
2010	$22,453	$110	$42,315	$0	$0	$64,878	$64,878	$0	$64,878

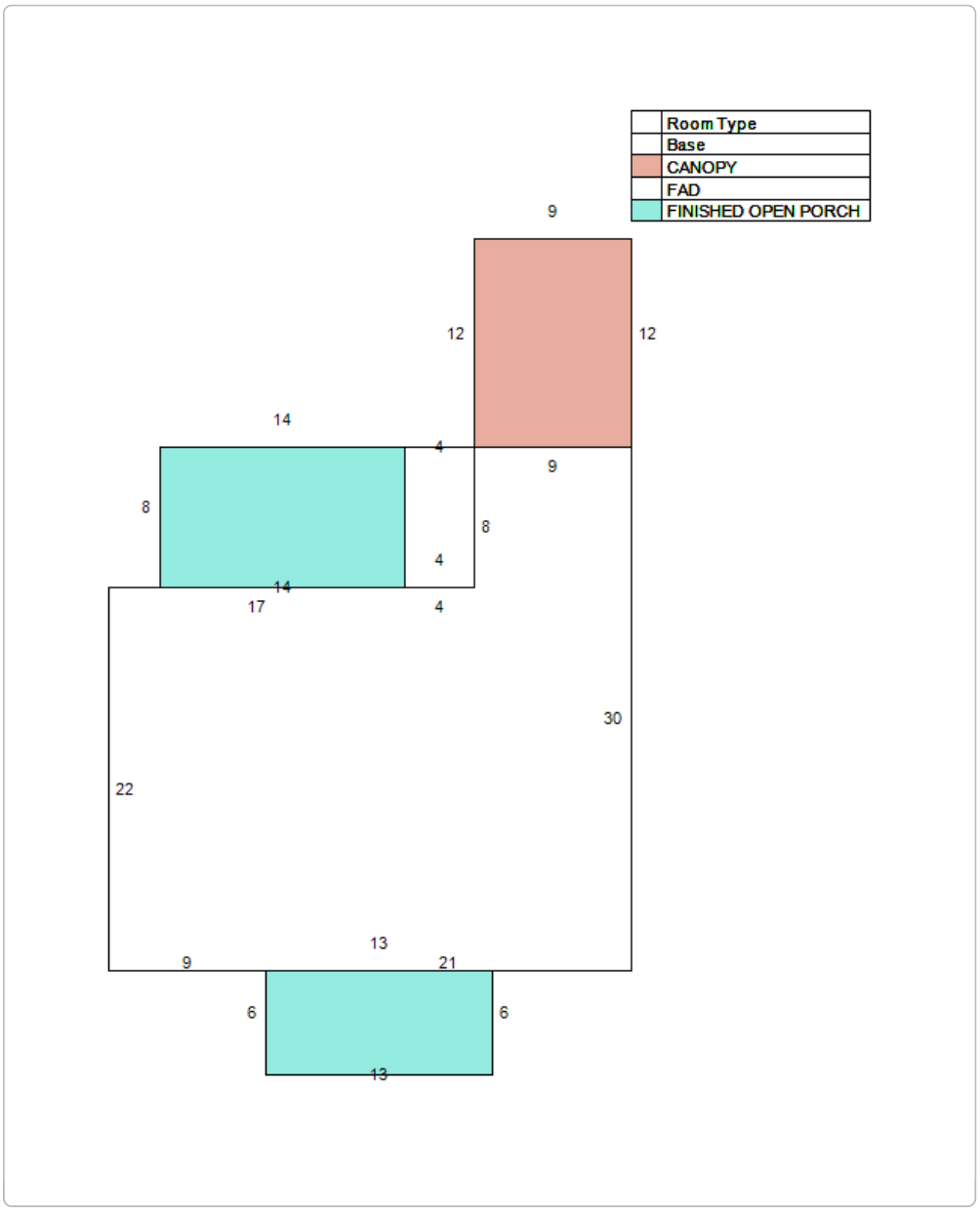
Building Information

Building 1
Year Built 1920
Actual Area 1062
Conditioned Area 764
Use Single Family Residence
Style 01
Class N
Exterior Wall Aluminum Vinyl

Roof Cover Corrugated Steel
Roof Structure Gable Hip
Interior Flooring Pine Wood, Sheet Vinyl
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning Window
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	732
FINISHED OPEN PORCH	112
FRAME ADDITION	32
CANOPY	108
FINISHED OPEN PORCH	78
Total SqFt	1062

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	93	100	93	EF	$79,129

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/18/1991	$18,500.00	WARRANTY DEED	882	885	Q	I	YOKLEY PHRONA	STERK ROBERT JR
	1/1/1979	$5,500.00		404	793	U	I		YOKLEY PHRONA

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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/31/2022, 12:56:26 AM

Version 2.3.216

Detail by Entity Name

Florida Limited Liability Company
COLOUR HOMES LLC

Filing Information

Document Number	L19000032702
FEI/EIN Number	84-3209967
Date Filed	01/31/2019
Effective Date	01/31/2019
State	FL
Status	ACTIVE

Principal Address

450 SR 13
106-329
St. Johns, FL 32259

Changed: 04/30/2021

Mailing Address

450 SR 13
106-329
St. Johns, FL 32259

Changed: 04/30/2021

Registered Agent Name & Address

STANCIL, JASON
450 SR 13
106-329
St. Johns, FL 32259

Address Changed: 04/30/2021

Authorized Person(s) Detail

Name & Address

Title MGR

STANCIL, JASON K
450 SR 13
106-329
St. Johns, FL 32259

Annual Reports

Report Year	Filed Date
2020	06/30/2020
2021	04/30/2021
2022	04/29/2022

Document Images

04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
01/31/2019 -- 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 October 20, 2022 Meeting

Application HP2022-0060 Address: 91 St. George Street

Applicant: St. Augustine Foundation, Inc.

Property Owner: St. Augustine Foundation, Inc.

Project description: For after-the-fact approval of the rear picket fence; and, to construct a wood picket fence along the north property line to match the existing fence. *Continued from the September 15, 2022, meeting.*

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:	7(a)	Previous Action(s):	COA 1990-0311 COA 2007-0284 COA 2010-0005

STAFF SUMMARY AND ANALYSIS:

1. This portion of the application was continued at the September 15, 2022, meeting to include after-the-fact approval of the existing rear fence and to allow the applicant time to revise plans with a fence design more compatible with the Spanish Colonial style of the surrounding buildings. Installation of a new wooden gate in an existing opening of the masonry wall along St. George was approved.
2. The applicant is seeking COA approval for the existing 4' picket fence as well as new 4' picket fencing along the north property line in the same style. In renderings provided, the applicant illustrates why they believe a taller fence with the recommended smaller picket spacing would be detrimental to the visual appearance of the area.
3. The Architectural Guidelines for Historic Preservation (AGHP) states First Spanish Period fences may be poles, stakes, or random width boards with a recommended height of 6' for picket fences. 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 existing picket fence is plainly visible from the Toques Place parking lot.
4. During review of a previous application in 2010, the HARB determined that the proposed picket fence design was not compatible with the existing Colonial Spanish reconstruction, based upon the height of the fence and the spacing and style of the pickets, which favor a Victorian style. Increasing the height and/or reducing the picket spacing would make the proposed and existing fence designs more compatible.
5. Alternatively, the applicant is willing to plant a hedge of Viburnum, Ligustrum, or Boxwood which are all pre-approved plant materials appropriate for the colonial period. Due to the large extent of planted area, the hedge would require approval by the HARB.
6. Justification for the proposed site changes provided by the applicant includes securing the property from transients.

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 a hedge to be planted as an alternative to the existing and proposed picket fence with height specified by the HARB because it meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design; OR,
2. **CONTINUE** the application to allow the applicant time to consider an appropriate alternative design for the existing and proposed picket fences.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

(*Approved at the September HARB meeting)*
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.

(*Continued)*
2. Install 30' of 4' high wood picket fence to match existing fence at the rear of the property.
3. After-the-fact approval of the existing rear fence

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.

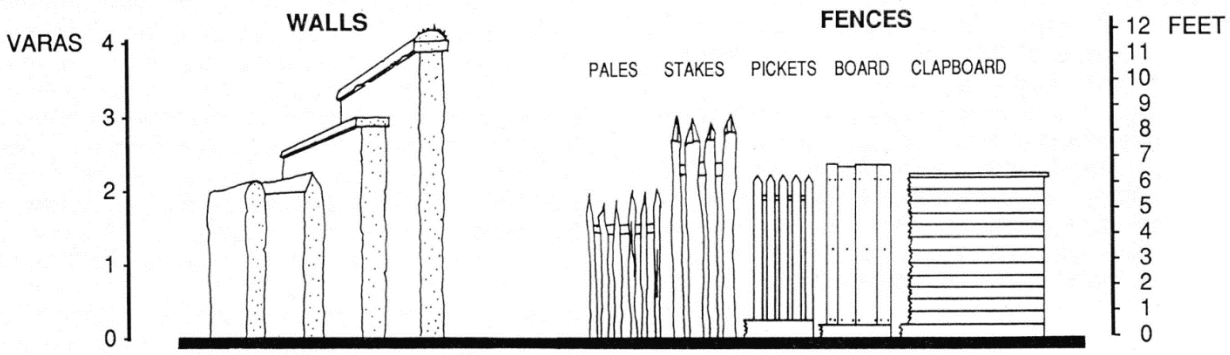
Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to 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
3. Minutes from March 18, 2010 HARB Meeting

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 re-constructed 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	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date Init.
☐ Owner Objection	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

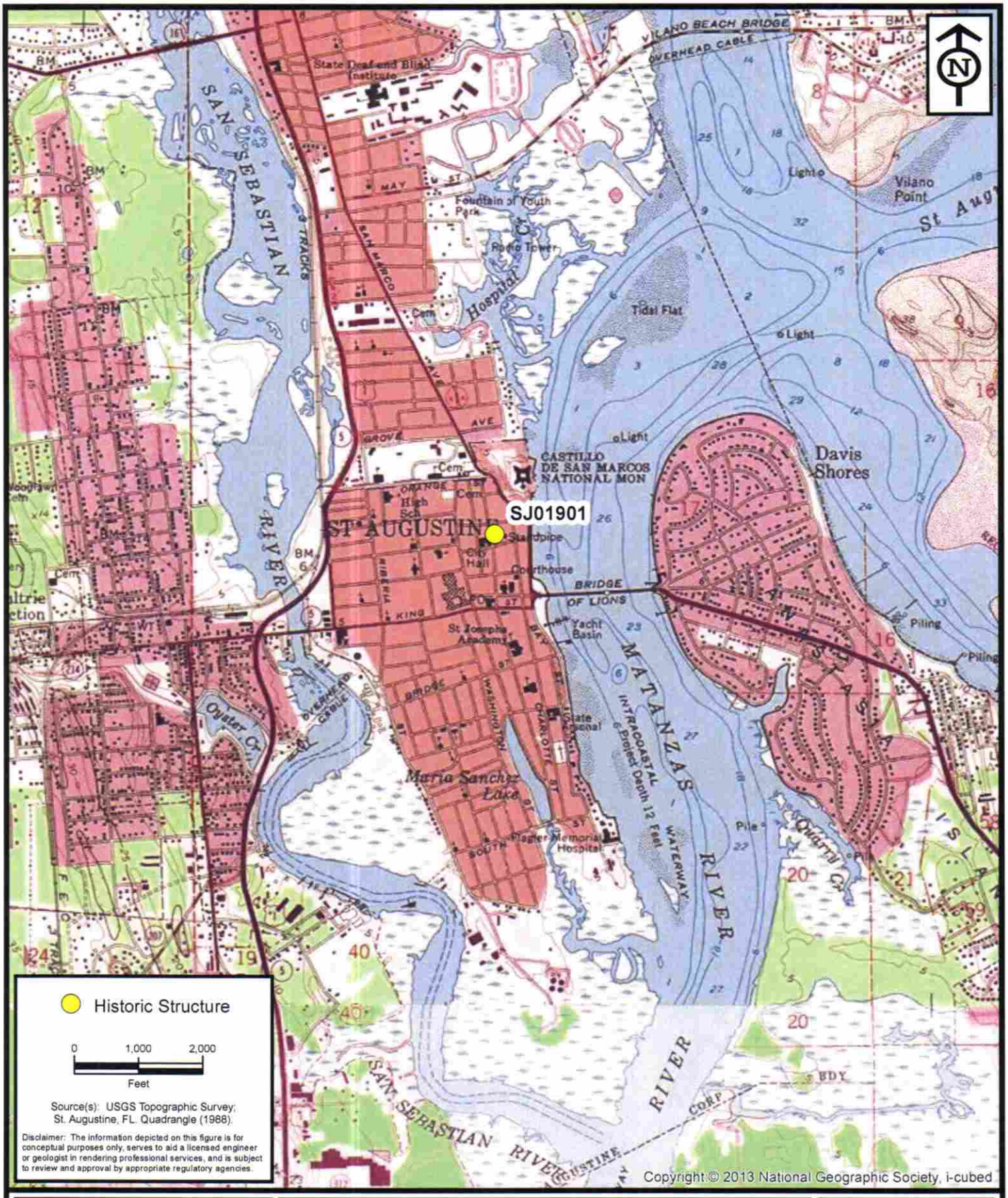
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

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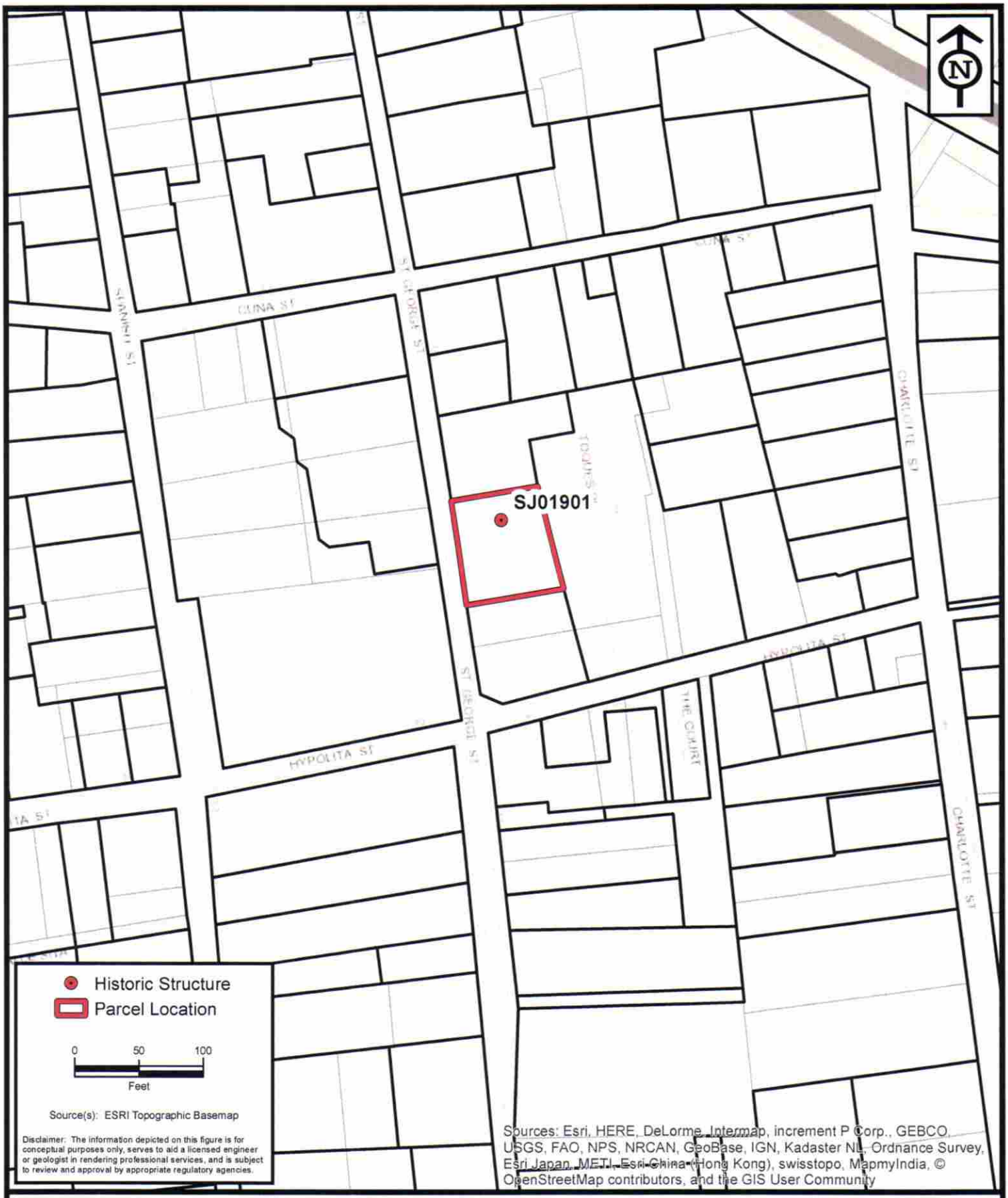
SJ01901



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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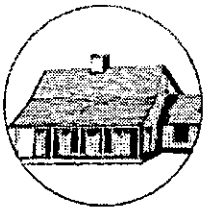
SJ01901

☐ 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

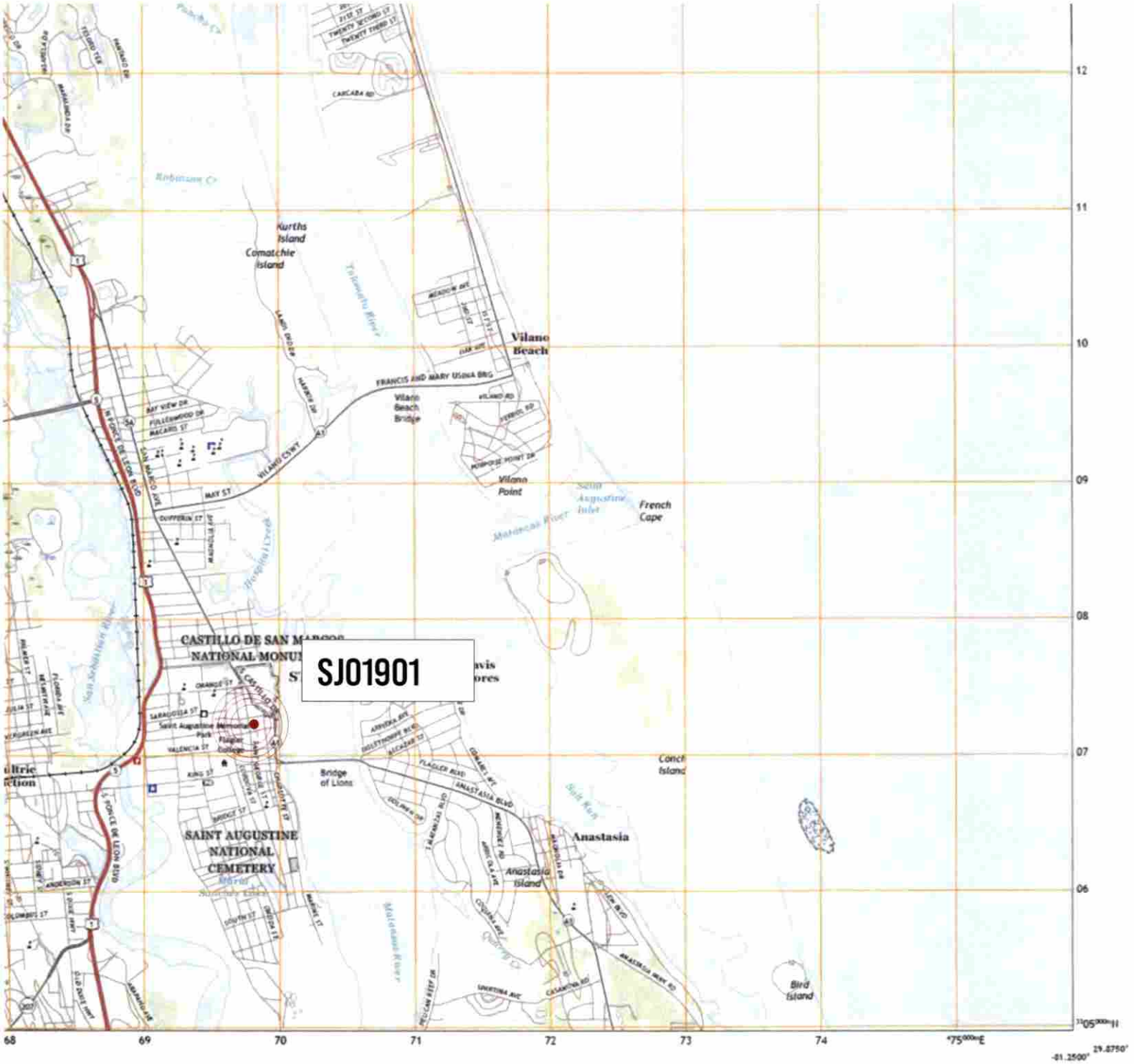
2) Document type All materials at one location — Maintaining organization Florida Division of Historical Resources
Document description FMSF files — File or accession #'s _____

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.



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METERS 1000 0 500 1000 2000
MILES 0 0.5 1
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CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011. A metadata file associated with this product is draft version 0.6.18

1 Durbin
2 South Ponte Vedra Beach
3 Bakersville
4 Elkton
5 Saint Augustine Beach
6 Saint Augustine Beach OE E

ADJOINING QUADRANGLES

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 17R

SAINT AUGUSTINE, FL
2018

UF Historic Preservation
UNIVERSITY of FLORIDA

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

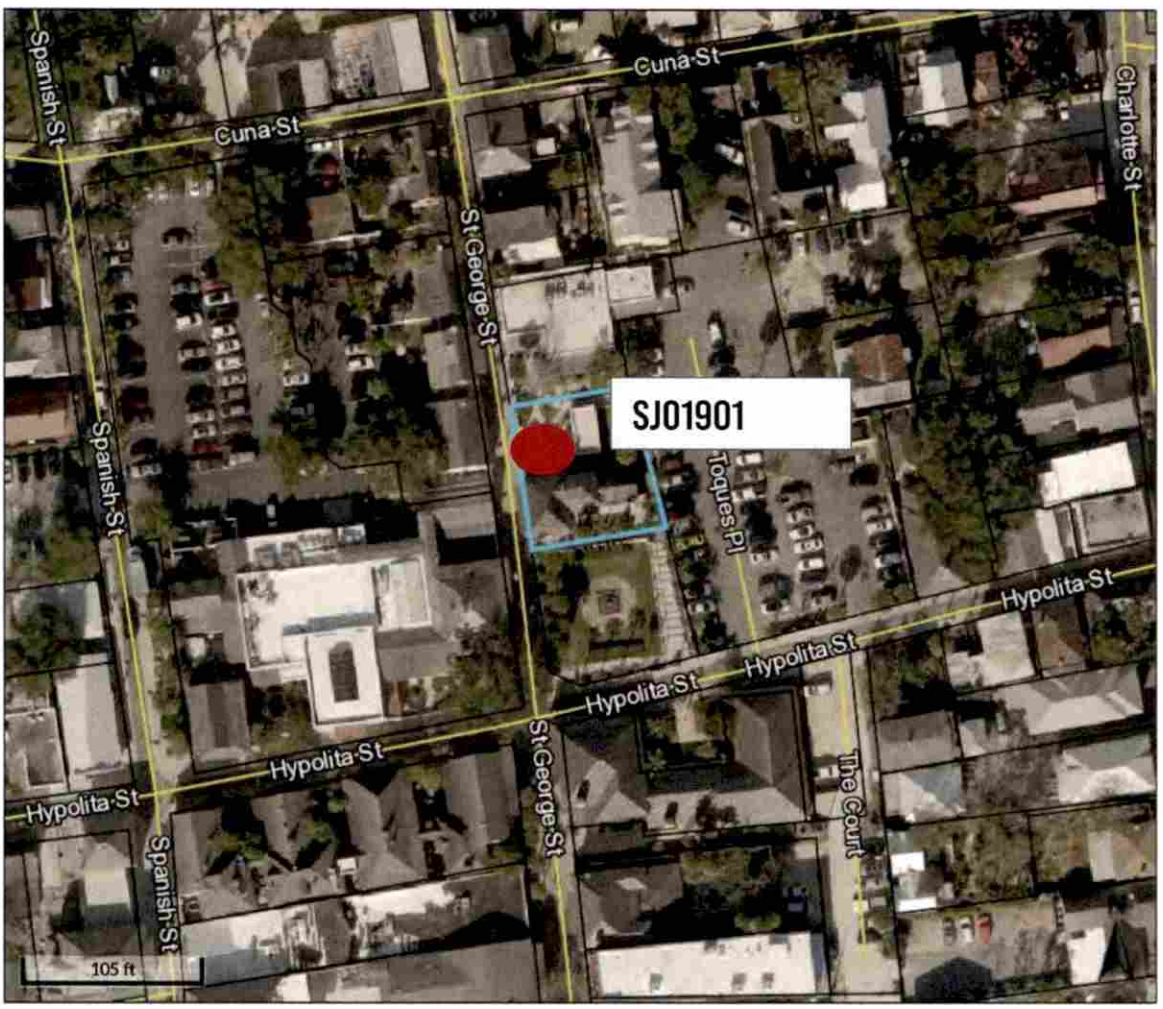
FMSF: SJ01901

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

91
C RESTROOMS

91

91

STAFF PHOTOGRAPHS
91 St. George Street

Existing Fence for After-the-Fact Approval

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 Interior

STAFF PHOTOGRAPHS
91 St. George Street

Courtyard Interior

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

much historic significance to the bricks, and he felt uncomfortable with them being placed along a public sidewalk. He also wanted more design details for the bricks.

Mr. Crichlow noted that he was told that the applicant wanted two or three rows of commemorative bricks, but he had no details. He suggested that it was not a pressing component of the project and could possibly be removed from consideration, or the board could approve the ramp with the condition of receiving more details related to the bricks.

MOTION

Mr. Thomas MOVED to APPROVE the Certificate of Appropriateness F2009-0095 with the condition that the commemorative bricks be removed from the application. Motion SECONDED by Mr. Smith.

VOTE ON MOTION:
AYES: Thomas, Smith, Weaver Halback
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

Item 5 (b) F2010-0005
Darrell Samples – Applicant
St. Augustine Restoration Foundation - Owner
91 St. George Street[8]

To install a wood picket fence and two gates

Mr. Birchim delivered the staff report and said based on a review of the information submitted, staff found that the Board could APPROVE a Certificate of Appropriateness for a wood picket fence and gates in the rear of 91 St. George Street, with the condition that the fence was left natural or painted white.

Darryl Samples, Applicant, clarified that he wanted to install a fence; however, a second set of drawings had been submitted without his knowledge; and therefore, he had to clarify his plans as follows:

- 4X4 Posts in concrete
- 2X4 Rails
- 1X4 Pickets with 2½ inch gaps
- Everything to be pressure treated
- The gates arched down

Mr. Halback commented that more detail should have been submitted with the plans. He also indicated that Sharon Fowler had submitted the second set of drawings, and he confirmed that she was the landscape architect used by Flagler College. He recommended that communications and conflicts be addressed outside of the HARB.

Mr. Smith stated that he was unaware of a relationship between Flagler College and the St. Augustine Foundation but considering that he had been a Foundation Board member 30 years, he would recuse himself.

Mr. Knight clarified that the Foundation and the College were two separate entities, with separate boards; therefore, it was not necessary for Mr. Smith to recuse himself.

Mr. Halback confirmed the specifications being considered for approval were submitted by Mr. Samples and questioned why he was enclosing the property.

Mr. Samples cited the following reasons:

- High traffic area
- Immediately accessible from the parking lot
- Pets were walked on the grounds
- Children played in the yard
- Vagrants slept there at night

Mr. Weaver pointed out the area was zoned HP-3, and referred to the Florida Masters Site File, which indicated the historic reconstruction of 91 St. George Street had been a first Spanish period building; therefore, he questioned the appropriateness of a Victorian picket fence.

[8] Staff report attached to original minutes

Mr. Samples said it was the style of fence he used on his Spanish Street property, but the homes around his property were Victorian.

Mr. Weaver suggested that a five foot, six-inch colonial period fence or masonry wall would be more appropriate.

Mr. Samples expressed concern about public safety with a masonry wall as pedestrians walked along the sidewalk to the parking lot.

The Board suggested that the applicant model the wall after the adjacent property, decide on masonry or wood, develop sketches and details and return for consideration.

Mr. Halback expressed concern over the necessity of erecting a wall around the property and encouraged the applicant to discuss alternatives for leaving the area open with the foundation.

Public Hearing opened; however, there was no response.

MOTION

Mr. Weaver MOVED to TABLE the Certificate of Appropriateness F2010-0005. Motion SECONDED by Mr. Thomas.

VOTE ON MOTION:
AYES: Weaver, Thomas, Smith Halback
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

Item 5 (c) F2010-0009
Steven M. Schuyler, Architect – Applicant
Patrick and Gail Crocetta - Owners
289 St. George Street[9]
To enclose a rear porch, construct a rear deck and construct a new detached garage

Mr. Birchim delivered the staff report and said based on a review of the information submitted, staff found that the Board could APPROVE a Certificate of Appropriateness for a porch enclosure, a new garage and paving at 289 St. George Street with the following conditions:

- Garage with one siding material, either shingle or lap siding
- Paving material be acceptable to the Board

Exparte Communication:

Mr. Halback disclosed that the owners were his neighbors, and he had briefly discussed what their plans were for renovations. He added that they had retained Mr. Schuyler to perform the work.

Steven Schuyler, Architect/Applicant, provided detailed plans for the renovations and addressed staff's concern about the proposed garage siding materials. He indicated that the owners were comfortable with either material but preferred shingles for at least two sides of the structure, but based on cost constraints they requested approval for both options.

Mr. Halback indicated the need for further detail on the plans, such as dimensions and pavement pattern.

Mr. Schuyler described the pavers' design as herringbone, consisting of a shell mixed concrete to provide proper drainage. He believed a herringbone pattern was most appropriate for the project and produced a sample of the paver.

Public Hearing opened; however, there was no response.

Mr. Schuyler confirmed to Mr. Thomas that the siding would not be a mixture of tile and siding, and the owners were comfortable with either style but, in the end, they wanted the flexibility of choosing either option.

[9] Staff report attached to original minutes

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

September 15, 2022

St. Augustine Foundation, Inc.
74 King Street
St Augustine, FL 32084

Re: Certificate of Appropriateness – 91 St. George Street – HP2022-0060

Dear St. Augustine Foundation, Inc.,

On September 15, 2022, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **APPROVED the gate portion of your application** and **CONTINUED the fence portion of 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.

Please contact the Planning and Building Department at (904) 825-1065 with any questions and for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and applications must meet all city standards prior to permit issuance.

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.:	HP2022-0060
Applicant:	St. Augustine Foundation, Inc.
Owner:	St. Augustine Foundation, Inc.
Address:	91 St. George Street
Parcel Number:	1966300000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 15, 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 September 15, 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-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 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.

Subject to the following conditions:

- Approve the new wood gate
- Continue wood picket fence to Oct 20, 2022
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 15th day of September, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0060

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 15th day of September, 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 OCTOBER 20, 2022, HARB MEETING

HP2022-0060
91 St. George Street

Information submitted by the applicant.

Received October 10, 2022
Planning and Building Department

THE ST. AUGUSTINE FOUNDATION, INC.
at FLAGLER COLLEGE

October 8, 2022

H.A.R.B
Application for a Permit to install fence
RE: 91 St. George St, SEA GEMS

Dear Review Board:

Attached is an application for the Review Board to please re-consider approval of a permit on the four and a half foot wood picket fence that is currently installed on the backyard of the property at 91 St. George St., SEA GEMS. The installation of a six-foot stake fence, or six-foot picket fence, would adversely affect the overall ambiance and charm of the area. The Sea Gems property is small and is better served with a short fence. The six-foot stakes are more appropriate in a larger area, such as the stake fence that faces the Castillo de San Marcos across from the Spanish Quarter.

Attached are photos that depict how a taller fence would create an obstruction of the view from patrons at the Florida Cracker and patrons at Sea Gems. Other photos show how the front yard of the property would look with a shorter wood fence, or hedge.

If approved, the Foundation is also requesting a permit to extend the same four and a half wood picket fence on the front north-side of the property.

If not approved, then the Foundation is requesting installation of a hedge.

The attachment includes the following:

1. Credit Card Authorization form w-invoice (2 pages).
2. Application for a permit. (4 pages).
3 Diagram – Aerial view of property. The red lines indicate location of fences and the linear feet measurements (1 page).
4. Photos that show:
    A. Backyard of Sea Gems, facing west, with the four and a half foot wood picket fence;
    B. Front yard of Sea Gems, facing north, patrons view of a six-foot stake fence;
    C. Florida Cracker café, facing south, patrons view with a six-foot stake fence;
    D. Florida Cracker café, facing south, patrons view without the six-foot fence.
    E. Front yard of Sea Gems, facing north, view of a four and a half foot wood picket fence.
    F. Front yard of Sea Gems, facing north, front yard view of hedge (Viburnum, Ligustrum, or Cottonwood).

Thank you for giving the above requests consideration.

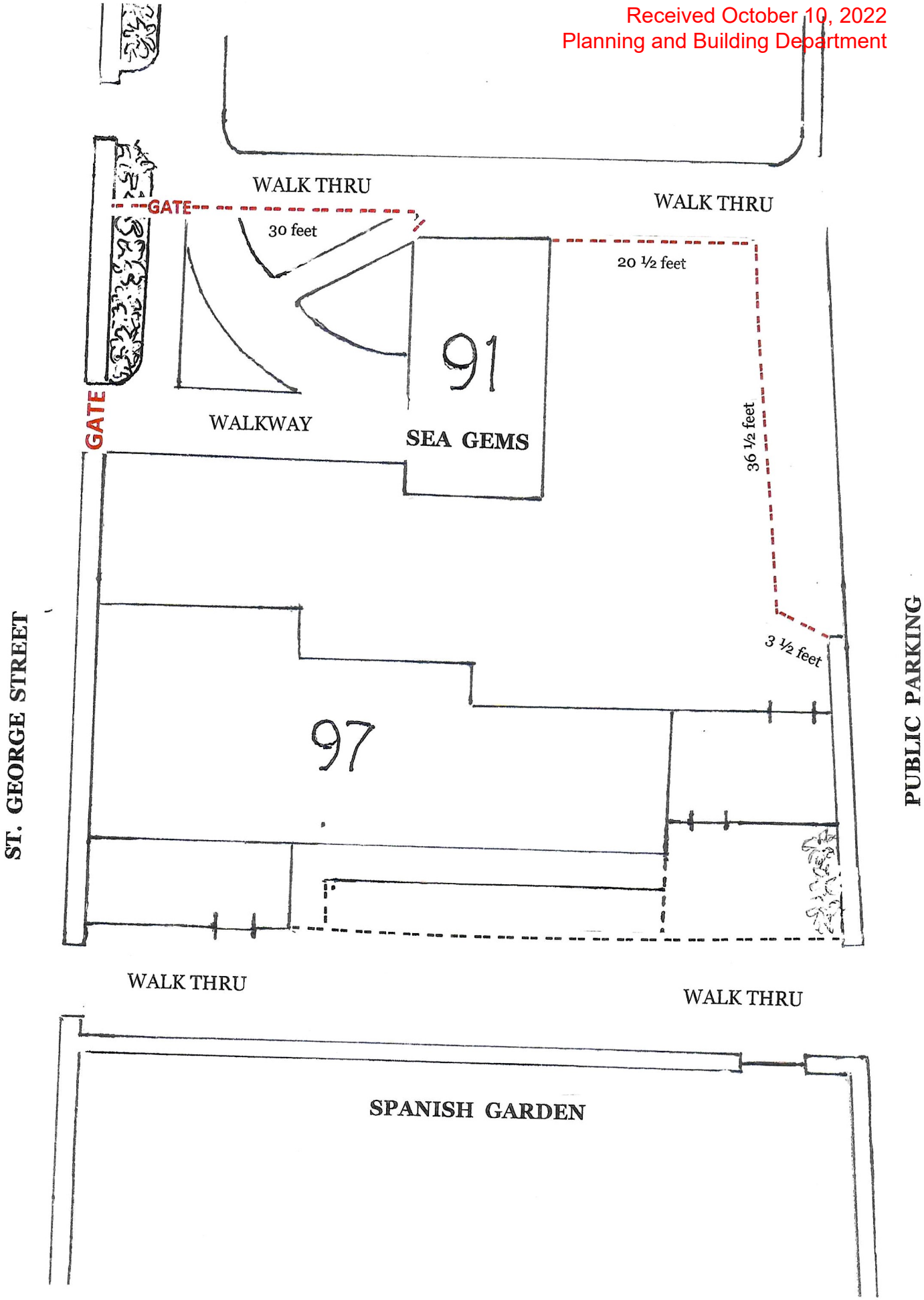
Sincerely,

Joy MacMillan
Executive Director

Enclosures

P.O. BOX 1027 • ST. AUGUSTINE • FLORIDA 32085-1027 • 904-829-8481

Received October 10, 2022
Planning and Building Department



Received October 10, 2022
Planning and Building Department

A) IMG 1081 – SEA GEMS – 91 ST GEORGE ST

ST. AUGUSTINE FOUNDATION 904 829-8481

THE FOUNDATION IS REQUESTING THE HARB PANEL RE-CONSIDER APPROVAL FOR A PERMIT ON THE 4 ½ FOOT WOOD PICKET FENCE THAT IS CURRENTLY INSTALLED ON THE BACKYARD. IF APPROVED, THE FOUNDATION IS ALSO REQUESTING A PERMIT TO EXTEND THE SAME WOOD PICKET FENCE ON THE FRONT NORTH SIDE OF PROPERTY.

THE FOUR AND A HALF WOOD FENCE PROVIDES AN OPEN AND FULL VIEW OF THE AREA THAT HELPS TO PREVENT POTENTIAL VANDALISM AND CRIME.

THE SIX-FOOT STAKES OR FENCE IN A NARROW WALKWAY WOULD ADVERSELY AFFECT THE CURRENT OPENESS AND AMBIANCE OF THE NEIGHBORING PROPERTY.

B) IMG 1087 – SEA GEMS – 91 ST GEORGE ST

ST. AUGUSTINE FOUNDATION 904 829-8481

FRONT YARD, FACING NORTH – SIX FOOT STAKES BLOCK OVERALL VIEW AND AMBIANCE OF ADJACENT PROPERTY, FLORIDA CRACKER.

Received October 10, 2022
Planning and Building Department

C). IMG 1081 – SEA GEMS – 91 ST GEORGE ST

ST AUGUSTINE FOUNDATION 904 829-8481

FLORIDA CRACKER CAFÉ, FACING SOUTH: PATRONS VIEW OF THE SIX-FOOT STAKE FENCE IS CONFINING AND ADVERSELY AFFECTS THE OVERALL AMBIANCE AND VIEW OF ADJACENT PROPERTIES, SEA GEMS AND ST GEORGE STREET.

Received October 10, 2022
Planning and Building Department

(D). IMG 1082 – SEA GEMS – 91 ST GEORGE ST

ST. AUGUSTINE FOUNDATION 904 829-8481

FLORIDA CRACKER CAFÉ, FACING SOUTH: PATRONS VIEW WOULD NOT BE OBSTRUCTED WITH A FOUR AND A HALF FOOT WOOD PICKET FENCE OR SHRUB.

Received October 10, 2022
Planning and Building Department

(E). IMG 1085 – SEA GEMS – 91 ST GEORGE ST

ST. AUGUSTINE FOUNDATION 904 829-8481

FRONT YARD, FACING NORTH: THE FOUR AND A HALF FOOT WOOD PICKET FENCE IS THE FOUNDATION'S FIRST OPTION FOR HARB APPROVAL.

F). IMG 1081 – SEA GEMS – 91 ST GEORGE ST

ST. AUGUSTINE FOUNDATION 904 829-8481

FRONT YARD, FACING NORTH: IF HARB DOES NOT APPROVE THE FOUR AND A HALF FOOT PICKET FENCE, THE SECOND OPTION WOULD BE TO INSTALL A HEDGE ON THE REAR AND FRONT NORTHSIDE OF THE PROPERTY. **SHRUB CHOICES**: VIBURNUM, LIGUSTRUM, or BOXWOOD.

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	
☐	☐	☒	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.

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.

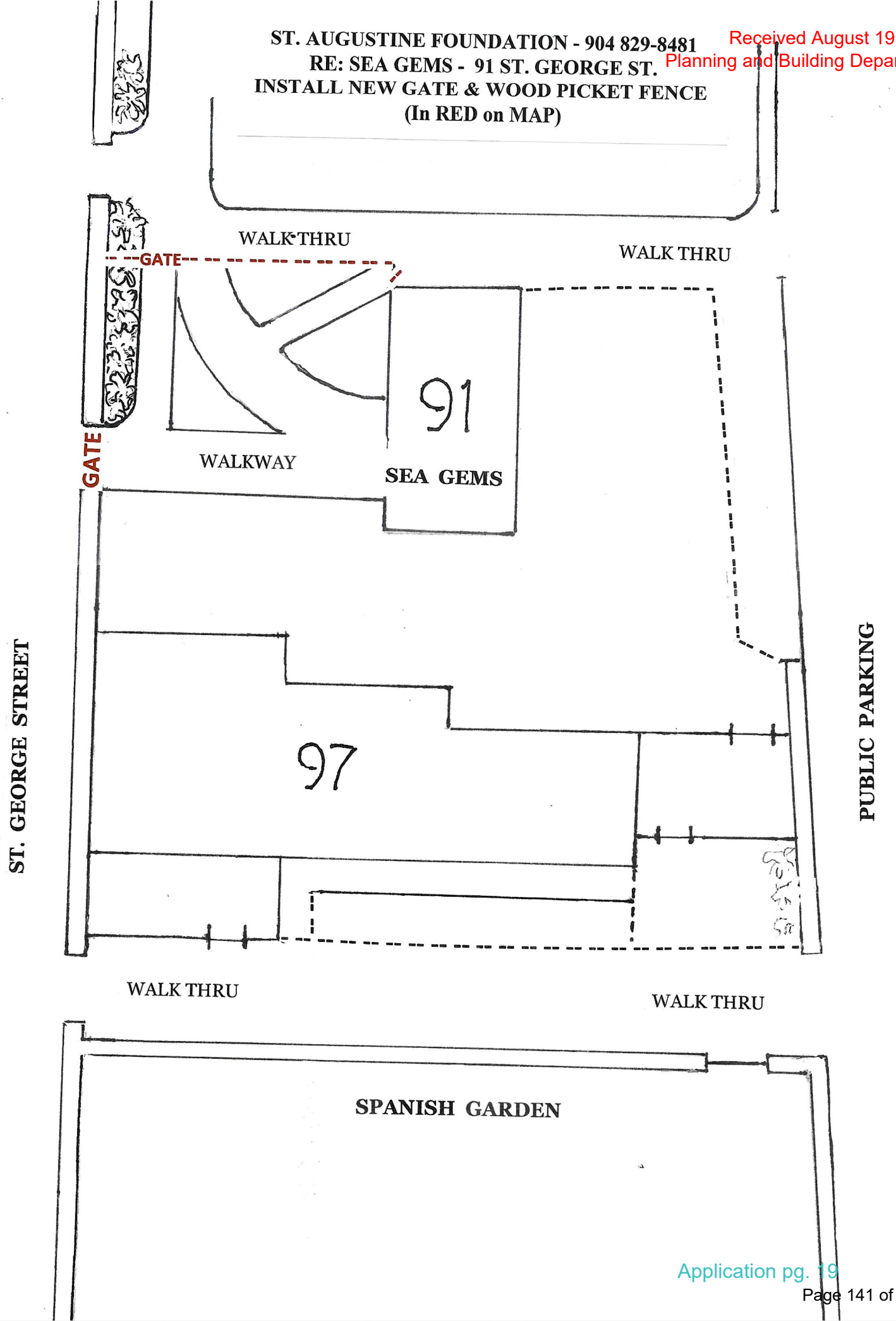
This property is the only Foundation property that is totally accessible to the front and rear end of the yard. Vagrants have found it too convenient to use the area as a restroom, for drinking, and sleeping overnight. Photo #9 was taken at 7am by the Foundation's maintenance man. The tenant has become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

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

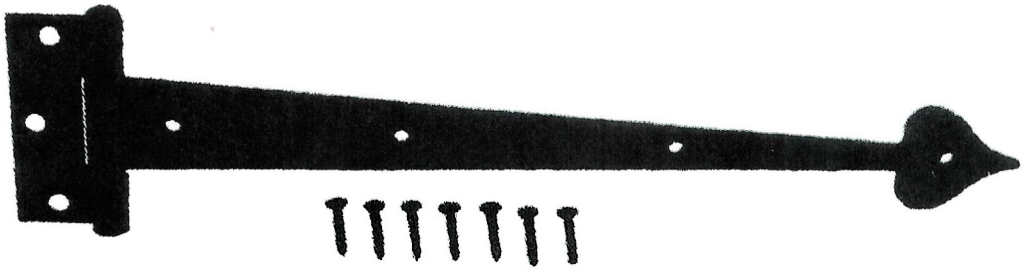
Received August 19, 2022
Planning and Building Department

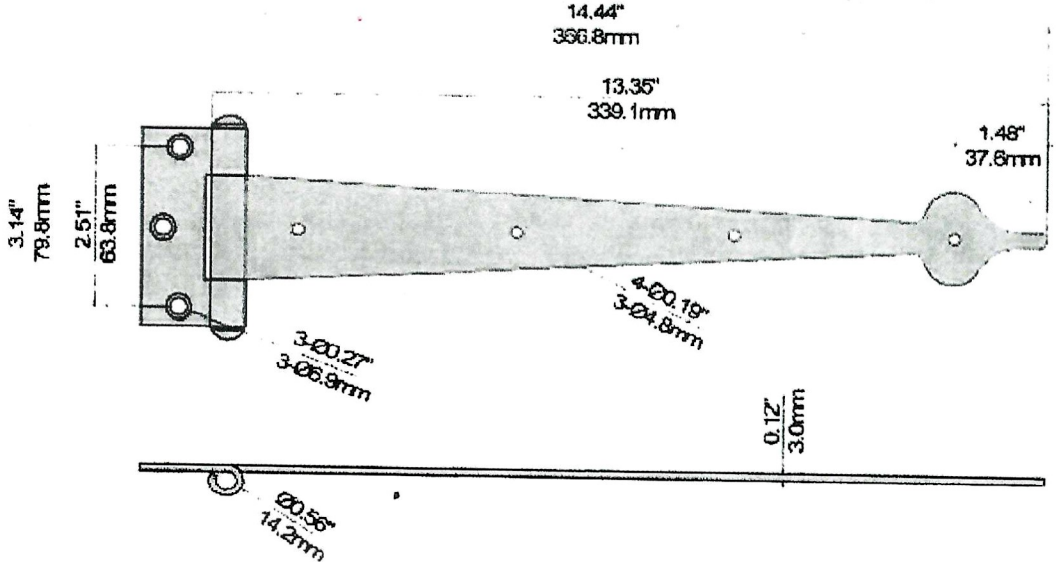
IMG 0737 – SEA GEMS – 91 ST. GEORGE ST., FRONT YARD, ENTRANCE WITH FENCE, FACING NORTH" ST. AUGUSTINE FOUNDATION 904 829-8481

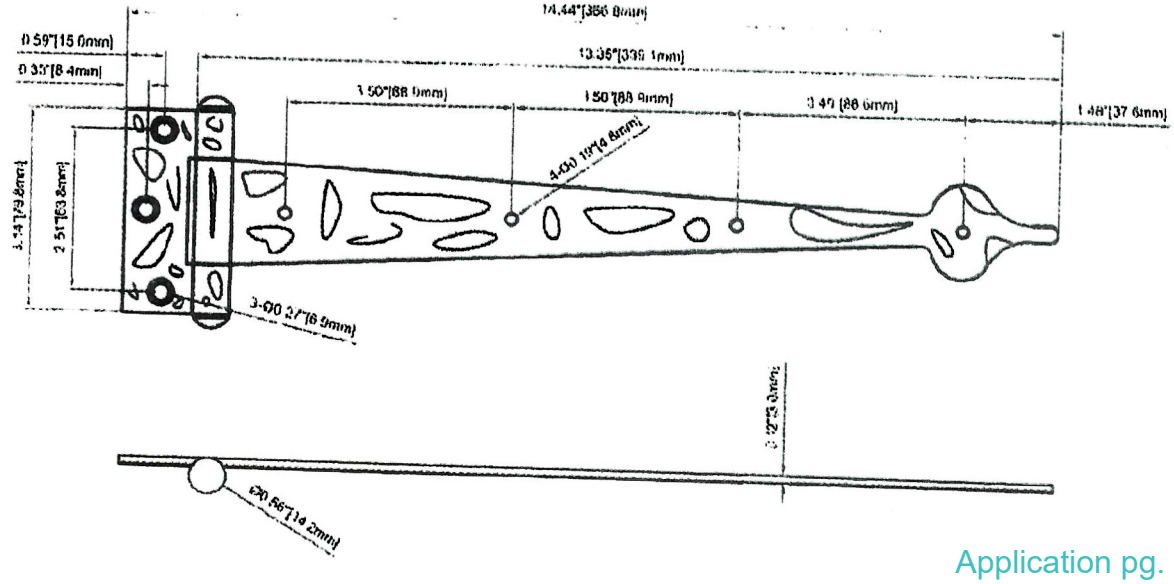
Received August 19, 2022
Planning and Building Department

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

ENTRY GATE – 13" BLACK, HAMMERED STEEL TEE HINGE



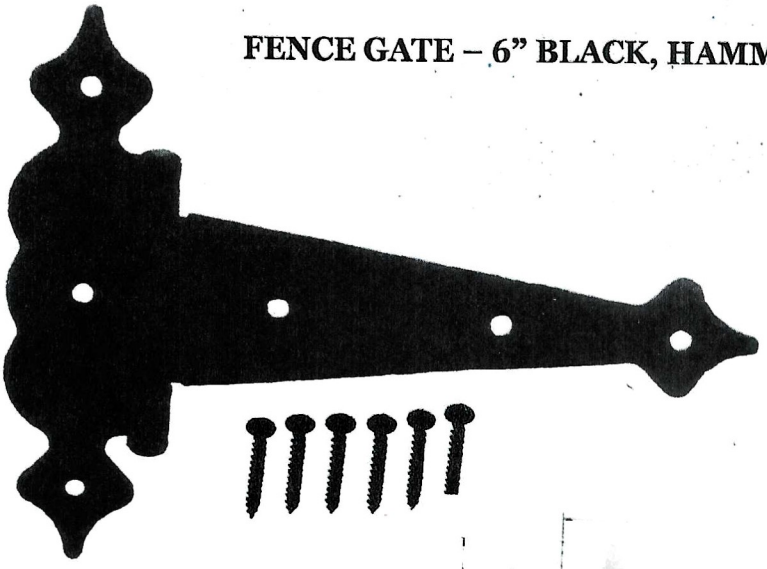


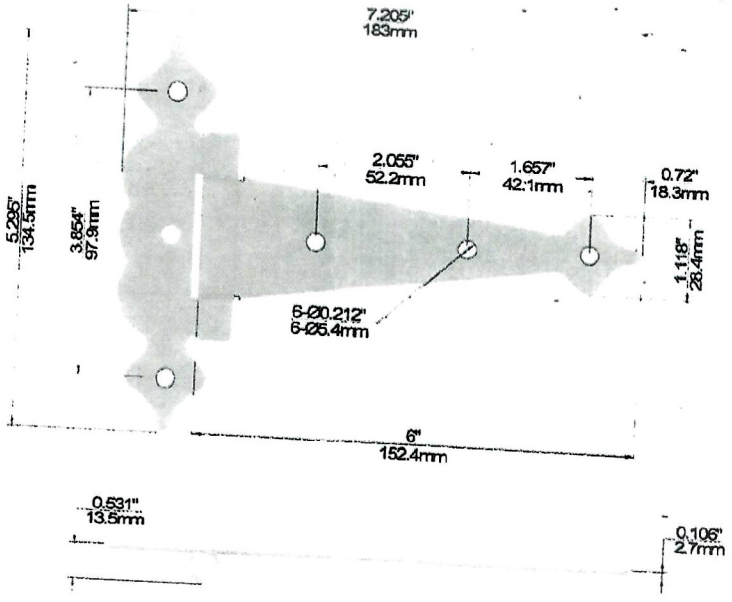


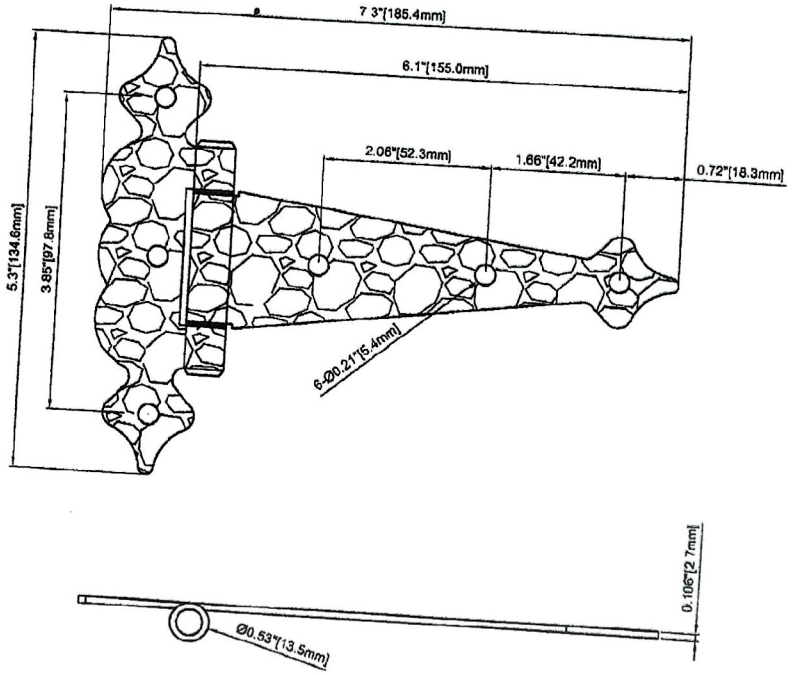
Received August 19, 2022
Planning and Building Department

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

FENCE GATE – 6" BLACK, HAMMERED STEEL TEE HINGE



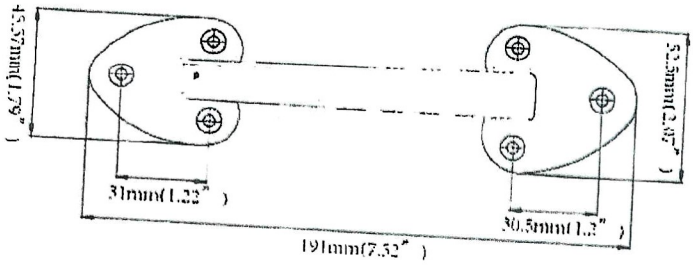


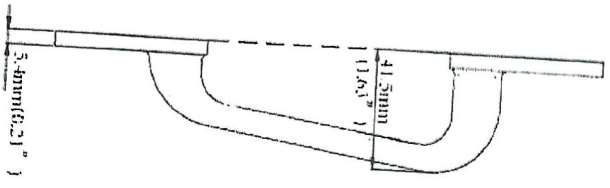


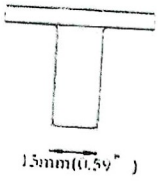
Received August 19, 2022
Planning and Building Department

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

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

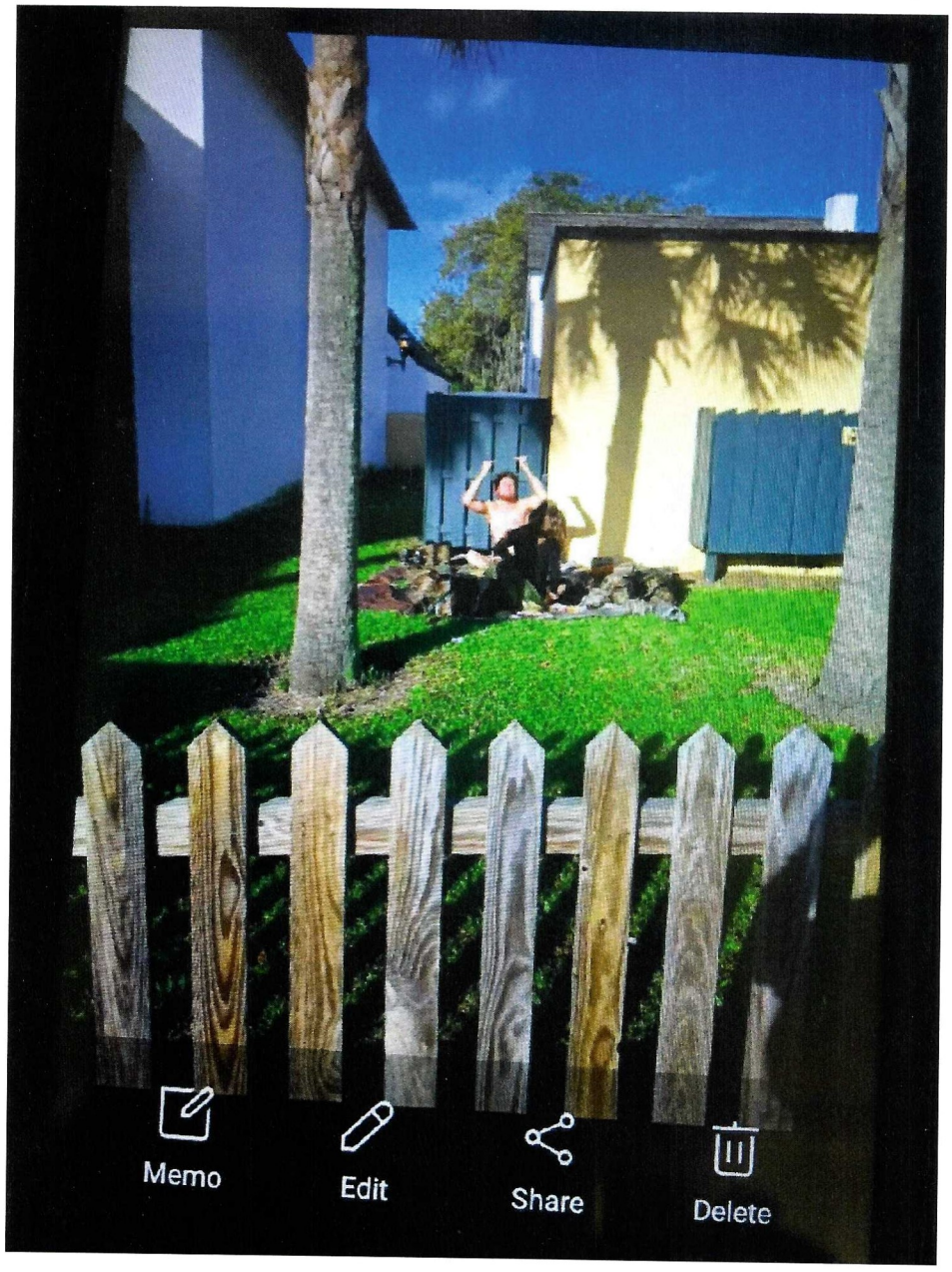






Hover Image to Zoom

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 FLORIDA 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. Maunigit 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	

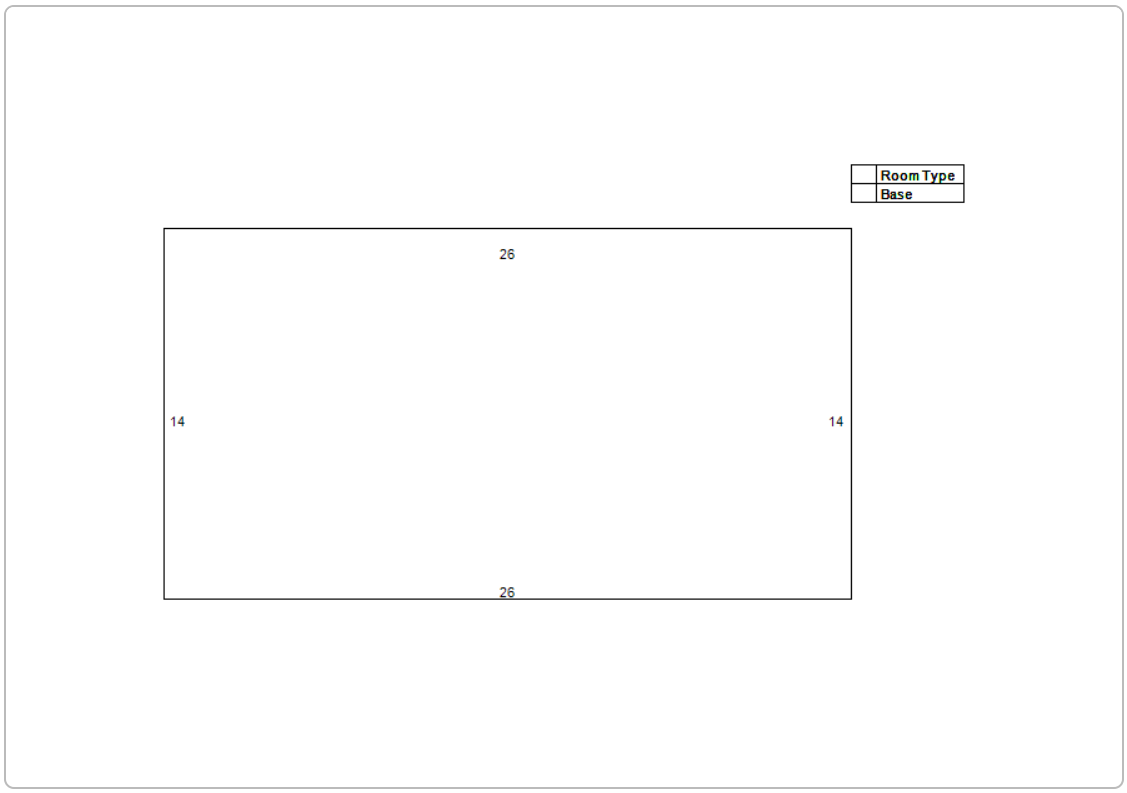
Description	Square Footage
CANOPY (COMMERCIAL)	80
FINISHED UPPER STORY	905
ENCLOSED STAIRWELL	286
BASE AREA	905
CANOPY (COMMERCIAL)	286
CANOPY (COMMERCIAL)	102

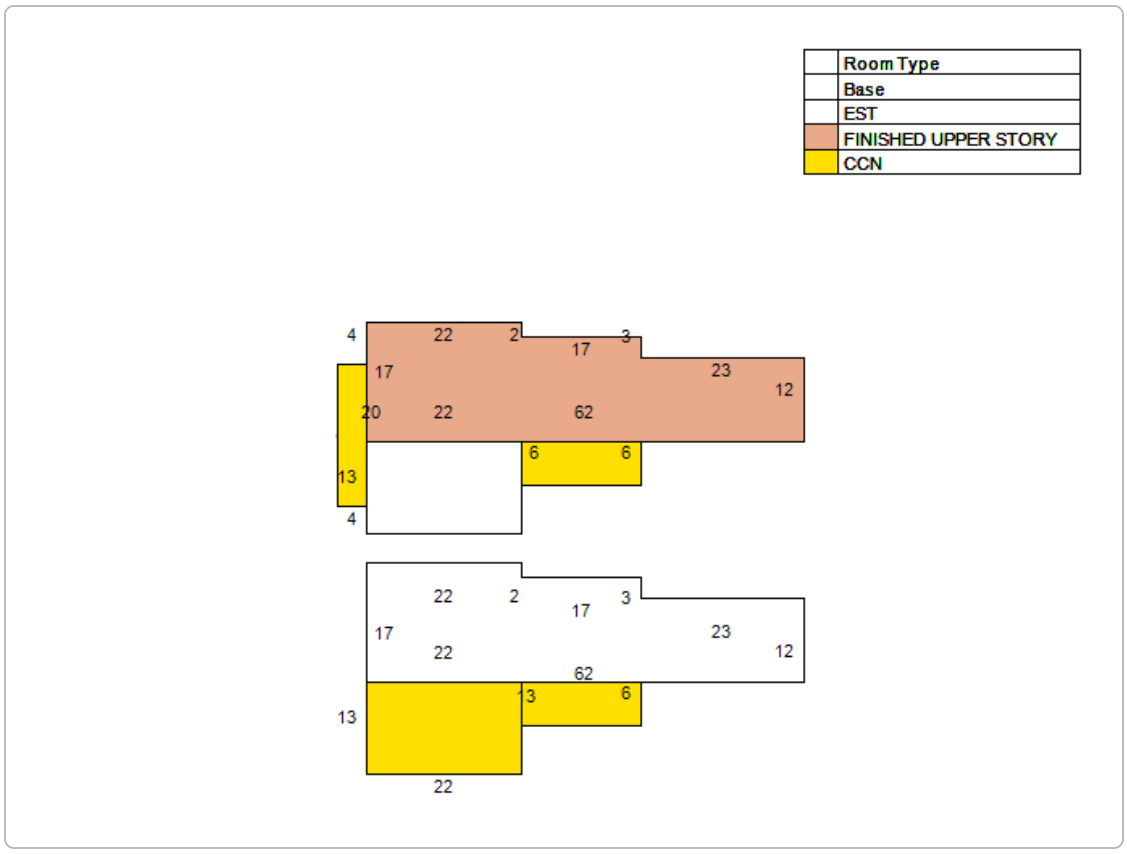
CANOPY (COMMERCIAL)	102
Total SqFt	2666

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.

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

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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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02/02/1998 -- ANNUAL REPORT	View image in PDF format
02/18/1997 -- ANNUAL REPORT	View image in PDF format
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

Candice Seymour

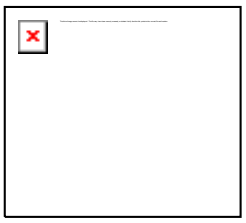
From: Kirby Booth <krbconstruction09@gmail.com>
Sent: Tuesday, October 11, 2022 2:19 PM
To: Candice Seymour
Subject: Re: 4 Aviles HARB application
Attachments: image004.png

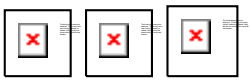
Can we just do a continuance until the November meeting please? We are still waiting on spec sheets for the purposed material.

KRB Construction
9045993859

On Tue, Oct 11, 2022, 10:39 AM Candice Seymour <cseymour@citystaug.com> wrote:

> Good morning,
>
> I am reaching out because I did not receive any additional information regarding the COA application for the storefront that was continued at the September HARB meeting. If you still wish to submit additional materials for inclusion in the meeting packet, I can accept them by 5pm today. Otherwise, any new information presented at the meeting will only be heard at the Board's discretion, and they may continue the application again if they feel they have not had ample time to review what you submit.
>
> Alternatively, if you would like to continue this application to the November or other future meeting, or withdraw the application (hearing at a future meeting would require a new application) we simply need an e-mail stating how you would like to proceed, and a preferred future meeting date if considering a continuance.
>
> Thank you, have a great day!
>
> **Candice Seymour**
>
> Historic Preservation Planner
>
> City of St. Augustine
>
> cseymour@citystaug.com
>
> 904-209-4326





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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for October 20, 2022 Meeting

Application HP2022-0071 Address: 61 Spanish Street

Applicant: Len Weeks Construction Design Development

Property Owner: 108 - 110 St. George Street, LLC

Project description: To construct a new pergola in the rear courtyard.

Architectural Style:	"Spanish Colonial" Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine NRHD: Non-contributing	Construction date:	c. 2017
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1975900010		
Agenda Item:	8(a)	Previous Action(s):	COA F2013-0087 for building with many related COAs

STAFF SUMMARY AND ANALYSIS:

1. Located on the east side of Spanish Street between Hypolita and Treasury Streets, this newer commercial building has not yet received its Certificate of Occupancy and was constructed starting about 4-5 years ago in the HP-2 Zoning District and St. Augustine National Register Historic District.
2. In addition to the overall building design, HARB has previously approved several Certificates of Appropriateness at this property, most recent being PL2021-0163 for installation of a walk-in cooler and exterior exhaust vent at the rear of the building.
3. The applicant is proposing to install a pergola in the rear courtyard.
4. The applicant is also seeking to modify the previously approved pergola design under COA F2013-0087 to avoid existing mechanical equipment and windows and to match the design of the newly proposed pergola. This portion of the request was not advertised and HARB should determine whether the proposed design modifications are substantial enough to require a separate HARB hearing. Plans for the previously approved pergola are provided in the application packet. Modifications to the approved pergola include:
    - Anchoring the north side of the pergola to the building rather than utilizing post supports
    - Decreasing the size of the remaining cedar support posts from 6x8 to 6x6 to match the proposed pergola
    - Changing the direction of the rafters from east/west to north/south to match proposed pergola
    - Changing the rafter size from 4x8 to 2x10 spaced 18" on center to match proposed pergola
5. The AGHP recommends that trellises be constructed of simple round poles; however, the original pergola approval utilized squared wood posts and planks. The overall size and dimensions of the proposed pergolas remain subordinate to the existing building.
6. Installation of the pergola posts will be through existing pavers.
7. Overhang of the front pergola rafters appears to cross the existing wall to the south. A survey indicating that the overhang will not cross the property line will be required prior to approval of a permit for construction of the pergola.
8. The applicant has confirmed that any plant materials associated with this project will be from the pre-approved list. Landscape design exceeding $1,000 requires HARB review.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **61 Spanish Street** because the proposed pergolas meets the Secretary of the Interior's Standards for Rehabilitation # 9 for compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct a 24' x 11' cedar pergola with eight 6x6 cedar post supports, two 6x10 cedar beams and 2x10 rafters at 18" intervals with a height of 9'6" to top of beam.
2. Modify the previously approved trellis design with materials, height, and orientation to match the proposed new pergola and to avoid blocking existing mechanical equipment and windows
    a. Proposed length/width: 18'6" x 14'

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

Don't...

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

Pre-1821

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

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

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

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

Masonry bench seating is appropriate within loggias.

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

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

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs

STAFF PHOTOGRAPHS
61 Spanish Street

South Elevation

Front (west) and South Elevations

STAFF PHOTOGRAPHS
61 Spanish Street

Front Entrance Pergola Location

Staff Report pg. 7

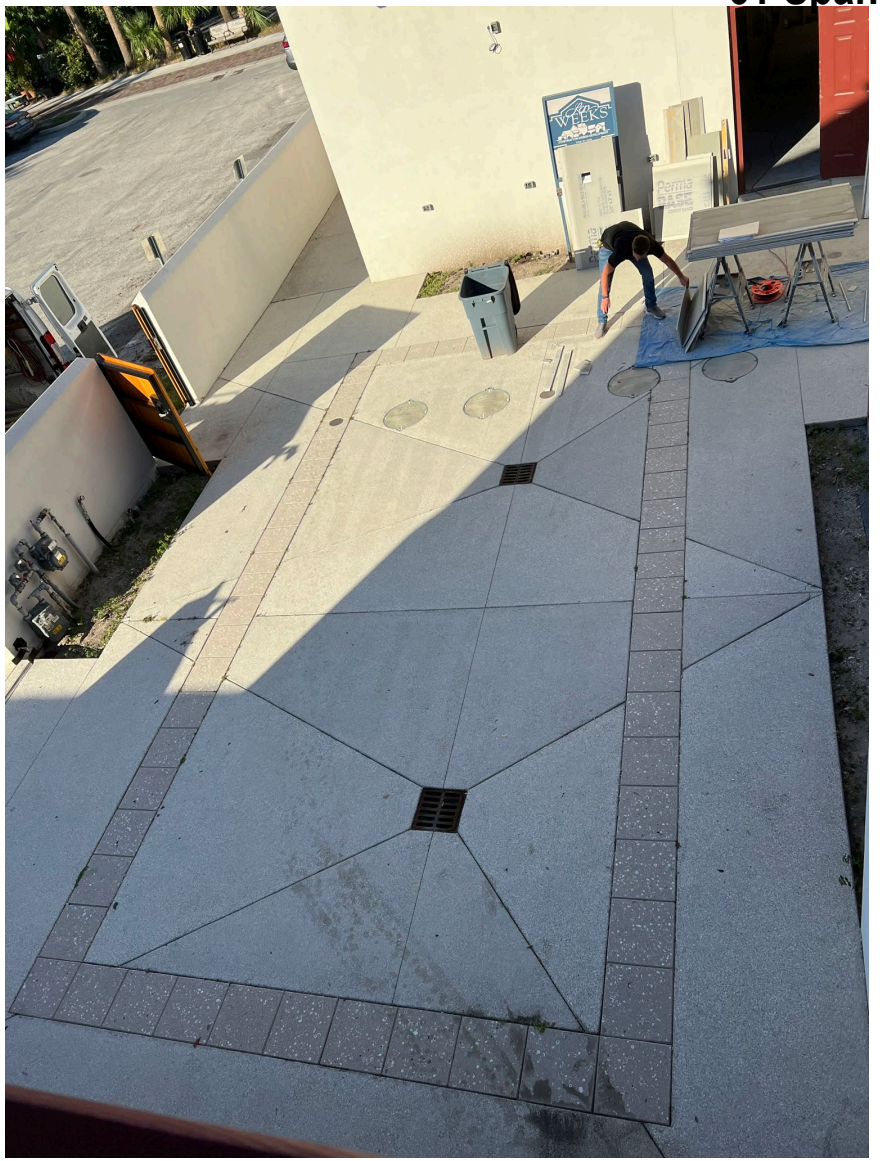
STAFF PHOTOGRAPHS
61 Spanish Street

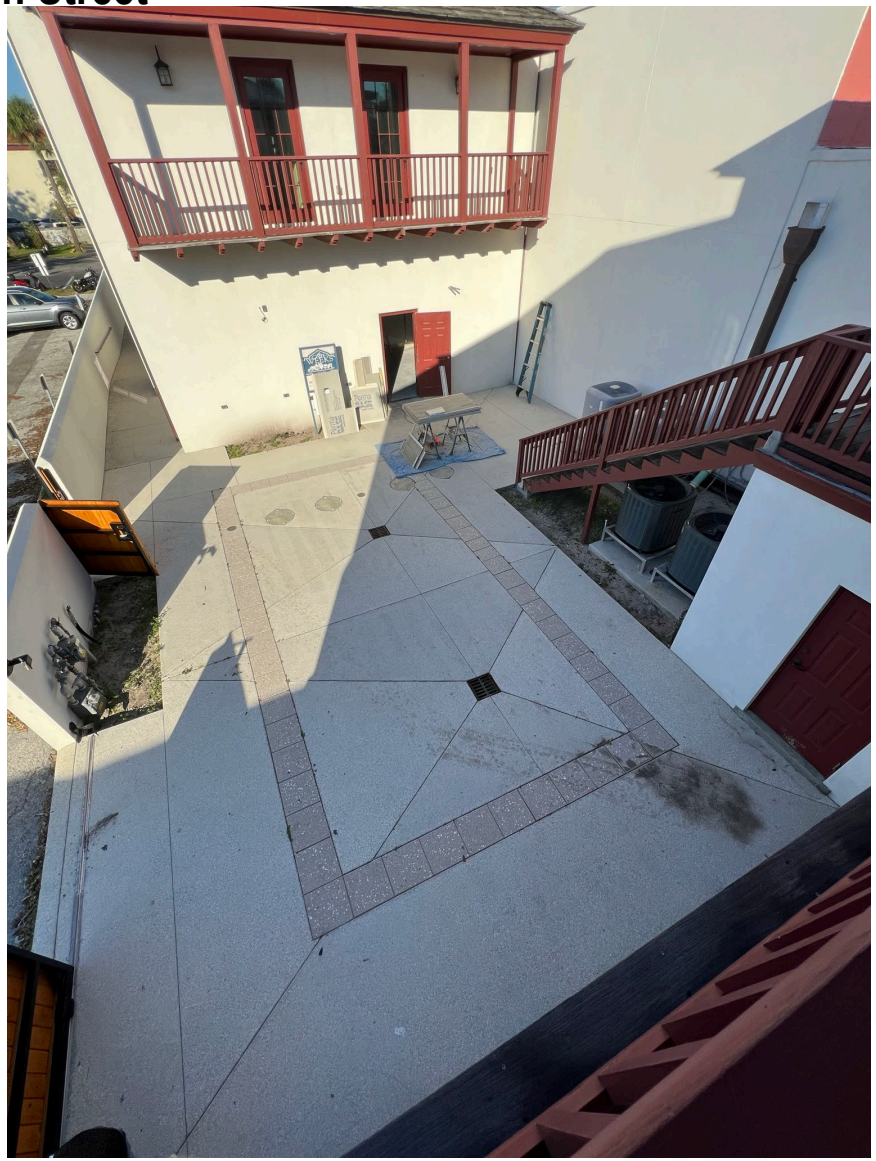
Rear Pergola Location

STAFF PHOTOGRAPHS
61 Spanish Street

Staff Report pg. 9

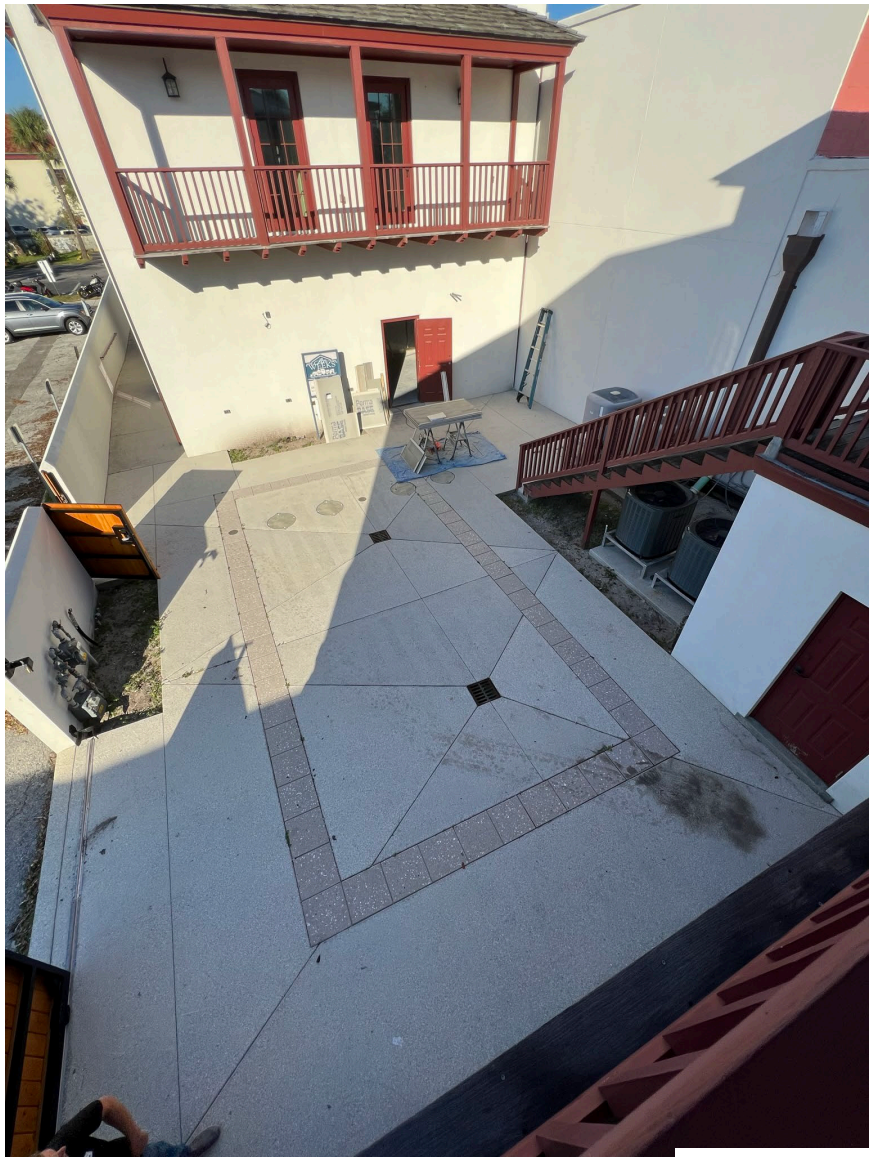
STAFF PHOTOGRAPHS
61 Spanish Street

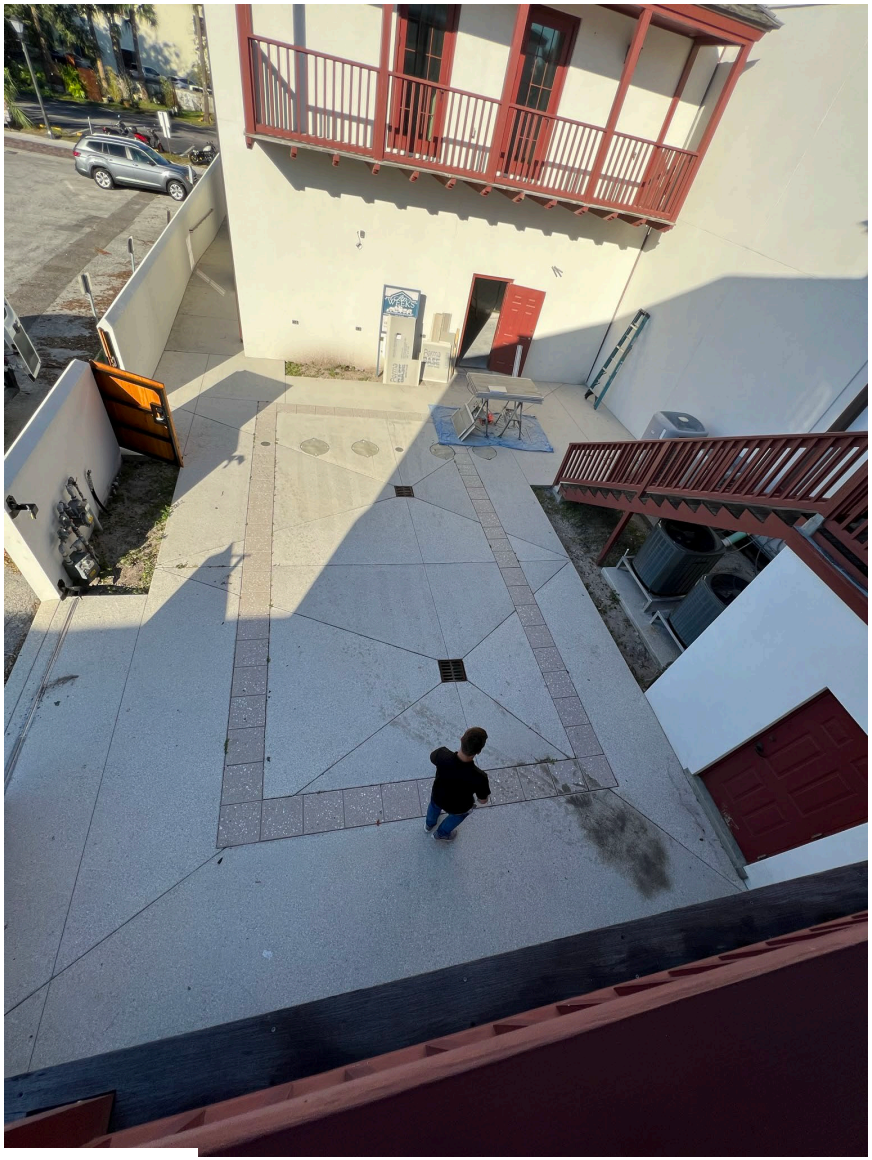




Rear Pergola Location (posts will be installed where square blocks are inlaid)

STAFF PHOTOGRAPHS
61 Spanish Street

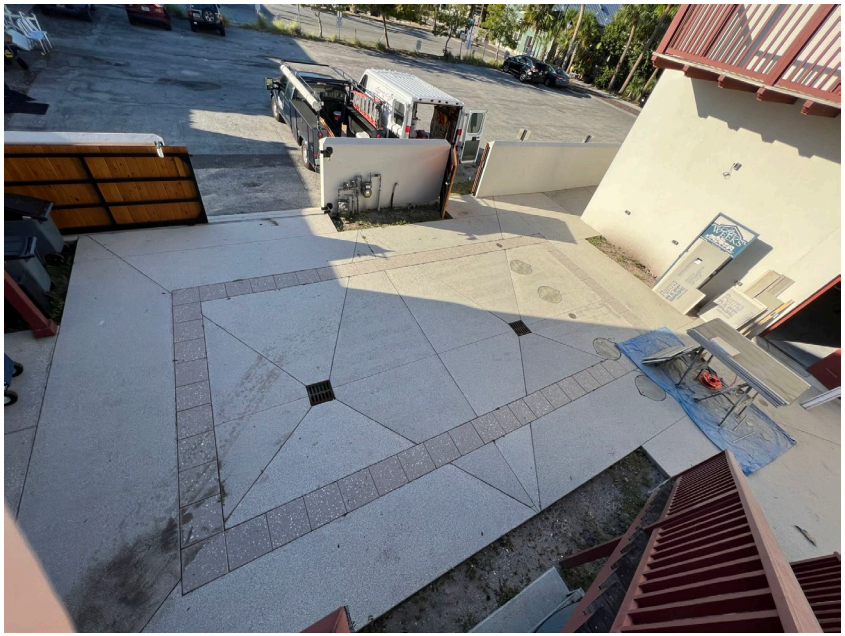




Rear Pergola Location

Staff Report pg. 11

STAFF PHOTOGRAPHS
61 Spanish Street

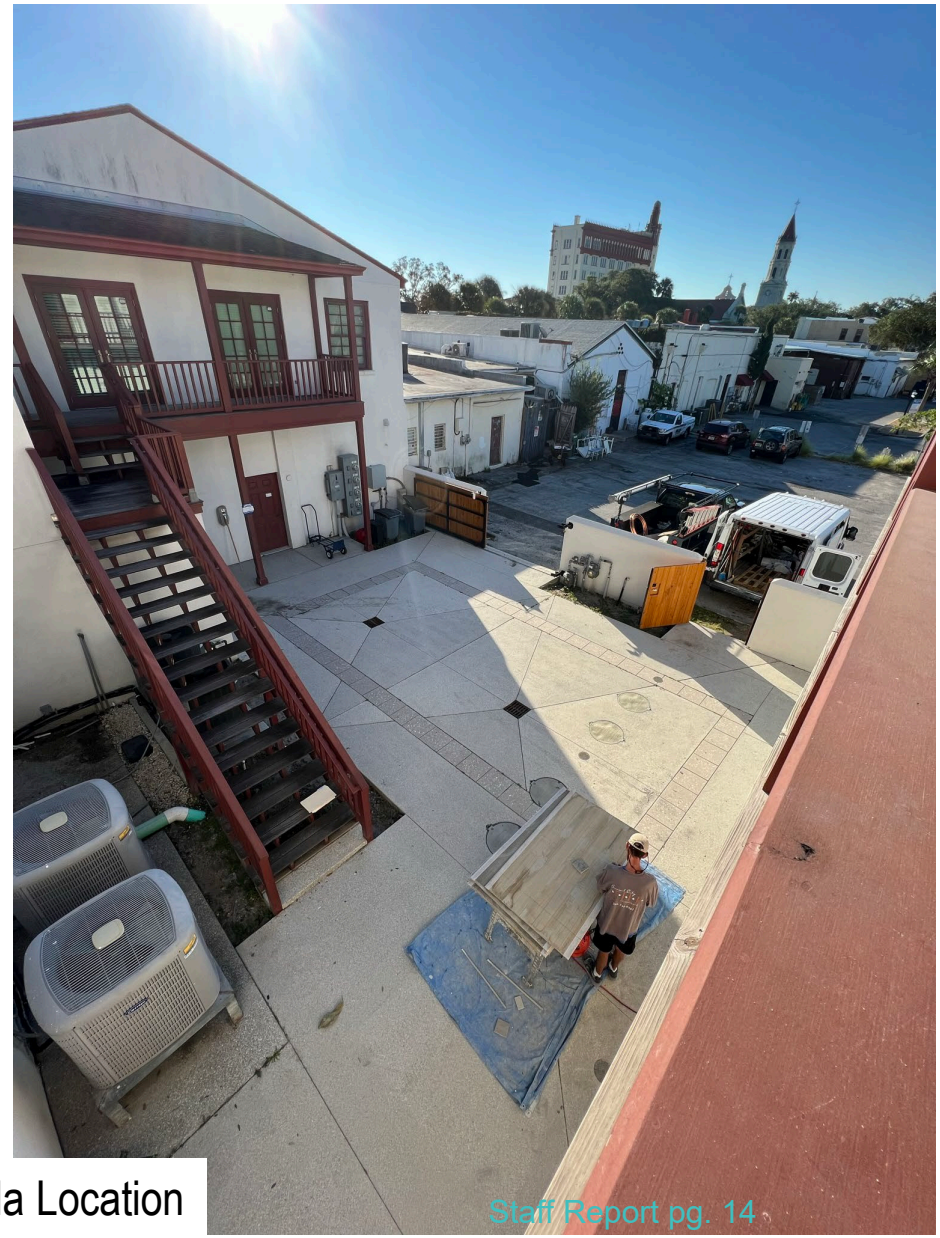


Rear Pergola Location

STAFF PHOTOGRAPHS
61 Spanish Street

Rear Pergola Location

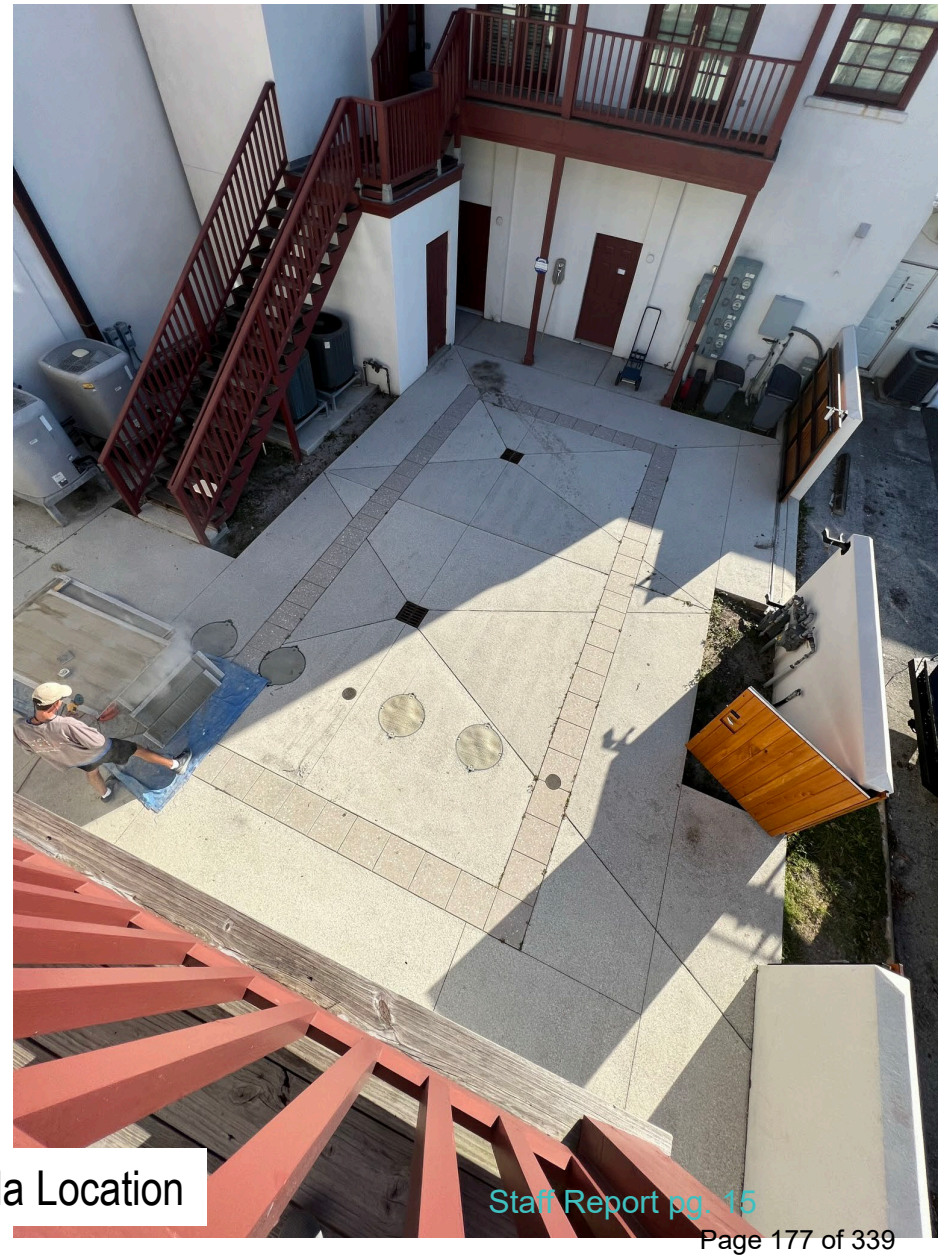
STAFF PHOTOGRAPHS
61 Spanish Street



Rear Pergola Location

Staff Report pg. 14

STAFF PHOTOGRAPHS
61 Spanish Street



Rear Pergola Location

Received September 20, 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. HP2022-0071

Receipt No. 2468216 Meeting Date: October 20th, 2022

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

1. NAME OF APPLICANT Schaffer Weeks
   Business (if applicable) Len Weeks Construction Design Development
   Address 62 Hypolita Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-669-1672 Other phone/email sweeks@LWCDD.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Jonathan Rice
   Business (if applicable) 108 - 110 St. George Street, LLC
   Address 2 Hadden Road
   City Scarsdale State NY Zip Code 10583
   Daytime telephone (required) 914-682-4722 Other phone _____
3. PROJECT STREET ADDRESS 61 Spanish Street
4. LEGAL DESCRIPTION: Lot 3 Block 14 Subdivision _____ Parcel 197590 0000
5. EXISTING USE Currently Undergoing Restaurant Build-Out PROPOSED USE Currently Undergoing Restaurant Build-Out
6. PROPOSED PROJECT WORK

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

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

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

Received September 20, 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 Trellis at back courtyard
- ☐ 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)

61 Spanish Street is currently under construction with the 1st floor to be a restaurant, as previously approved. This HARB Application is for the addition of a trellis in the back courtyard. Please see attached drawing by Les Thomas. HARB has previously approved a trellis to be built at the front entrance which will be completed as part of this project. I am including some information with this application to show compatibility.

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 Schaffer Weeks

SIGNATURE OF APPLICANT Schaffer K Weeks DATE 09.20.2022

PRINT OWNER'S NAME Jonathan Rice

SIGNATURE OF OWNER Jonathan Rice DATE 10-3-22

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.

SKW 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 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:

Would be helpful to have approved drawing of the existing trellis. Are these proposed to match eachother?

Please detail any proposed plant material or confirm you will use material from the pre-approved list.

Project number: HP2022-0071 Project Address: 61 Spanish Street

Reviewed by: Candice Seymour Date: 09/20/2022

Candice Seymour

From: S. Weeks <sweeks@LWCDD.com>
Sent: Monday, October 10, 2022 5:39 PM
To: Candice Seymour; Harb
Cc: lesthomasarchitect@gmail.com; Len Weeks; Trey Wilder; Jonathan Rice
Subject: RE: 61 Spanish Street - Certificate of Appropriateness application for October 20, 2022 Historic Architectural Review Board meeting
Attachments: Treylor Park Trellis Prelim 10.6.22.pdf; Front Entrance Trellis - Existing Mechanical Equipment - Photo.JPEG; Original HARB Application.pdf; Trellis Plans Previously Approved by HARB.pdf; Trellis Plans Previously Approved by HARB (2).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please see attached final drawing for the proposed trellises at 61 Spanish Street. I am also attaching the original HARB application and drawings that were previously approved by HARB for the front entrance trellis, for reference. As we discussed on-site, the attached current and revised drawings show a minor modification to the front entrance trellis to use 2”x joists instead of 4”x, this is so the front entrance will match the proposed trellis in the back courtyard. As a back story, the front entrance trellis was approved with the building shell prior to having a 1st floor tenant. The 1st floor tenant we have now found, Treylor Park, prefers the 2”x look for their back courtyard trellis. We would like to have the front entrance trellis and the back courtyard trellis match. We also had to make a slight adjustment to the posts for the front entrance trellis due to the existing mechanical equipment (photo attached) and to avoid blocking the window with a post. Again, I would consider those extremely minor modifications to the front entrance trellis that has been previously approved by HARB.

As for the other note on the sufficiency checklist – if any plant material is used it will be on the pre-approved list.

Should you have any additional questions please do not hesitate to call.

Thank you,

Schaffer Weeks
Project Manager / Estimator

Len Weeks
Construction • Design • Development
Office: 62 Hypolita Street, St. Augustine, FL 32084
Office #: 904.824.1626
Cell #: 904.669.1672
sweeks@LWCDD.com

From: Candice Seymour <cseymour@citystaug.com>
Sent: Monday, September 26, 2022 2:21 PM
To: S. Weeks <sweeks@LWCDD.com>

Received October 10, 2022
Planning and Building Department

TYPE OF CONSTRUCTION

TYPE VB
PROJECT IS LOCATED EAST OF I-95 WIND-
BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

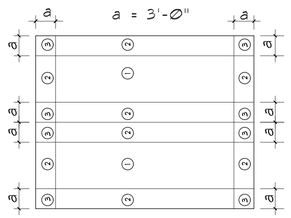
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION

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

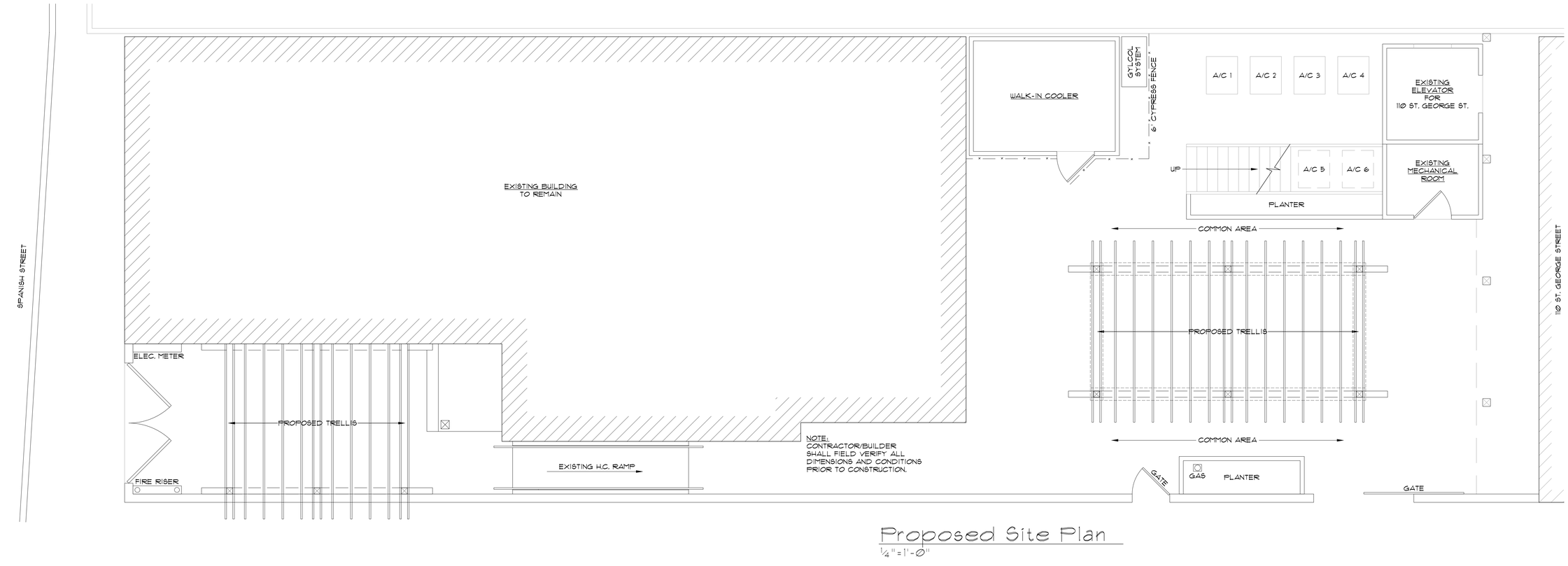
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

EFFECTIVE WIND AREA Ft. Sq.								
	10		20		50		100	
ROOF								
1	10.5	-25.9	10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-28.1
WALL								
4	25.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	25.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

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

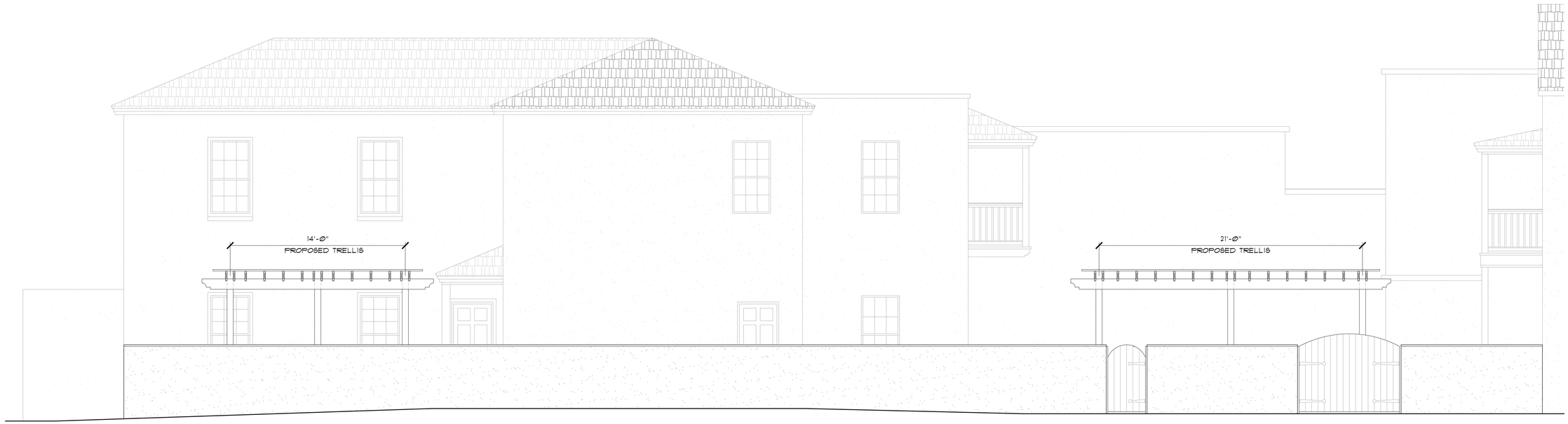

a
a = 3'-0"
a
a
a

Received October 10, 2022
Planning and Building Department



Proposed Site Plan

1/4" = 1'-0"



Proposed South Elevation

1/4" = 1'-0"

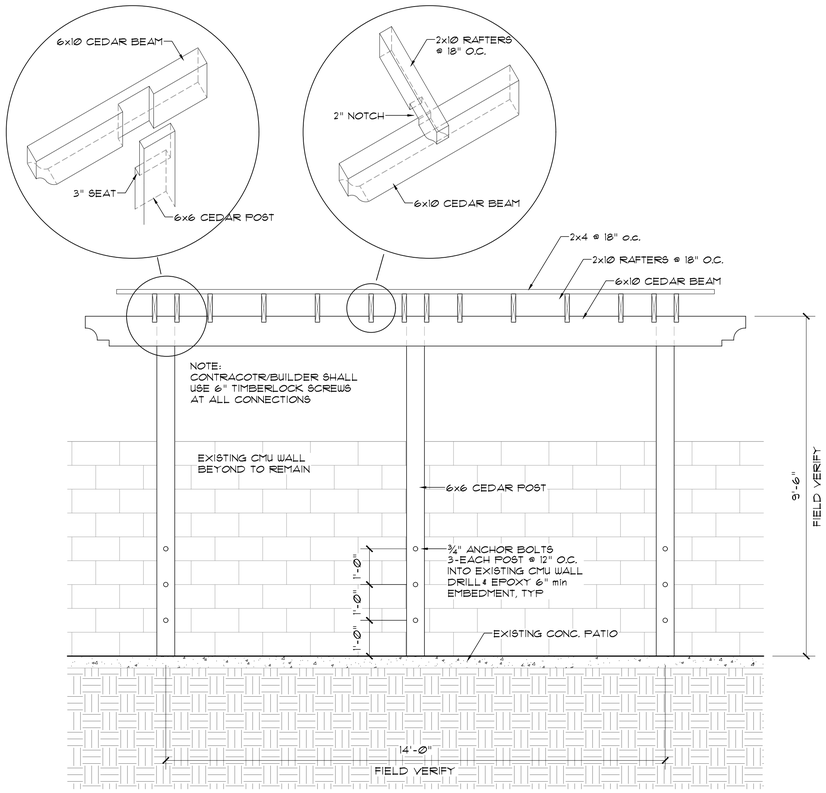
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW TRELLIS
TREYLOR PARK RESTAURANT
61 SPANISH STREET, SAINT AUGUSTINE, FLORIDA

Date:	10.06.22
Scale:	AS NOTED
Drawn:	Murphy
File:	TPR

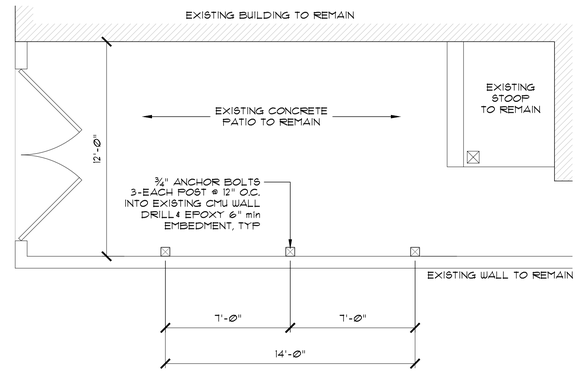
SHEET
A2

Received October 10, 2022
Planning and Building Department



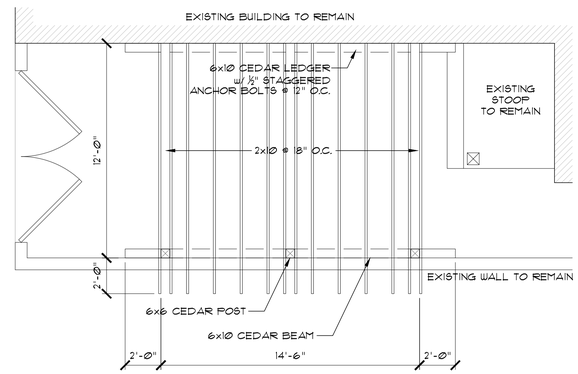
Trellis Detail

¼"=1'-0" Front



Trellis Foundation

¼"=1'-0" Front



Trellis Plan

¼"=1'-0" Front

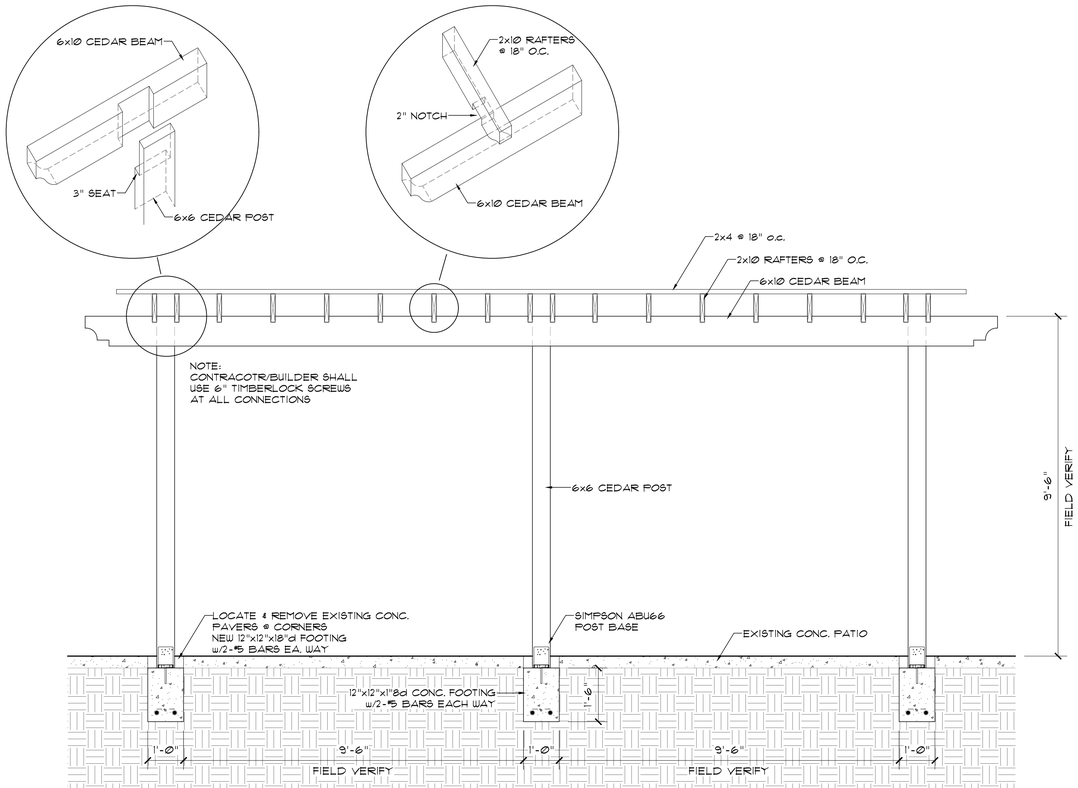
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

NEW TRELLIS
TREYLOR PARK RESTAURANT
61 SPANISH STREET, SAINT AUGUSTINE, FLORIDA

Date:	10.06.22
Scale:	AS NOTED
Drawn:	Murphy
File:	TPR

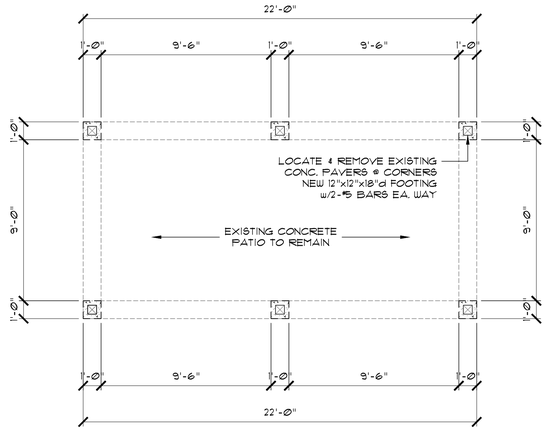
SHEET
A3

Received October 10, 2022
Planning and Building Department



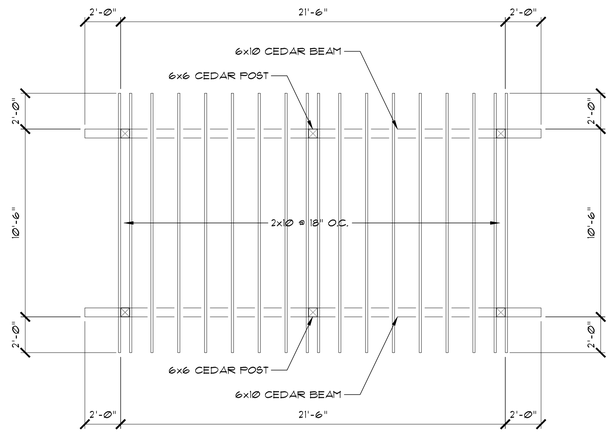
Trellis Detail

1/4"=1'-0" Rear



Trellis Foundation

1/4"=1'-0" Rear



Trellis Plan

1/4"=1'-0" Rear

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

NEW TRELLIS
TREYLOR PARK RESTAURANT
61 SPANISH STREET, SAINT AUGUSTINE, FLORIDA

Date:	10.06.22
Scale:	AS NOTED
Drawn:	Murphy
File:	TPR

SHEET
A4

Received October 10, 2022
Planning and Building Department

Received October 10, 2022
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION OF APPROPRIATENESS
☑ CERTIFICATE OF APPROPRIATENESS

Application Fee: $30.00 BDAC Project No. _____

Receipt No. _____ Meeting Date: _____

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT LEN WEEKS
   Business (if applicable) _____
   Address 61 HYPOLITA ST.
   City St. Augustine State FL. Zip Code 32084
   Daytime telephone (required) _____ Other phone _____
2. NAME OF PROPERTY OWNER Jonathon Rose DBA / 108 110 St. Geo. St LLC
   Business (if applicable) _____
   Address 2 Haddan Rd
   City Scarsdale State NY. Zip Code 10583
   Daytime telephone (required) 914-682-4722 Other phone _____
3. PROJECT STREET ADDRESS 61 SPANISH ST.
4. LEGAL DESCRIPTION: Lot 3 Block 14 Subdivision City Parcel 197590-0000
5. EXISTING USE Commercial PROPOSED USE RETAIL / RESIDENTIAL
6. PROPOSED PROJECT WORK

   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application)

   ☐ YES ☐ NO

   B. REHABILITATION (check and specify all work items that apply)

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

Received October 10, 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
- ☐ ☐ 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. OTHER INFORMATION FOR ACTION REQUESTED (attach additional pages if necessary)

New 2 Story Second Spanish Revival Building

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.

PRINT APPLICANT'S NAME Lisa Weeks

SIGNATURE OF APPLICANT Lisa Weeks DATE 6-28-13

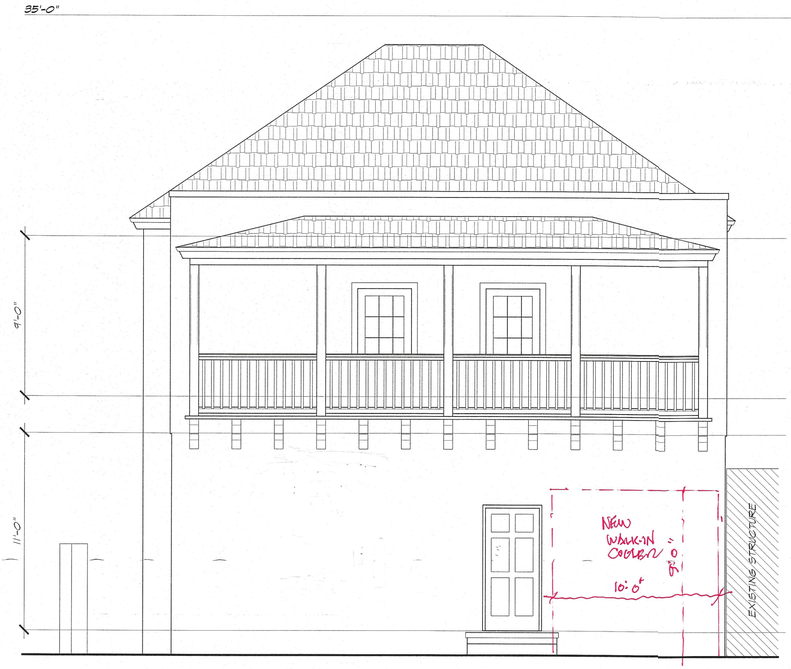
PRINT OWNER'S NAME Jonathan Rice

SIGNATURE OF OWNER DATE 6-28-13

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.

July 2012

Received October 10, 2022
Planning and Building Department



EAST ELEVATION
SCALE 1/4"=1'-0"

WEST ELEVATION
SCALE 1/4"=1'-0"

SOUTH ELEVATION
SCALE 1/4"=1'-0"

5

REVISED 11-8-19

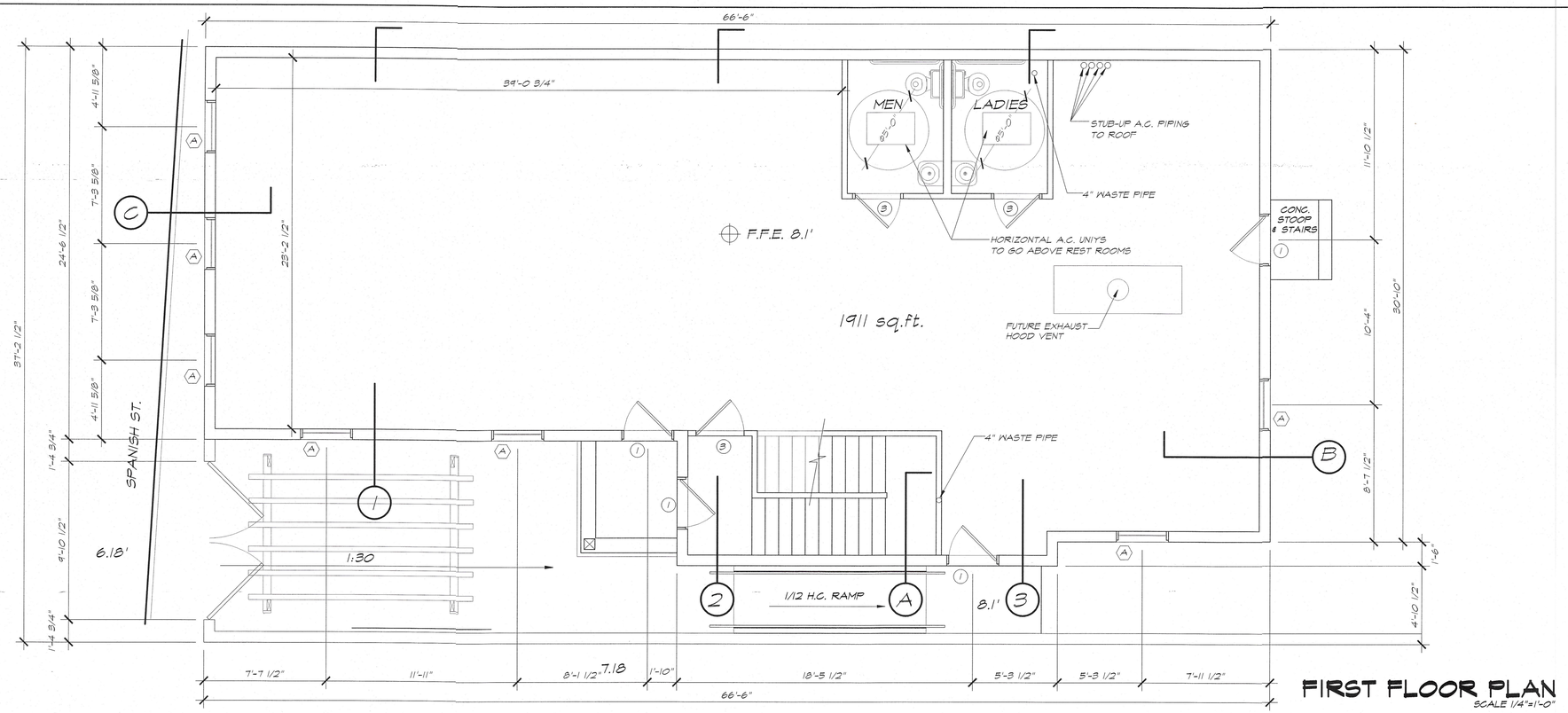
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

ADDITION AND REMODEL OF
61 SPANISH ST.
ST. AUGUSTINE, FLORIDA

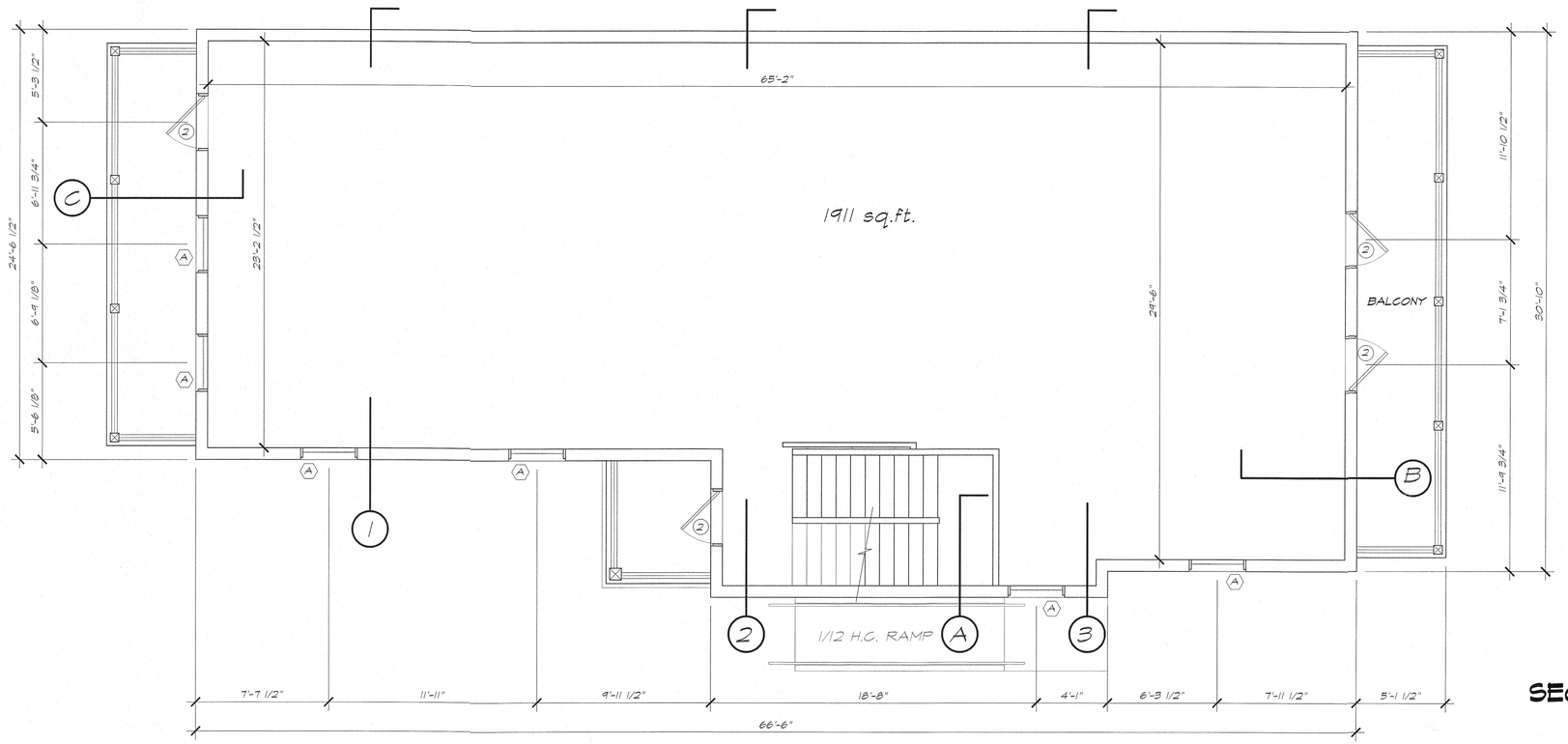
Date:	07-17-13
Scale:	AS NOTED
Drawn:	AMK
File:	DWG/61 SPANISH2

SHEET
A-2

Received October 10, 2022
Planning and Building Department



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



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

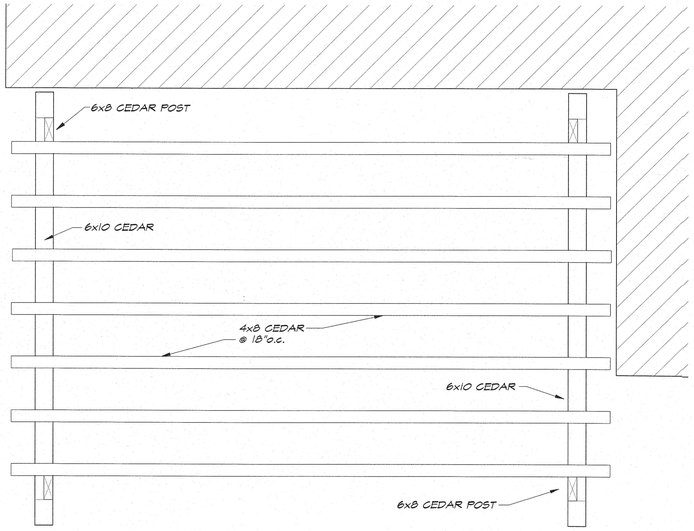
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

ADDITION AND REMODEL OF
61 SPANISH ST.
ST. AUGUSTINE, FLORIDA

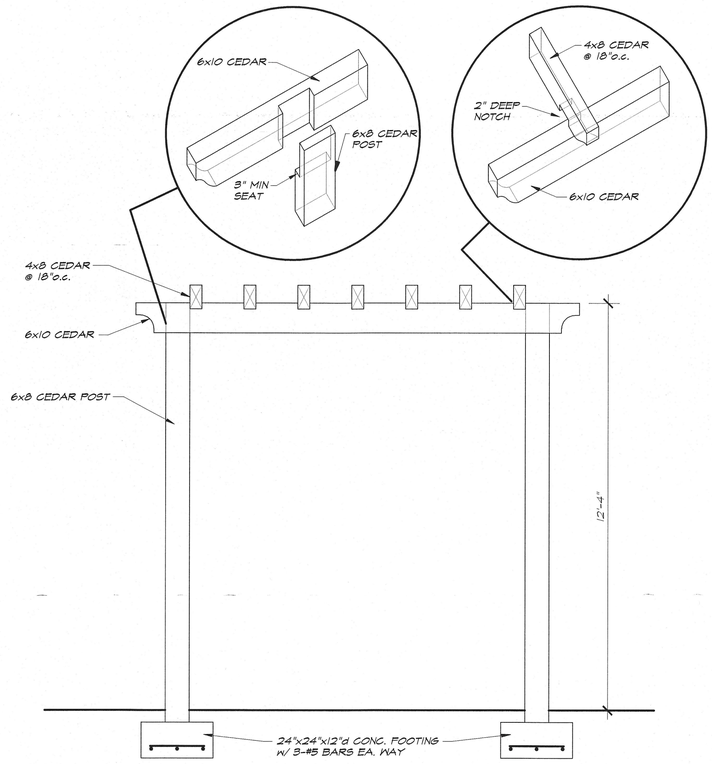
Date:	07-17-13
Scale:	AS NOTED
Drawn:	AMK
File:	DWG/61 SPANISH2

SHEET
A-1

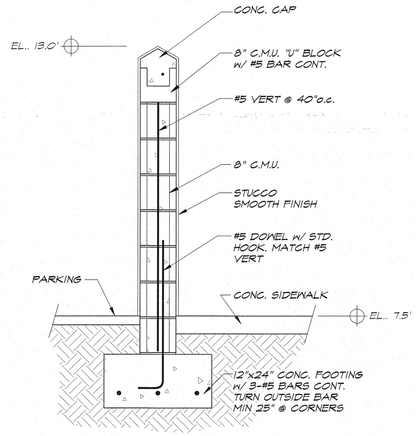
Received October 10, 2022
Planning and Building Department



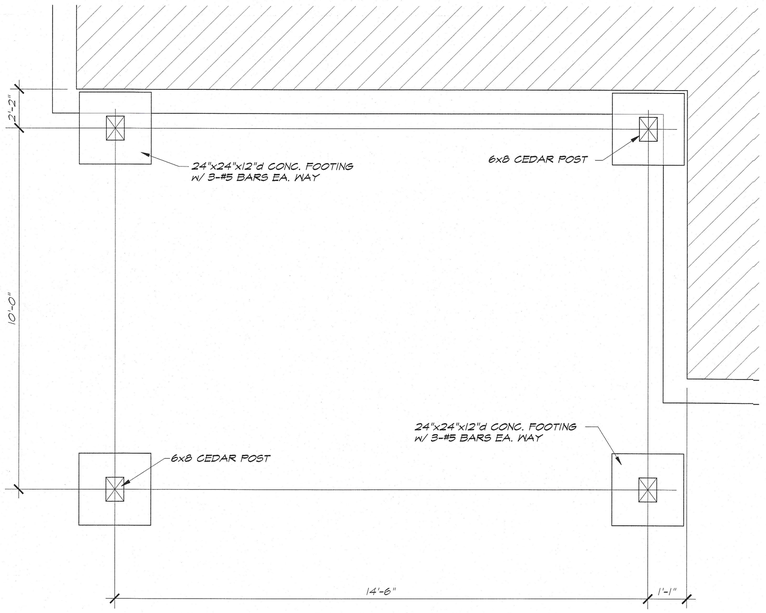
TRELLIS PLAN
1/2"= 1'-0"



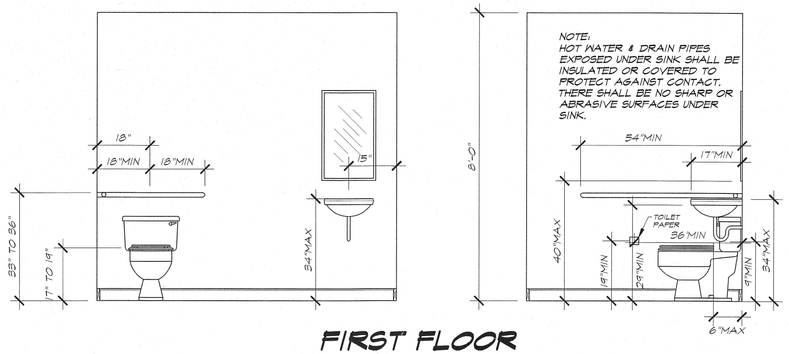
TRELLIS DETAIL
1/2"= 1'-0"



WALL DETAIL
3/4"=1'-0"



TRELLIS FOUNDATION
1/2"= 1'-0"



FIRST FLOOR
H.C. RESTROOM ELEVATIONS
1/2"=1'-0"

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

ADDITION AND REMODEL OF
61 SPANISH ST.
ST. AUGUSTINE, FLORIDA

Date:	07-17-13
Scale:	AS NOTED
Drawn:	AWK
File:	DWG/61 SPANISH2

SHEET
A-6

Instr #2021055832 BK: 5267 PG: 1857, Filed & Recorded: 5/18/2021 10:06 AM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $27.00

This Instrument Prepared By:
Richard Q. Lewis III
Richard Q. Lewis III, Esq., PA
701 Market Street, Suite 111-204
St. Augustine, Florida 32095

PREPARED WITHOUT SURVEY OR OPINION OF TITLE
Note to Recording Clerk: Minimum documentary stamps have been affixed to this Deed pursuant to Fla. Admin. Code R. 12B-4.014(2) and Fla. Admin. Code R. 12B-4.014(6).

COPY

THE SOLE AND EXCLUSIVE PURPOSE OF THIS QUITCLAIM DEED IS TO CREATE TWO, DISTINCT PARCELS FOR AD VALOREM TAX PURPOSES.

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 11th day of May, 2021, by **108-110 ST. GEORGE STREET, LLC**, a Florida limited liability company, the Grantor, conveys its interest in non-homestead property to **108-110 ST. GEORGE STREET, LLC**, a Florida limited liability company, whose post office address is 2 Hadden Road, Scarsdale, New York, 10583, the Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of $10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, to-wit:

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

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

[SIGNATURE ON FOLLOWING PAGE]

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

Signed, sealed and delivered
in the presence of:

Witness Meredith DelBene
(type name of witness)

Witness CARLO DICRISTOFARO
(type name of witness)

108-110 ST. GEORGE STREET, LLC, a Florida limited liability company

BY: _____
Jonathan Rice, Manager

STATE OF New York
COUNTY OF Westchester

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of May, 2021, by Jonathan Rice, Manager of **108-110 ST. GEORGE STREET, LLC**, a Florida limited liability company, by and on behalf of the company, who (X) are personally known to me or (__) have presented the following identification: _____

My Commission Expires:

Steven P. Grant
Signature of Notary
Print Name: Steven P. Grant
My Commission No.

(SEAL)

STEVEN P. GRANT
Notary Public, State of New York
Reg #02GR4806729 Westchester County
My Commission Expires 11-24-2022

COPY

EXHIBIT "A"
Legal Description

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3128, PAGE 1600 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND ALSO BEING A PORTION OF LOT ONE (1) OF BLOCK FOURTEEN (14) OF THE CITY OF ST. AUGUSTINE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 5, BLOCK 14 OF THE CITY OF ST. AUGUSTINE MAPS; THENCE N 05°36'14" W, ALONG THE PREVIOUS RIGHT OF WAY LINE OF ST. GEORGE STREET, A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN DEED BOOK 165, PAGE 506, OF SAID PUBLIC RECORDS, CONVEYED TO THE CITY OF ST. AUGUSTINE; THENCE S 82°35'57" W, ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN DEED BOOK 165, PAGE 506, A DISTANCE OF 4.25 FEET TO A MAG NAIL AND DISK IDENTIFIED AS BEING "LB 6824", SAID MAG NAIL AND DISK BEING THE NORTHWEST CORNER OF SAID LANDS AS DESCRIBED I DEED BOOK 165, PAGE 506; THENCE S 82°35'57" W, ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3128, PAGE 1599, OF SAID PUBLIC RECORDS, A DISTANCE OF 103.35 FEET TO THE POINT OF BEGINNING;

THENCE S 05°53'14" E, DEPARTING SAID NORTH LINE, A DISTANCE OF 38.13 FEET TO THE SOUTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3128, PAGE 1599; THENCE S 83°35'42" W, ALONG SAID SOUTH LINE, A DISTANCE OF 93.54 FEET TO A ½" IRON PIPE IDENTIFIED AS "LB 6824", SAID IRON PIPE ALSO BEING THE SOUTHWEST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3128, PAGE 1599; THENCE N 03°53'43" W, ALONG THE WEST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3128, PAGE 1599, A DISTANCE OF 36.56 FEET TO A 1/2 " IRON PIPE WITH NO IDENTIFICATION, SAID IRON PIPE BEING THE NORTHWEST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3128, PAGE 1599; THENCE N 82°35'57" E, ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3128, PAGE 1599, A DISTANCE OF 92.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 3,467.28 SQUARE FEET OR 0.08 ACRES MORE OR LESS.

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

No Image Available

Parcel ID	1975900010
Location Address	61 SPANISH ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	3-1 CITY OF ST AUG W 93 FT OF LOT 3 OF LOT 1 BLK 14 37 FT X 93 FT ON SPANISH ST DB178/597 & 5267/1857(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.080
Homestead	N

Owner Information

Owner Name	108-110 St George Street LLC 100%
Mailing Address	ATTN:JONATHAN RICE 2 HADDEN RD SCARSDALE, NY 10583-3304

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$346,700
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$346,700**
Total Deferred	$0
Assessed Value	**$346,700**
Total Exemptions	$0
Taxable Value	**$346,700**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$0	$0	$0	$0	$0	$0	$0	$0	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	3467	SF	$346,700

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/18/2021	5/11/2021	$0.00	QUIT CLAIM DEED	5267	1857	U	V	108-110 ST GEORGE STREET LLC	108-110 ST GEORGE STREET LLC
	8/27/2008	$373,800.00	QUIT CLAIM DEED	3128	1599	U	I	RICE MARIAN N	108-110 ST GEORGE STREET LLC

No data available for the following modules: 2021 TRIM Notice, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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

Developed by Schneider GEOSPATIAL

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Version 2.3.221

Detail by Entity Name

Florida Limited Liability Company
108-110 ST. GEORGE STREET, LLC

Filing Information

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FEI/EIN Number	30-0529043
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Last Event	REINSTATEMENT
Event Date Filed	10/04/2018

Principal Address

108/110 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Changed: 11/24/2009

Mailing Address

2 HADDEN ROAD
SCARSDALE, NY 10583

Changed: 11/24/2009

Registered Agent Name & Address

Weeks, Len
62 Hypolita
St Augustine, FL 32084

Name Changed: 03/14/2021

Address Changed: 03/14/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

RICE, JONATHAN
2 HADDEN ROAD
SCARSDALE, NY 10583

Annual Reports

Report Year	Filed Date
2020	04/14/2020
2021	03/14/2021
2022	01/26/2022

Document Images

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10/23/2007 -- 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 October 20, 2022 Meeting

Application HP2022-0073 Address: 50 Marine Street

Applicant: Les Thomas, Architect

Property Owner: Ocean Breezes Real Estate LLC

Project description: To modify plans from a previously approved Certificate of Appropriateness, including altering the size of an approved window, adding an additional window of the same size on the front elevation, and reconfiguring the fenestration of an approved rear door.

Architectural Style:	"Spanish Colonial" Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine NR District: Non-contributing	Construction date:	1975
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1988700000		
Agenda Item:	8(b)	Previous Action(s):	COA HP2022-0044

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Marine Street between Bridge and St. Francis Streets. The residence, constructed in 1975 according to the St. Johns County Property Appraiser, does not contribute to the St. Augustine National Register Historic District. Because of its location in the Historic Preservation 1 (HP-1) zoning district, HARB review is required for the proposed alterations to the building and site to ensure compatibility with the AGHP.
2. A Certificate of Appropriateness application for this property was heard and approved by the HARB at the August 17, 2022, HARB meeting. The applicant is requesting alterations to the approval as detailed in the scope of work below.
3. The proposed increase in size for the window on the front elevation will not dramatically change the replacement of the existing door.
4. Removal of the small octagonal windows and installation of a second window on the front elevation will alter the design of the front porch space; however, the alterations may not have a noticeable impact on the design of the building because the area is partially screened by existing archways.
5. The applicant stated that front elevation changes to the window design were needed to meet egress requirements for a new bedroom space.
6. At the rear of the building, the previously approved modification to enclose a south elevation opening connecting an existing addition featured an arched, half-glazed wood door with sidelights designed to follow the existing arched opening along the top. According to the applicant, due to height limitations, a new design is required which will still feature an arched half-glazed wood door but with rectangular side lights.
7. Proposed rear door changes are not visible from the street and do not dramatically change the overall design of the building.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Appropriateness** at **50 Marine Street** for modifications to previously approved COA HP2022-0044 because they meet the Secretary of the Interior's Standards for Rehabilitation # 9 as a compatible contemporary design.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Change approved fenestration of the front façade by:
    2. Increasing the size of the Jeld-Wen wood window approved to replace the secondary front door to 3’ x 5’6”. Proposed materials and design to remain (colonial style with simulated divided lites and raised muntins).
    a. Replacing one existing adjacent octagonal window with a 3’ x 5’6” window to match those previously approved
    b. Framing in the second octagonal window
3. Alter the approved design of the rear entry with and arched half-glazed French door with rectangular side lights.

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**

Doors and Entrances

Do...

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

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Add aluminum or other inappropriate screen doors.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Pre-1821

Appropriate materials include pine, oak, cypress and cedar boards, either square edged, shiplap, tongue-and-grooved or beaded, with black iron hardware. Doors may be either single or double leaf. Street doors should not contain any glazing. Balcony and courtyard doors may be partially or fully glazed, with wood sash and muntins.

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

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Design and install new windows when the historic windows are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of window panes, muntins and rails where they contribute to the architectural and historic character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installations prove necessary, window units should be placed on secondary elevations not visible from the public right-of-way.

Post-1821

(Refer to the Pre-Approved Guidelines when considering wood hurricane shutters for requirements that can be approved with a building permit by City Staff)

Mediterranean Influence windows are double hung sash five-over-five or one-over-one. Tall multi-pane fixed and casement windows are also used. Fanlights and transoms are common. An arch motif is common. Balconies should be wrought iron.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Previously Approved Plans

STAFF PHOTOGRAPHS
50 Marine Street

Front (east) Elevation

Staff Report pg. 7

STAFF PHOTOGRAPHS
50 Marine Street

Detail of front porch proposed for alterations

Staff Report pg. 8

STAFF PHOTOGRAPHS
50 Marine Street

Views of window and door proposed for replacement taken from northeast corner

STAFF PHOTOGRAPHS
50 Marine Street

Staff Report pg. 10

STAFF PHOTOGRAPHS
50 Marine Street

West Elevation and South Elevations

Staff Report pg. 11

STAFF PHOTOGRAPHS
50 Marine Street

North Elevation of covered walkway proposed for enclosure

STAFF PHOTOGRAPHS
50 Marine Street

Context Photographs

STAFF PHOTOGRAPHS
50 Marine Street

Context Photographs

STAFF PHOTOGRAPHS
50 Marine Street

Context Photographs

Staff Report pg. 15

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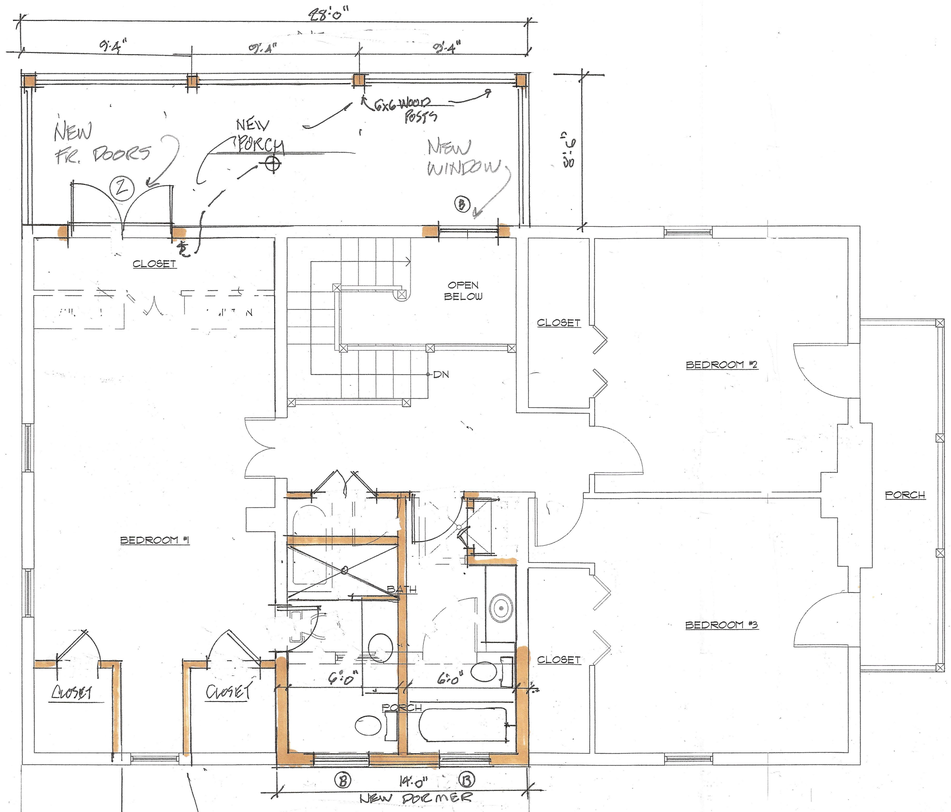
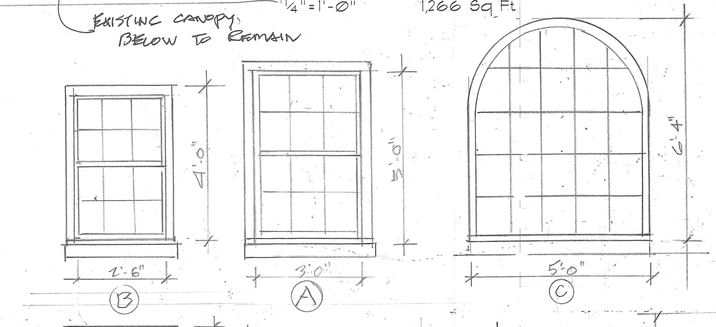
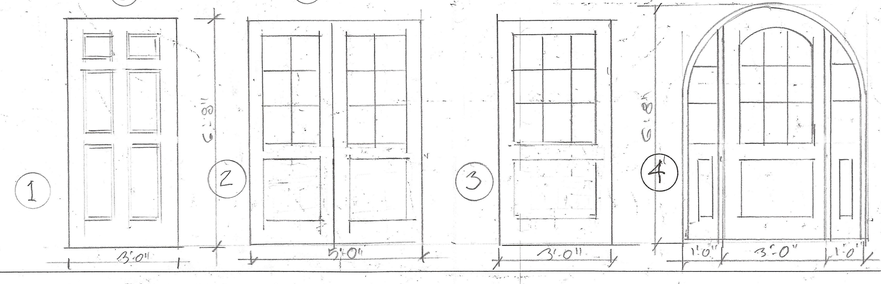


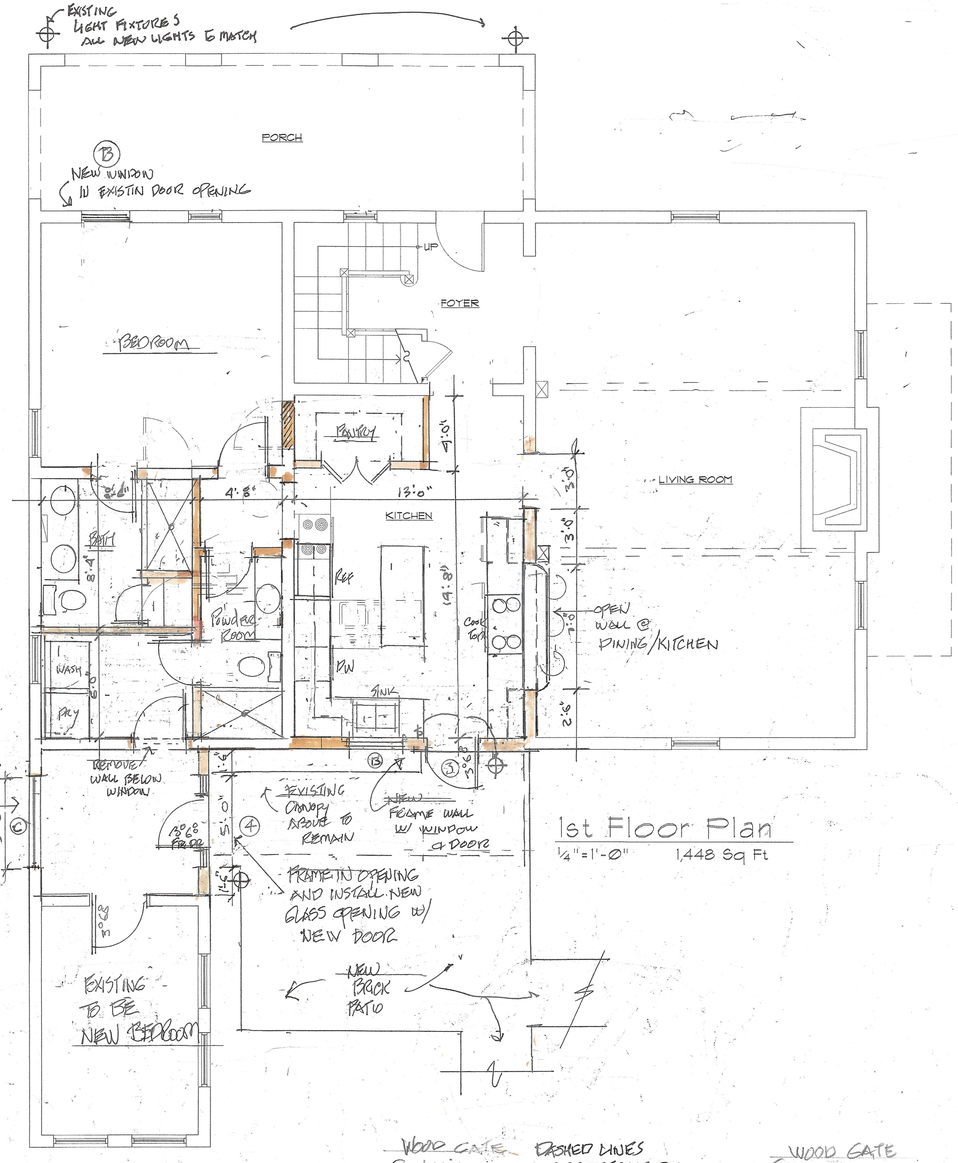
2nd Floor Plan

1/4"=1'-0" 1,266 Sq Ft



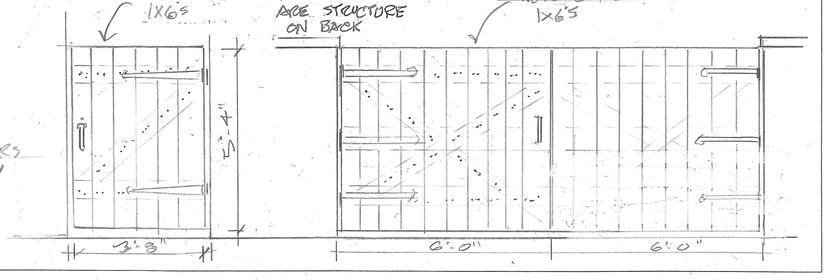


ARMLAST WOOD DOORS AND WINDOWS BY WELDWIN



1st Floor Plan

1/4"=1'-0" 1,448 Sq Ft



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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date:	7-8-22
Scale:	AS NOTED
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NEW PORCH DORMER
HDR HT.
NEW WINDOW
NEW FRENCH DOORS
2nd FLOOR
HDR HT.
PLUMBER POLE
NEW WINDOW TO MATCH EXISTING
1st FLOOR
8" GRADE
8" GRADE
8" GRADE

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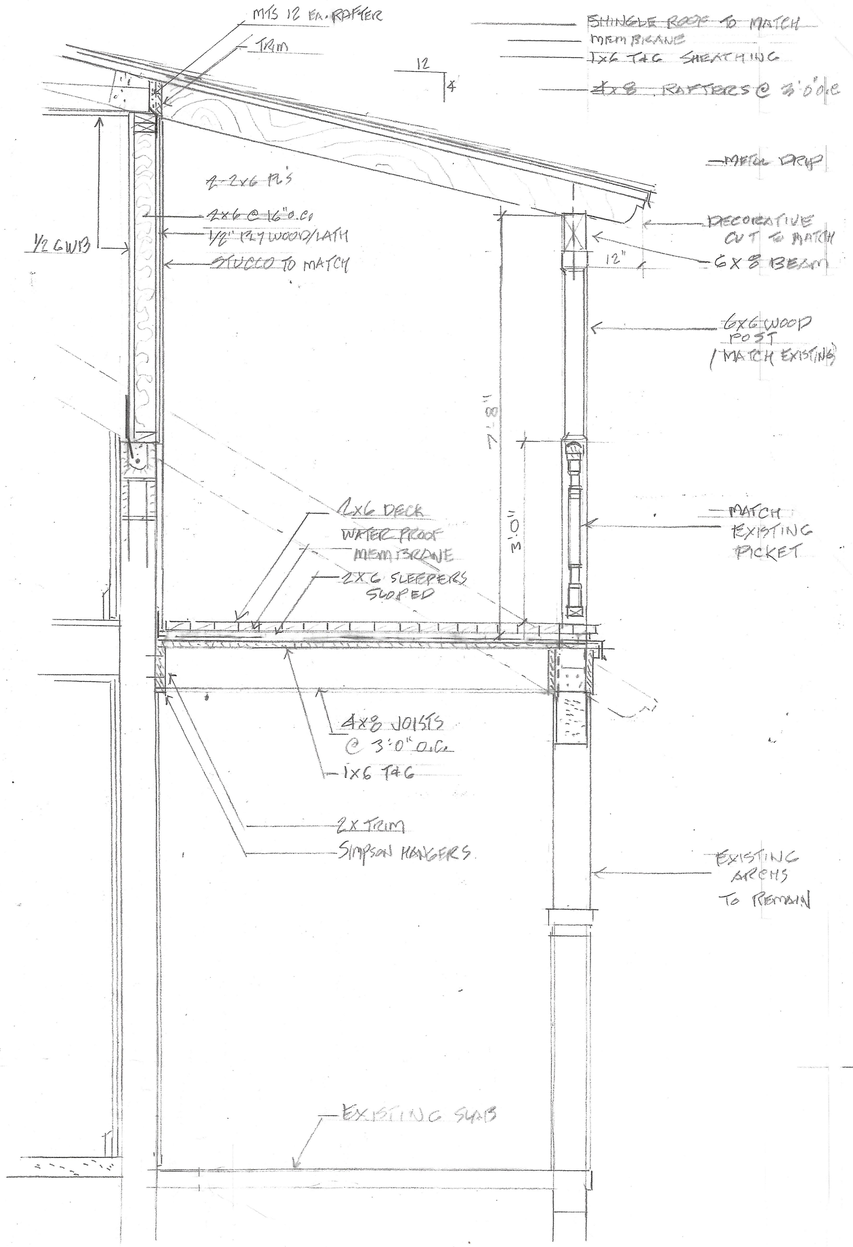
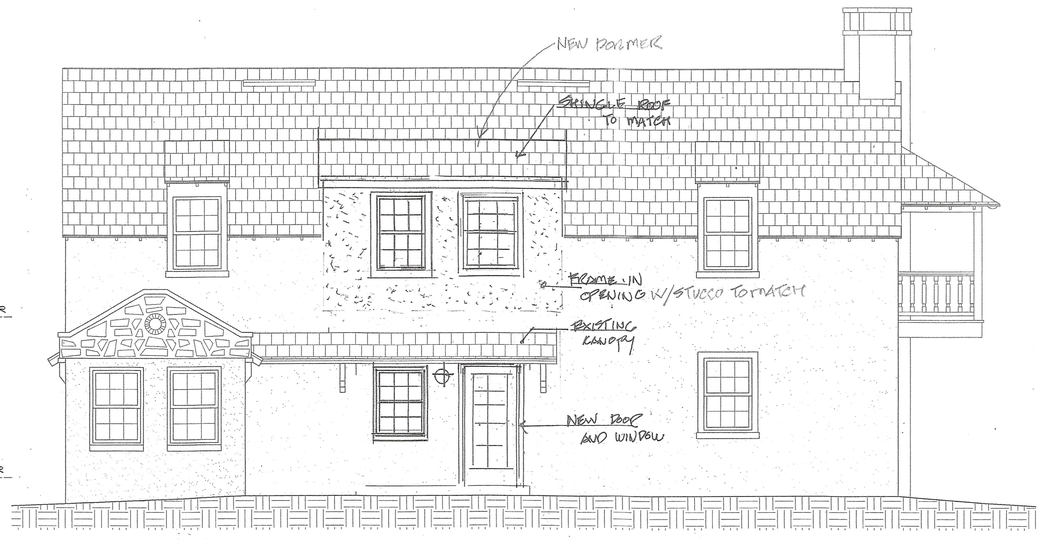


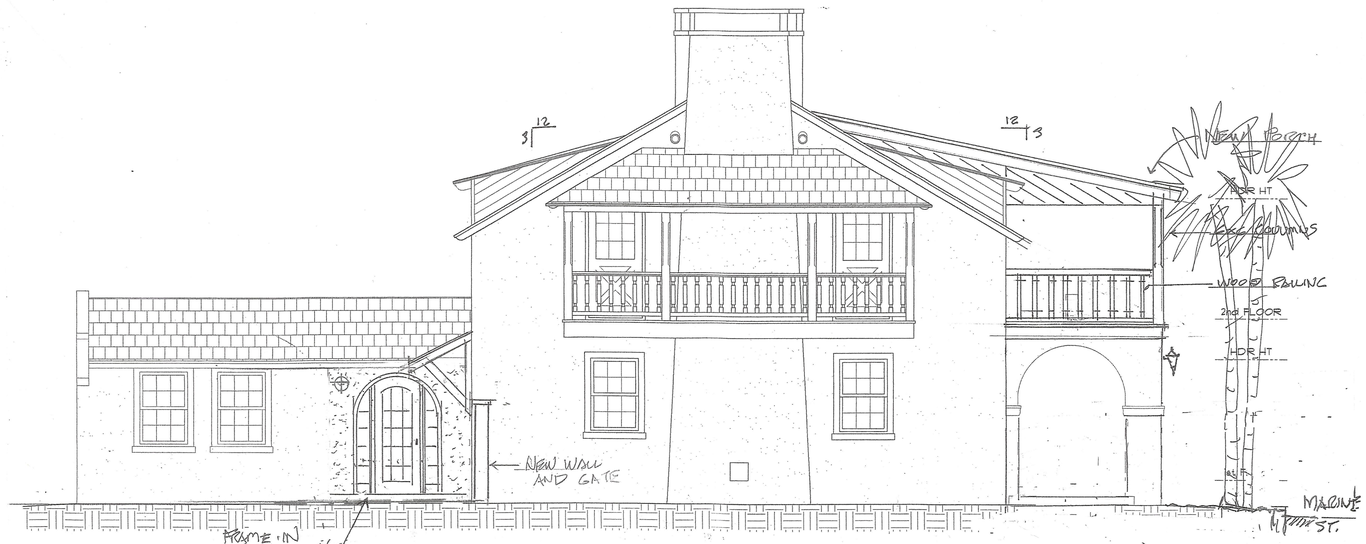
SECTION @ NEW PORCH

3/4" = 1'-0"



West Elevation

1/4" = 1'-0" Rear



South Elevation

1/4" = 1'-0" Left

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date:	7-8-22
Scale:	AS NOTED
Drawn:	MURPHY
File:	50 MARINE

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JAMB EXTENDER, SILL NOSE, & PREP FOR STOOL OPTIONS

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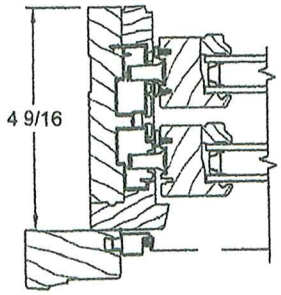
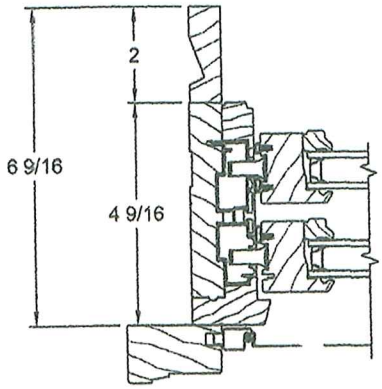
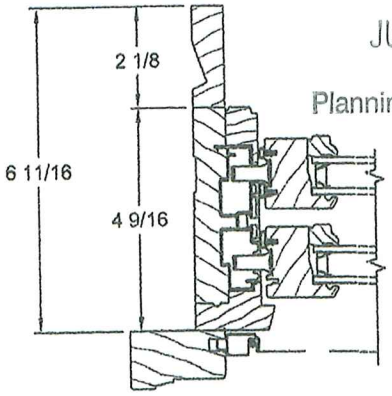
Jamb Extender Options



4 9/16" Jamb Width
4/4 Jamb Thickness

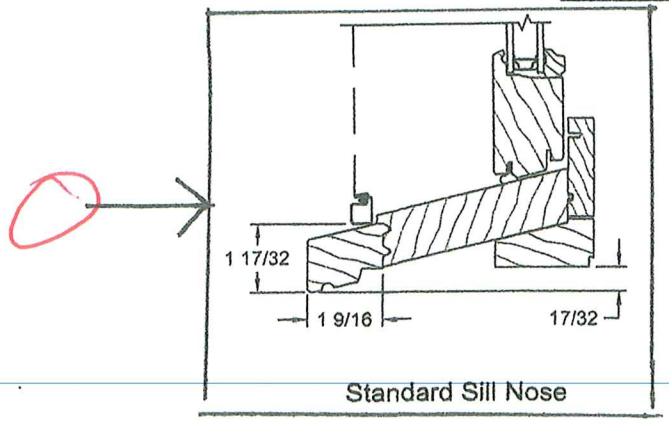


6 9/16" Jamb Width
4/4 Jamb Thickness

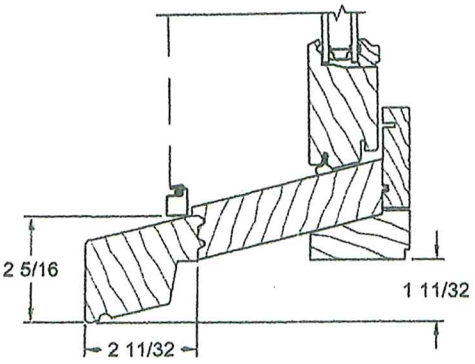


6 11/16" Jamb Width
4/4 Jamb Thickness

Sill Nose Options

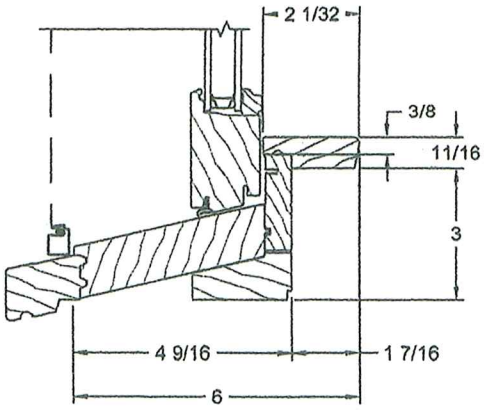


Standard Sill Nose

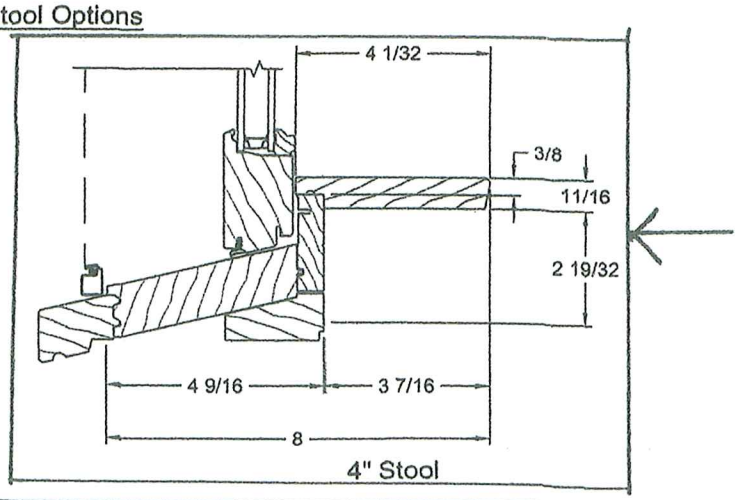


Extended Sill Nose

Prep for Stool Options



2" Stool



4" Stool

UNIT SIZING

Rough Opening
The frame size of the window plus 3/4".

Masonry Opening
The overall size of the window, including trim, plus 1/2".

Trim - 4 Sides

When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.

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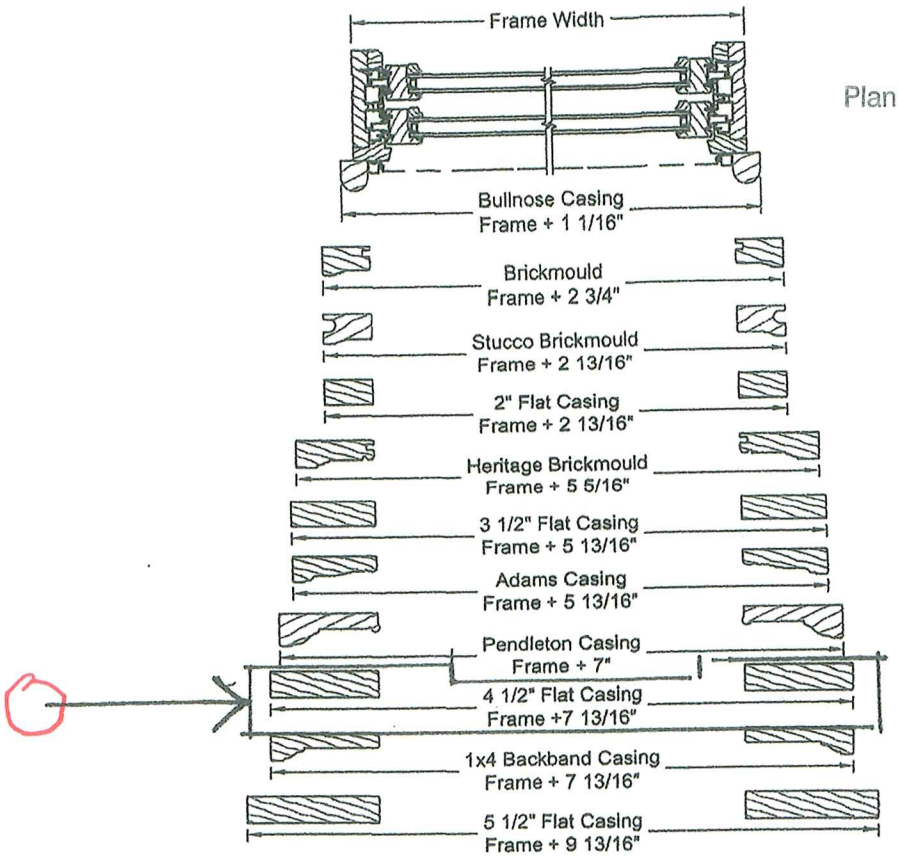
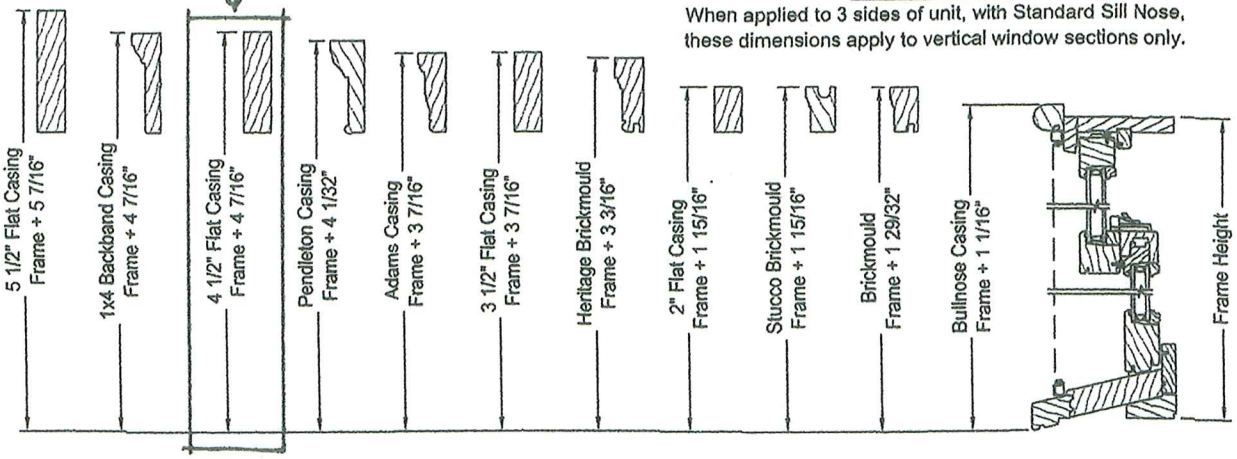


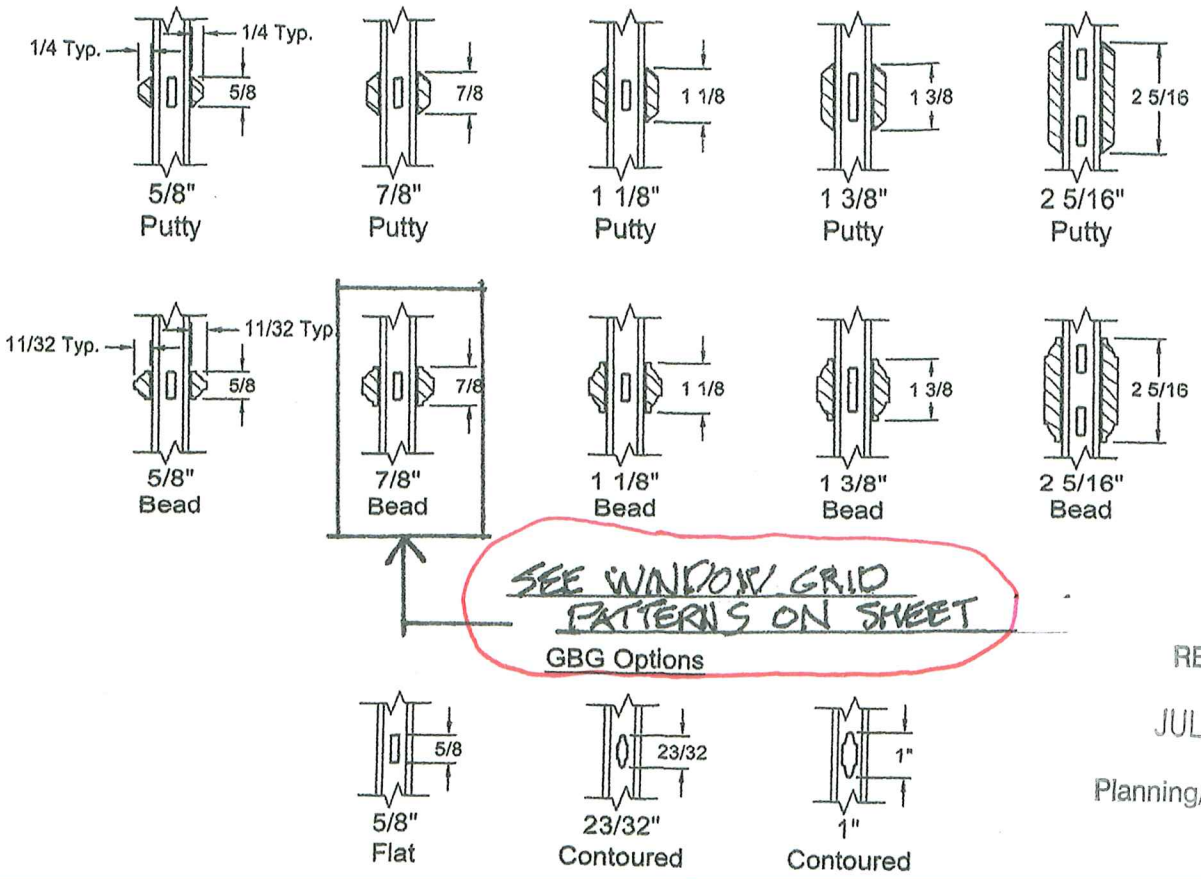
Trim - 3 Sides

When applied to 3 sides of unit, with Standard Sill Nose, these dimensions apply to vertical window sections only.



GRID & GLASS STOP OPTIONS

Exterior ← SDL Options → Interior



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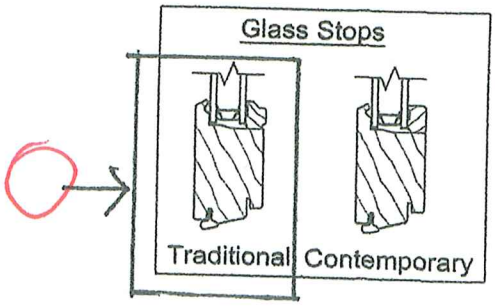
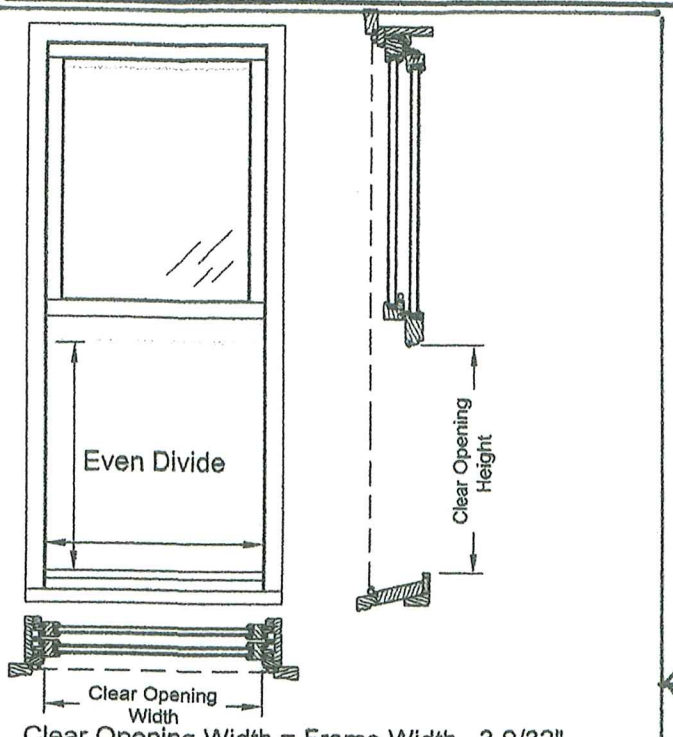


Various combinations of the SDL bars shown are available.

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: 3" = 1' - 0"

CLEAR OPENING LAYOUTS



Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = (Frame Height / 2) - 4 13/16"

Values given are for WZ3 Non-Impact PG35 units. If other ratings are selected, subtract the required value as below:

WZ3 Non-Impact PG50
WZ4 Non-Impact
WZ3 Impact
Clear Opening Height - 3/8"

WZ4 Impact
Clear Opening Height - 25/32"

*Bottom Vent dimension as shown in QuickQuote ordering system.

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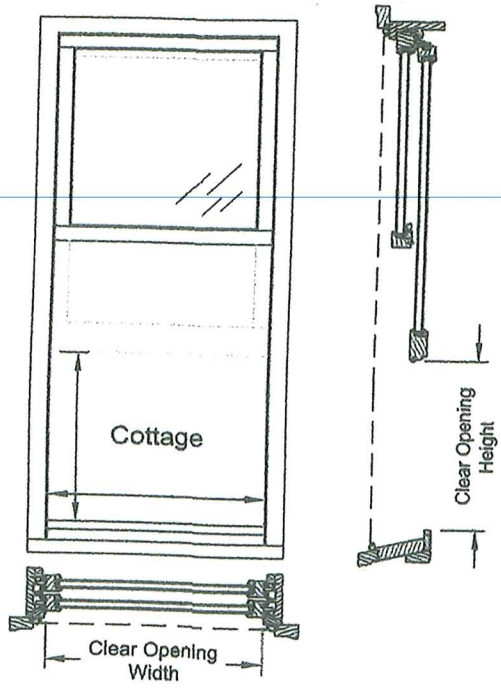
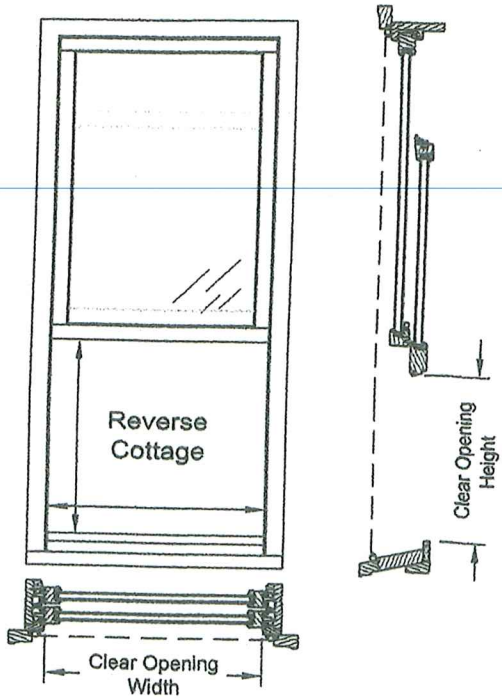


Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = Frame Height - Bottom Vent* - 5 15/32"



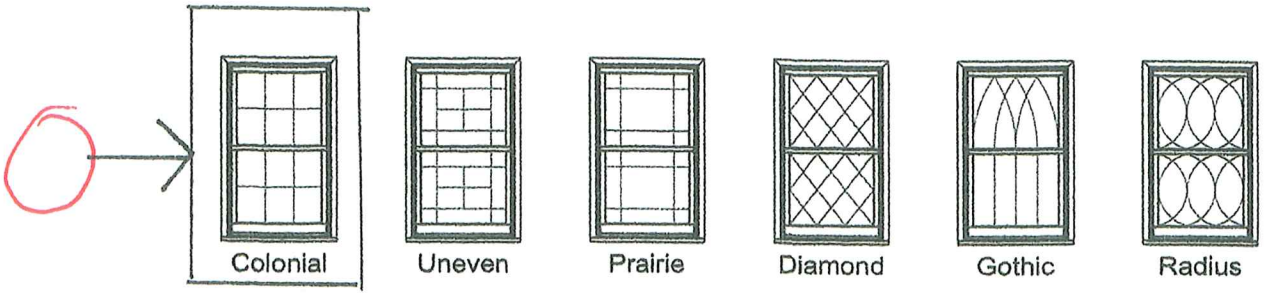
Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = Bottom Vent* - 4 27/32'

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

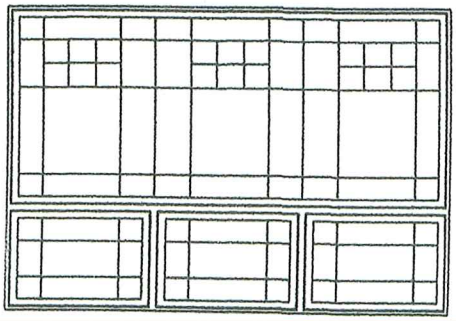
GRID PATTERNS

Custom™ Wood Double-Hung Windows are available with removable grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles.

Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



Bar Alignment
Alignment of bars from product to product is often required. Wood grilles, GBG, and SDL may be specifed with bars aligned.



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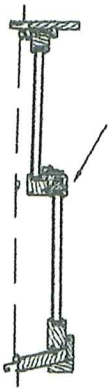
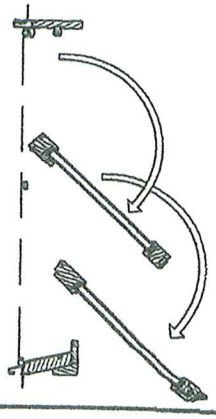


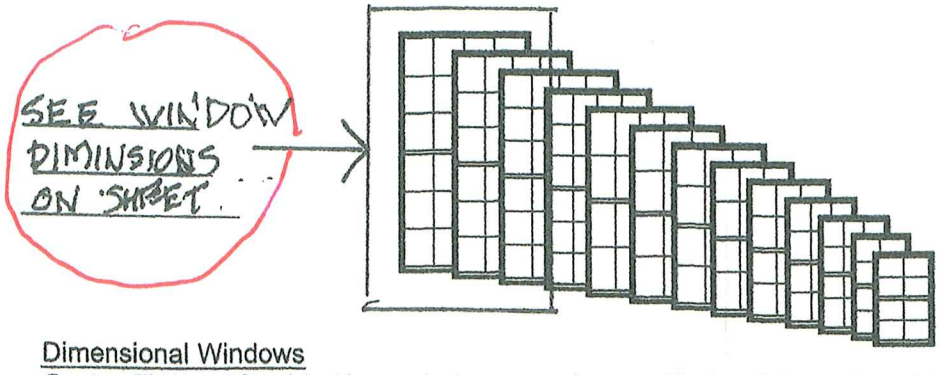
Double-Hung Operation
When the sash are locked at the check rails, the sash are closed and sealed in the sash opening of the frame.

When the sash are unlocked, the lower sash travels vertically to any position desired. The upper sash can also be positioned as desired.

Sash Tilt for Washing
The Custom™ Double-Hung window will allow the sash to be tilted or removed for easy cleaning.



GENERAL INFORMATION



Dimensional Windows

Custom™ Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height in 1/16" increments from standard.

Custom™ Wood Double-Hung windows are available as operating or stationary (non-venting) configurations and feature fully operating upper and lower sashes.

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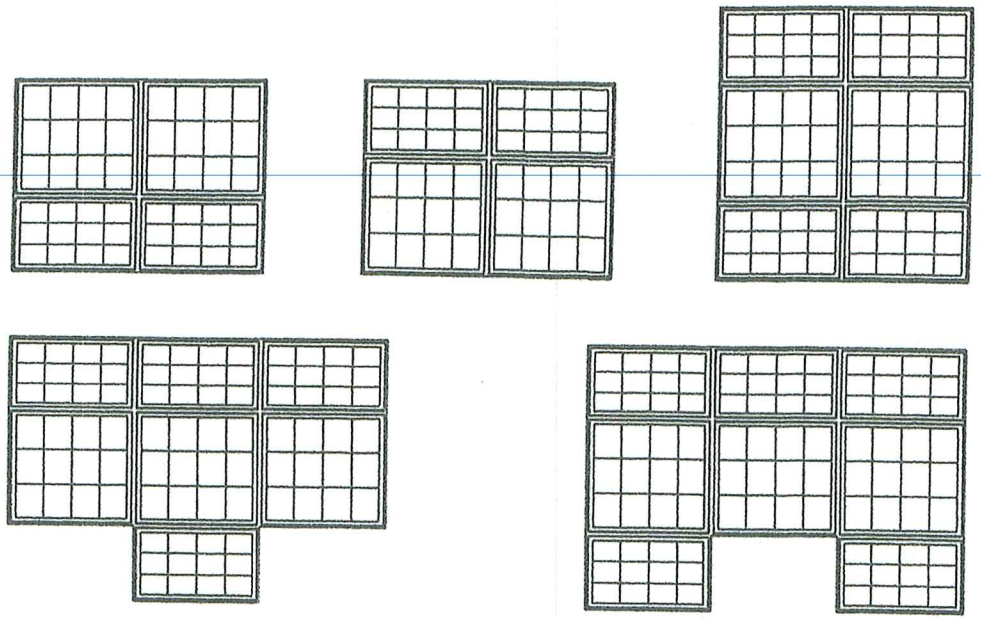
Multiple Assemblies

Custom™ Wood Double-Hung windows may be mulled above, below, or beside other clad-wood Double-Hung windows or other clad-wood window products to fulfill a variety of architectural design needs.



JELD-WEN WINDOWS & DOORS

Custom™ Wood Wood Windows Double-Hung

Architectural Design Manual

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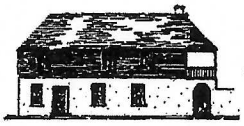
CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ 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. HP2022-0073

Receipt No. 2468068
Advertising Costs $_____ Postage $_____ Paid on _____

Meeting Date: October 20, 2022
Receipt No. _____

1. NAME OF APPLICANT Les Thomas, Architect
   Business (if applicable) _____
   Address 32 Cordova St
   City St Augustine State Fl Zip Code 32084
   Daytime telephone 904 824 9508 Other phone/email _____
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Rebecca Smith
   Business (if applicable) _____
   Address 54 Marine St
   City St Augustine State Fl Zip Code 32084
   Daytime telephone (required) 570 721 0545 Other phone _____
3. PROJECT STREET ADDRESS 50 Marine St, St Augustine, Fl 32084
4. LEGAL DESCRIPTION: Lot 25 Block 27 Subdivision COSA Parcel 19887-00000
5. EXISTING USE Residential PROPOSED USE Residential
6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☐	Windows Change size of approved window to meet egress
☐	☐	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 Reconfigure rear door system due to height restrictions
- ☐ New window opening/sashes Add duplicate egress window alonside other
- ☐ 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)

Modification to previously approved HARB document

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 Les Thomas (Architect)

SIGNATURE OF APPLICANT _____ DATE 9/21/2022

PRINT OWNER'S NAME Rebecca Smith

SIGNATURE OF OWNER _____ DATE 9/21/2022

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.

Application Sufficiency Review

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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.

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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	
X			Photographs of affected window(s) or location(s) of proposed new window opening(s)
	X		For new openings, a scaled wall section with proposed window
X			Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
X			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
		X	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
		X	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
		X	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)
		X	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)
		X	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
			Plant material list with identification, quantity, size at planting and maturity, spacing

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

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

❖ Other details necessary for review:

Project number: HP2022-0073 Project Address: 50 Marine Street

Reviewed by: Candice Seymour Date: 09/26/22

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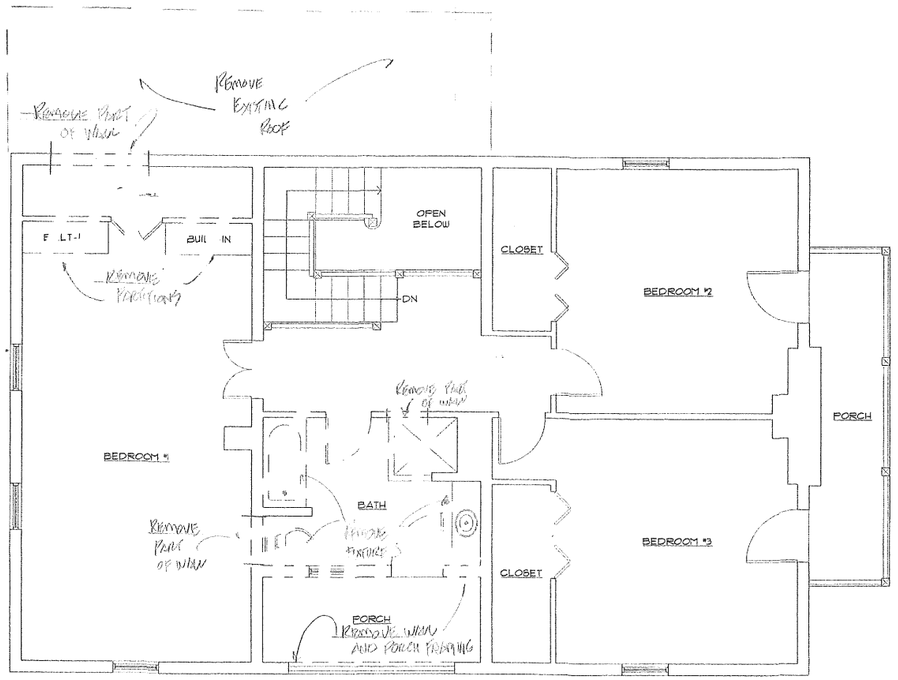
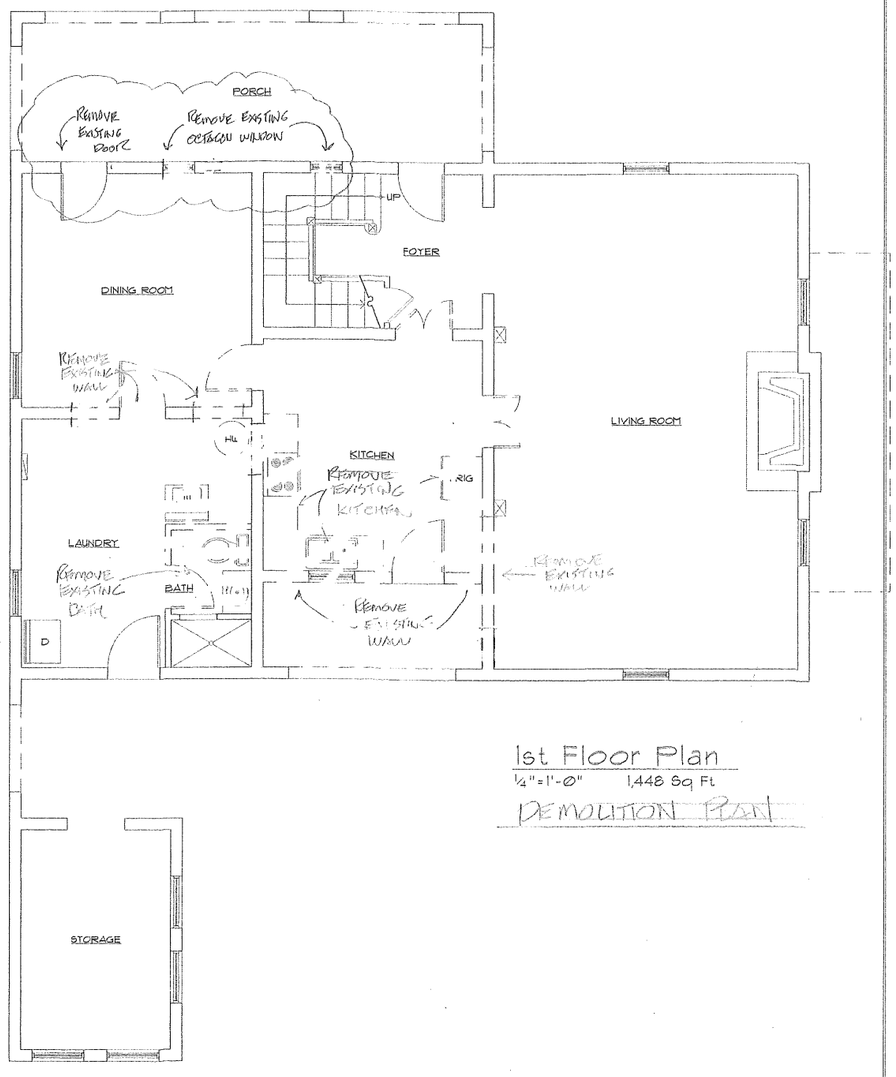


2nd Floor Plan

1/4"=1'-0" 1,266 Sq Ft

DEMOLITION PLAN



1st Floor Plan

1/4"=1'-0" 1,448 Sq Ft

DEMOLITION PLAN

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

REVISED 9-19-22

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date: 8-30-22
Scale: AS NOTED
Drawn: MURPHY
File: 50 MARINE

SHEET
A2

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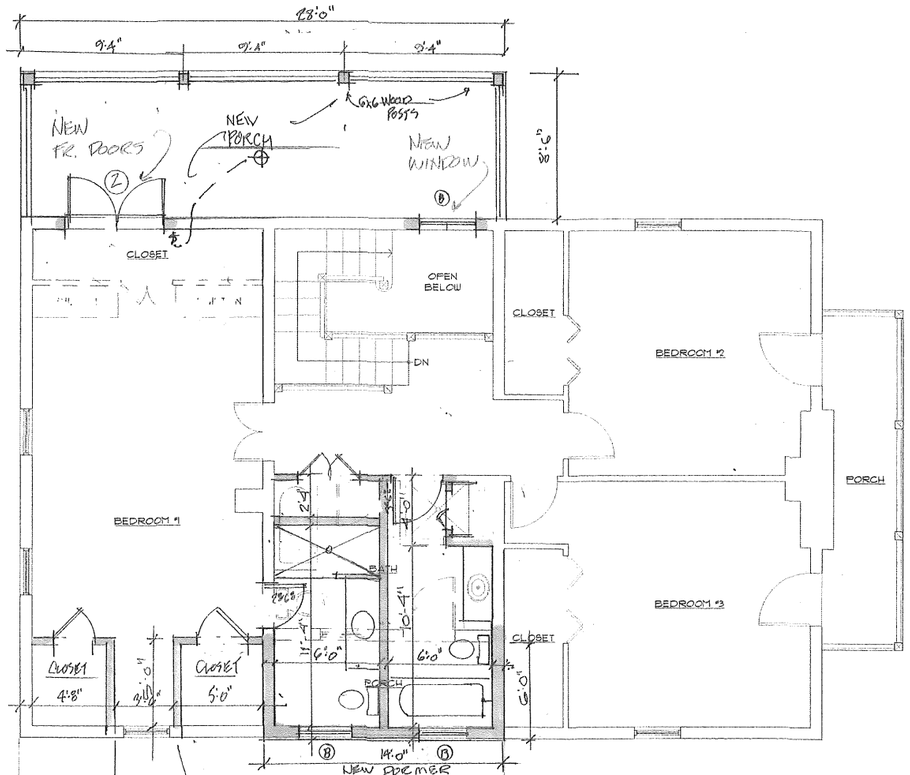
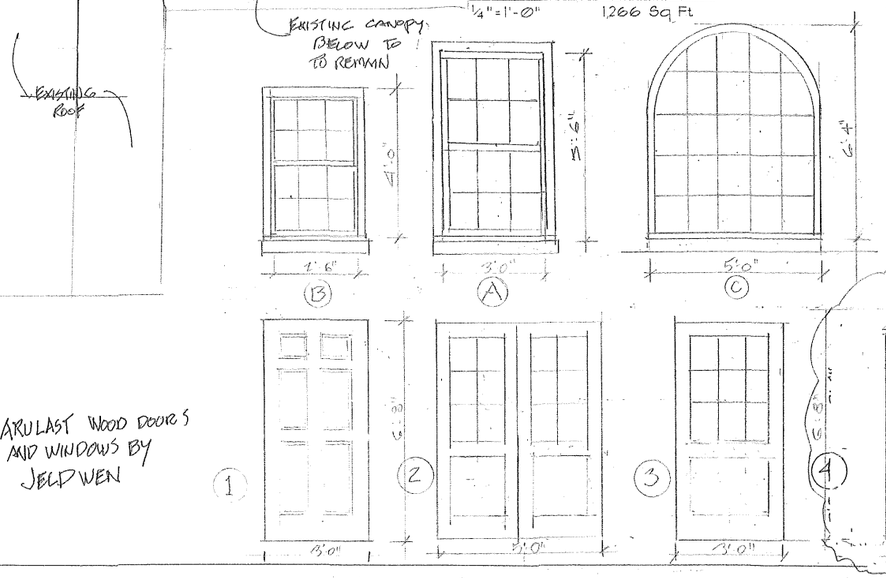
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

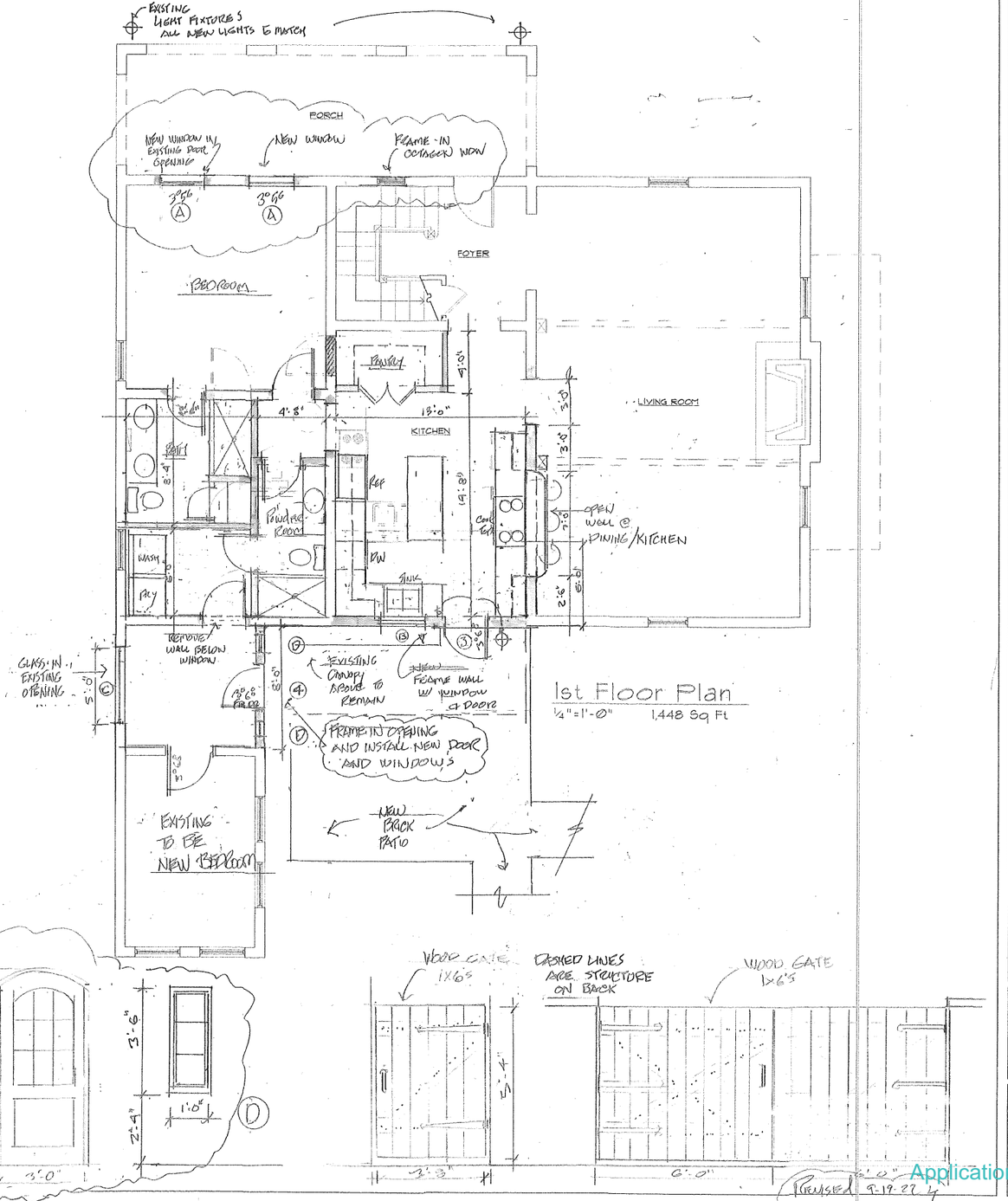


2nd Floor Plan

1/4"=1'-0" 1,266 Sq Ft



ARCHITECTURAL WOOD DOORS AND WINDOWS BY JELD-WEN



1st Floor Plan

1/4"=1'-0" 1,448 Sq Ft

REVISED 9-19-22

Date:	8.30.22
Scale:	AS NOTED
Drawn:	MURPHY
File:	50 MARINE

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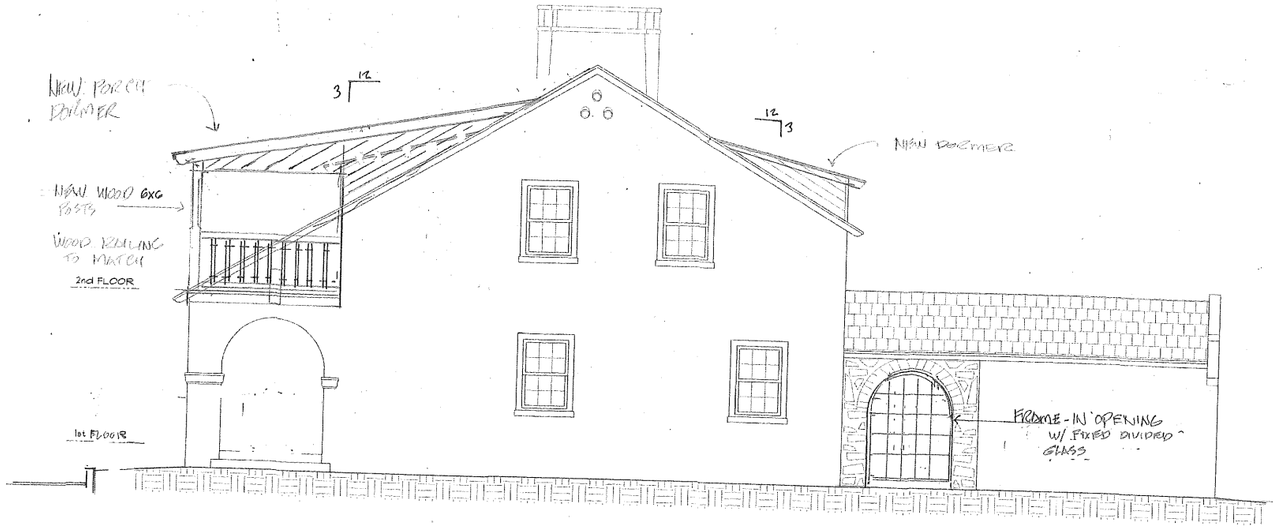
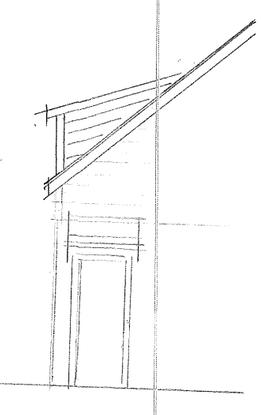
East Elevation

1/4"=1'-0" Front



North Elevation

1/4"=1'-0" Right



NEW GARAGE

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

REVISIONS 9-19-22

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date: 8-30-22
Scale: AS NOTED
Drawn: MURPHY
File: 50 MARINE

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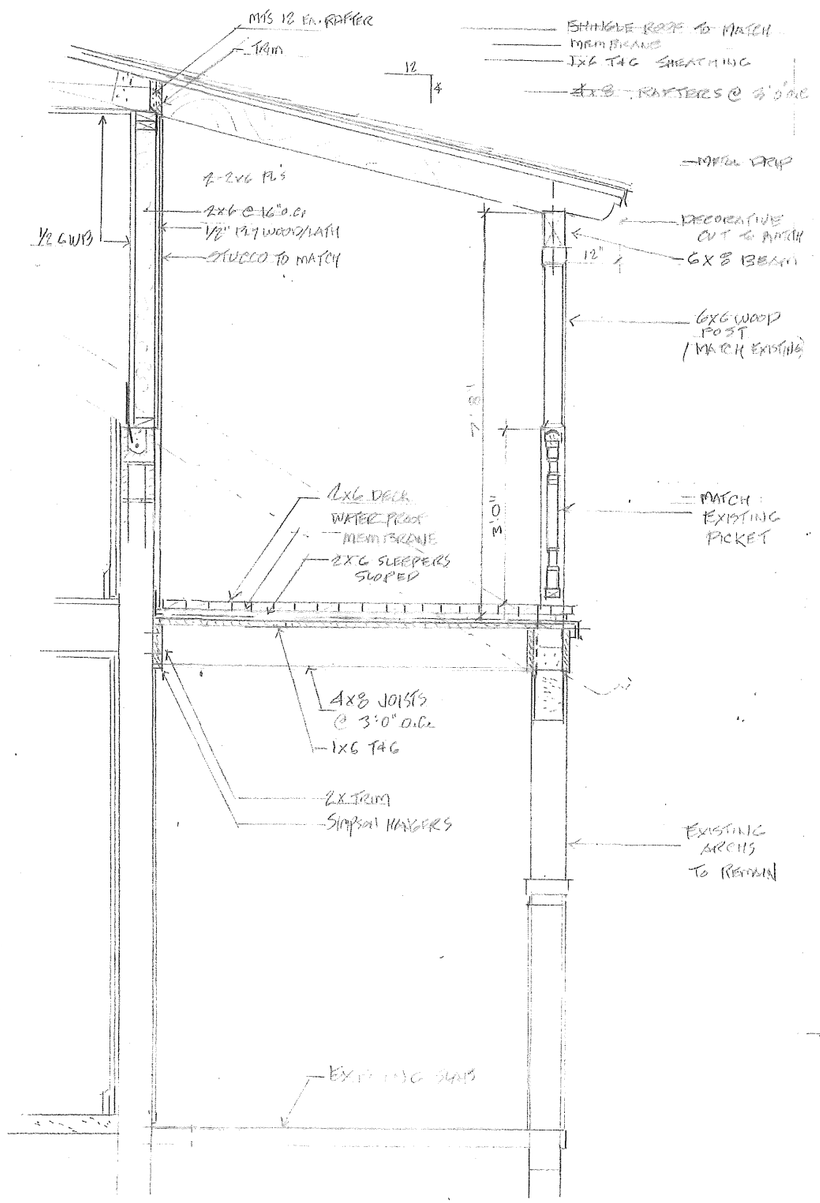
Planning/Building Dept.

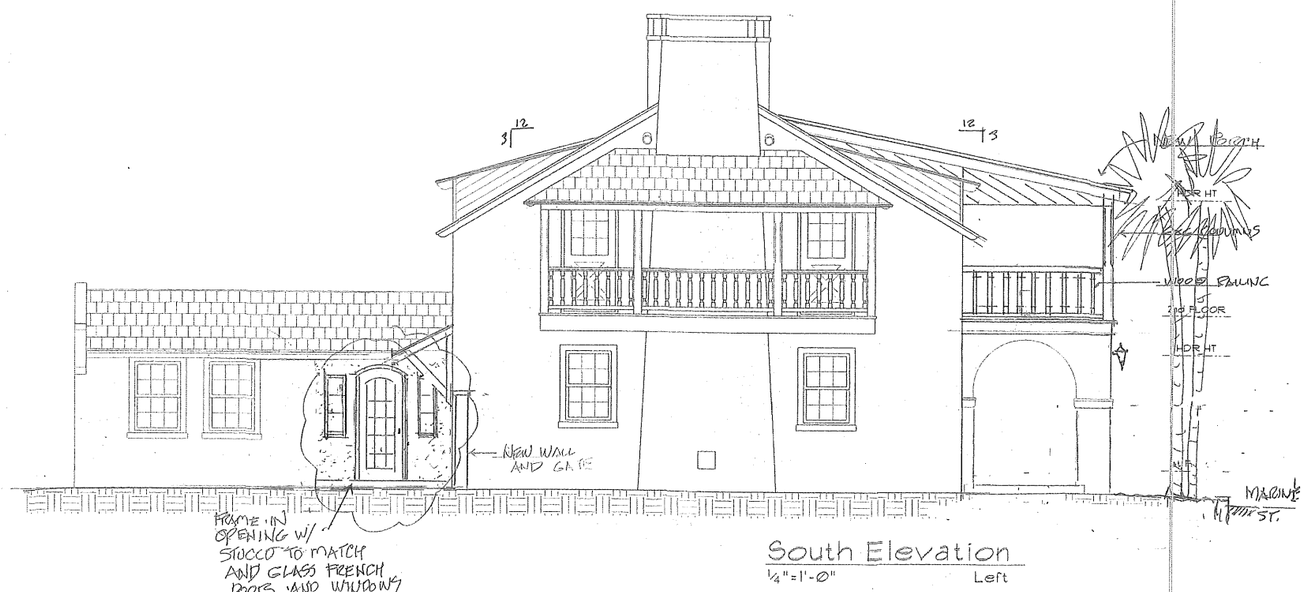


SECTION @ NEW PORCH

3/4"=1'-0"

West Elevation

1/4"=1'-0" Rear



South Elevation

1/4"=1'-0" Left

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

Date: 8-30-22
Scale: AS NOTED
Drawn: MURPHY
File: 50 MARINE

SHEET
A7

REVISED 9-19-22

Instr #2021087167 BK: 5337 PG: 985, Filed & Recorded: 8/6/2021 11:40 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $4,739.00

Prepared by:
Karen Richmond
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 21-1266-KR

Parcel ID: 198870-0000

Warranty Deed

This Indenture made this **5th day of August, 2021** BETWEEN **Cameron D. Moyer, an unmarried man**, GRANTOR*, whose post office address is 50 Marine Street, St. Augustine, FL 32084, and **Ocean Breezes Real Estate, LLC, a Florida Limited Liability Company**, GRANTEE*, whose post office address is 56 Marine Street, St. Augustine, FL 32084.

COPY

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

Being in the City of Saint Augustine, and being that lot of land situated on the West side of Marine Street and having a frontage thereon of 93 feet with a depth of 113 feet and measuring on the rear 86 feet, said lot being also known and described as;

Lot 25, Block 27, according to the Official Map of the City of Saint Augustine, Florida; being the same property which was conveyed by a deed dated March 4, 1900 and recorded in Deed Book 3, page 339, public records of Saint Johns County, Florida made by Irvin Drysdale as Commissioner to Leonora Campbell and also by deed dated October 27, 1936, recorded in Deed Book 112, page 289 of said public records.

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

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

*Singular and plural are interchangeable, as context requires.

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

Cameron D. Moyer

Cameron D. Moyer

WITNESSES

Witness:

Witness:

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 **August 5, 2021** by **Cameron D. Moyer** 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: Jan 22, 2024

KAREN IRENE RICHMOND
Notary Public-State of Florida
Commission # GG 949651
My Commission Expires
January 22, 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

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1988700000
Location Address	50 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 25 BLK 27 OR5337/985 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.230
Homestead	N

Owner Information

Owner Name	Ocean Breezes Real Estate LLC 100%
Mailing Address	56 MARINE ST SAINT AUGUSTINE, FL 32084-5037

Map

Valuation Information

	2022
Building Value	$223,222
Extra Features Value	$0
Total Land Value	$449,770
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$672,992**
Total Deferred	$0
Assessed Value	**$672,992**
Total Exemptions	$0
Taxable Value	**$672,992**

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

Historical Assessment Information

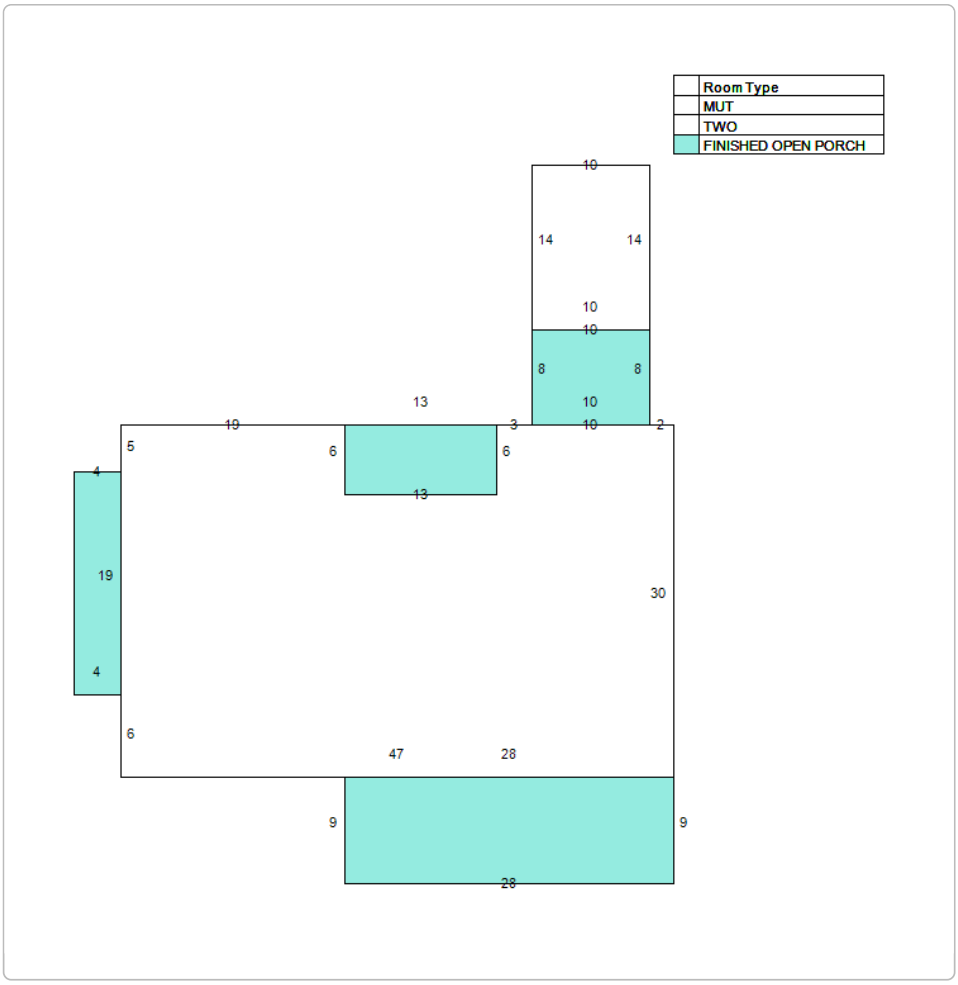
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$167,084	$0	$401,580	$0	$0	$568,664	$322,742	$295,922	$272,742
2020	$184,984	$0	$336,105	$0	$0	$521,089	$318,286	$252,803	$268,286
2019	$178,029	$0	$336,105	$0	$0	$514,134	$311,130	$253,004	$261,130
2018	$184,503	$0	$336,105	$0	$0	$520,608	$305,329	$265,279	$255,329
2017	$190,976	$0	$336,105	$0	$0	$527,081	$299,049	$278,032	$249,049
2016	$194,213	$0	$305,550	$0	$0	$499,763	$292,898	$256,865	$242,898
2015	$96,138	$0	$235,710	$0	$0	$331,848	$290,862	$90,986	$240,862
2014	$76,415	$0	$212,139	$0	$0	$288,554	$288,554	$50,000	$238,554
2013	$80,782	$0	$212,139	$0	$0	$292,921	$292,921	$50,000	$242,921
2012	$85,149	$0	$212,139	$0	$0	$297,288	$297,288	$50,000	$247,288
2011	$87,332	$0	$235,710	$0	$0	$323,042	$323,042	$50,000	$273,042
2010	$91,698	$0	$261,900	$0	$0	$353,598	$353,598	$50,000	$303,598

Building Information

Building	1
Year Built	1975
Actual Area	2036
Conditioned Area	2664
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Carpet
Interior Wall	Drywall
Heating Type	None
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
FINISHED OPEN PORCH	80
2 STORY	1332
FINISHED OPEN PORCH	76
FINISHED OPEN PORCH	252
FINISHED OPEN PORCH	78
MASONRY UTILITY	140
FINISHED OPEN PORCH	78
Total SqFt	2036

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	90	113	90	EF	$449,770

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/6/2021	8/5/2021	$677,000.00	WARRANTY DEED	5337	985	Q	I	MOYER CAMERON D	OCEAN BREEZES REAL ESTATE LLC
10/31/2012	10/30/2012	$100.00	TRUSTEES DEED	3636	1643	U	I	MOYER CAMERON D SUCC TRUSTEE TO JOHN C MADDEN TRUST	MOYER CAMERON D
8/6/2021	10/21/2009	$0.00	AFFIDAVIT	5337	982	U	I	MADDEN JOHN CADMUS(DECD)	MADDEN JOHN CADMUS (DECD)
	8/1/2009	$0.00	LIFE ESTATE	3224	1176	U	I	MADDEN JOHN C ***	MADDEN JOHN C ***

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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 9/21/2022, 12:49:02 AM

Version 2.3.221

Detail by Entity Name

Florida Limited Liability Company
OCEAN BREEZES REAL ESTATE,LLC

Filing Information

Document Number	L21000235217
FEI/EIN Number	N/A
Date Filed	05/20/2021
State	FL
Status	ACTIVE

Principal Address

56 MARINE STREET
ST AUGUSTINE, FL 32084

Mailing Address

56 MARINE STREET
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

GINN & PATROU, PA
460 A1A BEACH BLVD
ST AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title AMBR

SMITH, REBECCA
56 MARINE STREET
ST AUGUSTINE, FL 32084

Title AMBR

SMITH, KEVIN
56 MARINE STREET
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	03/10/2022

Document Images

03/10/2022 -- ANNUAL REPORT	View image in PDF format
05/20/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Profit Corporation
LES THOMAS ARCHITECHT INC.

Filing Information

Document Number	K01082
FEI/EIN Number	58-1765775
Date Filed	11/06/1987
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/30/1990

Principal Address

32 CORDOVA STREET
ST. AUGUSTINE, FL 32084 UN

Changed: 06/12/2012

Mailing Address

32 CORDOVA STREET
ST. AUGUSTINE, FL 32084

Changed: 04/30/1990

Registered Agent Name & Address

THOMAS, LESLIE J.
32 CORDOVA STREET
ST. AUGUSTINE, FL 32084

Address Changed: 03/19/1991

Officer/Director Detail

Name & Address

Title D

Thomas, Leslie J
32 CORDOVA STREET
ST. AUGUSTINE, FL

Title D

Oakes, Catherine A
32 CORDOVA STREET
ST. AUGUSTINE, FL

Annual Reports

Report Year	Filed Date
2020	04/13/2020
2021	03/11/2021
2022	02/03/2022

Document Images

02/03/2022 -- ANNUAL REPORT	View image in PDF format
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04/13/2020 -- ANNUAL REPORT	View image in PDF format
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05/01/2017 -- ANNUAL REPORT	View image in PDF format
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02/23/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
03/11/2013 -- ANNUAL REPORT	View image in PDF format
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04/13/2009 -- ANNUAL REPORT	View image in PDF format
01/11/2008 -- ANNUAL REPORT	View image in PDF format
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04/26/2004 -- ANNUAL REPORT	View image in PDF format
03/17/2003 -- ANNUAL REPORT	View image in PDF format
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04/01/1999 -- ANNUAL REPORT	View image in PDF format
02/12/1998 -- ANNUAL REPORT	View image in PDF format
01/31/1997 -- ANNUAL REPORT	View image in PDF format
02/12/1996 -- ANNUAL REPORT	View image in PDF format
07/05/1995 -- 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 October 20, 2022 Meeting

Application HP2022-0070 Address: 311 Oglethorpe Boulevard

Abaco Services and Consulting Inc. – Applicant William Bray – Owner

Project description: To replace all existing windows and the front door with sidelight with different materials and window patterns.

Architectural Style:	Mid-Century Modern	Florida Master Site File:	SJ05874
National Register:	N/A	Construction date:	c. 1960
Archaeology Zone:	N/A	Zoning District:	RS-1
Parcel number:	2165000000		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located in North Davis Shores on the south side of Oglethorpe Boulevard one lot east of Oglethorpe Park, this unique, U-plan Mid-Century Modern house was constructed c. 1960 according to the St. Johns County Property Appraiser's office; however, Polk City Directory research shows a resident at the address as early as 1955.

The applicant is seeking replacement of original metal windows on the east, north, and west elevations of the building, the front door and sidelight with new windows in a vinyl material and different design. Many of the windows are in paired or corner configurations with existing window sashes divided horizontally to further emphasize the horizontal lines of the mid-century design. The wide sidelight adjacent to the front door is divided into four lites with ribbed glass. Because these windows are a character defining feature of the house and the architectural integrity will be compromised with the removal of what is likely the original window and sidelight design, the HARB should consider if the building is of exceptional architectural significance as described in Sec. 28-89(3).

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 **311 Oglethorpe Boulevard** 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. Removal of all original aluminum frame windows on the east, north, and west elevations.
2. Installation of single-hung and fixed-pane vinyl windows and sidelight

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar mass and scale as the numerous one-story residential buildings that are in the neighborhood with a similar age but features a unique, U-shaped building footprint.

3. The impact of the loss of the structure on the streetscape. The building is not proposed for full demolition. Existing window configurations include pairs, strings, and corner frame 2/2 divided lite windows with horizontal muntins, most with screens protecting the bottom sash, a corner frame of awning windows, a trio of large, 6-lite picture windows, and a 4-lite sidelight at the front door with ribbed glass.

4. ***Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.*** Replacement windows proposed are vinyl with a bronze exterior finish and include:

a. Single-hung 1/1 vinyl windows with a smaller bottom sash for all existing single-hung and awning windows
b. Paired, fixed 1-lite windows for each of the three picture windows with a simulated divided lite 22 inches from the bottom to mimic the sashes on the other replacement windows
c. A Single-lite sidelight with clear glass

No design requirements are in place for this area; however, HARB has purview over partial demolition of character-defining features on structures over 50 years old within the St. Augustine City Limits. Wholesale replacement of the existing visible exterior windows and sidelight as proposed will dramatically change the look of the building.

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, according to the Florida Master Site File, it could contribute to a district if one were created. The first resident listed in the Polk City Director is Ronald F. Jackson, a local veterinarian.

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 contributing to a historic district if one were created according to the windshield survey submitted to the Florida Master Site File.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is exemplary of the Mid-Century Modern buildings constructed during the post-WWII era.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine particularly in the Davis Shores neighborhoods; however, this building as existing is an intact and significant example of the Mid-Century Modern architectural style.

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 building does not have a unique architectural style or characteristics that would be difficult to reproduce. The proposed replacement windows and sidelight will have a different look and feel than the originally existing elements. The applicant did indicate a willingness to salvage the ribbed glass from the side light for use in a future project.

10. ***The justification for the proposed demolition.*** The applicant seeks to replace the original windows with vinyl, impact windows.

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 1960 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 Map

STAFF PHOTOGRAPHS
311 Oglethorpe Boulevard

Staff Report pg. 7

STAFF PHOTOGRAPHS
311 Oglethorpe Boulevard

West Elevation

STAFF PHOTOGRAPHS
311 Oglethorpe Boulevard

Staff Report pg. 9

STAFF PHOTOGRAPHS
311 Oglethorpe Boulevard

West Elevation

Staff Report pg. 10

STAFF PHOTOGRAPHS
311 Oglethorpe Boulevard

West/North Elevation Corner Window

STAFF PHOTOGRAPHS
311 Oglethorpe Boulevard

North Elevation

Staff Report pg. 12

STAFF PHOTOGRAPHS
311 Oglethorpe Boulevard

North/East Elevation Corner Window

STAFF PHOTOGRAPHS
311 Oglethorpe Boulevard

East Elevation in U

North Elevation in U

STAFF PHOTOGRAPHS
311 Oglethorpe Boulevard

North Elevation Details

STAFF PHOTOGRAPHS
311 Oglethorpe Boulevard

Front Door with Sidelight Elevation

Staff Report pg. 16

STAFF PHOTOGRAPHS
311 Oglethorpe Boulevard

West Elevation Details of Picture Windows in U

STAFF PHOTOGRAPHS
311 Oglethorpe Boulevard

North Elevation

Staff Report pg. 18

STAFF PHOTOGRAPHS
311 Oglethorpe Boulevard

North/East Elevation Corner Window

STAFF PHOTOGRAPHS
311 Oglethorpe Boulevard

East Elevation

Staff Report pg. 20

STAFF PHOTOGRAPHS
311 Oglethorpe Boulevard

East Elevation Windows

Page 1

☒ Original
☐ Update

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

Site #8 SJ05874
Field Date 4-14-2015
Form Date 4-14-2015
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) 311 Oglethorpe Boulevard — Multiple Listing (DHR only)
Survey Project Name Architectural 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
311		Oglethorpe	Boulevard	

Address: 311 Oglethorpe Boulevard
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 17 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 2165000000 — 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: 1960 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☐yes ☐no ☒unknown — Date: — Nature
Additions: ☐yes ☐no ☒unknown — Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Mid-Century Modern — Exterior Plan U-shaped — Number of Stories 1
Exterior Fabric(s) 1. Stone — 2. Brick — 3.
Roof Type(s) 1. Gable — 2. Shed — 3.
Roof Material(s) 1. Asphalt shingles — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.) single, corner, triple set and paired metal 2/2 horizontal muntin with 3 large 6-light picture windows on interior of U-shape
Distinguishing Architectural Features (exterior or interior ornaments) low pitch roofs with stone accent wall and period windows

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) large landscaped lawn with mature trees in the rear; single concrete 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 # SJ05874

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stone 2. _____
Structural System(s): 1. Unknown 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Poured Concrete Footing 2. _____
Main Entrance (stylistic details) inset in corner of left wing in U-Shape with single solid door and 3 light sidelight on left hand side
Porch Descriptions (types, locations, roof types, etc.) _____

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) 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 -- 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

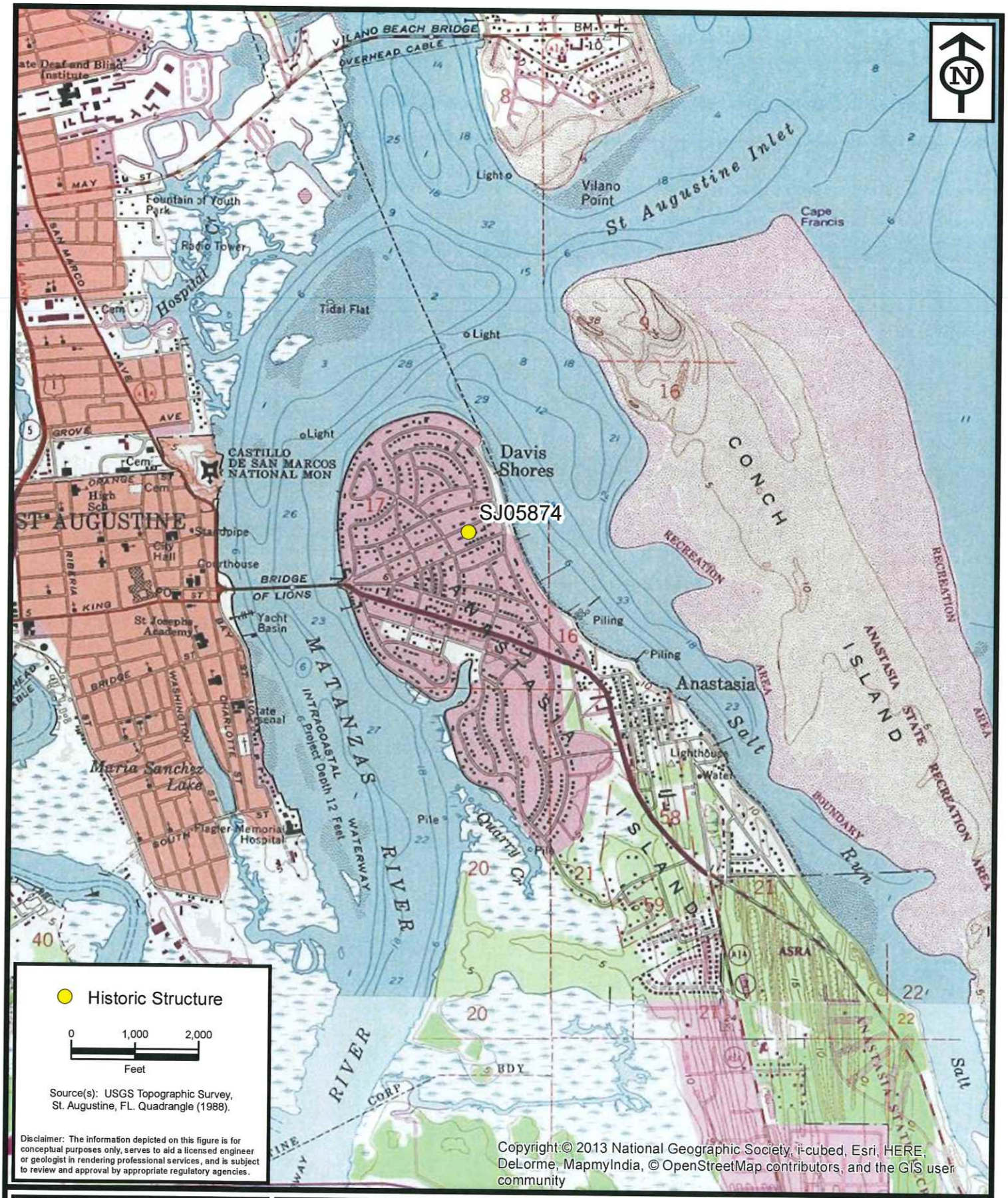
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

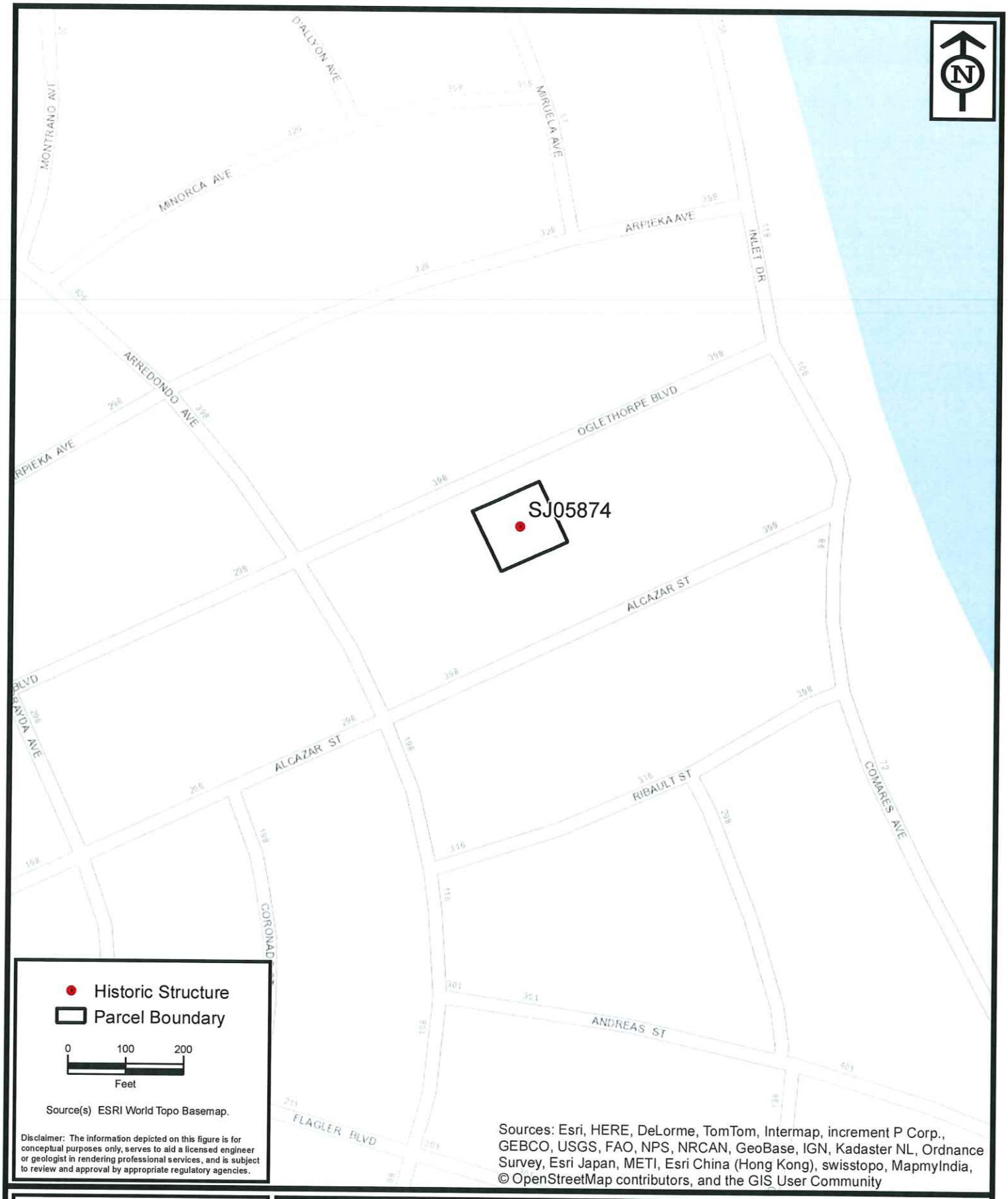
Project Location - SJ05874

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150424\Location\Project Location_SJ05874.mxd Date: 4/24/2015 3:39:24 PM



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

Parcel Location - SJ05874

City of St. Augustine
Historic Structure Survey

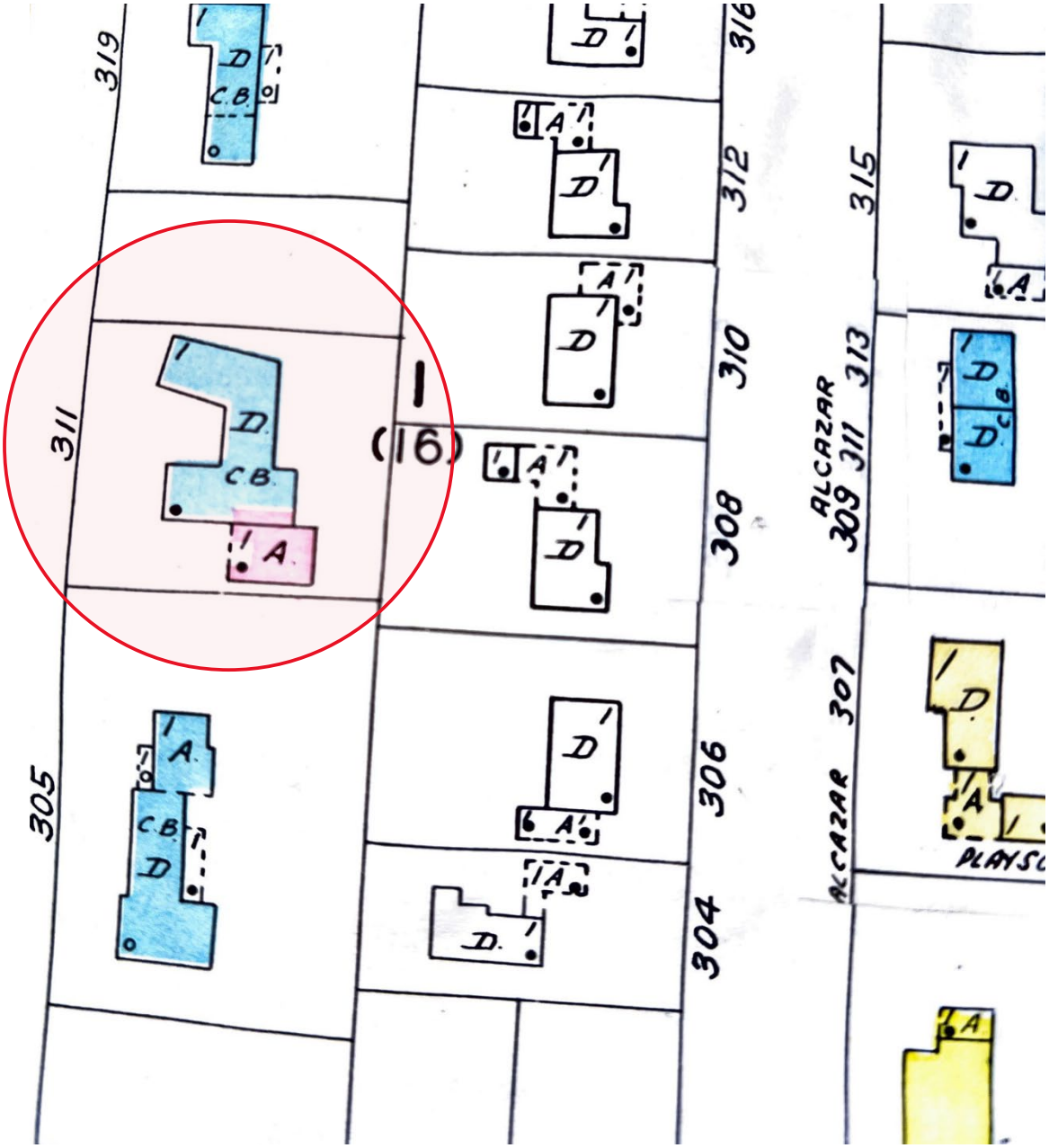
St. Johns County, Florida

Project:	AJ15055.00
Date:	Apr. 2015
Drwn/Chkd:	KWB/JRN
Figure:	2

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF Current 20150424\Site\Parcel Location_SJ05874.mxd Date: 4/27/2015 11:12:06 AM

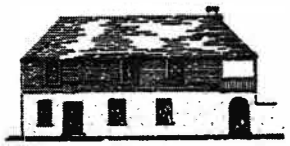
SJ05874 IMG 1

1930 SANBORN MAP updated to 1965
311 Oglethorpe Boulevard



311 Oglethorpe Bray

Received September 20, 2022
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. **HP2022-0070**

Receipt No. **2477134** Meeting Date **October 20, 2022**

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Crystal Hanks
   Business (if applicable) Abaco Windows
   Address 1094 Flomich Street
   City Holly Hill State FL Zip 32117
   Daytime telephone 386-202-2962 Other phone/email _____

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

2. NAME OF PROPERTY OWNER William Bray
   Business (if applicable) _____
   Address 311 Oglethorpe Blvd
   City St Augustine State FL Zip 32080
   Daytime telephone (required) (804) 314-9767 Other phone _____

3. PROJECT STREET ADDRESS 311 Oglethorpe Blvd

4. LEGAL DESCRIPTION OF PROPERTY
   Lot____Block____Subdivision_____Parcel Number 2165000000

5. DATE OF CONSTRUCTION TBD Source: _____

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

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

8. PROPOSED REPLACEMENT BUILDING/FEATURE: Replace 19 windows and 1 door

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

☒ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

11. FOR RELOCATION PROJECTS ONLY
    A. Address or location where building is to be moved: _____
    B. Estimated costs:
        - Purchase price _____
        - Moving fee (prepared by a licensed and insured building mover) _____
        - Building rehabilitation _____
    C. Required submittals:
        - ❑ Photographs of existing conditions including façade of the building.
        - ❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

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

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

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

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

PRINT APPLICANT'S NAME Crystal Hanks DATE 9/20/22

SIGNATURE OF APPLICANT Crystal Hanks

PRINT 1st OWNER'S NAME William B Bray DATE September 20, 2022

SIGNATURE OF 1st PROPERTY OWNER William B Bray

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.

ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Abaco Windows is/are hereby authorized TO ACT ON BEHALF OF William Bray, the owner(s) of those lands described within ☑ the attached application, or ☐ described within the previously filed Application number: _____, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: 311 Oglethorpe Blvd

BY: William B Bray
Signature of Owner

William B. Bray
Print Name of Owner

804-479-0113
Telephone Number

State of Florida

County of Volusia

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

By William Bray

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Public State of Florida
Heather B Thompson
My Commission HH 303674
Expires 12/16/2026

Notary Signature: Heather B Thompson

My Commission expires: 12/16/2026

Rev:022117

Received September 20, 2022
Planning and Building Department

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Planning and Building Department

Abaco Windows Measure and Installation Form

Job Name: Shelli & Bill Bray Phone: _____

Address: _____ Email: _____

_____ Installer: _____

Order #: ALL SH Oriel

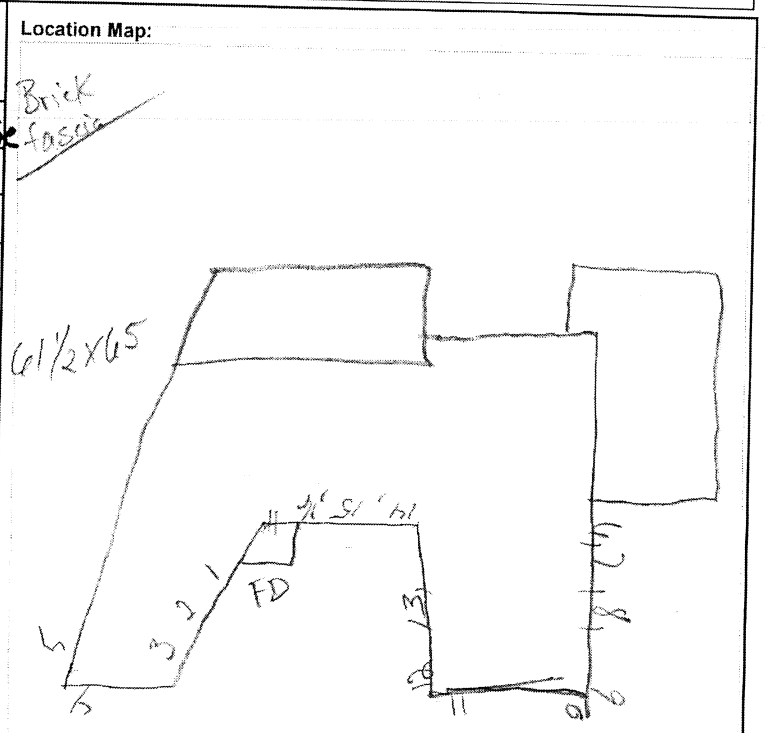
Project Specs:
Job Type: New ☐ Retrofit ☑
Building: Block ☑ Brick ☑ Wood ☐ Other ☐
Frame: Vinyl ☑ Aluminum ☐ Eze-B ☐
Glass: N-Impact ☐ Security ☐ Impact ☑ Turtle ☐
Finish: White ☑ Bronze ☐ Two Tone ☐ Other ☐

Office use Only:
Sales Rep: _____
App Date: _____
App Time: _____
Manufacturer: _____
Quote Date: _____

Measure all line items starting with the first window to the left of the entry door. Continue all measurements clockwise.

Line	Qty	Location	Style	Config	Preliminary M Width X Height	Final Measure Width X Height	Temp Obs	Comments
1		Fire	PW		42 X 64	83 3/4 x 82 1/2		DBL - 22" case
2		1	1		" "	87 1/4 X 82 3/4		DBL " "
3			1		" "	83 1/2 x 82 1/2		DBL " "
4		Fire	SH	Oriel	36 X 48	72 1/2 x 49 1/4		DBL
5		Fire	SH	"	" "	72 1/2 x 49		DBL
6		BR1		"		59 1/4 x 63 3/4		DBL
7						" "		
8		Bath	SH	"	40 X 47	39 x 47 1/4		41 1/4 x 49
9		BR2	1	"	40 X 63	40 X 64		90° mull
10		BR2	1	"		40 X 64		
11		BR2	1	"	" "	40 X 63 3/4		90° mull
12		BR2	1	"	" "	40 X 64		
13		Hall	SH	"	48 X 64	47 3/4 x 63 1/2		49 X 65

Location Map:



Doors:

1		Entry			36 X 84	36 X 86?		LHIS
2		SL			22 X 84	18 10/16 X 84 3/4		- full length P/w

Special Instructions: Side light now is 4 seperate pcs of glass. 17 1/2 x 19 1/2 each 83 3/4 HT overall Glass only Clear one Piece

Legend / Abbreviations

Style:
SH - Single Hung
DH - Double Hung
PW - Picture Window
2HR - 2 Panel Horizontal Roller
3HR - 3 Panel Horizontal Roller
HR - Half Round
FC- Full Circle
QR - Quarter Round
QRL - Half Arch
OV - Oval
EL- Elliptical
TRAP - Trapezoid
SGD - Sliding Glass Door
EXD - Exterior Door
OT - Other
TRI - Triangle
AR - Arch

Config:
TW - Twin
TR - Triple
HL- Hinge Left
HR - Hinge Right
XO - Oper/Fixed
OX - Fixed/ Oper
X - Operable
OT - Other
O - Fixed

Location:
BDR - Bedroom
LR - Living Room
DR - Dining Room
K - Kitchen
BA - Bathroom
LOF - Loft
GA - Garage
P - Porch
BAL - Balcony
NUR - Nursery
UT- Utility Room
OT - Other

Custom Shape:

License # : SCC131152384

Received September 20, 2022
Planning and Building Department

This is the backside of the sheet only used for jobs with more than 13 windows. Please only continue after filling out the front.

Line	Qty	Location	Style	Config	Preliminary Measure Width x Height	Final Measure Width x Height	Temp Obs	Brick fascia Comments
14		LR	SH	DR:EV	48 X 64	148 3/4 X 64		149 1/2 X 65
15		LR	"	"	" "			
16		LR	"	"	" "			
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								
28								
29								

Doors:

1								
2								
3								
4								

Special Instructions:

Legend / Abbreviations

Style:
SH - Single Hung
DH - Double Hung
PW - Picture Window
2HR - 2 Panel Horizontal Roller
3HR - 3 Panel Horizontal Roller
HR - Half Round
FC- Full Circle
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EL- Elliptical
TRAP - Trapezoid
SGD - Sliding Glass Door
EXD - Exterior Door
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Config:
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TR - Triple
HL- Hinge Left
HR - Hinge Right
XO - Oper/Fixed
OX - Fixed/ Oper
X - Operable
OT - Other
O - Fixed

Location:
BDR - Bedroom
LR - Living Room
DR - Dining Room
K - Kitchen
BA - Bathroom
LOF - Loft
GA - Garage
P - Porch
BAL - Balcony
NUR - Nursery
UT- Utility Room
OT - Other

Custom Shape:

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Parksite

Order Acknowledgement

Order Information

Project Name: Shelli & Bill Bray
Quote Name: Shelli & Bill Bray
Quote Number: 45438
Prepaired By: sales@abacowindows.com
Creation Date: 4/18/2022
Est. Ship Date: Quote Not Ordered
Customer PO: Shelli & Bill Bray

Sold to:

ABACO WINDOW AND DOOR

Ship to:

719 North Ridgewood Ave.
Daytona BeachFL,32174

Order Notes:

LINE ITEM #	Room	QTY	PRICE	EXTENDED
100-1	None Assigned	1		

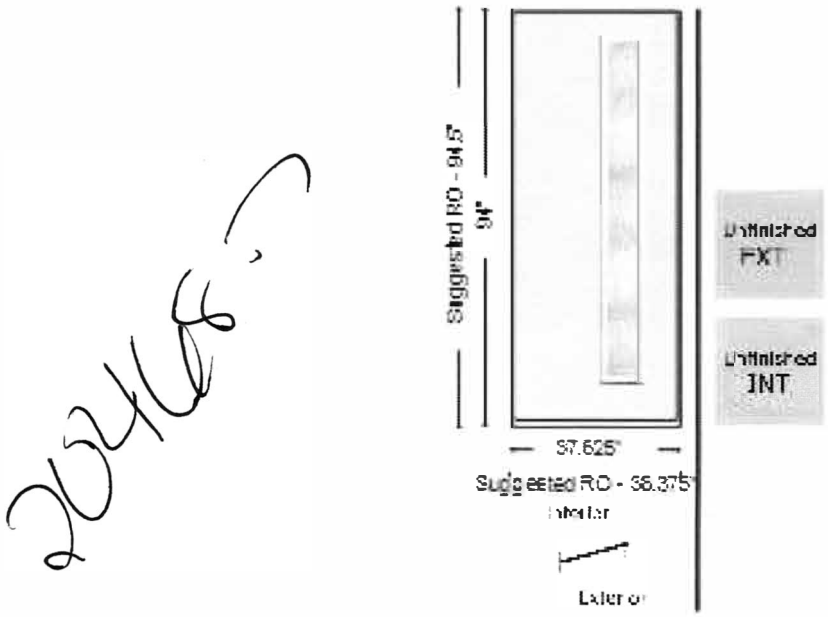
System Info:
- 3'0" x 8'0" Inswing Left Hand Pre-Hung
- Unit Height = Custom 94
- Composite Smooth White Frame 4 9/16
- Composite Adjustable 4 9/16 Sill , Mill ,Composite Adjustable
- No Trim , Sill Cover , Sill Pan ,White Weather Strip

Door Info:
- Pulse Smooth Chord Privacy
-
-
- Double Bore 9206 StandardStrike Prep 2 3/8 Backset Self-Aligning Ball-BearingHinges
-

Finish Info:
-
-
-
- Stainless Steel

Code Approval: -
- Wind-Borne Debris Region - WBDR

Line Notes: Order Notes: UNIT CUT DOWN TO 83" OA HEIGHT---INSERT IS A 7X64 CHORD IMPACT GLASS **PRICE ADJUSTED WITH A DEDUCT OFF LIST**



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Planning and Building Department

Viwinco Dealer Quote

ABACO SERVICES AND CONSULTING
1719 N RIDGEWOOD AVE
DAYTONA BEACH, FL 32117

Quote Number:
00310559
Job Name:
Shelli & Bill Bray
Quote Date: Apr 21, 2022

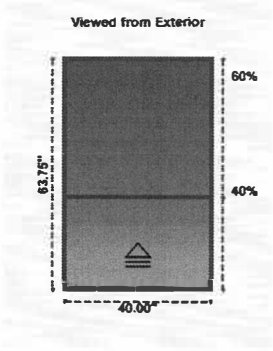
Sold To: Abaco Wind

1094 Flomich Street
Holly Hill, FL 32117

Ship To:

1094 Flomich Street
Holly Hill, FL 32117

Line #	Qty Ordered	Order Specifications	Unit Price	Ext Price
0001	1	**Ocean View NC Single Hung**		



APPLICATION: NEW CONSTRUCTION (IMPACT)
DO YOU NEED FLORIDA APPROVAL?: YES
MEASURE CODE: MAKE SIZE
WIDTH: 40.0000
HEIGHT: 63.7500
LAYOUT: ORIEL
COLOR: BRONZE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS OPTIONS TOP: TEMPERED
GLASS COLOR OPTIONS: LAMINATED / LOW-E
GLASS OPTIONS BOTTOM: TEMPERED
GRID TYPE: NONE
SCREEN: EXTRUDED FULL SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
ACCESSORIES: FLORIDA FLANGE
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS / DOUBLE LOCKS
LOCK AND KEEPER FINISH: WHITE FINISH
WINDOW TAG: 11

Performance: SHGC: 0.20, **U-Factor:** 0.28, **VT:** 0.46, **CPD:** VWN-K-11-00645-00001
DP Value: 50
Florida Approval: 15576.4

Date Printed: 5/16/2022 12:52 PM
Created By: paul@abacowindows.com

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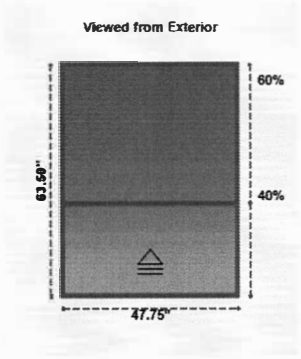
Line #	Qty Ordered	Order Specifications	Unit Price	Ext Price
0002	1	**Ocean View NC Single Hung**		



APPLICATION: NEW CONSTRUCTION (IMPACT)
DO YOU NEED FLORIDA APPROVAL?: YES
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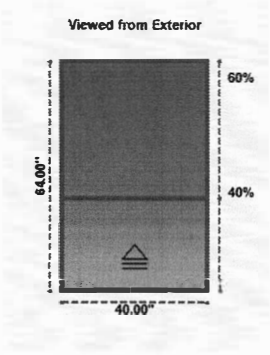
GLASS OPTIONS TOP: TEMPERED
GLASS COLOR OPTIONS: LAMINATED / LOW-E
GLASS OPTIONS BOTTOM: TEMPERED
GRID TYPE: NONE
SCREEN: EXTRUDED FULL SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
ACCESSORIES: FLORIDA FLANGE
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS / DOUBLE LOCKS
LOCK AND KEEPER FINISH: WHITE FINISH
WINDOW TAG: 13

Performance: SHGC: 0.20, **U-Factor:** 0.28, **VT:** 0.46, **CPD:** VWN-K-11-00645-00001
DP Value: 50
Florida Approval: 15576.4

0003	3	**Ocean View NC Single Hung**		



APPLICATION: NEW CONSTRUCTION (IMPACT)
DO YOU NEED FLORIDA APPROVAL?: YES
MEASURE CODE: MAKE SIZE
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HEIGHT: 64.0000
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COLOR: BRONZE EXTERIOR / WHITE INTERIOR
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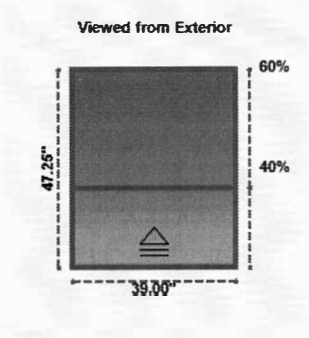
GLASS OPTIONS TOP: TEMPERED
GLASS COLOR OPTIONS: LAMINATED / LOW-E
GLASS OPTIONS BOTTOM: TEMPERED
GRID TYPE: NONE
SCREEN: EXTRUDED FULL SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
ACCESSORIES: FLORIDA FLANGE
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS / DOUBLE LOCKS
LOCK AND KEEPER FINISH: WHITE FINISH
WINDOW TAG: 9/10/12

Performance: SHGC: 0.20, **U-Factor:** 0.28, **VT:** 0.46, **CPD:** VWN-K-11-00645-00001
DP Value: 50
Florida Approval: 15576.4

Received September 20, 2022
Planning and Building Department

Line #	Qty Ordered	Order Specifications	Unit Price	Ext Price
0004	1	**Ocean View NC Single Hung**		



APPLICATION: NEW CONSTRUCTION (IMPACT)
DO YOU NEED FLORIDA APPROVAL?: YES
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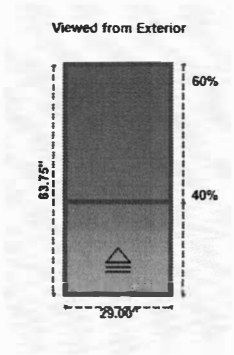
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS OPTIONS TOP: TEMPERED
GLASS COLOR OPTIONS: LAMINATED / LOW-E
GLASS OPTIONS BOTTOM: TEMPERED
GRID TYPE: NONE
SCREEN: EXTRUDED FULL SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
ACCESSORIES: FLORIDA FLANGE
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS / DOUBLE LOCKS
LOCK AND KEEPER FINISH: WHITE FINISH
WINDOW TAG: BATH LINE 8

Performance: SHGC: 0.20, **U-Factor:** 0.28, **VT:** 0.46, **CPD:** VWN-K-11-00645-00001
DP Value: 50
Florida Approval: 15576.4

0005	2	**Ocean View NC Single Hung**		



APPLICATION: NEW CONSTRUCTION (IMPACT)
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COLOR: BRONZE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS OPTIONS TOP: TEMPERED
GLASS COLOR OPTIONS: LAMINATED / LOW-E
GLASS OPTIONS BOTTOM: TEMPERED
GRID TYPE: NONE
SCREEN: EXTRUDED FULL SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
ACCESSORIES: FLORIDA FLANGE
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS
LOCK AND KEEPER FINISH: WHITE FINISH
WINDOW TAG: LINE 6/7

Performance: SHGC: 0.20, **U-Factor:** 0.27, **VT:** 0.46, **CPD:** VWN-K-11-00609-00001
DP Value: 70
Florida Approval: 29511.1

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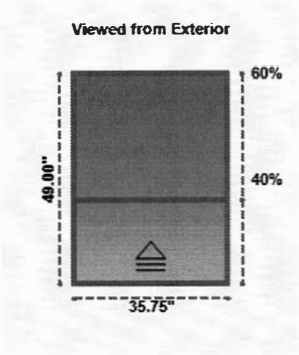
Planning and Building Department

Line #	Qty Ordered	Order Specifications	Unit Price	Ext Price
0006	2	**Ocean View NC Single Hung**		



APPLICATION: NEW CONSTRUCTION (IMPACT)
DO YOU NEED FLORIDA APPROVAL?: YES
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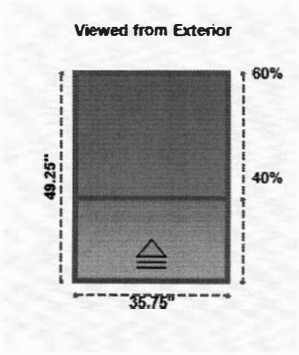
HEIGHT: 49.0000
LAYOUT: ORIEL
COLOR: BRONZE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS OPTIONS TOP: TEMPERED
GLASS COLOR OPTIONS: LAMINATED / LOW-E
GLASS OPTIONS BOTTOM: TEMPERED
GRID TYPE: NONE
SCREEN: EXTRUDED FULL SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
ACCESSORIES: FLORIDA FLANGE
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS
LOCK AND KEEPER FINISH: WHITE FINISH
WINDOW TAG: LINE 5

Performance: SHGC: 0.20, **U-Factor:** 0.28, **VT:** 0.46, **CPD:** VWN-K-11-00645-00001
DP Value: 50
Florida Approval: 15576.4

0007	2	**Ocean View NC Single Hung**		



APPLICATION: NEW CONSTRUCTION (IMPACT)
DO YOU NEED FLORIDA APPROVAL?: YES
MEASURE CODE: MAKE SIZE
WIDTH: 35.7500
HEIGHT: 49.2500
LAYOUT: ORIEL
COLOR: BRONZE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS OPTIONS TOP: TEMPERED
GLASS COLOR OPTIONS: LAMINATED / LOW-E
GLASS OPTIONS BOTTOM: TEMPERED
GRID TYPE: NONE
SCREEN: EXTRUDED FULL SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
ACCESSORIES: FLORIDA FLANGE
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS
LOCK AND KEEPER FINISH: WHITE FINISH
WINDOW TAG: LINE 4

Performance: SHGC: 0.20, **U-Factor:** 0.28, **VT:** 0.46, **CPD:** VWN-K-11-00645-00001
DP Value: 50
Florida Approval: 15576.4

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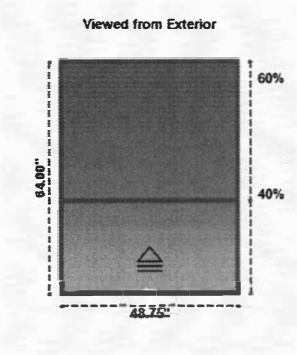
Planning and Building Department

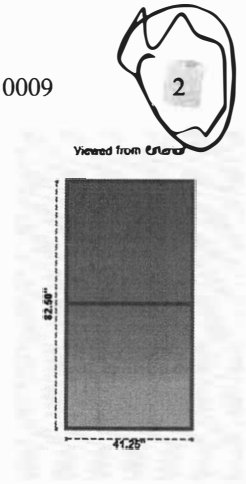
Line #	Qty Ordered	Order Specifications	Unit Price	Ext Price
0008	3	**Ocean View NC Single Hung**		



APPLICATION: NEW CONSTRUCTION (IMPACT)
DO YOU NEED FLORIDA APPROVAL?: YES
MEASURE CODE: MAKE SIZE
WIDTH: 48.7500
HEIGHT: 64.0000
LAYOUT: ORIEL
COLOR: BRONZE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS OPTIONS TOP: TEMPERED
GLASS COLOR OPTIONS: LAMINATED / LOW-E
GLASS OPTIONS BOTTOM: TEMPERED
GRID TYPE: NONE
SCREEN: EXTRUDED FULL SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
ACCESSORIES: FLORIDA FLANGE
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS / DOUBLE LOCKS
LOCK AND KEEPER FINISH: WHITE FINISH
WINDOW TAG: LINE 14/15/16

Performance: SHGC: 0.20, **U-Factor:** 0.28, **VT:** 0.46, **CPD:** VWN-K-11-00645-00001
DP Value: 50
Florida Approval: 15576.4

0009	2	**Ocean View NC Picture**		

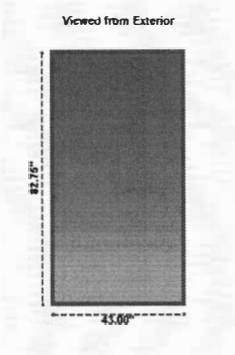


APPLICATION: NEW CONSTRUCTION (IMPACT)
MEASURE CODE: MAKE SIZE
WIDTH: 41.2500
HEIGHT: 82.5000
COLOR: BRONZE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS OPTIONS: TEMPERED
GLASS COLOR OPTIONS: LAMINATED / LOW-E
COLONIAL CASEMENT BAR: 2" WIDE HORIZONTAL COLONIAL CASEMENT BAR
GRID TYPE: NONE
ACCESSORIES: FLORIDA FLANGE
WINDOW TAG: FIRE LINE 1
**********COMMENTS**********
Please make colonial casement bar 22 inches from the bottom

Performance: SHGC: 0.22, **U-Factor:** 0.24, **VT:** 0.49, **CPD:** VWN-K-8-00293-00001
DP Value: 50
Florida Approval: 17532.1

Received September 20, 2022
Planning and Building Department

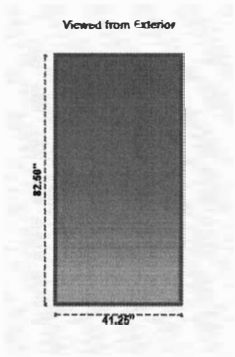
Line #	Qty Ordered	Order Specifications	Unit Price	Ext Price
0010	2	**Ocean View NC Picture**		



APPLICATION: NEW CONSTRUCTION (IMPACT)
MEASURE CODE: MAKE SIZE
WIDTH: 43.0000
HEIGHT: 82.7500
COLOR: BRONZE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS OPTIONS: TEMPERED
GLASS COLOR OPTIONS: LAMINATED / LOW-E
GRID TYPE: NONE
ACCESSORIES: FLORIDA FLANGE
WINDOW TAG: FIRE LINE 2
**********COMMENTS**********
Please make colonial casement bar 22 inches from the bottom

Performance: SHGC: 0.22, **U-Factor:** 0.24, **VT:** 0.49, **CPD:** VWN-K-8-00293-00001
DP Value: 50
Florida Approval: 17532.1

0011 2 **Ocean View NC Picture**

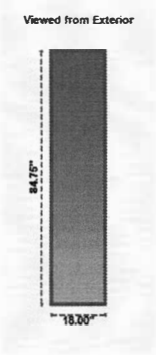


APPLICATION: NEW CONSTRUCTION (IMPACT)
MEASURE CODE: MAKE SIZE
WIDTH: 41.2500
HEIGHT: 82.5000
COLOR: BRONZE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS OPTIONS: TEMPERED
GLASS COLOR OPTIONS: LAMINATED / LOW-E
GRID TYPE: NONE
ACCESSORIES: FLORIDA FLANGE
WINDOW TAG: FIRE LINE 3
**********COMMENTS**********
Please make colonial casement bar 22 inches from the bottom

Performance: SHGC: 0.22, **U-Factor:** 0.24, **VT:** 0.49, **CPD:** VWN-K-8-00293-00001
DP Value: 50
Florida Approval: 17532.1

Received September 20, 2022
Planning and Building Department

Line #	Qty Ordered	Order Specifications	Unit Price	Ext Price
0012	2	**Ocean View NC Picture**		



APPLICATION: NEW CONSTRUCTION (IMPACT)
MEASURE CODE: MAKE SIZE
WIDTH: 18.0000
HEIGHT: 84.7500
COLOR: BRONZE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS OPTIONS: TEMPERED
GLASS COLOR OPTIONS: LAMINATED / LOW-E
GRID TYPE: NONE
ACCESSORIES: FLORIDA FLANGE
WINDOW TAG: DOORS LINE 2
**********COMMENTS**********
Please make colonial casement bar 22 inches from the bottom

Performance: SHGC: 0.22, **U-Factor:** 0.24, **VT:** 0.49, **CPD:** VWN-K-8-00293-00001
DP Value: 50
Florida Approval: 17532.1

Date Printed: 5/16/2022 12:52 PM
Created By: paul@abacowindows.com

Sub Total:	13,595.37
Tax:	883.70
Total:	14,479.07

QUOTE DISCLAIMER
We ask that you thoroughly review the quote for accuracy, before ordering the product. By responding to this email, or signing the quote, you authorize us to order the product/special order product and you agree all quantities, sizes, and specifications are correct.
No changes or cancellations can occur once special order items have been submitted to the manufacturer.
THIS ESTIMATE IS VALID FOR 30 DAYS. SPECIAL ORDER ITEMS CANNOT BE RETURNED.

Customer Signature: _____ **Date:** _____

Instr #2022027864 BK: 5516 PG: 152, Filed & Recorded: 3/15/2022 4:23 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $4,952.50

Received September 20, 2022
Planning and Building Department

This instrument was prepared by:
Jenny Brown
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:22554
Consideration: $707,497.00
Documentary Stamps Paid: $4,952.50

_____Space Above this Line for Recording Data_____

SPECIAL WARRANTY DEED

Made this day of, Tuesday, March 15, 2022 by Cypress Bank & Trust formerly Cypress Trust Company, as Successor Trustee of the Alice B. Jackson Irrevocable Trust FBO Judith Kay Romaine dated 8/28/2003 as amended & restated and Cypress Bank & Trust formerly Cypress Trust Company, as Successor Trustee of the Ronald F. Jackson Irrevocable Trust FBO Judith Kay Romaine dated 8/28/2003 as amended & restated (hereinafter referred to as grantor) to William B. Bray, as Trustee of the William Bray Revocable Trust dated March 8, 2022 whose post office address is: 311 Oglethorpe Blvd., St. Augustine, FL 32080
(Hereinafter referred to as grantee).

COPY

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

WITNESSETH, That the 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**, State of Florida, viz:

The West half of Lot 9, and all of Lots 10 and 11, Block 16, Davis Shores, as recorded in Map Book 3, Page(s) 98, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 216500-0000

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

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

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

Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

The trustee(s) herein named has the full power and authority to protect, conserve, sell, lease, encumber or otherwise manage or dispose of the real property described in this recorded instrument.

The terms of these Trusts provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and is recorded in compliance with § 196.031(1), Florida Statues, which would entitle said real property to homestead exemption status if all of the requirements are met.

Received September 20, 2022
Planning and Building Department

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and that the said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021 and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the said grantor has hereto set his/her hand(s) and seal(s) the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

Witness Sign Name
Winess Print Name June Lundy

Rebecca Y. Belt (Seal)
Cypress Bank & Trust formerly Cypress Trust Company, as Successor Trustee of the Alice B. Jackson Irrevocable Trust FBO Judith Kay Romaine dated 8/28/2003 as amended & restated
By Rebecca Y. Belt
Its Vice President & Trust Officer

COPY

Witness Sign Name
Witness Print Name NINA J. MARIOTTI-SWANSON

Rebecca Y. Belt (Seal)
Cypress Bank & Trust formerly Cypress Trust Company, as Successor Trustee of the Ronald F. Jackson Irrevocable Trust FBO Judith Kay Romaine dated 8/28/2003 as amended & restated
By Rebecca Y. Belt
Its Vice President & Trust Officer

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this March 15, 2022, by Rebecca Y. Belt, as Vice President & Trust Officer of Cypress Bank & Trust formerly Cypress Trust Company, as Successor Trustee of the Alice B. Jackson Irrevocable Trust FBO Judith Kay Romaine dated 8/28/2003 as amended & restated and Cypress Bank & Trust formerly Cypress Trust Company, as Successor Trustee of the Ronald F. Jackson Irrevocable Trust FBO. Such person (notary must check applicable box):

☑ is / are personally known to me.
☐ produced a current Florida Driver's license as identification.
☐ produced _____ as identification.

Notary Public
Print Name: NINA J. MARIOTTI-SWANSON
My Commission Expires: 10-05-2025

NINA MARIOTTI-SWANSON
MY COMMISSION # HH 181869
EXPIRES: October 5, 2025
Bonded Thru Notary Public Underwriters

(NOTARY SEAL)

Received September 20, 2022
Planning and Building Department

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	2165000000
Location Address	311 OGLETHORPE BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-98 DAVIS SHORES W'LY 25FT LOT 9 & ALL LOTS 10 11 BLK 16 DB200/314 OR5516/152 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.330
Homestead	Y

Owner Information

Owner Name	Bray William Revocable Trust D:03/08/22 100% Bray William B Trustee 100%
Mailing Address	311 OGLETHORPE BLVD SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000
Homestead	Future Year Exemption	$0

Received September 20, 2022
Planning and Building Department

Map

Valuation Information

	2022
Building Value	$297,287
Extra Features Value	$0
Total Land Value	$352,450
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$649,737**
Total Deferred	$275,723
Assessed Value	**$374,014**
Total Exemptions	$50,000
Taxable Value	**$324,014**

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	$198,030	$0	$267,188	$0	$0	$465,218	$363,120	$152,098	$313,120
2020	$200,707	$0	$225,625	$0	$0	$426,332	$358,107	$118,225	$308,107
2019	$156,508	$0	$225,625	$0	$0	$382,133	$350,056	$82,077	$300,056
2018	$76,949	$0	$213,750	$0	$0	$290,699	$279,770	$60,929	$229,770
2017	$80,183	$864	$192,969	$0	$0	$274,016	$274,016	$50,000	$224,016
2016	$150,560	$864	$192,969	$0	$0	$344,393	$344,393	$50,000	$294,393
2015	$102,539	$740	$148,438	$0	$0	$251,717	$248,292	$3,425	$248,292
2014	$100,292	$740	$124,688	$0	$0	$225,720	$225,720	$0	$225,720
2013	$104,076	$740	$100,938	$0	$0	$205,754	$205,754	$0	$205,754
2012	$107,861	$740	$88,973	$0	$0	$197,574	$197,574	$50,500	$147,074
2011	$111,646	$740	$98,859	$0	$0	$211,245	$211,245	$50,500	$160,745
2010	$113,538	$740	$109,844	$0	$0	$224,122	$224,122	$50,000	$174,122

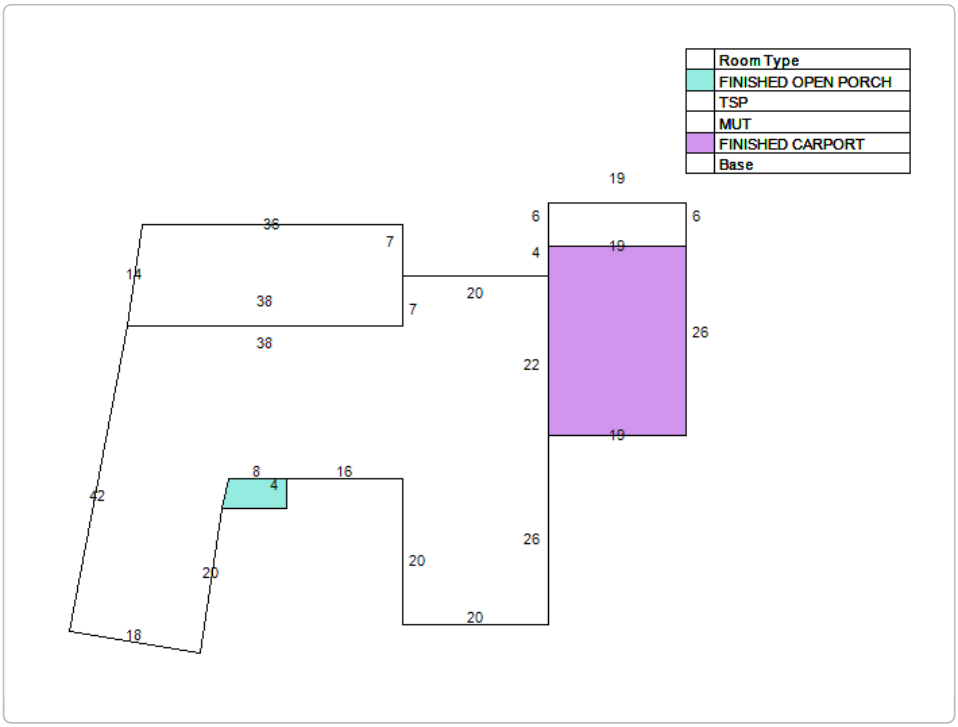
Building Information

Building	1
Year Built	1960
Actual Area	3367
Conditioned Area	2207
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Brick 2
Roof Cover	Roll Composite, Composite Shingle
Roof Structure	Flat, Gable Hip
Interior Flooring	Sheet Vinyl, Terrazzo
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	2207
FINISHED CARPORT	494
MASONRY UTILITY	114
TILE SCREEN PORCH	518
FINISHED OPEN PORCH	34
Total SqFt	3367

Sketch Information

Received September 20, 2022
Planning and Building Department



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	125	110	125	EF	$352,450

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/15/2022	3/15/2022	$707,500.00	WARRANTY DEED	5516	152	Q	I	JACKSON ALICE B IRREV TRUST ET AL	BRAY WILLIAM REVOCABLE TRUST D:03/08/22
7/21/2015	7/10/2015	$100.00	QUIT CLAIM DEED	4060	42	U	I	CENTERSTATE BANK OF FLORIDA NA TRUSTEE	JACKSON ALICE B IRREV TRUST ETAL
7/21/2015	7/10/2015	$100.00	QUIT CLAIM DEED	4060	40	U	I	RITCH JANICE FAY JACKSON	JACKSON ALICE B IRREV TRUST ETAL
7/21/2015	7/10/2015	$100.00	QUIT CLAIM DEED	4060	38	U	I	ROMAINE JUDITH KAY JACKSON	JACKSON ALICE B IRREV TRUST ETAL
7/21/2015	7/10/2015	$100.00	QUIT CLAIM DEED	4060	36	U	I	SMITH SAMANTHA APRIL JACKSON	JACKSON ALICE B IRREV TRUST ETAL
7/21/2015	7/10/2015	$100.00	QUIT CLAIM DEED	4060	34	U	I	JACKSON JENNIFER GRAY FKA CUNNINGHAM	JACKSON ALICE B IRREV TRUST ETAL
7/21/2015	7/10/2015	$298,000.00	WARRANTY DEED	4060	32	U	I	JACKSON ALICE B REV TRUST	JACKSON ALICE B IRREV TRUST &
11/13/2014	11/12/2014	$0.00	LETTERS OF ADMN	3953	443	U	I	JACKSON ALICE B	JACKSON JENNIFER GRAY & RITCH JACKSON JANICE FAY
3/27/2014	1/14/2012	$0.00	ORDER DET HX REAL P	3860	1552	U	I	JACKSON ALICE B	JACKSON ALICE B TRUST AGR D:8-28-03
8/9/2012	1/14/2012	$0.00	LETTERS OF ADMN	3599	1481	U	I	JACKSON ALICE B DEC'D 1-14-2012	JACKSON JENNIFER GRAY &
8/9/2012	1/14/2012	$0.00	WILL	3599	1475	U	I	JACKSON ALICE B DEC'D 1-14-2012	
	6/2/2010	$0.00	OTHER INSTRUMENT	3321	299	U	I	JACKSON ALICE B BY COURT ORDER	JACKSON JENNIFER GRAY PLENARY GUARDIAN
	8/1/1985	$0.00		684	284	U	I		JACKSON RONALD F,ALICE B
	1/1/1978	$3,200.00		371	161	U	V		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Version 2.3.221

Received September 20, 2022
Planning and Building Department
Division of Corporations

Detail by Entity Name

Florida Profit Corporation
ABACO SERVICES AND CONSULTING INC

Filing Information

Document Number	P20000026153
FEI/EIN Number	81-0955096
Date Filed	03/10/2020
Effective Date	01/01/2016
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	03/10/2020
Event Effective Date	NONE

Principal Address

1094 FLOMICH AVE.
HOLLY HILL, FL 32117

Mailing Address

1094 FLOMICH AVE.
HOLLY HILL, FL 32117

Registered Agent Name & Address

HANKS, CRYSTAL
1094 FLOMICH AVE.
HOLLY HILL, FL 32117

Officer/Director Detail

Name & Address

Title P

HANKS, CRYSTAL
1094 FLOMICH AVE.
HOLLY HILL, FL 32117

Title VP

HANKS, GEORGE
1094 FLOMICH AVE.
HOLLY HILL, FL 32117

Received September 20, 2022
Planning and Building Department

Annual Reports

Report Year	Filed Date
2021	01/13/2021
2022	03/03/2022

Document Images

03/03/2022 -- ANNUAL REPORT	View image in PDF format
01/13/2021 -- ANNUAL REPORT	View image in PDF format
03/10/2020 -- 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 October 20, 2022 Meeting

Application HP2022-0069 Address: 32 St. George Street

Applicant: World Construction Co., Inc.

Property Owner: St. George Street Properties, LLC

Project description: To construct a new pergola in the south courtyard and replace the existing wood gate with a new design along St. George Street.

Architectural Style:	Spanish Colonial	Florida Master Site File:	SJ06477
National Register:	St. Augustine Historic District: Non-Contributing	Construction date:	1963
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1974700000		
Agenda Item:	10(a)	Previous Action(s):	F2008-0012

STAFF SUMMARY AND ANALYSIS:

1. This property is in the Historic Preservation 3 (HP-3) Zoning District on the west side of St. George Street between Orange and Cuna Streets and is a non-contributing building in the St. Augustine National register historic district.
2. The applicant is requesting to replace the existing wood gate with a new design and to construct a wood pergola in the courtyard to the south of the building.
3. An authorized signature from the corporation which owns the property was requested from the applicant but not submitted at the time of this report.
4. Additionally, the applicant should provide a survey of the property indicating that the south courtyard is owned by the owner of 32 St. George Street. The St. Johns County Property Appraisers map shows the courtyard as part of the adjacent property to the south; however, these lot-lines are sometimes incorrect.
5. The applicant indicated a desire for the gate to be similar to the entry gate at 33 St. George Street. Plans or a drawing of the gate design were requested by staff but not submitted. The proposed gate appears consistent with the Architectural Guidelines for Historic Preservation (AGHP) recommendation 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, noted as 120" (two 5' doors) is larger than the 50' width deemed appropriate in the AGHP; however, the gate width appears to relate directly to the existing opening and the size of existing gate doors. The existing gate height and fence is unknown but the AGHP states that First and Second Spanish Period fences and walls must be a minimum of five and one-half feet high. The AGHP also recommends that gates in fences reflect the design of the fence. More design details are needed to determine whether this recommendation is met.
6. Clarification regarding the height of the roof eave adjacent to the south courtyard and the proposed pergola height are needed to determine whether the pergola's scale will remain subordinate to the surrounding buildings. The applicant should clarify that wood is the proposed material and make clear any proposed finishes.

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 32 St. George Street** to allow the applicant time to confirm the property location of the proposed pergola and replacement gate, provide a valid owner's signature, and clarify design details of the proposed alterations as requested in the staff report.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace existing 10' wide gate (two in-swinging doors) with a new design.
2. Install 10' wide (post to post) by 24' long pergola with 12' long cross-ties.

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.

Gates in fences should reflect the design of the fence. Gates may be single or double leaf, ship lap, tongue-and-groove, beaded boards, square edged boards, or multi-paneled. Fences and walls continue over the gate at a higher elevation. Gates in walls should be topped by a substantial lintel two to three feet higher than the wall.

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

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

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

Parking, Landscaping and Site Features

Do...

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

Don't...

- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- 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.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Pre-1821

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

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

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

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
32 St. George Street

Existing Gate

STAFF PHOTOGRAPHS
32 St. George Street

Existing Gate

STAFF PHOTOGRAPHS
32 St. George Street

Existing Gate

Staff Report pg. 8

STAFF PHOTOGRAPHS
32 St. George Street

Proposed Pergola Location

Staff Report pg. 9

STAFF PHOTOGRAPHS
32 St. George Street

Staff Report pg. 10

STAFF PHOTOGRAPHS
32 St. George Street

Proposed Pergola Location

Page 1

☒ Original
☐ Update

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

Site #8 SJ06477
Field Date 5-2-2016
Form Date 6-28-2016
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) 32 St. George 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
32		St. George	Street	

Address:
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 197470 0000 — Landgrant
Subdivision Name City of St. Augustine — Block 12 — Lot 24
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1963 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): — To (year):
Current Use Shop — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — Original address
Alterations: ☒yes ☐no ☐unknown Date: — Nature exterior fabric, windows, roof
Additions: ☐yes ☐no ☒unknown Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Spanish Colonial — Exterior Plan Rectangular — Number of Stories 1-2
Exterior Fabric(s) 1. Stucco — 2. — 3.
Roof Type(s) 1. Gable — 2. Shed — 3. Hip
Roof Material(s) 1. Wood shingles — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. Shed dormer — 2.
Windows (types, materials, etc.) single wood 6/6 wood plank shutters.

Distinguishing Architectural Features (exterior or interior ornaments) balcony on facade gable front

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 SJ06477

DESCRIPTION (continued)

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

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource constructed in 1963. 1.5 story structure continued use.

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 if the period of significance were expanded.

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

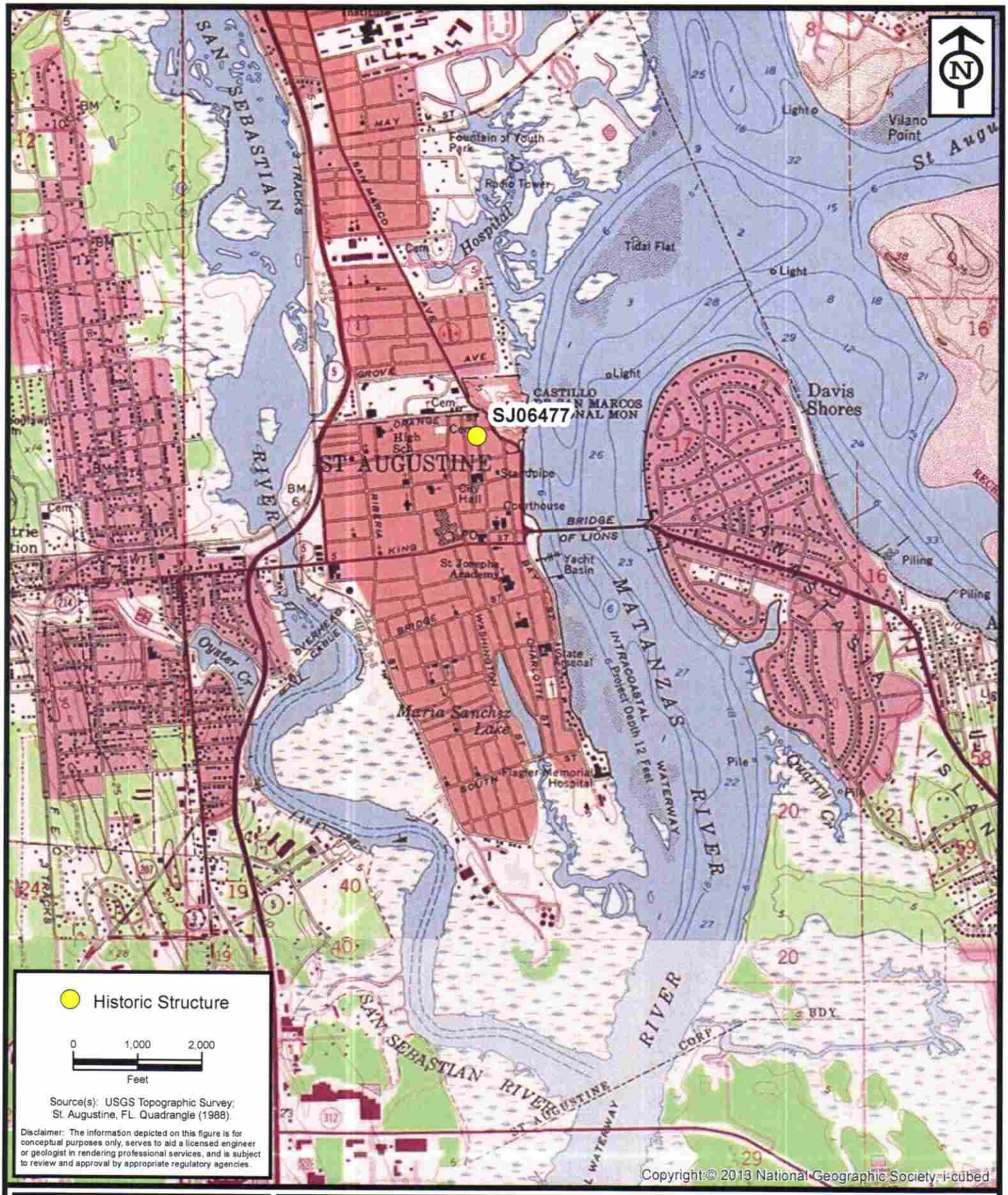
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

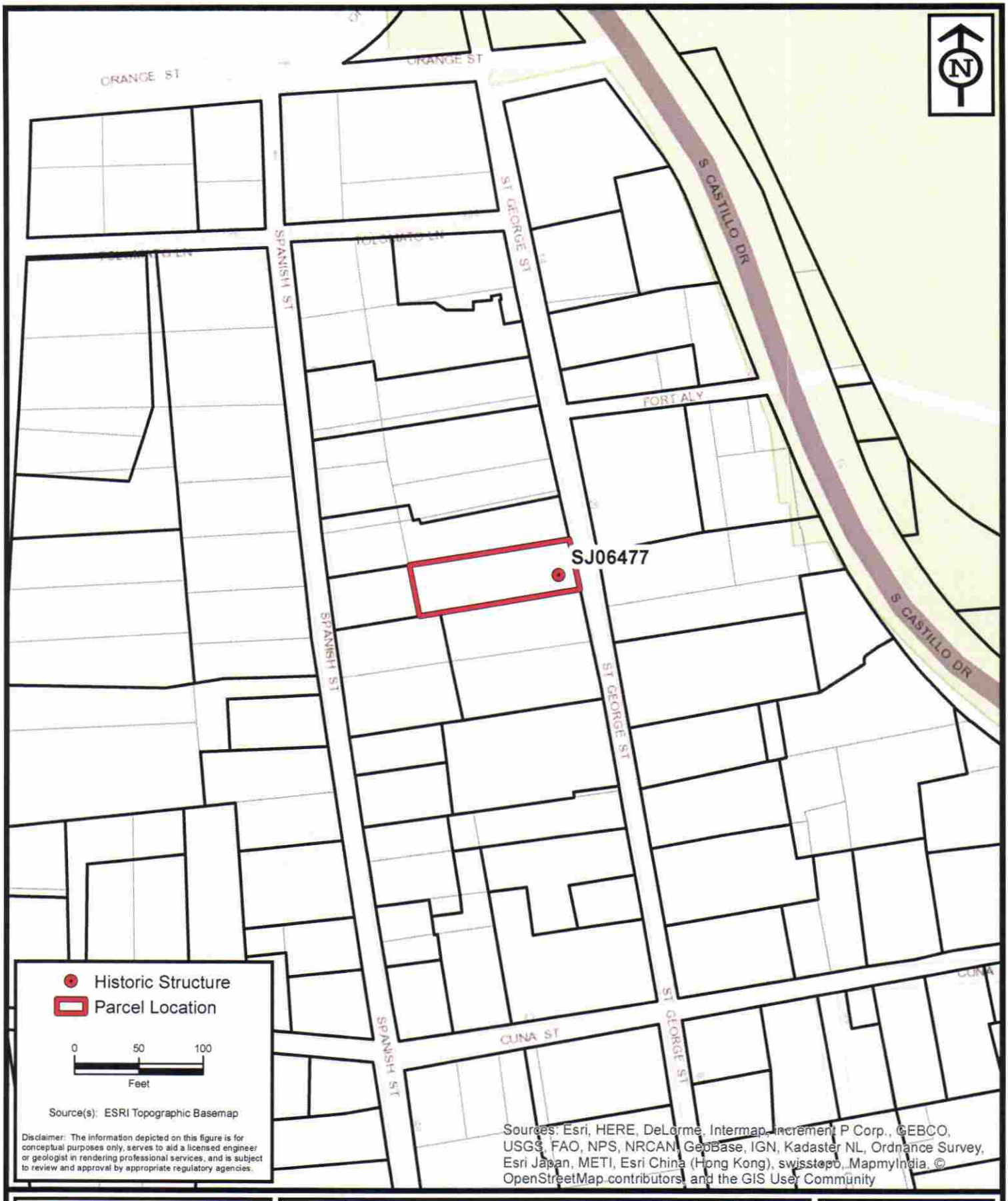
Project Location - SJ06477

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\SJ06477\Location.mxd Date: 6/28/2016 1:40:28 PM



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

Parcel Location - SJ06477

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\SJ06477\Parcel.mxd, Date: 6/28/2016 1:40:54 PM

Received September 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. **HP2022-0069**

Receipt No. 2478265 Meeting Date: **October 20, 2022**

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

1. NAME OF APPLICANT Damien Starkey
   Business (if applicable) World Construction Inc.
   Address 6005 Powers Ave. #210
   City Jacksonville State FL Zip Code 32217
   Daytime telephone 904-717-1729 Other phone/email damien@worldconstructioninc.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER St George Street Properties
   Business (if applicable) _____
   Address PO BOX 1928
   City St Augustine State FL Zip Code 32085
   Daytime telephone (required) 904-434-6530 Other phone _____
3. PROJECT STREET ADDRESS 32 St George St
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 1974700000
5. EXISTING USE_____ PROPOSED USE _____
6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.)_____
☐	☐	Exterior finishes (stucco, masonry, siding)_____
☐	☐	Porch/Deck/Balcony_____
☐	☐	Awning/Canopy_____
☐	☐	Exterior Doors_____
☐	☐	Windows_____
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features_____

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☒ New awning/canopy Pergola on side of building
- ☐ 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)

We are proposing to build a 12' x 24' pergola please see attached pictures and drawing

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 Damien Starkey

SIGNATURE OF APPLICANT _____ DATE 9/13/22

PRINT OWNER'S NAME Dror Zanani

SIGNATURE OF OWNER _____ DATE 9/13/22

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 Are any plant materials proposed?

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:

An elevation drawing or photograph of the existing gate detailing its dimensions should be included.

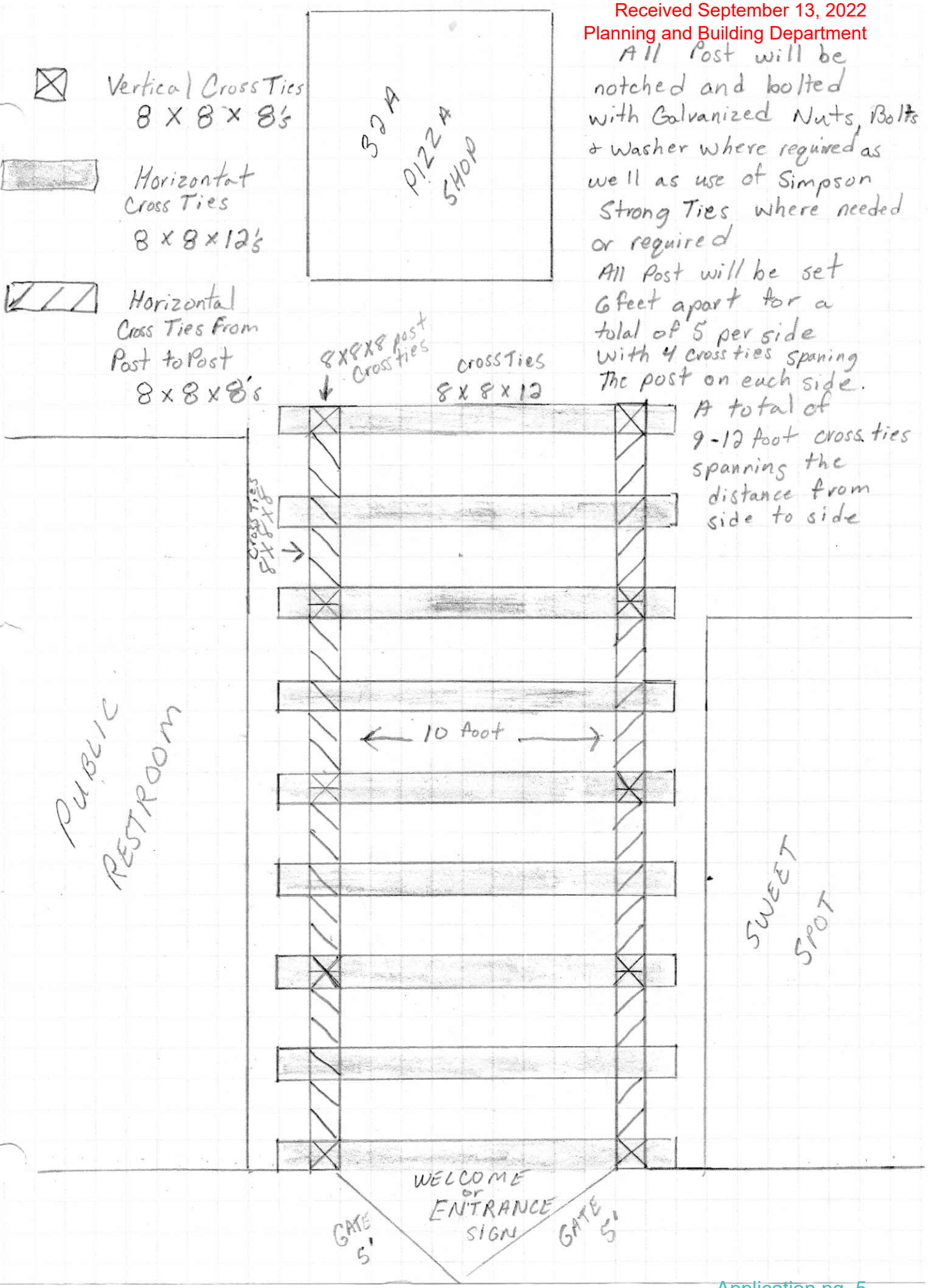
Elevation drawings of the proposed new gate with dimensions, materials, finishes, and hardware is needed

A section drawing of the pergola showing the footers and dimensions including height is needed. Please also detail any plants proposed.

Project number: HP2022-0069 Project Address: 32 St. George Street

Reviewed by: Candice Seymour Date: 09/26/22

Received September 13, 2022
Planning and Building Department



SWEET SPOT PROPOSED GATE AND PERGOLA BUILD

THIS IS THE EXISTING ENTRANCE.

WE WANT OUR NEW GATE TO LOOK LIKE THIS

THIS IS THE EXAMPLE OF THE PERGOLA WE WOULD LIKE TO BUILD. THE WOULD BE BUILT OUT OF CREOSOTE TREATED USED RAIL ROAD TIES

FURTHER PICTURES OF THE EXAMPLE STRUCTURE

F

FURTHER PICTURES OF THE EXAMPLE STRUCTURE

Public Records of St. Johns County, FL Clerk # 2006046389, O.R. 2728 PG 144,
06/20/2006 at 03:00 PM REC. $9.00 SUR. $9.50 Doc. D $3850.00

Prepared by and Return to:

Leonard R. Tucker, Jr.
51 Avista Circle
St. Augustine, FL 32084

WARRANTY DEED

THIS INDENTURE, made this 31st day of October, 2005, between LEONARD R. TUCKER, SR. and RUTH S. TUCKER, as Trustees of the Ruth S. Tucker Living Trust, whose address is 51 Avista Circle, St. Augustine, Florida 32084, parties of the first part, and St. George Street Properties, LLC, a Florida Limited Liability Company, whose address is 30 St. George St., St. Augustine, FL, party of the second part.

W I T N E S S E T H:

That the said parties of the first part, in consideration of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed to said party of the second part, their successors and assigns forever the following described lands, situate, lying and being in St. Johns County, Florida, to wit:

PARCEL ONE:

Lots Six (6) and Twenty-five (25) of Block Twelve (12) of the City of St. Augustine, Florida, according to the official map of the City of St. Augustine, Florida, filed in the office of the Clerk of the Circuit Court of St. Johns County, Florida.

COPY

Less and Except:

A part of Lot 25, Block 12, according to the official map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

Commence at the Northwest corner of said Lot 25; thence North 76° 41′ E 9.70 feet along the North line of said Lot 25 to the point of beginning; thence continue N 76° 41′ E 110.3 feet to the Northeast corner of said Lot 25; thence S 22° 31′ E 2.82 feet to a point on the north side of an existing masonry wall; thence S 76° 35′ W 110.66 feet; thence N 15° 02′ W 2.98 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL TWO:

A part of Lot 5 and a part of Lot 26, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

Commence at the Southwest corner of said Lot 5 for the point of beginning; thence N 79° 02′ E 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence S 15° 02′ E 0.78 feet to the Southwest corner of said Lot 26; thence N 76° 41′ E 9.70 feet along the South line of said Lot 26; thence N 15° 02′ W 13.41 feet; thence S 79° 02′ W 73.20 feet to a point on the West line of said Lot 5; thence S 11° 24′ E 13.00 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL THREE:

Lot Seven (7), Block Twelve (12), according to the official map of City of St. Augustine, dated Jan. 1, 1905, bounded on the West by Spanish Street, 39 feet more or less, on the North by a lot formerly owned by John T. Dismukes, 70 feet, more or less, South by lot formerly owned by Catherine Mickler, 70 feet more or less, on the East by lot formerly owned by J. M. G. Carrera, 39 feet more or less.

Real Estate Assessment No. 197350-0000

PARCEL FOUR:

In the City of St. Augustine, and bounded on the South by Lot of Perry, on the North by property now or formerly of the First National Bank of St. Augustine, on the West by Lot of Meserve and on the East by St. George Street on which it fronts, and measures thirteen yards and twenty-eight inches, and in depth one hundred and twenty-six feet. Said land is also described as Lot #24, Block 12, of the City of St. Augustine, Florida.

Real Estate Assessment No. 197470-0000

This property does not constitute the homestead of the parties of the first part.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 1992; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

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

COPY

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Sign: John D. Bailey Sr.
Print Name: JOHN D. BAILEY SR.

Sign: Margaret B. Bailey
Print Name: MARGARET B. BAILEY

Ruth S. Tucker
RUTH S. TUCKER as Trustee of the Ruth S. Tucker Living Trust

Leonard R. Tucker
LEONARD R. TUCKER as Trustee of the Ruth S. Tucker Living Trust

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31st day of October, 2005, by RUTH S. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.

DONNA SANTUCCIO
MY COMMISSION # DD 243159
EXPIRES: August 20, 2007
Bonded Thru Notary Public Underwriters

Donna Santuccio
Name: Donna Santuccio
NOTARY PUBLIC, State of Florida
Commission Number: DD243159

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31st day of October, 2005, by LEONARD R. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.

DONNA SANTUCCIO
MY COMMISSION # DD 243159
EXPIRES: August 20, 2007
Bonded Thru Notary Public Underwriters

Donna Santuccio
Name: Donna Santuccio
NOTARY PUBLIC, State of Florida
Commission Number: DD243159

Public Records of St. Johns County, FL Clerk # 2006046390, O.R. 2728 PG 146,
06/20/2006 at 03:00 PM REC. $9.00 SUR. $9.50 Doc. D $3850.00

Prepared by and Return to:

Leonard R. Tucker, Jr.
51 Avista Circle
St. Augustine, FL 32084

WARRANTY DEED

THIS INDENTURE, made this 31st day of October, 2005, between LEONARD R. TUCKER, SR. and RUTH S. TUCKER, as Trustees of the Leonard R. Tucker Sr. Living Trust, whose address is 51 Avista Circle, St. Augustine, Florida 32084, parties of the first part, and St. George Street Properties, LLC, a Florida Limited Liability Company, whose address is 30 St. George St., St. Augustine, FL, party of the second part.

W I T N E S S E T H:

That the said parties of the first part, in consideration of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed to said party of the second part, their successors and assigns forever the following described lands, situate, lying and being in St. Johns County, Florida, to wit:

PARCEL ONE:

Lots Six (6) and Twenty-five (25) of Block Twelve (12) of the City of St. Augustine, Florida, according to the official map of the City of St. Augustine, Florida, filed in the office of the Clerk of the Circuit Court of St. Johns County, Florida.

COPY

Less and Except:

A part of Lot 25, Block 12, according to the official map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

Commence at the Northwest corner of said Lot 25; thence North 76° 41′ E 9.70 feet along the North line of said Lot 25 to the point of beginning; thence continue N 76° 41′ E 110.3 feet to the Northeast corner of said Lot 25; thence S 22° 31′ E 2.82 feet to a point on the north side of an existing masonry wall; thence S 76° 35′ W 110.66 feet; thence N 15° 02′ W 2.98 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL TWO:

A part of Lot 5 and a part of Lot 26, Block 12, according to the Official Map of the City of St. Augustine, Florida, dated June 1923, said parcel of land being more fully described as follows:

Commence at the Southwest corner of said Lot 5 for the point of beginning; thence N 79° 02′ E 64.3 feet along the South line of said Lot 5 to the Southeast corner of said Lot 5; thence S 15° 02′ E 0.78 feet to the Southwest corner of said Lot 26; thence N 76° 41′ E 9.70 feet along the South line of said Lot 26; thence N 15° 02′ W 13.41 feet; thence S 79° 02′ W 73.20 feet to a point on the West line of said Lot 5; thence S 11° 24′ E 13.00 feet to the point of beginning.

Real Estate Assessment No. 197340-0000

PARCEL THREE:

Lot Seven (7), Block Twelve (12), according to the official map of City of St. Augustine, dated Jan. 1, 1905, bounded on the West by Spanish Street, 39 feet more or less, on the North by a lot formerly owned by John T. Dismukes, 70 feet, more or less, South by lot formerly owned by Catherine Mickler, 70 feet more or less, on the East by lot formerly owned by J. M. G. Carrera, 39 feet more or less.

Real Estate Assessment No. 197350-0000

PARCEL FOUR:

In the City of St. Augustine, and bounded on the South by Lot of Perry, on the North by property now or formerly of the First National Bank of St. Augustine, on the West by Lot of Meserve and on the East by St. George Street on which it fronts, and measures thirteen yards and twenty-eight inches, and in depth one hundred and twenty-six feet. Said land is also described as Lot #24, Block 12, of the City of St. Augustine, Florida.

Real Estate Assessment No. 197470-0000

This property does not constitute the homestead of the parties of the first part.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 1992; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

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

COPY

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Sign: John D. Bailey Sr.
Print Name: JOHN D. BAILEY SR.

Sign: Margaret B. Bailey
Print Name: MARGARET B. BAILEY

Ruth S. Tucker
RUTH S. TUCKER as Trustee of the Leonard R. Tucker Sr. Living Trust

Leonard R. Tucker
LEONARD R. TUCKER as Trustee of the Leonard R. Tucker Sr. Living Trust

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31st day of October, 2005, by RUTH S. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.

DONNA SANTUCCIO
MY COMMISSION # DD 243159
EXPIRES: August 20, 2007
Bonded Thru Notary Public Underwriters

Donna Santuccio
Name: Donna Santuccio
NOTARY PUBLIC, State of Florida
Commission Number: DD243159

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31st day of October, 2005, by LEONARD R. TUCKER, who is personally known to me or who has produced a driver's license as identification and who did/did not take an oath.

DONNA SANTUCCIO
MY COMMISSION # DD 243159
EXPIRES: August 20, 2007
Bonded Thru Notary Public Underwriters

Donna Santuccio
Name: Donna Santuccio
NOTARY PUBLIC, State of Florida
Commission Number: DD243159

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

No Image Available

Parcel ID	1974700000
Location Address	32 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUGUSTINE LOT 24 BLK 12 OR2728/144 & 146 *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	0.110
Homestead	N

Owner Information

Owner Name	St George Street Properties 100%
Mailing Address	PO BOX 1928 SAINT AUGUSTINE, FL 32085-1928

Map

Valuation Information

	2022
Building Value	$88,410
Extra Features Value	$13,817
Total Land Value	$547,800
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$650,027**
Total Deferred	$97,817
Assessed Value	**$552,210**
Total Exemptions	$0
Taxable Value	**$552,210**

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	$90,647	$14,574	$547,800	$0	$0	$653,021	$502,009	$151,012	$502,009
2020	$111,109	$15,332	$547,800	$0	$0	$674,241	$456,372	$217,869	$456,372
2019	$86,967	$13,331	$498,000	$0	$0	$598,298	$414,884	$183,414	$414,884
2018	$88,860	$13,964	$398,400	$0	$0	$501,224	$377,167	$124,057	$377,167
2017	$90,390	$14,133	$398,400	$0	$0	$502,923	$342,879	$160,044	$342,879
2016	$44,362	$930	$221,610	$0	$0	$266,902	$266,902	$0	$266,902
2015	$45,892	$930	$221,610	$0	$0	$268,432	$268,432	$0	$268,432
2014	$28,369	$1,373	$221,610	$0	$0	$251,352	$251,352	$0	$251,352
2013	$29,270	$1,435	$221,610	$0	$0	$252,315	$252,315	$0	$252,315
2012	$30,170	$1,496	$221,610	$0	$0	$253,276	$253,276	$0	$253,276
2011	$29,918	$1,558	$234,135	$0	$0	$265,611	$265,611	$0	$265,611
2010	$19,989	$177	$260,150	$0	$0	$280,316	$280,316	$0	$280,316

Building Information

Building 1
Year Built 1963
Actual Area 856
Conditioned Area 1120
Use Snack Bars
Style 04
Class N
Exterior Wall Concrete Stucco

Roof Cover Wood Shingle
Roof Structure Wood Truss
Interior Flooring Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	256
CANOPY	24
1.5 STORY	576
Total SqFt	856

Building 2
Year Built 2016
Actual Area 252
Conditioned Area 192
Use Stores (City/Historical)
Style 04
Class N
Exterior Wall Wood

Roof Cover Wood Shingle
Roof Structure Wood Truss
Interior Flooring Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
CANOPY	60
BASE AREA	192
Total SqFt	252

Building 3
Year Built 2016
Actual Area 288
Conditioned Area 192
Use Stores (City/Historical)
Style 04
Class N
Exterior Wall Wood

Roof Cover Wood Shingle
Roof Structure Wood Truss
Interior Flooring Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	192
CANOPY	96
Total SqFt	288

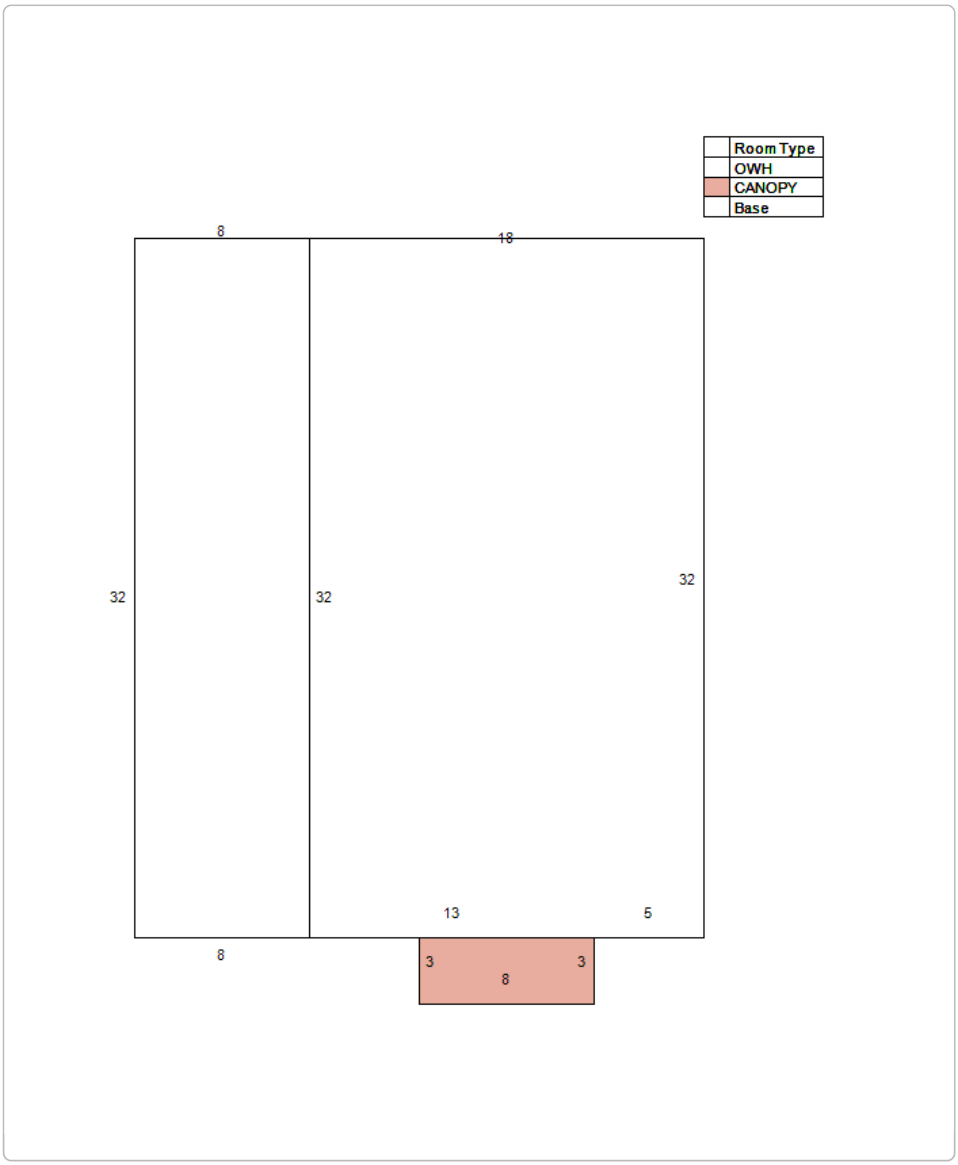
Building 4
Year Built 2016
Actual Area 150
Conditioned Area 150
Use Stores (City/Historical)
Style 04
Class N

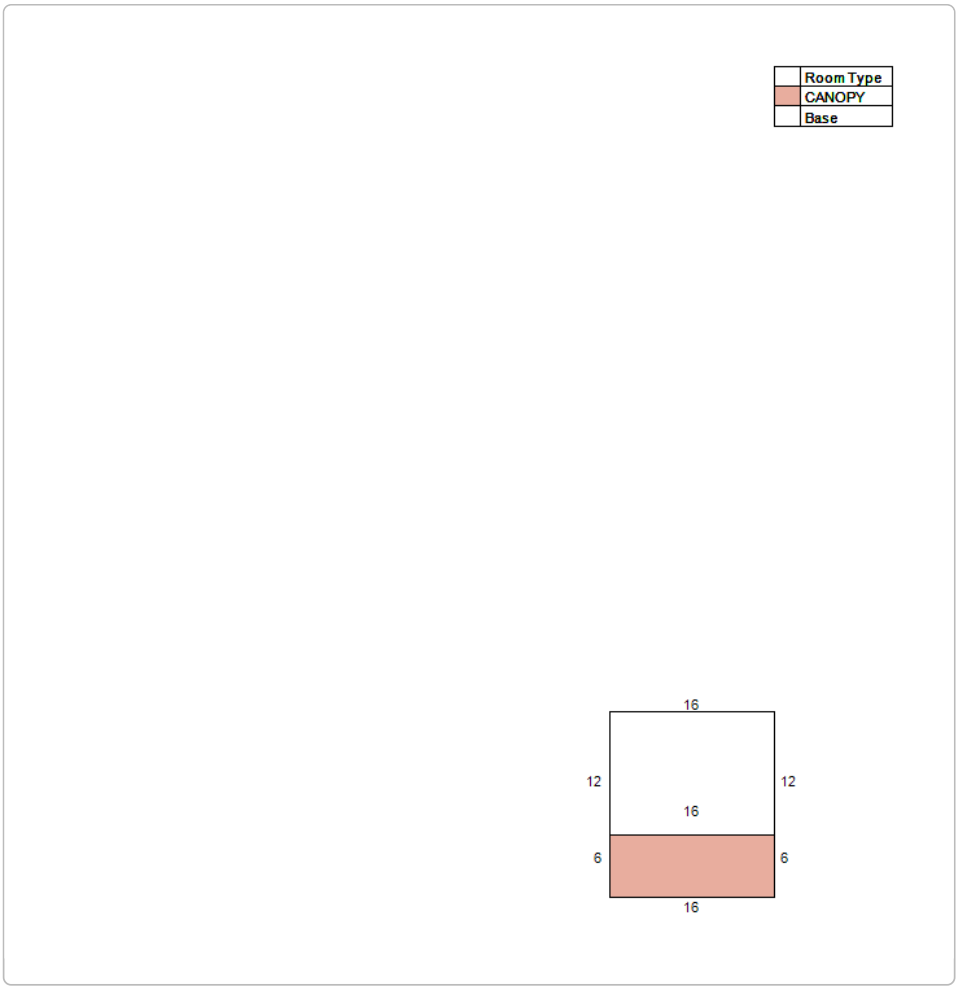
Roof Cover Wood Shingle
Roof Structure Wood Truss
Interior Flooring Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms

Exterior Wall	Wood	**Baths**	

Description	Square Footage
BASE AREA	150
Total SqFt	150

Sketch Information

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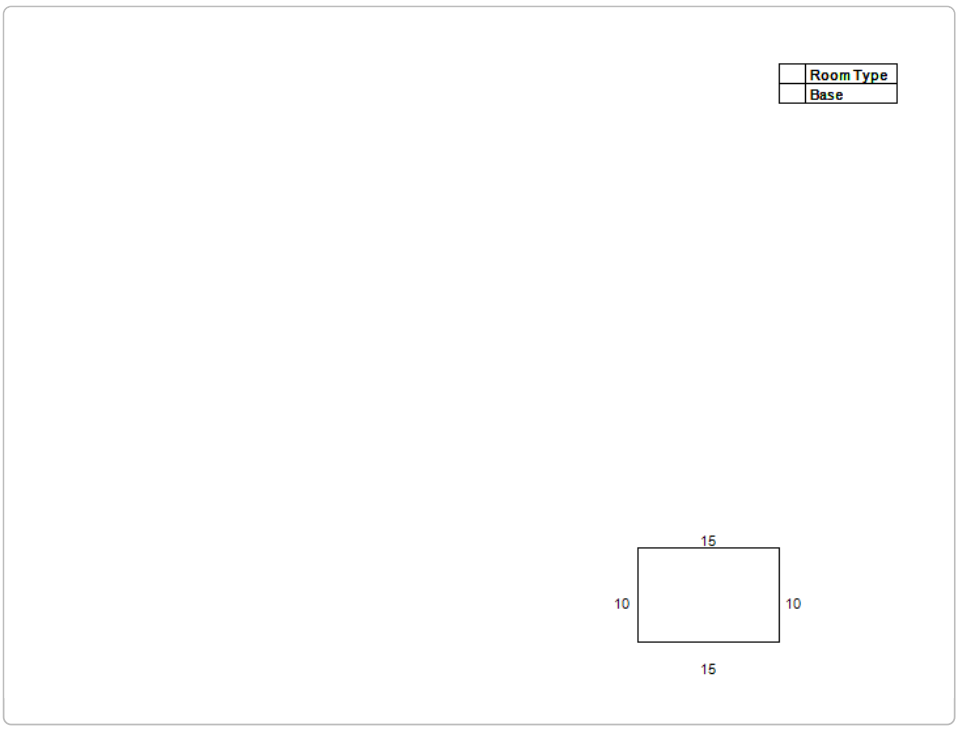
CANOPY
Base
16
12
12
16
6
6
16


Room Type
Base
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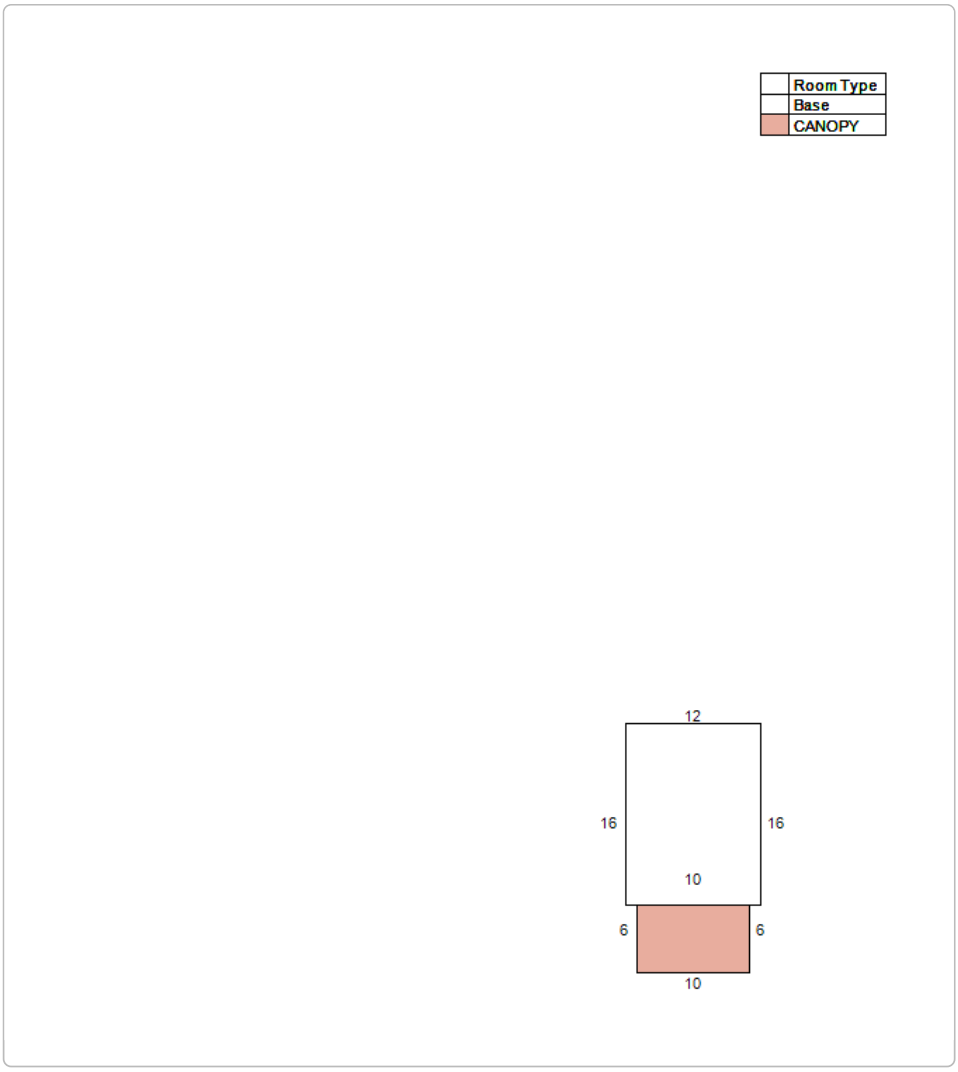
10
10
15



Extra Feature Information

Code Description	Status	Value
Wood Fence (Commercial)		83
Patio		1310
Brick Pavers (1001-3000)		10646
Wood Fence		1778

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	39.5	126	4980	SF	$547,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/31/2005	$0.00	WARRANTY DEED	2728	146	U	I	TUCKER LEONARD R SR,RUTH S/TR LEONARD'S TRUST	ST GEORGE STREET PROPERTIES LLC
	10/31/2005	$550,000.00	WARRANTY DEED	2728	144	U	I	TUCKER LEONARD R SR,RUTH S/TRUSTEES RUTH TRST	ST GEORGE STREET PROPERTIES LLC
	5/19/1993	$100.00	WARRANTY DEED	992	995	U	I	TUCKER LEONARD R,RUTH S TRUSTEES	TUCKER LEONARD R
	5/19/1993	$100.00	WARRANTY DEED	992	992	U	I	TUCKER LEONARD R,RUTH S TRUSTEES	TUCKER LEONARD R,RUTH S TRUSTEES
	5/19/1993	$100.00	WARRANTY DEED	992	990	U	I	TUCKER LEONARD R,RUTH S	TUCKER LEONARD R,RUTH S TRUSTEES

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

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Last Data Upload: 9/17/2022, 12:12:25 AM

Version 2.3.221

Detail by Entity Name

Florida Limited Liability Company
ST. GEORGE STREET PROPERTIES, LLC

Filing Information

Document Number	L05000095076
FEI/EIN Number	20-3872860
Date Filed	09/28/2005
Effective Date	09/28/2005
State	FL
Status	ACTIVE

Principal Address

30 ST. GEORGE STREET
SAINT AUGUSTINE, FL 32084

Changed: 02/04/2009

Mailing Address

P.O. BOX 3443
SAINT AUGUSTINE, FL 32085

Changed: 02/04/2009

Registered Agent Name & Address

SUNDEMAN, JOHN
1 SEBASTIAN AVE., STE. C
SAINT AUGUSTINE, FL 32084

Address Changed: 04/30/2008

Authorized Person(s) Detail

Name & Address

Title MGRM

TUCKER, JR, LEONARD R
147 SAN MARCO AVENUE
SAINT AUGUSTINE, FL 32084

Title Manager, Authorized Member, Authorized Representative

Black, Linda T

147 San Marco Ave
St Augustine, FL 32084

Annual Reports

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

Document Images

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03/24/2020 -- ANNUAL REPORT	View image in PDF format
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03/26/2018 -- ANNUAL REPORT	View image in PDF format
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03/25/2014 -- ANNUAL REPORT	View image in PDF format
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02/09/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- ANNUAL REPORT	View image in PDF format
02/04/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
05/11/2006 -- ANNUAL REPORT	View image in PDF format
09/28/2005 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Profit Corporation
WORLD CONSTRUCTION CO., INC.

Filing Information

Document Number	P96000074643
FEI/EIN Number	59-3217394
Date Filed	09/05/1996
State	FL
Status	ACTIVE

Principal Address

6005 Powers Ave.
#210
JACKSONVILLE, FL 32217

Changed: 10/12/2021

Mailing Address

12835 Oxford Crossing Dr.
JACKSONVILLE, FL 32224

Changed: 04/13/2021

Registered Agent Name & Address

Starkey, Damien
12835 Oxford Crossing Dr.
JACKSONVILLE, FL 32224

Name Changed: 07/29/2020

Address Changed: 10/12/2021

Officer/Director Detail

Name & Address

Title President

Starkey, Damien
12835 Oxford Crossing Dr.
JACKSONVILLE, FL 32224

Title VP

CREWS, SIMON P
8464 MALLORY RD
JACKSONVILLE, FL 32220

Annual Reports

Report Year	Filed Date
2021	04/13/2021
2021	06/08/2021
2022	02/22/2022

Document Images

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06/08/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
07/29/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
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11/06/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
05/13/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
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04/13/1998 -- ANNUAL REPORT	View image in PDF format
03/13/1997 -- ANNUAL REPORT	View image in PDF format
09/05/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: October 20, 2022

Re: Planning and Building Permits – Historic Preservation Districts

During the month of September 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

16 Avenida Menendez (Install grease trap GT2700-15)

32 Avenida Menendez (Add canopy at entrance & extend existing storage room, FL3443 / HARB Condition: New structure will not impact the salvaged steps & plaque exhibit from the Monson Motor Lodge)

32 St. Francis Street (FL10674-R15 Remove and replace existing roof with peel and stick underlayment and architectural shingles COLOR - Resawn Shake)

46 St. Francis Street (FL10124.1 Re-roof remove existing and add new shingles COLOR - GAF Shakewood)

133 St. George Street (Repair/replace the damaged/rotting wood as needed to match existing, use #2 pine wood to make this repair, storefront is comprised of 1”x6” tongue & groove vertical siding painted)

42 Spanish Street (Cast iron pipe replacement; All fixtures are being replaced (not new) 2 shower pans, 2 toilets, 2 sinks, 1 bar sink, 1 w/m, kitchen sink & faucet and one hose bib)

26 Toques Place (Re-pipe and Replumb)

DEMOLITION

148 Cunningham Avenue (Demolition of Home as approved by HARB)

36 N Saint Augustine Boulevard (Demolition as per HARB order)

18 Park Avenue (Demolish House - HARB Approved 10/21/99)

63 Smith Street (Demolition of existing structure - approved by HARB 8/17)

SIGNS

10 Aviles Street (2 new hanging signs for Plum Gallery: 17"x34" 4sf and 5"x34" 1.1sf accessory sign underneath hanging main sign. Using Pre-approved fonts, colors, and material. Must provide 8' clearance below sign)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk