

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A - **AMENDED***

THURSDAY, SEPTEMBER 24, 2020 - 1:00 PM

VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT)**

***See attached Public Participation Instructions to be used for CMT meeting format*

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) Draft minutes from August 20, 2020 HARB CMT meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items*
 - a) F2020-0099
Certificate of Appropriateness
Sarah Ryan Architect – Applicant
Baker Family Revocable Trust – Owner
132 St. George Street
To alter the existing parapet wall with a proposed stepped down height and new metal coping.
 - b) F2020-0104
Certificate of Appropriateness
Cathedral Basilica of Saint Augustine – Applicant
Diocese of St. Augustine, Inc. – Owner
60 Cathedral Place
To alter existing parking lot with proposed landscape and irrigation plan.
 - c) F2020-0102
Certificate of Appropriateness for a Historic Preservation Ad Valorem Tax Exemption
Theresa and Joseph Segal – Applicant and Owner
127 Oneida Street
To certify the completion of rehabilitation work for an ad valorem tax exemption.

6. Certificate of Appropriateness

- a) F2020-0097 St. Johns Law Group – Applicant
Sea-Wall Motor Lodge Inc – Owner
32 Avenida Menendez
To add a one-story covered entry within the courtyard and to enclose an open space behind an existing wall on the Charlotte Street elevation.
- b) F2020-0098 David Grande – Applicant
J Prabhu, LLC – Owner
120 Avenida Menendez
To cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.
- c) F2020-0101 Marquis Latimer + Halback, Inc. – Applicant
Lightner Museum of Hobbies Inc. – Owner
75 King Street
To alter the existing garden on the south side of the building with the proposed addition of landscape and hardscape features, including walls, pavers, and lighting.

7. Certificate of Demolition and Partial Demolition

- a) F2020-0088 Thomas McAteer – Applicant
Thomas McAteer and Lucille Petrizzo McAteer – Owner
94 Smith Street
To demolish a building constructed c. 1935 (according to the SJCPA) that is not located in a district **but is in the process of being recorded on the Florida Master Site File.***

8. Certificate of Appropriateness – City owned property

- a) F2020-0100 Marquis Latimer + Halback, Inc. – Applicant
City of St. Augustine, Public Works Department – Owner
LS #23: Plaza de la Constitution,
LS #24: Seawall / St. Francis Street
To upgrade lift stations with below-ground infrastructure and with above-grade installation of control panels, electrical meters, antennas, irrigation controls, and landscape screening.

9. Planning and Building Staff Communications

- a) Planning and Building Staff Approved Permits Report

10. Other Business

- a) HARB Board Elections: Selection of Chair and Vice Chair

11. Adjournment

Notices:

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than three business days prior to the proceeding at the address given on the notice. Telephone 904-825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770 (V) via Florida Relay Services.

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.



HISTORIC ARCHITECTURAL REVIEW BOARD COMMUNICATIONS MEDIA TECHNOLOGY (CMT) MEETING

Pursuant to the Charter of the City of St. Augustine and Resolution 2019-21, as modified and amended by Resolution 2020-23 and Resolution 2020-25. The procedures adopted provide for the use of Communications Media Technology (CMT) under the authority granted by the Governor of the State of Florida pursuant to Executive Order 20-69, as amended.

The Alcazar Room at City Hall will be open for attendance with limited capacity consistent with the public health, and life safety requirements as promulgated by the CDC. These include mandated capacity and distancing requirements. Physical attendance will be prioritized as follows until maximum capacity is reached:

- a. Board Members
- b. City Attorney
- c. City Manager
- d. City Clerk
- e. Required staff for public records and multi-media operation
- f. Public participants

HOW TO VIEW THE MEETING:

The meeting will be broadcast live at:

The City's website <http://CityStAugTV.com>

Government Comcast Channel 3

- 1) **FOR ITEMS REQUIRING A SEPARATE PUBLIC HEARING:** These items include quasi-judicial hearings, second readings of ordinances, and resolutions or other matters identified in the agenda as requiring separate public hearings pursuant to law.

HOW TO PROVIDE PUBLIC COMMENT:

EMAIL/WRITTEN

Members of the public wishing to provide public comment prior to the meeting may submit comments via email at HARB@citystaug.com, or via drop box or U.S. Mail addressed to the Planning and Building Department and identified as public comment for the particular item on the Agenda. All comments must be received by 5:00 pm one business day prior to meeting. All public comment will be limited to three (3) minutes. Planning and Building staff will forward all written public comments to each Board Member, and preserve all written comment consistent with Florida Public Records law, but will only read into the record the equivalent of three (3) minutes or 400 words. Any public comments received after the deadline will be forwarded to the Board Members as soon as reasonably possible.

PHYSICALLY PRESENT

Members of the public physically present in chambers may make public comment consistent with adopted administrative rules and rules of decorum.

PHONE

Members of the public who wish to participate utilizing CMT are requested to dial in 904-293-4330 only when prompted for the specific item on the agenda or at open public comment. The callers will be placed on hold and queued for each agenda item public comment period.

All other Rules of Decorum shall apply to the extent they do not conflict or are not applicable. The meeting moderator will monitor adherence to the Rules of Decorum and may mute any persons determined to be in violation.

- 2) **FOR REGULAR BUSINESS ITEMS ON THE AGENDA:** These items include first readings of ordinances, most resolutions or other matters identified in the agenda as requiring a vote or decision of the HARB, but not requiring a separate public hearing.

HOW TO PROVIDE PUBLIC COMMENT:

EMAIL/WRITTEN

Members of the public wishing to provide public comment prior to the meeting may submit comments via email at HARB@citystaug.com, or via drop box or U.S. Mail addressed to the Planning and Building Department and identified as public comment for the particular item on the Agenda. All comments must be received by 5:00 pm one business day prior to meeting. Planning and Building staff will forward all written public comments to each Board Member, and preserve all written comment consistent with Florida Public Records law, but will only read into the record a brief synopsis of each written comment and a tally of the number of comments in support or in opposition to the agenda item. Any public comments received after the deadline will be forwarded to the Board Members as soon as reasonably possible.

PHYSICALLY PRESENT

Members of the public physically present in chambers may make public comment consistent with adopted administrative rules and rules of decorum.

- 3) **FOR GENERAL PUBLIC COMMENT:** This comment period is for items not on the agenda, nor anticipated for a vote or decision of the HARB.

HOW TO PROVIDE PUBLIC COMMENT:

EMAIL/WRITTEN

Members of the public wishing to provide public comment prior to the meeting may submit comments via email at HARB@citystaug.com, or via drop box or U.S. Mail addressed to the Planning and Building Department and identified as public comment for the particular item on the Agenda. All comments must be received by 5:00 pm one business day prior to meeting. Planning and Building staff will forward all written public comments to each Board Member and preserve all written comment consistent with Florida Public Records law. If multiple comments received relate to a common identifiable issue, the Planning and Building staff will tally the number of comments in support of, or in opposition to, the issue and read that tally into the record. Any public comments received after the deadline will be forwarded to the Board Members as soon as reasonably possible.

PHYSICALLY PRESENT

Members of the public physically present in chambers may make public comment consistent with adopted administrative rules and rules of decorum.

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Communications Media Technology Meeting August 20, 2020

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, August 20, 2020, via Communications Media Technology and with limited capacity in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

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

City Staff:

Jenny Wolfe, Historic Preservation Officer
Julie Courtney, Historic Preservation Planner
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

Ms. Wolfe reviewed the public participation instructions.

2. General Public Comments for Items not on the Agenda

Ms. Wolfe advised that e-mails were received regarding the Confederate Memorial in the Plaza.¹

3. Approval of Minutes

Ms. Wingo noted there was no clarification regarding referenced amendments in the approval for the June 25, 2020 minutes and staff responded that the error would be corrected appropriately.

MOTION

Mr. MacDonald MOVED to APPROVE the July 16, 2020 minutes with the above corrections. Motion SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: MacDonald, Wingo, Weaver,
Benoit, Duncan
NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

MOTION

Mr. Weaver MOVED to APPROVE the Agenda with no modifications. Motion SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit,
Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Continued Items from Previous Meetings

5. (a) Certificate of Appropriateness F2020-0070 – Les Thomas Architect–Applicant
James and Cole Wilson – Owner
272 St. George Street

To construct a new garage to replace existing detached structure built ca. 1960-1970.

¹ Attached to original minutes

Mr. Benoit recused himself from hearing the application.²

Ms. Courtney read the staff report and said Based on the HARB direction and comments at the July 16, 2020 meeting, a review of the AGHP, and without the support of evidence to the contrary, staff finds the board can **APPROVE a CERTIFICATE OF APPROPRIATENESS at 272 St. George Street** with the following conditions:

1. That the materials of the siding, roof, windows, and doors, and the proposed paint colors be compatible with the AGHP (the proposed asphalt shingles for the roof are compatible but need to be in keeping with the approved colors, along with the proposed paint colors, and that all windows and doors need to be wood).
2. The double doors on the south elevation should have raised muntins with a profile

Les Thomas and James Wilson reviewed the application, noting the shortened height of the attic storage space to 6 feet 8 inches, less than the allowable minimum height for habitable space.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked for confirmation that the space above the carriage house would not be livable space. She noted that the applicant had returned with the information requested by the Board.

Public hearing was closed.

The Board discussed:

- Shingles would be gray and meet the appropriate color palette
- Difficulties in finding local examples of appropriate carriage houses
- Applicant provided sufficient documentary evidence in support of the proposed design

MOTION

Mr. Weaver **MOVED** to **APPROVE Certificate of Appropriateness application F2020-0070, 272 St. George Street, to construct a new garage to replace existing detached structure, which had already been approved for demolition, with the condition that the double-doors on the south elevation should have raised muntins with a profile. The motion was SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificates of Appropriateness

6. (a) Opinion of Appropriateness F2020-0084 – Marquis Latimer + Halback, Inc. and Lightner Museum – Applicants City of St. Augustine Trustee – Owner 75 King Street

To create an expanded garden and plaza concept on the south side of the building and city parking lot with the proposed addition of landscape and hardscape features, including walls, pavers, and lighting.

Ms. Courtney read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE an OPINION OF APPROPRIATENESS** to create an expanded garden and plaza

² Form attached to original minutes.

concept on the south side of the building at **75 King Street**, with the following condition:

1. That HARB evaluates the visual and physical barrier of the proposed design on the historic landscape

Jeremey Marquis, Elijah George, Teresa Radzinski, and Ray Eme reviewed the application.

The Board provided their ex parte communications.

(None)

Public hearing was opened.

B.J. Kalaidi felt that the proposed garden area should be available for use by all businesses for events and weddings. She did not think the wall was inviting and believed it would not protect the building from flooding as suggested. She was concerned with the seating and parking as well.

Ms. Courtney noted that there were two e-mailed comments from David Nolan and Thomas Jackson regarding possible archeological resources around the building.³

Public hearing was closed.

The Board discussed:

- Archeological monitoring of any ground-breaking activity
- Proposed garden was meant to be a contemporary but compatible design
- Historic landscape designs on the property and Board request to provide documentation of pre-existing designs
- Landscape plan compatibility with the building design
- Area was intended to engage the community and would be open to the

- public during day and potentially closed at night for security purposes
- Concern for proposed removal of parking spaces
- Recommendation that proposed mosaic design be compatible with the time-frame of the building
- Festoon lighting was not compatible with historic design and there was recommendation to utilize a period-appropriate light fixtures
- Attached flags shown in the plans were not appropriate
- Existing light fixtures would not be removed
- Concern for the large amount of hardscape and recommendation to soften the design with planters
- Choosing plants based on former plantings used around the structure
- Finding supporting evidence for the proposed wall
- Utilizing plantings to block view of the parking lot from the garden and event space
- Upper terrace floor design could include mosaic rather than the brick proposed to match the ground below; or, leave the existing material as it was likely the original terrace floor
- Extension of the sidewalk into the existing parking area would add dimension to the design
- Site elevations
- The proposed wall as flood protection
- Use of the area was not intended primarily for events, though there was the potential for events in the future
- Consideration for historical context of the property within the design
- Flood mitigation methods
- Museum accreditation process
- Changes that could harm the integrity of the building, including the proposed brick on the back terrace

³ E-mailed comments attached to original minutes.

Mr. Marquis re-stated Board recommendations as follows:

- Make no structural impacts to the coquina concrete terrace floor
- Terra cotta pots with plantings to soften the area
- Limit visibility of the parking lot from the space
- No festoon lighting
- Period-appropriate mosaic design in the fountain
- Adding historic context to the Certificate application.

There was discussion regarding continuing the application to have the applicant return with the recommendations provided by the Board.

Mr. Marquis expressed the intent to return with a Certificate of Appropriateness application at the September meeting.

MOTION

Mr. Benoit MOVED to APPROVE Opinion of Appropriateness application F2020-0084 with the following conditions:

- Remove festoon lighting and provide alternative lighting fixtures if desired
- Remove paving plan for terrace or clarify impacts to existing terrace pavement
- Remove parts of project that were on city property and/or resolve parking issue with the city
- Remove tile mosaic for the fountain or provide exact mosaic plan
- Soften hardscape areas with additional plantings
- Provide evidence and detail that proposed plantings were in line with AGHP
- Provide baseline documentation for the proposed design

The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificate of Demolition

7. (a) F2020-0082 – Brightstar Builders Inc – Applicant
Dan and Karen Mullen – Owner
2 and 4 Murat Street (Duplex)

To demolish a building constructed c. 1960 that is recorded in the Florida Master Site File and is not located in a district.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Demolition at **2 and 4 Murat Street** because it is not a local landmark or otherwise designated as a historic building, with the following condition:

1. For any salvageable historic materials, including the interior rockface concrete blocks, terrazzo flooring, and bathroom tiles, 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.

Rob Laurence reviewed the application and Karen Mullen was available for questions.

Ex Parte Communication:

(None)

16 certified notices were sent and 2 were returned in favor.

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

The Board discussed:

- Clarification that Mr. Laurence was authorized to speak for the property owner
- Intent to replace the structure with another duplex
- Lack of grounds to deny the demolition

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2020-0082, 2 and 4 Murat Street, a duplex, based on the staff finding that it does not meet the criteria for a historic landmark is not a contributing building to a national register district, and with the condition that the applicant make a good faith effort to salvage and repurpose/recycle materials. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Planning and Building Staff Communications

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

(Provided for informational purposes only)

9. Other Business

Ms. Wolfe thanked the Board for their efforts towards the Historic Preservation Master Plan and noted that the City had received an

award from the National Alliance Preservation Commission. She encouraged the Board members to review videos from the Florida Trust Conference related to design standards.

There was a brief discussion regarding the Confederate Monument in the Plaza wherein Ms. Lopez advised that the Board not discuss the monument in relation to their official capacity as members of HARB. She added that the City's briefs regarding the subject were public record and could be provided to the Board at their request.

Ms. Duncan advised that the upcoming HARB meeting would be September 24, 2020.

10. Adjournment

There being no further business, the meeting was adjourned at 3:25 P.M.⁴

Catherine Duncan, Chairperson

⁴ Transcribed by Candice Seymour



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for September 24, 2020 Meeting**



Application F2020-0099 Address: 132 St. George Street

Applicant: Sarah Ryan Architect

Property Owner: Baker Family Revocable Trust

Project description: To alter the existing parapet wall with a proposed stepped down height and new metal coping.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ01909
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	1894-1899
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1976300000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

- This one-story masonry Mediterranean Revival styled commercial building is located on the west side of St. George Street, one building to the north of Treasury Street. Located in the Historic Preservation Two Zoning district, the building is also contributing to the St. Augustine Town Plan National Historic District.
- With the building's flat roof sloping from front to back, the existing parapet wall's height increases as it runs to the rear. From the rear or west of the building, the masonry parapet wall's exposed height of almost 7' above the flat roof is especially prominent, with visible outward (southward) leaning, exposed bricks on the western edge, and multiple areas of improperly repointed and deteriorated mortar joints.
- Stepping the parapet down as proposed will not visually impact the building's front façade and south elevation at the east corner, as this portion of the wall will remain the same height for the first twelve feet minimum, beyond what is visible from St. George Street. With the proposed modified height that will be achieved by stepping down the parapet wall in five course increments as it runs to the rear or west, the wall will remain 8" minimum higher than the flat roof. The parapet wall's loss of height will be visible from the rear of the building, which faces a parking lot, and may seem less obtrusive and more in proportion to the parapet walls of adjacent buildings. The applicant confirmed that no new brick will be used for the wall's alteration except for the new brick needed in areas of loss on the rear/west edge of the wall.
- The grey finished aluminum coping proposed to replace the existing galvanized metal coping is administratively approvable.
- Although the white roof membrane proposed to cover the flat roof and extend up the height of the interior (north) side of the parapet wall is a different material than the existing metal siding with vertical furring, it will be a similar treatment to the connected building to the south and not visible when viewing the front façade or outer side of the parapet wall.
- The applicant confirmed the roofing membrane will be installed to the portion of the brick parapet wall only where the existing roofing is already adhered. Please see email in the application documents for more information that address concerns about membrane adhered to the brick.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS** at **132 St. George Street** because it meets the Secretary of the Interior Standards 2, 5, and 6.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Starting a minimum of twelve feet from the front façade / east elevation, to step down the existing brick parapet wall running along the south of the building, in multiple areas of five course increments as it runs to the rear or west, leaving a minimum of 8" of wall above the existing flat roof.
2. To use new brick in areas of material loss on the west edge of the wall.
3. To replace the existing galvanized metal coping that runs along the top of the building's parapet wall with aluminum coping with a grey finish (see photo of sample).
4. To remove the existing metal siding and furring on the inside / north side of the south parapet wall.
5. To cover the flat roof deck with a proposed GAF EverGuard TPO white roof membrane (see sample) and extend the membrane material up the height of the interior (north) side of the parapet wall over the top of the wall, under the coping.
6. To insert 12" long epoxy anchors along the center of the parapet to help stabilize the wall.

**CITY CODES/DESIGN GUIDELINES:
ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

Roofs and Roofing

Secretary of the Interior's Standards for Rehabilitation 2, 4, 5, 6 and 9 apply.

2. Retention of Distinguishing Architectural Character
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

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair or replace when necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes and other distinctive architectural or stylistic features that give a roof its essential character.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- Replace in kind an entire feature of the roof that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Replace an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.
- Remove a feature of the roof that is unrepairable, such as a chimney or dormer, and not replace it; or replace it with a new feature that does not convey the same visual appearance.

Post-1821

Commercial roofs are flat with a parapet. Roof surfaces are built-up.

COA F2020-0099
132 St. George Street
September 24, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS

132 St. George Street



STAFF PHOTOGRAPHS

132 St. George Street



STAFF PHOTOGRAPHS
132 St. George Street



West Elevation (Rear)

STAFF PHOTOGRAPHS
132 St. George Street



West Elevation (Rear)

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 85J1909 1009==
Site Name: 128-132 St. George Street 830== Survey Date: 7809 820==
Address: 128-132 St. George Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 14 2&4 (expart leased to city) 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Genovar, May (Estate) c/o Genova, Eugenia ;
Address: 271 St. George Street
St. Augustine, FL 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: HP-2
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469760 3306860 890== Location: T07S R30E S18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine, 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==
Date: +1899 844== Period: 19th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Mediterranean Revival 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Brick, running _____ 854==
Structural Systems: Masonry, brick 856==
Features of Structure: (942)
Window Type: Plate glass, fixed 942==
Foundation: Brick 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: Decorative brick frieze _____ 882==
Quantitative Data: (950-954)
Chimneys: _____ 952== Dormers: _____ 954== Stories: 1 950==
Other: _____ 956==
Surroundings: Commercial 864==
Relationship to Surroundings: On commercial portion of the street leading to
restored area. _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Real Estate, Minorcans,
Families, Women, Art

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Mediterranean Revival building at 128-132 St. George Street was constructed between 1894 and 1899. The stucco finish and flat parapet roof create the Mediterranean appearance. A decorative brick frieze adds a distinctive touch. The building has been continuously occupied by commercial enterprises. It is on a street leading into the restored area.

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is today an area that combines a commercial business district, tourist attractions, and some residential units. The buildings date from colonial times to the present, with a sprinkling from each period, with no one style having a visual dominance in the area. The neighborhood has been touched by restoration efforts over the years. Some older buildings have been remodeled and some new ones have been constructed in the St. Augustine Colonial Revival style. The ambiance of the area is different than that found in the restored area just to the north. This area has narrow colonial street patterns and six colonial buildings which are scattered along five streets. But as a business district it is faced with modern problems of traffic and parking--the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping, and the putting of backs of buildings on public display. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels. The eastern section of this area was burned over by major fires in 1887 and 1914, leaving developments in later architectural styles in an area earlier known for its colonial ambiance. The area is bordered on the west by the Ponce de Leon Hotel (now Flagler College) and on the east by the seawall and bayfront, long a famous scenic attraction. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de
 (over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustín," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.
2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; St. Augustine Record, April 7, 1914; July 4, 1937;

San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, and a number of buildings from the Spanish era have survived: Fornell, Sanchez, Burt, Joaneda, and Perez-Snow Houses.(1) In the Territorial period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north on Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. The Magnolia Hotel on St. George Street and the County Courthouse on Charlotte Street were also constructed in the late 19th century. By this time Spanish Street had become one of several exclusive Black residential neighborhoods outside Lincolnville with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses, and a bath-house and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

This building at 128-132 St. George Street has been occupied by various commercial ventures over the years. A few of the businesses operating from 128 St. George Street include: Arnold Kurth's Curiosity Shop, (Kurth's Island on the way to Vilano Beach is named for the Kurth family.); Bennett and Company--Shoes; and another shoe store operated by Emanuel J. Masters.(3) In number 130, the Vermont-Florida Realty Company functioned. The company, run by Noel W. Mier, George F. Grey, and C. B. Miller established Vermont Heights near Elkton. Other merchants included: Joseph T. Pacetti; Herbert J. Usina, hardware; and the Montgomery Sisters, Gertrude and May who operated a Leather Goods shop.(4) The store at 132 was also occupied by Joseph T. Pacetti who ran a hardware company with T. A. Pacetti. Later Winifred E. and Minerva E. Muir opened a hand craft shop.(5) The store is currently occupied by Moeller's Jewelry Store. William Moeller is a member of the Historic Architectural review board. He and his wife, Rubylee have restored an old house on St. George Street. Members of the Masters and Usina families descend from Minorcan colonists and members of the Pacetti family from Italian colonists all who migrated to St. Augustine from New Smyrna in 1777.

Prior to the erection of this building, the site was occupied by a two-story stone building on the eastern part of the lot which housed a "Book Store" and a "Palmetto Works". A "Boarding House" stood on the west end. By 1893 the stores in the stone building are listed as "curios" and "mill'y".

ARCHAEOLOGY

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

February 5, 1950; May 14, 1950; Sanborn Fire Insurance Map, 1884-1958; St. Augustine City Directory, 1885, 1899, 1904.

3. City Directory, 1904, 1907, 1927-28, 1934.
4. Ibid., 1904, 1911-12, 1914-15, 1927-28.
5. Ibid., 1907, 1924-25, 1927-28, 1930.
6. Sanborn Fire Insurance Maps, 1884, 1888, 1893, 1899.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 **SJ01909**
 Field Date 5-3-2016
 Form Date 5-3-2016
 Recorder # _____

Site Name(s) (address if none) 128-132 St George Street Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within 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 128 Direction _____ Street Name St George Street Type Street Suffix Direction _____
 Address: 128 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 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1976300000 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: 1899 ☐ 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 storefront
 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 Commercial Exterior Plan Rectangular Number of Stories 1-2
 Exterior Fabric(s) 1. Brick 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. parapet
 Roof Material(s) 1. Composition roll 2. _____ 3. brick
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) large single pane store front windows (transom on 132); covered transom on 128-130

Distinguishing Architectural Features (exterior or interior ornaments) 132 has more traditional storefront with round metal posts and recessed entry; sawtooth brick work and corbelled parapet

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

Init. _____

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Slab 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. _____
 Main Entrance (stylistic details) single wood door with rectangular window; 132 recessed entry; 128 and 130 flush with facade
 Porch Descriptions (types, locations, roof types, etc.) _____

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

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

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

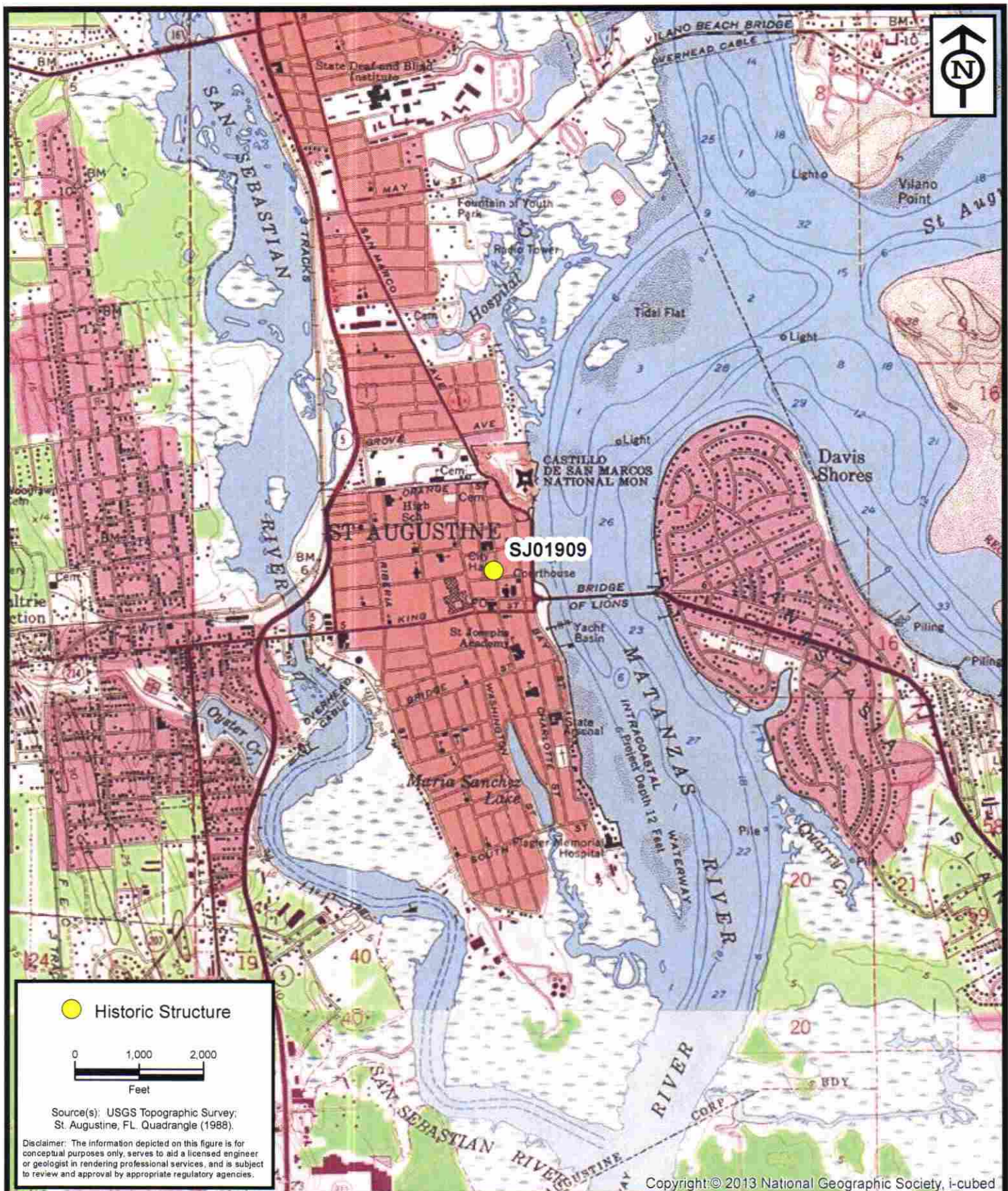
Recorder Name Patricia Davenport

Affiliation Environmental Services, Inc.

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

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ01909
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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Figure:	2







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
<u>\$100.00</u>	Alterations to all other buildings, site work, or features except single family home
\$200.00	New construction except single family home

BDAC Project No. 2020-0099

Meeting Date: September 24, 2020

Receipt No. 1922766

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

1. NAME OF APPLICANT Mark McConnel, AIA
 Business (if applicable) Sarah Ryan Architect
 Address 201 Owens Avenue
 City St. Augustine State FL Zip Code 32080
 Daytime telephone 540.915.1233 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Melissa Richardson
 Business (if applicable) Baker Family Revocable Trust
 Address 36 Treasury Street
 City St. Augustine State FL Zip Code 32084
 Daytime telephone (required) 904.794.2377 Other phone _____

3. PROJECT STREET ADDRESS 132 St. George Street (rear)

4. LEGAL DESCRIPTION: Lot 2 Block 14 Subdivision _____ Parcel _____

5. EXISTING USE Stores PROPOSED USE Stores

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

☒	☐	Roof <u>new membrane (not visible) new metal coping</u>
☒	☐	Roof structures (dormers, chimneys, etc.) <u>parapet wall reduction in height</u>
☐	☐	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

AUG 07 2020

Planning / Building Dept.

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

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

D. PAINT COLORS (check one)

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

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

The existing parapet wall along the south side of the property does not step down from front to rear and is very tall and unstable, particularly near the alley. We propose to leave the portion of the wall visible from St. George St. unchanged and step the wall down from front to back. There will be a new metal coping and roofing membrane as part of the project.

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 MARK MCENNEL Sarah Ryan
SIGNATURE OF APPLICANT [Signature] S Ryan DATE 07.29.20
PRINT OWNER'S NAME Melissa C Richardson
SIGNATURE OF OWNER Melissa C Richardson CO-Trustee DATE July 28, 2020
The Baker Family Revocable Trust

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

October 2017

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Planning / Building Dept.

**CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION**



☐ OPINION ☒ **CERTIFICATE OF APPROPRIATENESS**



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

BDAC Project No. _____

Receipt No. _____

Meeting Date: _____

Advertising Costs \$ _____ Postage \$ _____ Paid on _____

Receipt No. _____

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Address 201 Owens Avenue

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Daytime telephone 540.915.1233 (904) 547-9430 Other phone/email 904-547-9430

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5. EXISTING USE Stores PROPOSED USE Stores

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 new membrane (not visible) new metal coping

☒ ☐ Roof structures (dormers, chimneys, etc.) parapet wall reduction in height

☐ ☐ Exterior finishes (stucco, masonry, siding) _____

☐ ☐ Porch/Deck/Balcony _____

☐ ☐ Awning/Canopy _____

☐ ☐ Exterior Doors _____

☐ ☐ Windows _____

☐ ☐ Shutters _____

☐ ☐ Foundation (including infill) _____

☐ ☐ Exterior lighting & other appurtenances _____

☐ ☐ Existing fences, walls & gates _____

☐ ☐ Existing parking, walkways & other site features _____

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Planning / Building Dept.

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

- *Need material specifications on drawings for proposed
- ❖ Other details necessary for review:
Need clarification on drawings how existing parapet wall along
visible from St. George Street will be left unchanged in relation to
new step down of wall.

Project number: 2020-0099 Project Address: 132 St. George Street

Reviewed by: Julie Courtney Date: 8.31.2020

ACKNOWLEDGEMENT AND WAIVER OF RIGHTS

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency hearing procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or Case Law governing Quasi-Judicial, Legislative or Administrative Hearings.
- Applicant and/or Property Owner knowingly waives the right of cross-examination of witness or commenters choosing to participate in the hearing utilizing CMT.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of St. Augustine, its boards and commission, staff, and appointed and elected officials, for any claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all attorneys fees and costs incurred by the City in defending Decisions or Orders utilizing CMT procedures related to their hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

Applicant and/or Property Owner further acknowledges that he/she has had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner is fully aware of procedures and rights waived above. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant and/or Property Owners own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

[Signatures Appear on Following Page]

PROPERTY OWNER

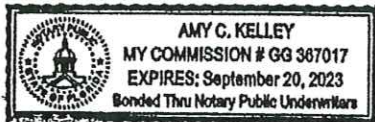
Melissa C Richardson
(Print Name)

Melissa C Richardson
(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 28th day of July, 2020.



[Signature]
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

MARK MCCONNEL
(Print Name)

Sarah Ryan

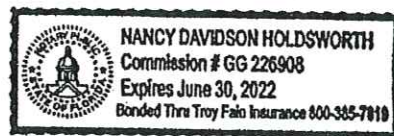
[Signature]
(Signature)
S Ryan

STATE OF FLORIDA
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Mark McConnel, who is personally known to me or who has produced personally known as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 6th day of August, 2020.

Nancy Davidson Holdsworth
Notary Public, State of Florida



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PROPERTY OWNER

Melissa C Richardson
(Print Name)

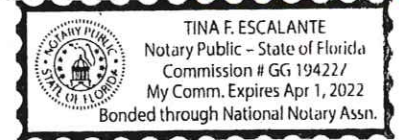
Melissa C Richardson
(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Melissa C. Richardson, who is personally known to me or who has produced N/A as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 18th day of September, 2020.

Tina Escalante
Notary Public, State of Florida Tina Escalante



APPLICANT OR APPLICANT'S AGENT

(Print Name)

(Signature)

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this _____ day of _____, 2020.

Notary Public, State of Florida

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SEP 18 2020

Planning / Building Dept.

**NOTICE OF TRUSTEE ACCEPTANCE AND OF LIMITATION
REGARDING THE**

BAKER FAMILY REVOCABLE TRUST

[Pursuant to §§ 736.0604 and 736.0813 of the Florida Statutes¹]

To:

Deborah Baker
104 Coronado Street
St. Augustine, FL 32080

Harriet Mulholland
29105 Singletary Road
Myakka City, FL 34251

Mary Margaret Paul
104 Coronado Street
St. Augustine, FL 32080

Leslie Case
4096 Rose Street
Elkton, FL 32033

Alice Baker
271 St. George Street
St. Augustine, FL 32084

WHEREAS, WILLIAM T. BAKER, JR. and MARY E. BAKER were the Grantors and Trustees of the BAKER FAMILY REVOCABLE TRUST, originally dated September 16, 2003, as completely amended and restated on February 15, 2019 (the Trust); and

WHEREAS, WILLIAM T. BAKER, JR. died on March 6, 2019; and,

WHEREAS, MARY E. BAKER died on January 22, 2020; and,

WHEREAS, RICHARD BAKER, is named Successor Trustee upon the death of both Grantors; and,

WHEREAS, RICHARD BAKER has appointed MELISSA RICHARDSON to serve with him as a Co-Trustee of the Trust; and,

WHEREAS, you are a qualified beneficiary of the Trust;

NOW THEREFORE, this document shall serve as notice that:

- A. On January 22, 2020, the Trust became irrevocable and is presently in existence.
- B. RICHARD BAKER and MELISSA RICHARDSON accept the position as the Successor Co-Trustees of the Trust.
- C. The names and addresses of the Trustees are as follows:

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SEP 03 2020

Planning / Building Dept.

Richard Baker
36 Treasury Street
St. Augustine, FL 32084

Melissa Richardson
146 Drake Road
St. Augustine, FL 32086

D. As a qualified beneficiary of the Trust, you have the right to request a copy of the Trust instrument, the right to accountings annually or more frequently as the Trustee may determine, as provided by § 736.0813 of the Florida Statutes, and if you request it, relevant information about the assets and liabilities of the Trust and the particulars relating to its administration. A complete copy of the Trust is attached to this Notice.

E. The Trustee has retained Kelley & Kelley, P.L., whose contact information appears below, to provide legal services and advice to the Trustee during the initial administration of this Trust. Communications between the trustee and this law firm are lawyer-client privileged as provided in § 90.5021 of the Florida Statutes. This firm represents the Trustee and does not represent you, although from time to time, the firm, or one of its employees, may communicate with you or provide you with documents or information required by law to be provided to you. You may feel free to contact the attorney if you have questions unless you are represented by an attorney with regard to your interest in the trust, in which case, you should have your attorney contact that firm.

It is not necessary that you retain an attorney in order to receive what has been provided for you in the Trust; however, if you have questions regarding the meaning of this Notice or your rights in relation to this Trust, you should consult your attorney.

NOTICE OF LIMITATION PURSUANT TO § 736.0604 OF THE FLORIDA STATUTES

The time allowed for commencing a proceeding contesting the validity of the Trust is the earlier of the time as provided in chapter 95 of the Florida Statutes or six months after this Notice was sent to you. This Notice was signed on January 28, 2020 and hand delivered or sent to you via FedEx on January 28, 2020.



Richard Baker, Co-Trustee

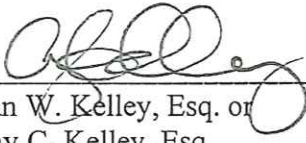


Melissa Richardson, Co-Trustee

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SEP 03 2020

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Sean W. Kelley, Esq. or
Amy C. Kelley, Esq.
KELLEY & KELLEY, P.L.
Attorneys for the Trustees
43 Cincinnati Avenue
St. Augustine, FL 32084
Tel: (904) 819-9706
Fax: (904) 819-9707
Email: sean@kelleyandkelley.com
amy@kelleyandkelley.com

¹. Florida Statutes are available on line at <http://www.leg.state.fl.us/Statutes/>. We have attached a printed copy of §§ 736.0604 and 736.0813 referred to in this Notice.

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SEP 03 2020

Planning / Building Dept.

AUG 07 2020

Planning / Building Dept.

7/27/2020, 11:10:58 AM

Parcels

1:282

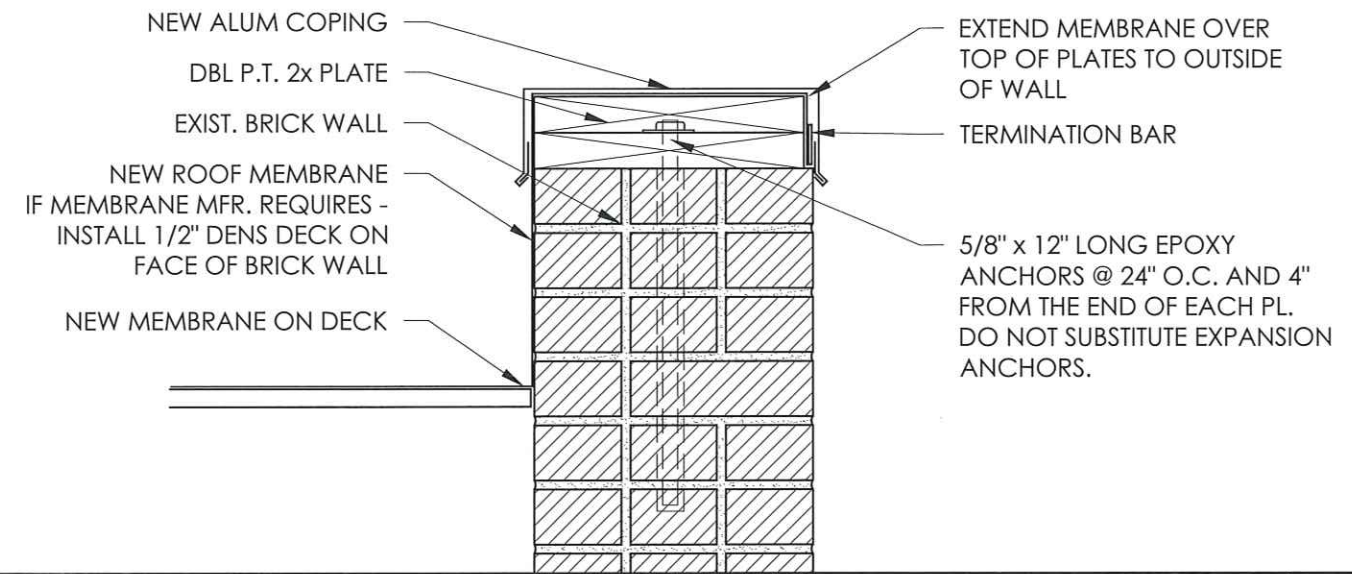
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

[Home](#) | [About Us](#) | [Contact Us](#) | [City of St. Augustine](#) | [Johns County](#) | [National Geotectic Survey](#) | [Data content is](#)
[ArcGIS Web AppBuilder](#)

OWNER:
MELISSA RICHARDSON
BAKER FAMILY REVOCABLE TRUST
36 TREASURY STREET
ST AUGUSTINE FL 32084
904.501.4001

PROJECT LOCATION:
132 ST. GEORGE STREET
ST AUGUSTINE FL 32080
(REAR)

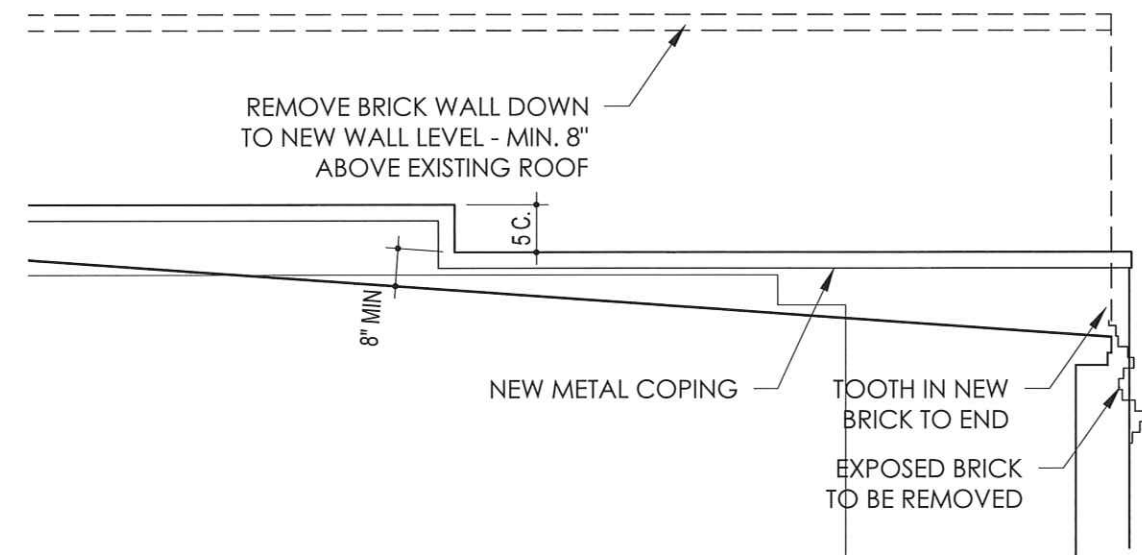
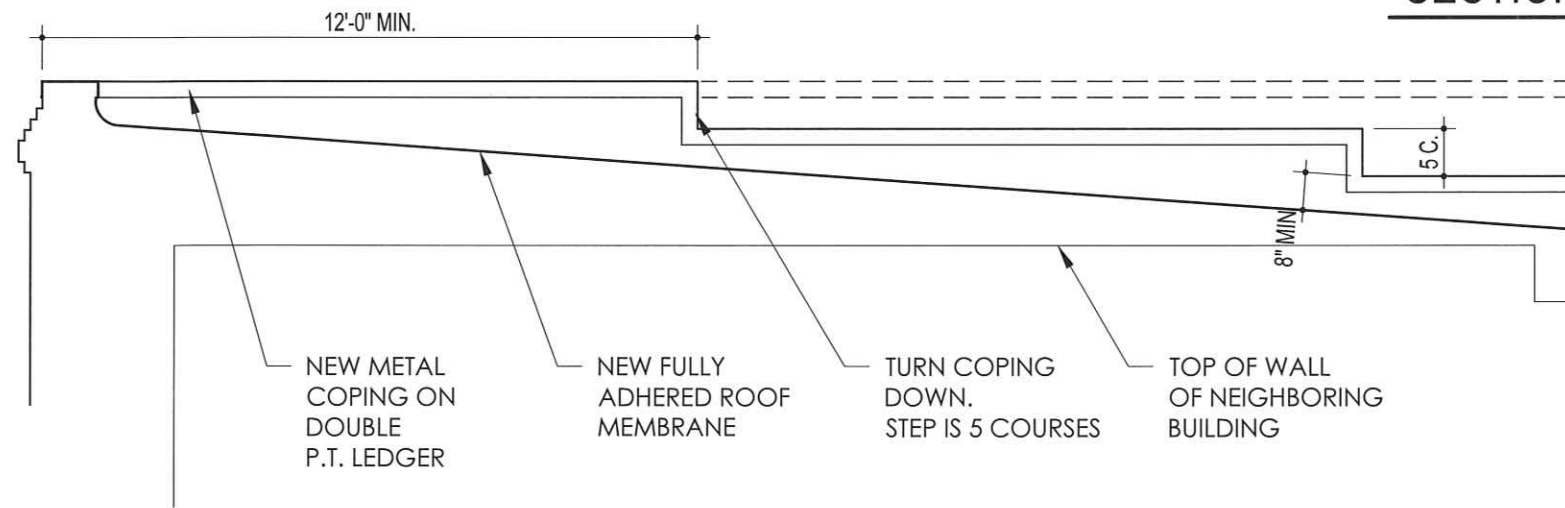
ARCHITECT:
SARAH RYAN ARCHITECT, LLC
252 S MATANZAS BLVD
ST AUGUSTINE 32080
(904)547-9430



SECTION THRU NEW PARAPET WALL

1 1/2"=1'-0"

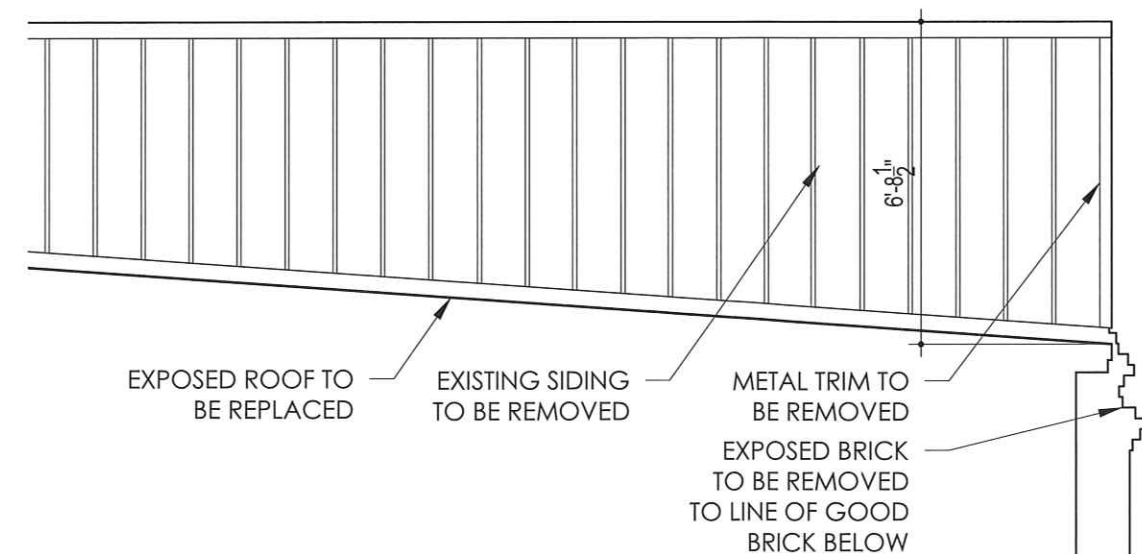
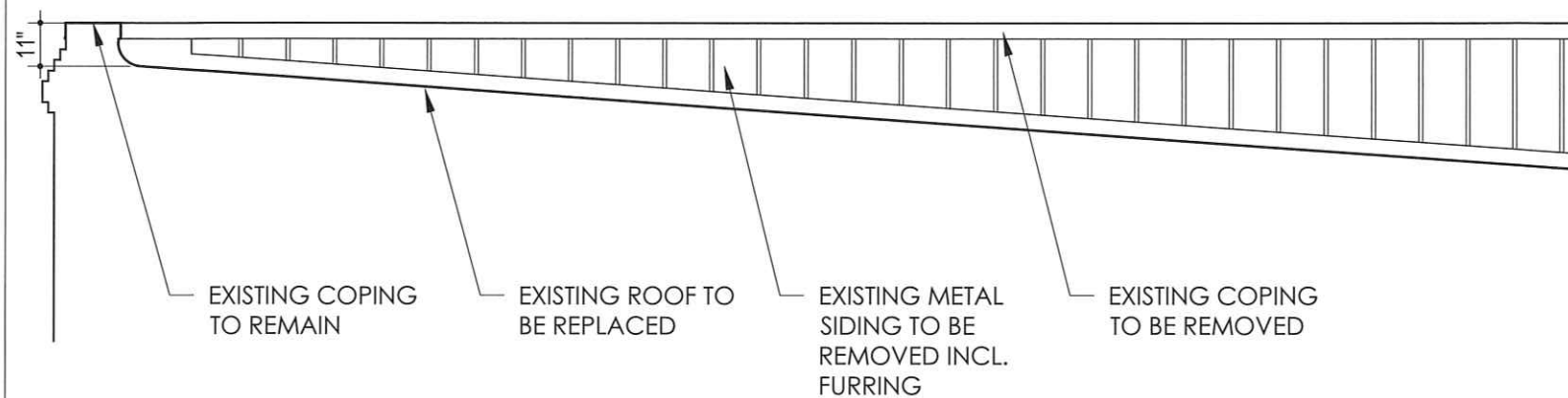
1



PROPOSED WALL ELVATION

1/4"=1'-0"

2



EXISTING WALL ELVATION

1/4"=1'-0"

3

WALL REMEDIATION
132 ST. GEORGE STREET
ST AUGUSTINE FL 32080

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AUG 07 2020

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SARAH RYAN
ARCHITECT



Photo 1.01 - View from St. George Street showing the maximum amount of wall visible
(approximately 10'-0" of the length of the wall is visible)

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AUG 07 2020

Planning / Building Dept.



Photo 1.02 - Typical view of wall from St. George Street

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AUG 07 2020

Planning / Building Dept.



Photo 1.03 - Wall at alley (Spanish Street) showing cant, missing mortar, and vegetation



Photo 1.04 - Wall from roof of adjacent building



Photo 1.05 - Metal cladding on $\frac{3}{4}$ " furring strips – maximum height 6'-8 $\frac{1}{2}$ "



Photo 1.06 - Wall from Alley

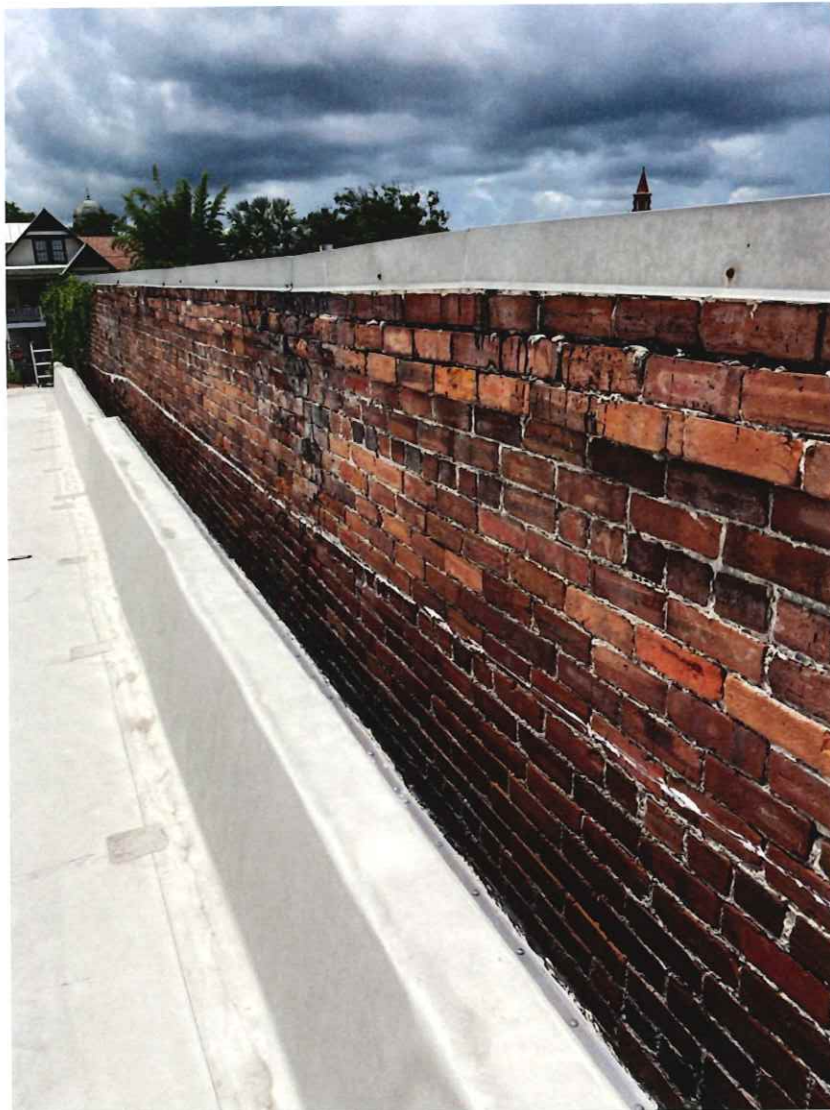


Photo 1.07 - Wall from adjacent roof



Photo 1.08 - Wall end

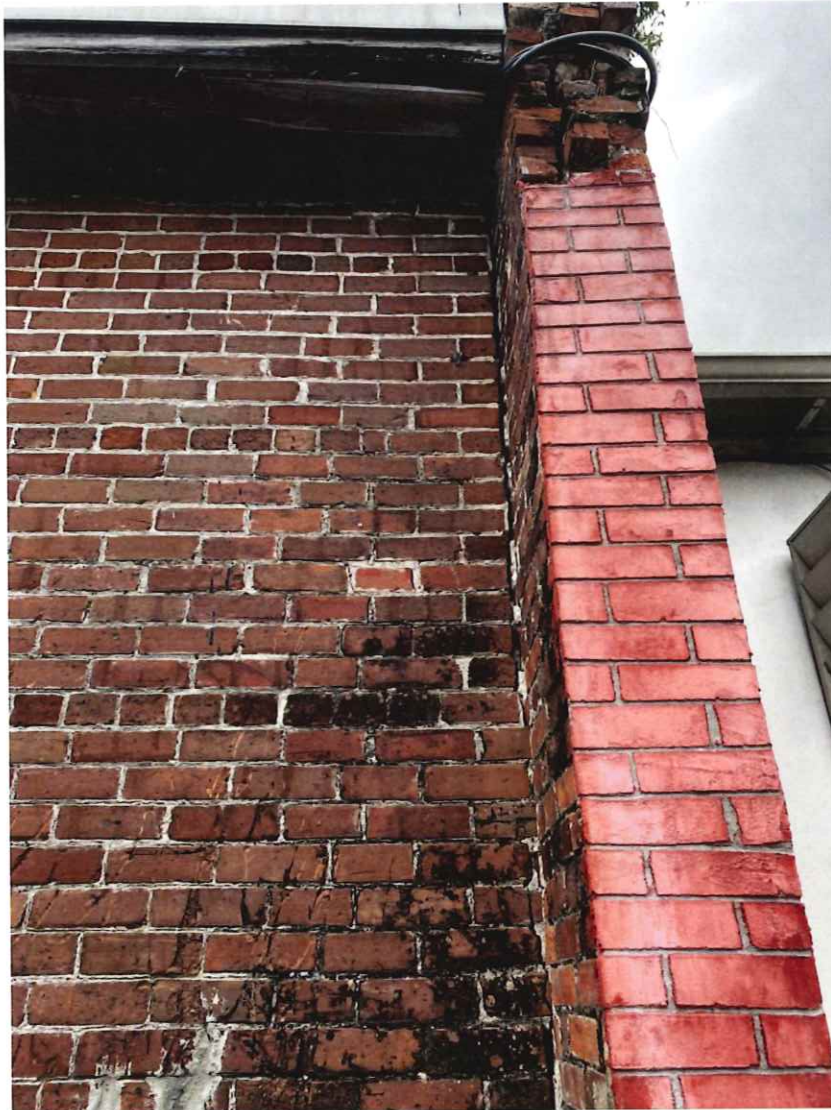


Photo 1.09 - Wall separation from shed structure in rear



Photo 1.10 – wall end detail

Julie Courtney

From: mm@sarahryanarchitect.com
Sent: Thursday, September 17, 2020 9:08 AM
To: Julie Courtney
Subject: RE: 132 St. George Street Certificate of Appropriateness Application for HARB September meeting
Attachments: IMG_0403.JPEG

Julie –

I spoke with technical representatives from the two largest manufacturers of roofing adhesive (GAF and Johns Mansville) and learned the following:

- Apparently no one has ever asked the question before
- All roofing adhesives are non-penetrating
- All roofing adhesives do not damage the substrate whether it be foam insulation, wood, or masonry
- There is no technical bulletin or publication from either of them that states what we are after

We “can” install a gypsum decking board between the brick and the roofing membrane but that will need to be attached to the brick somehow – either with adhesive or mechanical fasteners – which will likely be more damaging to the brick. As designed, we are only adhering membrane to the brick where roofing is already adhered.

FYI – the new roof next door, which must have been approved by HARB, is direct glued to the brick. Photo attached.

What more can we provide?

Mark

Mark McConnel, AIA, LEED AP
Sarah Ryan, Architect LLC
201 Owens Avenue
St. Augustine, FL 32080
mm@sarahryanarchitect.com
540.915.1233



Do you really need to print this e-mail?

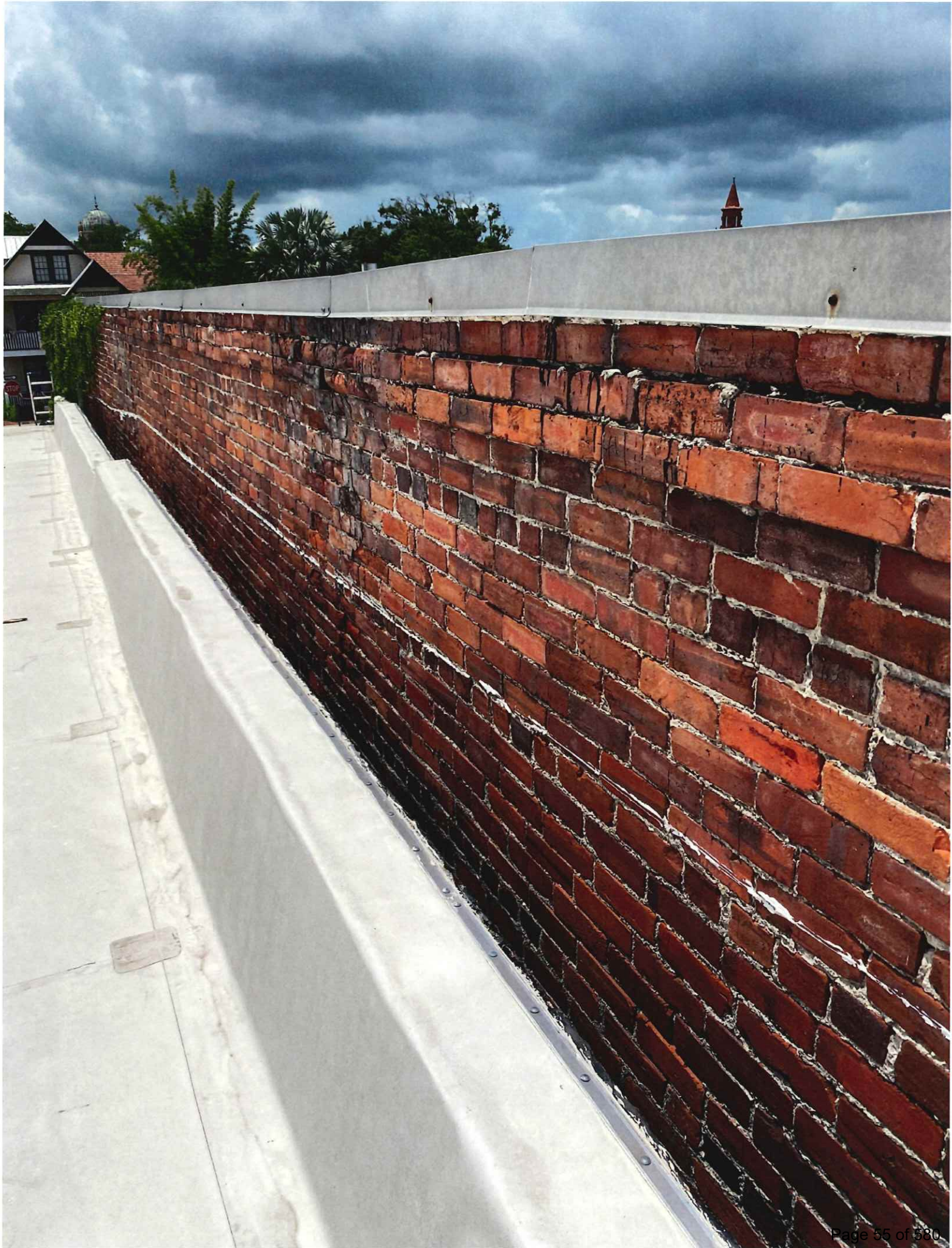
From: Julie Courtney <jcourtney@citystaug.com>
Sent: Wednesday, September 16, 2020 4:22 PM
To: Mark McConnel <mm@thesummitstudio.com>
Subject: RE: 132 St. George Street Certificate of Appropriateness Application for HARB September meeting

I realized my wording in my previous email was confusing – please see my revisions within my question below:

Thanks,

Julie Courtney

From: Julie Courtney
Sent: Wednesday, September 16, 2020 3:50 PM



Julie Courtney

From: mm@sarahryanarchitect.com
Sent: Wednesday, September 16, 2020 4:28 PM
To: Julie Courtney
Subject: RE: 132 St. George Street Certificate of Appropriateness Application for HARB September meeting

Hey Julie –

I have a call into the roofer to see what the warranty will allow and will get back to you tomorrow. For what it is worth, the existing asphalt membrane roof is adhered directly to the brick up the entire wall in the front and partially up the wall along the side. In effect, we will not be putting roof anywhere there is not already roofing adhered to the structure. We are just taking down that tall section of wall.

M

Mark McConnel, AIA, LEED AP
Sarah Ryan, Architect LLC
201 Owens Avenue
St. Augustine, FL 32080
mm@sarahryanarchitect.com
540.915.1233



Do you really need to print this e-mail?

To: Mark McConnel <mm@thesummitstudio.com>

Subject: RE: 132 St. George Street Certificate of Appropriateness Application for HARB September meeting

Hello Mark,

Jenny Wolfe and I were reviewing the staff report we are finalizing for the 132 St. George Street Certificate of Appropriateness Application. We may be able to put this under the expedited items section of our agenda, which is towards the front of the meeting and would allow us to just read our staff recommendation before HARB voted, instead of first making the staff presentation and the applicant presentation. Our main concern about the work proposed for this parapet/roof project is the impact of extending the membrane roof all the way up the inside of the parapet wall. Could you provide some kind of documentation on if this membrane is applied/adhered directly to the brick, what will its possible impact to the existing historic brick material and possible compromise to the brick wall be over time? If you could provide this to help resolve our concern in the next day, than we will have time to modify our agenda that is going in our HARB binders. If not, we can just leave the application under the normal COA applications section. Please just let me know if you plan to do this or not.

Thank you,

Julie Courtney

Historic Preservation Planner

Planning & Building Department

E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com



City of St. Augustine

P.O. Box 210

St. Augustine, FL 32085



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

From: Mark McConnel <mm@thesummitstudio.com>

Sent: Thursday, September 10, 2020 12:25 PM

To: Julie Courtney <jcourtney@citystaug.com>

Subject: RE: 132 St. George Street Certificate of Appropriateness Application Sufficiency Checklist for HARB September meeting

Correct. No new brick

Mark McConnel, AIA, LEED AP

Summit Studio

4353 Windy Gap Drive

Roanoke, VA 24014

mm@thesummitstudio.com

540.915.1233



Do you really need to print this e-mail?

From: Julie Courtney [<mailto:jcourtney@citystaug.com>]

Sent: Thursday, September 10, 2020 11:46 AM



St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

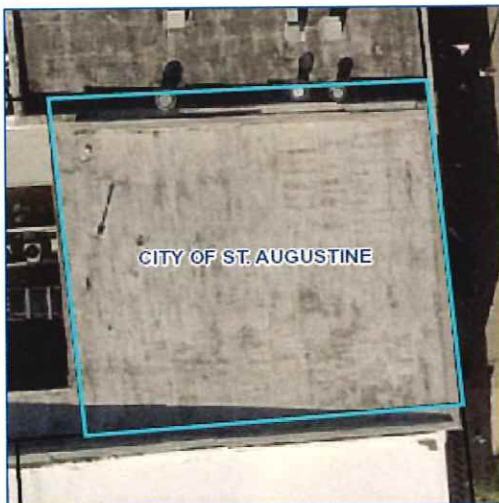
Summary

Parcel ID	1976300000
Location Address	128 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG LOTS 2 & 4 BLK 14 (7)(EX PART LEASED TO CITY) OR786/624 &2240/929 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Stores (1100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.080
Homestead	N

Owner Information

Owner Name	Baker Family Revocable Trust 100% Baker William T Jr 100%
Mailing Address	36 TREASURY ST SAINT AUGUSTINE, FL 32084-3651

Map



Valuation Information

	2020
Building Value	\$221,926
Extra Features Value	\$0
Total Land Value	\$404,800
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$626,726
Total Deferred	\$229,248
Assessed Value	\$397,478
Total Exemptions	\$0
Taxable Value	\$397,478

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
2019	\$148,834	\$0	\$369,600	\$0	\$0	\$518,434	\$361,344	\$157,090	\$361,344
2018	\$163,699	\$0	\$281,600	\$0	\$0	\$445,299	\$328,495	\$116,804	\$328,495
2017	\$171,884	\$0	\$281,600	\$0	\$0	\$453,484	\$298,632	\$154,852	\$298,632
2016	\$106,044	\$0	\$165,440	\$0	\$0	\$271,484	\$271,484	\$0	\$271,484
2015	\$111,625	\$0	\$156,640	\$0	\$0	\$268,265	\$256,558	\$11,707	\$256,558
2014	\$76,595	\$0	\$156,640	\$0	\$0	\$233,235	\$233,235	\$0	\$233,235
2013	\$80,242	\$0	\$156,640	\$0	\$0	\$236,882	\$236,882	\$0	\$236,882
2012	\$84,619	\$0	\$156,640	\$0	\$0	\$241,259	\$241,259	\$0	\$241,259
2011	\$87,537	\$0	\$174,240	\$0	\$0	\$261,777	\$261,777	\$0	\$261,777
2010	\$91,914	\$0	\$193,600	\$0	\$0	\$285,514	\$285,514	\$0	\$285,514

Building Information

Building	1	Roof Structure	Rigid Frame
Actual Area	3569	Roof Cover	Built Up
Conditioned Area	3174	Interior Flooring	Ceramic Tile
Actual Year Built	1890	Interior Wall	Drywall
Use	Stores (City/Historical)	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco, Jumbo Brick	Baths	

Category	Type	Pct
Exterior Wall	Jumbo Brick	50%
Exterior Wall	Concrete Stucco	50%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	7 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Slab	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	3174	3174
POINTER	0	0
MASONRY UTILITY	0	200
FRAME UTILITY	0	135
CANOPY (COMMERCIAL)	0	60
Total SqFt	3174	3569

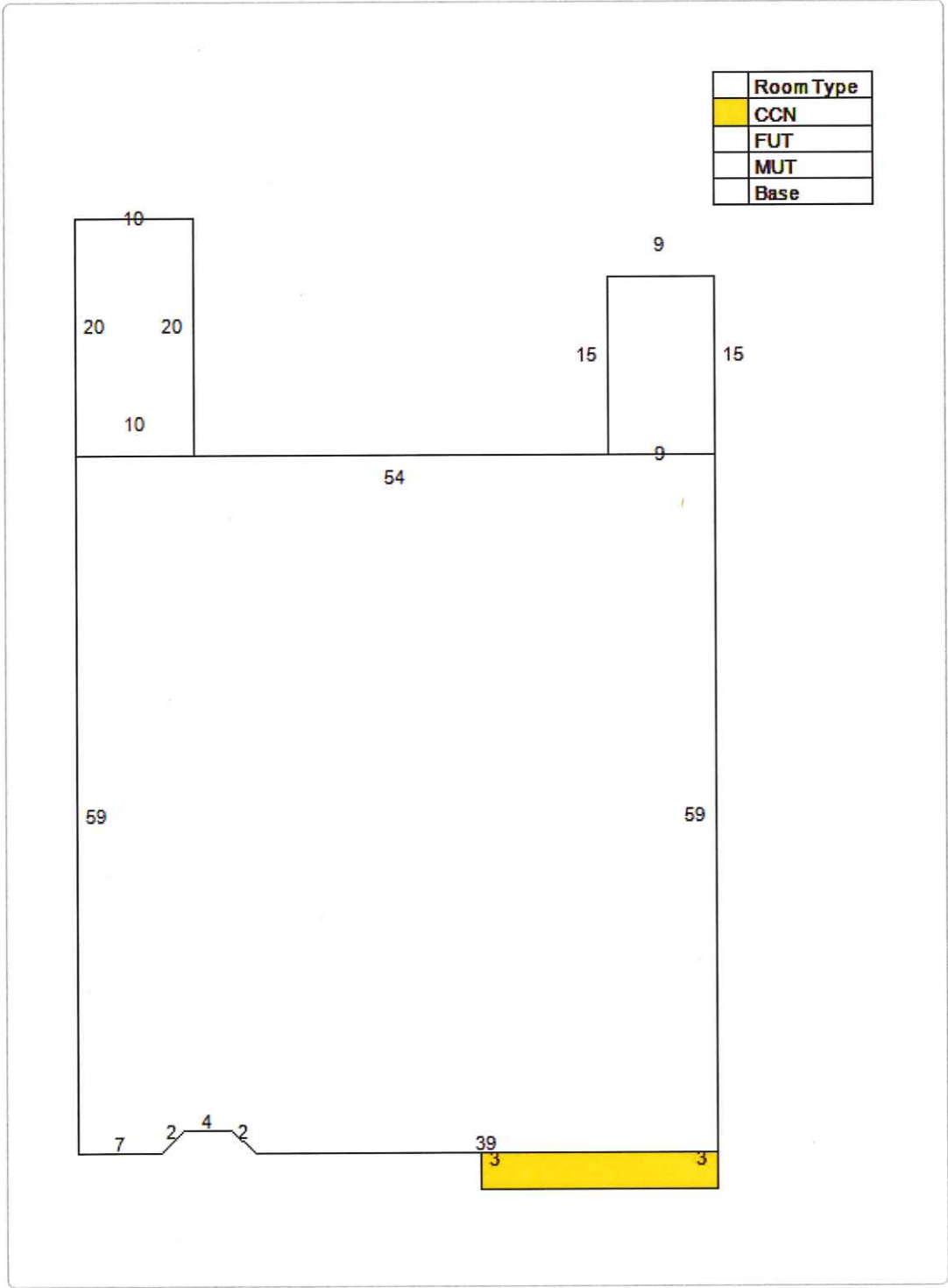
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	55	64	3520	SF	\$404,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/29/2004	\$100.00	WD	2240	929	U	I	BAKER MARY G AKA MARY E JOINED BY WILLIAM JR	BAKER MARY E & WILLIAM T JR TRUSTEES
	4/1/1988	\$0.00		786	624	U	I		BAKER MARY G

Sketch Information



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

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

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[Last Data Upload: 8/7/2020, 12:09:09 AM](#)

Developed by
 **Schneider**
GEOSPATIAL

[Version 2.3.74](#)

88 15158

WARRANTY DEED

This Warranty Deed made the 27th day of April A.D. 1988, by EUGENIA Y. GENOVAR, a single woman, hereinafter called the grantor, to MARY GENOVAR BAKER and EUGENIA Y. GENOVAR, as joint tenants with right to survivorship, and not as tenants in common, whose address is 271 St. George Street, St. Augustine, St. Johns County, Florida hereinafter called the grantee:

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

PARCEL ONE

Lots 4, 8, and 9, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL TWO

Lot "C" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

Said parcel is also described as : The North 25 feet of the East 134 feet of the West 140 feet of Lot 5, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL THREE

Lot "D" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

Said parcel is also described as the East 20 feet of the West 160 feet of Lot 5, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL FOUR

Lots 2 and 4, in Block 14, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1987.

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

SIGNED, SEALED AND DELIVERED
in our presence:

David G. Conn
Witness
Rich H. G.
Witness

Eugenia Y. Genovar L.S.
EUGENIA Y. GENOVAR

Documentary Tax Pd. \$.55

\$ 0 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns

County By: asm D.C.

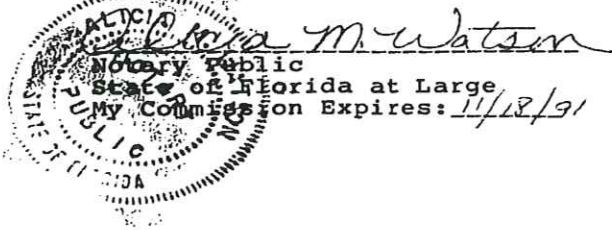
This instrument prepared by:
David G. Conn
P.O. Box 5239
St. Augustine, Florida 32085-5239
Prepared without request for examination or opinion of title

STATE OF FLORIDA

COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared EUGENIA Y. GENOVAR, to me known to be the person described in and who executed the foregoing instrument, and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of April, A.D. 1988.



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

1988 JUN 20 PM 4:19

Paul "Bud" Munkel
CLERK OF CIRCUIT COURT

COPY

3
6488

WARRANTY DEED

Public Records of
St. Johns County, FL
Clerk # 04-052743
O.R. 2240 PG 929
08:37AM 07/13/2004
REC \$13.00 SUR \$14.00
Doc Stamps \$0.70

THIS DEED is made this 29 day of June, 2004, by and between MARY GENOVAR BAKER, also know as Mary E. Baker, joined by her husband, WILLIAM T. BAKER, JR., hereinafter referred to as the grantor, and WILLIAM T. BAKER, JR. and MARY E. BAKER, as Trustees of the Baker Family Revocable Trust, under agreement dated September 16, 2003, whose address is 36 Treasury Street, St. Augustine, Florida 32084, hereinafter referred to as the grantees.

For Clerk's Use Only

WITNESSETH, That the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations paid to the grantor by the grantees, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey to the grantee forever, all of that certain real property in St. Johns County, Florida, more particularly described on Exhibit "A", attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances, unto the grantees in fee simple. And the grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof, covenants, easements and restrictions of record, if any, and any mortgages and other encumbrances executed by the grantor after she acquired title to the property described above.

The grantees, and their successors and assigns as Trustees of the Baker Family Revocable Trust, shall have full power and authority to sell, convey, lease, encumber and otherwise to manage and dispose of the real property described herein, and no third party need ever inquire into their authority as Trustees under the trust agreement referred to herein.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals the day and year first above written.

PREPARED BY:
JOHN R. CRAWFORD
MARKS GRAY
1200 RIVERPLACE BLVD., SUITE 800
JACKSONVILLE, FL 32207
(904) 390-0900

John R. Crawford
→

PLEASE RETURN TO:
JOHN R. CRAWFORD
MARKS GRAY
1200 RIVERPLACE BLVD., SUITE 800
JACKSONVILLE, FL 32207
(904) 390-0900

Signed, sealed and delivered
in our presence:

B.W. Fletcher Jr.
Mary Genovar Baker

Signature of Witness

Philip B. Genovar
Witness Name-Typed or Printed

B.W. Fletcher Jr.

Signature of Witness

Philip B. Genovar
Witness Name-Typed or Printed

Mary Genovar Baker (SEAL)
Mary Genovar Baker

William T. Baker, Jr. (SEAL)
William T. Baker, Jr.

36 Treasury Street
St. Augustine, Florida 32084

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 29th day of June, 2004, by Mary Genovar Baker, also known as Mary E. Baker, joined by her husband, William T. Baker, Jr., and who are each personally known to me, or who have each produced ☐ Florida Driver's License or ☐ _____ as identification.

COPI

B.W. Fletcher Jr.
Signature of Notary Public
B.W. Fletcher Jr.

Printed Name of Notary Public
Notary Public, State of Florida
My commission expires: _____

(Notarial Seal)



B. W. Fletcher, Jr.
MY COMMISSION # DD064092 EXPIRES
October 10, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

EXHIBIT "A"

PARCEL ONE

Lots 4, 8, and 9, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL TWO

Lot "C" as shown on the Genovar re-plat of the West 160 feet of Lot 5, in Block 9, City of St. Augustine, Florida.

Said parcel is also described as: The North 25 feet of the East 134 feet of the West 140 feet of Lot 5, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL THREE

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Said parcel is also described as the East 20 feet of the West 160 feet of Lot 5, in Block 9, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL FOUR

Lots 2 and 4, in Block 14, according to the Official Map of the City of St. Augustine, dated June 12, 1923.

PARCEL FIVE

Lots 16, 17 and 18, Block 20, DAVIS SHORES SUBDIVISION, as per map or plat thereof recorded in Plat Book 3, page 98, of the public records of St. Johns County, Florida.



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for September 24, 2020 Meeting**



Application F2020-0104 Address: 60 Cathedral Place

Applicant: Cathedral Basilica of Saint Augustine

Property Owner: Diocese of St. Augustine, Inc.

Project description: To alter existing parking lot with proposed landscape and irrigation plan.

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	St. Augustine Town Plan Historic District	Construction date:	N/A
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1976700000		
Agenda Item:	5(b)	Previous Action(s):	COA 2019-0035

STAFF SUMMARY AND ANALYSIS:

- This Certificate of Appropriateness (COA) is to approve the proposed landscape and irrigation plan that was not included in the COA F2019-0035 application, approved by HARB on May 23, 2019, for the alterations of the parking lot and surrounding walls. Because the landscape is new to the project area, not falling under the category of maintenance of the existing, the cost of the proposed project is over the \$1,000, staff can not administratively approve.
- Located in the Historic Preservation Two (HP-2) Zoning District and within the St. Augustine Town Plan National Register District, the parking lot is on the northwest corner of Cathedral Place and St. George Street.
- All the proposed plants on the landscape plan were verified to be Florida Natives, while the Oleander, is also listed under the Architectural Guidelines for Historic Preservation's (AGHP) Historic Plant Materials section. Existing Oak trees and Sable Palms will remain in place. Any plantings shall conform to the AGHP. Florida Native plants may also be compatible.
- All the half-oval or triangular shaped perimeter beds are proposed to have below volume drip tubing irrigation, while no irrigation is planned for the island with the existing Coontie and Oak trees, which look to be well established.
- Any redevelopment plans need to take into consideration the Tree and Landscape Ordinance and may require additional zoning review.
- If ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size, the proposed project could meet the ground-disturbance criteria outlined in the archaeological preservation ordinance.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds the board can **APPROVE a CERTIFICATE OF APPROPRIATENESS at 60 CATHEDRAL PLACE because it meets the Secretary of the Interior's Standards 8 and 9.**

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To landscape existing parking lot perimeter beds with proposed plants as shown on landscape plan.
The applicant indicated the cost of the landscaping is \$10,922.
2. To add below volume drip tubing irrigation to all perimeter beds.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

The 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 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.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Replace deteriorated or damaged landscape features in kind.

Don't...

- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- 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.

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.

Post-1821

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

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

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

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

Historic Plant Materials

A list of plant materials is provided in the Architectural Guidelines for Historic Preservation (AGHP) for use by developers so that when landscaping is required by the City Code for a construction project, historically appropriate plant materials can be used.

COA F2020-0104
60 Cathedral Place
September 24, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Site Plan submitted with COA F2019-0035: provided for location reference only

STAFF PHOTOGRAPHS

60 Cathedral Place



STAFF PHOTOGRAPHS

60 Cathedral Place



STAFF PHOTOGRAPHS

60 Cathedral Place



STAFF PHOTOGRAPHS

60 Cathedral Place



RECEIVED

AUG 31 2020

Planning / Building Dept.

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS



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

BDAC Project No. 2020-0104

Receipt No. 1934507

Meeting Date: September 24, 2020

Advertising Costs \$ _____ Postage \$ _____ Paid on _____

Receipt No. _____

1. NAME OF APPLICANT Cathedral Basilica of Saint Augustine

Business (if applicable) _____

Address 35 Treasury St.

City St. Augustine

State FL

Zip Code 32084

Daytime telephone 824-2806

Other phone/email cathadmin@gmail.com

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

2. NAME OF PROPERTY OWNER Diocese of St. Augustine

Business (if applicable) _____

Address 11625 Old St. Augustine Road

City Jacksonville

State FL

Zip Code 32258

Daytime telephone (required) 904-262-3200

Other phone _____

3. PROJECT STREET ADDRESS 60 Cathedral Place

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

5. EXISTING USE Parking Lot PROPOSED USE Parking Lot

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 Landscaping

October 2017

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

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

D. PAINT COLORS (check one)

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

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

New landscaping plants and irrigation

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME

SIGNATURE OF APPLICANT

DATE 8/31/2020

PRINT OWNER'S NAME

SIGNATURE OF OWNER

DATE 8/31/2020

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

October 2017

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SEP 17 2020

AUG 31 2020

Planning / Building Dept.

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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



INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)		
OK	Need	N/A
☐	☐	☐ Photographs of existing roof and affected features
☐	☐	☐ Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐ Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐ Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)
EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)		
OK	Need	N/A
☐	☐	☐ Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐ Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐ Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐ Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture
PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)		
OK	Need	N/A
☐	☐	☐ Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐ Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐ Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐ Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐ Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
AWNING/CANOPY		
OK	Need	N/A
☐	☐	☐ Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐ Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐ Scaled elevation(s) showing the building facade 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 facade 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.

AUG 31 2020

Planning / Building Dept.

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 |

Need all this information provided: this can be added to submitted landscape plan, with columns labeling the provided numbers

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:

***The site plan will be important information needed for HARB's review. The site plan submitted with COA 2019-0035 to HARB in 2019 can be modified as needed with notations or indications in drawing form showing where the proposed landscape plan is proposed.**

Project number: 2020-0104 Project Address: 60 Cathedral Place
 Reviewed by: Julie Courtney Date: 9.2.2020



STATE OF FLORIDA

Owner's Authorization For Agent

Thomas Williams is/are hereby authorized TO ACT ON BEHALF
OF DOLASH ST. August 1st, 1911, 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:

BY: David Williams
Signature of Owner
David Williams
Print Name of Owner
904.262.3200
Telephone Number

State of Florida

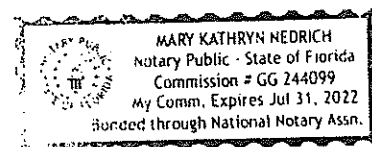
County of Duval

Signed and sworn before me on this 16th day of September, 2020

By David A. Williams

Identification verified: ☒

Oath sworn: ☒ Yes ☐ No



Notary Signature: Mary Kathryn Nedrich

My Commission expires: 7/31/22

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SEP 17 2020

Planning/Building Dept.

ACKNOWLEDGEMENT AND WAIVER OF RIGHTS

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency hearing procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or Case Law governing Quasi-Judicial, Legislative or Administrative Hearings.
- Applicant and/or Property Owner knowingly waives the right of cross-examination of witness or commenters choosing to participate in the hearing utilizing CMT.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of St. Augustine, its boards and commission, staff, and appointed and elected officials, for any claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all attorneys fees and costs incurred by the City in defending Decisions or Orders utilizing CMT procedures related to their hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

Applicant and/or Property Owner further acknowledges that he/she has had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner is fully aware of procedures and rights waived above. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant and/or Property Owners own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

[Signatures Appear on Following Page]

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Planning/Building Dept.

PROPERTY OWNER

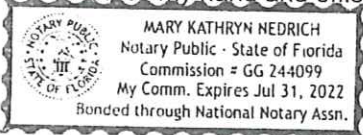
David Williams
(Print Name)

[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF Duval

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, David A. Williams, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 16th day of September, 2020.


Mary Kathryn Nedrich
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

Thomas Willis
(Print Name)

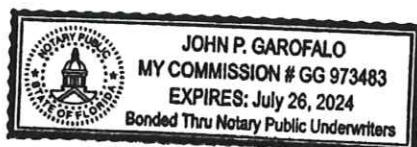
[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Thomas Willis, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 17th day of September, 2020.

[Signature]
Notary Public, State of Florida



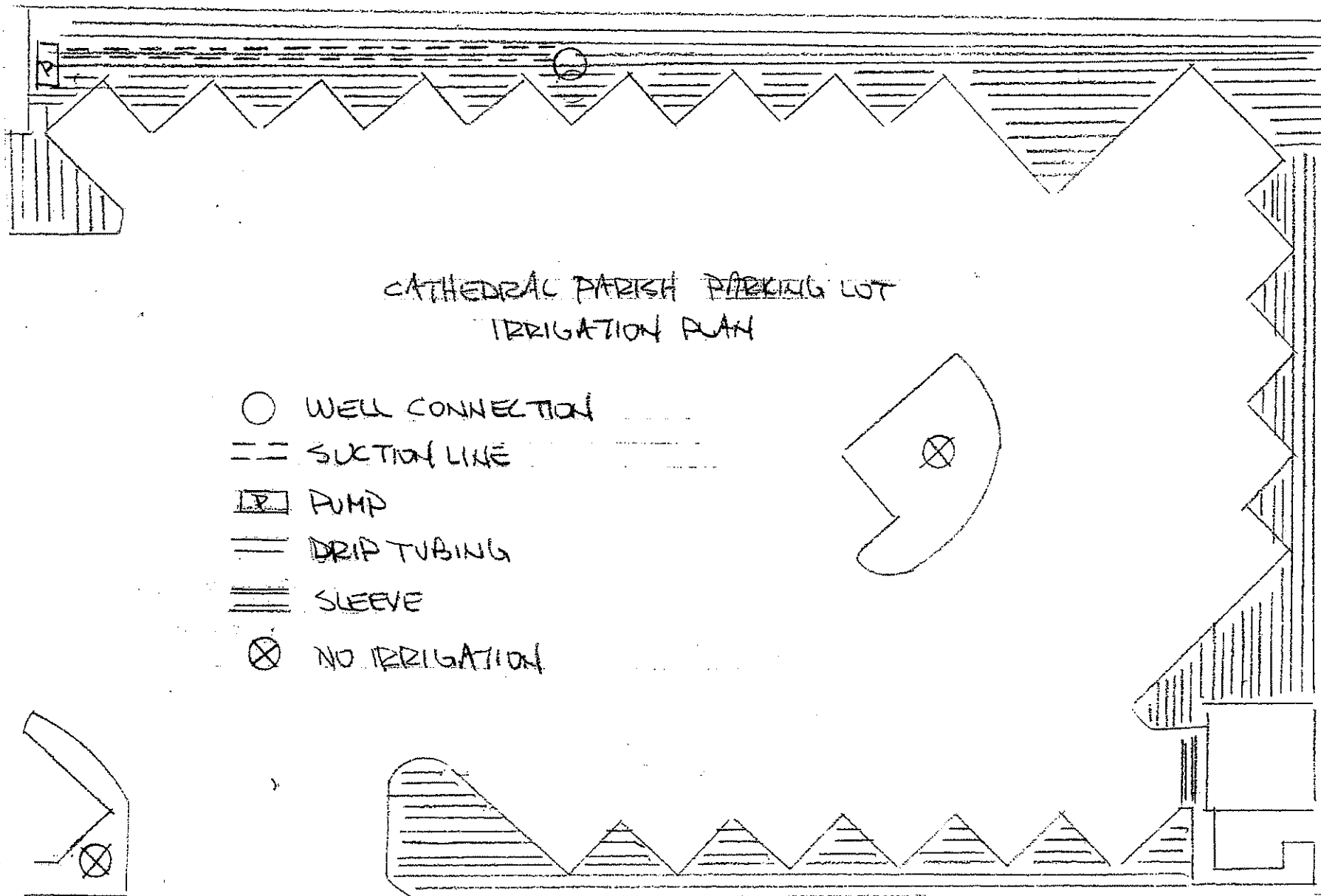
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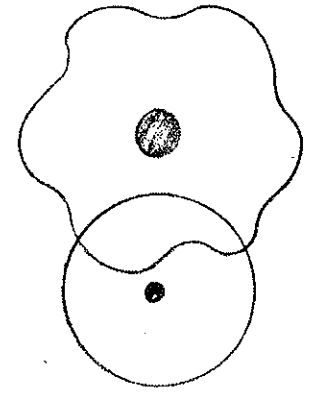
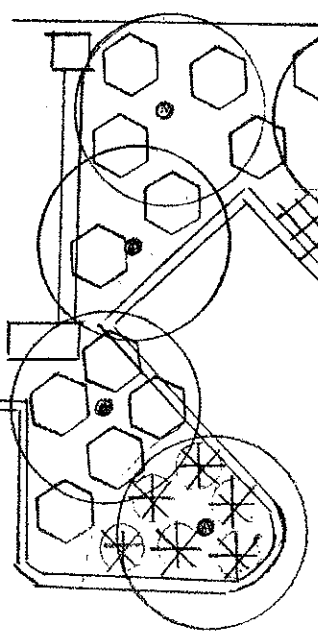
SEP 17 2020

Planning/Building Dept.

SEP 11 2020

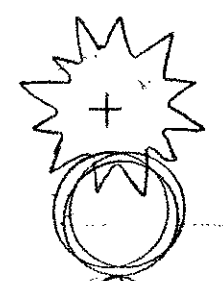
Planning/Building Dept.





EXISTING OAK TREES

EXISTING SABAL PALMS



SUGAR PALM

BIRD OF PARADISE (WHITE)

FEIJOA



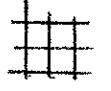
FIREBUSH



OLEANDER (PETITE PINK)



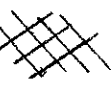
COONTIE



AGAPANTHUS



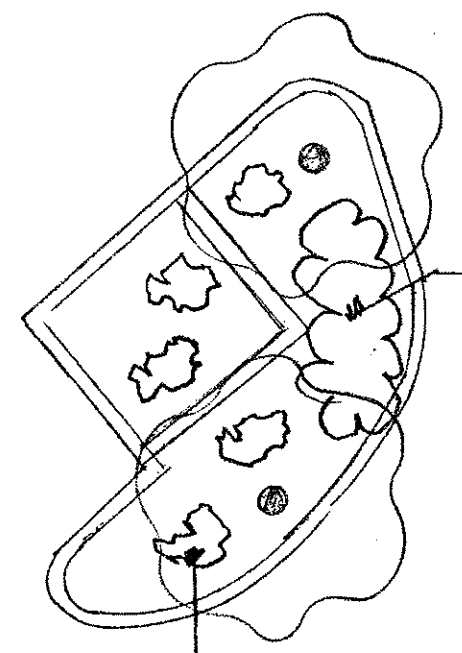
PODOCARPUS (DWF PRINGLES)



LIRIOPE (SUPER BLUE)

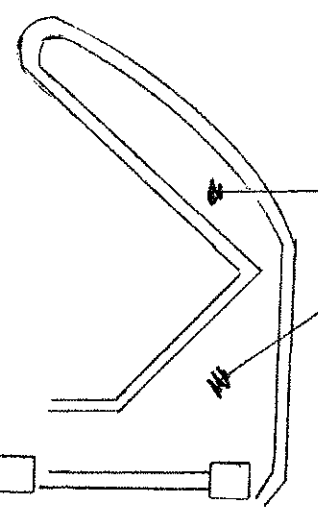
3G.	1
15G.	4
7G.	16
3G.	21
3G.	22
3G.	23
3G.	40
3G.	30
1G.	140

CATHEDRAL PARISH PARKING LOT SCALE 1" = 10'

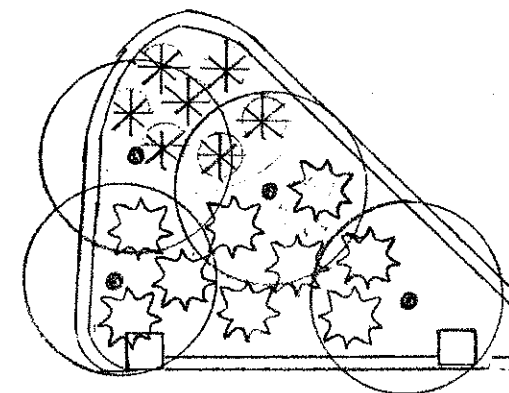


EXISTING
COONTIE

COQUINA ROCKS 2-3'

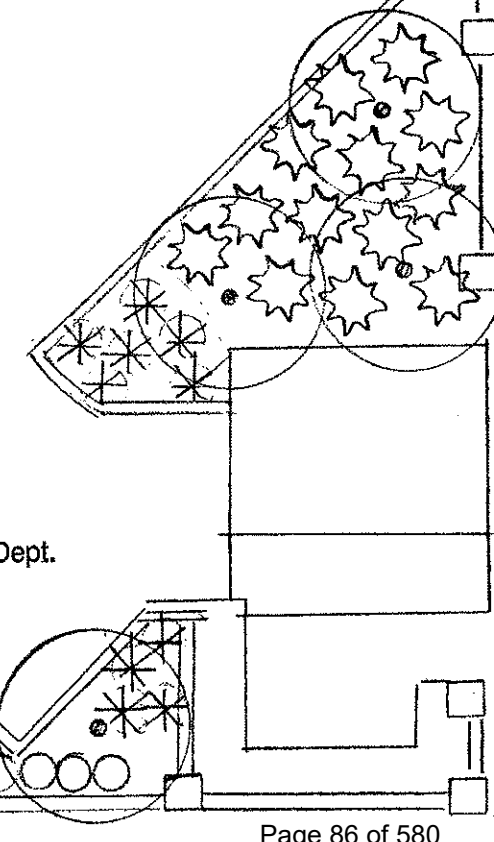


CLEAN + MUCK



+ ALL BEDS WILL RECEIVE MIN. 2" SHREDDED
PINE BARK
+ IRRIGATION WILL BELLOW VOLUME DRIP

RECEIVED
SEP 11 2020
Planning/Building Dept.



From: [John Garofalo](#)
To: [Julie Courtney](#)
Subject: Re: 60 Cathedral Place Certificate of Appropriateness application
Date: Tuesday, September 15, 2020 11:05:07 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

No problem. Yep, all those oak trees are staying too.

On Tue, Sep 15, 2020 at 9:25 AM Julie Courtney <jcourtney@citystaug.com> wrote:

Thanks for your quick reply! I also meant to send you another photo of the back (north) side of the parking lot, where it looks like there are multiple trees, in addition to the palms. The landscape plan only indicates one existing oak tree there, but it looks like more existing non-palm trees are along that stretch.

Thanks for any verification you can offer,

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



City of St. Augustine
P.O. Box 210

St. Augustine, FL 32085



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

From: John Garofalo <cathadmin@gmail.com>
Sent: Tuesday, September 15, 2020 8:06 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 60 Cathedral Place Certificate of Appropriateness application

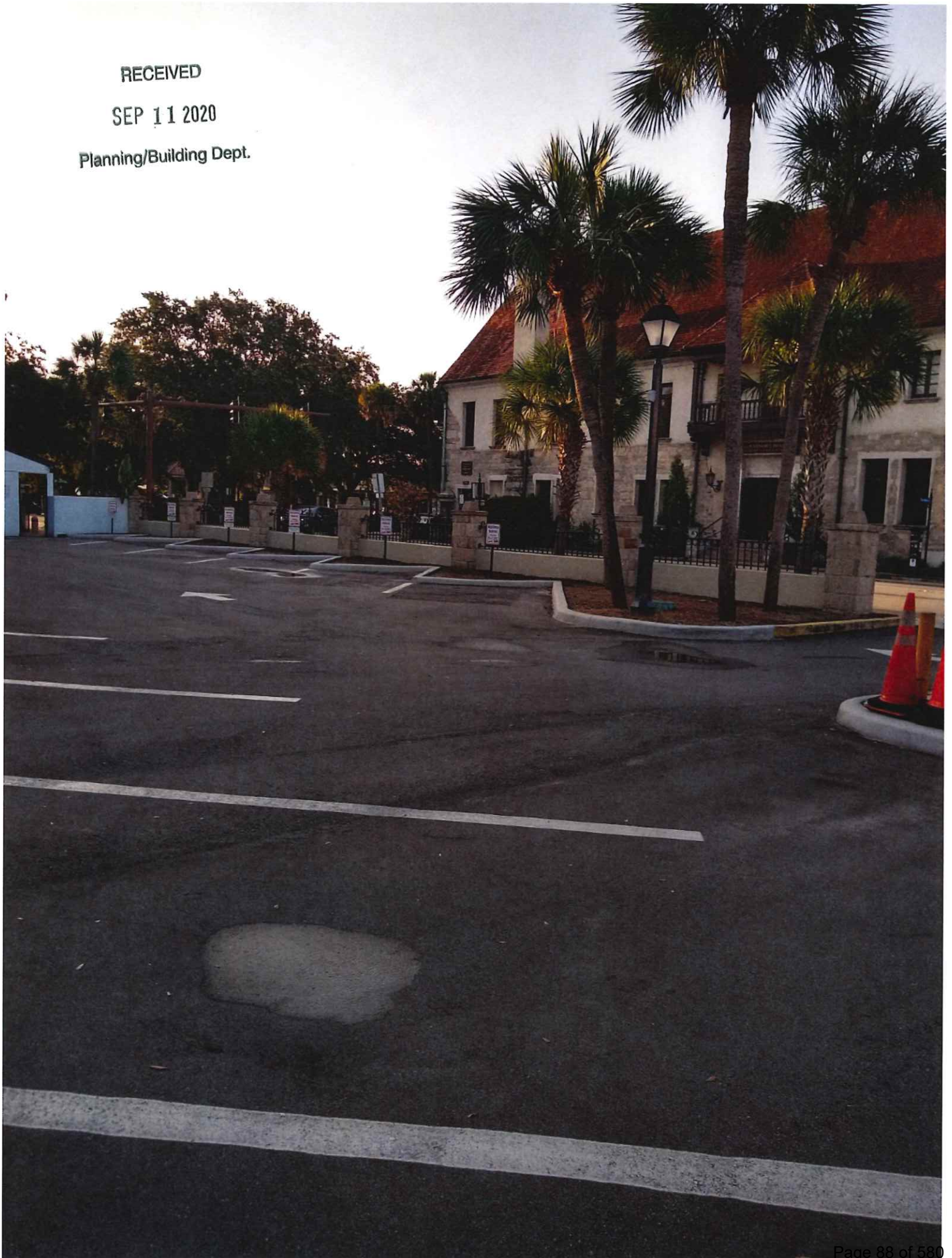
Good morning Julie. No, those two Oak trees shown in the photo are not being proposed to be removed. They will be staying. We are not proposing to remove any trees in the project.

Thanks!

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SEP 11 2020

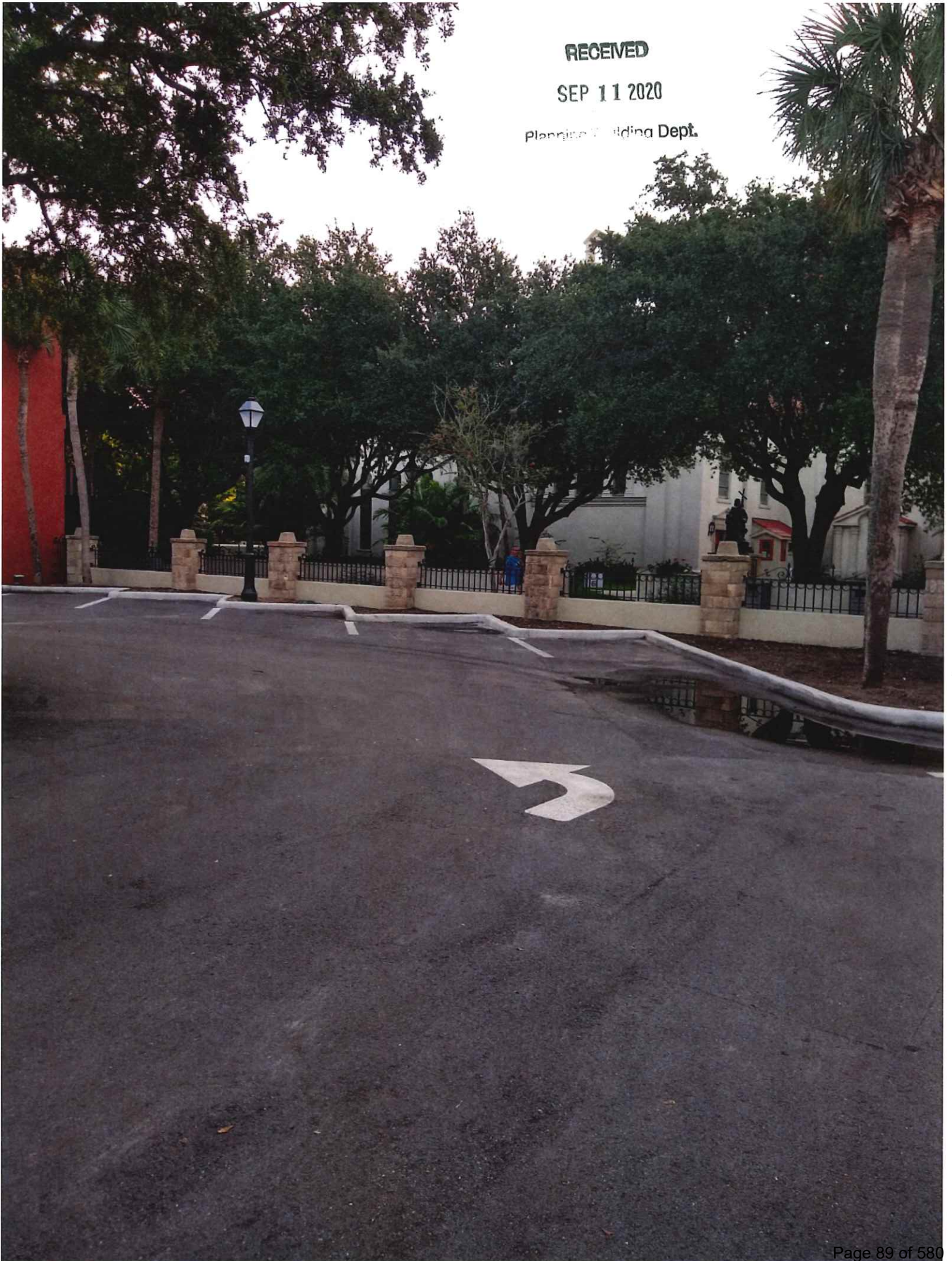
Planning/Building Dept.



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SEP 11 2020

Planning & Building Dept.

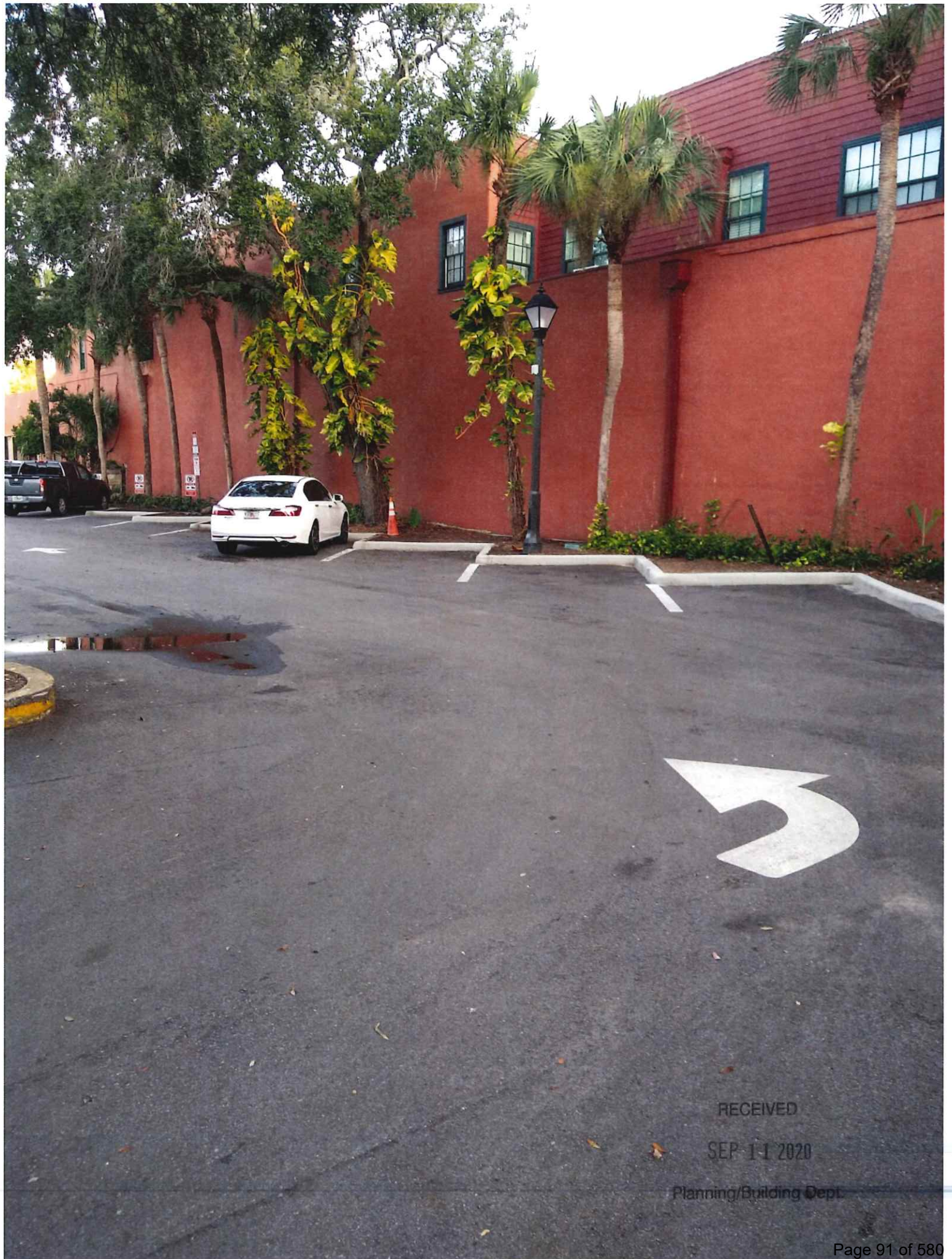




RECEIVED

SEP 11 2020

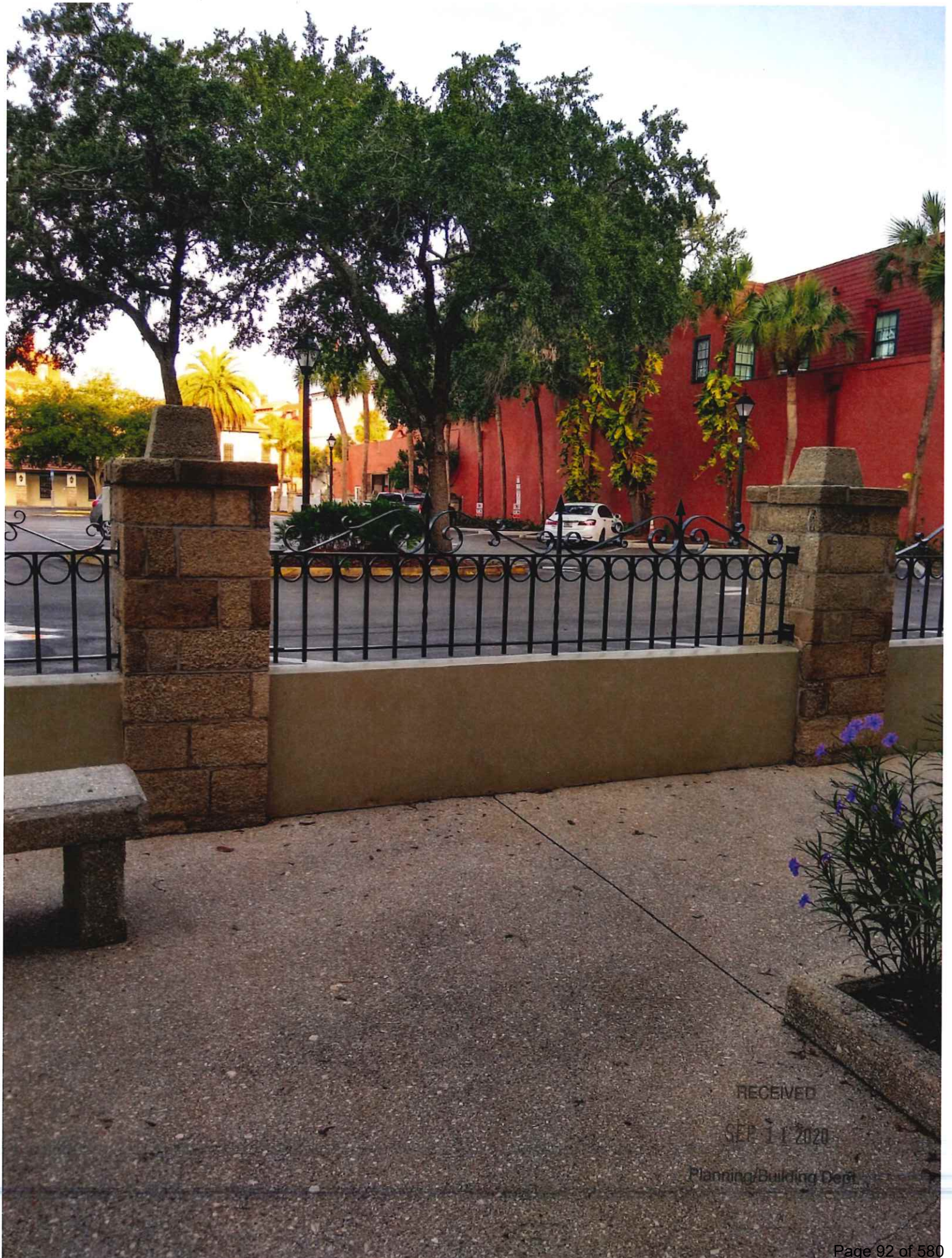
Planning/Building Dept.



RECEIVED

SEP 11 2020

Planning/Building Dept.



From: [Julie Courtney](#)
To: cathadmin@gmail.com
Cc: [Jenny Wolfe](#); [Meredith H. Randolph](#)
Subject: RE: 60 Cathedral Place LANDSCAPE PLAN
Date: Wednesday, August 26, 2020 9:34:00 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[Certificate and Opinion of Appropriateness Application \(PDF\).pdf](#)
[Credit Card Authorization Form-Single.pdf](#)

Hello John,

I have reviewed the information about your proposed landscape plan with Jenny Wolfe, Historic Preservation Officer. Because the landscape plan is new to the project area, not falling under the category of maintenance of an existing, and the cost of the proposed project is over \$1,000, we can not administratively approve. Although the parking lot project was previously approved by HARB, neither the application or any of the drawings submitted by Marquis Latimer & Halbeck for the April and May 2019 HARB meetings (under Certificate of Appropriateness 2019-0035) mentioned or showed proposed landscaping and the May 2019 and the staff report confirmed that new landscaping would **not** be added.

The proposed landscape plan will have to be approved by the Historic Architectural Review Board through a new Certificate of Appropriateness. The application is attached or is available online at this link:

<https://www.citystaug.com/DocumentCenter/View/149/Certificate-and-Opinion-of-Appropriateness-Application-PDF?bidId=>

Our next HARB meeting date is September 24th. Since you sent your first email asking about the plan to Jenny on 8/19, before the 8/21 application deadline for September's HARB meeting, we can put you on the September meeting agenda if you get the completed application to us this week. You can copy all on this email when submitting your completed application by email. The attached credit card authorization can be completed to pay the application fee (the transaction fee is currently being waived since our city offices are closed to the public) and emailed to Meredith Randolph (mrandolph@citystaug.com), who is also copied, or a check can be mailed to our department's attention. If you do not wish to go on September 24, the HARB 2020 application and meeting schedule is found at: <https://fl-staugustine.civicplus.com/DocumentCenter/View/192/2020-Board-Meeting-Schedule-PDF?bidId=>

Shelley Clayton, our permits coordinator said the landscape plans can be added to the currently open building permit, 2020-0007, but this will have to be done after HARB approval is received. We will also have our Senior Planner review to make sure the landscape plan meets the requirements set by the parking code/zoning code.

Please let us know if you have any questions.

Thank you,
Julie Courtney
Historic Preservation Planner

Planning & Building Department

E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com



City of St. Augustine

P.O. Box 210

St. Augustine, FL 32085



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From: John Garofalo <cathadmin@gmail.com>

Sent: Tuesday, August 25, 2020 5:03 PM

To: Julie Courtney <jcourtney@citystaug.com>

Subject: Re: 60 Cathedral Place LANDSCAPE PLAN

Hi Julie, that's correct. Thanks!

On Tue, Aug 25, 2020, 4:01 PM Julie Courtney <jcourtney@citystaug.com> wrote:

John,

Thank you for the cost. I also should confirm with you if the proposed plantings are to replace existing trees/plantings that died out?

Thanks again,

Julie Courtney

Historic Preservation Planner

Planning & Building Department

E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com



City of St. Augustine

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From: John Garofalo <cathadmin@gmail.com>

Sent: Tuesday, August 25, 2020 2:49 PM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: 60 Cathedral Place LANDSCAPE PLAN

Hi Julie,

The cost of landscaping is \$10,922.

Thanks!

On Tue, Aug 25, 2020 at 2:49 PM Julie Courtney <jcourtney@citystaug.com> wrote:

Hello again John,

I was able to verify that the parking lot project is under a current open building permit, 2020-0007.

Before we can determine if this proposed landscape plan can be added to the current permit, we will need to know the cost of the proposed landscape project.

Thank you,

Julie Courtney

Historic Preservation Planner

Planning & Building Department

E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com



City of St. Augustine

P.O. Box 210

St. Augustine, FL 32085

CITY OF
ST. AUGUSTINE.
EST. 1565



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From: Julie Courtney

Sent: Friday, August 21, 2020 5:17 PM

To: John Garofalo <cathadmin@gmail.com>

Cc: Ann Cannon <acannon@citystaug.com>

Subject: RE: Emailing: 20200817131622 - LANDSCAPE PLAN

Hi John,

I verified that they are all at least Florida native plants but need to see what permit this work

Sent: Wednesday, August 19, 2020 8:03 AM
To: Jennifer Wolfe <jwolfe@citystaug.com>
Subject: Fwd: Emailing: 20200817131622 - LANDSCAPE PLAN

Hi Jenny,

Attached is a landscaping plan for the parking lot project at 60 Cathedral Pl.. I didn't know if I needed to run this by you or not.

Please let me know if you have any questions.

Thanks!

----- Forwarded message -----

From: <hamsnursery@comcast.net>
Date: Mon, Aug 17, 2020 at 1:39 PM
Subject: Emailing: 20200817131622 - LANDSCAPE PLAN
To: John Garofalo <cathadmin@gmail.com>

Hi John,

I am meeting with Johnny about the jack and bore, Danny the irrigation this Wednesday (7:30 ish) Hope to have some figures for you sometime next week.

Regards,

Jon

Your message is ready to be sent with the following file or link attachments:
20200817131622

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

--

John Garofalo
Parish Manager
Cathedral Basilica of Saint Augustine

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2020 TRIM Notice

2020 TRIM Notice(PDF)

2019 TRIM Notice

2019 TRIM Notice(PDF)

Summary

Parcel ID	1976700000
Location Address	60 CATHEDRAL PL SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUGUSTINE LOT 2 BLK 15 OR3233/526 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Parking Lots (2810)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.410
Homestead	N

Owner Information

Owner Name	Diocese Of St Augustine Florida 100% 11625 OLD ST AUGUSTINE RD
Mailing Address	ATTN: REV VICTOR GALEONE JACKSONVILLE, FL 32258-0000

Map



Valuation Information

	2020
Building Value	\$0
Extra Features Value	\$30,148
Total Land Value	\$1,335,600
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,365,748
Total Deferred	\$914,172
Assessed Value	\$451,576
Total Exemptions	\$451,576
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$0	\$32,955	\$1,157,520	\$0	\$0	\$1,190,475	\$410,524	\$1,190,475	\$0
2018	\$0	\$32,759	\$890,400	\$0	\$0	\$923,159	\$373,204	\$923,159	\$0
2017	\$0	\$21,614	\$890,400	\$0	\$0	\$912,014	\$339,276	\$912,014	\$0
2016	\$0	\$21,615	\$356,160	\$0	\$0	\$377,775	\$308,433	\$377,775	\$0
2015	\$0	\$21,617	\$356,160	\$0	\$0	\$377,777	\$280,394	\$377,777	\$0
2014	\$0	\$21,619	\$233,285	\$0	\$0	\$254,904	\$254,904	\$254,904	\$0
2013	\$0	\$21,621	\$233,285	\$0	\$0	\$254,906	\$254,906	\$254,906	\$0
2012	\$0	\$21,547	\$233,285	\$0	\$0	\$254,832	\$254,832	\$254,832	\$0
2011	\$0	\$21,547	\$258,216	\$0	\$0	\$279,763	\$279,763	\$279,763	\$0
2010	\$0	\$21,547	\$284,928	\$0	\$0	\$306,475	\$306,475	\$306,475	\$0

Exemption Information

Exemption Type	Amount
Church/Religious	\$451,576

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Cabana (Commercial)	0	0	0	0	150
Asphalt Paving	0	0	0	0	17500
Masonry Wall	0	0	0	0	780
Stops	0	0	0	0	17
Curb	0	0	0	0	271
Storage Building (Commercial)	0	4	4	0	16

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	159	112	17808	SF	\$1,335,600

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/25/2009	\$100.00	EM	3233	532	U	V	MOST REVEREND VICTOR GALEONE/DIOCESE OF ST AUG	BANK OF AMERICA NA
	8/25/2009	\$1,595,000.00	WD	3233	526	U	V	BANK OF AMERICA NA	DIOCESE OF ST AUGUSTINE FLORIDA

No data available for the following modules: Building Information, Sketch Information.

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 9/1/2020, 12:50:15 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.82

26

Prepared by and Return to:

Susan Fleming Bennett, Esquire
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2200
Tampa, Florida 33602

Parcel Identification Numbers:
Tax Parcel/Folio No.
Folio No. 197670-0000

Documentary Stamp Tax Paid
on this instrument: \$11,165.00

SPECIAL WARRANTY DEED

Bank of America, N.A., a national banking association, successor by merger(s) and/or name changes to The St. Augustine National Bank, whose address is 13510 Ballantyne Corp Place, NC2-109-06-05, Charlotte, NC 28255 ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid to Grantor by the Most Reverend Victor Galeone, Bishop of the Diocese of St. Augustine, Florida, and his successors in office and assigns forever, (herein referred to as "Grantee") whose mailing address is 11625 Old St. Augustine Road, Jacksonville, Florida 32258, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY unto Grantee in fee simple, that certain land located in St. Johns County, Florida, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, successors and assigns forever. And Grantor hereby covenants with Grantee that, except as above noted,

I:\W-RE-SFB\10141\1102\Special Warranty Deed3.doc
8/18/09

that at the time of the delivery of this Special Warranty Deed the Property was free from all encumbrances made by it and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS (AS DEFINED IN EXHIBIT C ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE) OR THE PRESENCE OF MOLD OR MILDEW ON THE PROPERTY, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN. GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof.

EXECUTED on the date set forth in the acknowledgment attached hereto to be effective as of the 29th day of August, 2009.

Signed, sealed and delivered
in the presence of

Bank of America, N.A., a national banking
association, successor by merger(s) and/or
name changes to The St. Augustine National
Bank

WITNESSES:

Terry Howell
Name: Terry Howell

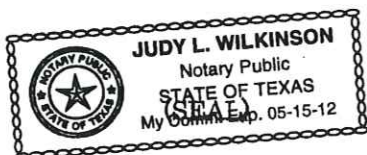
Blake Purnell
Name: Blake Purnell

By: Jay Taylor
JAY TAYLOR, Senior Vice President

[Corporate Seal]

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on August 20, 2009, by JAY TAYLOR, as Senior Vice President of Bank of America, N.A., a national banking association, successor by merger(s) and/or name changes to The St. Augustine National Bank, on behalf of the association, who is personally known to me or who has produced _____ as identification.



Judy L. Wilkinson
Name: JUDY L. WILKINSON
NOTARY PUBLIC, State of Texas
Serial Number (if any) _____
My Commission Expires: 05-15-2012

EXHIBIT A

LAND

Lot 2, Block 15, City of St. Augustine, as shown on Maps of said City, in the Public Records of St. John's County, Florida. (Said Lot is bounded on the North by land now or formerly of McCrory's Department Store; on the West by property now or formerly of The St. Augustine National Bank; on the South by Cathedral Street, and on the East by St. George Street)

COPY

EXHIBIT "B"

PERMITTED EXCEPTIONS
TO DEED

1. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, building and zoning ordinances.
2. Defects, liens, encumbrances, adverse claims or other matters 1) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; 2) resulting in no loss or damage to the Grantee; or 3) attaching or created subsequent to the date hereof.
3. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.
4. Taxes and assessments for the year of closing and subsequent years.
5. All valid and enforceable covenants, restrictions, reservations, easements and other matters as shown on the public record.
6. All matters that would be disclosed by a current survey of the property.
7. Ingress and Egress Access Easement Agreement and Restrictive Covenants by and between Bank of America, N.A. and Most Reverend Victor Galeone, Bishop of the Diocese of St. Augustine, Florida, and his successors in office and assigns forever, dated August 25, 2009, and recorded in the Public Records of St. Johns County, Florida on or about even date herewith.
8. Any and all unrecorded leases, and rights of parties therein.

EXHIBIT C

- A. Hazardous Materials. "Hazardous Materials" shall mean any substance which is or contains (i) any "hazardous substance" as now or hereafter defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (42 U.S.C. §9601 et seq.) ("CERCLA") or any regulations promulgated under or pursuant to CERCLA; (ii) any "hazardous waste" as now or hereafter defined in the Resource Conservation and Recovery Act (42 U.S.C. §6901 et. seq.) ("RCRA") or regulations promulgated under or pursuant to RCRA; (iii) any substance regulated by the Toxic Substances Control Act (15 U.S.C. §2601 et seq.); (iv) gasoline, diesel fuel, or other petroleum hydrocarbons; (v) asbestos and asbestos containing materials, in any form, whether friable or non-friable; (vi) polychlorinated biphenyls; (vii) radon gas; and (viii) any additional substances or materials which are now or hereafter classified or considered to be hazardous or toxic under Environmental Requirements (as hereinafter defined) or the common law, or any other applicable laws relating to the Property. Hazardous Materials shall include, without limitation, any substance, the presence of which on the Property, (A) requires reporting, investigation or remediation under Environmental Requirements; (B) causes or threatens to cause a nuisance on the Property or adjacent property or poses or threatens to pose a hazard to the health or safety of persons on the Property or adjacent property; or (C) which, if it emanated or migrated from the Property, could constitute a trespass.
- B. Environmental Requirements. Environmental Requirements shall mean all laws, ordinances, statutes, codes, rules, regulations, agreements, judgments, orders, and decrees, now or hereafter enacted, promulgated, or amended, of the United States, the states, the counties, the cities, or any other political subdivisions in which the Property is located, and any other political subdivision, agency or instrumentality exercising jurisdiction over the owner of the Property, the Property, or the use of the Property, relating to pollution, the protection or regulation of human health, natural resources, or the environment, or the emission, discharge, release or threatened release of pollutants, contaminants, chemicals, or industrial, toxic or hazardous substances or waste or Hazardous Materials into the environment (including, without limitation, ambient air, surface water, ground water or land or soil).



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Detail by Entity Name

Florida Not For Profit Corporation
DIOCESE OF ST. AUGUSTINE, INC.

Filing Information

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State FL
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Principal Address

11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Changed: 01/17/1997

Mailing Address

11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Changed: 02/05/2007

Registered Agent Name & Address

GUIDI, DENNIS E
1837 HENDRICKS AVE.
JACKSONVILLE, FL 32207

Officer/Director Detail

Name & Address

Title D

ESTEVEZ, FELIPE J
11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Title D

BRENNAN, KEITH R
11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Title D

WILLIAMS, DAVID
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Annual Reports

Report Year	Filed Date
2018	01/19/2018
2019	02/08/2019
2020	01/15/2020

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**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for September 24, 2020 Meeting**



Application F2020-0102 Address: 127 Oneida Street

Applicant: Theresa and Joseph Segal

Property Owner: Theresa and Joseph Segal

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

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01492
National Register:	Lincolnvile Historic District: Contributing	Construction date:	1899-1904
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2095600000		
Agenda Item:	5(c)	Previous Action(s):	F2013-0067, F2017-0024

STAFF SUMMARY AND ANALYSIS:

The applicant is presenting to certify the completion of rehabilitation work for an ad valorem tax exemption. Interior and exterior alterations to real property are eligible for inclusion to the real property valuation for the tax exemption if approved by the HARB to meet the Secretary of the Interior's Standards for Rehabilitation.

- 1. Compatible New Use:** The use of the property has not changed from a single-family home.
- 2. Retention of Distinguishing Architectural Character:** The exterior finish of the original structure including the wood siding, double porches, roof form and opening patterns with wood sash windows remain. The exceptions include two fixed windows were removed on north wall to allow for kitchen cabinets, the removal of the interior chimney (with no evidence of exposed exterior), and a side door, likely not original, being removed and replaced with a window. The addition, height, spacing and configuration of railings and banisters were changed when necessary to meet building codes. The house was raised, and the piers have been modified.
- 3. Recognition of Historic Period:** The major exterior features remain intact and when relocated the building continues to have an east-west orientation.
- 4. Retention of Significant Later Alterations and Additions:** As noted above, a side door that did not appear to be original was removed. The interior layout was altered, most significantly on the first floor with the living room/kitchen wall removed. The rear of the house was modified with the extension of the two-story rear to its original footprint and the addition of a one-story rear wing with shed roof in the original footprint.
- 5. Sensitive Treatment of Distinctive Features and Craftsmanship:** Nearly all exterior and interior finishes have been restored, reproduced, or replaced in kind, with salvaged historic materials used throughout.
- 6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence:** The roof, wood siding, windows, porch elements were repaired or replaced in-kind, with salvaged materials used throughout.
- 7. Cleaning with the Gentlest Possible Method:** Great care was taken to preserve any historical materials that could be preserved.
- 8. Protection and Preservation of Significant Archaeological Resources:** The property is located in Archaeological Zone IIIA.
- 9. Compatible Contemporary Design for New Alterations and Additions:** The exterior alterations to raise the building for flood mitigation is compatible. The interior alterations are compatible with the original historic character of the building.
- 10. Reversibility of New Alterations and Additions:** Some alterations are not reversible. The changes made are compatible.

There are several items the property owners listed as amendments for their tax exemption application:

- Removing old roofing materials, while leaving approximately 80% of the decking, before installing new matching 5v crimp metal roofing. *This change is compatible because the existing roof is not required to remain underneath the matching materials used for new roofing.*
- Removal of the interior chimney and the wall between the living and dining rooms. *This change is compatible because as best as can be determined, the chimney was not a distinguishing feature to the building. We can not confirm that any brick was exposed on the exterior above the roof, but can confirm there was not an existing fireplace on the interior.*
- Changing the proposed style of the exterior doors for the front and the two leading to second-floor porch and to replace the original 5-panel door that could not be preserved. *This change is compatible as architecturally appropriate salvaged doors were used and hardware was reused on the one original 5-panel door that was too damaged to retain.*

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS** for a full Historic Preservation Ad Valorem Tax Exemption **at 127 Oneida Street** because the work completed, including the work listed in the recent amendments, complies with the Secretary of the Interior's Standards.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Raise building
2. Modify pier foundations with in-fill concrete and salvaged brick veneer
3. Replace roof in-kind
4. Extend two-story rear to its original footprint (to include bathrooms on each level)
5. Addition of a one-story rear wing with shed roof in the original footprint
6. Replace windows with wood two-over-two pattern sashes
7. Replace wood siding in-kind
8. Repair, reproduce, or replace in-kind porch elements and details. The addition, height, spacing and configuration of railings and banisters were changed when necessary to meet building codes
9. Remove side door that had was not original to house and replace with wood sash 2/2 window
10. Remove interior features, such as the stair and banister, wood floors, hardware, wood trim, and repair or replace in-kind, with salvaged materials used throughout
11. Replace missing plaster walls with drywall
12. Remove interior kitchen / living room wall
13. Remove interior chimney
14. Replace kitchen cabinets, counters, and fixtures with wood cabinets, marble counters, tile backsplash, and historically appropriate fixtures
15. Add closets to second floor bedrooms

CITY CODES/DESIGN GUIDELINES:

Frame Vernacular

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

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

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

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

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

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

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

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

Historic Preservation Property Tax Exemption

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

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

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

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

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

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

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

Secretary of the Interior's Standards for Rehabilitation

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

Secretary of the Interior's Standards for Rehabilitation: Guidelines

Choosing Rehabilitation as a Treatment

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

Identify, Retain, and Preserve Historic Materials and Features

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

Protect and Maintain Historic Materials and Features

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

Repair Historic Materials and Features

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

Replace Deteriorated Historic Materials and Features

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

Design for the Replacement of Missing Historic Features

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

Alterations/Additions for the New Use

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

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

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

City of St. Augustine Code of Ordinances

Sec. 2-381. - Title.

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

Sec. 2-382. - Intent.

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

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

Sec. 2-383. - Definitions.

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

- the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.
- (13) *Restoration* shall mean the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.
 - (14) *Substantial completion of improvement* shall mean that a request for review of completed work has been submitted by the property owner and approved by the historic preservation office.
 - (15) *Usable space* shall mean that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.
 - (16) *Qualifying property* shall mean any real property in the City of St. Augustine which, at the time the preconstruction application is submitted, (a) is individually listed in The National Register of Historic Places; (b) is a contributing property to a National Register District; or (c) is designated as a contributing property in a Historic Preservation District.

Sec. 2-384. - Exemption.

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

Sec. 2-385. - Exemption period.

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

Sec. 2-386. - Procedures.

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

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

Sec. 2-387. - Evaluation of improvements.

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

Sec. 2-388. - Appeals.

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

Sec. 2-389. - Commencement of work.

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

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

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

Sec. 2-391. - Covenant.

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

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

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

COA F2020-0102
127 Oneida Street
September 24, 2020

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. State Statutes for the Tax Exemption for Historic Properties

STAFF PHOTOGRAPHS
127 Oneida Street AMENDMENTS
Interior chimney removed



STAFF PHOTOGRAPHS
127 Oneida Street AMENDMENTS
Wall between living room and kitchen removed



STAFF PHOTOGRAPHS
127 Oneida Street AMENDMENTS
Front Door



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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 85J1492 1009==
Site Name: 127 Oneida Street 830== Survey Date: 7812 820==
Address: 127 Oneida Street, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: Genovar Addition B 6 868==
(subdivision) (block) (lot)
multist ST3248 868==
Owner of Site: Name: Carter, Evelyn ;
Address: 127 Oneida Street
St. Augustine, Fla. 32084 902==
Occupant or Manager: Jenkins, Cellie Mrs. 904==
Type of Ownership: Private 848== Zoning: RS2
NR Classification Category: Buidling 916== Recording Date: _____ 832==
UTM: 17 469755 3305860 890== Location: T07S R30E N19 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
Date: +1904 844== Period: 20th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: _____ Frame vernacular 964==
Plan Type: _____ L-shape 956==
Exterior Fabrics: Wood, dropside, with cornerboards _____
_____ 854==
Structural Systems: _____ Wood frame 856==
Features of Structure: (942)
Window Type: _____ DHS, 2/2, 2/2 (metal) 942==
Foundation: _____ Concrete block piers 942==
Roof Type: _____ Gable 942==
Secondary Roof Structures: _____ Hip porch 942==
Porches & Balconies: _____
_____ 942==
Chimney Location: _____ 942==
Materials: (882)
Chimney: _____ 882==
Roof Surfacing: _____ Metal, 5-v crimp 882==
Ornament Exterior: _____ Porch frieze, jigsawn brackets _____
_____ 882==
Quantitative Data: (950-954)
Chimneys: _____ 952== Dormers: _____ 954== Stories: _____ 2 950==
Other: _____ 956==
Surroundings: _____ Residential 864==
Relationship to Surroundings: _____ At dead end _____
_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 127 Oneida Street was constructed between 1899 and 1904. Significant details include a porch frieze and jigsaw brackets.

Genovar Addition was one of the early residential neighborhoods of Lincolnville. The 1885 and 1894 Birdseye maps of St. Augustine show a number of houses along Kingsferry and Lincoln Streets, surrounded by agricultural areas to the north and south. Almost all the houses are wood frame, and about equally divided between one and two stories. There are some interesting Victorian examples. With the exception of some commercial and institutional buildings along Central Avenue and Riberia Street, the subdivision is mainly residential. Genovar Addition is bounded on the west by marshland and the San Sebastian River. On the east it extends almost as far as Maria Sanchez Lake. The area is threatened generally by traffic along Central Avenue and Riberia Street, and by some housing deterioration.

HISTORY

The area comprising Genovar Subdivision is situated between the early 18th century Indian villages of Pocotalaca to the south and Palica to the north. By the late 18th century, a redoubt was built in the western portion of the tract along the marshes of the San Sebastian River. The subdivision developed out of the late 18th century land grant to Francisco Marin, a Spanish shoemaker, who converted the property into one of the first commercial orange groves in Florida. The road to the San Sebastian Ferry, or present-day Kings Ferry Street, formed the northern boundary of the grant.[1] The orange grove prospered until the 1870's with such prominent proprietors as the Marquis de Fougères, the French Counsel at Charleston, South Carolina, and Agustin Verot, the Catholic Bishop of St. Augustine. Bartolo Genovar, a local merchant and real estate developer, purchased and subdivided the grove by 1878, and by 1885, the two principle streets in the subdivision, Lincoln and Kings Ferry, were lined with small homes. Early and subsequent development has been associated with Blacks, including the A.M.E. Church, and represents one of the initial phases in the expansion of the early Black community of Lincolnville.[2]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plano de la Ciudad de San Agustín de la Florida", Havana, May 15, 1737; Mariano de la Rocque, "Plano General de la Plaza de San Agustín de la Florida", St. Augustine, December 24, 1791; St. Johns County Courthouse, Deed Records, Book B and L, pp. 1 and 122.

2. Deed Records, Book O, p. 327; Book Q, p. 310; Book W, pp. 38 and 179; Book X, pp. 108, 111, and 169; St. Augustine City Directory, 1885, 1899, 1904.



CHAPTER 1A-38
TAX EXEMPTIONS FOR HISTORIC PROPERTIES

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

1A-38.001 Purpose.

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

1A-38.002 Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1A-38.003 Application for Exemption.

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

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

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

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

(c) Be approved by the Division.

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

(4) Upon receipt of the completed Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine.

(a) Whether the property for which an exemption has been requested satisfies section 196.1997(11)(a), F.S.;

(b) Whether the proposed, in progress, or completed improvements are consistent with The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990), U.S. Department of the Interior, National Park Service, incorporated by reference, and the criteria in Chapter 1A-38, F.A.C.; and,

(c) For applications submitted under the provisions of section 196.1998, F.S., whether the improvements meet the criteria in subsections 1A-38.004(3) and (4), F.A.C. Part 2-Description of Improvements will not be reviewed prior to review of Part 1-Evaluation of Property Eligibility and certification that the subject property is a historic property as defined in subsection 1A-38.002(3), F.A.C. and, for applications submitted under the provisions of Section 196.1998, F.S., that the property meets the criteria in subsections 1A-38.004(4) and (5), F.A.C. Copies of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may be obtained by writing the Division at the address indicated in subsection 1A-38.003(1), F.A.C. or from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

(5) Upon completion of the review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, the local historic preservation office or Division shall notify the applicant and the local government in writing of the results of the

review and shall make recommendations for correction of any planned or completed work deemed to be inconsistent with the standards cited in Rule 1A-38.005, F.A.C.

(6) Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by the Division shall be completed within 30 days following receipt of the completed application and all required supporting materials. Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

(7) Upon receipt of Part 3-Request for Review of Completed Work and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in an approved Part 2-Description of Improvements, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. If Part 2-Description of Improvements and Part 3-Request for Review of Completed Work are submitted after completion of the improvements, both shall be reviewed concurrently for compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The local historic preservation office or the Division, as applicable, reserves the right to inspect the completed work to verify such compliance.

(8) On completion of the review of a Request for Review of Completed Work, the local historic preservation office or the Division shall recommend that the local government grant or deny the exemption. The recommendation, and the reasons therefor, shall be provided in writing to the applicant and to the local government. The recommendation shall advise the applicant of his right to a fair hearing pursuant to section 120.57, F.S., and procedures set forth by the local government.

(9) Each review of a Request for Review of Completed Work conducted by the Division shall be completed within 30 days following receipt of the completed request and all required supporting materials. Each review of a Request for Review of Completed Work conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History--New 1-31-94, Amended 9-3-00.

1A-38.004 Evaluation of Property.

(1) Part 1-Evaluation of Property Eligibility submitted to the Division for properties which have been individually designated as historic properties or landmarks under the provisions of a local historic preservation ordinance shall include documentation substantiating such designation and describing the historic, archaeological or architectural features which provided the basis for designation. Acceptable documentation shall include a copy of the designation report for the property and official correspondence notifying the property owner of designation.

(2) For properties located in a historic district listed in the National Register of Historic Places, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.002(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(3) For properties located in a historic district designated by local ordinance, the local historic preservation office or the Division shall apply the criteria set forth in the local ordinance to determine whether the property is a contributing property. If the local ordinance does not include criteria or a process sufficient to determine whether the property is a contributing property, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.004(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(4) For purposes of the exemption under Section 196.1998, F.S., a property is being used for government or nonprofit purposes if the occupant or user of at least 65 percent of the useable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a nonprofit corporation whose articles of incorporation have been filed by the Department of State in accordance with section 617.0125, F.S.

(5) For purposes of the exemption under section 196.1998, F.S., a property is considered regularly and frequently open to the public if public access to the property is provided not less than 52 days a year on an equitably spaced basis, and at other times by appointment. Nothing in this rule shall prohibit the owner from charging a reasonable nondiscriminatory admission fee.

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History--New 1-31-94, Amended 9-3-00.

1A-38.005 Evaluation of Improvements.

The local historic preservation office or the Division shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property. For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the local historic preservation office or the Division shall apply the following additional standards:

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

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

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

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

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

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History--New 1-31-94.

1A-38.006 Covenant.

(1) Except as provided in subsection 1A-38.006(2), F.A.C., a property owner qualifying for an exemption pursuant to Sections 196.1997 and 196.1998, F.S., and the local government granting the exemption shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, effective 1-31-94 and incorporated by reference. DOS Form No. HR3E111292 may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C. or from the local historic preservation office in the jurisdiction of the local government. On or before the effective date of the exemption, as established by the applicable local government, the owner of the property shall have the Covenant recorded with the deed for the property in the official records of the county in which the property is situated.

(2) In lieu of DOS Form No. HR3E111292, any local government may develop an alternative form of covenant for use within its jurisdiction; however, such alternative form of covenant shall:

(a) At a minimum, bind the parties to conditions and requirements equivalent to those set forth in DOS Form No. HR3E111292; and,

(b) Be approved by the Division.

(3) The following conditions shall provide justification for removal of a property from eligibility for the property tax exemption provided under section 196.1997, F.S.:

(a) The owner is in violation of the provisions of the Historic Preservation Tax Exemption Covenant; or

(b) The property has been damaged by accidental or natural causes to the extent that the historic integrity of the features, materials, appearance, workmanship and environment, or archaeological integrity which made the property eligible for listing in the National Register or designation under the provisions of the local preservation ordinance have been lost or so damaged that restoration is not feasible.

(4) For the exemption provided under Section 196.1998, F.S., the following conditions, as well as those indicated in Rule 1A-38.006(3), F.A.C., shall justify removal of a property from eligibility for the exemption:

(a) The property is sold or otherwise transferred from the owner who made application and was granted the exemption; or

(b) The property no longer meets the requirements set forth in subsections 1A-38.004(4) and 1A-38.004(5), F.A.C.

Rulemaking Authority 196.1997(7) FS. Law Implemented 196.1997, 196.1998 FS. History--New 1-31-94.

1A-38.007 Certification of Local Historic Preservation Office.

(1) Criteria for certification shall be as set forth in sections A and B of the Florida Certified Local Government Guidelines (Revised November 1993) promulgated by the Division and incorporated by reference. These guidelines may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C.

(2) Existing Certified Local Governments shall automatically be designated local historic preservation offices for the purposes set forth in Sections 168.1997 and 168.1998, F.S.

(3) Other local governments requesting certification of a local historic preservation office shall apply on the Application for Certification, Florida Certified Local Governments Program, which is Appendix C to the Florida Certified Local Government Guidelines.

(4) Within 45 days following receipt of a complete Application for Certification and all required supporting material, the Division shall render a written determination regarding the application, either approving or denying certification for the purposes set forth in sections 196.1997 and 196.1998, F.S. For denials, the Division shall provide the applicant with an explanation, clearly indicating the reasons for denial.

(5) Certification pursuant to this rule shall remain in effect so long as the local government maintains a program which meets the minimum requirements set forth in sections A and B of the Florida Certified Local Government Guidelines.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History--New 1-31-94.

Historic Preservation Property Tax Exemption Application

Part 3 – Request for Review of Completed work

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

1. Property identification and location:

Property Identification Number: 209560-0000

Address of property: Street: 127 Oneida Street

City: St. Augustine County: St. Johns Zip Code: 32084

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

Project starting date: August 7, 2013 Project completion date: July 22, 2020

Estimated cost of entire project: \$172,000.00

Estimated costs attributed solely to work on historic buildings or archaeological site: \$139,700.00

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

Theresa Segal Theresa Segal 8/20/2020
Name Signature Date

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

Title _____ Organization name _____

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone Number (____) _____

RECEIVED

AUG 20 2020

Planning / Building Dept.

Page Eleven – Request for Review of Completed Work

List Additional Owners:

Name Joseph Segal
Street 126 Oneida St.
City St. Augustine State FL Zip Code 32084

Name _____
Street _____
City _____ State _____ Zip Code _____

Name _____
Street _____
City _____ State _____ Zip Code _____

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

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

Property Identification Number _____

Property Address _____

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

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

Review Comments: _____

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Page Twelve – Request for Review of Completed Work

Additional Review Comments attached? Yes() No()

Signature _____

Typed or printed name _____

Title _____

Date _____

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Historic Preservation Property Tax Exemption Application Amendment Sheet

Property Identification Number: 209560-0000

Address of property: Street 127 Oneida Street

City: St. Augustine

County: St. Johns

Zip Code: 32084

1. Amendment Description: Indicate all changes in the project work, giving the originally proposed treatment and the amended work item description (use additional blank sheets if necessary):

Amendment Description:

Feature 4: Exterior - Gable Roof

"A roof-over will be done using matching 5v crimp metal roofing."

All old roofing materials were removed before the roofing was installed. Approximately 80% of the original decking remains.

Feature 6: Common Rooms

"The flue will be removed and the wall between the living room and dining room will be cut away to match the dimension of the opposite partition on the west wall."

The living room/dining room wall was removed with the demolition of the chimney.

Feature 8: Doors

"The front entry and back kitchen exterior doors will be replaced with half-glass two-panel doors. The front door hardware will reflect the period and the back will be modern. The upstairs exterior doors will be 8-panel glass with period hardware. The door over the stair will be replaced by a 2/2 sash window. The entryway interior doorway will remain open. The door to the Laundry room will be the salvaged 5-panel door. 2nd floor interior doors will be 3 panel."

The front door was replaced with a salvaged heart-pine quarter-lite door appropriate to the architectural design. Upstairs exterior doors are salvaged The one "original" 5 panel door was too damaged, but the hardware was reused.

2. Attach photographs and drawings as necessary to illustrate the proposed changes.

Theresa Segal Theresa Segal 8/20/2020
Name Signature Date

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

Title Organization name

Mailing Address

City _____ State _____ Zip Code _____

Daytime Telephone Number (____) _____

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The ()Local Historic Preservation Office or ()Division has reviewed the Amendment Sheet for the above named property and hereby:

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

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Page Two – Amendment Sheet --Historic Preservation Property Tax Exemption Application

Review Comments: _____

Additional Review Comments attached? Yes() No()

Signature _____

Typed or printed name _____

Title _____

Date _____

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Theresa & Joseph Segal
126 Oneida St.
St. Augustine, FL 32084
(904) 829-6761

Jenny Wolfe, Historic Preservation Officer
City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085-0210

August 20, 2020

Re: Historic Preservation Property Tax Exemption Application Part 3 - Request for Review of
Completed Work for 127 Oneida St., Joseph and Theresa Segal Applicant and Owner

Dear Jenny,

Enclosed is a completed application for Part 3 of the Tax Exemption Application we started in 2013.
I've also included a jump drive with digital files of all the paperwork.

As you know, we had gone before HARB in 2017 with proposed changes to the original application which were approved and can be seen in the "After" photographs. There were some changes made during the second phase of work to the interior. The addition, height, spacing and configuration of railings and banisters were changed when necessary to meet current building codes. Any changes to the listed Features are noted in this application with the only change that merited additional photographs being Feature 8: Doors. Everything else can be seen in the "After" photographs.

I don't know if you or members of the HARB would want to visit the site during current constraints of the pandemic, but we would be glad to accommodate that if visits were scheduled, reasonably quick and with use of PPE. You can't really get a feel for the project without a walk-through, but I've given extra attention to the quality of the photographs and can provide more if requested.

Let me know if there is anything else needed for this application to be on the September 17th agenda. Joe and I are excited to have completed this project after 7 years of work and look forward to this review.

best regards,



Theresa Segal

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Property Identification No. 209560-0000
127 Oneida St., St. Augustine, FL 32084

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Amendment Photographs - Feature 8: Doors



Downstairs Laundry & Bath



Upstairs East Porch



Upstairs Bath



Upstairs Bed Room

Property Identification No. 209560-0000
127 Oneida St., St. Augustine, FL 32084

1



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Property Identification No. 209560-0000
127 Oneida St., St. Augustine, FL 32084

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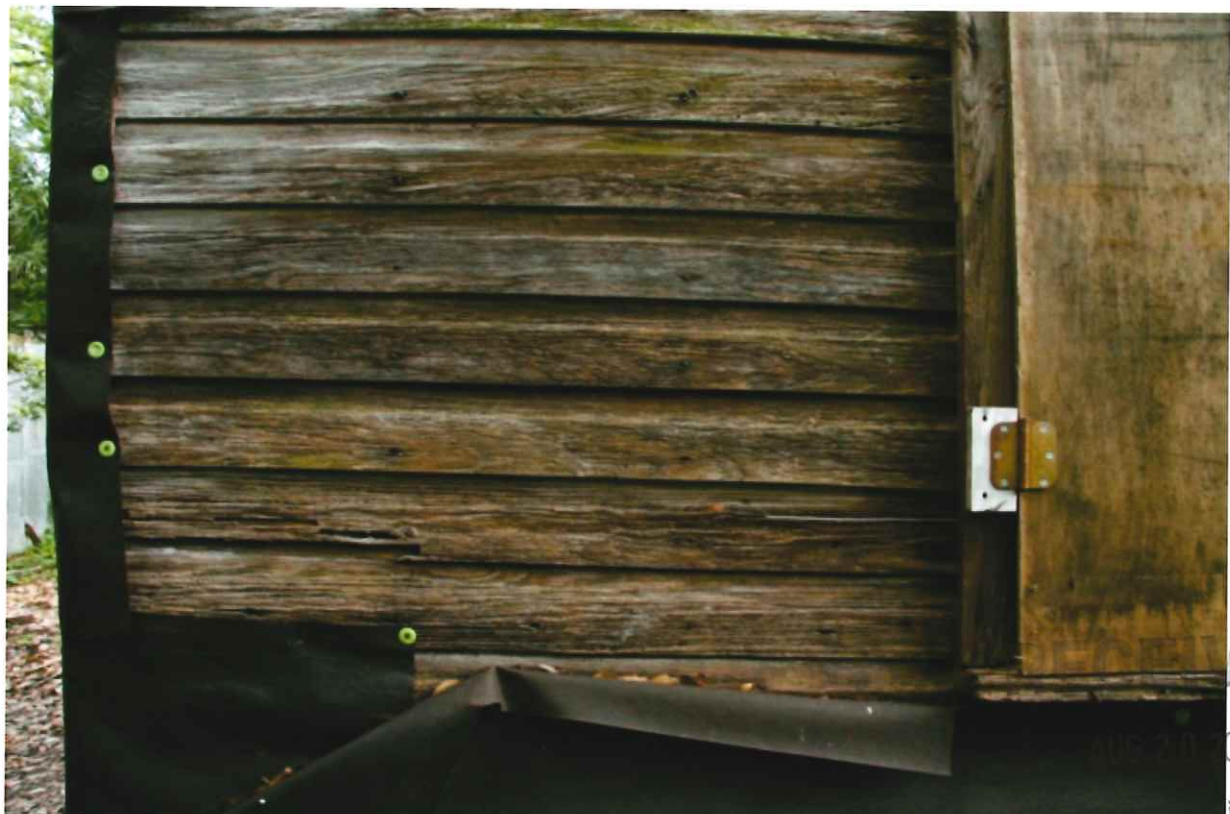
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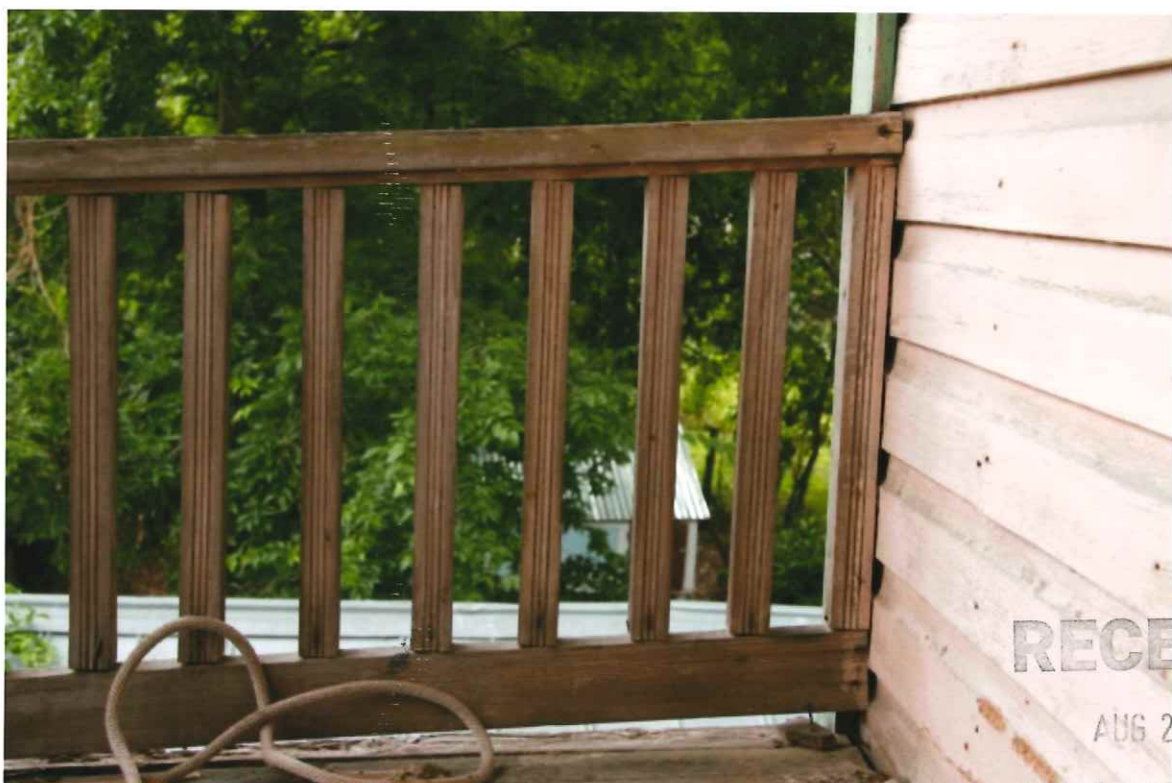


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Property Identification No. 209560-0000
127 Oneida St., St. Augustine, FL 32084

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20



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127 Oneida St., St. Augustine, FL 32084

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127 Oneida St., St. Augustine, FL 32084

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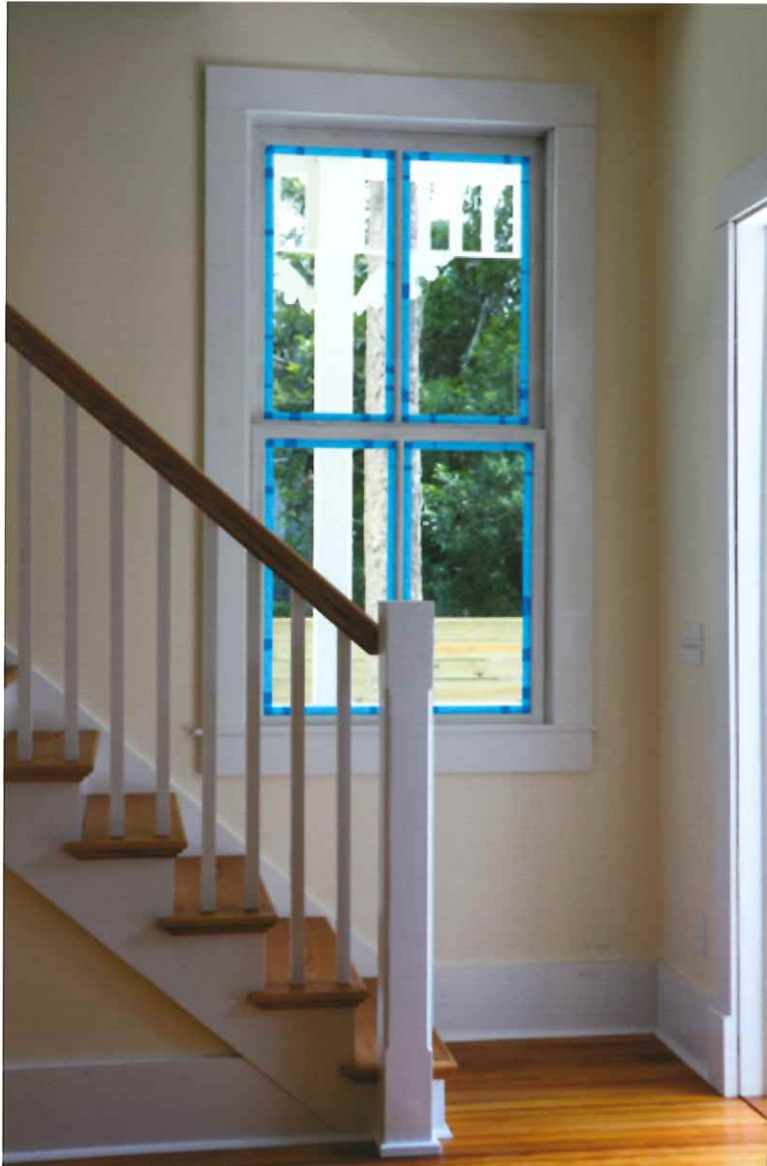




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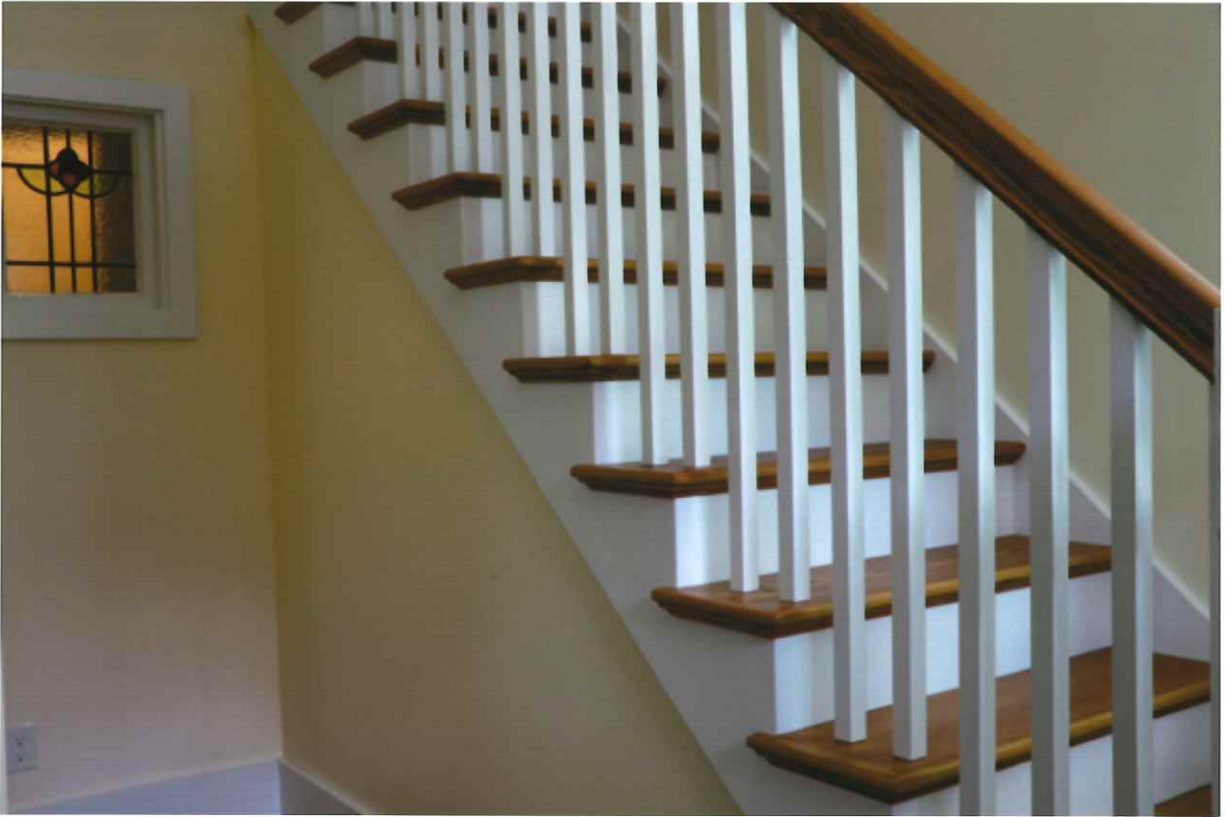
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Property Identification No. 209560-0000
127 Oneida St., St. Augustine, FL 32084

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127 Oneida St., St. Augustine, FL 32084

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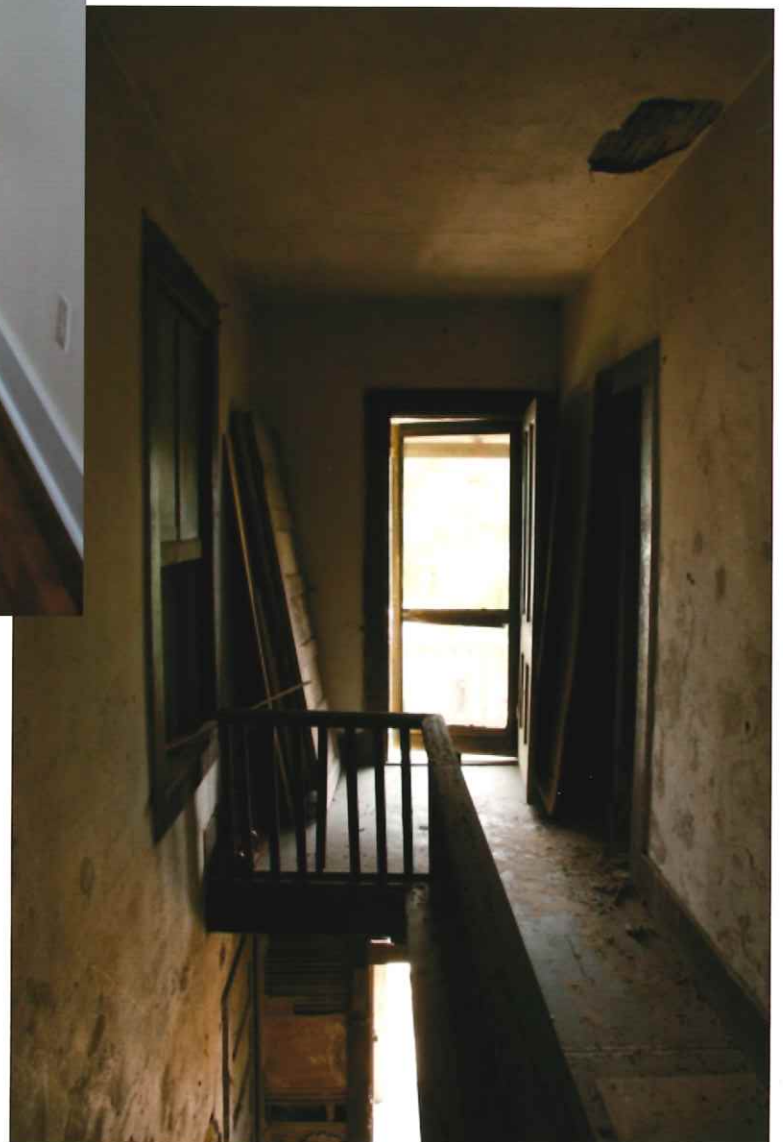




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127 Oneida St., St. Augustine, FL 32084

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29



32/35



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36/37



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127 Oneida St., St. Augustine, FL 32084

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127 Oneida St., St. Augustine, FL 32084

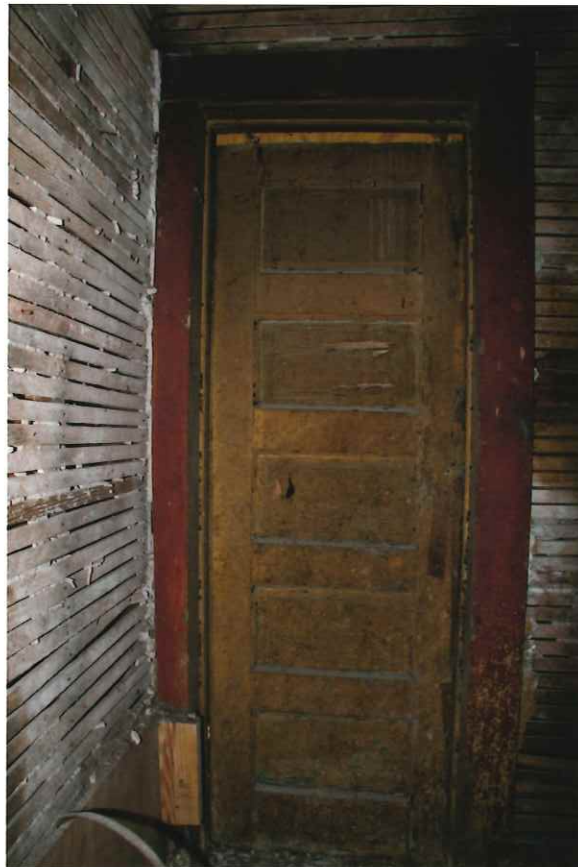
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127 Oneida St., St. Augustine, FL 32084

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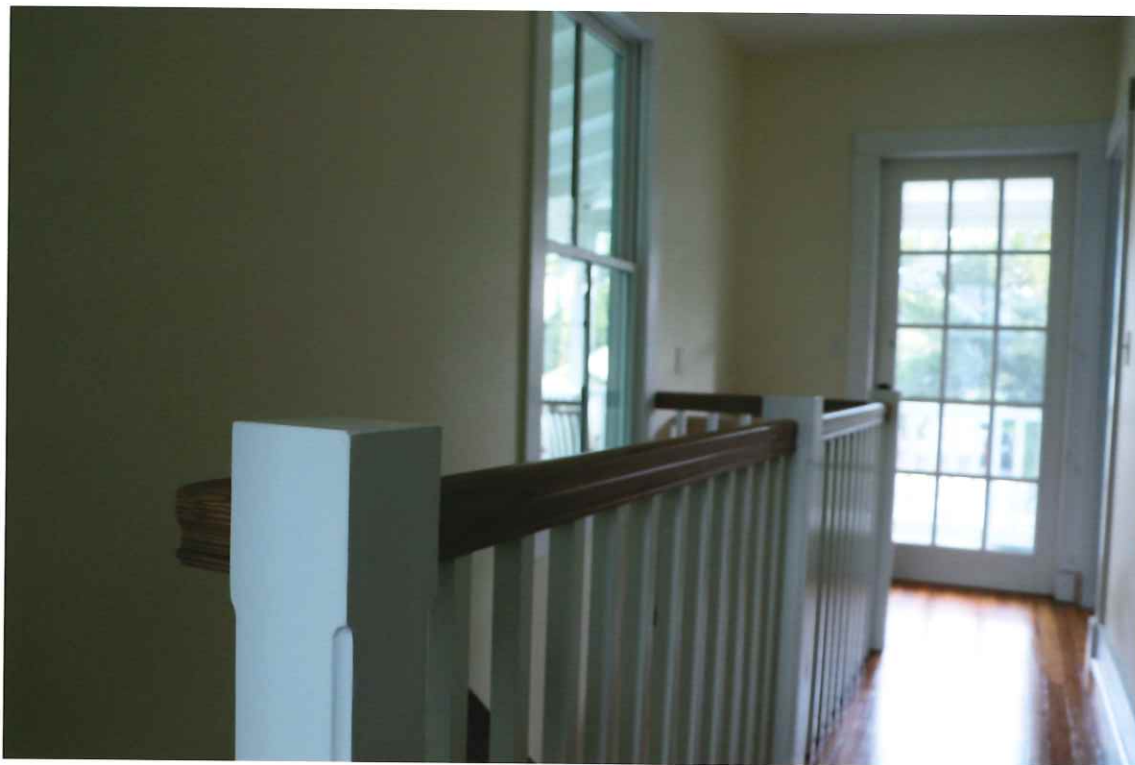


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Property Identification No. 209560-0000
127 Oneida St., St. Augustine, FL 32084

- 1). Front (South) facade: Before - March, 2013 / After - June, 2020
- 2). South and East facade: Before - April, 2013 / After - August, 2020
- 3). East facade: Before - April, 2013 / After - June, 2020
- 4). North facade: Before - May, 2013 / After - August, 2020
- 5). North facade: Before - May, 2013 / After - August, 2020 (fence prevents getting back to duplicate "before")
- 6). West facade: Before - May, 2013 / After - August, 2020 (foliage blocking view)
- 7). Brick piers North: Before - May, 2013 / After - August, 2020
- 8). Brick pier detail, NE corner: Before - May, 2013 / After - August, 2020
- 9). Brick pier and footing, NW corner: Before - May, 2013 / After - August, 2020
- 10). Brick pier, SW corner: Before - May, 2013 / After - March, 2015
- 11). Wood siding, West: Before - May, 2013 / After - August, 2020
- 12). Wood siding detail, West: Before - May, 2013 / After - August, 2020
- 13). Wood siding, front (South) 2nd floor porch: Before - May, 2013 / After - August, 2020
- 14). Front (South) 2nd Floor Porch: Before - May, 2013 / After - August, 2020
- 15). Porch roof detail: Before - May, 2013 / After - August, 2020
- 16). Railing Detail: Before - May, 2013 / After - August, 2020
- 17). Salvaged porch architectural details: Before - April, 2013 / After - August 2020
- 18). Architectural details: Before: May, 2013 / After - August 2020 (original spindles and right bracket)
- 19). Metal gable roof: Before: May, 2013 / After - August 2020
- 20). Porch shed roof and gable: Before: May, 2013 / After - August 2020
- 21). East eaves: Before: May, 2013 / After - August 2020
- 22). West eaves: Before: May, 2013 / After - August 2020
- 23). Staircase and entry hall: Before: May, 2013 / After - August 2020
- 24). Staircase with east door: Before: May, 2013 / After - August 2020
- 25). Staircase and plaster: Before: May, 2013 / After - August 2020
- 26). Staircase stringer detail: Before: April, 2013 / After - August 2020
- 27). 2nd floor newel post: Before: May, 2013 / After - August 2020
- 28). 2nd floor hall looking South: Before: May, 2013 / After - August 2020
- 29). Living room looking NW: Before: April, 2013 / After - August 2020
- 30). Living room looking North: Before: April, 2013 / After - August 2020
- 31). Dining room looking SW: Before: April, 2013 / After - August 2020
- 32). Salvaged floorboards: Before: May, 2013 / After - August 2020
- 33). Brick flue, South view, April, 2013 - No After Photo
- 34). Brick flue, North view, April, 2013 - No After Photo
- 35). Original window over staircase: Before: May, 2013 / After - August 2020
- 36). Original window detail: Before: May, 2013 / After - August 2020
- 37). Original window detail: Before: May, 2013 / After - August 2020
- 38). Aluminum replacement window, front porch ground floor, May, 2013
- 39). Original window, dining room west wall, April, 2013
- 40). 2nd floor front (South) bedroom: Before: May, 2013 / After - August 2020
- 41). Dining room looking West: Before: May, 2013 / After - August 2020
- 42). Front door: Before: May, 2013 / After - August 2020
- 42a). Front door hardware: Before: May, 2013 / After - August 2020
- 43). Salvaged 5 panel interior door: Before: May, 2013 / After - August 2020
- 43a). Salvaged interior door hardware: Before: May, 2013 / After - August 2020
- 44). Exterior door (inside view), NE corner: Before: May, 2013 / After - August 2020
- 45). 2nd floor front porch exterior door: Before: May, 2013 / After - August 2020
- 46). Floor under central brick flue: Before: May, 2013 / After - August 2020
- 47). 2nd floor hall: Before: May, 2013 / After - August 2020

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1565 – 2015
450 years

City of St. Augustine



St. Augustine, Florida
Nation's Oldest City

Planning/Building

June 26, 2013

Joseph & Theresa Segal
126 Oneida Street
St. Augustine, FL 32084

Re: Certificate of Appropriateness – 127 Oneida Street – 2013-0067

Dear Mr. & Mrs. Segal:

On Thursday, June 20, 2013, the Historic Architectural Review Board (HARB) met and discussed your application to conduct building improvements including restoring and rehabilitating architectural finishes, features and spaces and constructing an addition to pursue an ad valorem tax exemption at 127 Oneida Street.

Specifically, the HARB **approved** your application as per the attached executed order.

Please contact the Planning and Building Department at 825-1065 for the proper permits, fees and requirements before proceeding with your project in accordance with HARB's decision.

Sincerely,

David Birchim, A.I.C.P.
Deputy Director, Planning & Building

DB:so

cc: John P. Regan, City Manager
Isabelle Lopez, Assistant City Attorney
Alison Ratdovic, City Clerk
BDAC File

This instrument prepared by:
City of St. Augustine
75 King Street
Post Office Drawer 210
St. Augustine, FL 32085

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

**ORDER TO APPROVE
CERTIFICATE OF APPROPRIATENESS
CASE NO.: 2013-0067**

IN THE MATTER OF:

**APPLICANT: Joseph & Theresa Segal
126 Oneida Street
St. Augustine, FL 32084**

OWNER: Theresa Segal, Et Al

RE: Certificate of Appropriateness pursuant to Section 28-89, City of St. Augustine Code, to conduct building improvements including restoring and rehabilitating architectural finishes, features and spaces and constructing an addition to pursue an ad valorem tax exemption.

SITE DESCRIPTION FOR CERTIFICATE OF APPROPRIATENESS:

127 Oneida Street

LEGAL DESCRIPTION: Genevar Addn city Lot 6 Blk B OR3701/1621 (T/D)

PARCEL NUMBER: 209560-0000

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 20, 2013, AND BASED ON THE TESTIMONY AND EVIDENCE, THE HISTORIC ARCHITECTURAL REVIEW 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 June 20, 2013 Historic Architectural Review Board meeting and testified under oath.

2. A public hearing was held, with notice given as required by law, and no members of the public spoke on this issue.
3. The subject property has a zoning classification of Residential Single Family two (RS-2).

ORDER

1. That based upon the evidence, testimony and exhibits presented at the hearing, the Applicant has presented the proper grounds for granting a Certificate of Appropriateness and, therefore, the Certificate is granted in accordance with the application.
2. That the following conditions are applied to the granting of the Certificate of Appropriateness, as follows:

(None)

DONE AND ORDERED, at a public hearing on the 20th day of June, A.D., 2013, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

CERTIFICATE OF APPROPRIATENESS REQUEST APPROVED.

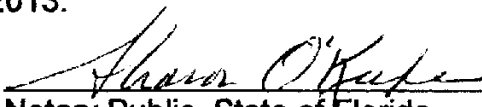


LEN WEEKS, CHAIRMAN
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

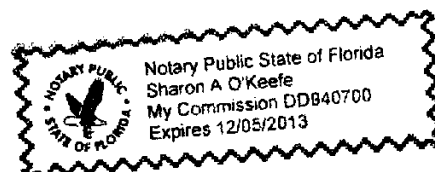
STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Len weeks 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 18th day of July, A.D., 2013.



Notary Public, State of Florida



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

TYPE OF REQUEST:

- ☐ Appeal of Architectural Review Official
- ☐ Certificate of Appropriateness
- ☐ Certificate of Demolition
- ☐ Certificate of Relocation
- ☒ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption (Modification)

- ☐ Preliminary Design Approval for Entry Corridors
- ☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
- ☐ Opinion of Appropriateness
- ☐ Variance to Design Standard

IN THE MATTER OF:

Case No.: 2017-0024
Applicant: Joseph & Theresa Segal
Owner: Joseph & Theresa Segal
Address: 127 Oneida Street
Parcel Number: 209560-0000

RE: Certificate of Completeness, pursuant to Section 28-89, City of St. Augustine Code, to modify a previously approved scope of work for the building rehabilitation project application for an ad valorem tax exemption.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON FEBRUARY 16, 2017, 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 February 16, 2017 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 Residential Single Family two (RS-2).
4. The above-described Certificate of Completeness 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 modify a previously approved scope of work for the building rehabilitation project application for an ad valorem tax exemption.

Subject to the following conditions:

- None.
- _____
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 16th day of February, A.D., 2017, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

CASE NO. 2017-0024

REQUEST APPROVED / DENIED / CONTINUED

Paul L. Weaver III
Sign Name

Paul L. Weaver III
Print Name

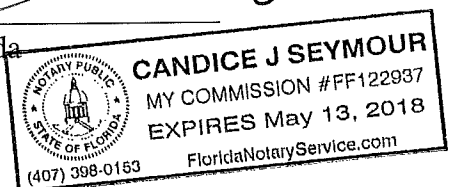
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

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, Paul L. Weaver III 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 16th day of February, A.D., 2017.

Candice J Seymour
Notary Public, State of Florida



Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2020 TRIM Notice

[2020 TRIM Notice\(PDF\)](#)

2019 TRIM Notice

[2019 TRIM Notice\(PDF\)](#)

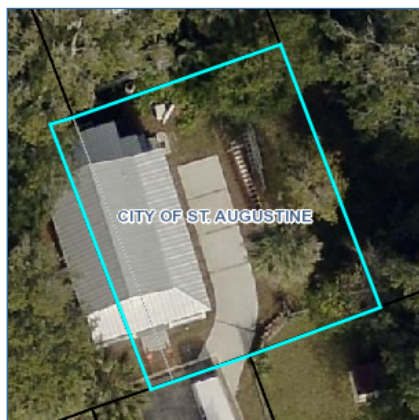
Summary

Parcel ID 2095600000
Location Address 127 ONEIDA ST
SAINT AUGUSTINE 32084-0000
Neighborhood Genovar Addition (627)
Tax Description* GENOVAR ADDN CITY LOT 6 & 5FT X 58.2FT PT OF LOT 7 OR3701/1621(T/D) & 3735/1559
*The Description above is not to be used on legal documents.
Property Use Code Single Family (0100)
Subdivision Genovar Addition
Sec/Twp/Rng 19-7-30
District City of St Augustine (District 452)
Millage Rate 20.0503
Acreage 0.070
Homestead N

Owner Information

Owner Name Segal Theresa L,Joseph E 100%
[Segal Joseph E](#) 100%
Mailing Address 127 ONEIDA ST
SAINT AUGUSTINE, FL 32084-4914

Map



Valuation Information

	2020
Building Value	\$9,445
Extra Features Value	\$0
Total Land Value	\$92,300
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$101,745
Total Deferred	\$15,991
Assessed Value	\$85,754
Total Exemptions	\$0
Taxable Value	\$85,754

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
2019	\$7,959	\$0	\$92,300	\$0	\$0	\$100,259	\$77,958	\$22,301	\$77,958
2018	\$7,800	\$0	\$85,200	\$0	\$0	\$93,000	\$71,365	\$21,635	\$71,365
2017	\$7,800	\$0	\$76,680	\$0	\$0	\$84,480	\$64,877	\$19,603	\$64,877
2016	\$7,800	\$0	\$66,562	\$0	\$0	\$74,362	\$58,979	\$15,383	\$58,979
2015	\$7,800	\$0	\$53,250	\$0	\$0	\$61,050	\$53,617	\$7,433	\$53,617
2014	\$6,143	\$0	\$42,600	\$0	\$0	\$48,743	\$48,743	\$0	\$48,743
2013	\$6,143	\$0	\$29,714	\$0	\$0	\$35,857	\$35,857	\$0	\$35,857
2012	\$31,673	\$0	\$25,880	\$0	\$0	\$57,553	\$57,553	\$0	\$57,553
2011	\$33,146	\$0	\$28,755	\$0	\$0	\$61,901	\$61,901	\$0	\$61,901
2010	\$33,883	\$0	\$31,950	\$0	\$0	\$65,833	\$65,833	\$0	\$65,833

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1066	Roof Cover	Metal
Conditioned Area	936	Interior Flooring	Pine Wood
Actual Year Built	1900	Interior Wall	Wall Board
Use	Single Family Residence	Heating Type	None
Style	01	Heating Fuel	
Class	N	Air Conditioning	None
Exterior Wall	Wood	Baths	
Category	Type	Pct	
Exterior Wall	Wood	100%	
Roofing Structure	Gable Hip	100%	
Roofing Cover	Metal	100%	
Interior Walls	Wall Board	100%	
Interior Flooring	Pine Wood	100%	
Heating Type	None	100%	
Air Conditioning	None	100%	
Frame	Wood Frame	100%	
Plumbing	5 Fixtures	100%	
Electrical	Minimum	100%	
Foundation	Piers and Posts	100%	
Floor System	Wood Frame	100%	
Description	Conditioned Area	Actual Area	
FINISHED UPPER STORY	468	468	
BASE AREA	468	468	
FINISHED OPEN PORCH	0	130	
Total SqFt	936	1066	

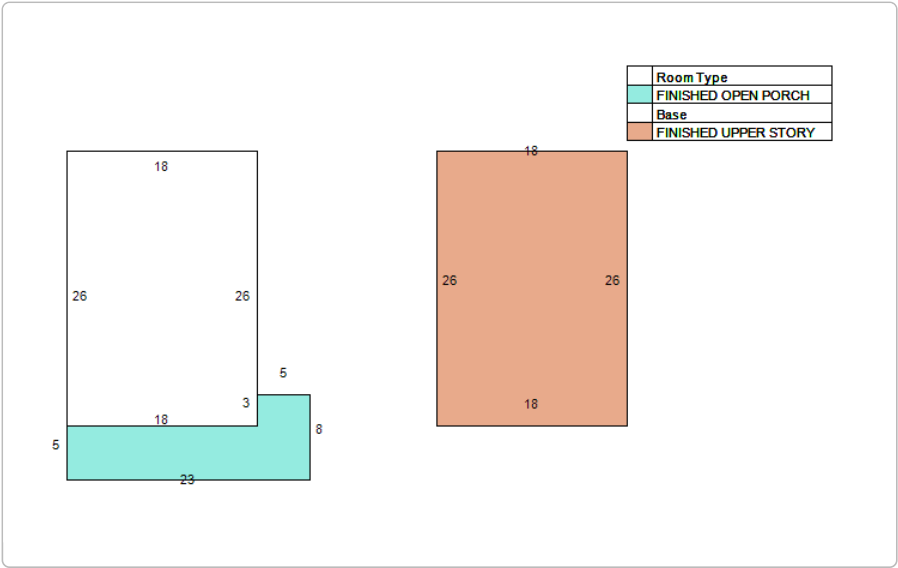
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	45	60	45	EF	\$83,070
Single Family	5	60	5	EF	\$9,230

Sale Information

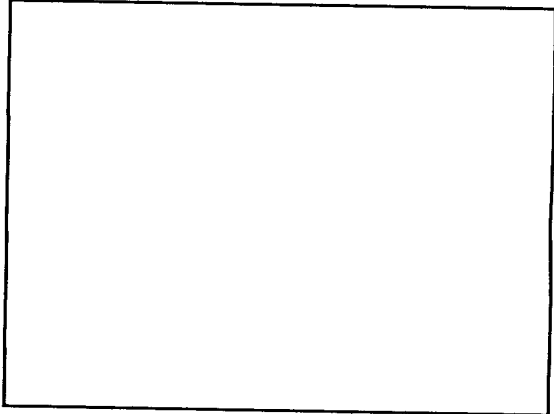
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/24/2013	5/24/2013	\$3,000.00	WD	3735	1559	Q	I	HANCOCK THOMAS & GAIL	SEGAL THERESA L & JOSEPH
3/18/2013	3/18/2013	\$35,500.00	TD	3701	1621	U	I	CARTER EVELYN/BY SJC COCC	SEGAL THERESA L & SEGAL JOSEPH E

Sketch Information



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

THIS INSTRUMENT PREPARED BY:
CHARLES E. PELLICER, ESQ.
28 CORDOVA STREET
ST. AUGUSTINE, FL 32084



A portion of
PA# 209570-0000

THIS WARRANTY DEED Made the 24th day of May, A.D. 2013
by **THOMAS HANCOCK and GAIL HANCOCK, Husband and Wife**, whose postoffice address
is 4245 Oak Lane, St. Augustine, Florida, 32086, hereinafter called the grantor, to **JOSEPH
SEGAL and THERESA SEGAL, Husband and Wife**, whose postoffice address is 127 Oneida
Street, St. Augustine, FL 32084, hereinafter called the grantees:

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

WITNESSETH: That the grantor, for and in consideration of **TEN AND NO/100THS DOLLARS
(\$10.00)** and other good and valuable considerations, receipt of which is hereby acknowledged, by
these presents does hereby grant, bargains, sells, aliens, remises, releases, conveys and confirms unto
the grantee, all that certain land situate in **St. Johns County, Florida**, viz:

**A portion of Lot 7, BLOCK 8, GENOVARS ADDITION to the City of St.
Augustine as shown on the Official Map of the city of St. Augustine, dated June
12, 1923, as recorded in Public Records of St. Johns County, Florida, being
more particularly described as follows:**

**For a Point of Reference Commence at a ½ " Iron Pipe (#2020) at the Southeast
Corner of Lot 6, Block B of said GENOVARS ADDITION; Thence South 53°
51' 20" West, a Distance of 47.81 Feet to a ½ " Iron Pipe (#1204) and the Point
of Beginning of the herein described Parcel; Thence continue South 53° 51' 20"
West, a distance of 5.00 feet; Thence North 28° 59' 56" West, a Distance of 58.20
Feet; Thence North 56° 41' 48" East, a Distance of 5.00 feet to a 5/8" Iron Rod
(#6072); Thence South 28° 58' 28" East, a Distance of 57.95 Feet to the Point
of Beginning.**

Subject to covenants, restrictions and easements of record, if any.

Note: The real property is not the homestead of the Grantor.

"Prepared without request for
opinion or opinion of title."

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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:

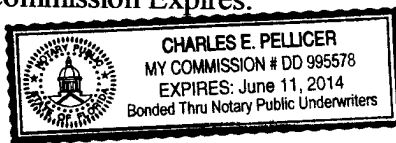
Witness
Print: A. J. SANTIN
Witness
Print: CHARLES E. PELLICER

THOMAS HANCOCK
GAIL HANCOCK

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 24th day of MAY, 2013 by **THOMAS HANCOCK and GAIL HANCOCK**, who are personally known to me or who produced FLORIDA D.L. as proof of identification and who did ✓ did not take an oath.

Charles E. Pellicer
NOTARY PUBLIC
My Commission Expires:



Prepared without request for Examination or opinion of title.

Tax Certificate No. 5981-2009
Parcel Identification No. 209560-0000

Tax Deed

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The following Tax Sale Certificate Numbered 5981 issued on June 1, 2009 was filed on the Office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes sale certificates on the land described as required by law to be paid or redeemed, and the costs and expense of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the 13th day of March 2013 offered for sale as required by law for cash to the highest bidder and was sold to:

THERESA L SEGAL AND JOSEPH E SEGAL
ADDRESS:
126 ONEIDA STREET
ST AUGUSTINE, FL 32084

being the highest bidder and having paid the sum of their bid as required by the Laws of Florida. Now, this the 18th day of March 2013 County of St. Johns, State of Florida, in consideration of the sum of \$35,500.00, being the amount paid pursuant of the Laws of Florida does hereby sell the following lands situated in the County and State of foresaid and described as follows:

PARCEL NUMBER 209560-0000 SEC 19 TWP 07 RGE 30 GENOVAR ADDN CITY LOT 6 BLK B



WITNESS:

Alexis M. Beeson
ALEXIS M. BEESON

Linda F. Platt
LINDA F. PLATT

Cheryl Strickland
Clerk of Court
St. Johns County, Florida

BY: George Lareau
GEORGE LAREAU, Chief Deputy Clerk

STATE OF FLORIDA

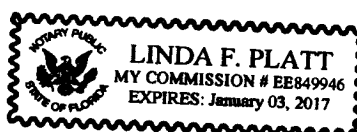
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 18th day of March, 2013 by ALEXIS M. BEESON as Deputy Clerk for Cheryl Strickland, Clerk of the Circuit Court, St. Johns County, Florida who is personally known to me.

Prepared By:
ALEXIS M. BEESON, Tax Deed Clerk
Cheryl Strickland,
Clerk of the Circuit Court
4010 Lewis Speedway
St. Augustine, FL 32084

Linda F. Platt
LINDA F. PLATT

NOTARY PUBLIC STATE OF FLORIDA





CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for September 24, 2020 Meeting**



Application F2020-0097 Address: 32 Avenida Menendez

Applicant: St. Johns Law Group

Property Owner: Sea-Wall Motor Lodge Inc

Project description: To add a one-story covered entry within the courtyard and to enclose an open space behind an existing wall on the Charlotte Street elevation.

Architectural Style:	"Spanish Colonial" Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine Town Plan Historic District	Construction date:	2005
Archaeology Zone:	IA	Zoning District:	PUD
Parcel number:	1963200000		
Agenda Item:	6(a)	Previous Action(s):	COA 2013-0020; PZB 2020-0023

STAFF SUMMARY AND ANALYSIS:

- This extensive hotel building complex fronts the west side of Avenida Menendez, overlooking the Matanzas River, built using various Spanish Colonial influences with modern construction techniques.
- There are two proposed changes to the site with this application:
- (1.) Charlotte Street enclosure: this will make a minimal impact to the overall building or streetscape as it will essentially match the existing west wall that it will be built in front of, but still set back behind the one-story wall, with the exception of the added flat roofline below the existing tile scuppers. The overall alterations to the project area behind the one-story wall are not visible from either side as the adjacent taller building units extend beyond. A full material list for all elements is needed.
The "Perspective View" drawing included in the application packet of both the current and proposed design does not show the window on the north elevation of the adjacent building unit that is part of the hotel complex along Charlotte Street, but the proposed wall for the enclosure looks to be set back east of that window.
- (2.) Avenida Menendez covered courtyard entrance: An impact to the streetscape will not be created as it will be located and set-back within the interior driveway/courtyard and not be visible from Avenida Menendez. The proposed structure's location looks to be adjacent to the salvaged steps from the demolished Monson Motor Lodge, where Dr. Martin Luther King and sixteen Jewish Clergy were arrested in 1964.
Based on the concepts presented for a loggia type design, the covered entrance is not in scale with the existing buildings and opening patterns or in scale as a typical loggia, which would be narrower. The proposed appears to be more of a contemporary design element.
- Scaled architectural plan views, section views, and details, with identified list of all materials, were not fully included for both project areas and is documentation needed to approve a Certificate of Appropriateness.
- The Planning and Zoning Board recommended approval to the City Commission on the proposed amendment to the PUD to increase the maximum lot coverage under Case Number 2020-0023 at the PZB July 7, 2020 meeting. Any redevelopment or new building plans may require additional zoning review.
- If ground penetration exceeds 3 inches in depth and includes more than 100 sq. feet in size, the proposed project could meet the ground-disturbance criteria outlined in the Archaeological Preservation Ordinance.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **CONTINUE a CERTIFICATE OF APPROPRIATENESS (COA) at 32 Avenida Menendez** to allow for more detailed information that is needed to approve a COA as the materials are not sufficient for a COA. HARB may comment on the following to provide feedback to the applicant and:

1. determine if the either concept design for the Avenida Menendez courtyard entrance can be approvable with more details and with the condition that the structural elements of the new structure will not impact the salvaged steps and plaque exhibit from the Monson Motor Lodge.
2. determine if the Charlotte Street addition can be approved as long as the additional details required are compatible with the AGHP.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

PROPOSED ENCLOSURE OF EXISTING SPACE (Charlotte Street side):

1. To enclose an existing raised space that is behind and set back from a visible wall with wooden door and wooden slat covered window opening off the Charlotte Street or West elevation, that will become accessible from the interior of the hotel, with addition of a flat roof, a cement stucco wall, and window and shutters to match the existing elevation of the wall further set back from the one-story wall. To add a new gutter with downspout to proposed roof and exterior wall.
2. To remove the existing exterior 7-step utility stair behind the one-story wall that leads to the raised platform space that is being proposed for enclosure.

PROPOSED COVERED ENTRY (Avenida Menendez side):

1. To add a one-story covered entry about 28'-7" wide, 16'-9" deep, and 14'-2" high, with a flat roof and parapet wall on the south end, cement stucco walls, and coquina stone clad columns, to match existing, off the Avenida Menendez side entrance between two of the buildings within the courtyard of the hotel complex. The proposed structure will be added adjacent to the existing stairwell to the east and extend across the brick paver courtyard to the west, adjacent to the lobby entrance that is demarked by a second story covered porch and an extendable awning.
2. The applicant has submitted two proposed concepts, both with a larger thoroughfare for vehicles to pass through and a smaller rounded arched pedestrian pathway to the west, which aligns with the side arch of the existing entrance:
 - a. Option A: Single 10' high rounded arched thoroughfare over two 9' wide in /out drive aisles
 - b. Option B: Single 10' high squared archway over two 9' wide in /out drive aisles
3. To utilize lighter pavers to help delineate and visually separate circulation paths.

**CITY CODES/DESIGN GUIDELINES:
ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION**

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

- 2. Retention of Distinguishing Architectural Character**
- 3. Recognition of Historic Period**
- 4. Retention of Significant Later Alterations and Additions**
- 5. Sensitive Treatment of Distinctive Features and Craftsmanship**
- 6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence**
- 9. Compatible Contemporary Design for New Alterations and Additions**
- 10. Reversibility of New Alterations and Additions**

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Create a false historical appearance because the replaced porch is based on insufficient historical, pictorial and physical documentation.

Pre-1821

Primary and accessory buildings on the same lot may be connected. This connection is considered an accessory building. The connecting structure may be completely enclosed or may be an open sided gallery or loggia. The connecting structure may not be used for second story access or walkways, and should not cross lot lines.

Loggias and galleries are the distinctive feature of the St. Augustine Plan. They serve as outdoor rooms, and protect windows and doors from sun and rain. Loggias are inset into the facade and are enclosed by a colonnade. Loggias are not appropriate on the street facade of the building. The colonnade usually is in the same plane as the building wall. Floors for loggias and galleries may be either poured coquina concrete or tabby. Galleries project out from the facade, often with a distinctly separate roof. A gallery is also enclosed by a colonnade.

Colonnades are usually simple wood posts, but masonry columns may be appropriate. Masonry columns may be topped with arches. The appropriate proportion for arched colonnades is for the height to be approximately equal to the width or diameter of the arch. Posts and columns may be plain or have simple chamfers or moldings. Columns supporting an upper story wall are usually broad while those supporting only a roof should be lighter. All columns are square and may have a square base and capital.

Both loggias and galleries may be two story. Columns and arches on second floors should be shorter than those on the ground floor.

Chamfered wood posts are the most appropriate but masonry columns may be used. Posts or columns may support a second story wood porch or an extension of the main roof. Masonry columns may carry round arches which may support a second story wall, either of masonry or wood. Arches should be of appropriate proportion, with the height approximately equal to the width.

Additions

Do...

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

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.
- Design new additions such as multi-story greenhouse additions that obscure, damage or destroy character-defining features of the historic building.

Pre-1821

Additions to pre-1821 buildings must reproduce all elements of the St. Augustine Style.

COA F2020-0097
32 Avenida Menendez
September 24, 2020

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOGRAPHS
32 Avenida Menendez
Charlotte Street Enclosure



STAFF PHOTOGRAPHS
32 Avenida Menendez
Charlotte Street Enclosure



STAFF PHOTOGRAPHS
32 Avenida Menendez
Charlotte Street Enclosure



STAFF PHOTOGRAPHS
32 Avenida Menendez
Charlotte Street Enclosure



STAFF PHOTOGRAPHS

32 Avenida Menendez



STAFF PHOTOGRAPHS

32 Avenida Menendez: Covered Entry



STAFF PHOTOGRAPHS

32 Avenida Menendez : Covered Entry



Looking south: Covered entry will extend between these two buildings, south of entrance with second floor balcony and awning

STAFF PHOTOGRAPHS

32 Avenida Menendez : Covered Entry



Looking north: Covered entry will extend between these two buildings, south of entrance with second floor balcony and awning

STAFF PHOTOGRAPHS

32 Avenida Menendez : Covered Entry



Steps salvaged from demolished Monson Motor Lodge where Dr. Martin Luther King Jr. and sixteen Jewish Celery were arrested in 1964

STAFF PHOTOGRAPHS

32 Avenida Menendez: Streetscape views



STAFF PHOTOGRAPHS

32 Avenida Menendez: Streetscape views



JUL 20 2020

Planning/Building Dept.

CITY OF ST. AUGUSTINE

HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION


☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS


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

BDAC Project No. 2020-0097Receipt No. 1927330Meeting Date: September 24, 2020

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

1. NAME OF APPLICANT James G. Whitehouse, Esq.Business (if applicable) St. Johns Law GroupAddress 104 Sea Grove Main StreetCity St. Augustine State FL Zip Code 32080Daytime telephone 904-495-0400 Other phone/email _____*The above contact information will be used for correspondence. Please ensure this information is accurate.*2. NAME OF PROPERTY OWNER Sea Wall Motor Lodge, Inc.

Business (if applicable) _____

Address 32 Avenida MenendezCity St. Augustine State FL Zip Code 32084

Daytime telephone (required) _____ Other phone _____

3. PROJECT STREET ADDRESS 32 Avenida Menendez4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel 196320 00005. EXISTING USE Hilton Bayfront Inn PUD PROPOSED USE Same

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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_____

RECEIVED

JUL 20 2020

Planning/Building Dept.

D. PAINT COLORS (check one)

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

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

- SEE ATTACHED -

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 James G. Whitehouse, Esq.

SIGNATURE OF APPLICANT _____

DATE 7/17/2020

PRINT OWNER'S NAME - See Attached Owner's Authorization -

SIGNATURE OF OWNER _____

DATE _____

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

JUL 20 2020

2020-0097

Planning/Building Dept.

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

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

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

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

JUL 20 2020

Planning/Building Dept.

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 (ralls, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional. |

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

- | OK | Need | N/A | |
|-------------------------------------|--------------------------|--------------------------|---|
| ☒ | ☐ | ☐ | Photographs of existing site area within view of proposed construction with context area |
| ☒ | ☐ | ☐ | Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways (Not legible) |
| ☒ | ☐ | ☐ | Scaled site plan showing the property line and proposed construction (Not legible) |
| ☒ | ☐ | ☐ | Scaled landscape plan |
| ☒ | ☐ | ☐ | Scaled elevation drawings showing existing building(s) and major site features (Need for all proposed design) |
| ☒ | ☐ | ☐ | Scaled elevation drawings showing proposed building(s) and major site features |
| ☒ | ☐ | ☐ | Wall sections (Need for both covered entry proposals) |
| ☒ | ☐ | ☐ | 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 (Not for covered entry) |
| ☒ | ☐ | ☐ | 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 |
- Need: \$ for new proposals

❖ Other details necessary for review:

- Overall Plans submitted are very hard to read w/ poor visibility of image
- Measurements and scale on drawings would be helpful
- Need elevations + sections for both covered entry proposals + justification why each is architecturally compatible

Project number: 2020-0097 Project Address: 32 Avenida Tenorio

Reviewed by: Julie Courtney

Date: 8.31.2020

From: [James Whitehouse](#)
To: [Julie Courtney](#)
Cc: [James Whitehouse](#); [Jennifer Wolfe](#)
Subject: HARB application for Bayfront Hilton PUD amendments
Date: Monday, July 20, 2020 4:19:25 PM
Attachments: [image002.png](#)
[HARB application.pdf](#)

Please see attached for HARB application. This will be the first of three emails due to size of attachments.

Please confirm receipt.

Thanks.

James



James G. Whitehouse, Esquire, Board Certified Expert*

Attorney

St. Johns Law Group

www.sjlawgroup.com

104 Sea Grove Main Street

St. Augustine, Florida 32080

(904) 495-0400 office

(904) 639-6766 facsimile

(888) 588-2599 toll free

*Certification is The Florida Bar's **highest level of evaluation** of the competency and experience of attorneys approved by the Supreme Court of Florida.

Established in 1982 by the Florida Supreme Court, board certification **helps consumers identify specialists and experts in areas of the law.**

Board certified Florida Bar members are the only Florida attorneys allowed to identify themselves as "**Board Certified**"

"**Specialist**" "**Expert**" or to use the letters "**B.C.S.**" for Board Certified Specialist.

Mr. Whitehouse is a Board Certified Expert and Specialist in City, County and Local Government Law



Residential and Commercial Real Estate Closings | Real Estate | Government | Development | Litigation | Business
| Corporate | Construction | Estate Planning

TAX ADVICE DISCLOSURE: Pursuant to the requirements of Internal Revenue Service Circular 230, we advise you that any federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of: (1) avoiding penalties that may be imposed under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any transaction or matter addressed in this communication.

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Planning/Building Dept.



Owner's Authorization For Agent

ST. JOHNS LAW GROUP / JAMES G. WHITEHOUSE, ESQ./ ANISH PATEL, ESQ. is hereby authorized TO ACT ON BEHALF OF Kanti Patel and/or Sea Wall Motor Lodge, Inc., the owner of those lands described within the attached application 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, for an application related to a MODIFICATION TO THE HILTON BAYFRONT HOTEL PUD, and any other matter related to properties located at 32 Avenida Menendez, St. Augustine, FL, and including the following Parcel No.: 196320 0000.

BY: 
Signature of Owner
Kanti Patel, Sea Wall Motor Lodge, Inc.
Print Name of Owner
904-829-2627
Telephone Number

State of Florida

County of St. Johns

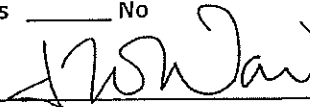
Signed and sworn before me on this 28th day of August, 2019

By Kanti Patel

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature:



My Commission expires:

Aug 27, 2022





CITY OF
ST AUGUSTINE
EST. 1565

July 7, 2020

James Whitehouse
c/o St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080

Re: Rezoning – 32 Avenida Menendez – Case Number 2020-0023

Dear Applicant:

On Tuesday, July 7, 2020, the Planning and Zoning Board (PZB) met and discussed your application to amend the Hilton Bayfront Inn PUD (Ord 2009-02) to increase the maximum lot coverage.

Specifically, based upon evidence presented, the PZB **recommended approval** to the City Commission as described in the attached copy of the executed Order.

Please contact the Planning and Building Department at 904-825-1065 for questions you may have regarding this matter.

Sincerely,

David Birchim, AICP
Director, Planning & Building

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

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JUL 20 2020

Planning/Building Dept.

75 King Street, St. Augustine, Florida 32084 ~ Office 904-825-1065~Fax 904-209-4335

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|--|--|
| ☐ Appeal | ☐ Preliminary Subdivision Plat Approval |
| ☐ Conservation Overlay Zone Development | ☐ PUD Modification/Amendment |
| One/Two/Three | ☒ Rezoning |
| ☐ Use by Exception | ☐ Variance |
| ☐ Final Development Plan | ☐ Other Click here to enter text. |
| ☐ Land Use Plan Amendment | |

IN THE MATTER OF:

Case No.: 2020-0023
Applicant: James Whitehouse
Owner: Sea-wall Motor Lodge, Inc.
Address: 32 Avenida Menendez
Parcel Number: 1963200000

RE: Rezoning, pursuant to Section 28-30, City of St. Augustine Code, to amend the Hilton Bayfront Inn PUD (Ord 2009-02) to increase the maximum lot coverage.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 7, 2020, 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 and/or representative ☒ was present at the July 7, 2020 Planning and Zoning 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 land use designation of Historic Preservation and a zoning classification of Planned Unit Development.
4. The above-described Rezoning is subject to Section 28-30 of the Code of the City of St. Augustine.

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ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action MEETS / **DOES NOT MEET** the requirements of Section 28-30, City of St. Augustine Code, and APPROVES / **DENIES** / **CONTINUES** the Applicant's request to amend the Hilton Bayfront Inn PUD (Ord 2009-02) to increase the maximum lot coverage.

Subject to the following conditions:

- RECOMMEND APPROVAL
- WAIVE THE SECOND PZB HEARING
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 7 day of JULY, A.D., 2020, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

2020 - 0023

REQUEST APPROVED / **DENIED** / **CONTINUED**

Sign Name

JON DEPRETER

Print Name

PLANNING AND ZONING 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, Jon Depreter, 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 9 day of July, A.D., 2020.



L. Ann Cannon
Notary Public, State of Florida

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JUL 20 2020

EXHIBIT

H

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Historic Hilton Bayfront

32 Avenida Menendez

City of St. Augustine

Historic Architectural Review Board Presentation

December 2019

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SEP 11 2020

Planning/Building Dept.,

SEP 11 2020

Planning/Building Dept.



Location

The Monson House was a 19th-century boarding house on the water's edge at Bay Street (now Avenida Menendez), between the Plaza and Fort Marion. The property is now the site of the Historic Hilton Bayfront with boundaries reaching to Treasury Street to the south and Charlotte Street to the west.

Historic Hilton Bayfront



History

The original hotel was established by Captain Anthony Vincent "Bossy" Monson in the 1880s, just before the Flagler hotels made the city a luxury destination. In 1895 this house burned and was later rebuilt and expanded. The final wooden hotel fell victim to the April 1914 fire that destroyed entire blocks from St. George Street to the bay.

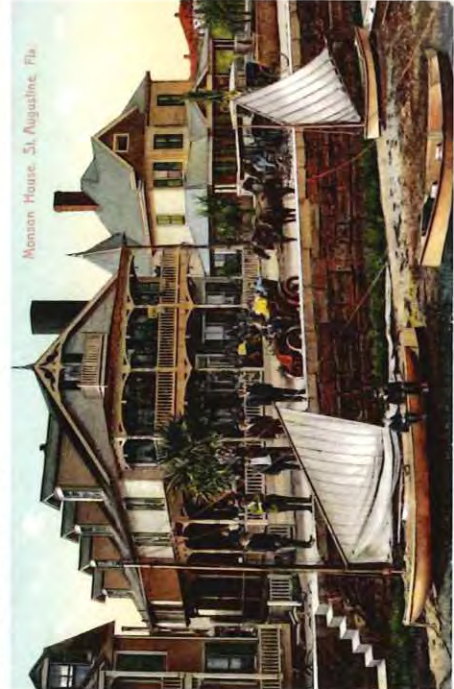
Historic Hilton Bayfront



History

The rebuilt hotel remained on the bay front until 1960, when it was demolished and replaced by the Monson Motor Lodge. That structure was eventually razed as well, and in 2003 reopened as the Historic Hilton Bayfront Hotel. Today a plaque commemorates the arrest of MLK Jr. on the steps of the Monson Motor Lodge restaurant on June 11, 1964.

Historic Hilton Bayfront



Design

The quaint boutique style hotel is reminiscent of the Spanish Colonial period and remains under Hilton's management today, with 72 rooms spread over 19 small buildings. During excavations prior to construction of the Hilton's underground parking garage, archeologists found evidence of colonial foundations from Saint Augustine's British Period (1763 -1784).

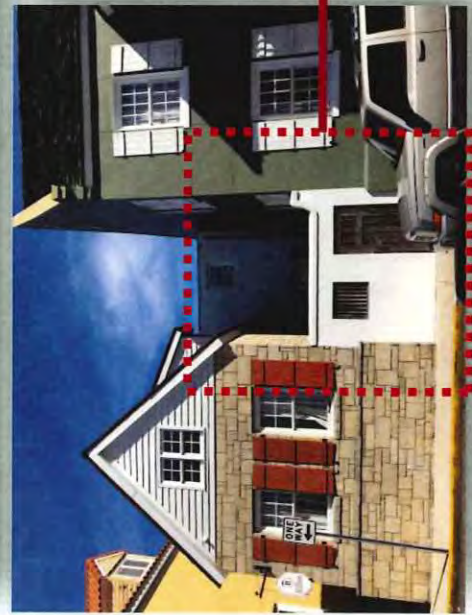
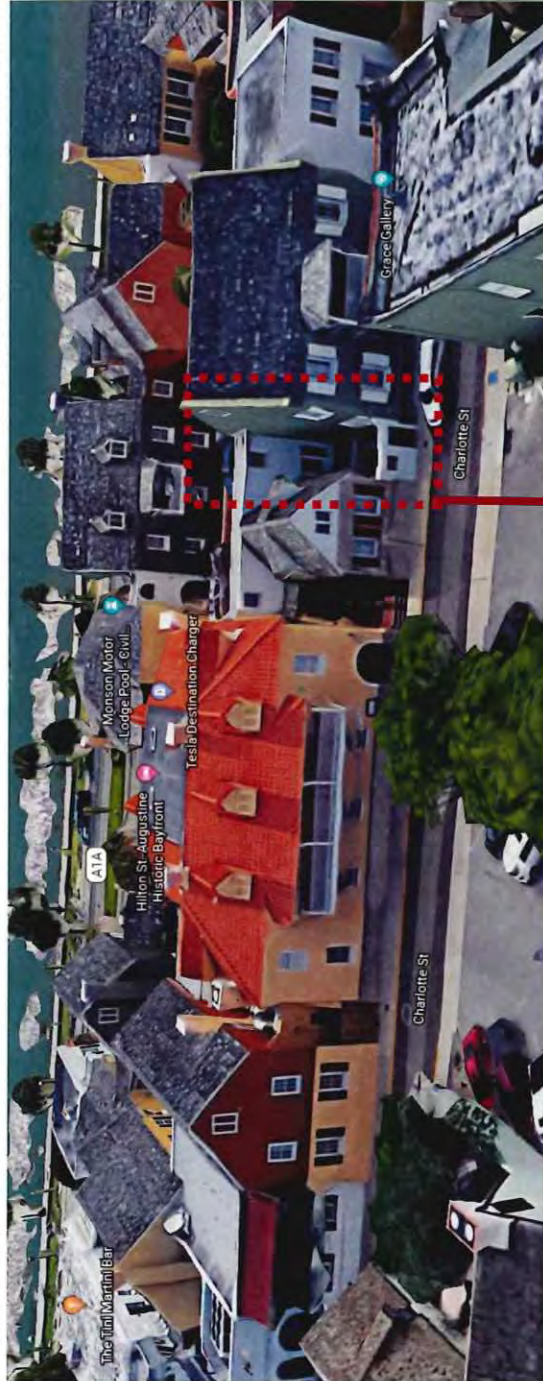
Historic Hilton Bayfront



Current Design

The Charlotte Street elevation shows a passage to the hotel entry to the north and a smaller accessible storage area to the south.

Historic Hilton Bayfront



Proposed Project Area

Current Design

Behind the wooden door the exterior area provides open storage. The small raised area in the back is proposed to become a maids storage room accessible from the hotel.

Historic Hilton Bayfront



Proposed Project Area



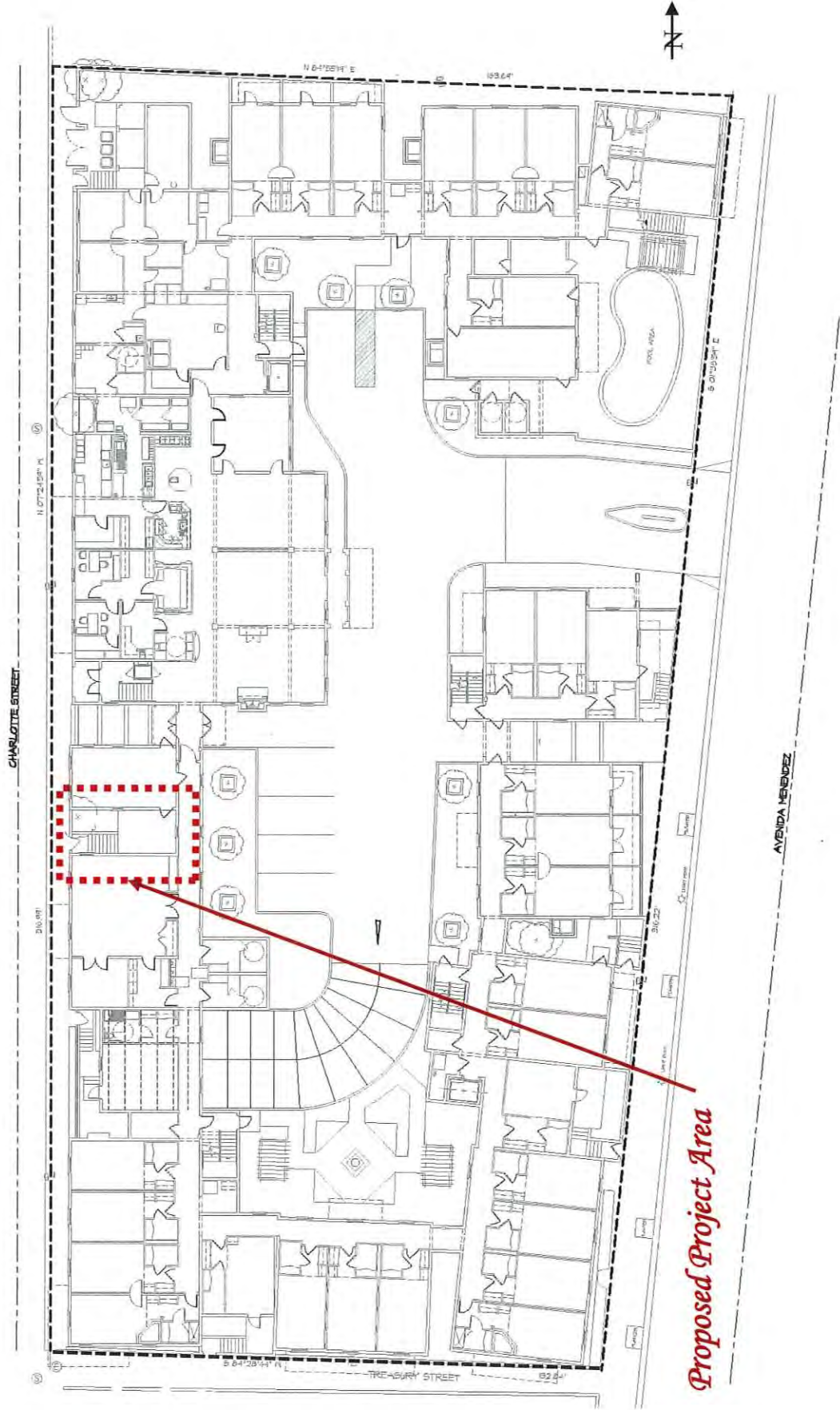
Current Design Overall Plan

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Historic Hilton Bayfront

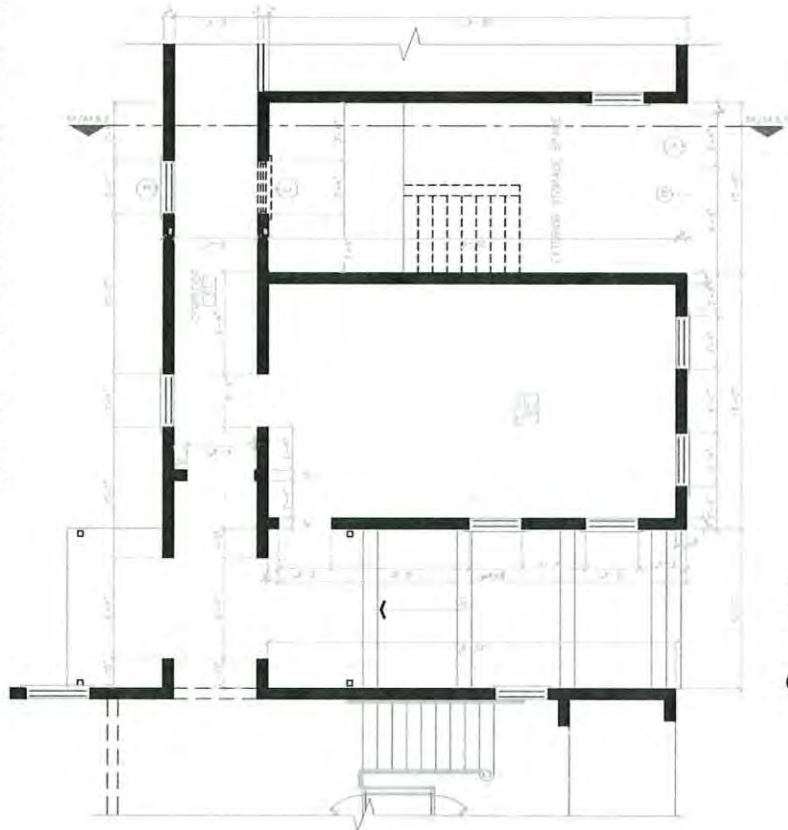


Proposed Design

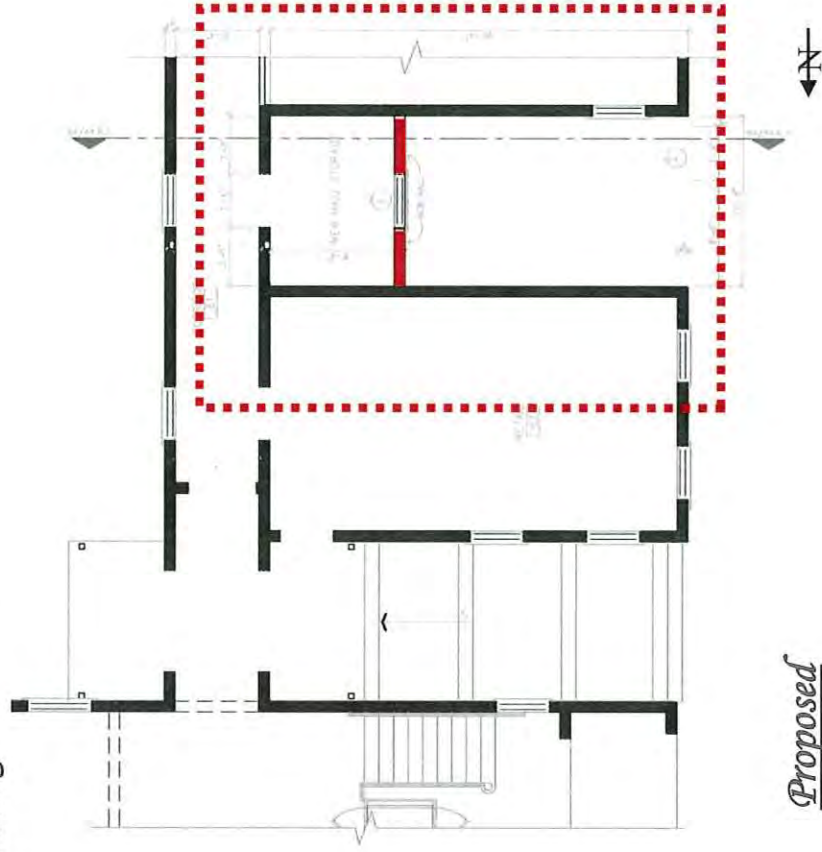
Historic Hilton Bayfront

Floor Plan Modifications:

- Add a block wall the stucco cement finish to match existing
- Include window and shutters to match existing



Current



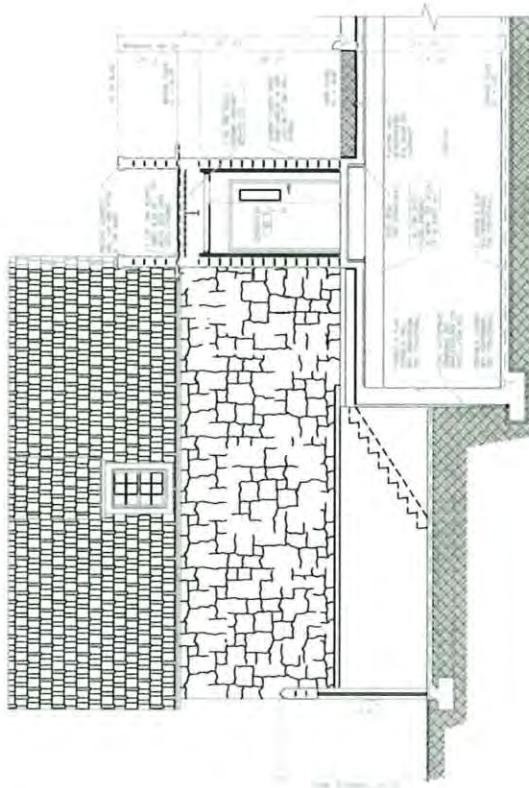
Proposed

Proposed Design

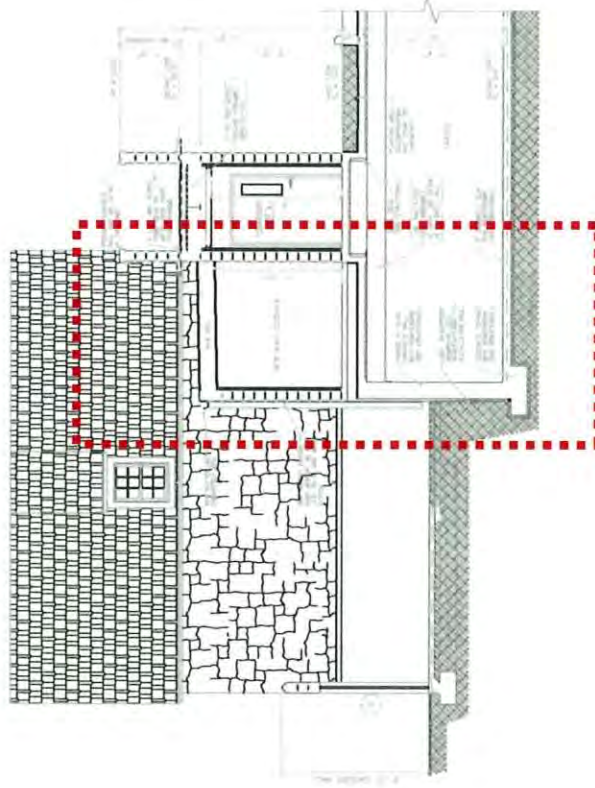
Section Modifications:

- The design incorporates a flat roof
- The new maids storage room will be accessed from the hotel interior

Historic Hilton Bayfront



Current



Proposed

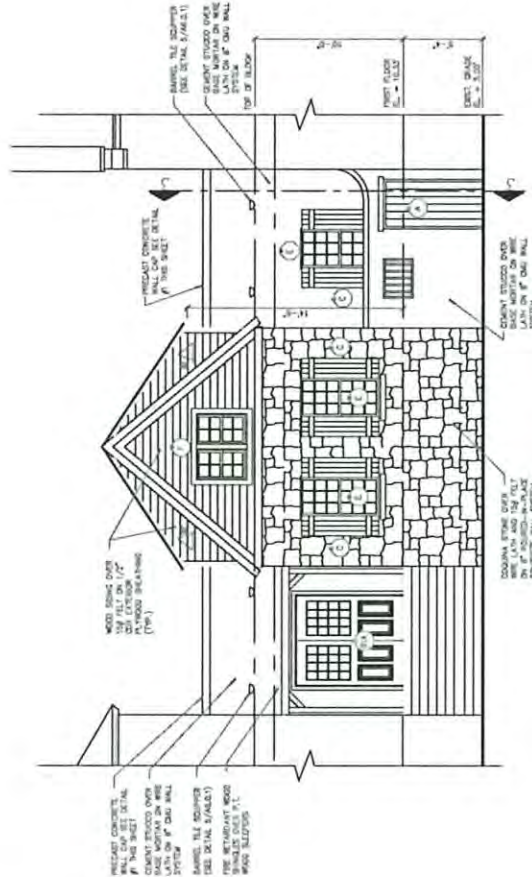
Proposed Design

Charlotte Street Elevation

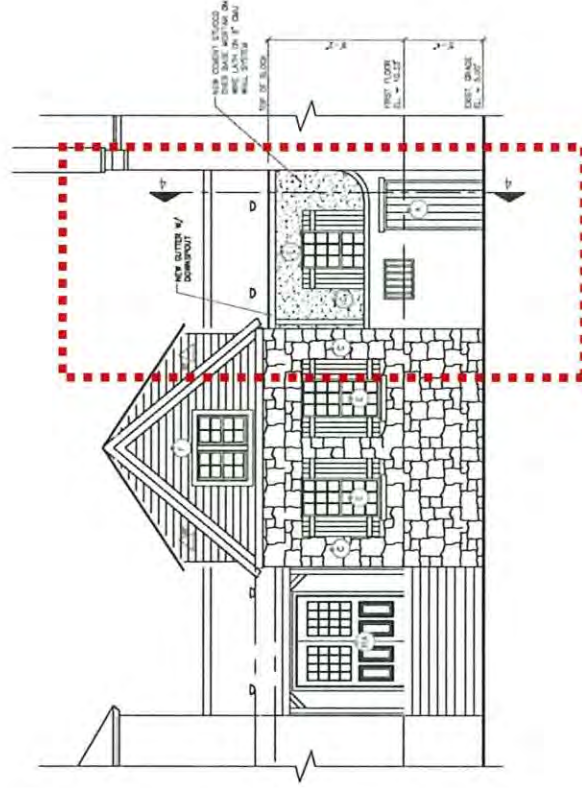
Historic Hilton Bayfront

Elevation Modifications:

- Add wall with cement stucco and flat roof to enclose 90 sq.ft maid storage room. A window will be included to match the existing elevation



Current



Proposed

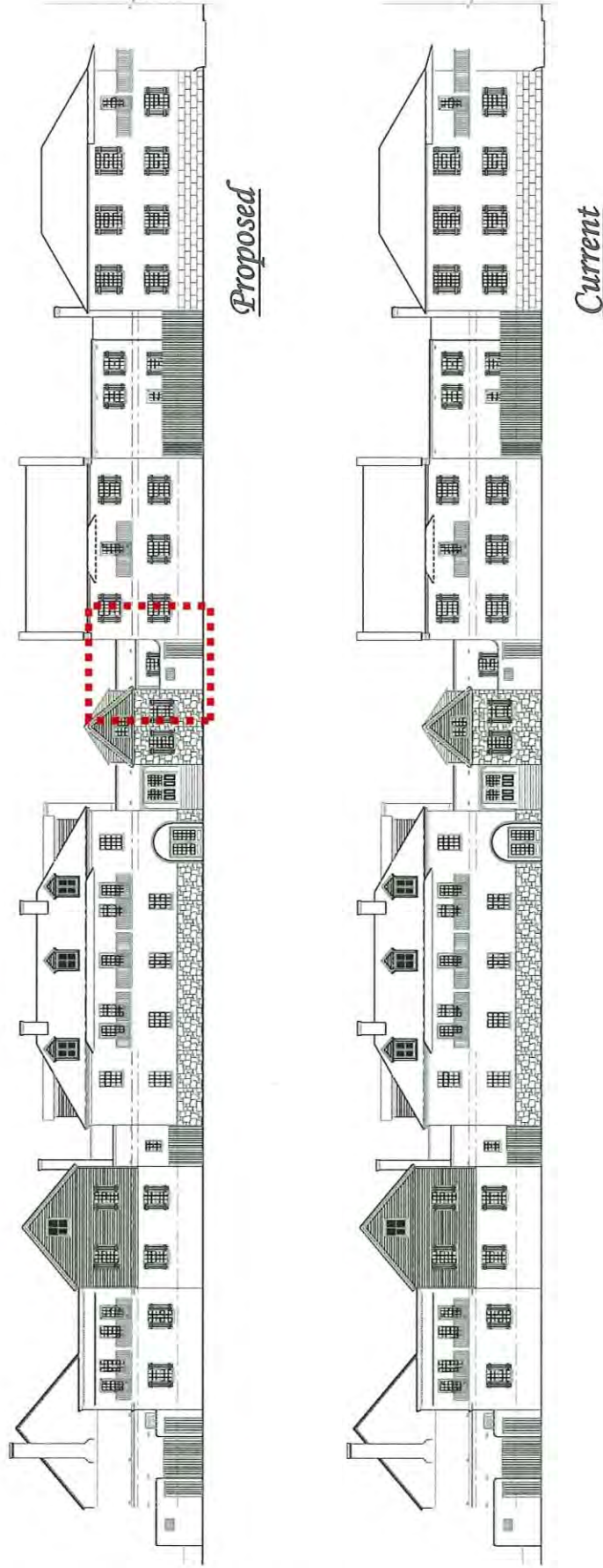


Proposed Design

Charlotte Street Elevation

Elevation Modifications:

- Minimal impact to the overall street elevation

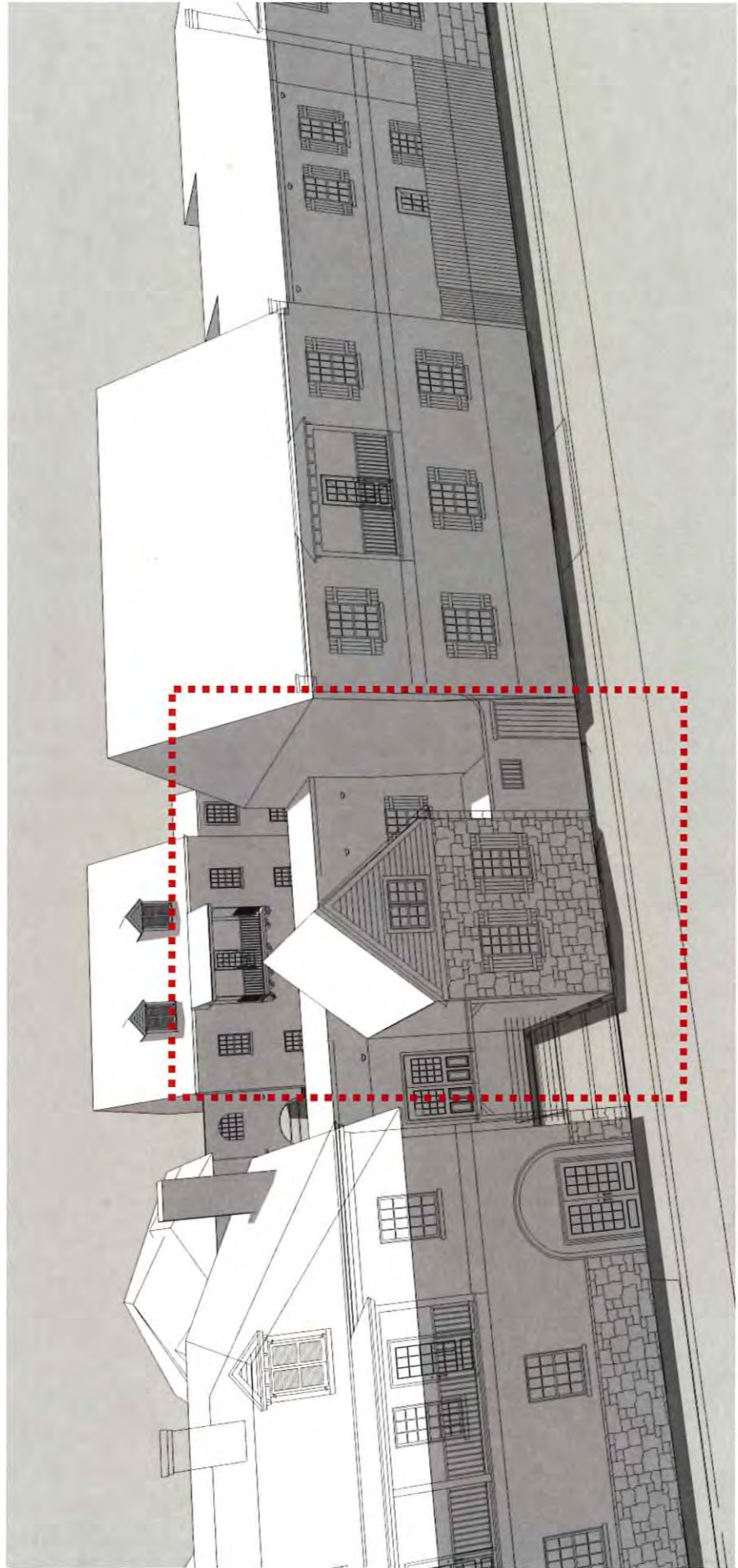


Historic Hilton Bayfront

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Current Design Perspective view

Historic Hilton Bayfront



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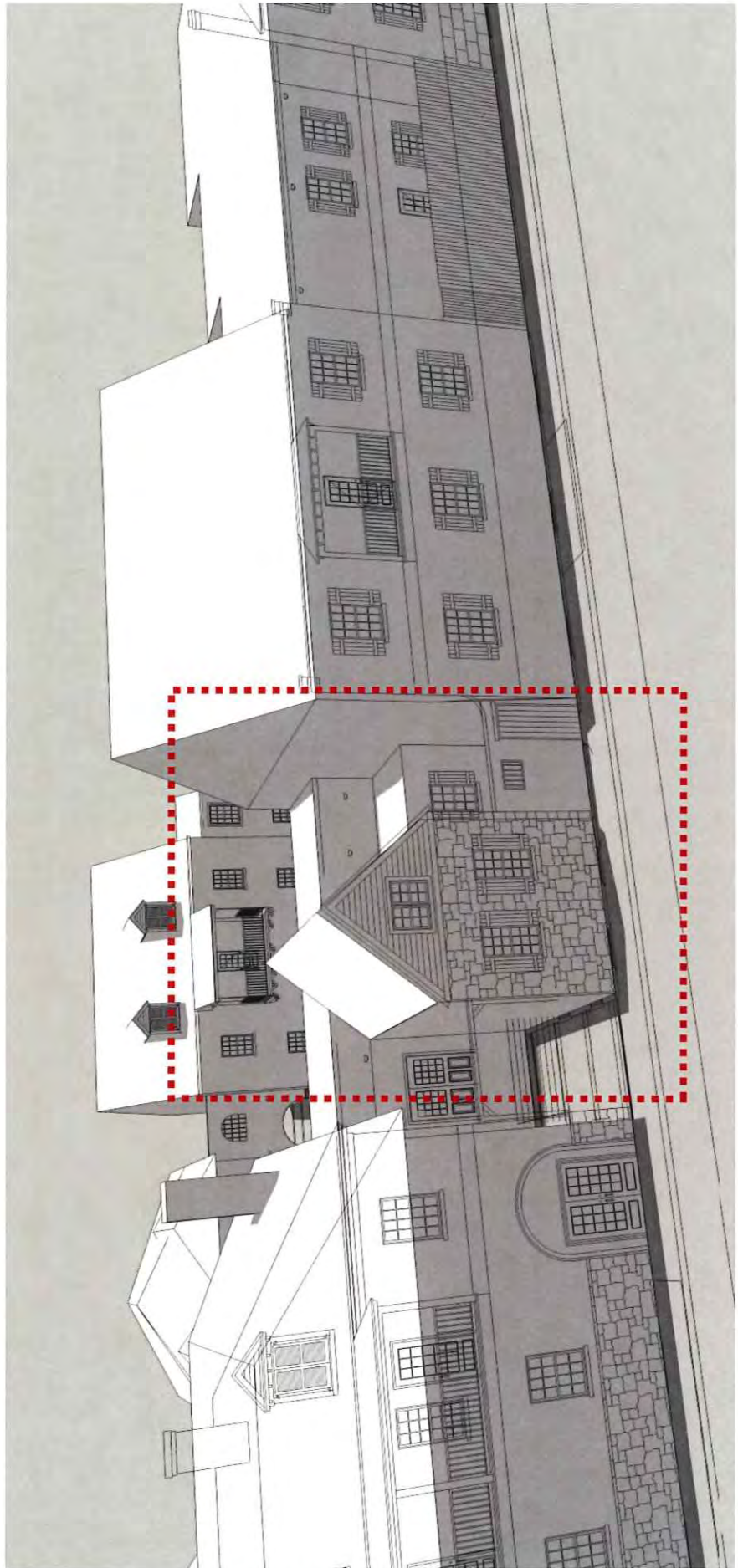
SEP 11 2020

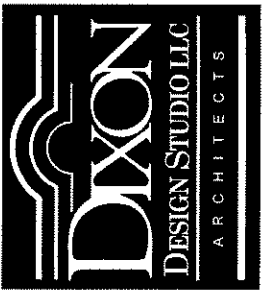
Planning/Building Dept.



Proposed Design Perspective view

Historic Hilton Bayfront





Thank You

Historic Hilton Bayfront

Contact:
Nico Stearley

Phone:
904.829.9277

Email:
nstearley@dixondg.com

Website:
<https://dixondg.com>

Address:
88 Riberia Street, Suite 430
St. Augustine, FL 32084

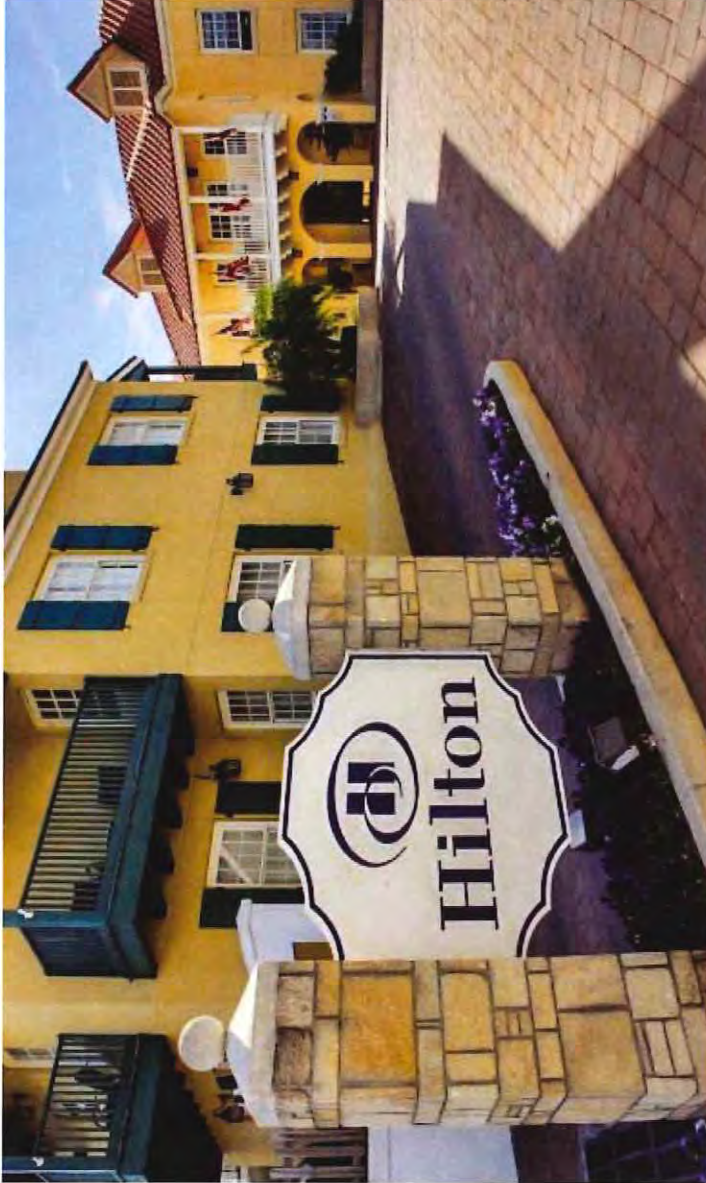
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Historic Hilton Bayfront



Historic Hilton Bayfront

32 Avenida Menendez

City of St. Augustine

*Historic Architectural Review Board Presentation
September 2020*

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1 City of St. Augustine | Historic Architecture Review Board Presentation

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Location

The Monson House was a 19th-century boarding house on the water's edge at Bay Street (now Avenida Menendez), between the Plaza and Fort Marion. The property is now the site of the Historic Hilton Bayfront with boundaries reaching to Treasury Street to the south and Charlotte Street to the west.

Historic Hilton Bayfront



2 City of St. Augustine | Historic Architecture Review Board Presentation

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History

The original hotel was established by Captain Anthony Vincent "Bossy" Monson in the 1880s, just before the Flagler hotels made the city a luxury destination. In 1895 this house burned and was later rebuilt and expanded. The final wooden hotel fell victim to the April 1914 fire that destroyed entire blocks from St. George Street to the bay.

Historic Hilton Bayfront



3 City of St. Augustine | Historic Architecture Review Board Presentation

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History

The rebuilt hotel remained on the bay front until 1960, when it was demolished and replaced by the Monson Motor Lodge. That structure was eventually razed as well, and in 2003 reopened as the Historic Hilton Bayfront Hotel. Today a plaque commemorates the arrest of MLK Jr. on the steps of the Monson Motor Lodge restaurant on June 11, 1964.

Historic Hilton Bayfront



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Design

The quaint boutique style hotel is reminiscent of the Spanish Colonial period and remains under Hilton's management today, with 72 rooms spread over 19 small buildings. During excavations prior to construction of the Hilton's underground parking garage, archeologists found evidence of colonial foundations from Saint Augustine's British Period (1763 -1784).

Historic Hilton Bayfront



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Current Covered Entry Existing Site Photos

Historic Hilton Bayfront



- The current covered entry provides minimal weather protection for loading and unloading the guests and their belongings.
- A retractable awning was installed to mitigate the issue, however the water pools on the top and requires constant maintenance and attention by the valet and hotel staff.
- The pedestrian and vehicular circulation at the current covered entry can become chaotic during inclement weather as the natural tendency is to rush and stay dry.

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Current Covered Entry

Existing Site Photos

Historic Hilton Bayfront



- The current design can accommodate the proposed entry adjacent to the stairwell on the exterior blank wall, directly across the current drop off area.
- The proposed covered entry will maintain the hotel's characteristics by incorporating the cement stucco arched pathways and the coquina stone clad columns.
- The proposed design will use the lighter pavers to assist and direct the circulation of guests and vehicles.
- The design will provide a safe and dry place to load and unload guests and their belongings.

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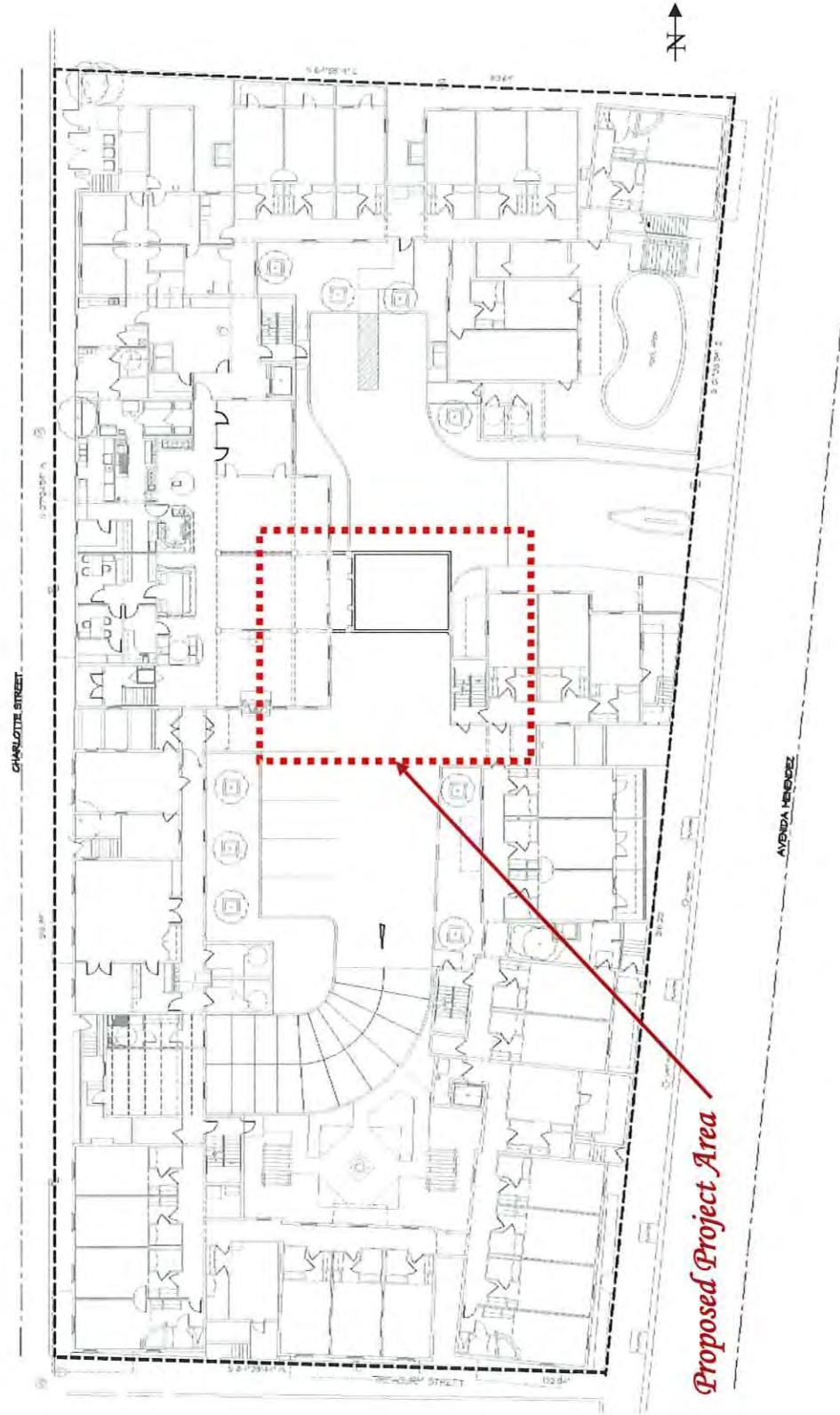
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Current Covered Entry

Overall Plan

Historic Hilton Bayfront



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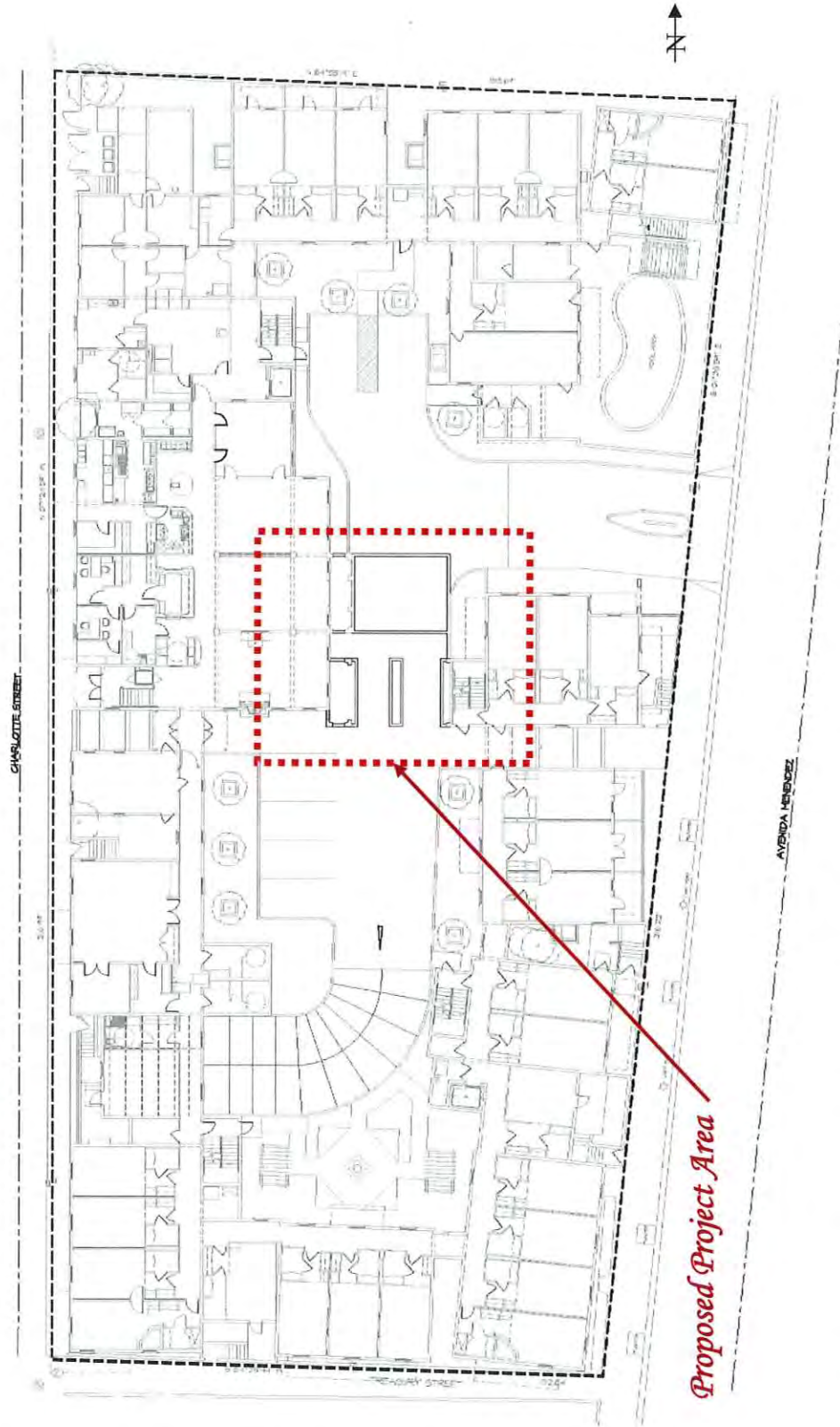
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Proposed Covered Entry

Overall Plan

Historic Hilton Bayfront



9 City of St. Augustine | Historic Architecture Review Board Presentation

SEP 11 2020

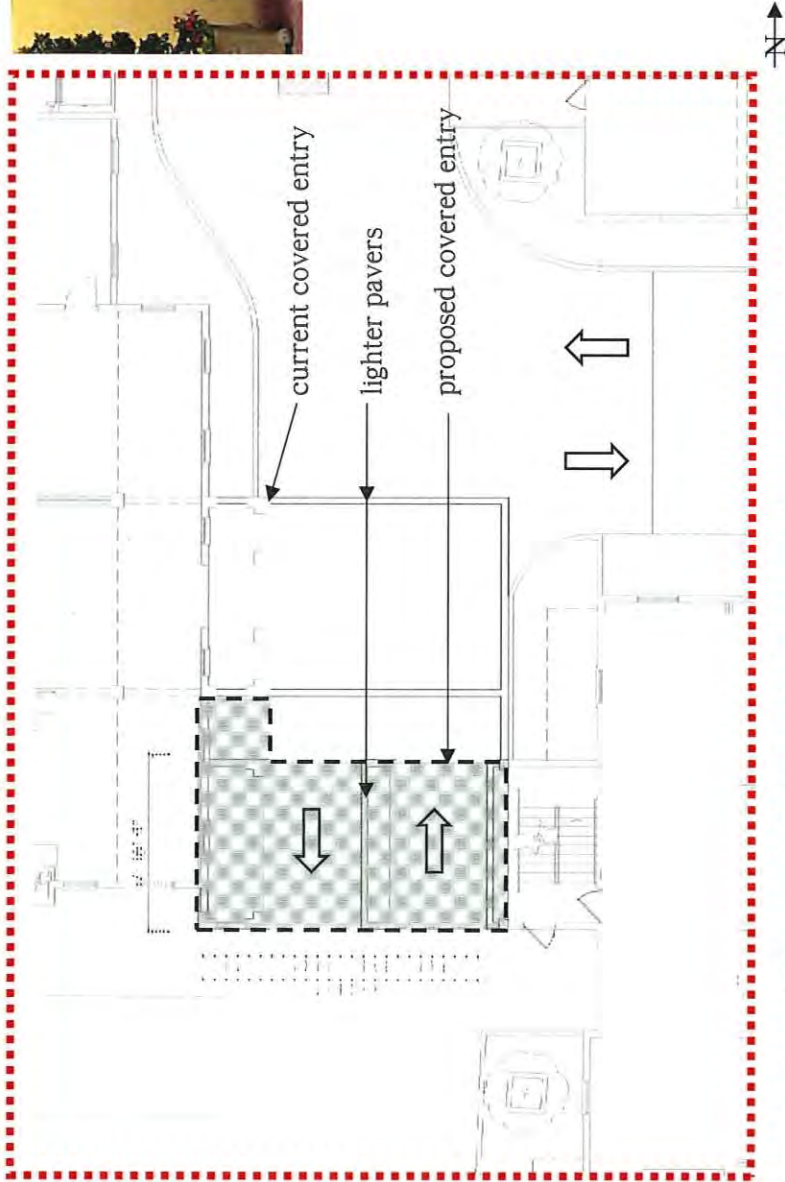
Planning/Building Dept.



Proposed Covered Entry Enlarged Plan

Floor Plan Modifications:

- Add 543 sq.ft. Covered Entry adjacent to the existing stairwell
- Use of the lighter pavers to help delineate circulation paths
- Incorporate adjacent cement stucco arched pathway and coquina stone clad columns



Historic Hilton Bayfront

10 City of St. Augustine | Historic Architecture Review Board Presentation

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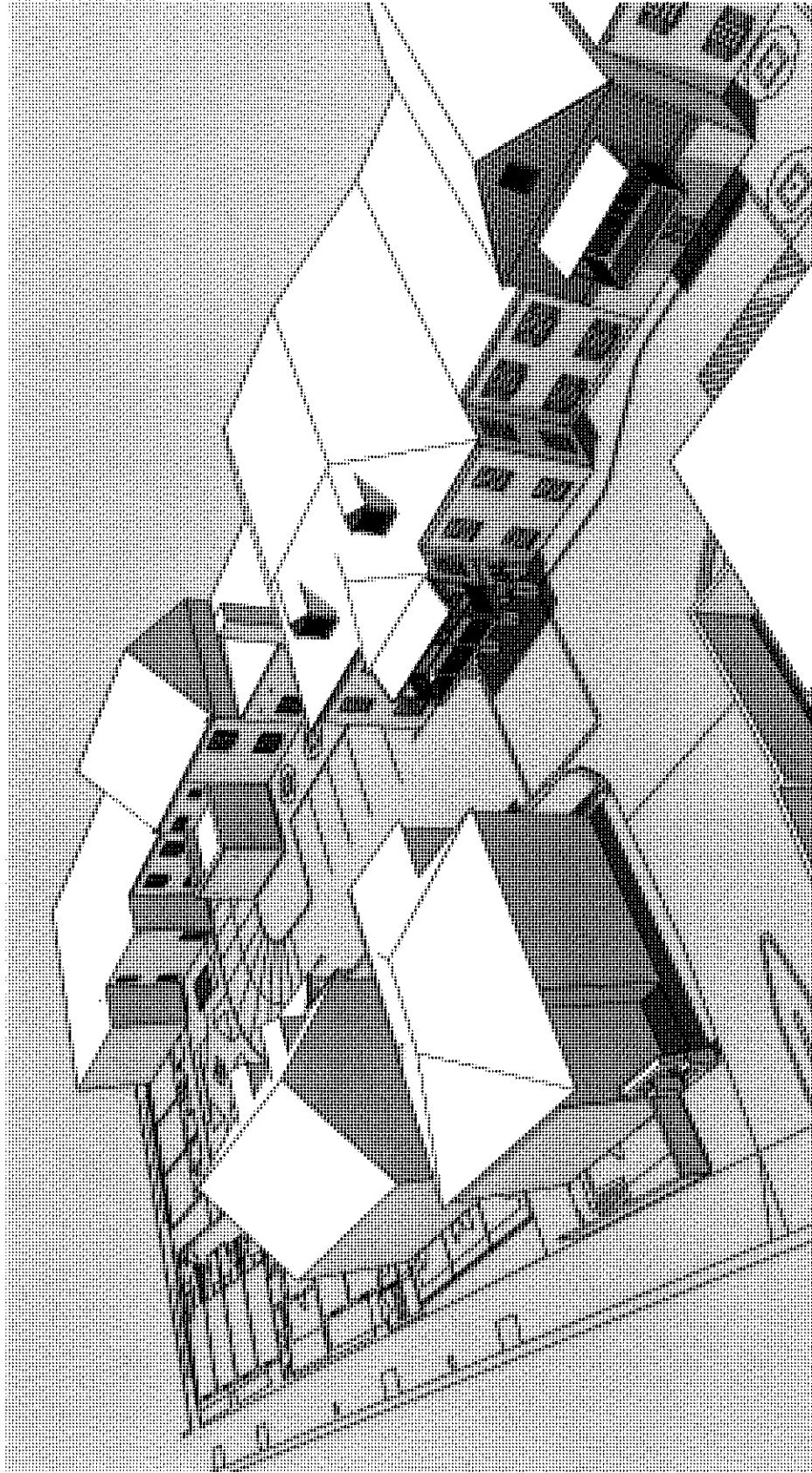
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Current Covered Entry

Overall View



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11 City of St. Augustine | Historic Architecture Review Board Presentation

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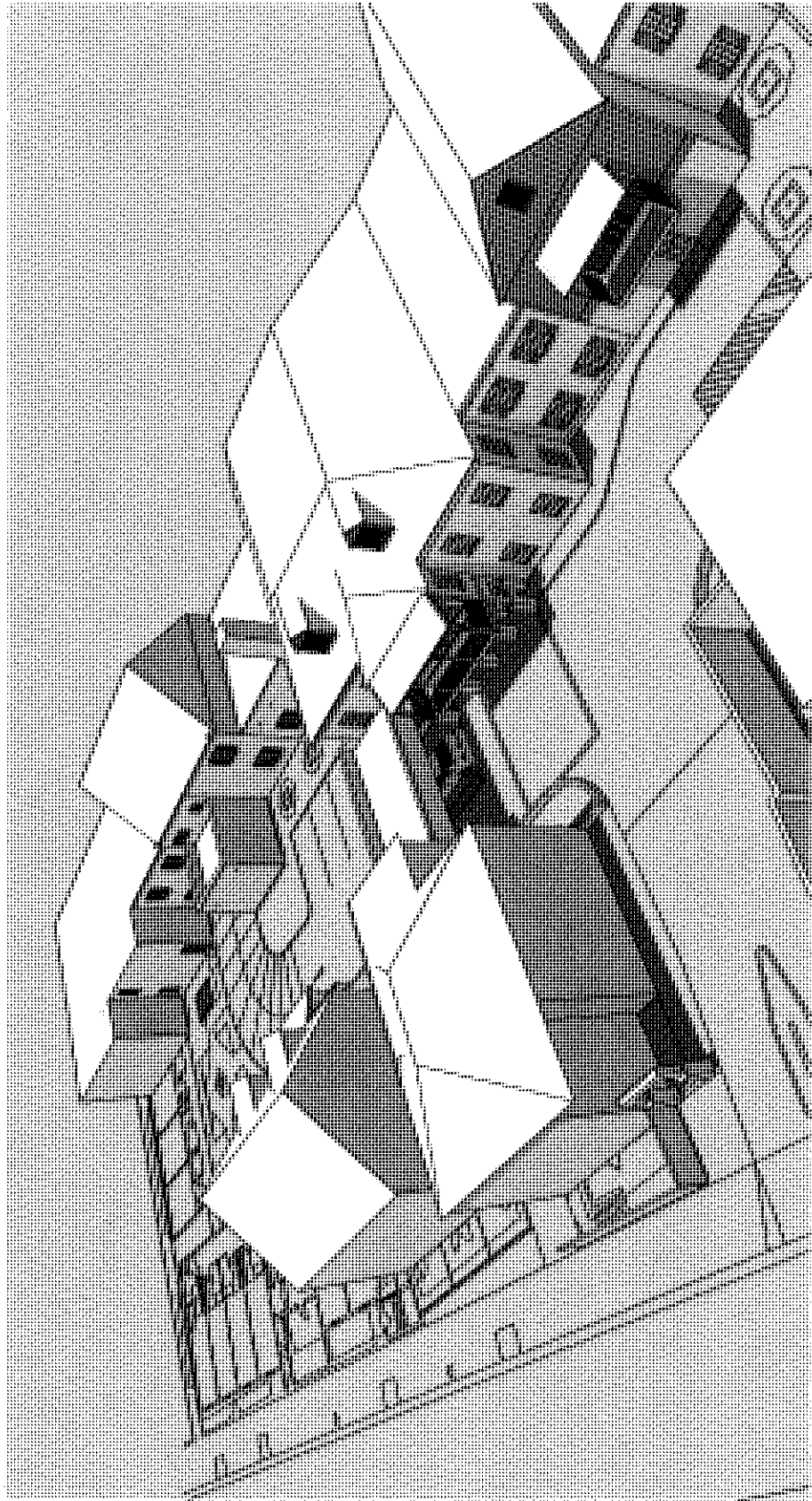
SEP 11 2020

Planning/Building Dept.

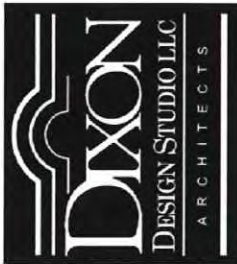


Proposed Covered Entry Overall View

Historic Hilton Bayfront



12 City of St. Augustine | Historic Architecture Review Board Presentation



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Proposed Covered Entry

Examples: Option A - Arched



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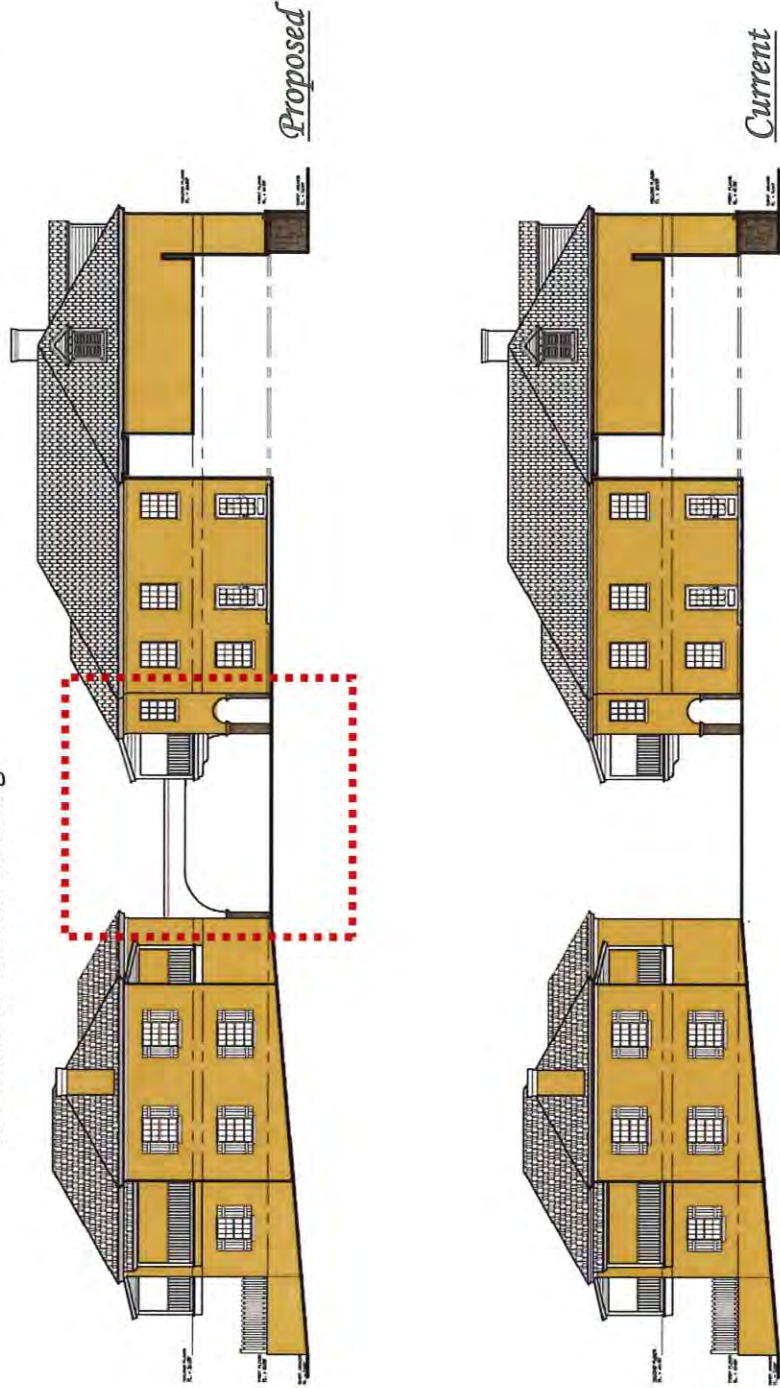
Proposed Covered Entry

North - Option A

Elevation Modifications:

- Add arched covered entry with cement stucco arched pathway and coquina stone clad columns to match existing

Historic Hilton Bayfront



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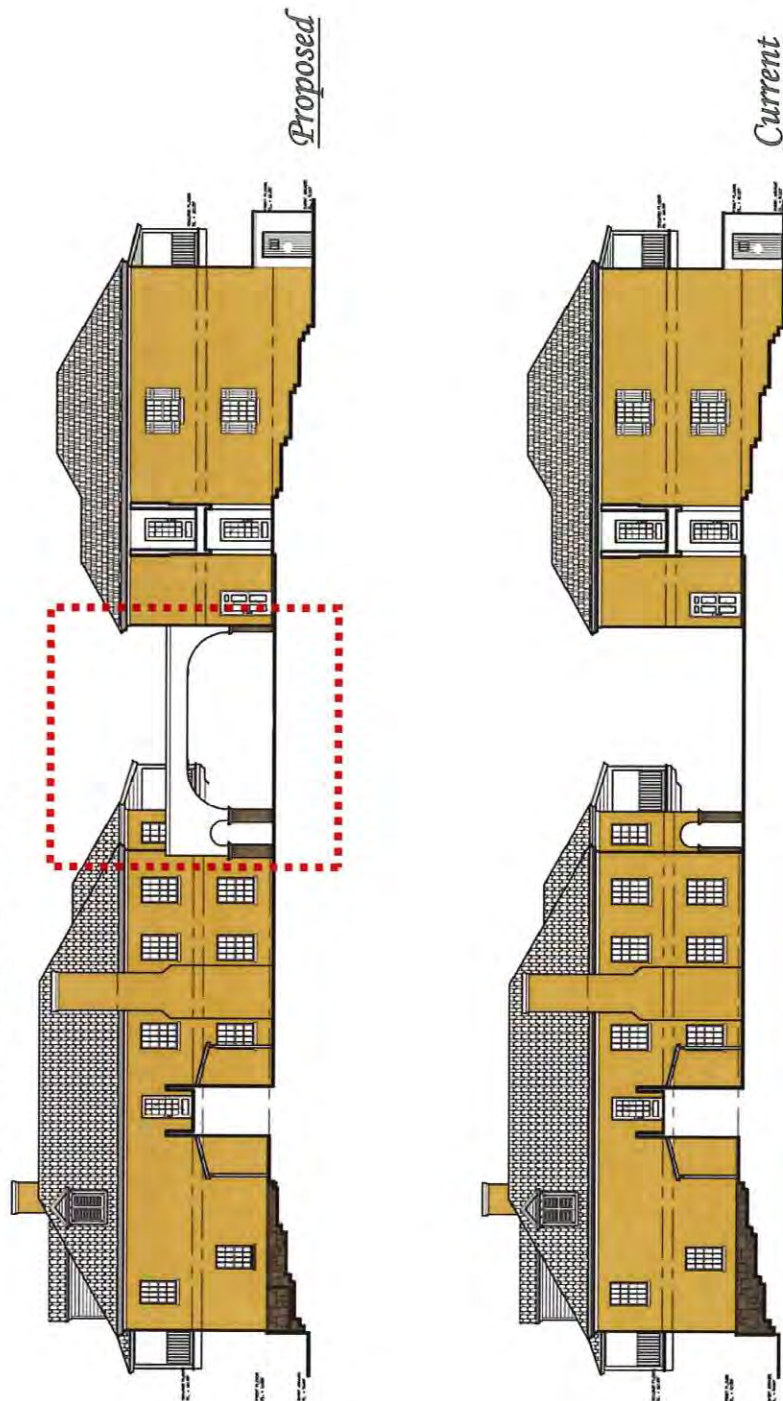
Proposed Covered Entry

South - Option A

Elevation Modifications:

- Add arched covered entry with cement stucco arched pathway and coquina stone clad columns to match existing

Historic Hilton Bayfront



15 City of St. Augustine | Historic Architecture Review Board Presentation

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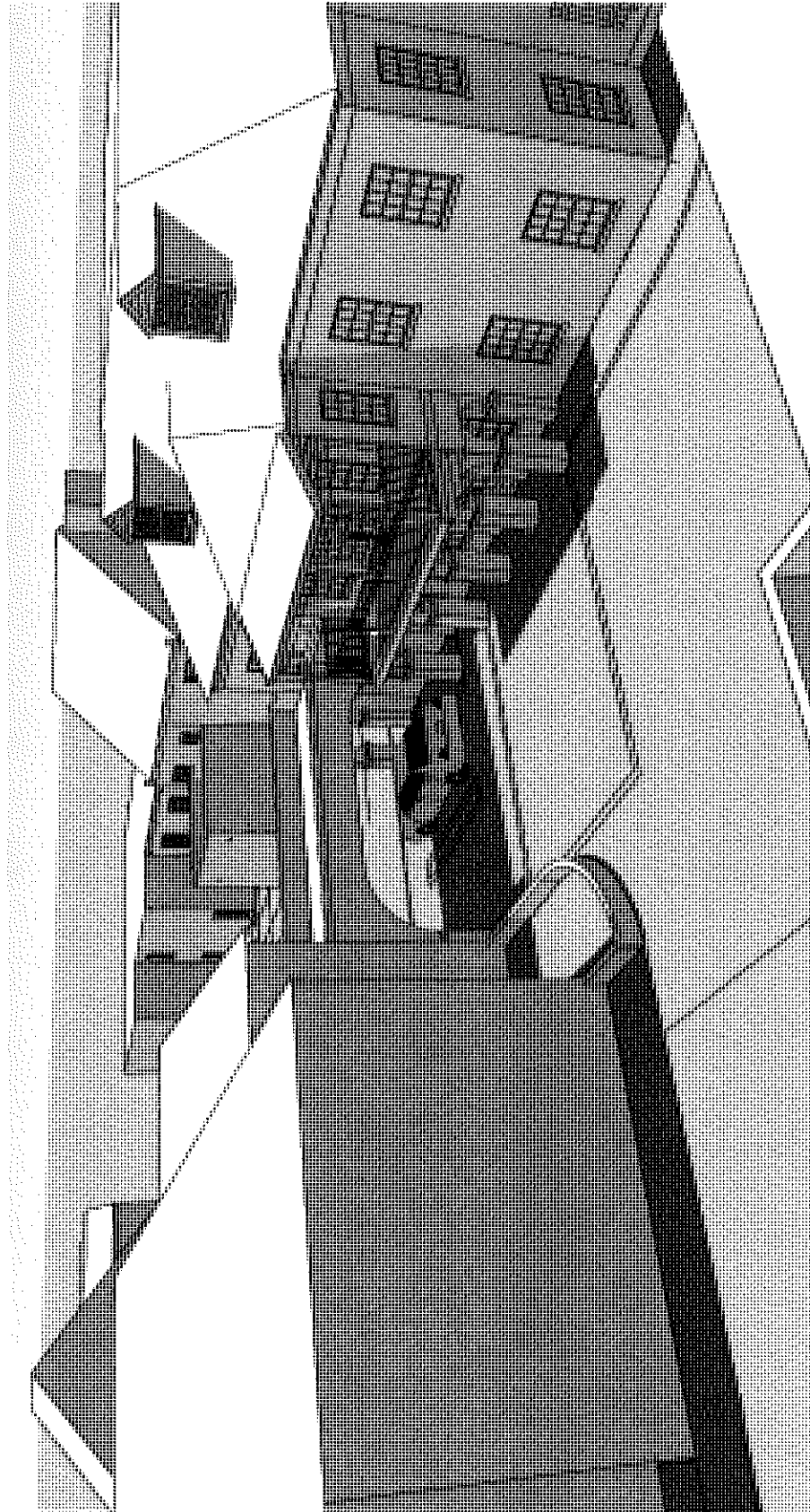
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Proposed Covered Entry

North - Option A

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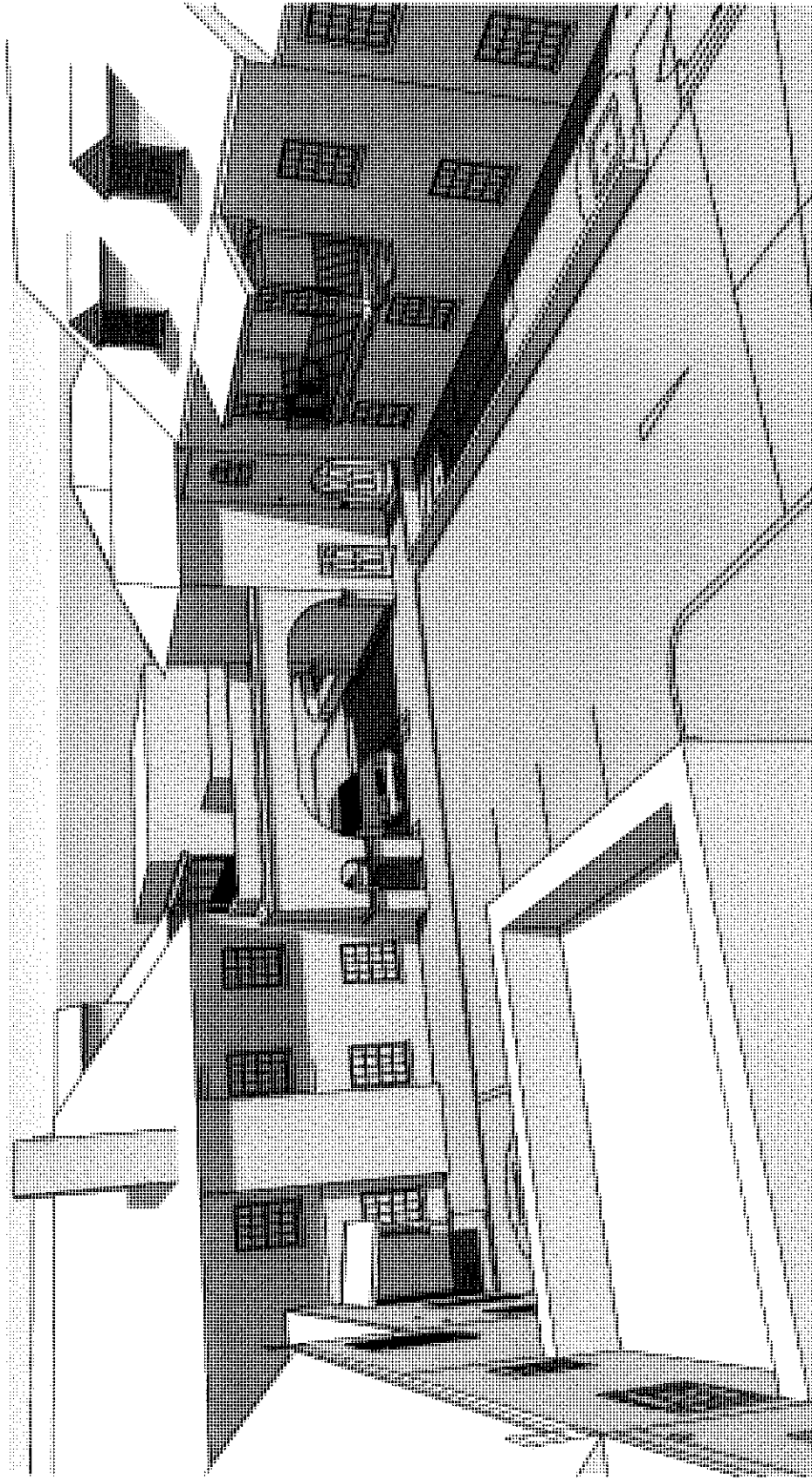
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Proposed Covered Entry South - Option A

Historic Hilton Bayfront



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Historic Hilton Bayfront

Proposed Covered Entry

Examples Option B: Rectangular

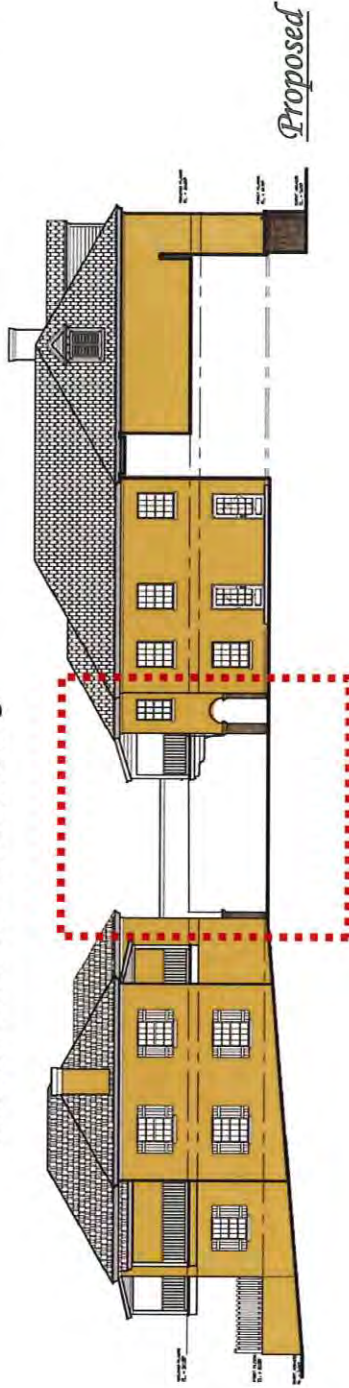




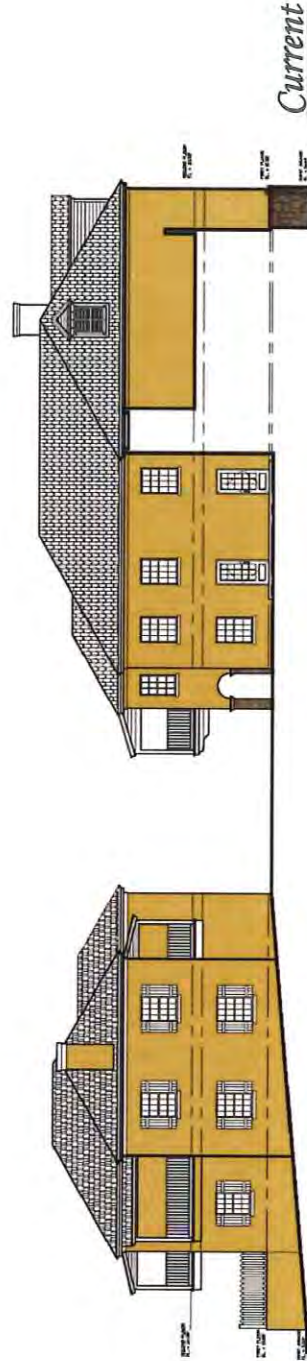
Proposed Covered Entry Option B - North

Elevation Modifications:

- Add rectangular covered entry with cement stucco arched pathway and coquina stone clad columns to match existing



Proposed



Current

Historic Hilton Bayfront

SEP 11 2020

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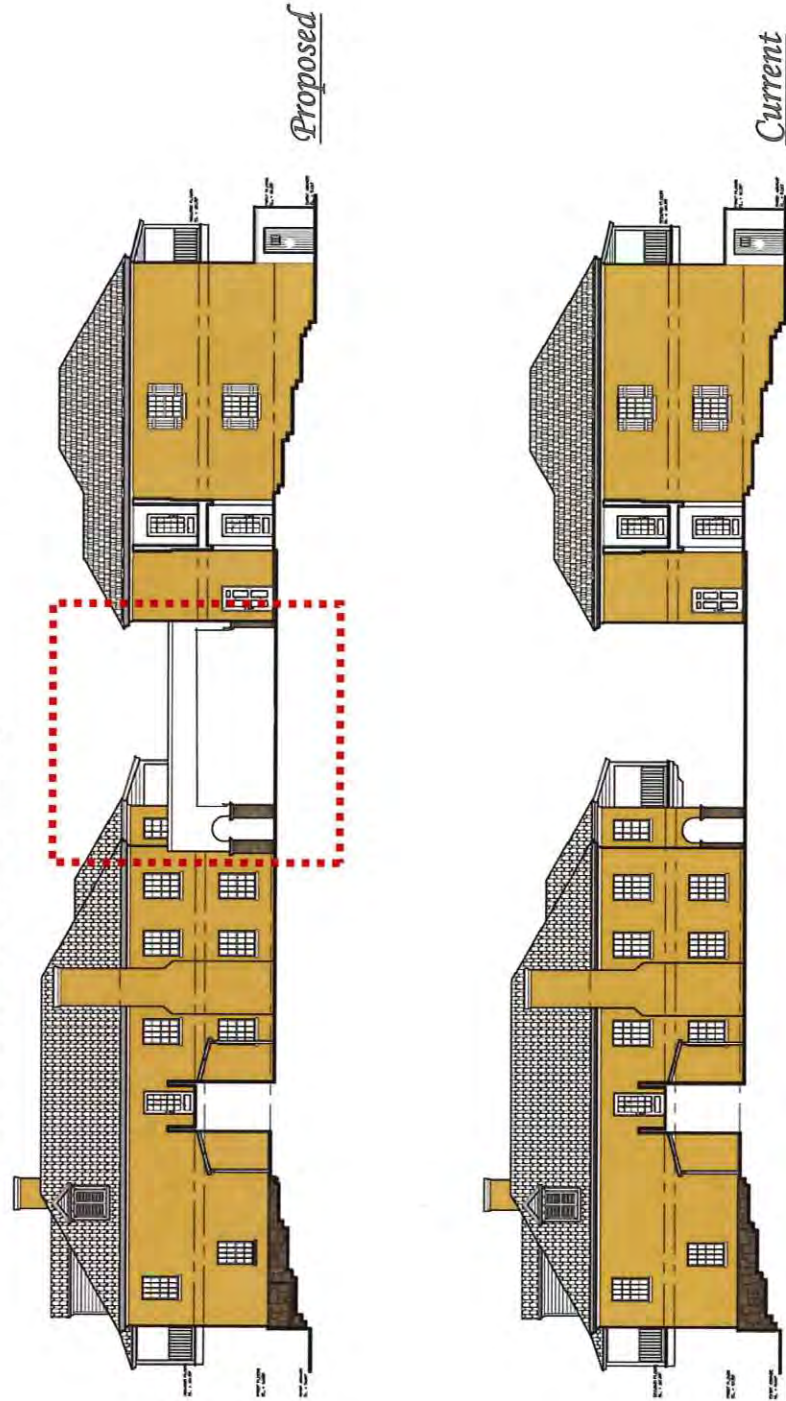


Proposed Covered Entry Option B - South

Elevation Modifications:

- Add rectangular covered entry with cement stucco arched pathway and coquina stone clad columns to match existing

Historic Hilton Bayfront



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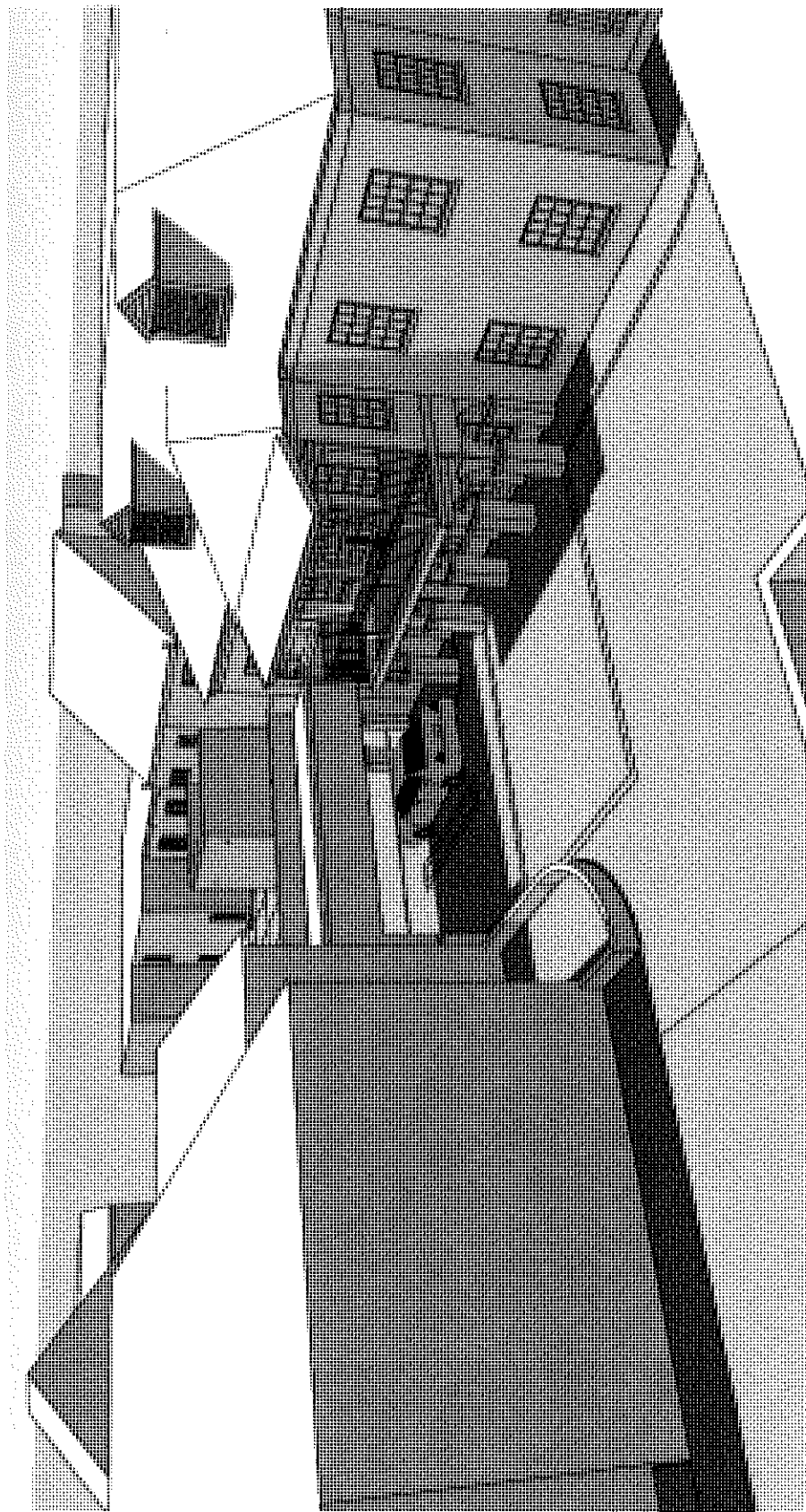
Planning/Building Dept.



Proposed Covered Entry

Option B - North

Historic Hilton Bayfront

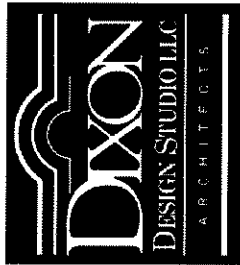


21 City of St. Augustine | Historic Architecture Review Board Presentation

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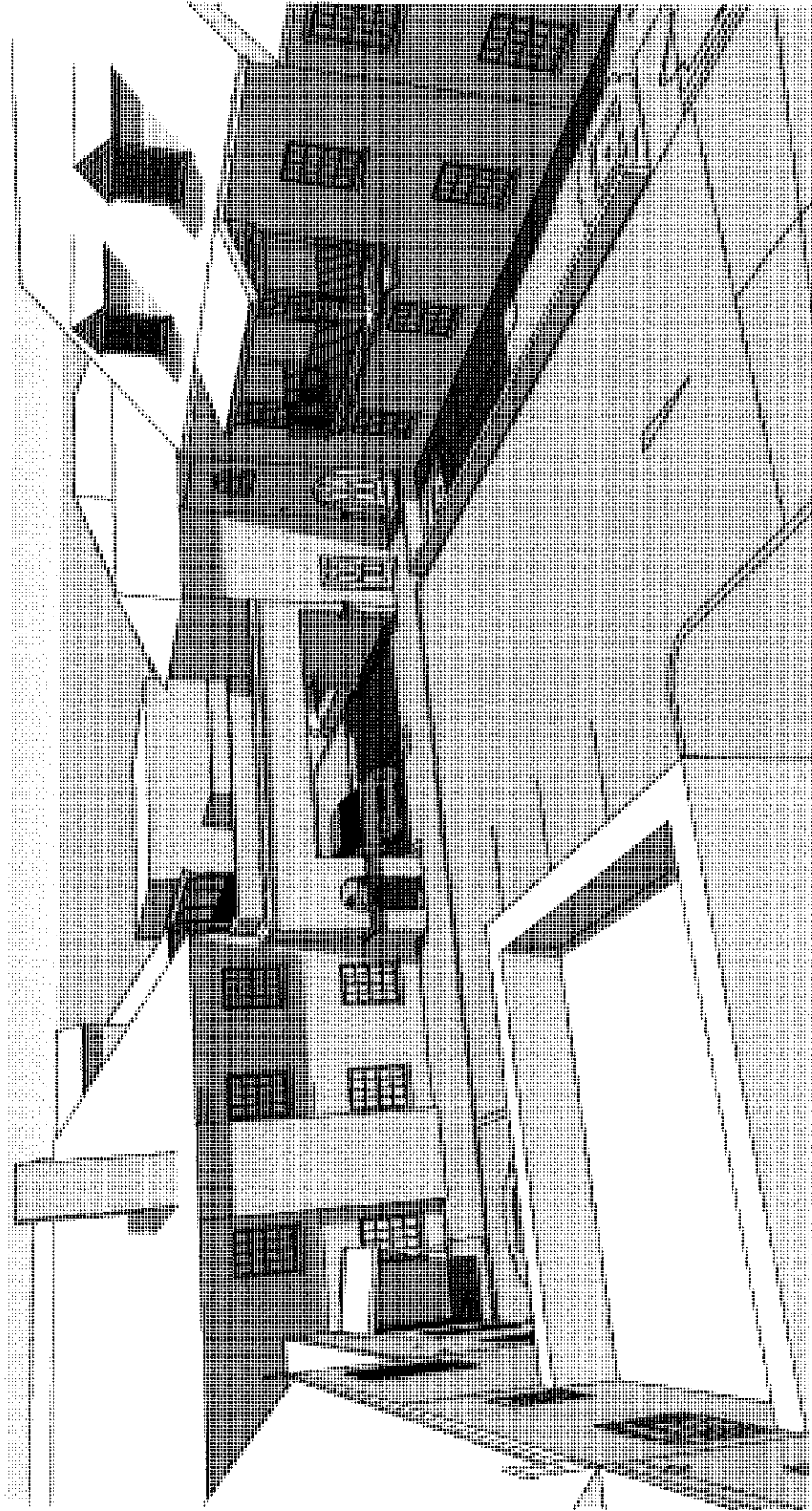
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Proposed Covered Entry

Option B - South

Historic Hilton Bayfront



22 City of St. Augustine | Historic Architecture Review Board Presentation

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Thank You

Contact:
Nico Stearley

Phone:
904.829.9277

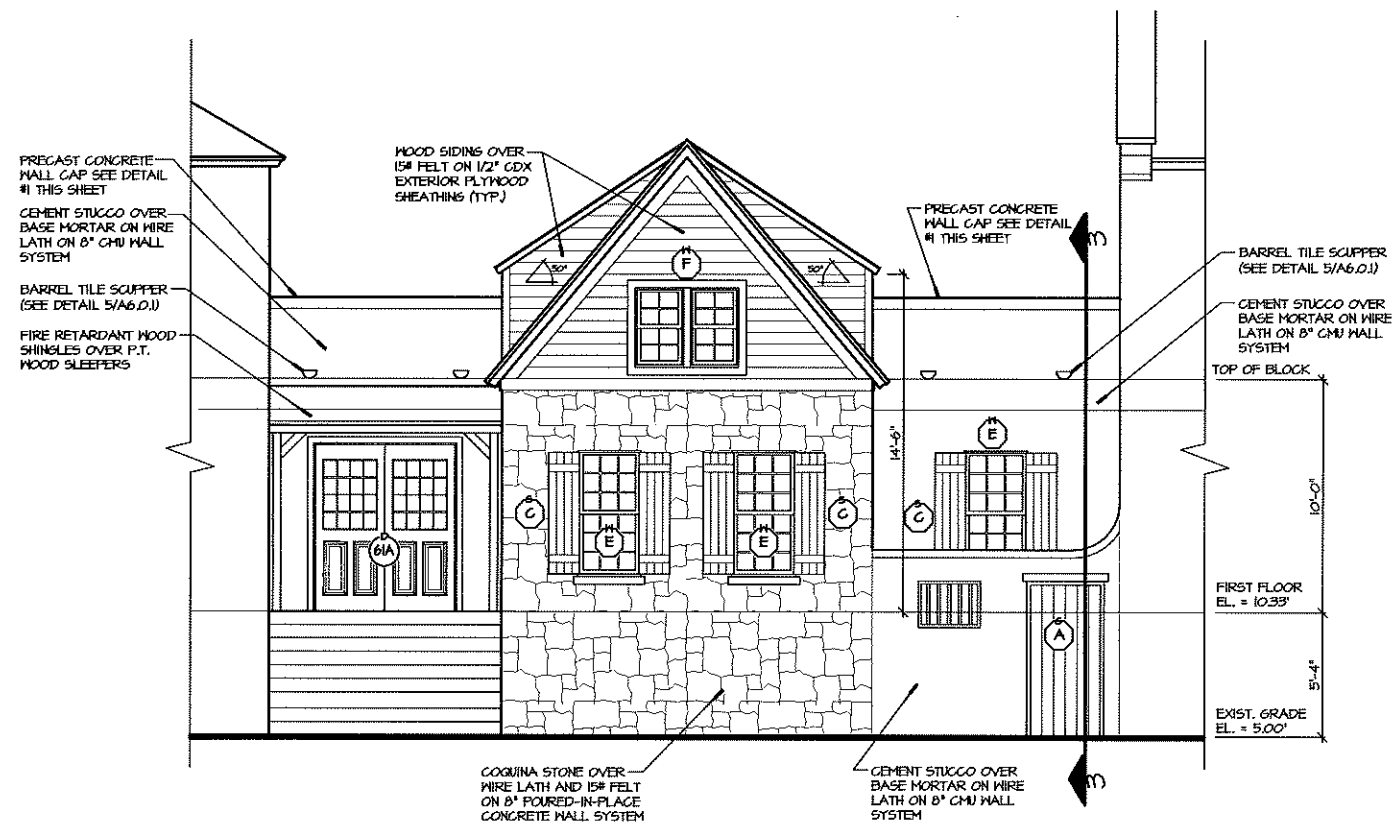
Email:
nstearley@dixondg.com

Website:
<https://dixondg.com>

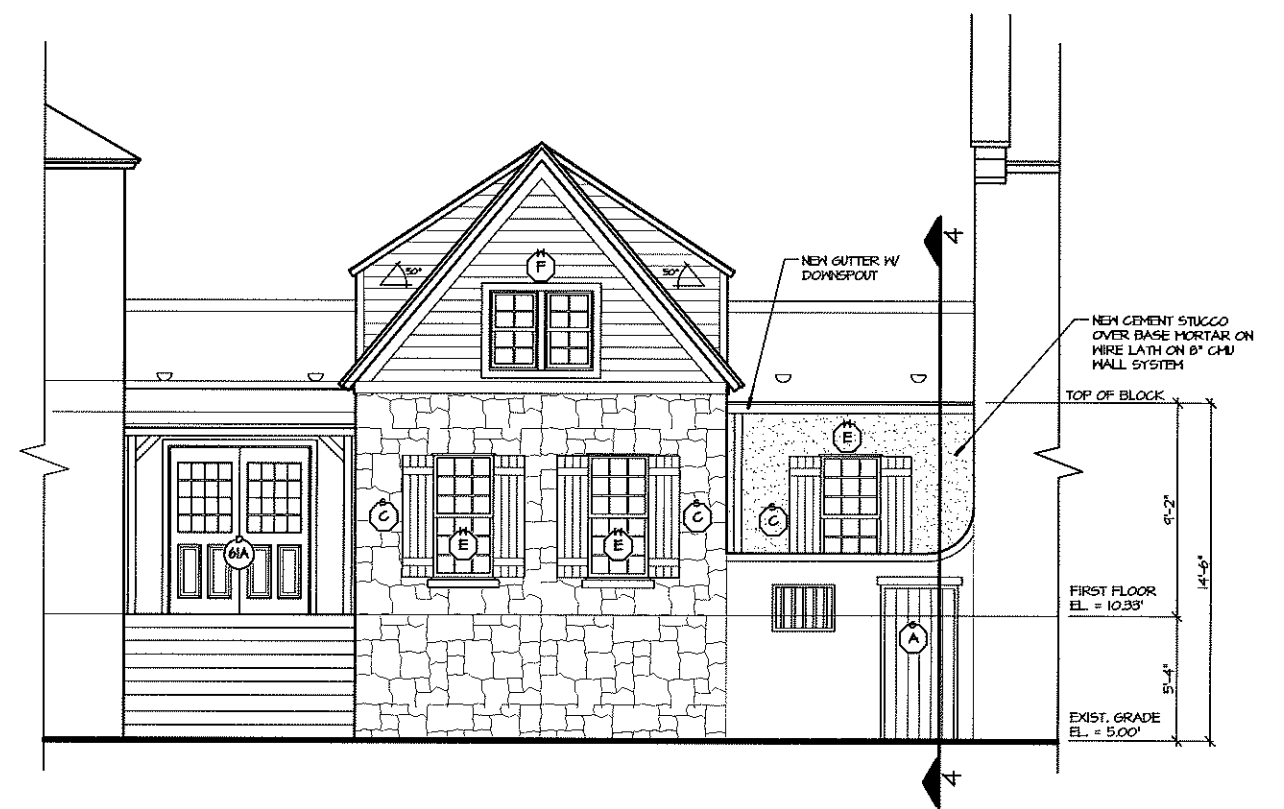
Address:
88 Riberia Street, Suite 430
St. Augustine, FL 32084

Historic Hilton Bayfront

23 City of St. Augustine | Historic Architecture Review Board Presentation



1 EXISTING CHARLOTTE STREET ELEVATION
SCALE: 1/8" = 1'-0"
(BUILDING #2)

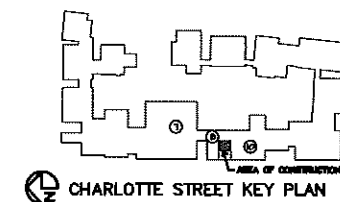


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(BUILDING #2)

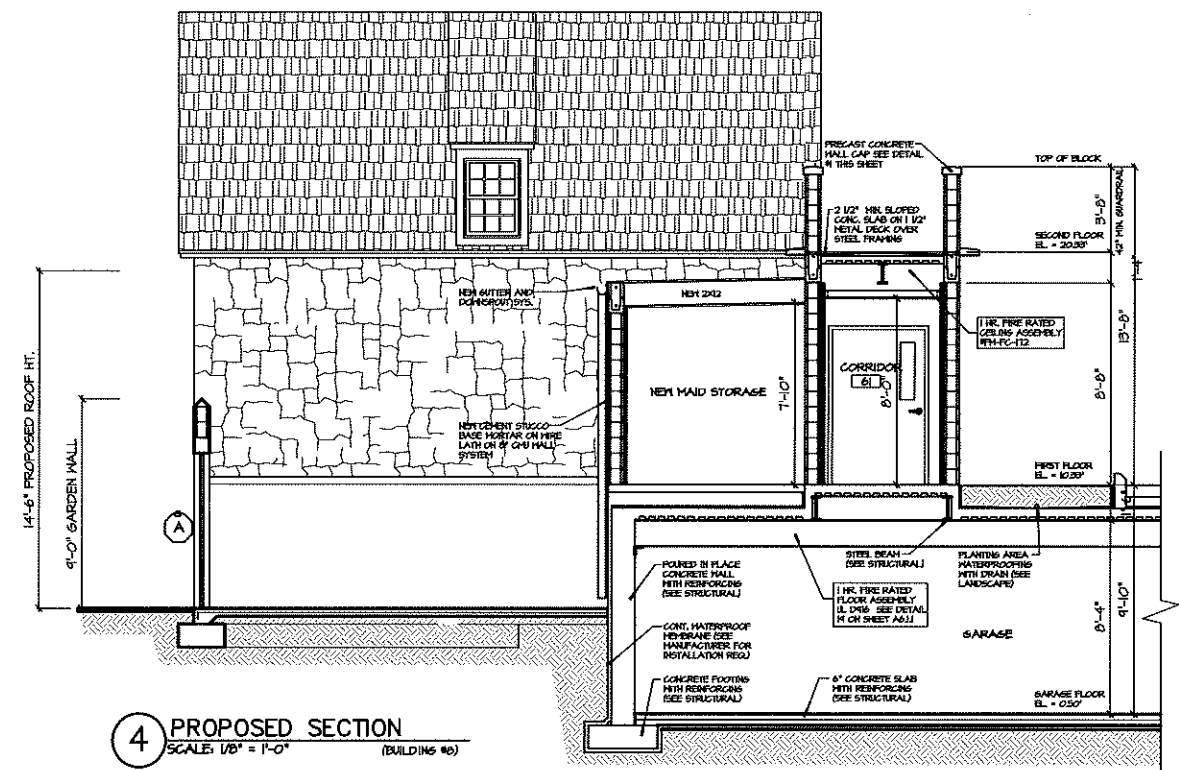
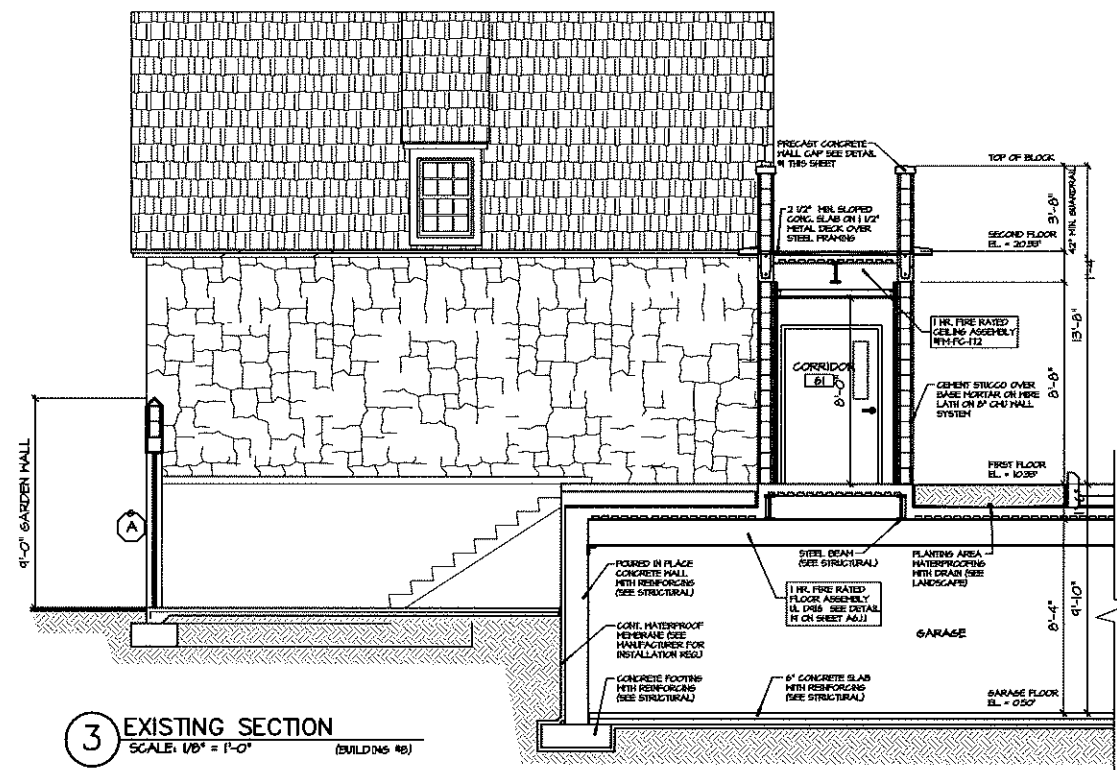
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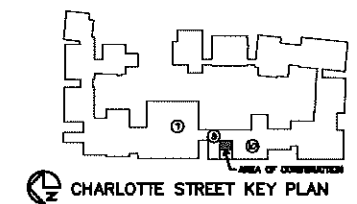
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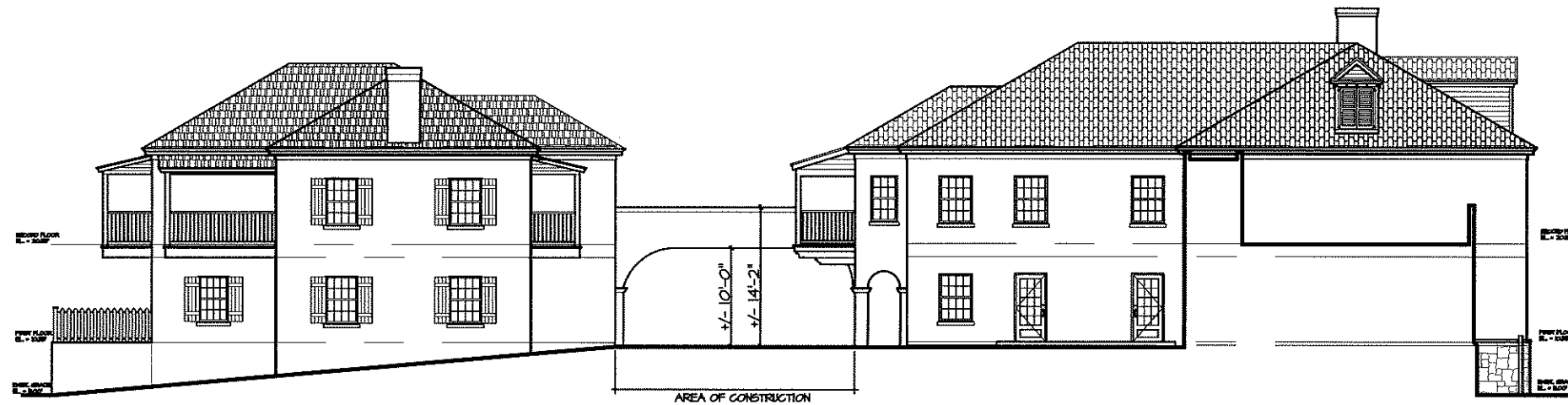
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PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"

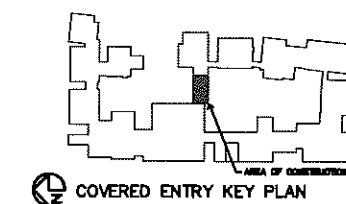


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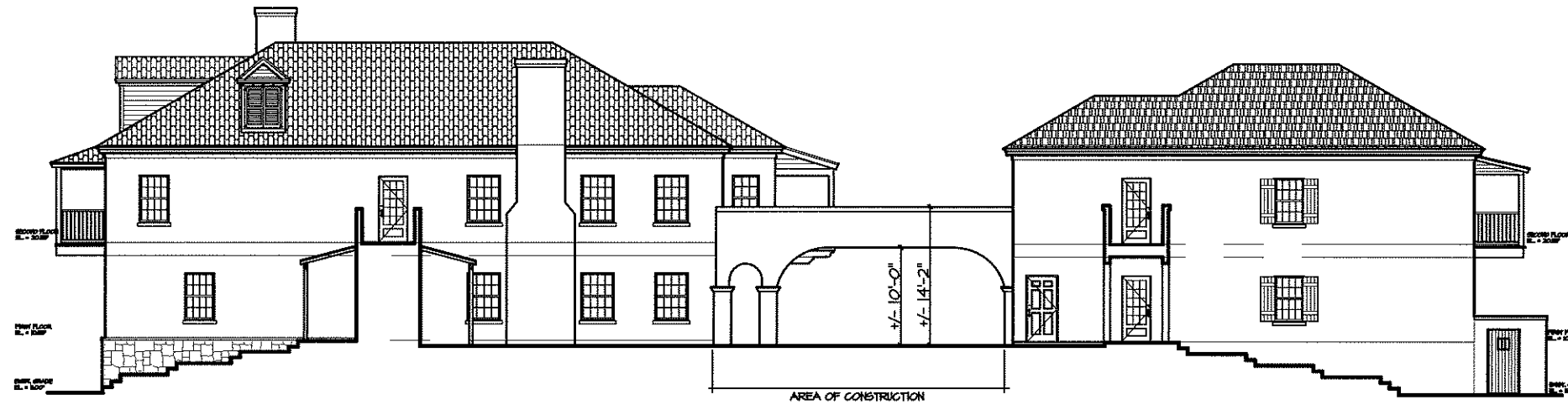
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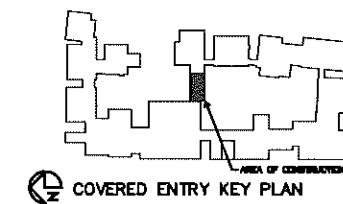


PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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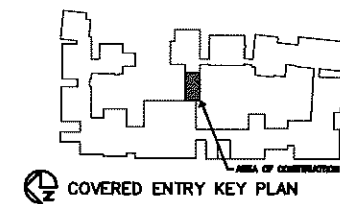


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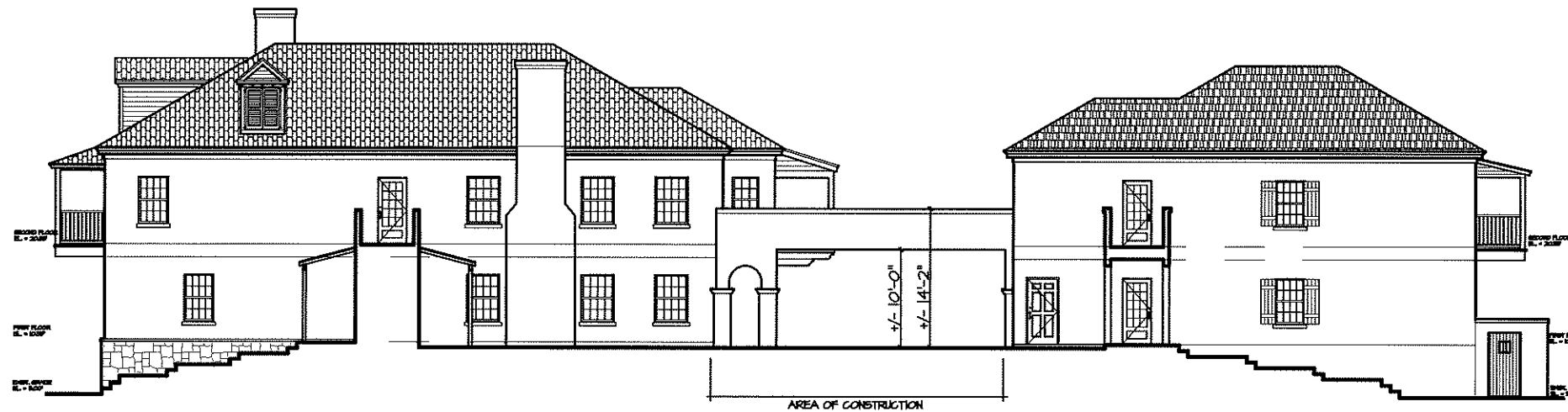


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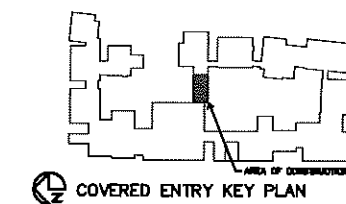


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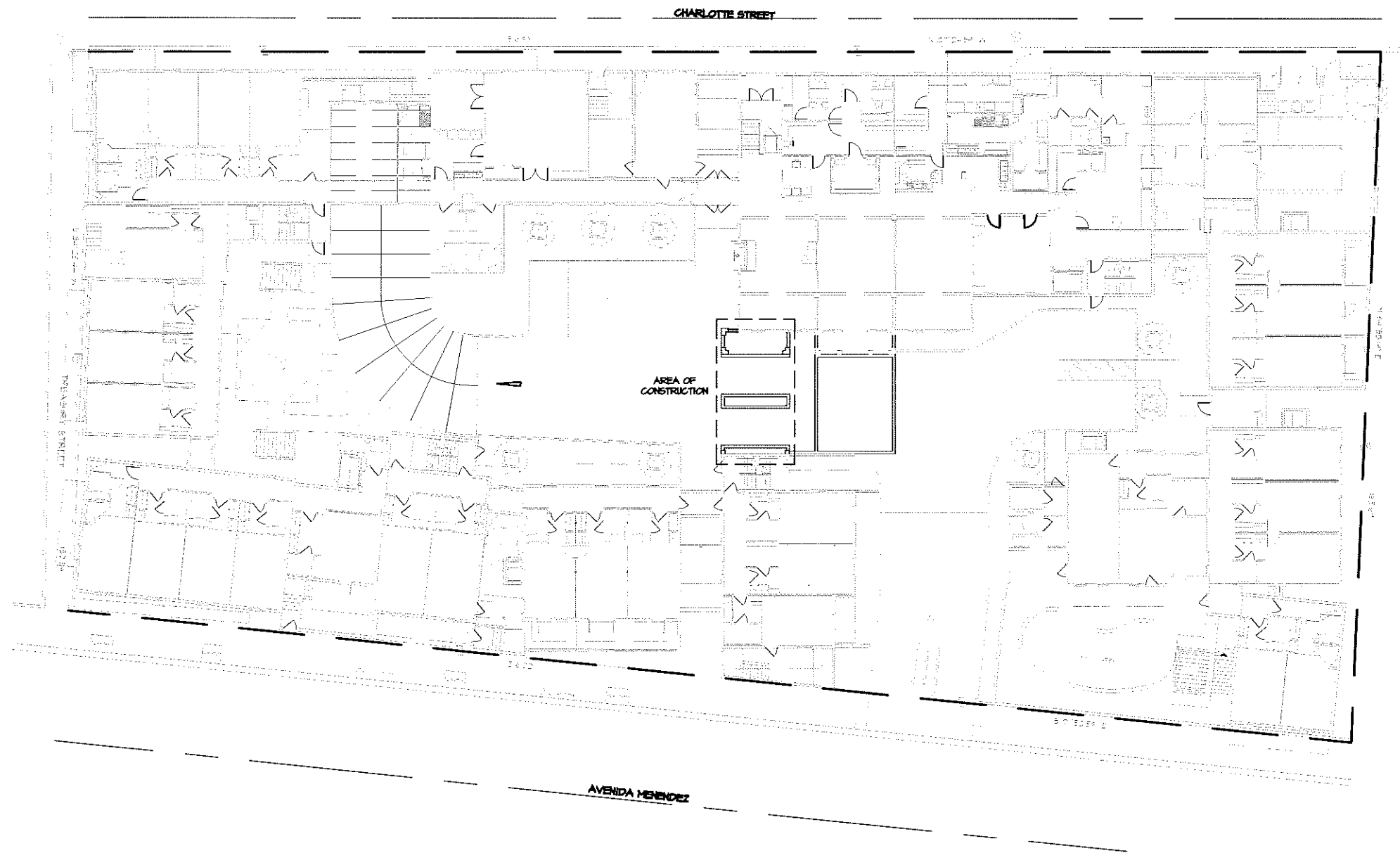


EXISTING SOUTH ELEVATION
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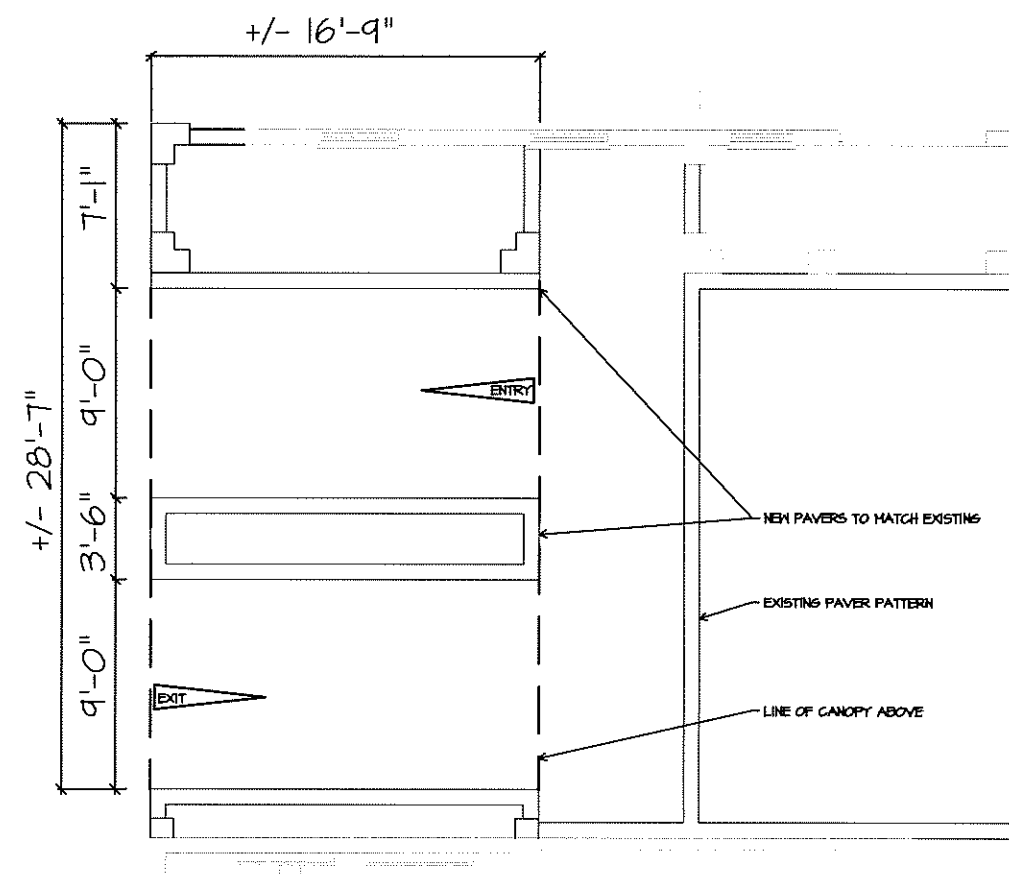


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PROPOSED SITE PLAN

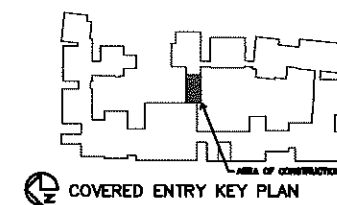
SCALE: 1/32" = 1'-0"



PROPOSED COVERED ENTRY PLAN

SCALE: 1/8" = 1'-0"

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COVERED ENTRY KEY PLAN

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ARCHITECTS
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ST. AUGUSTINE, FL 32084
(904) 829-9277

THE HILTON BAYFRONT INN

Amendment to Planned Unit Development Text (Approved at Ord. 2009-02)

Submittal Date:

February 7, 2020

February 20, 2020 (Amended per Staff Request for Clarification)

Request:

Amendment to the previously approved Planned Unit Development (PUD), to add a small covered walkway area to the existing hotel, over a small part of the interior courtyard/drive area, to allow for covered pedestrian travel from the main building to the building facing the bayfront. Additionally, to enclose a very small maid storage area off the back of the hotel in an area currently utilized for enclosed outdoor storage; this area is barely visible on the Charlotte street elevation and is set back in an open indentation that currently exists. These very minor additions have been designed to mesh seamlessly into the current buildings and will meet all HARB-approved architecture/features. Accordingly, these minor additions are proposed to meet all city codes. These minor modifications will allow the applicant to provide for covered pedestrian travel that is currently lacking, and for a very small additional maid storage area, both as depicted in the diagrams provided. The site is approximately 48,239 gsf and the approved building coverage is 24,736 sf (approx. 52 %). The proposed covered walkway and enclosure will add approximately 543 sf; thus, the applicant requests the lot coverage be amended to reflect approval for 53% lot coverage to accommodate for these minor improvements.

Applicant/Owner:

Sea Wall Motor Lodge, Inc. / Kanti M. Patel
32 Avenida Menendez
St. Augustine, FL 32084

Authorized Agent for the Applicant:

James G. Whitehouse, Esq. / Anish Patel, Esq.
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080

Exhibits:

Exhibit A	Application
Exhibit B	Legal Description
Exhibit C	Development Plan Narrative
Exhibit D	Location Map/Aerial
Exhibit E	Proof of Ownership/Deed
Exhibit F	Authorizations
Exhibit G	Master Site Plan
Exhibit H	Diagrams/Renderings of Minor Additions

Parcel Identification Numbers:

196320 0000

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Exhibit "C"

DEVELOPMENT PLAN NARRATIVE
THE HILTON BAYFRONT INN
PLANNED UNIT DEVELOPMENT

SECTION I- INTRODUCTION AND REQUEST

This is an application for amendment to the previously approved Planned Unit Development (PUD). Included is the request to add a small covered walkway area to the existing hotel, over a small part of the interior courtyard/drive area, to allow for covered pedestrian travel from the main building to the building facing the bayfront, and to enclose a very small maid storage area off the back of the hotel in an area currently utilized for enclosed outdoor storage, as well as all accompanying documents as required by the City of St. Augustine Zoning Code ("Zoning Code"). This Application is filed on behalf of the Applicant, Sea Wall Motor Lodge, Inc. The Applicant is requesting an amendment to the previously-approved PUD in accordance with the City of St. Augustine Zoning Code, which includes a small addition to the interior of the courtyard/driveway area, for the addition of a covered walkway to allow for covered pedestrian travel from the main building to the buildings facing the Bayfront, and to allow for the enclosure of a very small maid storage area off the back of the hotel in an area currently utilized for enclosed outdoor storage, to protect this storage from the weather and elements. The current PUD has been in place since the parcel containing the Hilton Bayfront Inn was rezoned from HP-3 to PUD for the continued operation of this exquisite hotel. The PUD was approved in 2009 (Ord. 2009-02).

The current configuration of the interior courtyard and drive area leaves the area uncovered at all times, which has become cumbersome during inclement weather. As the hotel continues to strive to provide appropriate facilities to its guests, and to meet all ADA requirements, the need for this covered walkway area has become essential to the continued feasibility of the hotel's current configuration. This very small addition to the interior of the courtyard area will allow for the covered walkway for covered pedestrian travel to the other buildings facing the bayfront as well as for vehicle loading and unloading, which in turn will promote quicker mobility services in the hotel's interior driveway areas. Further, the enclosure of the very small storage area will allow for access from the interior of the hotel and for additional needed maid storage space. The applicant had already engaged the services of the late city architect, Mr. Dixon, and his office and is prepared to move forward with these minor additions in a manner that will, first and foremost, meet all of the all HARB requirements, including all approved architecture/features, as well as meeting all of the other city codes. Moreover, these modifications will allow the applicant to continue to provide off street disembarking of visitors to the hotel during check-in and check-out and for the enclosure of the very small storage area. Through the guidance and advice of Mr. Dixon, before his passing, and now through his office, these minor additions for the arched covered walkway and small enclosed storage area will simply be seamlessly added to the hotel in the interior of the courtyard area between the main building and the buildings facing the Bayfront and on the rear in an already indented area, and these minor additions will not be apparent to the general view of the building as a whole. Further, as aforementioned, these very minor additions will meet all of the HARB requirements and will blend seamlessly into the overall design of the hotel, as depicted in the elevations, pictures and site plan provided. Applicant herein seeks these modifications, including the rezoning, as presented.

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The objective of the PUD as modified is to continue the operation of the Hilton Bayfront Inn on this site. The current establishment was constructed in 2005 on this site as a 24,344 square foot, 72-unit hotel, contained within 22 buildings, and then slightly modified in 2009 during the establishment of this PUD, to allow for the enclosure of an additional 392 square foot dining area, which had been used as an outdoor seating area.

A. Location/Surrounding Areas: The property within the PUD currently consists of approximately 1.08 acres, described by the Legal Description as included in the Proof of Ownership documents, attached. The property is located on the city's bayfront, along Avenida Menendez.

B. Ownership/Agreement: The Property is owned by Sea Wall Motor Lodge, Inc., as shown by the Proof of Ownership documents in the Application materials, who has authorized St. Johns Law Group to represent it. Evidence of authorization is contained within the Application materials, as well.

Applicant hereby agrees and stipulates to proceed with the proposed development in accordance with PUD Ordinance as adopted by the City of St. Augustine City Commission with the amendments as outlined. The Applicant also agrees to comply with all conditions and safeguards established by the Planning & Building Department and the Planning & Zoning Board (PZB), Historic Architectural Review Board (HARB) and the City of St. Augustine City Commission. The Applicant understands that any architectural site changes to any property in the PUD must be in compliance with the AGHP and is subject to HARB approval.

SECTION II- APPLICATION

A. Permitted Uses: The development will be constructed in an orderly manner. The property currently contains the afore-mentioned hotel, a restaurant, with associated bar and lounge serving alcohol beverages, some conference room areas and a parking garage area. This current mix of uses will continue to be allowed along with any other uses as allowed in the HP-3 zoning district. This PUD shall not relieve the Applicant, its successors and assigns, of their obligations from complying with all Federal, State and local applicable laws and does not otherwise limit, nor expand, the authority of the City of St. Augustine to enforce such laws nor limit, nor expand, defenses available to the property owner.

Uses by exception shall be provided for and any changes to the uses described herein by an amendment to the PUD.

B. Development Standards for NEW Structures within the PUD: The attached Site Plan depicts the current site plan and layout of the current structures and parking area, as well as the very minor additions to the main structure for the proposed arched covered walkway located in the interior of the courtyard/drive area and the small enclosed area on the rear. The only difference from that which was approved previously is the inclusion of this arched covered walkway to the area between the main building and the buildings facing the Bayfront and the enclosure of the small storage area. No material departures from the Site Plan are permitted without authorization of the PZB. In addition, the following specific criteria shall apply.

- 1. Maximum lot coverage:** Fifty-three percent (53%)

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2. Maximum building height: Maximum thirty-five (35) feet, measured from a ten foot finished floor elevation.

3. Parking: Parking spaces are provided in conformance with the City of St. Augustine Zoning Code and constructed in accordance with all City requirements and receipt of appropriate permits.

4. Signage: Size and construction of all signs within the property will be in conformance with the City of St. Augustine Sign Ordinance requirements. Any and all signs currently in use shall continue to be allowed and may be maintained and repaired in their current form. These signs conform to the City of St. Augustine Sign Ordinance requirements, may be incorporated into a wall and may be lighted (lights are not directed towards traffic) and do not obstruct visibility

5. Stormwater: Stormwater is retained on site within the retention areas. The drainage structures and facilities have been designed and constructed in compliance with the regulations of the City of St. Augustine and conform with the permit requirements established by the St. Johns River Water Management District.

6. Access: Vehicular and pedestrian access to the property will be provided.

7. Fencing: All existing fencing on the Property is either masonry (fronting Avenida Menendez) or wooden (along Charlotte Street). No additional fencing is proposed or required as a result of the proposed enclosure.

8. Utilities: All electrical and telephone lines are installed underground on the site: Electrical power is provided by Florida Power and Light Company or other franchised utility provider. Security lighting may be provided as needed.

9. Potable Water: Potable water will be provided by the City of St. Augustine via existing connections.

10. Fire Protection/Assessment: Fire protection will be afforded by fire hydrants in accordance with City standards. Applicant will comply with the non-ad valorem assessment for fire services adopted by the City through Ordinance Number 97-25 and Resolution Number 97-04. This will include the re-adoption or continuance on an annual basis of such assessment, by Resolution of the City Commission.

11. Sanitary Sewer: The development is served by central sewer collection from the City of St. Augustine. Any extensions or new connections shall be in accordance with City requirements and construction shall conform to current permit standards.

12. Sidewalks: Sidewalks are in place along Avenida Menendez and Charlotte Street. There is no opportunity for sidewalks along Treasury Street or on the north side of the existing Hotel.

13. Design: The design of the existing hotel and 392-square foot enclosure addition were reviewed by the Historic Architectural Review Board ("HARB") to assure

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that the Hotel reflects a high standard of construction and consistent with modern construction methods and materials and the site constraints. HARB granted its approval for the existing Hotel in 2005 and approved the proposed 392-square foot enclosure on September 11, 2008. The design of the minor additions shall be submitted to and reviewed by the Historic Architectural Review Board to assure that it reflects a high standard of construction and consistent with modern construction methods and materials and the site constraints. These amendments do not change the design or architectural elements.

SECTION III- MAINTENANCE

This Planned Unit Development will be owned and operated by the Applicant and/or its assigns. The Applicant, its successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the site in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will not be dedicated to the City of St. Augustine. The Applicant reserves the right to transfer the ownership of the PUD or portion thereof to multiple entities, providing maintenance agreement(s) between any property owner or owners has been established, which would provide for all maintenance and other requirements as stipulated herein.

SECTION IV- PUD ORDINANCE CRITERIA

Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future land Use Map category for the property.

Response: The Hilton Bayfront Inn PUD as proposed is consistent with the goals, policies and objectives of the Comprehensive Plan, including:

FUTURE LAND USE ELEMENT

FLU Objective 1

The future land use map and subsequent amendments to it shall be adopted and implemented in a manner consistent with topography, soil conditions, and the availability of facilities and services to support such development. This is implemented by FLU Policies 1.1, 1.7, 1.8, 3.2, 6.1, 11.1, and A. The measurable targets for this objective are: (1) the number of development proposals reviewed by compliance with the Future Land Use Plan as implemented by the City's development regulations contained in the City Code; and (2) approval of large scale comprehensive plan amendments by DCA, and adoption of small scale comprehensive plan amendments by the City according to the requirements contained in the Rules and Florida Statutes, and consistent with the adopted Comprehensive Plan.

The subject property does not have any constraints related to topography or soil conditions. Water and wastewater lines are already connected to the site.

FLU Objective 11

The City will act to discourage the proliferation of urban sprawl. This objective is implemented by FLU Policies 1.1, 1.2, 1.8, 3.2, 7.2, 7.3, 8.1, 11.1, 11.2, 11.3, and CI Policies 4.1 and 4.2

FLU Policy 1.1: The City shall continue to implement the adopted comprehensive

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plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Site plan review shall consist of review of the development proposal for compliance with all applicable chapters of the City Code including but not limited to land development regulations relating to: zoning and on-site parking; environmental protection and conservation overlay zones; concurrency management and on-site storm drainage; signs; landscaping; subdivisions; building code and coastal construction code; utilities – potable water, sanitary sewer, solid waste and city storm sewer; archaeology; and flood control. Building permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the adopted levels of service standards. Ordinances amending the City Code shall be codified at least annually. They City Code shall be on display for the public in the City Clerk's office. This policy implements FLU Objectives 1, 9 and 11.

The location of the subject property is within the city limits. The provisions of the PUD regarding parking and utilities are fully consistent with these policies.

FLU Objective 4

Encourage the use of innovative and sustainable land development practices that maximize the use of existing services and facilities, such as planned unit developments, and other mixed land use development techniques, infill development, redevelopment, wastewater reuse and solid waste recycling. The measurable target for this objective is the continued presence of innovate land development regulations in the City Code.

The original approval of PUD Ordinance 2009-02 for this site and this Application's goal of seeking the same conditions contained within the originally-approved PUD Ordinance, will result in the continued operation of an existing property, using existing services and facilities, as intended by this Objective.

INFRASTRUCTURE ELEMENT

SANITARY SEWER SUB-ELEMENT

SS Objective 1.3

The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing wastewater facilities. The measurable target for this objective is the area served by the City wastewater system.

The subject property is in the area served by the City wastewater system and will employ the existing connections to the City's sanitary sewer system and comply with the adopted level of service.

POTABLE WATER SUB-ELEMENT

PW Goal

Water facilities shall continue to be provided in an efficient manner supporting the intended development of the City depicted by the Future Land Use Map.

PW Objective 1.4

The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing potable water facilities. This objective is implemented by PW Policies 1 and 4. The measurable target for this objective is the area served by the City potable water system.

The subject property will employ the existing connections to the City's potable water system. The Property is within the City's service area and will comply with the adopted level of service.

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INFRASTRUCTURE IMPACT ANALYSIS

An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns and infrastructure of the city.

The infrastructure impact analysis shall include site specific design improvements related to traffic circulation and the movement of pedestrians, bicycles and vehicles on and off-site.

As depicted in the site plans attached, submitted and presented, by way of this modification, this minor addition to the interior of the courtyard area will allow for the covered walkway for covered pedestrian travel to the other building facing the bay front as well as for vehicle loading and unloading, which in turn will promote quicker mobility services in the hotel's interior driveway areas. The applicant had already engaged the services of the late city architect, Mr. Dixon, and his office and is prepared to move forward with this minor addition in a manner that will, first and foremost, meet all of the all HARB requirements, including all approved architecture/features, as well as meeting all of the other city codes. Moreover, this modification will allow the applicant to continue to provide off street disembarking of visitors to the hotel during check-in and check-out. Through the guidance and advice of Mr. Dixon, before his passing, and now through his office, this minor addition for the arched covered walkway will simply be seamlessly added to the main structure in the interior of the courtyard area between the main building and the building facing the Bayfront and the minor addition will not be apparent to the general view of the building as a whole. Further, as aforementioned, the very minor addition will meet all of the HARB requirements and should blend seamlessly into the overall design of the building, as depicted in the elevations, pictures and site plan provided. As stated, though applicant is required to re-write the PUD text to include this minor addition for the arched covered walkway, the applicant fully intends to continue to utilize the property as currently configured and operating. In fact, the minor addition will not have any impact on the current motor vehicle and pedestrian traffic to the property. Notably, the applicant will continue to provide parking for their guests and patrons. This addition will not affect that provision at all. Further, this site's location in the downtown core will continue to encourage pedestrian, bicycle and other modal use and applicant will continue to make the site accessible to visitors so as to encourage movement by foot or bicycle or by way of one of the many other less intense transportation means. The applicant has worked with the city on many occasions regarding this objective in regards to their provision of parking as well as pedestrian access to their site.

To further the objectives of the city, as well as the hotel/restaurant, during their patronage at our site, the guests will be informed of the many other attractions as well as the many, less-intense transportation options, and the many other sites that are easily accessible by foot.

In sum, the only change from the former PUD is the minor addition for the arched covered walkway and the enclosed maid area and these minor additions have no impact upon the traffic circulation patterns of the city. Further, since this PUD property continues to provide the same parking as well as off street stacking and loading and unloading, the PUD as a whole does not in fact unreasonably affect the current traffic patterns and flow in this area of the city.

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HISTORIC PRESERVATION ELEMENT

HP Goal

Maintain and enhance the historic integrity and ambiance within the City of St. Augustine while encouraging economic growth and the identification, Preservation, continued use and adaptive reuse of existing historic structures.

The proposed minor additions will maintain and enhance the historic integrity and ambiance of the City of St. Augustine and will be designed in a manner to match the current architectural design of the building and it will not affect any architecture of the structure in place.

1. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.

Response: This property is currently a PUD, this is merely a modification to the same.

2. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.

Response: The Development Plan Narrative, attached above, contains the required development conditions sought by Applicant.

3. Compliance with the intent and criteria in section 28-286.

Section 28-286 provides: The application of flexible land use controls to the development of land is often difficult or impossible within traditional zoning district regulations. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is often necessary to establish planned unit developments (PUD) in which development is in harmony with the general purpose and intent of the city's general planning program and comprehensive plan. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial or industrial developments, or combinations thereof, which are in keeping with overall land use density and intensity standards,

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and open space objectives. The intent of a PUD is to permit flexibility from the strict application of setback, lot size, and other zoning district requirements, and provide performance criteria which:

- (1) Permit a creative approach to the development of land; and
- (2) Accomplish a more desirable environment than would be possible through the strict application of minimum zoning district requirements; and
- (3) Provide for an efficient use of land; and
- (4) Improve the appearance of the area through the preservation and enhancement of natural features, recreation areas, and open space; and
- (5) Provide an environment of stable character compatible with surrounding areas; and
- (6) Retain property values over the years.

Response: The Development Plan Narrative, attached above, demonstrates this proposed PUD's compliance with Section 28-286.

4. Compliance with section 28-288 and justification for any zoning uses.

Response: Section 28-288 provides "Any use which is permitted by the comprehensive plan may be included and approved in a PUD." The property is currently zoned PUD under the City of St. Augustine's 2030 Comprehensive Plan ("Comp. Plan"), but it was previously located within the HP-3 Historic Preservation category and that was the reason for rezoning to PUD in 2009. Further, it is surrounded by HP-3 zoning. Thus, since Policy 1.3 of the Comp. Plan provides that historic preservation districts permit compatible nonresidential uses that will encourage the restoration and reproduction of historic structures, this PUD and the minor additions are appropriate to allow the continued existing use of the property that has been such for many years.

5. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB,

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building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance, or other related permit.

Response: *The project is a currently existing PUD and the very minor additions for the covered walkway and small storage area are planned to be commenced as a single phase, within a reasonable time of the approval of the Ordinance approving the PUD, and completed within a reasonable time thereafter.*

6. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement.

Response: *No such areas exist on the Property.*

7. A termination date after which all or part of a PUD that has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

Response: *It is the landowner's understanding and intent that should this Application be denied, the existing zoning approvals remain unchanged.*

8. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.

Response: *Any reversion to a pre-PUD zoning district would not render the existing uses inconsistent with the Comprehensive Plan.*

9. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their

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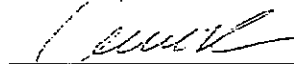
JUL 20 2020

application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

Response:

The undersigned, for themselves and for their successors and assigns, acknowledges and agrees to be bound by every commitment made in this application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

OWNER/APPLICANT:



Kanti M. Patel
As Authorized Signer for
Sea Wall Motor Lodge, Inc.

SECTION V - SUMMARY AND CONCLUSIONS

Approval of this Planned Unit Development as amended, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, is justified in that:

1. The project will not adversely affect the orderly development of the City of St. Augustine as embodied by the City Zoning Ordinance and the respective Comprehensive Plan of the City, as the proposal is in conformance with the Plan and its goals and objectives, and the use, as included in the Narrative, is compatible with the surrounding zoning. The project allows control over the size and intensity over development and assurance of compatibility with surrounding residential uses.

2. The project will not adversely affect the orderly development of the City of St. Augustine and will not adversely affect the health, safety and welfare of the residents or visitors to the area, will not be detrimental to the natural environment or the development of adjacent properties or the neighborhood as a result of the conditions and safeguards included in the application.

3. The project will accomplish the objective, standards and criteria set forth within the Zoning Ordinance and provides for strict regulation and maintenance of the project to provide the City with the assurance of an attractive and beneficial asset.

4. When developed in accordance with the conditions stipulated in the PUD application and imposed by this Ordinance, the proposed PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

THEREFORE, This Planned Unit Development request meets all of the above listed City requirements, including the Comprehensive Plan requirements, does not conflict with any of the elements of the Comp. Plan and is consistent with the Comp. Plan. and City Code.

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Exhibit "D"

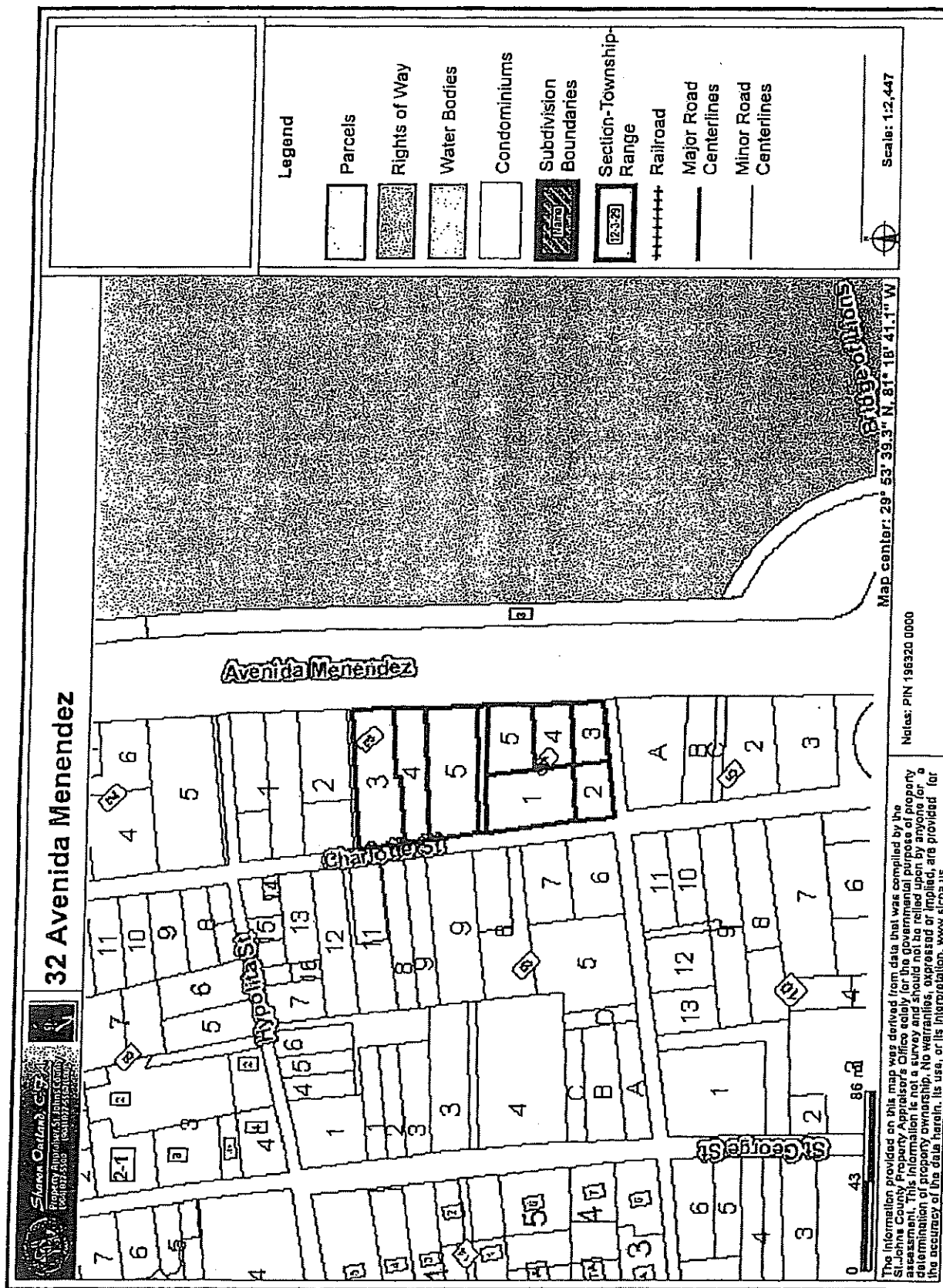
Aerial Location Map

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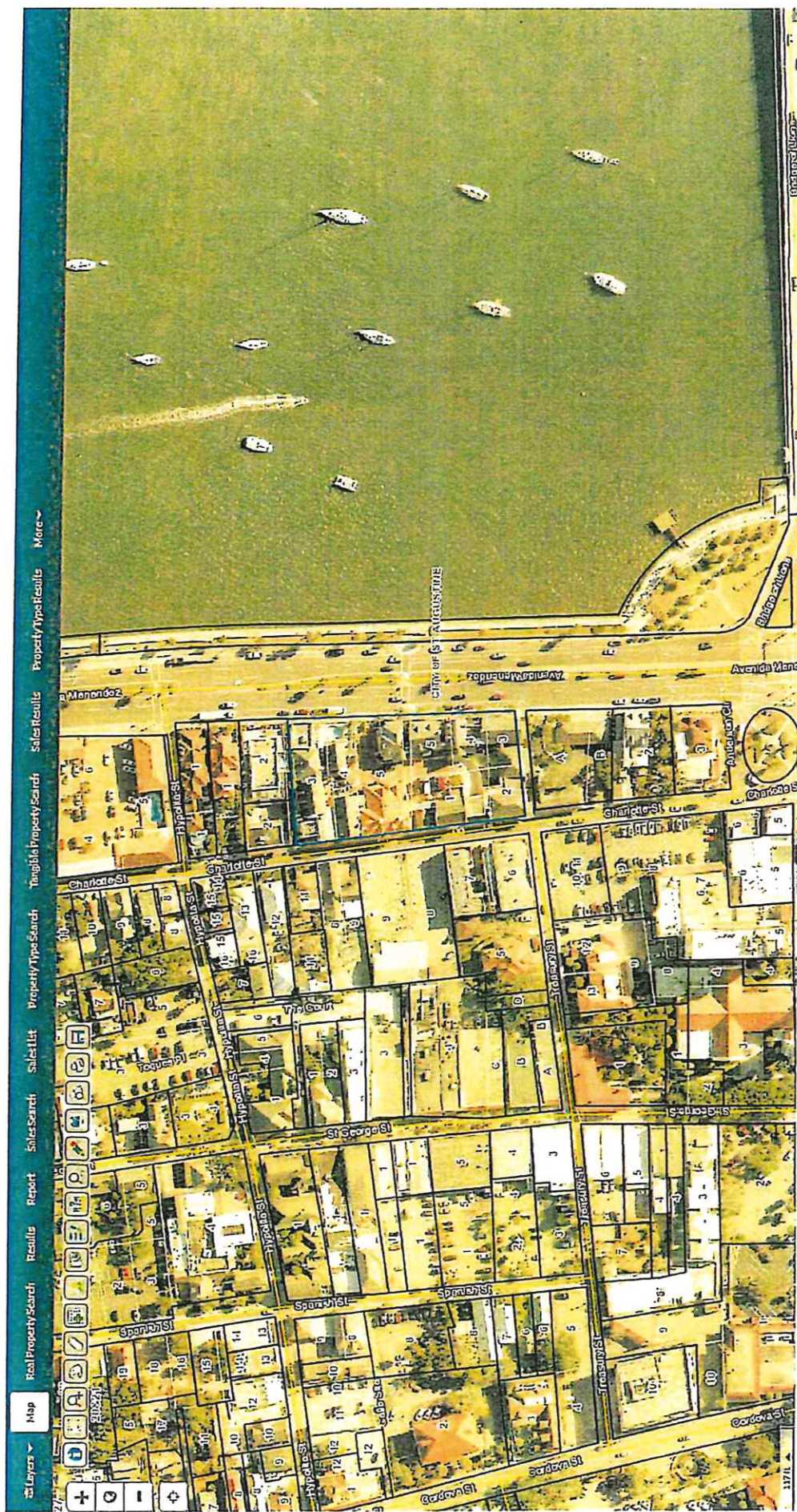
Page 269 of 580



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Exhibit "E"
Proof of Ownership

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REC

4 PAGE 281

WARRANTY DEED

THIS INDENTURE, Made this 28th day of August, 1960

between WILLIAM W. FAW joined by his wife, LUBA FAW, of the County of St. Johns and State of Florida, parties of the first part, and SEA-WALL MOTOR LODGE, INC., a corporation organized and existing under the Laws of the State of Florida, having its principal place of business in St. Johns County, Florida and its mailing address at 12 Bay Street, St. Augustine, Florida, party of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of \$10.00, and other good and valuable considerations, to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said party of the second part all those certain parcels of land lying and being in the County of St. Johns and State of Florida, more particularly described as follows:

All of Lot 1 of Block 1, according to the official map of the City of St. Augustine, saving and excepting therefrom a strip or parcel of land along the north line of said Lot 1, Block 1, City of St. Augustine, Florida, 9 feet in width extending from Charlotte Street on the west to Bay Street on the east and bounded on the north by the south line of Lot 2, Block 1, City of St. Augustine, Florida. The above mentioned Lot 2, Block 1, being the property now or formerly of Hattie R. Butler; together with enough property at the Charlotte Street and Bay Street ends lying south of the south line of the above described strip or parcel of land to provide an eight (8) foot turning radius measured from the west curb line on Bay Street and the east curb line on Charlotte to the south line of the above described property to permit vehicles to turn from said Bay Street and Charlotte Street into the above described strip or parcel of land.



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JEFF REC 4 PAGE 284

ALSO: All of Lots 4 and 5 of said Block 3; and all of Block 4, according to the official map of the City of St. Augustine, Florida.

ALSO: That certain strip or parcel of land formerly known as Baya Lane, extending from Charlotte Street on the west to Bay Street on the east and bounded on the north by the south property line of Block or Square NO. 3, and on the south by the north property line of Block or Square No. 4, City of St. Augustine, Florida, as shown on the official plat of the City of St. Augustine, Florida, dated June 12, 1923, subject to that certain right of way or easement in favor of the City of St. Augustine, Florida, for maintaining, repairing, inspecting and/or removing storm sewer and water pipes under said Baya Lane.

TOGETHER with all fixtures, furnishings, furniture, utensils, tools, equipment and all other personal property used or useful in connection with operation of hotel and motel situate on the above described land.

SUBJECT to mortgage of record.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement there-to belonging or in anywise appertaining.

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

AND the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free from all incumbrances except

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OFF REC 4 PAGE 285

as above stated; and that they have good right and lawful authority to sell the same; and the said parties of the first part do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

William W. Faw (SEAL)

Luba Faw (SEAL)

Signed, sealed and delivered
in the presence of:

Sam W. Lacy

Mary B. Lacy

As to William W. Faw

Luba Faw

As to Luba Faw

STATE OF FLORIDA
ST. JOHNS COUNTY:

I HEREBY CERTIFY that on this day before me, the undersigned officer, personally appeared WILLIAM W. FAW to me well known and known to me to be one of the persons described in and who executed the foregoing instrument; and he acknowledged that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 8th day of
August, 1960.



Mary B. Lacy
Notary Public of the State of Florida
at Large

My commission expires September 12, 1961

STATE OF TENNESSEE
COUNTY OF WASHINGTON

I HEREBY CERTIFY that on this day before me, the undersigned

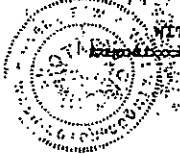
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REC 4 PAGE 284

officer, personally appeared LUBA FAW, to me well known and known to me to be the wife of the said WILLIAM W. FAW and one of the persons described in and who executed the foregoing instrument; and she acknowledged to and before me separate and apart from her said husband that she executed the foregoing instrument freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.



WITNESS my hand and official seal this 6th day of MARCH, 1961.

[Signature]
Notary Public, State of TENNESSEE
My commission expires APRIL 20TH, 1964

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

MAR 11 11 34 AM '61

[Signature]
CLERK CIRCUIT COURT
SEA-GUC

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OFF REC 4 PAGE 285

91295

THIS MORTGAGE DEED, Executed the 7th day of March, A. D. 1961
by RAY S. ETTTEL, joined by his wife, DOROTHY V. ETTTEL,

hereinafter called the Mortgagee, which term shall include the heirs, legal representatives, successors and assigns
of the said Mortgagee wherever the context so requires or admits,
to MOJIM. MONROE, SR., of Waycross, Georgia

hereinafter called the Mortgagee, which term shall include the heirs, legal representatives, successors and assigns
of the said Mortgagee wherever the context so requires or admits.

WITNESSES: That for divers good and valuable considerations, and also in consideration of the aggregate
sum named in the promissory note of even date herewith hereinafter described, the said Mortgagee has
hereby grant, bargain, sell, alien, release, convey and confirm unto the said Mortgagee his
heirs, successors and assigns, all the certain piece, parcel or tract of land, of which the said Mortgagee is
now seized and possessed and in actual possession, situate in the County of St. Johns
and State of Florida, described as follows:

Lots 3 to 8 inclusive, and Lots 13 to 18 inclusive, of Block 21,
Jackson Park Subdivision, according to plat thereof recorded in
Plat Book 3, page 51 of the public records of St. Johns County,
Florida, (said property adjoins the Casper Alligator Farm
on the South and was formerly known as Snug Harbor Motel).

Received \$ 30.00 in payment of taxes due on class
"C" Intangible Personal Property pursuant to Chapter 20124,
Laws of Florida, Acts of 1941.

R. D. Kirk

Tax Collector, St. Johns County, Florida

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and ap-
purtenances thereto belonging or in anywise appertaining and the reversions and remainders, remainder and re-
volutions, rents, issues and profits thereof and also all the estate, right, title, interest, property, possession, claim
and demand whatsoever as well in law as in equity of the said Mortgagee is and to the same and every part
and parcel thereof unto the said Mortgagee, and his heirs, successors and assigns, in fee simple.

And said Mortgagee for themselves and their heirs, legal representatives, successors and
assigns, hereby covenant with said Mortgagee, his heirs, legal representatives, successors and assigns,
that said Mortgagee has indefeasibly seized of said land in fee simple; that the said Mortgagee
have full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for
said Mortgagee, his heirs, legal representatives, successors and assigns, at all times peaceably and
quietly to enter upon, hold, occupy and enjoy said land and every part thereof; that said land is free from all
incumbrances; that said Mortgagee, their heirs, legal representatives, successors and assigns, will make
such further assurances to perfect the fee simple title to said land in said Mortgagee, his heirs, legal
representatives, successors and assigns, as may reasonably be required; and that said Mortgagee do here-
by fully warrant the title to said land and every part thereof and will defend the same against the lawful claims
of all persons whomsoever.

PROVIDED ALWAYS, That if said Mortgagee shall pay unto the said Mortgagee the certain promi-
ssory note of which the following is words and figures 30.00 true copy, to-wit:

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THIS Indenture,

Whereas said parties, the term "party" shall include the heirs, personal representatives, successors and assigns of the parties hereto; the use of the plural number shall include the singular and the singular the plural; the use of any gender shall include all genders; and if used, the term "and" shall include all the other words descriptive of same that may

Made this 5th day of March A. D. 1962
Between WILLIAM W. FAW joined by his wife, LUBA A. FAW

of the County of Washington and State of Tennessee
party of the first part, and SEA-WALL MOTOR LODGES, INC., a corporation exist-
ing under the Laws of the State of Florida, with its principal place
of business in St. Johns County, Florida and its mailing address at:
32 Bay Street, St. Augustine, Florida
of the County of _____ and State of _____
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of
the sum of \$10.00 and other good and valuable considerations Dollars, to
him in hand paid, the receipt whereof is hereby acknowledged, has granted, bargain-
ed, sold and transferred, and by these presents does grant, bargain, sell and transfer
unto the said party of the second part all that certain parcel of land lying and being
in the County of St. Johns and State of Florida, more particularly
described as follows:

The South 4½ feet of the North 9 feet of Lot 3, Block 3,
according to the official map of the City of St. Augustine, Flo-
rida.



Together with all the tenements, hereditaments and appurtenances, with
every privilege, right, title, interest and estate, dower and right of dower, reversion,
remainder and easement thereto belonging or in anywise appertaining:

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

And the said party of the first part does covenant with the said party of the second
part that he is lawfully seized of the said premises, that they are free from all incum-
brances and that he has good right and lawful authority to sell the same; 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.

In Witness Whereof, the said party of the first part has hereunto set his
hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

Kathryn C. Koch
Peggy Phillips

William W. Faw
M. Luba A. Faw

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Exhibit "F"
Authorizations

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Page 279 of 580



Owner's Authorization For Agent

ST. JOHNS LAW GROUP / JAMES G. WHITEHOUSE, ESQ./ ANISH PATEL, ESQ. is hereby authorized TO ACT ON BEHALF OF Kanti Patel and/or Sea Wall Motor Lodge, Inc., the owner of those lands described within the attached application 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, for an application related to a MODIFICATION TO THE HILTON BAYFRONT HOTEL PUD, and any other matter related to properties located at 32 Avenida Menendez, St. Augustine, FL, and including the following Parcel No.: 196320 0000.

BY: _____

Signature of Owner

Kanti Patel, Sea Wall Motor Lodge, Inc.

Print Name of Owner

904-829-2627

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 28th day of August, 2019

By Kanti Patel

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

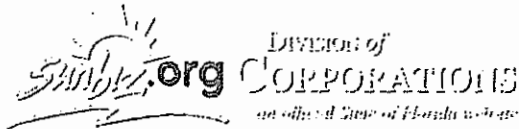
My Commission expires: _____



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Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity NameFlorida Profit Corporation
SEA-WALL MOTOR LODGE INCFiling Information

Document Number	228446
FEI/EIN Number	59-0881447
Date Filed	09/28/1959
State	FL
Status	ACTIVE

Principal Address32 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Changed: 04/03/2000

Mailing Address32 AVENIDA MENENDEZ
SAINT AUGUSTINE, FL 32084

Changed: 04/27/2005

Registered Agent Name & AddressPatel, Anish
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 01/04/2019

Address Changed: 01/04/2019

Officer/Director Detail**Name & Address**

Title PD

PATEL, KANTI
32 AVENIDA MENENDEZ
ST AUGUSTINE, FL 32084

Title VPSD

PATEL, KALA

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32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2017	01/17/2017
2018	03/16/2018
2019	01/04/2019

Document Images

01/04/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
03/25/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
02/27/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
06/02/2011 -- ANNUAL REPORT	View image in PDF format
03/31/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
04/07/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/10/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
06/02/2004 -- ANNUAL REPORT	View image in PDF format
03/28/2003 -- ANNUAL REPORT	View image in PDF format
04/30/2002 -- ANNUAL REPORT	View image in PDF format
03/08/2001 -- ANNUAL REPORT	View image in PDF format
04/03/2000 -- ANNUAL REPORT	View image in PDF format
03/05/1999 -- ANNUAL REPORT	View image in PDF format
07/08/1998 -- DEBIT MEMO	View image in PDF format
03/17/1998 -- ANNUAL REPORT	View image in PDF format
03/07/1997 -- ANNUAL REPORT	View image in PDF format
06/19/1996 -- ANNUAL REPORT	View image in PDF format
03/06/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

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Exhibit "G"
Master Site Plan

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THICK SUMMARY

- EXISTING BUILDING LOT COVERAGE → 24,736 s.f.
- PROPOSED ADDITION → 543 s.f.
- NEW BUILDING LOT COVERAGE → 52.5%

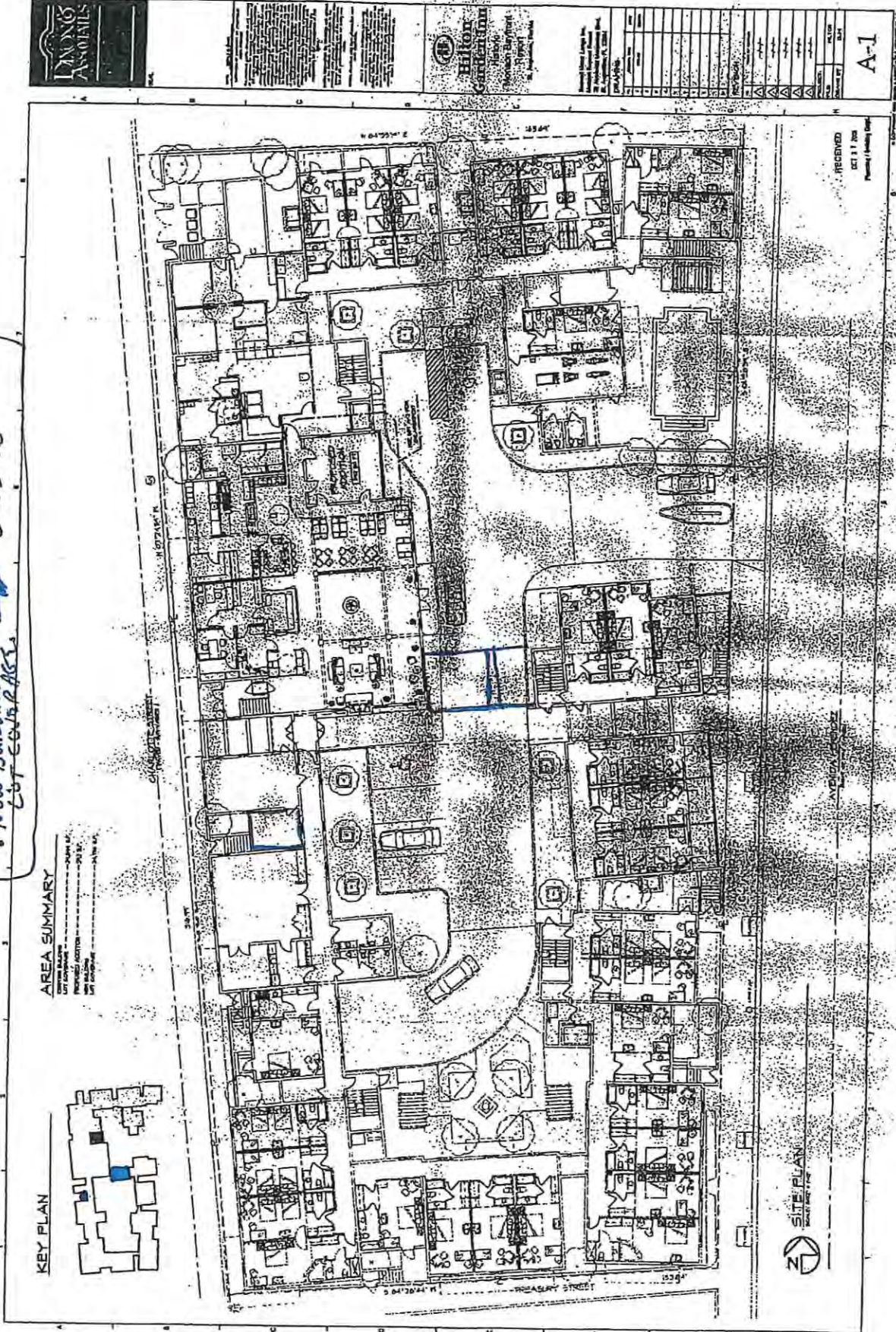
SITE

48,239 gsf

AREA SUMMARY

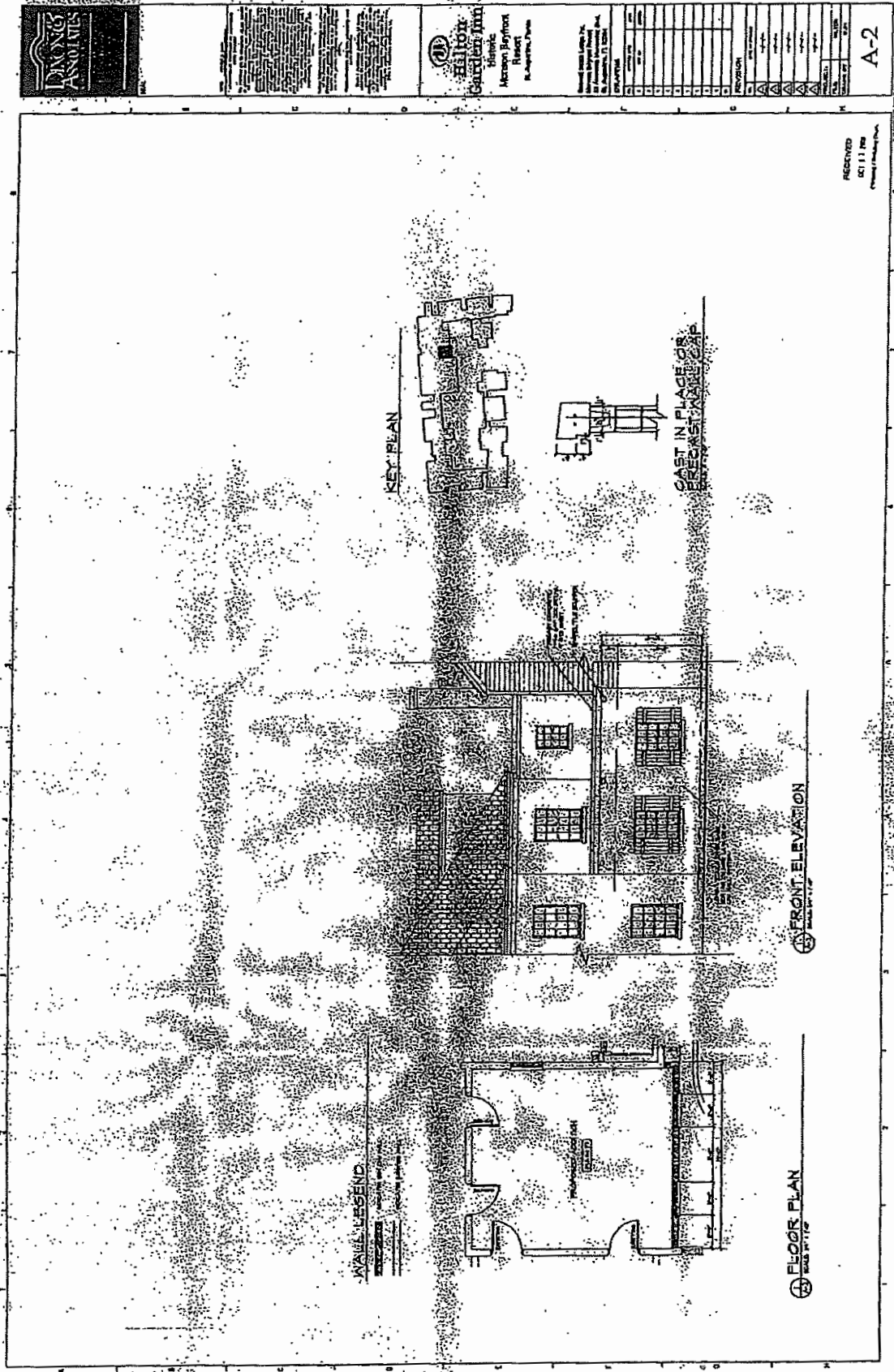
EXISTING BUILDING LOT COVERAGE → 24,736 s.f.
PROPOSED ADDITION → 543 s.f.
NEW BUILDING LOT COVERAGE → 52.5%

KEY PLAN



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A-1



Hilton Garden Inn
Hilton Garden Inn
Metropolitan Bayfront
Hilton Garden Inn
Hilton Garden Inn

Project: Hilton Garden Inn
Location: Metropolitan Bayfront
Hilton Garden Inn
Hilton Garden Inn
Hilton Garden Inn

Scale: 1/4" = 1'-0"

Sheet: A-2

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Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

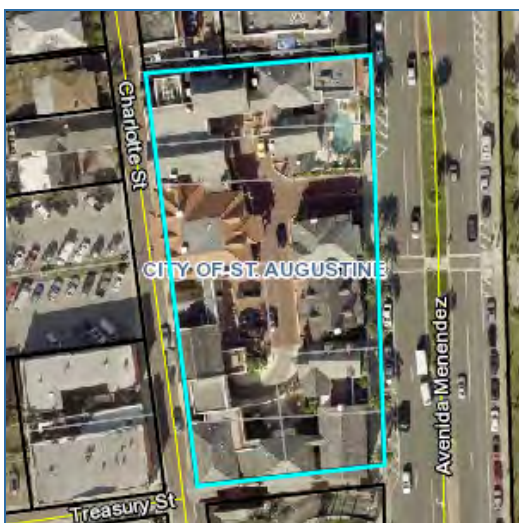
Summary

Parcel ID	1963200000
Location	32 AVENIDA MENENDEZ
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Hotel (Upper Upscale) Bayfront (COM) (610.8)
Tax Description*	CITY OF ST AUGUSTINE LOT 3 (EX N4.5FT) & ALL LOTS 4 & 5 BLK 3 LOTS 1 THRU 5 BLK 4 & BAYA LANE BETWEEN BLKS 3 & 4 OR4/281 20/319 & DB185/354 47 UNITS <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Hotels & Motels (3900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	1.080
Homestead	N

Owner Information

Owner Name	Sea Wall Motor Lodge Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$5,139,701
Extra Features Value	\$197,159
Total Land Value	\$2,583,185
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$7,920,045
Total Deferred	\$379,648
Assessed Value	\$7,540,397
Total Exemptions	\$0
Taxable Value	\$7,540,397

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
2019	\$5,128,589	\$192,762	\$2,583,185	\$0	\$0	\$7,904,536	\$6,854,906	\$1,049,630	\$6,854,906
2018	\$4,422,201	\$192,762	\$2,465,768	\$0	\$0	\$7,080,731	\$6,231,733	\$848,998	\$6,231,733
2017	\$3,478,918	\$188,767	\$2,465,768	\$0	\$0	\$6,133,453	\$5,665,212	\$468,241	\$5,665,212
2016	\$2,496,590	\$187,835	\$2,465,768	\$0	\$0	\$5,150,193	\$5,150,193	\$0	\$5,150,193
2015	\$2,535,244	\$187,835	\$2,465,768	\$0	\$0	\$5,188,847	\$5,188,847	\$0	\$5,188,847
2014	\$2,389,625	\$182,567	\$2,465,768	\$0	\$0	\$5,037,960	\$5,037,960	\$0	\$5,037,960
2013	\$2,425,459	\$182,567	\$2,465,768	\$0	\$0	\$5,073,794	\$5,073,794	\$0	\$5,073,794
2012	\$2,461,292	\$182,567	\$2,465,768	\$0	\$0	\$5,109,627	\$5,109,627	\$0	\$5,109,627
2011	\$2,497,126	\$182,567	\$2,747,570	\$0	\$0	\$5,427,263	\$5,427,263	\$0	\$5,427,263
2010	\$4,094,937	\$199,813	\$3,052,855	\$0	\$0	\$7,347,605	\$7,347,605	\$0	\$7,347,605

Building Information

Building 4
Actual Area 2021
Conditioned Area 1776
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco

Roof Structure Rigid Frame
Roof Cover Built Up
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	14 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1776	1776
OUTSIDE STAIRS	0	115
CANOPY (COMMERCIAL)	0	130
Total SqFt	1776	2021

Building 5
Actual Area 3574
Conditioned Area 3244
Actual Year Built 2005
Use Hotel Average
Style 07
Class N

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central

Exterior Wall Concrete Stucco, Hard Wood

Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Hard Wood	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	15 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	2092	2092
MASONRY UTILITY	0	80
BASE AREA	126	126
CANOPY (COMMERCIAL)	0	140
CANOPY (COMMERCIAL)	0	110
FINISHED UPPER STORY	1026	1026
Total SqFt	3244	3574

Building 6
Actual Area 2862
Conditioned Area 2862
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	18 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1441	1441
FINISHED UPPER STORY	1421	1421
Total SqFt	2862	2862

Building 7
Actual Area 3028
Conditioned Area 2688
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	18 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1354	1354
FINISHED UPPER STORY	1334	1334
CANOPY (COMMERCIAL)	0	170
CANOPY (COMMERCIAL)	0	170
Total SqFt	2688	3028

Building	8	Roof Structure	Wood Truss
Actual Area	2514	Roof Cover	Wood Shingle
Conditioned Area	2394	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	9 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1336	1336
FINISHED UPPER STORY	1058	1058
CANOPY (COMMERCIAL)	0	120
Total SqFt	2394	2514

Building	9	Roof Structure	Wood Truss
Actual Area	2904	Roof Cover	Wood Shingle
Conditioned Area	2860	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco, Wood Shingle	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Wood Shingle	20%

Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	60%
Interior Flooring	Hardtile	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	15 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	2860	2860
CANOPY (COMMERCIAL)	0	44
Total SqFt	2860	2904

Building 10
Actual Area 9593
Conditioned Area 8969
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco, Stucco

Roof Structure Wood Truss
Roof Cover Clay Tile
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Stucco	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	80%
Interior Flooring	Hardtile	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	23 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	4416	4416
FRAME ADDITION	0	361
CANOPY (COMMERCIAL)	0	100
FINISHED UPPER STORY	4192	4192
FINISHED UPPER STORY	361	361
CANOPY (COMMERCIAL)	0	63
CANOPY (COMMERCIAL)	0	100
Total SqFt	8969	9593

Building 11
Actual Area 888
Conditioned Area 888
Actual Year Built 2005
Use Stores (Retail)
Style 07
Class N
Exterior Wall Concrete Stucco, Stucco

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
----------	------	-----

Exterior Wall	Concrete Stucco	50%
Exterior Wall	Stucco	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	0 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	660	660
FINISHED UPPER STORY	228	228
Total SqFt	888	888

Building	12	Roof Structure	Wood Truss
Actual Area	3266	Roof Cover	Wood Shingle
Conditioned Area	2880	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	19 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1593	1593
FINISHED UPPER STORY	1287	1287
FINISHED DECK	0	306
CANOPY (COMMERCIAL)	0	80
Total SqFt	2880	3266

Building	13	Roof Structure	Wood Truss
Actual Area	1352	Roof Cover	Wood Shingle
Conditioned Area	1352	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%

Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	6 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	1352	1352
Total SqFt	1352	1352

Building	14	Roof Structure	Wood Truss
Actual Area	4511	Roof Cover	Wood Shingle
Conditioned Area	4336	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco, Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	60%
Exterior Wall	Stucco	40%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	26 FIXTURES	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	175
BASE AREA	4336	4336
Total SqFt	4336	4511

Building	15	Roof Structure	Wood Truss
Actual Area	1130	Roof Cover	Wood Shingle
Conditioned Area	760	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%

Frame	Masonry	100%
Plumbing	4 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	665	665
FINISHED DECK	0	370
FINISHED UPPER STORY	95	95
Total SqFt	760	1130

Building 16
Actual Area 3234
Conditioned Area 2670
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco, Wood Shingle

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Wood Shingle	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	18 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	160
BASE AREA	2670	2670
CANOPY (COMMERCIAL)	0	80
MISCELLANEOUS STORAGE	0	324
Total SqFt	2670	3234

Building 17
Actual Area 3537
Conditioned Area 3432
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%

Plumbing	27 FIXTURES	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	105
BASE AREA	3432	3432
Total SqFt	3432	3537

Building 18
Actual Area 1462
Conditioned Area 1041
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco, Wood Shingle

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Wood Shingle	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	3 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	721	721
FINISHED UPPER STORY	320	320
FINISHED DECK	0	391
OUTSIDE STAIRS - FORCED	0	30
Total SqFt	1041	1462

Building 19
Actual Area 2479
Conditioned Area 2364
Actual Year Built 2005
Use Hotel Average
Style 07
Class N
Exterior Wall Concrete Stucco, Wood Shingle

Roof Structure Wood Truss
Roof Cover Wood Shingle
Interior Flooring Carpet, Hardtile
Interior Wall Drywall
Heating Type Air Duct
Heating Fuel
Air Conditioning Central
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Wood Shingle	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	12 Fixtures	100%

Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	2364	2364
CANOPY (COMMERCIAL)	0	115
Total SqFt	2364	2479

Building	20	Roof Structure	Wood Truss
Actual Area	2947	Roof Cover	Wood Shingle
Conditioned Area	2652	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco, Wood Shingle	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	80%
Exterior Wall	Wood Shingle	20%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	18 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
FRAME ADDITION	0	60
BASE AREA	2652	2652
CANOPY (COMMERCIAL)	0	65
CANOPY (COMMERCIAL)	0	170
Total SqFt	2652	2947

Building	21	Roof Structure	Wood Truss
Actual Area	2989	Roof Cover	Wood Shingle
Conditioned Area	2694	Interior Flooring	Carpet, Hardtile
Actual Year Built	2005	Interior Wall	Drywall
Use	Hotel Average	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Wood Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	90%
Interior Flooring	Hardtile	10%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	18 Fixtures	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%

Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
CANOPY (COMMERCIAL)	0	75
BASE AREA	2694	2694
CANOPY (COMMERCIAL)	0	110
CANOPY (COMMERCIAL)	0	110
Total SqFt	2694	2989

Building	22	Roof Structure	Prestressed Concrete
Actual Area	27224	Roof Cover	
Conditioned Area	0	Interior Flooring	Concrete Finish
Actual Year Built	2005	Interior Wall	Minimum
Use	Parking Garage (Underground)	Heating Type	
Style	07	Heating Fuel	
Class	N	Air Conditioning	
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Prestressed Concrete	100%
Interior Walls	Minimum	100%
Interior Flooring	Concrete Finish	100%
Frame	Steel	100%
Plumbing	0 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
FORCED DETACHED GARAGE	0	27224
Total SqFt	0	27224

Extra Feature Information

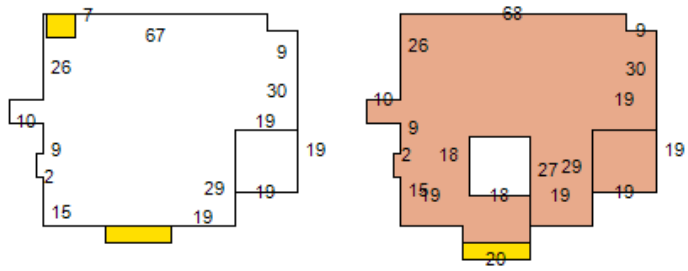
Code Description	BLD	Length	Width	Height	Units
Brick Pavers (1001-3000)	0	0	0	0	2627
Curb	0	0	0	0	44
Pool (Concrete)	0	0	0	0	450
Spa / Hot Tub	0	0	0	0	1
Kool Deck	0	0	0	0	1190
Pole Light	0	0	0	0	10
Pole Light	0	0	0	0	6
Wood Fence	0	0	0	0	35
Concrete Paving	0	0	0	0	7454
Masonry Wall	0	0	0	0	4089
Sprinkler Wet	0	0	0	0	65735
Canopy	0	7	9	0	63

Land Information

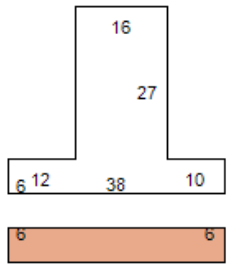
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hotels	316	150	46967	SF	\$2,583,185

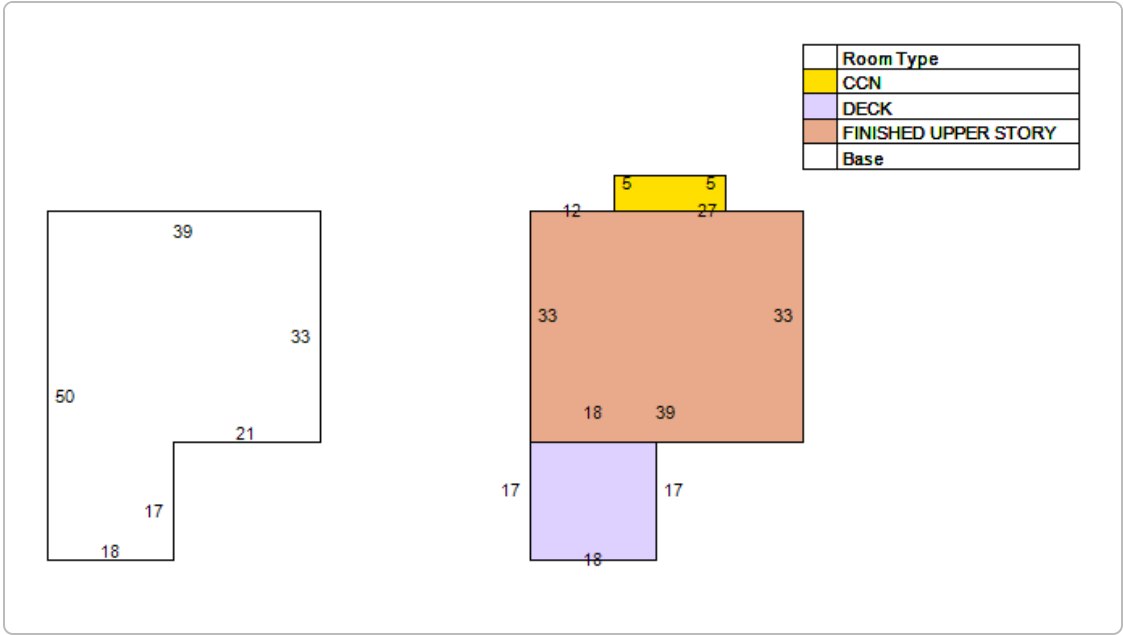
Sketch Information

Room Type
FINISHED UPPER STORY
CCN
FAD
Base

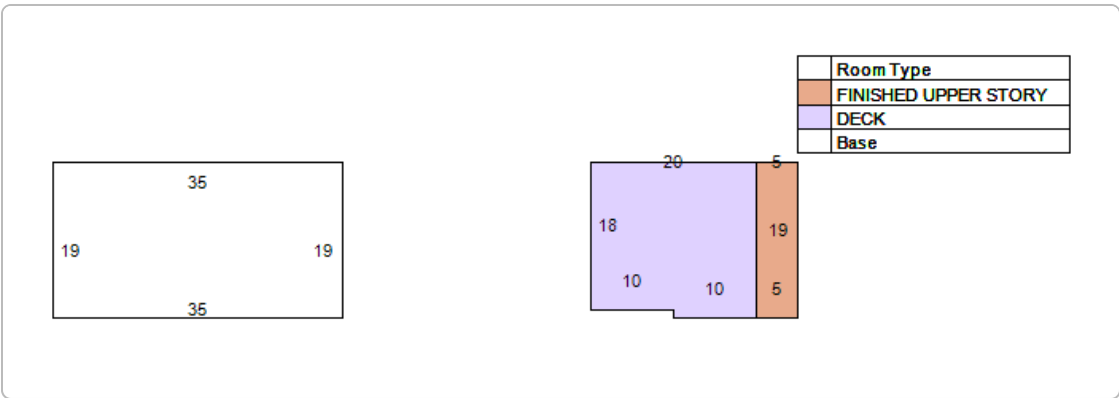
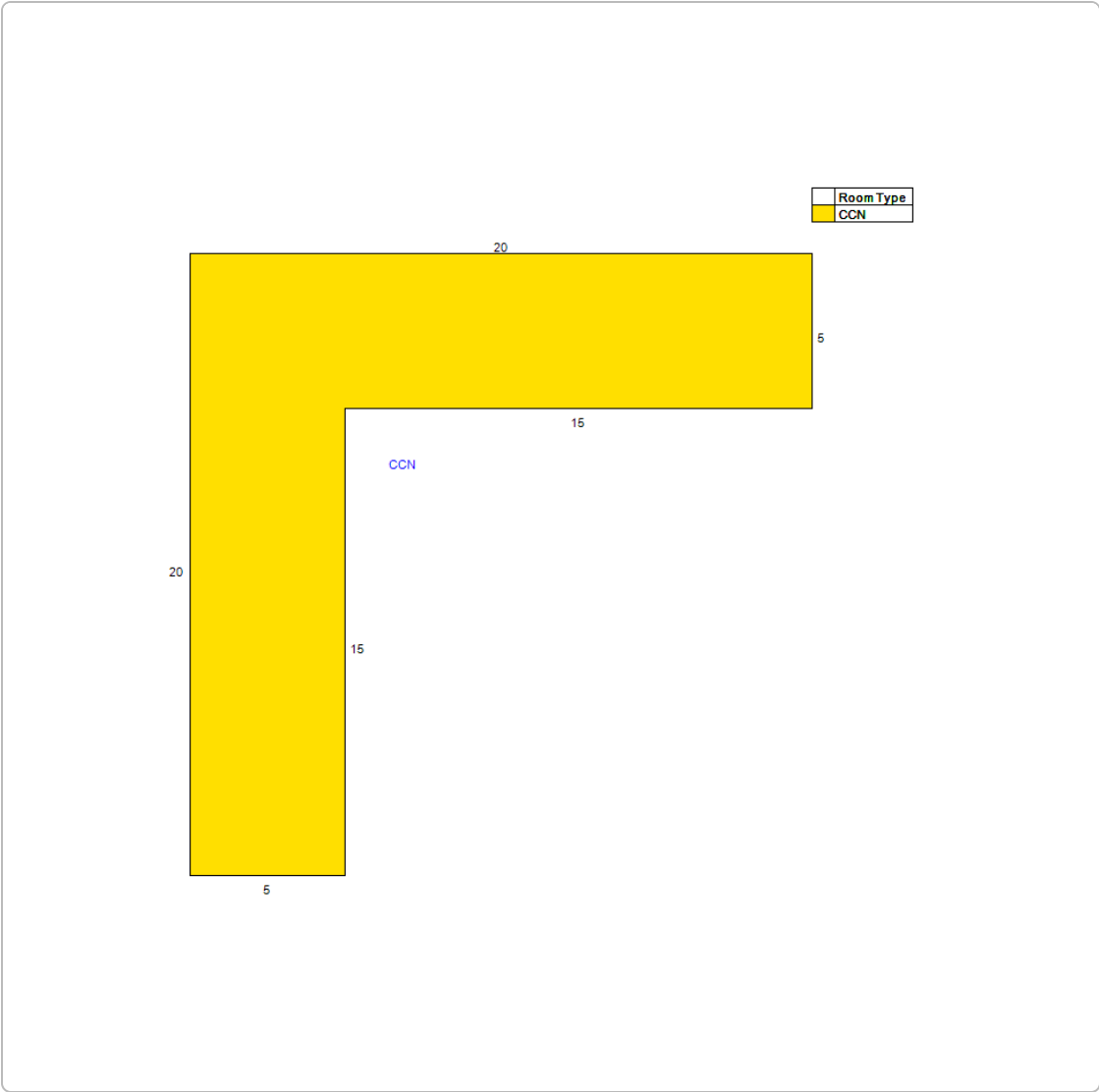


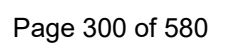
Room Type
FINISHED UPPER STORY
Base



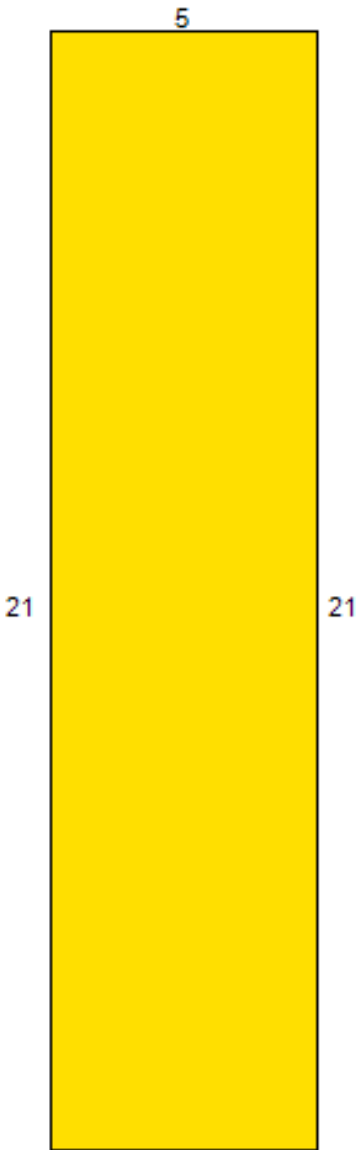


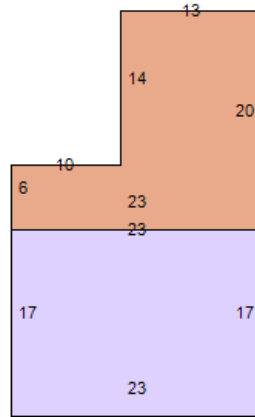
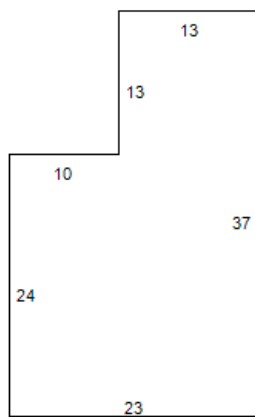
	Room Type





	Room Type
	CCN



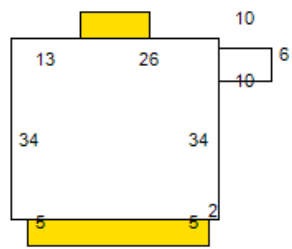


Room Type
OSF
DECK
FINISHED UPPER STORY
Base

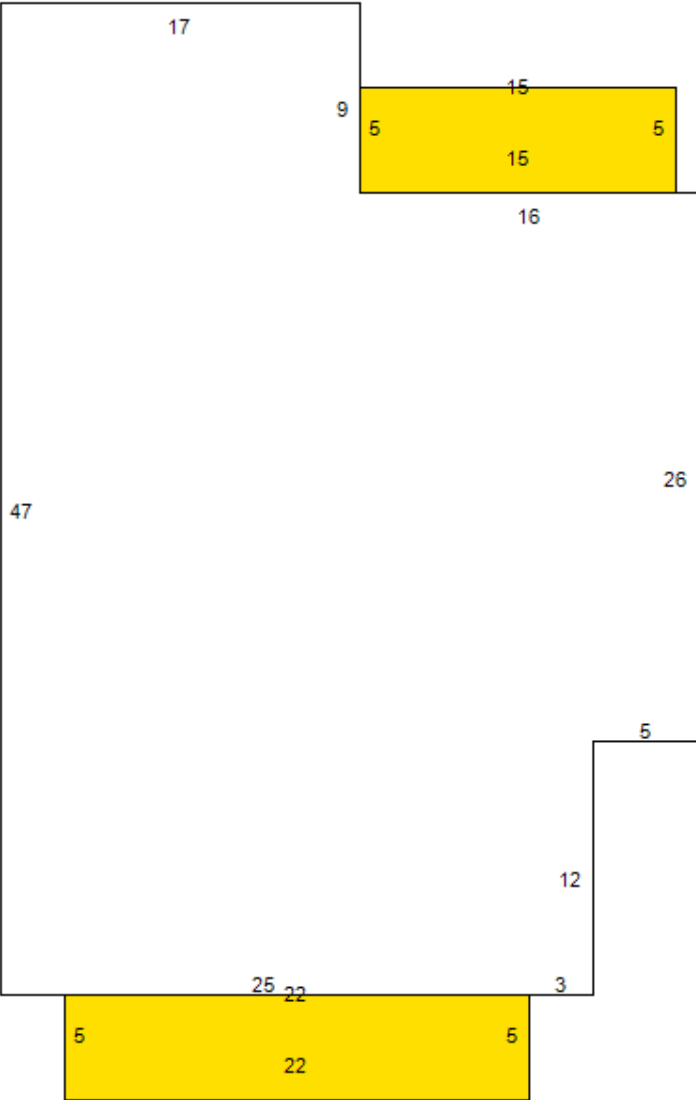
Room Type
CCN
Base

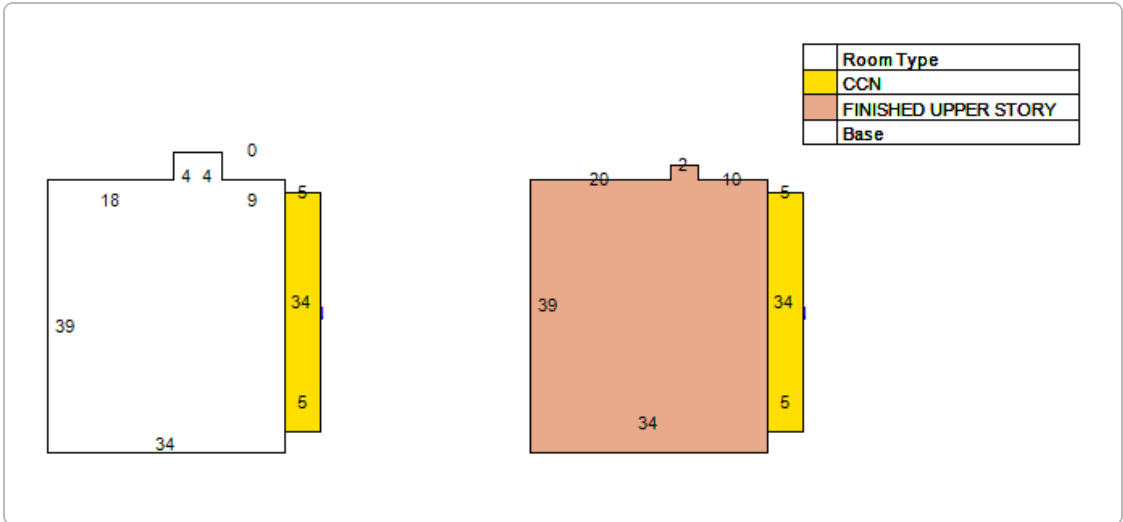
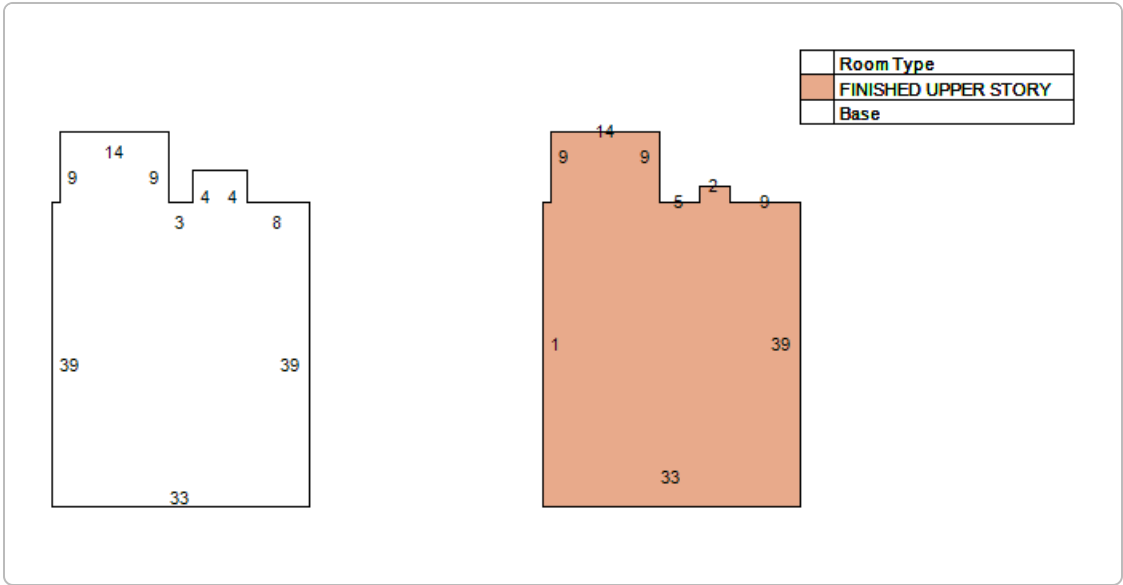
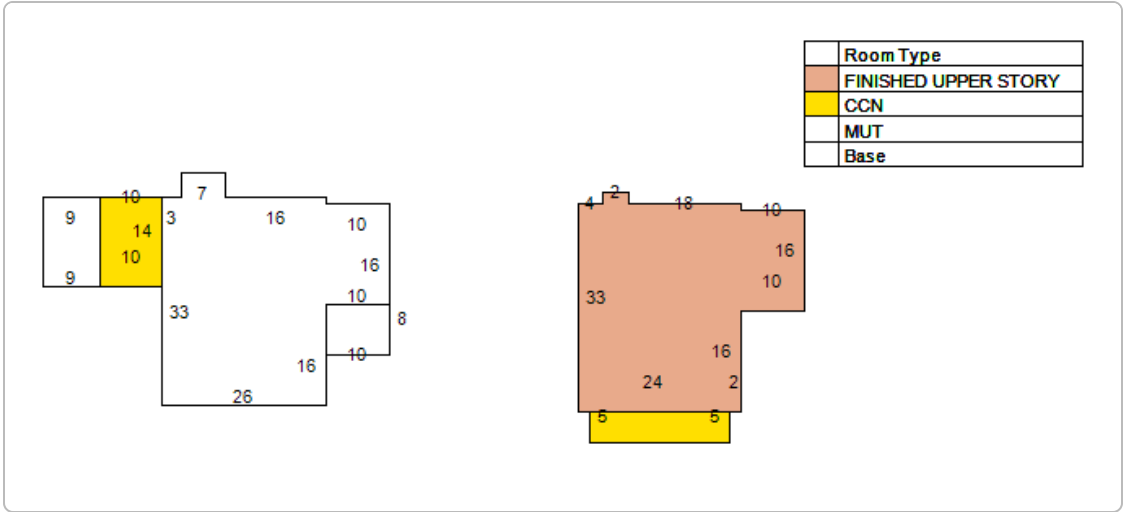


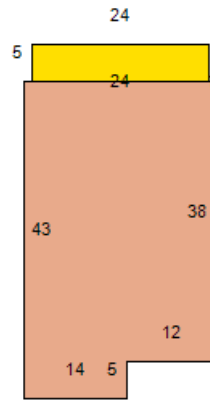
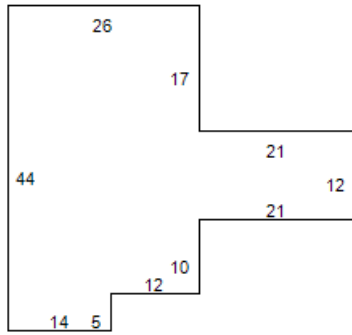
Room Type
CCN
Base
FAD



	Room Type
	Base
	CCN

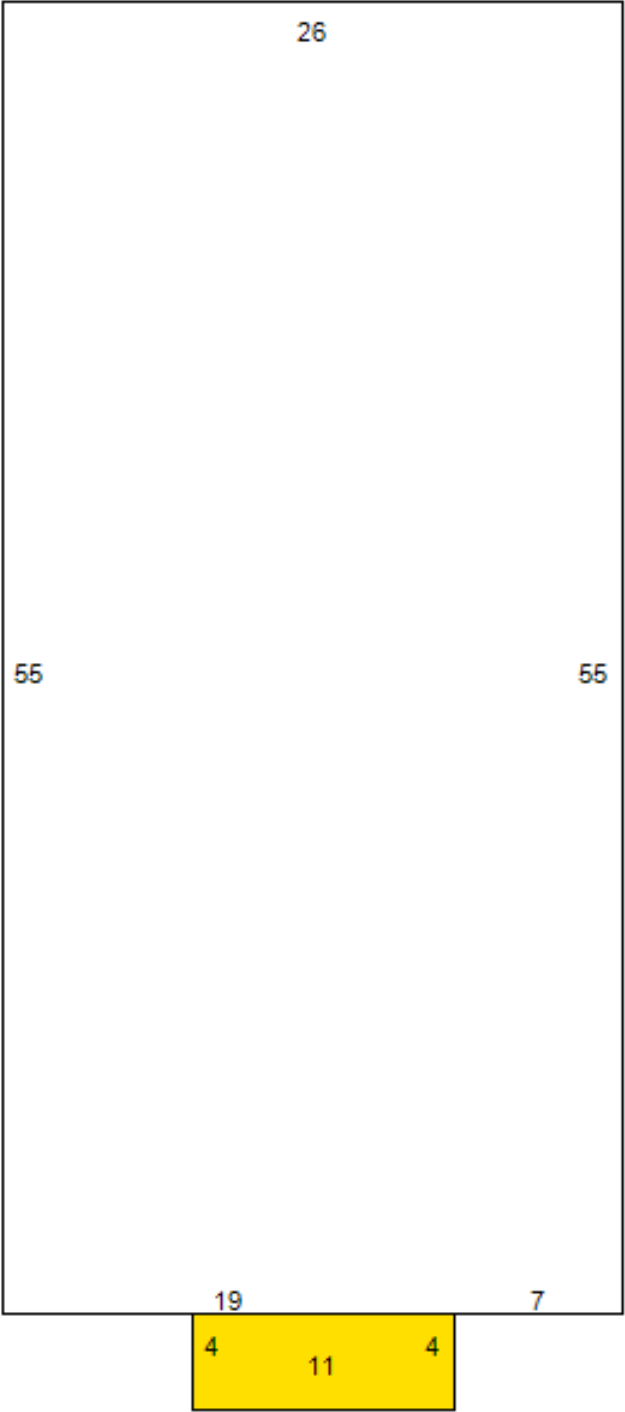






Room Type
CCN
FINISHED UPPER STORY
Base

	Room Type
	CCN
	Base





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Florida Profit Corporation

ST. JOHNS LAW GROUP, P.A.

Filing Information

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State FL

Status ACTIVE

Last Event AMENDMENT

Event Date Filed 07/12/2010

Event Effective Date NONE

Principal Address

104 SEA GROVE MAIN STREET

ST. AUGUSTINE, FL 32080

Changed: 11/18/2015

Mailing Address

104 SEA GROVE MAIN STREET

ST. AUGUSTINE, FL 32080

Changed: 11/18/2015

Registered Agent Name & Address

BURNETT, DOUGLAS N., Esq.

104 SEA GROVE MAIN STREET

ST. AUGUSTINE, FL 32080

Name Changed: 01/13/2014

Address Changed: 11/18/2015

Officer/Director Detail

Name & Address

Title P/D

BURNETT, DOUGLAS N

104 Sea Grove Main Street

ST. AUGUSTINE, FL 32080

Title S/T

VO, AMY M
104 Sea Grove Main Street
ST. AUGUSTINE, FL 32080

Title VP

WHITEMAN, JOHN L
104 Sea Grove Main Street
ST. AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2018	01/30/2018
2019	02/21/2019
2020	01/16/2020

Document Images

01/16/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
01/30/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
01/19/2016 -- ANNUAL REPORT	View image in PDF format
11/18/2015 -- Reg. Agent Change	View image in PDF format
01/20/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
01/23/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
07/12/2010 -- Amendment	View image in PDF format
02/02/2010 -- Reg. Agent Change	View image in PDF format
01/08/2010 -- ANNUAL REPORT	View image in PDF format
03/03/2009 -- Domestic Profit	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

SEA-WALL MOTOR LODGE INC

Filing Information

Document Number 228446
FEI/EIN Number 59-0881447
Date Filed 09/28/1959
State FL
Status ACTIVE

Principal Address

32 AVENIDA MENENDEZ
 SAINT AUGUSTINE, FL 32084

Changed: 04/03/2000

Mailing Address

32 AVENIDA MENENDEZ
 SAINT AUGUSTINE, FL 32084

Changed: 04/27/2005

Registered Agent Name & Address

Patel, Anish
 1 Riberia Street
 ST. AUGUSTINE, FL 32084

Name Changed: 01/04/2019

Address Changed: 01/04/2019

Officer/Director Detail

Name & Address

Title PD

PATEL, KANTI
 32 AVENIDA MENENDEZ
 ST AUGUSTINE, FL 32084

Title VPSD

PATEL. KALA

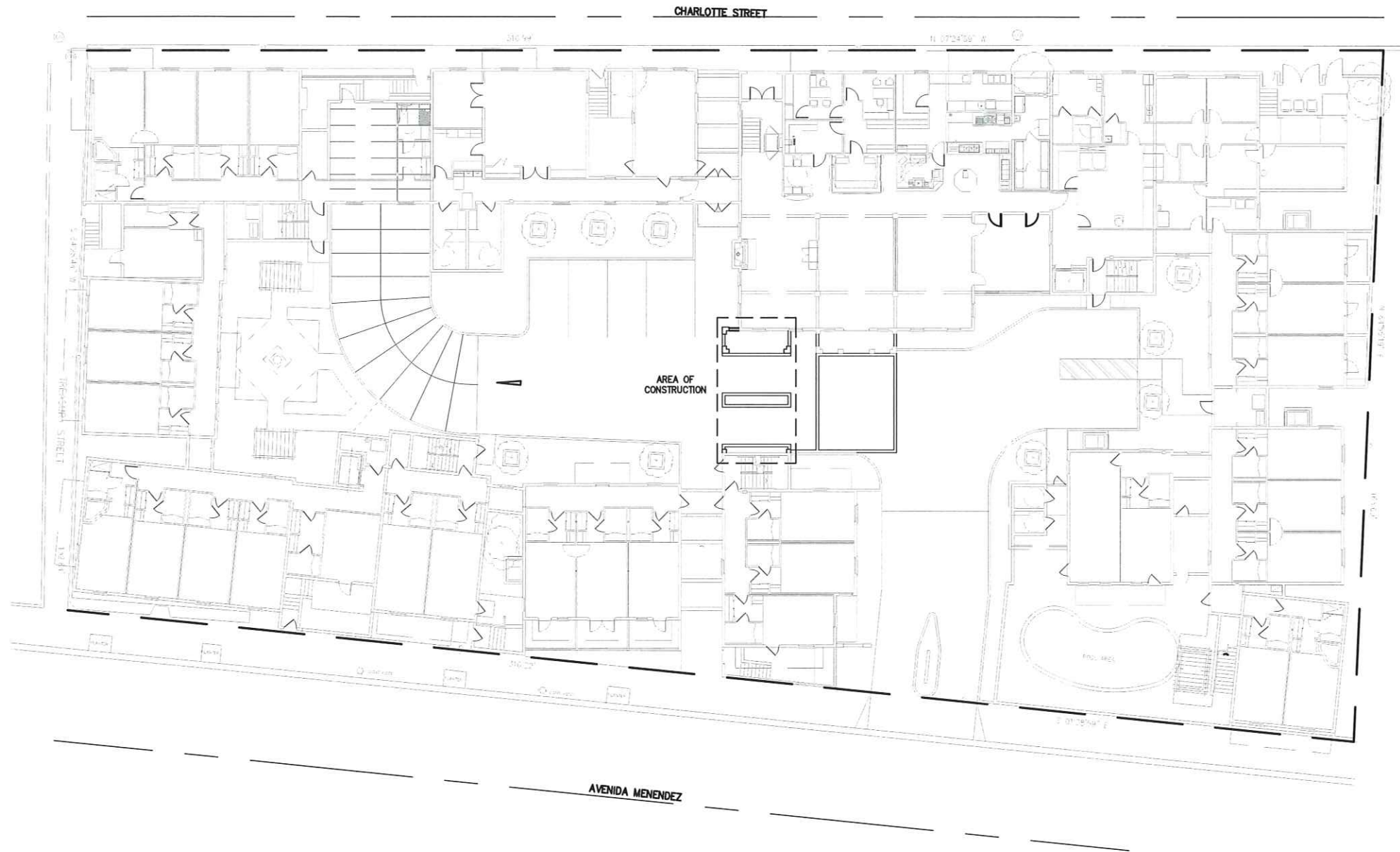
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2018	03/16/2018
2019	01/04/2019
2020	04/30/2020

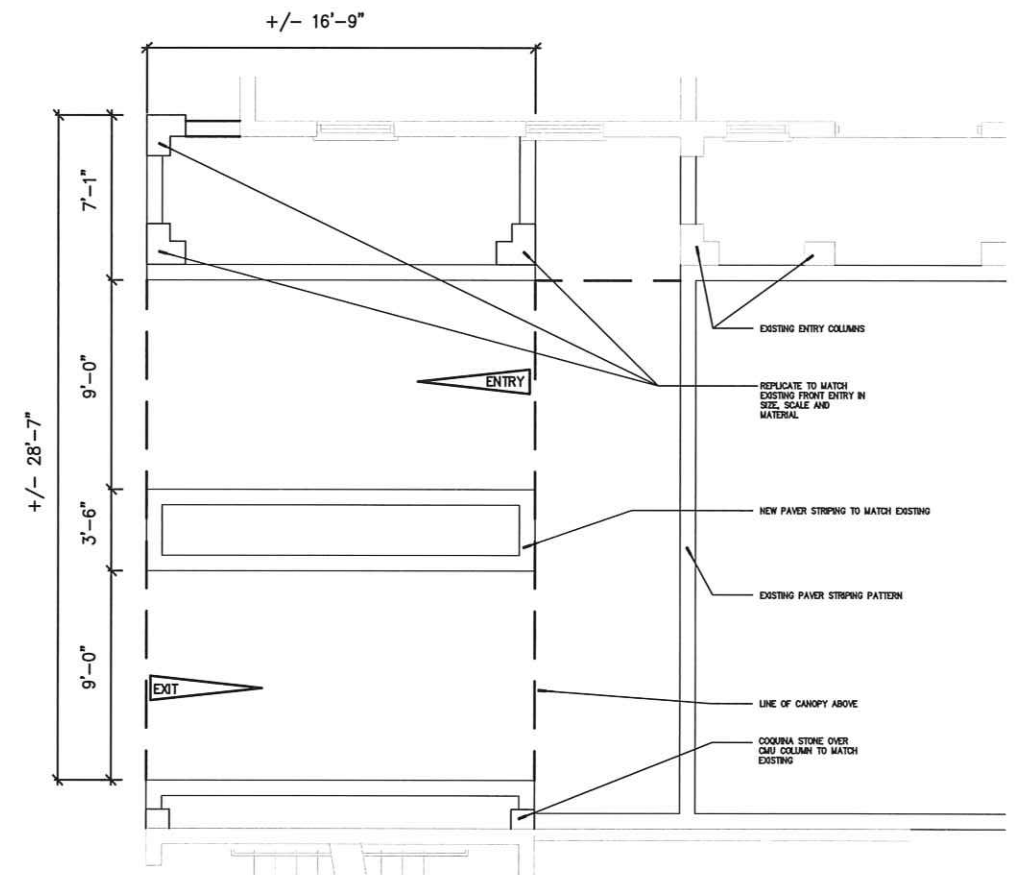
Document Images

04/30/2020 -- ANNUAL REPORT	View image in PDF format
01/04/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
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04/03/2000 -- ANNUAL REPORT	View image in PDF format
03/05/1999 -- ANNUAL REPORT	View image in PDF format
07/08/1998 -- DEBIT MEMO	View image in PDF format
03/17/1998 -- ANNUAL REPORT	View image in PDF format
03/07/1997 -- ANNUAL REPORT	View image in PDF format
06/19/1996 -- ANNUAL REPORT	View image in PDF format
03/06/1995 -- ANNUAL REPORT	View image in PDF format



PROPOSED SITE PLAN

SCALE: 1/32" = 1'-0"



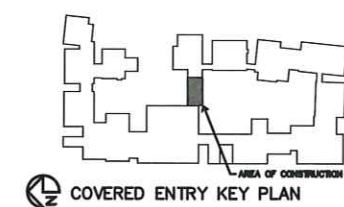
PROPOSED COVERED ENTRY PLAN

SCALE: 1/8" = 1'-0"

RECEIVED

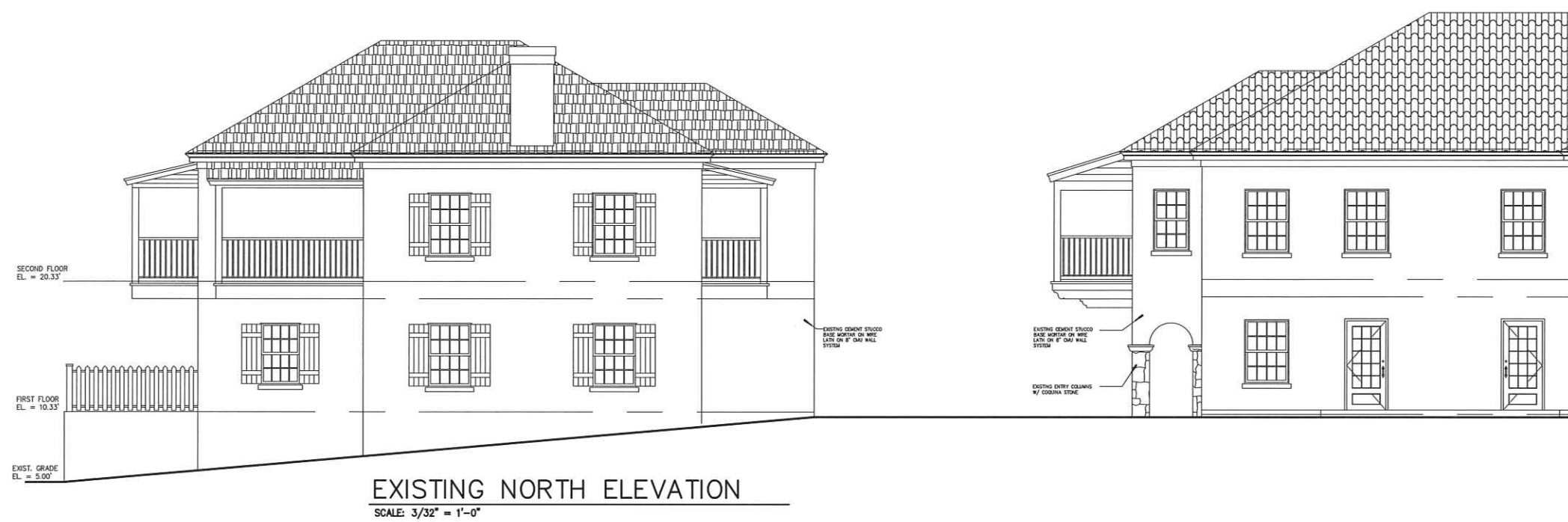
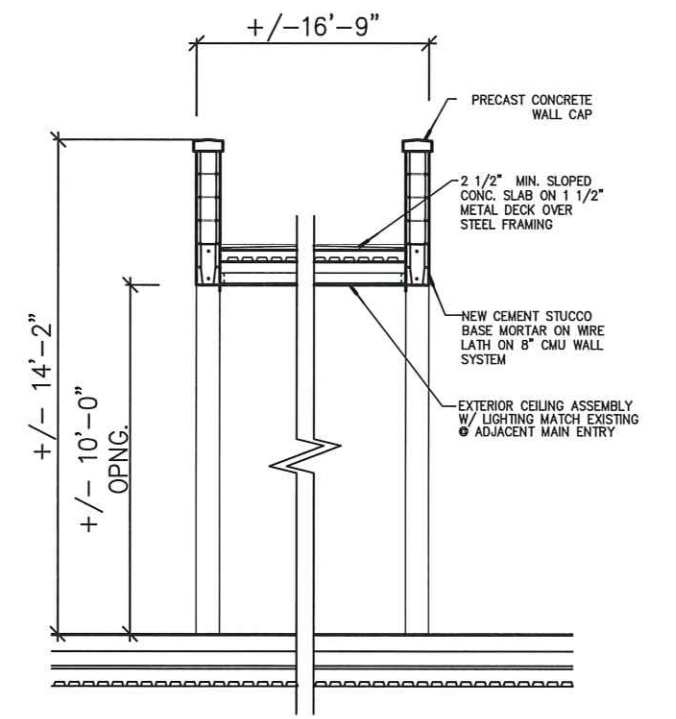
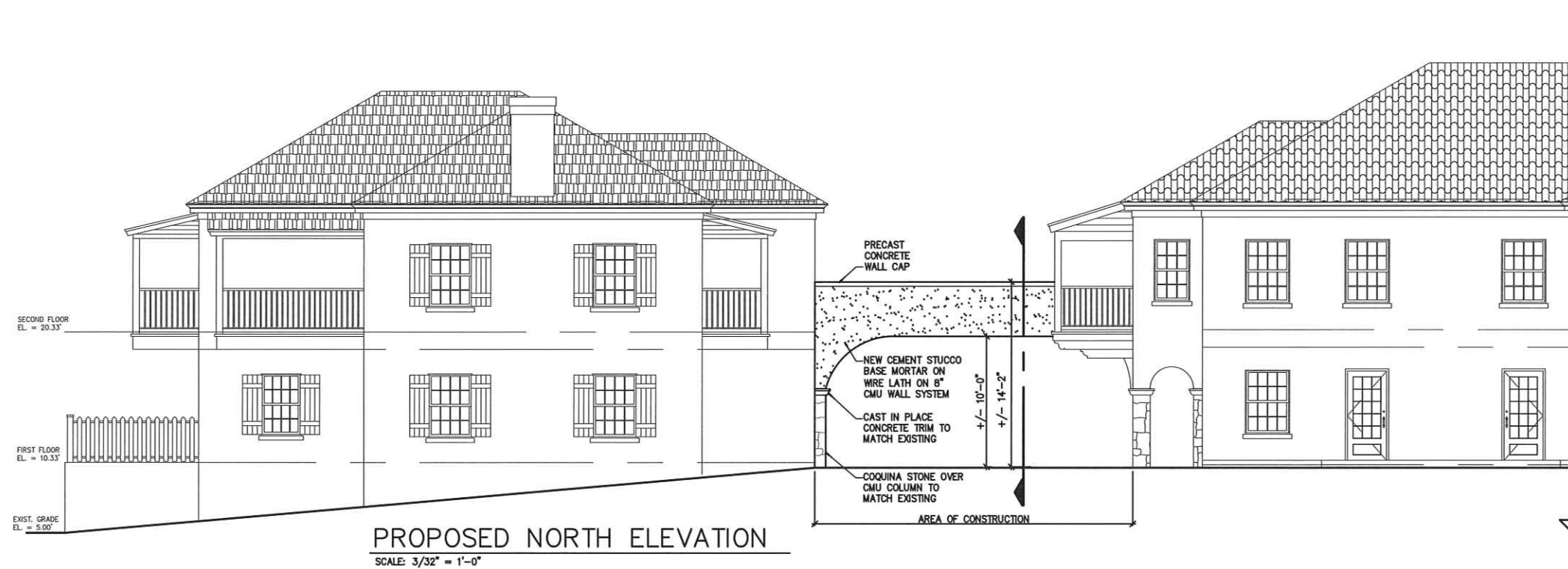
SEP 22 2020

Planning / Building Dept.

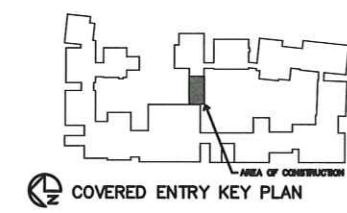


DIXON
Design Studio LLC
ARCHITECTS

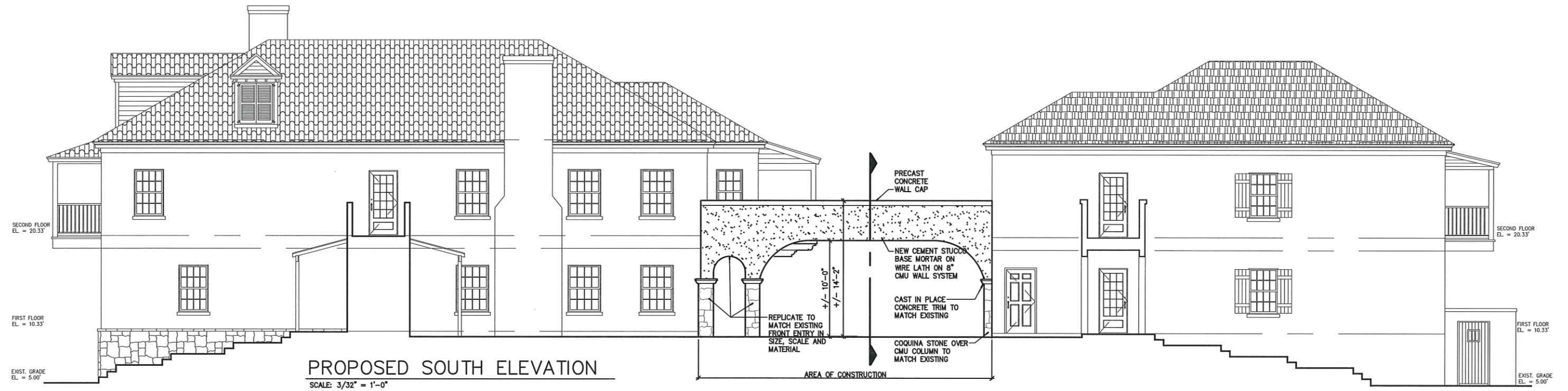
88 RIBERIA STREET #430
ST. AUGUSTINE, FL 32084
(904) 829-9277



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SEP 22 2020
Planning / Building Dept.



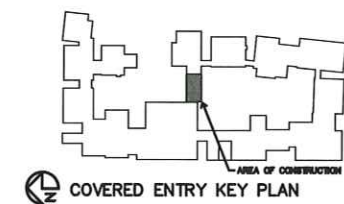
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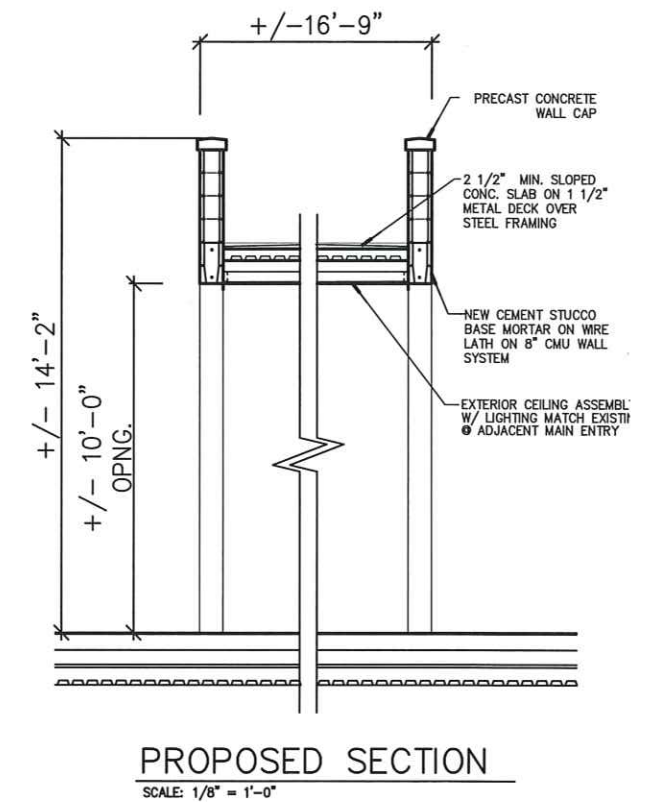
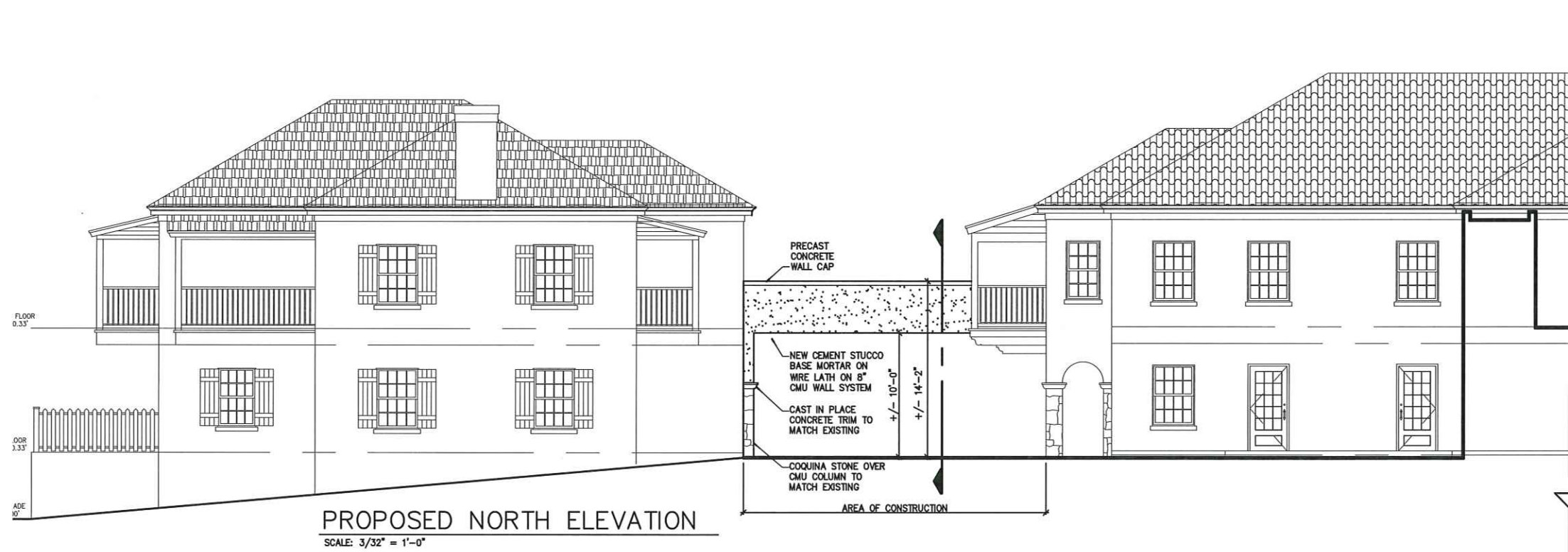
SEP 22 2020

Planning / Building Dept.

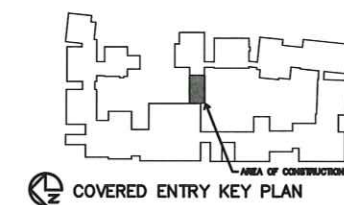


DIXON
Design Studio LLC
ARCHITECTS

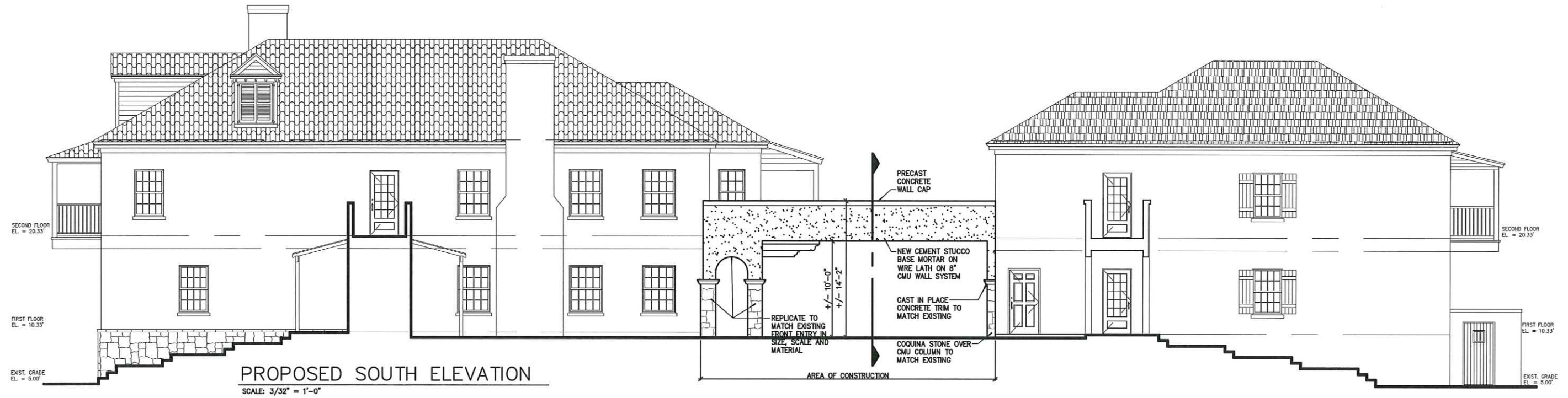
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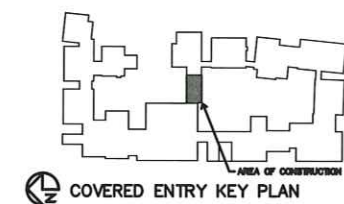
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(904) 829-9277



CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for September 24, 2020 Meeting**



Application F2020-0098 Address: 120 Avenida Menendez

Applicant: David Grande

Property Owner: J Prabhu, LLC

Project description: To cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.

Architectural Style:	Mid-Century Modern/ Monterey	Florida Master Site File:	SJ06465
National Register:	St. Augustine Town Plan Historic District: Non-Contributing	Construction date:	1959
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1983900000		
Agenda Item:	6(b)	Previous Action(s):	F2016-0191

STAFF SUMMARY AND ANALYSIS:

- This low profiled, two-story, Mid-Century period L-shaped motel building with hipped roof, concrete block construction, and Monterey detailing is located on the west side of Avenida Menendez, south of the Bridge of Lions, overlooking the Matanzas River.
- The existing port cochere on the north end has an uncovered upper deck on the second floor with 42" high wood railings that were already replaced after HARB approval for Certificate of Appropriateness F2016-0191 at the January 19, 2017 meeting.
- The existing second floor metal railing is approximately 30" high, has a beveled horizontal top metal rail, while the balusters have a smaller squared size with more spacing in between than the 42" high replacement railing proposed to match the railing previously installed on the upper deck of the port cochere.
- The applicant confirmed that the vertical round posts between the railing will remain, but the decorative scroll details above on either side of the single poles and the panels below between the double poles will be removed. It is unclear how the existing railing will be removed from the vertical round posts without causing possible damage to the metal material.
- Scaled drawings showing materials, construction details, and finish detail were recommended by staff to provide more information for HARB's review.
- Example photographs of a similar project that was completed for another hotel in St. Augustine were provided by the applicant showing a similar roof structure covering over a port cochere and wood railings to what is proposed. This former Monterey Inn building had received HARB approval for an overall Spanish Colonial redesign in 2007, but only certain elements were modified. Each HARB application should be evaluated on a case by case basis and approval should not be based on another.
- Local Standards for Rehabilitation #6 and 8 in the Architectural Guidelines for Historic Preservation, state that no building shall either be modified to reflect another architectural style and that all modifications / alterations must reflect the historical era of the building and be compatible with the original architectural design.
- In the past, the whole HP-2 district was being modified with Spanish Colonial stylization; however, as appreciation for mid-century period buildings has grown, HARB should consider what is architecturally appropriate for these buildings and if it is relevant for the mid-century period motels to retain their architectural character of the time period.
- The addition of a gabled roof above the port cochere and the differently proportioned railing proposed, which has a more massive appearance visually than the existing, will create a significant change to the elevations of the building. These proposed alterations will alter the current appearance of the mid-century period Monterey-inspired motel building.
- According to a zoning review, the addition of the roof structure would not constitute as additional lot coverage, as this would not count as a new roofed area since it already is covered with a structure.
- Any redevelopment or new building plans may require additional zoning review.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds the proposed railings do not meet the Secretary of the Interior's Standards 2 and 6, that the roof structure as designed does not meet Standard 9, and that the board can **take the following actions on a CERTIFICATE OF**

APPROPRIATENESS at 120 Avenida Menendez:

1. Approve a COA if HARB determines that maintaining the Monterey character is not a significant architectural style for the district.
2. Deny a COA for alterations to the railing and continue the request to add a covered deck so that it can be redesigned to be compatible with the current Monterey character of the building.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To cover the existing upper deck of the port cochere with a gable roofed structure, 21' in overall height with a 4/12 roof pitch, to tie into the existing hipped roof of the motel building and be covered in shingles to match.
2. The walls proposed under the roof structure will be covered with stucco and a white painted finish.
3. To replace the existing 2nd floor metal railings and stairway railings with 42" high wood railings with square balusters and posts in a white painted finish.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standards for Rehabilitation 2, 4, 5, 6, 9, and 10 apply.

2. Retention of Distinguishing Architectural Character
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
10. Reversibility of New Alterations and Additions

Roofs and Roofing

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.

Don't...

- Radically change, damage or destroy roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Examples of such changes are converting a gable roof to a hip roof, or a flat roof to a pitched roof. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Construct additional stories so that the historic appearance of the building is radically changed.

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- Preserve existing accessory buildings that are significant to the primary building or to the site.
- Identify, retain and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building such as columns, balustrades and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coatings.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns and stairs.

- Replace in kind an entire porch that is too deteriorated to repair, if the form and detailing are still evident, using the physical evidence as a model to replicate the feature. If using the same type of material is not technically or economically feasible, then a compatible substitute material may be considered.
- If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.

Don't...

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.
- Remove or alter porches and steps that are appropriate to the building's development and style.
- Remove a porch that is unrepairable and not replace it; or replace it with a new porch that does not convey the same visual appearance.
- Strip porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets and roof decorations.
- Enclose porches, porte cocheres, garages and steps in a manner that destroys their historical appearance.

Post-1821

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

Open sided carports, and attached or modern appearing garages are not appropriate. Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Garages are not appropriate for buildings constructed prior to 1861. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garages doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

COA F2020-0098
120 Avenida Menendez
September 24, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS

120 Avenida Menendez



STAFF PHOTOGRAPHS 120 Avenida Menendez



STAFF PHOTOGRAPHS

120 Avenida Menendez

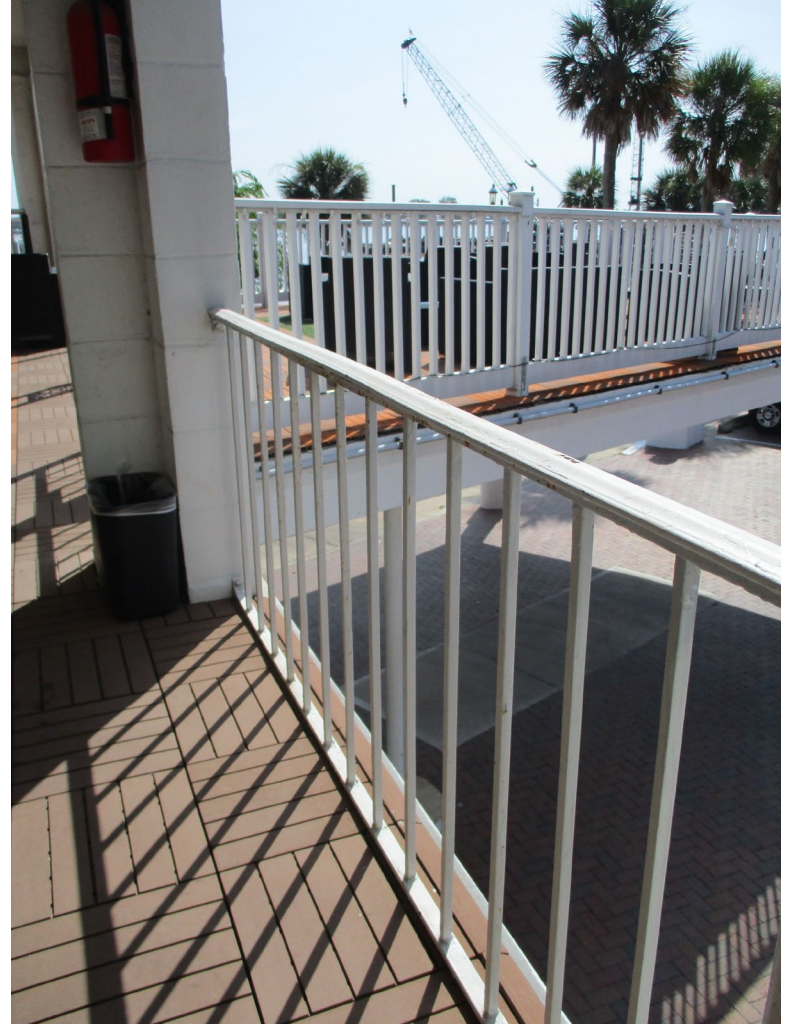


STAFF PHOTOGRAPHS 120 Avenida Menendez



STAFF PHOTOGRAPHS

120 Avenida Menendez

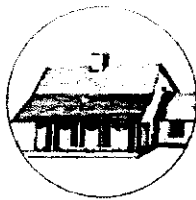


STAFF PHOTOGRAPHS

120 Avenida Menendez



☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ06465**
 Field Date 5-2-2016
 Form Date 5-2-2016
 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) Marion Motor Inn 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 120 Direction _____ Street Name Avenida Menendez Street Type _____ Suffix Direction _____
 Address: 120 Avenida Menendez
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 17 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1983900000 Landgrant _____
 Subdivision Name City of St. Augustine Block 20 Lot 1 & 2
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1959 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Hotel From (year): _____ To (year): _____
 Current Use Hotel From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature roof, interiors, doors
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Mid-Century Modern Exterior Plan L-shaped Number of Stories 2
 Exterior Fabric(s) 1. Concrete block 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) paired and quad set 2/2 with horizontal muntins inset into masonry wall with brick sills
 Distinguishing Architectural Features (exterior or interior ornaments) exterior corridors, pattern concrete block walls, open drive thru and sun deck with decorative metal rail and supports; exterior concrete stair
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Concrete pool, paver parking and fenced yard

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

HISTORICAL STRUCTURE FORM

Site #8 SJ06465

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. Poured Concrete Footing 2. generic concrete
 Main Entrance (stylistic details) multiple single metal hollow core paneled doors

Porch Descriptions (types, locations, roof types, etc.) open wrap porch with decorative metal supports under extended main roof

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not, use separate sheet if needed) retains architectural integrity and could contribute to district if period of significance 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

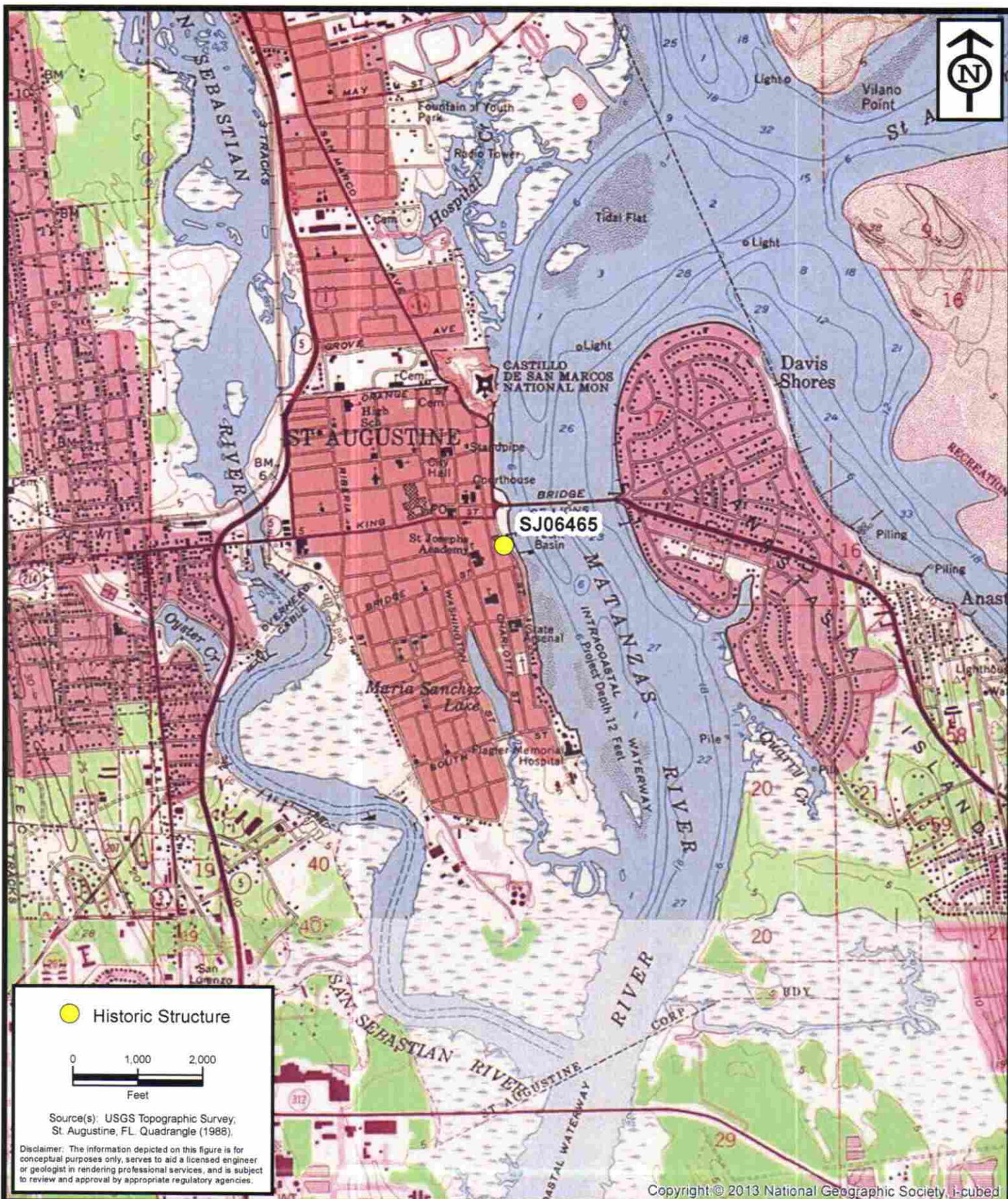
Recorder Name Patricia Davenport

Affiliation Environmental Services, Inc.

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

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



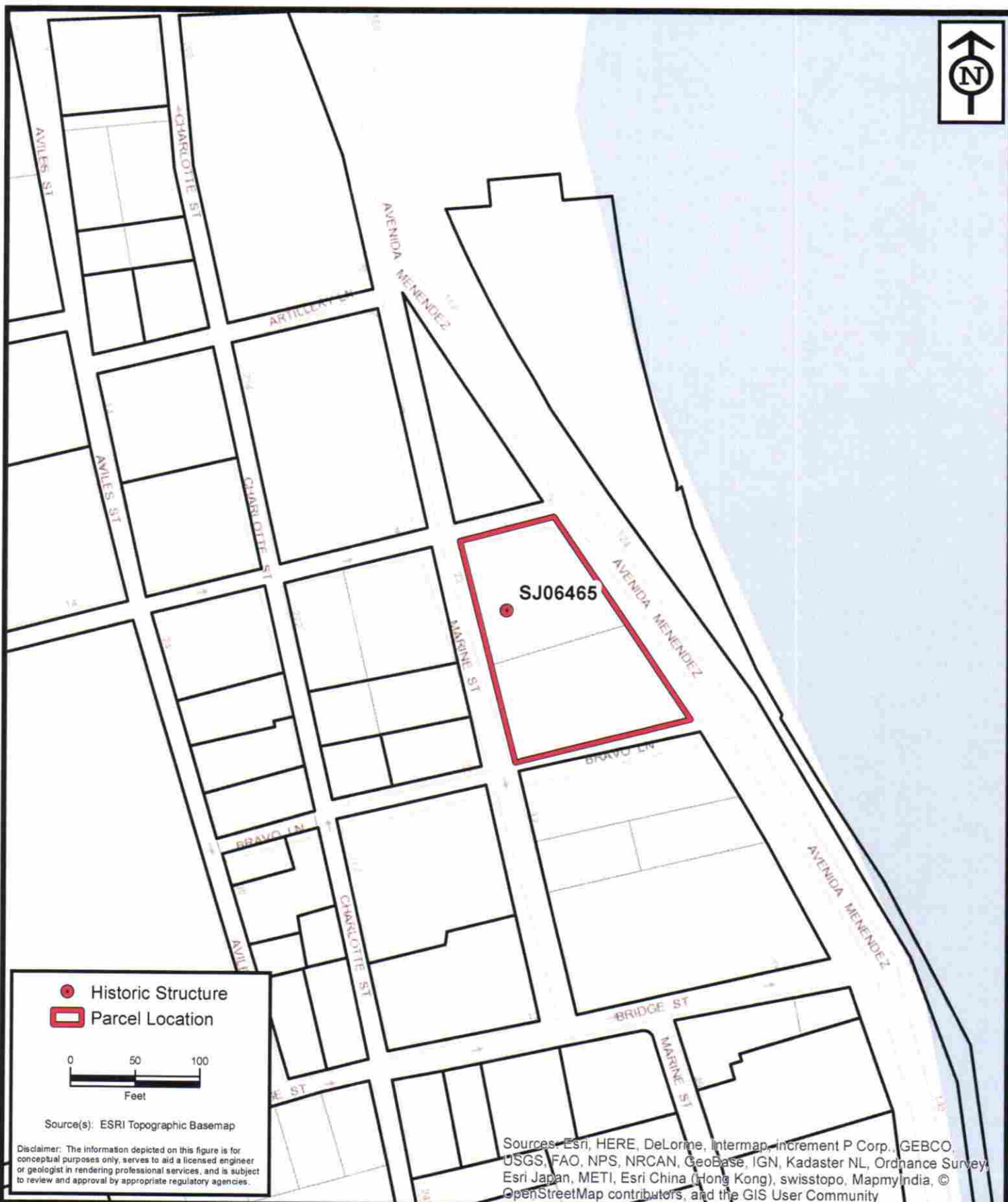
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ06465
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



**ENVIRONMENTAL
SERVICES, INC.**

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









**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
<u>\$100.00</u>	Alterations to all other buildings, site work, or features except single family home
\$200.00	New construction except single family home

BDAC Project No. 2020-0098

Meeting Date: September 24, 2020

Receipt No. 1921456

Advertising Costs \$ _____ Postage \$ _____ Paid on _____

Receipt No. _____

1. NAME OF APPLICANT DAVID GRANDE

Business (if applicable) _____

Address 4 REMINGTON RD

City ORMOND BCH

State FL

Zip Code 32174

Daytime telephone 386 299 6312

Other phone/email EXCALIBUR33@CFL.RR.COM

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

2. NAME OF PROPERTY OWNER J. PRABHU, LLC OWNER, MAHENDRA "MACK" PATEL, AGENT

Business (if applicable) MARION MOTOR LODGE

Address 120 AVENIDA MENENDEZ

City ST. AUGUSTINE

State FL

Zip Code 32084

Daytime telephone (required) 904 505 3585

Other phone _____

3. PROJECT STREET ADDRESS 120 AVENIDA MENENDEZ

4. LEGAL DESCRIPTION: Lot N2 Block 20 Subdivision CITY OF ST. AUGUSTINE Parcel 300394-0000

5. EXISTING USE HOTEL PROPOSED USE HOTEL

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 CHANGE METAL RAILINGS + SUPPORTS TO WOOD

☐ ☐

Awning/Canopy

☐ ☐

Exterior Doors

☐ ☐

Windows

☐ ☐

Shutters

☐ ☐

Foundation (including infill)

☐ ☐

Exterior lighting & other appurtenances

☐ ☐

Existing fences, walls & gates

☐ ☐

Existing parking, walkways & other site features

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

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

D. PAINT COLORS (check one)

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

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

ADD COVERED ROOF TO EXISTING DECK
REMOVE METAL RAILINGS & SUPPORTS AND REPLACE
WITH WOOD RAILINGS & SUPPORTS. (SEE PICTURES)

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 DAVID GRANDE
SIGNATURE OF APPLICANT David Grande DATE 08-04-20
PRINT OWNER'S NAME MACK PATEL
SIGNATURE OF OWNER Mack Patel DATE 8-4-2020

J PRABHU, LLC OWNER, MAHENDRA "MACK" PATEL, AGENT

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

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2020-0098

120 Avenida Menendez

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.

86

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

OK	Need	N/A	
ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)			
☐	☐	☐	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)			
☐	☐	☐	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)			
☒	☒	☐	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 (Need to show how roof structure will tie into existing building details of roof design and structure under roof (how will that look?))			
☐	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)			
☐	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

**Need confirmation "Original Rail Level" sheet is proposed for new railing and verification of material proposed.*
❖ Other details necessary for review: We do not have any real details to see what is proposed for the roof structure that will cover the deck (the roof itself (height, shape, pitch, materials), how it will attach to building, and what will be below roof?

Project number: 2020-0098 Project Address: 120 Avenida Menendez

Reviewed by: Julie Courtney Date: 8.31.2020

ACKNOWLEDGEMENT AND WAIVER OF RIGHTS

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency hearing procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or Case Law governing Quasi-Judicial, Legislative or Administrative Hearings.
- Applicant and/or Property Owner knowingly waives the right of cross-examination of witness or commenters choosing to participate in the hearing utilizing CMT.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of St. Augustine, its boards and commission, staff, and appointed and elected officials, for any claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all attorneys fees and costs incurred by the City in defending Decisions or Orders utilizing CMT procedures related to their hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

Applicant and/or Property Owner further acknowledges that he/she has had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner is fully aware of procedures and rights waived above. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant and/or Property Owners own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

[Signatures Appear on Following Page]

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PROPERTY OWNER

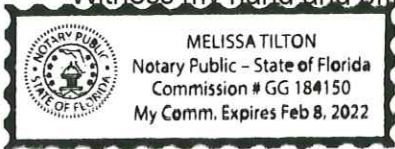
(Print Name)

Mahendra Patel
(Signature)

STATE OF FLORIDA
COUNTY OF St Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Mahendra Patel, who is personally known to me or who has produced FLDL as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 14th day of September, 2020.



Melissa Tilton
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

DAVID GRANDE
(Print Name)

David Grande
(Signature)

STATE OF FLORIDA
COUNTY OF ~~St~~ ST Johns

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, DAVID Paul Grande, who is personally known to me or who has produced FLDL as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 16 day of September, 2020.



L. Ann Cannon
Notary Public, State of Florida

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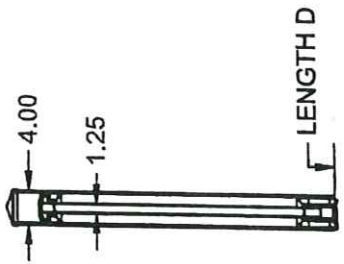
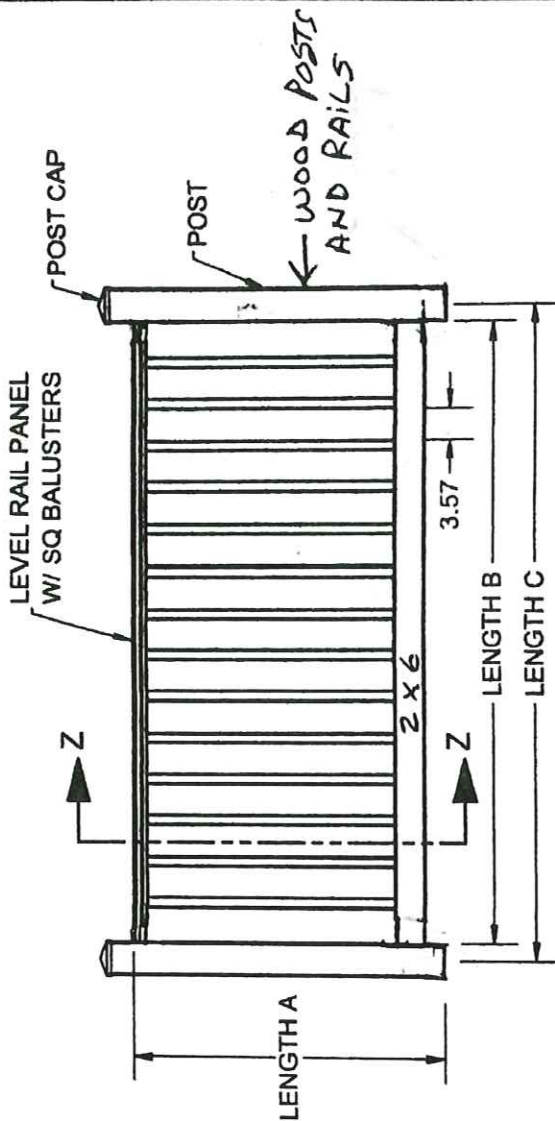


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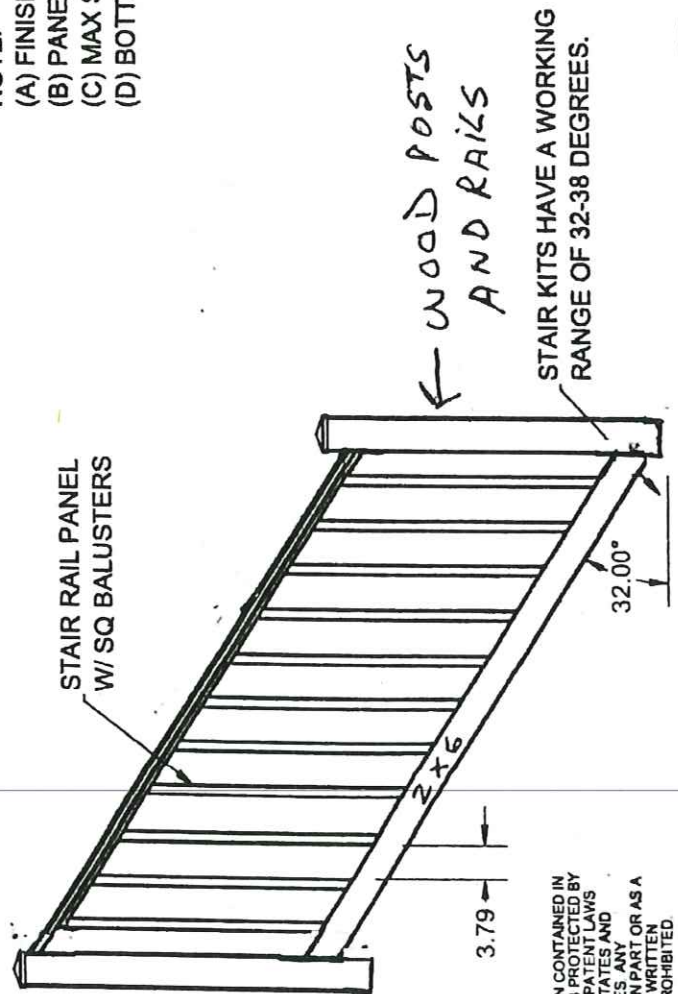
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ORIGINAL RAIL LEVEL AND STAIR RAIL DETAILS



SECTION Z-Z
SCALE 1:21

NOTE:
 (A) FINISHED RAIL HEIGHT = 42"
 (B) PANEL LENGTH = 47.75", 71.75", 95.75", 119.75"
 (C) MAX SPANS = 98.5X36" IRC, 98.5X42" IBC
 (D) BOTTOM SPACE = 2"



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BARRETTE Outdoor Living		DATE	04/30/2018
DRAWN	RP	BY	RP
ORIGINAL RAIL LEVEL AND STAIR RAIL			
SHEET 1 OF 4		WEIGHT: N/A	
SCALE 1:21		N/A	

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COVERED DECK w/ ROOF - EXAMPLE: BEST WESTERN

① ROOF PITCH - 4/12

② OVERALL HEIGHT OF ROOF - 21 FT.

③ MATERIALS & COLOR OF ROOF - ~~SH~~ SHINGLE ROOF TO MATCH EXISTING

④ MATERIALS & COLOR OF WALLS - STUCCO WALLS / WHITE PAINT

⑤ FINISH OF WOOD RAILS - WHITE PAINT



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St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2020 TRIM Notice

[2020 TRIM Notice\(PDF\)](#)

2019 TRIM Notice

[2019 TRIM Notice\(PDF\)](#)

Summary

Parcel ID	1983900000
Location Address	120 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	Motels (Midscale/Limited) Bayfront (COM) (610.79)
Tax Description*	CITY OF ST AUG LOT 1 & 2 BLK 20 OR307/206 31 UNITS OR4220/1288 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Hotels & Motels (3900)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.450
Homestead	N

Owner Information

Owner Name	J Prabhu LLC 100%
Mailing Address	120 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$889,324
Extra Features Value	\$33,794
Total Land Value	\$1,036,970
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,928,800
Total Deferred	\$0
Assessed Value	\$1,928,800
Total Exemptions	\$0
Taxable Value	\$1,928,800

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
2019	\$750,107	\$33,794	\$1,036,970	\$0	\$0	\$1,820,871	\$1,784,308	\$36,563	\$1,784,308
2018	\$645,604	\$33,794	\$942,700	\$0	\$0	\$1,622,098	\$1,622,098	\$0	\$1,622,098
2017	\$645,604	\$31,626	\$942,700	\$0	\$0	\$1,619,930	\$1,619,930	\$0	\$1,619,930
2016	\$323,296	\$30,411	\$785,720	\$0	\$0	\$781,400	\$781,400	\$0	\$781,400
2015	\$323,296	\$30,411	\$687,505	\$0	\$0	\$781,400	\$781,400	\$0	\$781,400
2014	\$200,000	\$24,493	\$716,969	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2013	\$200,000	\$24,493	\$716,969	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2012	\$200,000	\$24,493	\$716,969	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2011	\$200,000	\$24,493	\$795,541	\$0	\$0	\$774,493	\$774,493	\$0	\$774,493
2010	\$240,000	\$24,493	\$883,935	\$0	\$0	\$964,493	\$964,493	\$0	\$964,493

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	14924	Roof Cover	Composite Shingle
Conditioned Area	11070	Interior Flooring	Carpet
Actual Year Built	1959	Interior Wall	Drywall
Use	Motel	Heating Type	Air Duct
Style	07	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	100 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
OUTSIDE STAIRS	0	66
CANOPY (COMMERCIAL)	0	1142
BALCONY	0	416
FINISHED UPPER STORY	4590	4590
BASE AREA	4590	4590
CANOPY (COMMERCIAL)	0	1142
CANOPY (COMMERCIAL)	0	416
BASE AREA	945	945
CANOPY (COMMERCIAL)	0	291
FINISHED UPPER STORY	945	945
CANOPY (COMMERCIAL)	0	291
OUTSIDE STAIRS	0	42
OUTSIDE STAIRS	0	48

Total SqFt	11070	14924
------------	-------	-------

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Pool (Concrete)	0	0	0	0	840
Concrete Paving	0	0	0	0	10800
Masonry Wall	0	0	0	0	560
Metal Fence 4'	0	0	0	0	75

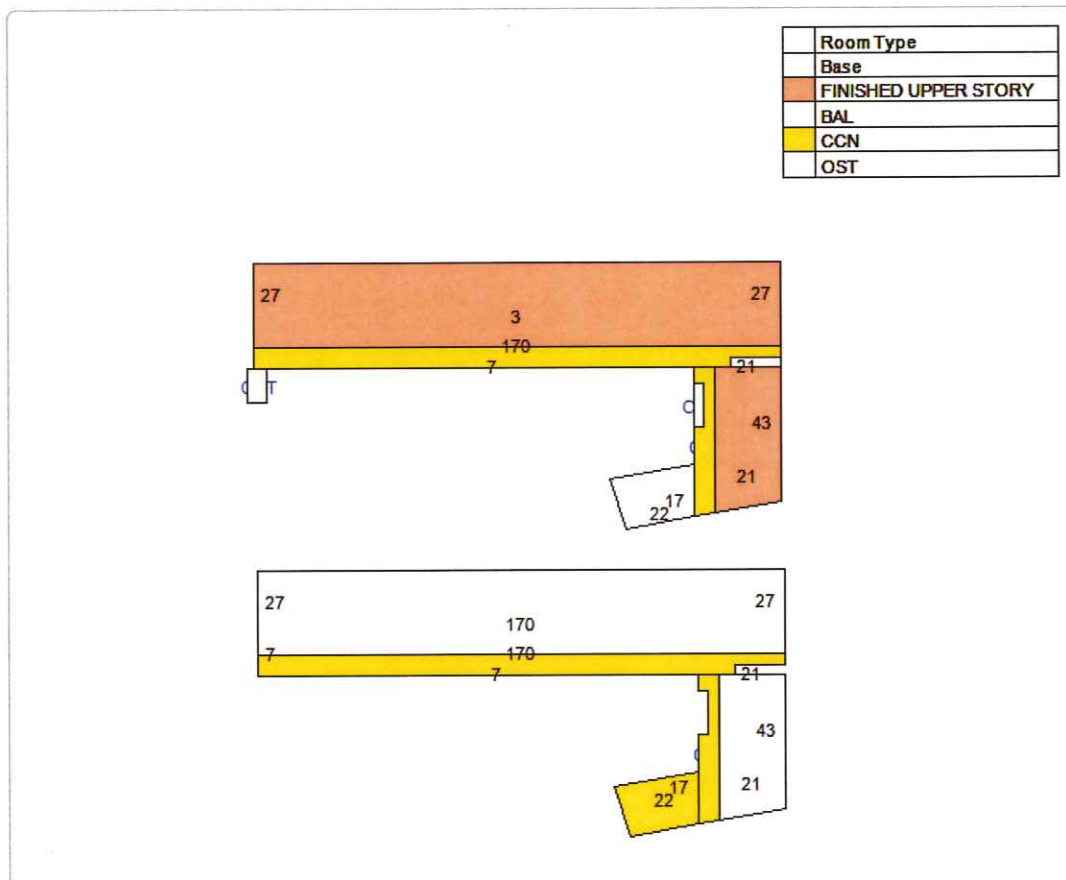
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hotels	0	0	18854	SF	\$1,036,970

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/11/2016	7/8/2016	\$4,100,000.00	WD	4220	1288	U	I	MARION MOTOR LODGE	J PRABHU LLC
	7/1/2008	\$0.00	WD	3107	639	U	I	KACZMARCZYK STEFANIA	MARION MOTOR LODGE

Sketch Information



No data available for the following modules: Exemption Information.

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

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Last Data Upload: 8/22/2020, 12:27:44 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.79

76 5974

executive line

FORM 124- FLORIDA Warranty Deed (From a Corp.)

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.

REC 307 PAGE 206

This Indenture,

Made this

15th

day of

June

, A. D. 1976

Between MARION MOTOR LODGE, INC.,

a corporation existing under the laws of the State of Florida
having its principal place of business in the County of St. Johns and
State of Florida party of the first part, and

HORST A. KACZMARCZYK and STEFANIA KACZMARCZYK, husband
and wife as tenants by the entirety, 120 Avenida Menendez,
St. Augustine,
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 (\$10.00)----- Dollars,
to it in hand paid by the said party of the second part, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said party of the second part
forever, the following described land, situate, lying and being in the County of
St. Johns , State of Florida, to wit:

All of Block 20, according to the Official Map of the City of
St. Augustine, Florida; said land is bounded on the East by
Bay Street, on the South by Bravo Lane, and on the West by
Marine Street and on the North by Cadiz (formerly Green) Street.

SUBJECT TO: Existing mortgage dated September 26, 1975 by
MARION MOTOR LODGE, INC. to FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF PUTNAM COUNTY, recorded September 26, 1975 in
Official Records 286, page 571, St. Johns County, Florida,
securing a note in the original amount of \$130,000.00, which
mortgage has a current balance of \$128,450.28 as of June 15,
1976, and which mortgage the grantees herein expressly assume
and guarantee to pay.

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.

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.

This Indenture

is

P.

St. Augustine, Fla.

(Corporate Seal)

Attest: Douglas Franklin White
DOUGLAS FRANKLIN WHITE, Secretary

MARION MOTOR LODGE, INC.

By George D. White
GEORGE D. WHITE, President

Signed, Sealed and Delivered in Our Presence:

[Signature]
State of Florida

ST. JOHNS
COUNTY

County of ST. JOHNS

I Hereby Certify. That on this 15th day of June, A. D. 1976,
before me personally appeared GEORGE D. WHITE and
DOUGLAS FRANKLIN WHITE, Secretary President and Secretary
respectively of MARION MOTOR LODGE, 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
HORST A. KACZMARCZYK and STEFANIA KACZMARCZYK, his wife,

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.

Notary Public

My Commission Expires 9-24-78

MIDSTATE LEGAL SUPPLY COMPANY

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PB. 190126
FLORIDA
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COPY

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

JUN 29 1 43 PM '76

CLERK ROBERT H. HAYES
Darius W. Brown
Attorney
412 N. Halifax Ave.
Daytona Beach, Fla.
3 2018

Return to -
REC 60
SS 1652.30
ST 41.00

Prepared by and return to:
John L. Whiteman, Esq.

St. Johns Law Group
104 Sea Grove Main Street
Saint Augustine, FL 32080
904-495-0400
File Number: 16-0481
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 8th day of July, 2016 between Marion Motor Lodge, LLC, a Florida Limited Liability Company whose post office address is 49 Carrera Street, Saint Augustine, FL 32084, grantor, and J Prabhu, LLC, a Florida Limited Liability Company whose post office address is 4580 Collins Road, Jacksonville, FL 32244, grantee:

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

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

ALL of Block 20, according to the Official Map of the City of St. Augustine, Florida; said land is bounded on the East by Bay Street, on the South by Bravo Lane, and on the West by Marine Street and on the North by Cadiz (formerly Green) Street.

Parcel Identification Number: 198390-0000

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

DoubleTimes

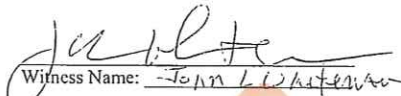
Signed, sealed and delivered in our presence:


Witness Name: John L. Whiteman

Marion Motor Lodge, LLC

By: Stefania Kaczmarczyk
Stefania Kaczmarczyk, Manager

(Corporate Seal)

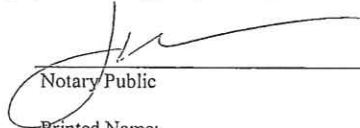

Witness Name: John L. Whiteman

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me this 8th day of July, 2016 by Stefania Kaczmarczyk of Marion Motor Lodge, LLC, on behalf of the company. He/she ☐ is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

J PRABHU, LLC

Filing Information

Document Number L16000016651

FEI/EIN Number 81-2807782

Date Filed 01/25/2016

Effective Date 01/18/2016

State FL

Status ACTIVE

Principal Address

120 Avenida Manendez

St. Augustine, FL 32084

Changed: 03/02/2017

Mailing Address

120 Avenida Manendez

St. Augustine, FL 32084

Changed: 03/02/2017

Registered Agent Name & Address

PATEL, MAHENDRA

120 Avenida Manendez

St. Augustine, FL 32084

Address Changed: 01/10/2019

Authorized Person(s) Detail

Name & Address

Title MGR

PATEL, MAHENDRA

120 Avenida Manendez

St. Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2018	01/16/2018

2019	01/10/2019
2020	03/17/2020

Document Images

03/17/2020 -- ANNUAL REPORT	View image in PDF format
01/10/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- Florida Limited Liability	View image in PDF format



Monterey Style Architecture: The Work of a Master

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SEP 22 2020

Planning / Building Dept.

RECEIVED

SEP 22 2020

Planning / Building Dept.



Over the centuries, certain architectural styles have become synonymous with architects. Mies van der Rohe had Modernism. Frank Lloyd Wright had the Prairie style. Here in Northern California, Thomas O. Larkin had the Monterey style. Larkin is considered the pioneer of the architectural style, having built the first Monterey home in, you guessed it, Monterey, Calif., in 1835. The Larkin House, notable for being the first two-story house in the area, is a National Historic Landmark today.

Whether you want to call the style "Monterey Colonial" or "Monterey Revival," one thing is clear: the influence of Larkin and his signature style has had a lasting effect. If you happen to be in the area for the Pebble Beach Concours d'Elegance this weekend, you can tour Larkin House, which is open for tours.

Draw: The mix of local adobe construction and the New England colonial style Larkin brought with him from Boston to Monterey created a unique profile that endures today. The style's two main innovations: the two-story structure that was in stark contrast to all the single-story Spanish Colonial homes of the era; and the exterior balcony. "The balcony could possibly have originally been inspired by Spanish townhouses but was affectionately adopted and modified by new settlers from the eastern U.S. bringing



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for September 24, 2020 Meeting**



Application F2020-0101 Address: 75 King Street
Marquis Latimer + Halback, Inc. – Applicant
Lightner Museum of Hobbies Inc. – Owner

Project description: To alter the existing garden on the south side of the building with the proposed addition of landscape and hardscape features, including walls, pavers, and lighting.

Architectural Style:	Spanish Renaissance Revival	Florida Master Site File:	SJ00060
National Register:	Individually listed and Contributing to St. Augustine Town Plan NR District	Construction date:	1887-1889
Archaeology Zone:	N/A	Zoning District:	HP-4
Parcel number:	1995700000		
Agenda Item:	6(c)	Previous Action(s):	OOA 2020-0084

STAFF SUMMARY AND ANALYSIS:

- The proposed project for the South Garden area is bounded by the historic Alcazar Hotel, now known as the Lightner Museum and City Hall to the north, Granada Street to the west, Cordova Street to the east, and city public and employee parking lots to the south. Sanborn map research attached shows the south fountain first on the 1899 publication.
- This is Certificate of Appropriateness application that follows after an Opinion of Appropriateness (OOA) application (F2020-0084) was approved with conditions at the August 20, 2020 HARB meeting. These conditions were largely addressed with this COA application. Changes to the COA application to address HARB conditions/comments from the OOA include: Removing the proposed festoon lighting, brick pavers at the center of the upper terrace, and the mosaic tile element proposed for the fountain. Adding proposed landscape lighting, which will be more inconspicuous as recommended for lighting in the Architectural Guidelines for Historic Preservation (AGHP); terra cotta planters are proposed along the upper terrace and around the fountain, wall, and behind the sculpture.
- Staff had concerns about the following: the double gates proposed for replacement at the gate houses should be removed from the design because they were fabricated to be historically compatible and were completed in the recent past; the proposed detailing of wrought iron fence should be consistent and relate to the character of the existing gates; the styling of the pendant hanging light fixtures proposed to be hung from trees in the shade garden is different from the concept illustrated in OOA drawings, which looked more like lanterns.
- Historic photographs and the rendering of the south garden submitted with the applicant documentation shows similarly placed flagpoles where the additional flagpoles are proposed along the upper terrace wall. Flags are treated in our sign code ordinance as signs and can not be construed as signage unless they meet the sign code, which may create a possible issue if non-conforming flags are displayed to correlate with the Lightner's exhibits.
- Two of the existing light fixtures that are part of the architectural integrity of the Alcazar Hotel site are shown to be relocated on the proposed southern wall, also where two to four replica fixtures are proposed.
- The proposed south wall will be squared off on each corner, in contrast to the inverted rounded corners in the OOA.
- Evidence provided by the applicant addresses staff's previous concerns for the OOA about the perimeter fencing and pedestrian interaction: original site plan by Carrere and Hastings indicates a dark solid line along the perimeter of the grounds south of the hotel. A rendering used on the cover and title page of the application materials were an original concept drawing from Carrere & Hastings, and illustrates a wood appearing picket fence along the Granada Street (west end) of the south garden. Historic photographs submitted with this application show with what looks like fencing running along the west. The east side of the south garden area, along Cordova Street, was also enclosed by a growing number of service buildings over time, as evidenced on the Sanborn Maps revised to 1960. Questions remain regarding when the coquina concrete bollards were put in and if they have any significance to the landscape of the building as it changed over time.
- The applicant stated that the proposed modifications in the sculpture peninsula that extends into the city parking lot will stay within the existing curb line. Any area controlled by the City should be excluded from this design as modifications for all city controlled spaces can not be approved by HARB unless the City has granted permission.
- Any plantings shall conform to the AGHP.
- Any redevelopment plans need to take into consideration the Tree and Landscape Ordinance and may require additional zoning review.

STAFF RECOMMENDATION:

Based on the HARB discussion at the August 20, 2020 meeting, 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 75 King Street, because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 2, 3, 4, 5, 9, and 10,** with the following conditions:

1. That construction drawings be modified to reflect the removal of any modifications proposed for the sculpture peninsula or any area if they are deemed to be in City controlled space
2. To remove the wrought iron fencing around and on either side of the statue peninsula or redesign with consistent characteristics found on the existing double gates under the gate houses.
3. To find a more compatible and inconspicuous hanging light for the shade garden.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

To create an expanded garden on the south side of the building, while keeping the existing fountain as the central focus. The Illustrative Site Plan submitted for the Opinion of Appropriateness application for the August 20, 2020 HARB meeting is at the front of the applicant's drawings and documentation for this Certificate of Appropriateness application.

Proposed changes of site include:

1. Adding landscape lighting using various copper finish fixtures including those that can be used in planters and in under water applications.
2. Lantern style lighting as shown hanging from the trees on the Master Plan's Shade Garden Photorealistic sheet and specified as a black aluminum outdoor pendant, 26.5 high x 12" wide, with clear beveled glass.
3. The addition of replica decorative light fixtures (the application states two, the drawings show four) to match the existing at the starting point / termination of the proposed south wall near the fountain and sculpture and place a fixture at the two outer corners of the south wall.
4. Replacing existing coquina concrete bollards with metal railing with a new 4-foot high perimeter wall on the east and west ends, comprised of a 30" high coquina concrete wall with an 18" high decorative metal fencing on top and cast in place concrete 4'7" high columns to match existing around the south garden of the Lightner Museum that extends to the south end of the building on both the east and west sides. On the east/west sides near the southern end of the building, the existing columns are to remain and the proposed wall is to replace the existing bollards.
5. The addition of a 4'2" high wrought iron fence with decorative quatrefoil motifs around and to each side of the sculpture peninsula.
6. Replacing double gates under the gate houses with new double wrought iron gates with decorative quatrefoil motifs.
7. Incorporating two new access points with single 4'10" high gate at proposed metal fence and south wall of the garden area.
8. Altering existing walkways and expanding the existing hardscape with use of brick pavers and coquina concrete, to include:
 - a. a nine-feet wide "entry alley" or entry walk that extends from each of the existing hipped roof gate house structures on the east and west sides and runs parallel to the south elevation of the building.
 - b. Extending the brick pavers behind the existing sculpture.
 - c. Creating a cross pattern with brick pavers that extends from the sculpture and fountain. The brick pavers will continue as a T from the fountain and in wide bands towards each side of the stairs.
 - d. Adding a 5' wide sidewalk between the south wall and the city's public parking lot.
9. Implementing a landscape plan with a vegetated buffer around the perimeter of the garden, relocation of oak tree, a gathering / sculpture / event lawn area, a shade garden, a mulch gathering area under the existing oak tree, to install terra cotta planters with potted plants along the upper terrace, and around the fountain, proposed wall, and behind the existing sculpture.
10. Extending additional flagpoles with poles and mounting / bracketing methods to match existing across the wall of the upper terrace.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
4. Retention of Significant Later Alterations and Additions
5. Sensitive Treatment of Distinctive Features and Craftsmanship
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

Fences, Walls and Gates

Do...

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

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Post-1821

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

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

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

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

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

Electrical and Mechanical Equipment

Modern electrical and mechanical equipment can be intrusive on both the site and the neighborhood. Electrical and mechanical equipment includes: light fixtures.

Post-1821

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

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

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.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Repair features of the site by reinforcing historic materials.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

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

Post-1821

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

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

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.

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

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

Historic Plant Materials

A list of plant materials is provided in the Architectural Guidelines for Historic Preservation (AGHP) for use by developers so that when landscaping is required by the City Code for a construction project, historically appropriate plant materials can be used.

COA F2020-0101
75 King Street
September 24, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Portion of the National Register Nomination and Florida Master Site File
3. Sanborn Maps

STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



Sculpture Peninsula

STAFF PHOTOGRAPHS

75 King Street



Sculpture Peninsula

STAFF PHOTOGRAPHS

75 King Street



Granada Street / West Side: Facing east

STAFF PHOTOGRAPHS

75 King Street



Cordova Street / East Side

STAFF PHOTOGRAPHS 75 King Street



**Gatehouse Gates Proposed for Replacement and
Continuation northward of Wall Columns and Bollards near side of building
(Cordova Street / East Side)**

STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



Looking east and west along upper exterior courtyard space

STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS

75 King Street



SEE SITE FILE STAFF FOR 85j60 ORIGINAL PHOTO(S) OR MAP(S)

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Florida	
COUNTY: St. Johns	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME	
COMMON: Alcazar Hotel (Lightner Municipal Exposition)	
AND/OR HISTORIC: Historic Lightner Museum <i>NR listed 2-24-71</i>	

2. LOCATION			
STREET AND NUMBER: 79 King Street			
CITY OR TOWN: St. Augustine			
STATE Florida	CODE 12	COUNTY: St. Johns	CODE 109

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP		STATUS
☐ District ☐ Site ☒ Building ☐ Structure ☐ Object	☐ Public ☐ Private ☒ Both		☒ Occupied ☐ Unoccupied ☐ Preservation work in progress
PUBLIC ACQUISITION: ☐ In Process ☐ Being Considered			
ACCESSIBLE TO THE PUBLIC			
Yes: ☒ Restricted ☐ Unrestricted ☐ No			
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☒ Commercial ☒ Educational ☒ Entertainment	☐ Government ☐ Industrial ☐ Military ☒ Museum	☐ Park ☐ Private Residence ☐ Religious ☒ Scientific	☐ Transportation ☐ Other (Specify) _____ _____
Comments _____ _____			

4. OWNER OF PROPERTY			
OWNER'S NAME: City of St. Augustine			
STREET AND NUMBER: City Hall			
CITY OR TOWN: St. Augustine	STATE: Florida	CODE 12	

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC: St. Johns County Courthouse			
STREET AND NUMBER: King and Cordova Streets			
CITY OR TOWN: St. Augustine	STATE: Florida	CODE 12	

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY: Part of St. Augustine Historic District National Register			
DATE OF SURVEY: nomination ☐ Federal ☐ State ☐ County ☐ Local			
TERMINATION FOR SURVEY RECORDS: _____			
STREET AND NUMBER: _____			
CITY OR TOWN: _____	STATE: _____	CODE _____	

STATE: Florida
COUNTY: St. Johns
ENTRY NUMBER
DATE

FOR NPS USE ONLY

SEE INSTRUCTIONS

7. DESCRIPTION			
CONDITION	(Check One)		
	☐ Excellent	☐ Good	☒ Fair
	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)
	☒ Altered	☐ Unaltered	☐ Moved
	☒ Original Site		
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE			
The Alcazar Hotel building is an original architectural style composite of Spanish Renaissance mingled with adaptations borrowed from Moorish buildings in Spain. The castles of Seville were copied in some of the decorative design; and the facade bears great resemblance to Seville's famed Alcazar, royal palace of kings. The building was completed in 1889 after two years of construction at a cost in excess of \$1,000,000. It was first used, in its then unfinished stage, in 1888 to accomodate the overflow patronage of her famed "sister", the illustrious Ponce de Leon, Henry Flagler's first hotel project which had just attained completion. The Alcazar formally came into "her own" the following year. This distinct and impressive structure, four stories in height, standing on filled-in land, occupies a ground area of 250' by 450'. The over-all property size can best be visualized in terms of city blocks - one in width, three in depth. The construction of the outer walls was a shell rock formation indigenous to the St. Augustine area. It is known as coquina. The present building is one of the first constructed in the United States of poured concrete. The Alcazar in its original interior design had 300 guest rooms, in an age when private-bath-in-every-room was not accepted requirement. As the pattern changed in hotel accomodations this conversion in the Alcazar left 170 guest rooms. There were, of course, elaborate and expansive writing and lounge rooms, spacious lobbies and two large dining rooms with comparable allowances for kitchen, baking and refrigeration facilities. In the south section of the building were located the Turkish and Russian baths, Swedish massage services and kindred activities. The natural artesian water used here was presumed to have medicinal benefits. It was obtained from a free-flowing well located on the property. Adjoining the baths was and still is the magnificent Casino, the then recreation and social center of the Alcazar, Ponce de Leon, and the community as well. Here was in all probability the largest indoor swimming pool in the nation. Continued...			

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

5760

STATE Florida	
COUNTY St. Johns	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

Alcazar Hotel
7. Description
Page 2

On the upper balcony of the Casino were staged dances, entertainments, and other social functions.

The Casino pool, which has since been floored over, was the scene of many memorable sports occasions. The national AAU swimming championship meets were held in this pool, an old program dated February, 1925, listing such nationally famous feminine entries as Gertrude Ederle, Helen Wainwright, Aileen Riggan, Helen Meany, Adelaide Lambert, Sybil Bauer, champions all.

Along with the other events the Casino is now the setting for the annual St. Augustine Antiques Show, established by Mr. Lightner and presented in January of each year.

Tennis courts were at the rear of the building and on them trod the feet of champions, Tilden, Richards, Doeg, and others of that era.

The Alcazar was closed in 1930 due to the national economic depression. It remained closed and uninhabited until purchased by Otto C. Lightner, in 1947.

The interior of the building had suffered quite some deterioration during the 17 years it had been uncared for. An expensive program of rehabilitation was necessary before the property would be habitable. Mr. Lightner allotted \$150,000 of his personal funds for this purpose; and work in the area of the first two floors and the Casino was commenced and completed to its present appearance. In the latter part of 1947 the facility was in condition to receive the exhibits from the Chicago Museum of Mr. Lightner.

SEE INSTRUCTIONS

8. SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
☐ Pre-Columbian	☐ 16th Century	☐ 18th Century	☐ 20th Century
☐ 15th Century	☐ 17th Century	☒ 19th Century	
SPECIFIC DATE(S) (If Applicable and Known)			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
☐ Aboriginal	☐ Education	☐ Political	☐ Urban Planning
☐ Prehistoric	☒ Engineering	☐ Religion/Phi-	☐ Other (Specify)
☒ Historic	☐ Industry	losophy	
☐ Agriculture	☐ Invention	☐ Science	
☒ Architecture	☒ Landscape	☐ Sculpture	
☐ Art	Architecture	☐ Social/Human-	
☐ Commerce	☐ Literature	itarian	
☐ Communications	☐ Military	☐ Theater	
☐ Conservation	☐ Music	☒ Transportation	
STATEMENT OF SIGNIFICANCE			
The Alcazar Hotel was constructed in 1887-1889 by Henry Flagler as a part of a complex of three buildings of Moorish-Spanish Architecture, in his quest to create a "Riviera" on the eastern seaboard of the United States. The Alcazar Hotel, the name being Arabic(Al-kasr) for "royal castle", was the second of the luxurious hostelries erected in St. Augustine by Henry M. Flagler, known first in the nation's financial marts as an associate of John D. Rockefeller in the creation of the parent Standard Oil Company.			

5760

9. MAJOR BIBLIOGRAPHICAL REFERENCES

The Houses of St. Augustine. St. Augustine: The St. Augustine Historical Society, 1962.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE	LATITUDE		
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds
NW	29° 53' 53"	81° 19' 02"	29°	53'	25"
NE	29° 53' 58"	81° 18' 40"	81°	18'	54"
SE	29° 53' 12"	81° 18' 33"			
SW	29° 53' 09"	81° 18' 55"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 4 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE: J. P. Schuck, Chief, Bureau of Historic Preservation

ORGANIZATION: Department of State

DATE: 8/3/70

STREET AND NUMBER: The Capitol

CITY OR TOWN: Tallahassee

STATE: Florida

CODE: 12

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name: [Signature]

Title: State Liaison Officer

Date: December 18, 1970

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date: _____

ATTEST:

Keeper of The National Register

Date: _____

SEE INSTRUCTIONS

May 3, 1971

Mr. Ernest P. Kidd
City Manager
City of Saint Augustine
Post Office Drawer 210
Saint Augustine, Florida 32084

Dear Mr. Kidd:

It is a pleasure to advise you that the Alcazar Hotel has been officially listed on the National Register of Historic Places and to enclose a certificate of formal notification of the recognition given to this historic site.

With every good wish and warmest regards.

Cordially,

Richard (Dick) Stone



RDS/wps

Enclosure



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

Alcayor
SJ60
RECEIVED

FEB 24 1971

MAR 8 1971

Hon. Lawton Chiles
United States Senate
Washington, D. C.

Division of Archives
History & Records Management

Dear Senator Chiles:

We are pleased to inform you that the historic properties listed on the enclosure have been nominated by the State Liaison Officer appointed by the Governor for the implementation of the National Historic Preservation Program in Florida and have been entered into the National Register of Historic Places. Senator Edward J. Gurney and the appropriate Representatives have also been provided with this information. By copy of this letter, the State Liaison Officer, Mr. Robert Williams, Director, Division of Archives, History & Records Management, Department of State, 401 East Gaines Street, Tallahassee, Florida 32304, has likewise been notified. A leaflet explaining the National Register is enclosed.

Sincerely yours,

(Signed)

Director

Enclosures

FEB 24 1971

Entered in the National Register _____

cc: Mr. Robert Williams, Director, Division of Archives, History & Records Management, Department of State, 401 East Gaines St., Tallahassee, Florida 32304

Also notified: Hon. Edward J. Gurney
United States Senate
Washington, D. C.

Hon. Bill Chappell, Jr.
House of Representatives
Hon. Don Fuqua
House of Representatives

Properties added to the National Register of Historic Places

FLORIDA

Alcazar Hotel

St. Johns County, Florida

Union Bank

Leon County, Florida

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 85160 1009==
 Site Name: Alcazar Hotel/City Hall 830== Survey Date: 8005 820==
 Address: 75 King Street, St. Augustine, FL 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 36A 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: City of St. Augustine ;
 Address: City Hall
 St. Augustine, FL 32084 902==
 Occupant or Manager: City of St. Augustine/Lightner Museum 904==
 Type of Ownership: City 848== Zoning: HP-4
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469660 3306620 890== Location: T07S R30E S18 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
 Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
 Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:

() Excellent 863==
 (X) Good 863==
 () Fair 863==
 () Deteriorated 863==

Integrity of Site:

(X) Altered 858==
 () Unaltered 858==
 (X) Original Site 858==
 () Restored - Date: 858==
 () Moved - Date: 858==

Threats to Site:

() Zoning 878==
 () Development 878==
 () Deterioration 878==
 () Borrowing 878==
 () Transportation 878==
 () Fill 878==
 () Dredge 878==
 () Other 878==

II. SITE DESCRIPTION, continued.

Original Use: Commercial 838== Present Use: Commercial 850==
 Date: +1889 844== Period: 19th cent 845== Culture: American 840==
 Architect: Carrere and Hastings, New York 872==
 Builder: McGuire and McDonald, St. Augustine 874==
 Style: Spanish Renaissance Revival 964==
 Plan Type: 966==
 Exterior Fabrics: Natural concrete, terra cotta, brick
 854==
 Structural Systems: Concrete, cast-in-place 856==
 Features of Structure: (942)
 Window Type: 942==
 Foundation: Concrete wall 942==
 Roof Type: Hip; flat, parapet 942==
 Secondary Roof Structures: Tower, hip; bay, dome 942==
 Porches & Balconies: Arcaded porches
 942==
 Chimney Location: Offset, lateral slope; interior 942==
 Materials: (882)
 Chimney: Brick 882==
 Roof Surfacing: Clay tile 882==
 Ornament Exterior: Terra cotta work, columns, brick arches, jigsawn
rafters, spires 882==
 Quantitative Data: (950-954)
 Chimneys: 8 952== Dormers: 954== Stories: 3-4 950==
 Other: 5 story towers 956==
 Surroundings: Commercial 864==
 Relationship to Surroundings: Occupies block bounded by commercial and
residential building.
 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==
 Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tourism, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This three to four-story building with five story towers at 75 King Street was constructed in 1887-1889 by James McGuire and Joséph McDonald. The architects John M. Carrera and Thomas Hastings borrowed from both Moorish and Spanish architectural styles, the facade resembling Seville's famed Alcazar, royal palace of kings. The austere poured concrete exterior is adorned by red terra cotta work. Matching five-story towers are topped with terra cotta columns covered by clay tile hip roofs. Cherubs decorate a round opening between the capitals. At the base, rounded projections with terra cotta work give the impression of balconets. Twenty spires lining both exterior walls and interior court are presently being restored. An inner courtyard consists of a full arcade surrounding a pond with bridge. The casino area located to the south, has a second floor entrance also decorated with ornamental terra cotta work. Large bays project from the east and west. The entire building occupies an area approximately one city block wide and three deep. It is bounded by commercial and residential neighborhoods. The former hotel faces Flagler College, previously the elegant Ponce de Leon Hotel. The College and surrounding buildings are included within the St. Augustine National Landmark Historic District.

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

(over)

V. BIBLIOGRAPHY

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Anon., "S. Augustini pars et terrae Florida," 1588.
2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustín," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1721 (St. Augustine, 1962), pp. 22-25 and 41-47.

parking lots or other facilities. The area is bounded on the west by the old Alcazar Hotel (now City Hall) and on the east by the seawall and bayfront. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

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

This former hotel at 75 King Street was originally planned as an annex to the larger, more expensive hotel across the street, the Ponce de Leon. Both projects of oil magnate, Henry M. Flagler, were inspired by the poured concrete residence of Franklin W. Smith, known as the Villa Zorayda.(4) The name, Alcazar, is the Spanish term for "fortress". Both Spanish and Moorish elements were incorporated into the design. A Tatler article describes the evolution of the hotel into a popular winter hostelry in its own right.

"Although the first intention in constructing this building was as an annex of the Ponce de Leon; before its

completion, this idea seemed impracticable, and a restaurant was built in addition to it, and the house first opened on the European plan, a year later on both the European and American plans. But this was not entirely satisfactory, and it was then managed on the American plan, alone, growing constantly in popularity, and each season additions were made to it, in order to meet the demands made upon it.

"Three years ago, forty rooms were added, with a larger parlor and ladies' waiting room on the first floor, occupying the space of four shops, and an annex to the dining room. The season following was one of unparalleled success. Last year, owing to the depression in financial circles, the house was opened for rooms only.

"The Alcazar is built around four sides of a square, or court, the lower, or office floor, entirely surrounded by a beautiful arched loggia. The rooms are arranged to either look into the court or streets surrounding the house. They are large and beautifully furnished, the parlors attractive and with handsome appointments. A superior cuisine and service will be maintained, with an excellent staff and corps of help."(5)

In addition to the hotel accommodations, the famous pool and Turkish and Russian Baths were an attraction to visitors and residents. The Casino received the following write-up in 1896.

"The Casino, containing the immense swimming pool, Turkish and Russian baths, ball-room is the place of amusement of the city, the Mecca of every visitor to St. Augustine. Architecturally it is stately and imposing without and within, the immense arches rising out of the pool and supporting the roof are the largest in the country, having a span of thirty feet; these are arranged three on either side with one at each end. The bathing-pool with an immense volume of water constantly pouring in and out, is of course the great attraction and the morning the fashionable hour, a band of music on the third floor then discourses sweet music, and the fashionable world repairs there to swim or see their friends enjoy it, meet their friends and arrange for the rest of the day, a swimming teacher is always present--one for ladies and another for gentlemen. Hours are set apart when only women are admitted to the pool for the benefit of those wishing to learn to swim. The dressing-rooms for the bathers are large and light and smaller pools are provided for those desiring privacy.

"The third floor forms one of the handsomest ball-rooms in the country, heavy pilasters and cornices adorn the walls, hundred of electric lights shed a softening ray over the merry makers who gather there. The floor twenty-eight feet in width entirely surrounds the opening of the pool which rises to the glass covered roof. The south side of the building contains a stage, heavy curtains may be dropped over the arch ways thus converting it into an audience hall capable of seating at least five hundred persons. Here concerts and others entertainments are constantly given during the season. The guests of the East Coast system of hotels reaching the floor by the elevator thus avoiding any stairs."(6)

Depression years forced the hotel to close in 1932. In 1947 publisher O. C. Lightner purchased the building from the Florida East Coast Hotel Company for the purpose of exhibiting his extensive collection of Victorian memorabilia. The building was renovated after 1969 for use as a museum and municipal offices. The St. Augustine City Hall was dedicated on April 27, 1973, and Lightner Museum opened its doors on August 12, 1974.(7) Early Sanborn Maps show the site and surrounds of the Alcazar as being occupied by a Methodist-Episcopal Church, a Skating Rink, and Maria Sanchez Creek. The Skating Rink was operated by Orange Howes and the Church was the newly formed Olivet Methodist. Flagler purchased the marsh land offering to relocate the Methodist congregation in a building to be designed and constructed by his own architects, Carrera and Hastings, and contractors, McGuire and McDonald. The resulting house of worship is Grace United Methodist Church on Carrera Street. The filled in marshland and newly widened Cordova Street (formerly Tolomato) were a result of Flagler's vision of a "winter Newport".(8)

ARCHAEOLOGY

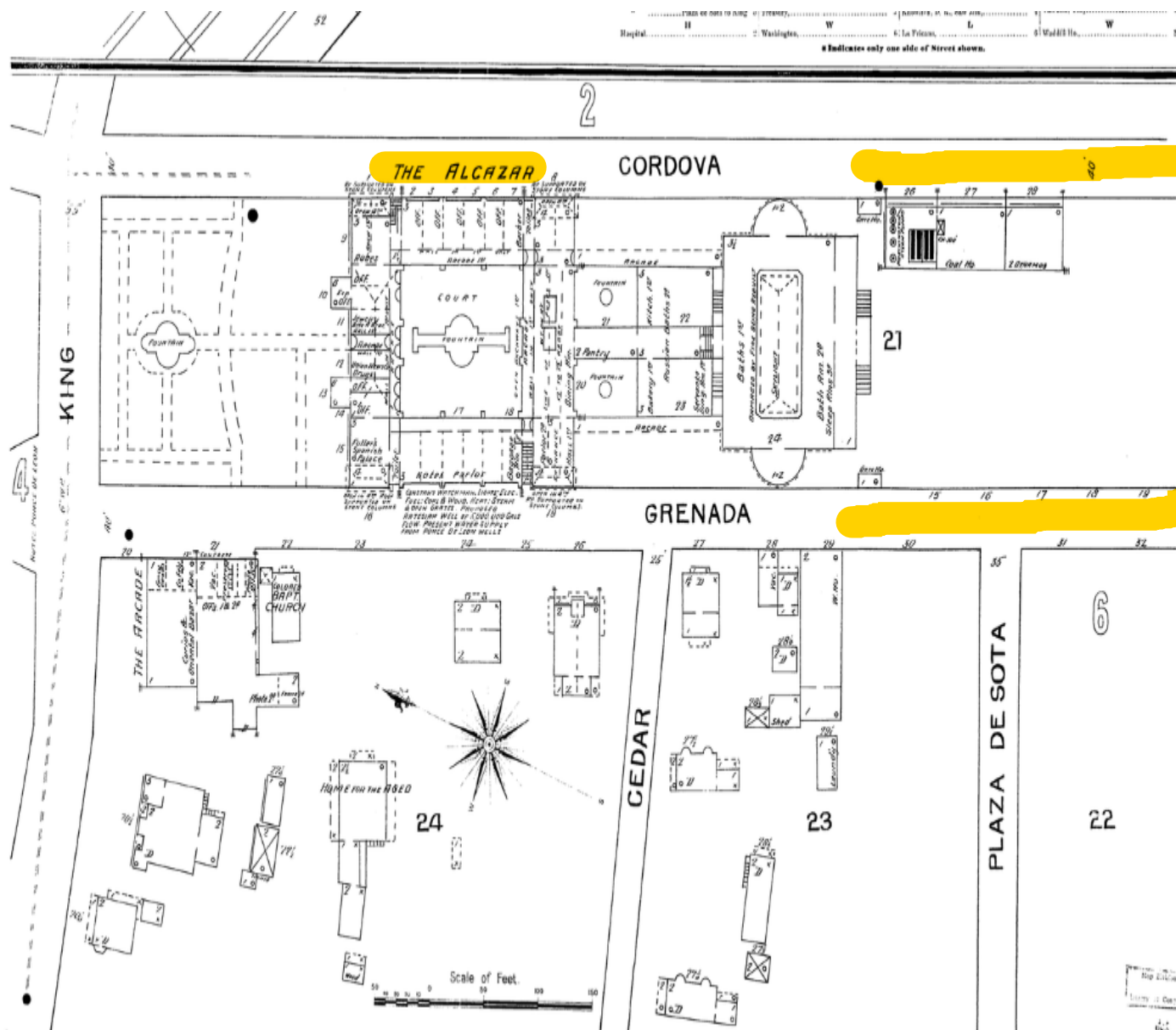
For archaeological significance of the walled colonial city see Master Site File Form 8SJ10.

-
3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
 4. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 176.
 5. Tatler, December 15, 1894, p. 3.
 6. Ibid., January 18, 1896.
 7. Alcazar File, St. Augustine Historical Society; Marker: St. Johns County Historical Commission.
 8. Sanborn, 1884, 1888; St. Augustine City Directory, 1885, 1899; The Vacationer, "Grace Methodist Church, October 30, 1974, pp. 4-5.



ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Feb. 1893, Sheet 1

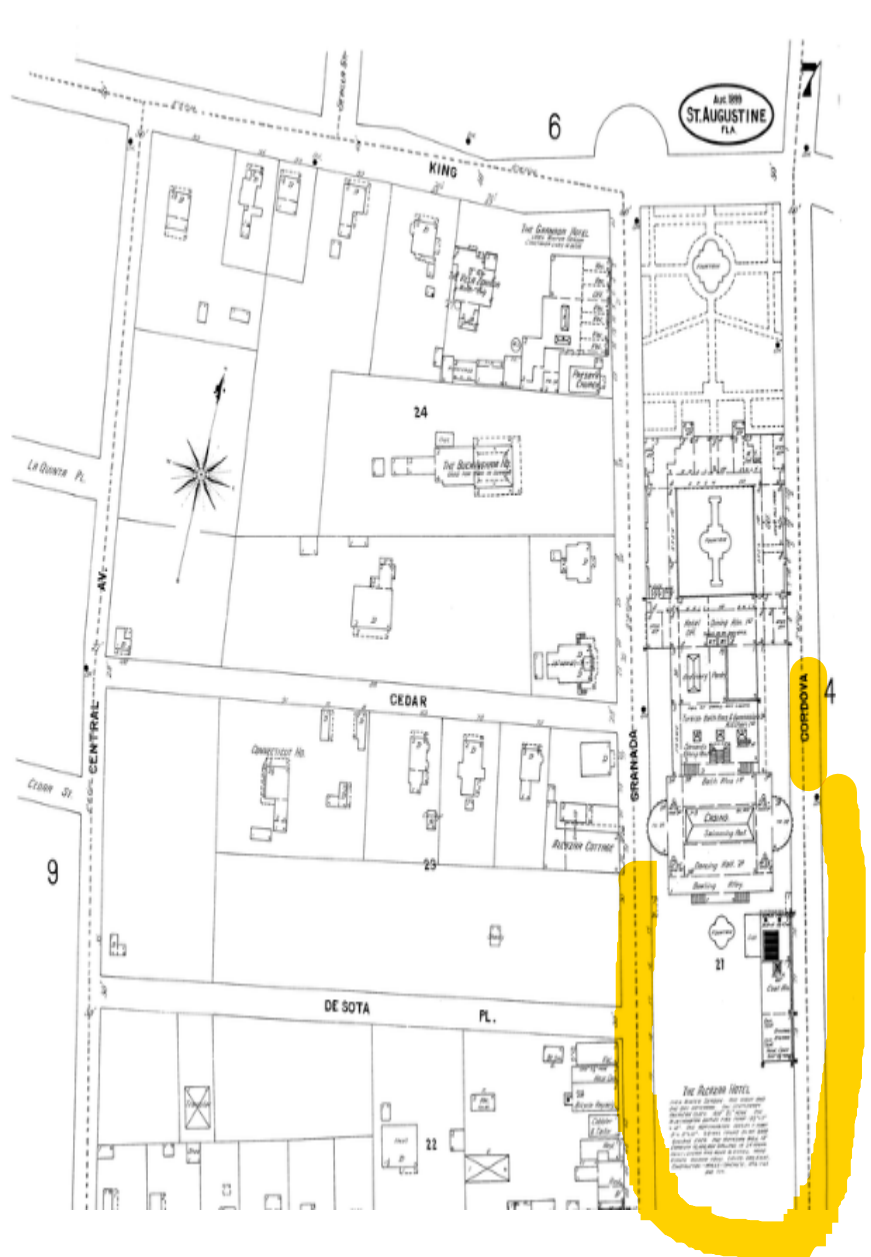


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ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Aug. 1899, Sheet 7

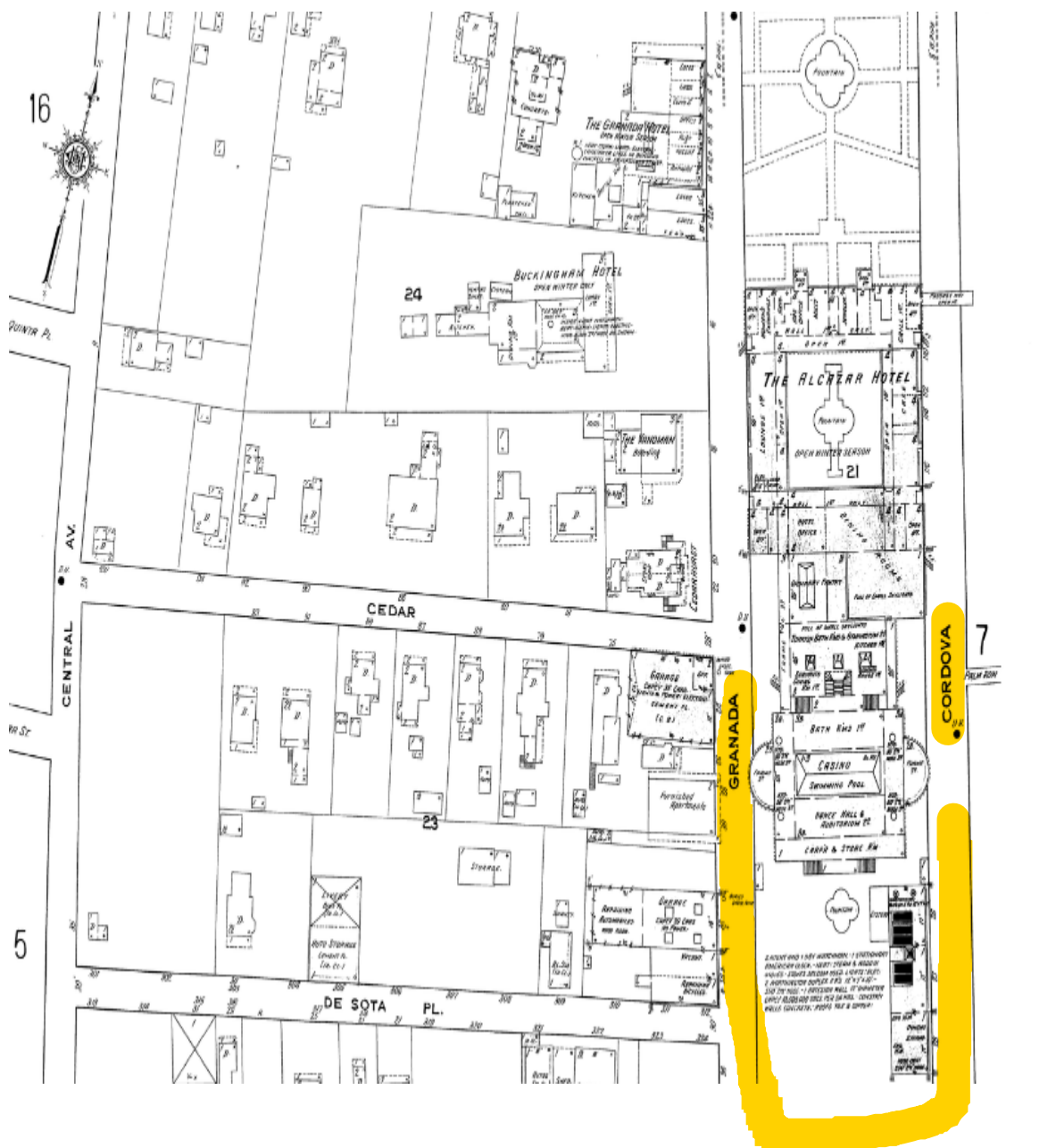


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ProQuest® Digital Sanborn Maps, 1867-1970

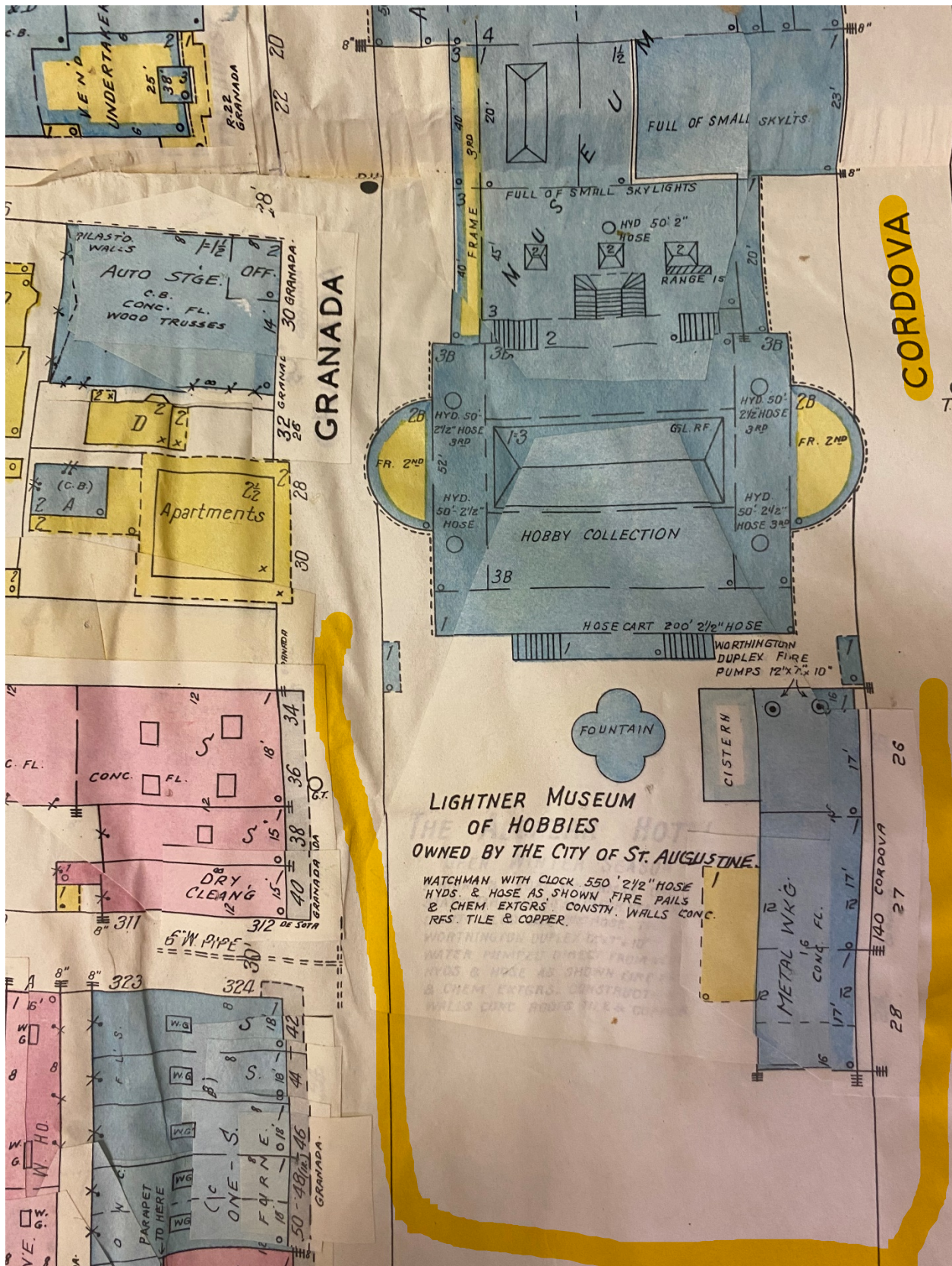
Saint Augustine Dec. 1917, Sheet 6



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1930 SANBORN MAP, REVISED to 1960: 75 King Street



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
<u>\$100.00</u>	Alterations to all other buildings, site work, or features except single family home
\$200.00	New construction except single family home

BDAC Project No. 2020-0101

Receipt No. 1928552

Meeting Date: September 24, 2020

Advertising Costs \$ _____ Postage \$ _____ Paid on _____

Receipt No. _____

- NAME OF APPLICANT Jeremy Marquis, RLA, LEED AP BD+C
 Business (if applicable) Marquis Latimer + Halback, Inc.
 Address 34 Cordova Street, Suite A
 City St. Augustine State FL Zip Code 32084
 Daytime telephone 904.825.6747 Other phone/email jeremy@halback.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER Lightner Museum of Hobbies, Inc.
 Business (if applicable) _____
 Address 75 King Street
 City St. Augustine State FL Zip Code 32084
 Daytime telephone (required) 904.824.2874 Other phone reme@lightnermuseum.org
- PROJECT STREET ADDRESS 75 King Street, St. Augustine, FL 32084
- LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel _____
- EXISTING USE Garden and Museum PROPOSED USE Garden and Museum
- PROPOSED PROJECT WORK

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

REPAIR REPLACE

- | | | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | Roof _____ |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) _____ |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding) _____ |
| ☐ | ☐ | 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

AUG 24 2020

Planning / Building Dept.

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

- ☐ New building _____
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☐ New porch/deck/balcony _____
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☒ New exterior lighting landscape lighting + two (2) replica fixtures to match decorative lights
- ☒ New fence/wall/gate new 30" coquina concrete wall + 18" decorative fence / 4' decorative fence
- ☒ New parking/walkways/other site features modified walkways in coquina concrete + clay brick
- ☐ 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)

(Please note the tile mosaic will be a separate application at a later date.)

As a follow up to the 8/20/20 Opinion of Appropriateness, the Lightner Museum Board of Trustees is looking to return the south garden to its former role as a garden and gathering space. The plans enclosed reflect the items requested by HARB, including: 1) alternative lighting in place of the festoon lighting, (2) removal of the upper terrace paving, (3) removal of sections in City control, (4) additional plantings to screen parking, and (5) additional evidence and documentation. Mosaic will come later.

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 Jeremy Marquis

SIGNATURE OF APPLICANT *Jeremy Marquis*

DATE 21 August 2020

PRINT OWNER'S NAME Teresa Radzinski, Board Chair

SIGNATURE OF OWNER *Teresa A. Radzinski*

DATE 08/21/20

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

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COMPLETENESS REVIEW CHECKLIST

Planning / Building Dept.

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

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

INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)		
OK	Need	N/A
☐	☐	☐ Photographs of existing roof and affected features
☐	☐	☐ Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐ Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐ Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)
EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)		
OK	Need	N/A
☐	☐	☐ Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐ Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐ Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐ Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture
PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)		
OK	Need	N/A
☐	☐	☐ Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐ Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐ Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐ Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐ Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
AWNING/CANOPY		
OK	Need	N/A
☐	☐	☐ Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐ Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐ Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the façade
☐	☐	☐ Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐ Documentation of justification for changing the existing awning/canopy and the extent of the affected area
EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)		
OK	Need	N/A
☐	☐	☐ Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐ Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐ For new openings, a scaled wall section
☐	☐	☐ Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐ Documentation of justification for changing the existing door(s) and the extent of the affected area.

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

❖ Other details necessary for review:

More information on material & finished of wall/fence, + pavers if needed, + hardware of gate, flagpole details, etc.

Project number: 2020-0101 Project Address: 75 King Street
 Reviewed by: Julie Courtney Date: 8-31-20

ACKNOWLEDGEMENT AND WAIVER OF RIGHTS

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency hearing procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or Case Law governing Quasi-Judicial, Legislative or Administrative Hearings.
- Applicant and/or Property Owner knowingly waives the right of cross-examination of witness or commenters choosing to participate in the hearing utilizing CMT.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of St. Augustine, its boards and commission, staff, and appointed and elected officials, for any claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all attorneys fees and costs incurred by the City in defending Decisions or Orders utilizing CMT procedures related to their hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

Applicant and/or Property Owner further acknowledges that he/she has had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner is fully aware of procedures and rights waived above. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant and/or Property Owners own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

[Signatures Appear on Following Page]

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Planning / Building Dept.

PROPERTY OWNER

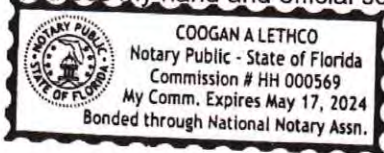
TERESA A. RADZINSKI
(Print Name)

Teresa A. Radzinski
(Signature)
Chairperson for the Board of Trustees, Lighter Museum of Hobbies, Inc.

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 14th day of August, 2020.



Coogan Lethco
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

(Print Name)

(Signature)

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this _____ day of _____, 2020.

Notary Public, State of Florida

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Planning / Building Dept.

PROPERTY OWNER

Raymond Eme
(Print Name)

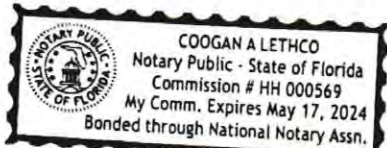
[Signature]
(Signature)

Associate Director

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 14th day of August, 2020.



Coogan Lethco
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

Coogan Lethco
(Print Name)

[Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this _____ day of _____, 2020.

Notary Public, State of Florida

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Planning / Building Dept.

PROPERTY OWNER

(Print Name)

(Signature)

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this _____ day of _____, 2020.

Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

ELIJAH N. GEORGE

(Print Name)

Elijah George
(Signature)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☒ online notarization, Elijah N. George, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

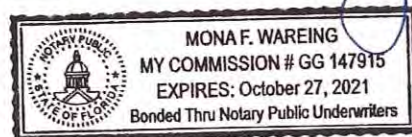
Witness my hand and official seal, this 17th day of August, 2020.

Mona Wareing
Notary Public, State of Florida

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Planning / Building Dept.



PROPERTY OWNER

(Print Name)

(Signature)

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☐ online notarization, _____, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this _____ day of _____, 2020.

Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

Jeremy Marquis, RLA, LEED AP BD+C
(Print Name)

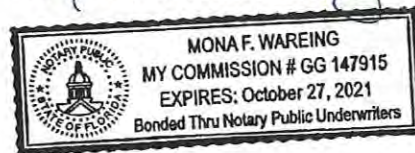
Jeremy Marquis
(Signature)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☐ physical presence or ☒ online notarization, Jeremy Marquis, who is personally known to me or who has produced _____ as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 14th day of August, 2020.

Mona Wareing
Notary Public, State of Florida

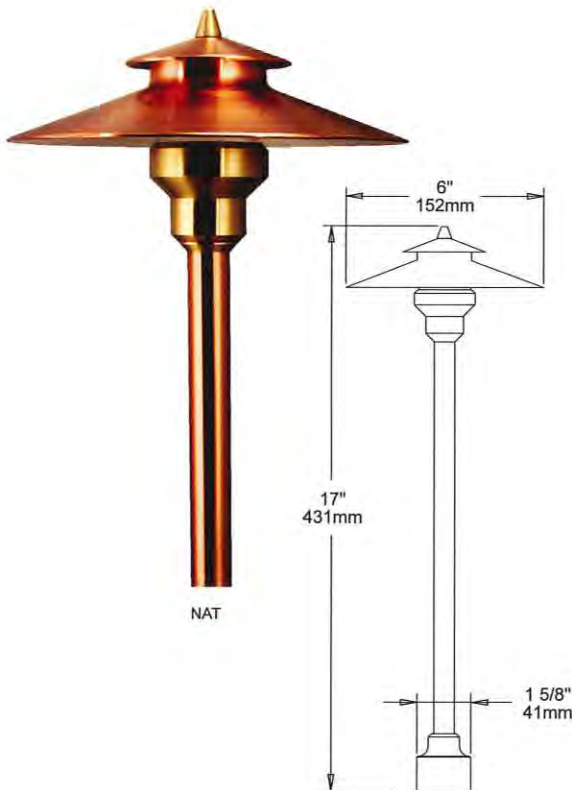


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HPL6 LA JOLLA



The compact size of the **HPL6** allows for it to be installed discretely into planters and is ideal for illuminating pathways and intimate garden areas. Use anywhere a less obvious light source is desired. With a timeless design, precision manufacturing and the highest quality materials, our HPL luminaires are the clear choice.

Every HPL series path light gives you a choice of a Thermally Integrated® Field Serviceable LED Module or traditional Halogen lamp. Using Copper Core™ Technology, the HPL module is specifically engineered to transfer heat away from the LED driver/circuit and dissipate throughout the luminaire, ensuring optimal performance, color consistency and long life!

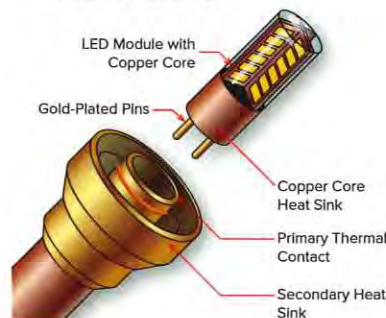
Features include:

- Interchangeable LED Module in 2.5 or 3.5 Watts
- 2700 or 3000K (CRI 80 typ.)
- Thermally Integrated® Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC Electronic or Magnetic Source Compatible
- Solid Copper and Brass Construction
- Patent Pending

LED
hybrid
HALOGEN

12V

COPPER
CORE
TECHNOLOGY™



ORDERING GUIDE: ^{Prefix} **HPL6** H (HYBRID) PL (PATH LIGHT) 6 (INCHES)

□ INDICATES REQUIRED FIELD □ INDICATES OPTIONAL FIELD

Auroralight LED Module

- [227]** 2.5 Watts, 2700K
- [230]** 2.5 Watts, 3000K
- [327]** 3.5 Watts, 2700K
- [330]** 3.5 Watts, 3000K

ACCESSORIES (Select One)

- [180]** 180° Directional Reflector™ *
- [270]** 270° Directional Reflector™ *
- [ID]** Internal Diffuser (Frosted)

* Visible light

MOUNT

- [1/2]** 1/2" Male Thread
- [G/S]** Ground Stake
- [D/S]** Deluxe Stake 9"
- [T/R-X]** Trident Spike (9" or 12")
- [P/B-S]** Power Box w/ Stake (Inc. 60W 120-12V transformer)
- [P/M]** 4" Pedestal Mount
- [SM3]** 3 1/4" Surface Mount
- [SM2]** 2 1/4" Surface Mount

[X] = Specify Length

NOTE: See Mount Guide for more options

FINISH

- [NAT]** Natural
- [BLP]** Bronze Living Patina
- [BLP-XD]** BLP Extra Dark
- [NI]** Nickel PVD

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ACCESSORIES



MOUNTS



LSL10 AGAVE



The new **LSL10** micro directional luminaire is a high performance, low energy LED accent light. Machined from solid brass bar, its artistic styling and precise machining make this fixture both attractive and functional. The LSL10 Agave may look small, but it is extremely powerful! Paired with our exclusive **AMS™** mounting system, there are a plethora of mounting possibilities.

See **LSL6** and **HSL11** for additional size and wattage options.

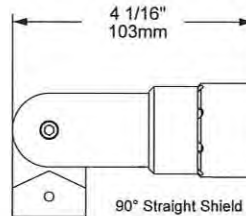
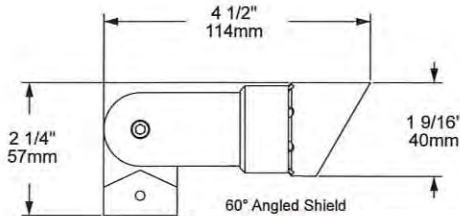
Features include:

- 3 Watts and Up to 300 lumens
- Cree XLAMP® (XP-L) LED
- Self-aligning and Self Sealing Optic
- Interchangeable UV & Shock Resistant Silicone TIR Optic (Patent Pending)
- 2700K, 3000K (CRI 80 typ.), or Amber 585-595nm
- Thermally Integrated®, Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC Electronic or Magnetic
- Solid Brass Construction

Powered by
CREE
LEDs

12V

AMS
Aurora Mount System



ORDERING GUIDE: **LSL10** L (LED) SL (SPOTLIGHT) 10 (10 1/8 OF AN INCH)

INDICATES REQUIRED FIELD

INDICATES OPTIONAL FIELD



GLARE SHIELD

- [60] 60° Angled
- [90] 90° Straight

OPTIC

- [N] 15° Narrow
- [M] 25° Medium
- [W] 40° Wide
- [WF] 60° Wide Flood
- [A] All Optics Kit

LED COLOR

- [27] 2700K, 80CRI
- [30] 3000K, 80CRI
- [AMB] Amber (585-595nm)

NOTE: For other CCT and CRI options, contact factory

MOUNT

- [1/2] 1/2" Male Thread
- [G/S] Ground Stake
- [BMS] Brass Micro Spike
- [D/S] Deluxe Spike
- [T/R-X] Trident Spike (9" or 12")
- [JB3-S] J-Box w/ Stake
- [P/B-S] Power Box w/ Stake (Inc. 60W 120-12V trans.)
- [9x18] Telescopic Riser (Specify 5x10, 7x14, 9x18 or 11x22)
- [T/M] Trellis Mount
- [S/B] Splice Box
- [T/S-L-X] Light Duty Tree Strap (22" or 36")
- [BTM] Bolt-on Tree Mount

[X] = Specify Length

NOTE: See AMS Mount Guide for more options

FINISH

- [NAT] Natural
- [BLP] Bronze Living Patina
- [BLP-XD] BLP Extra Dark
- [NI] Nickel PVD

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LWL5 LIGHTHAUS



S-NAT

The **LWL5** well light features unrivaled aiming ability allowing in excess of 45° tilt onto the horizon with 360° of rotation. It has the ability to regress the light source 2" below the lens putting the LWL5 completely in a class of its own.

See **LWL1**, **LMWL**, **LWL4** and **HWL11** for additional size and wattage options.

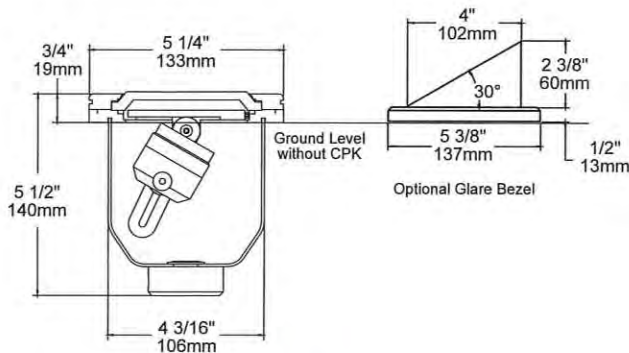
Features include:

- 9 Watts and up to 522 lumens delivered
- 2700K or 3000K
- Thermally Integrated™ Field Serviceable LED Module
- Dimming to <10% typ.
- 12 VAC Electronic or Magnetic
- Drive-Over Rated up to 6,000 lbs.
- Solid Copper Body w/ Brass Faceplate

Powered by
CREE
LEDs

12V

DRIVE-OVER
RATED



FACEPLATE OPTIONS



G-NAT



F-NAT



S-NAT

ORDERING GUIDE: **LWL5** L (LED) WL (WELL LIGHT) 5 (INCHES)

□ INDICATES REQUIRED FIELD ⋯ INDICATES OPTIONAL FIELD

FACEPLATE	OPTIC	LED	ACCESSORIES	MOUNT	FINISH
[G] Brass Grill [FC] Brass Flush w/ Convex Glass [FF] Brass Flush w/ Flat Glass [S] Brass Slotted	[N] 20° Narrow [M] 30° Medium [W] 40° Wide [WF] 50° Wide Flood [SF] 60° Super Flood [UF] 75° Ultra Flood [A] All Optics Kit	[27D] 2700K [30D] 3000K [D] = Dimmable	[GB] Glare Bezel* [HD] Deep Cutoff Hex Baffle SELECT ONE: [H] Hex Baffle (Included) [P] Prismatic Lens [F] Frost (Diffusion) [L] Linear Spread [MP] Micro Prismatic [R1, 2, 3 or 4] Red [B1, 2, 3, or 4] Blue [G1, 2, 3, or 4] Green [Y1, 2, 3, or 4] Yellow	[CPK] Concrete Pour Kit**	[NAT] Natural [BLP] Bronze Living Patina [BLP-XD] BLP Extra Dark [NI] Nickel PVD

*GB not compatible w/ CPK

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ACCESSORY



GB

MOUNT OPTION



CPK

**Use for installation into concrete, stone, tile or any time grout will be in contact with the fixture



H₂O-P ARIEL



No Shield



60° Angled



90° Straight

All shown as BLP-XD with side wire feed

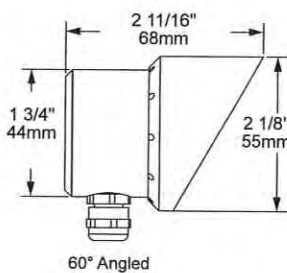
The Auroralight Ariel H₂O-P is an amphibious IP68, directional LED luminaire. With it's compact size, the Ariel is perfect for smaller water features or hiding under aquatic plants or rocks. An innovative CAM-LOC™ Stand allows quick and secure, tool-less adjustment from above. Adding a spool kit provides stow space of slack cord for enhanced serviceability.

Features include:

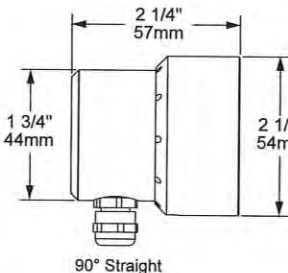
- IP68 LED Module in 4.5 Watts up to 336 Lumens Delivered
- Interchangeable PMMA Acrylic Optics
- 2700K, 3000K (CRI 80 typ.)
- Thermally Integrated® w/ Copper Core Technology®
- 12V Integral Constant Current Driver (Remote 12V AC/DC Transformer Required)
- Dimmable to <10% (TRIAC/Forward Phase) via Compatible Transformer
- Compatible w/ 12V AC/DC MLV or ELV Transformers
- Solid Brass Construction

Powered by
CREE
LEDs

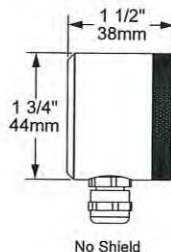
12V



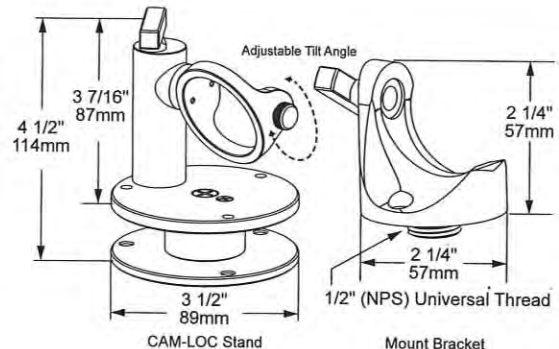
60° Angled



90° Straight



No Shield



CAM-LOC Stand

Mount Bracket

ORDERING GUIDE: ^{Prefix} **H₂O-P** H₂O (UNDERWATER) P (PUCK)

□ INDICATES REQUIRED FIELD □ INDICATES OPTIONAL FIELD



GLARE SHIELD

- [60] 60° Angled
- [90] 90° Straight
- [NS] No Shield

OPTIC

- [N] 20° Narrow
- [M] 30° Medium
- [W] 40° Wide
- [WF] 50° Wide Flood
- [SF] 60° Super Flood
- [UF] 75° Ultra Flood
- [A] All Optics Kit

LED COLOR

- [27] 2700K
- [30] 3000K

CORD LENGTH

- [10] 10'
- [15] 15'
- [20] 20'
- [25] 25'

WIRE FEED

- [R] Rear
- [S] Side

MOUNT

- [CS] CAM-LOC Stand
- [CS-SK] Stand w/ Spool Kit
- [CS-D/S] Stand w/ 9" Deluxe Spike
- [CS-SK-D/S] Stand w/ Spool Kit and 9" Deluxe Spike
- [MB] Mount Bracket*
- [MB-1/2] Mount Bracket w/ 1/2" NPS Male Adapter*

FINISH

- [NAT] Natural
- [BLP] Bronze Living Patina
- [BLP-XD] BLP Extra Dark

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* Not compatible with [S] Side Wire Feed



CAM-LOC Stand



Mount Bracket

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MOUNTS



[CS] CAM-LOC Stand
Allows for fixture adjustment



[CS-SK] Spool Kit
Stows slack cord



[CS-D/S] Deluxe Spike
Adds (3) Stabilizing spikes to stand



[CS-SK-D/S] Spool Kit and Deluxe Spike
Adds (3) Stabilizing spikes to stand



[MB] Mount Bracket



VASES

A. Vaso Liscio

310/20	8" ID, 10" OD, 8" H
310/25	10" ID, 12" OD, 9" H
310/30	12" ID, 14" OD, 11" H
310/35	14" ID, 16" OD, 12" H
310/40	16" ID, 19" OD, 15" H
310/45	18" ID, 20" OD, 16" H
310/50	20" ID, 23" OD, 17" H
310/60	24" ID, 27" OD, 20" H
310/70	28" ID, 32" OD, 25" H
310/80	32" ID, 36" OD, 28" H
310/90	36" ID, 40" OD, 32" H

Larger by special request

B. Vaso Rosetta

310/50R	20" ID, 23" OD, 17" H
310/60R	24" ID, 27" OD, 20" H
310/70R	28" ID, 32" OD, 25" H
310/80R	32" ID, 36" OD, 28" H

Larger by special request

C. Mezzo Vaso

335/60	24" ID, 27" OD, 20" H
335/70	28" ID, 32" OD, 25" H

D. Mezzo Vaso Festonato

336/60	24" ID, 27" OD, 20" H
336/70	28" ID, 32" OD, 25" H

E. Vaso Scanalato

409/60	24" ID, 28" OD, 21" H
409/70	28" ID, 32" OD, 25" H



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A.



B.



C.



D.



E.



F.

P. *Conca Limone*

ZE311

28" ID, 34" OD, 25" H

ZE312

36" ID, 42" OD, 28" H

Q. *Conca Liscia*

ZE311L

28" ID, 34" OD, 25" H

ZE312L

36" ID, 42" OD, 28" H

R. *Cassetta a Muro*

ZE330

32" L x 18" D x 17" H

S. *Cilindro*

ZE443

24" ID, 28" OD, 22" H

T. *Conca Mascherone*

ZEP04

38" ID, 46" OD, 29.5" H

U. *Conca Senza Mascherone*

ZEP04S

38" ID, 46" OD, 29.5" H

V. *Vaso Palazzo*

ZEP07

32" ID, 36" OD, 27.5" H

W. *Conca Gigante*

ZE250

45" ID, 45" H

X. *Cesto Tondo*

ZE525

20" ID, 24" OD, 20" H

Y. *Conca Antica*

M2242/50

20" ID, 24" OD, 18" H

M2242/70

28" ID, 32" OD, 24" H



P.



Q.



R.



S.



T.



U.



V.





LIGHTNER SOUTH PATIO AND GARDEN

60% CONSTRUCTION DOCUMENTS

Design Team



Marquis Latimer + Halback, Inc.
Landscape Architecture
Project Manager: Jeremy Marquis | jeremy@halback.com
34 Cordova Street, Suite A, St. Augustine, FL 32084
Ph: 904.825.6747
LC0000391

Prepared For
LIGHTNER MUSEUM

Site Location
75 KING STREET, ST AUGUSTINE FL, 32084
Jurisdictional Review
CITY OF ST. AUGUSTINE

Sheet Index		
Drawing no.	Drawing Title	Revision Date
L-2.1	HARDSCAPE PLAN	8/21/2020
L-2.2	HARDSCAPE DETAILS	8/21/2020
L-2.3	HARDSCAPE DETAILS	8/21/2020
L-3.1	LANDSCAPE PLAN	8/21/2020
L-3.2	LANDSCAPE DETAILS AND NOTES	8/21/2020
L-4.1	IRRIGATION PLAN	8/21/2020
L-5.1	LIGHTING PLAN	8/21/2020

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Know what's below. Call 811 before you dig.

Marquis Latimer + Halback, Inc.
34 Cordova Street, Suite A
St. Augustine, FL 32084
Ph: 904.825.6747 | www.halback.com
LC0000391

JEREMY MARQUIS
L.C. # 6667110
DRAWN BY: EDP

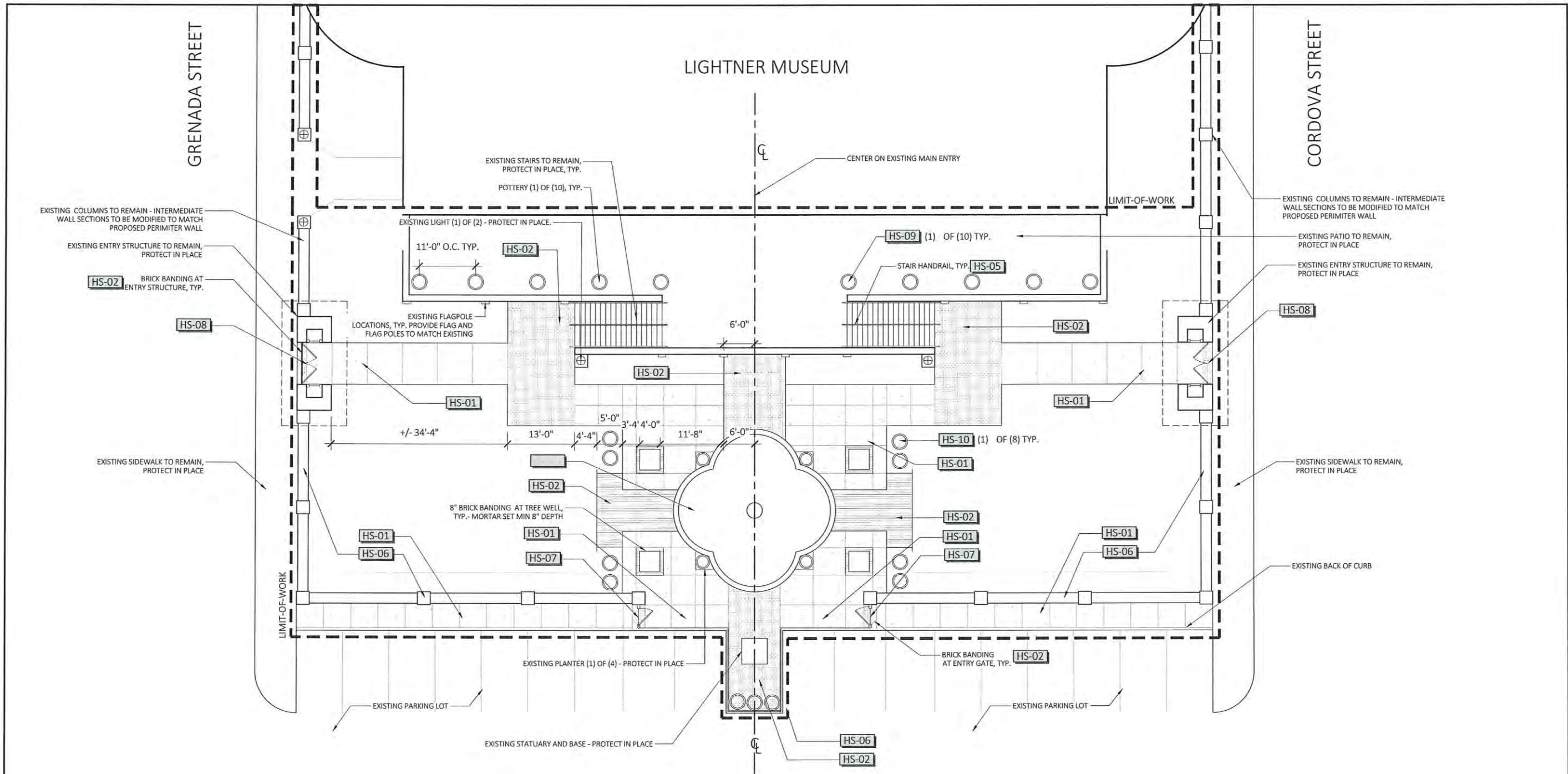
SEAL

LIGHTNER SOUTH PATIO & GARDEN
ST. AUGUSTINE, FL

60% CD	08.21.20	
SYM	DESCRIPTION	DATE

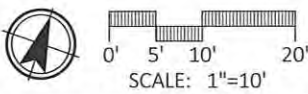
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PRIME PROJECT #:
ML+H PROJECT #: 20.05.0

DRAWING NO.:



REFERENCE NOTES SCHEDULE						
SYMBOL	HARDSCAPE	QTY	DETAIL	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER
HS-01	COQUINA CONCRETE - PEDESTRIAN	2,114 SF	1/L-2.2	COQUINA CONCRETE	NATURAL GREY	
HS-02	ACCENT PAVING	1,426 SF	3/L-2.2	BRICK PAVER	ANTIQUE	WHITACRE GREER
HS-05	HANDRAIL		2/L-2.2	DECORATIVE METAL HANDRAIL	BLACK WROUGHT IRON	
HS-06	PERIMETER WALL		1/L-2.3	CAST-IN-PLACE RAMMED CONCRETE WALL W/ METAL RAILING	NATURAL GREY	
HS-07	WROUGHT IRON GATE - SINGLE		2/L-2.3	SINGLE ENTRY GATE	BLACK WROUGHT IRON	
HS-08	WROUGHT IRON GATE - DOUBLE		3/L-2.3	ENTRY GATES	BLACK WROUGHT IRON	
HS-09	TERRACE PLANTER			VASO SCANALATO PLANTER	TERRACOTA	TUSCAN IMPORTS
HS-10	FOUNTAIN PLAZA PLANTER			CASSETTA A MURO - PLANTER	TERRACOTA	TUSCAN IMPORTS

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JEREMY MARQUIS
 LIC. # 6667110
 SEAL

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LIGHTNER SOUTH PATIO & GARDEN

ST. AUGUSTINE, FL

HARDSCAPE PLAN

60% CD	08.21.20
SYM	DESCRIPTION
DATE	

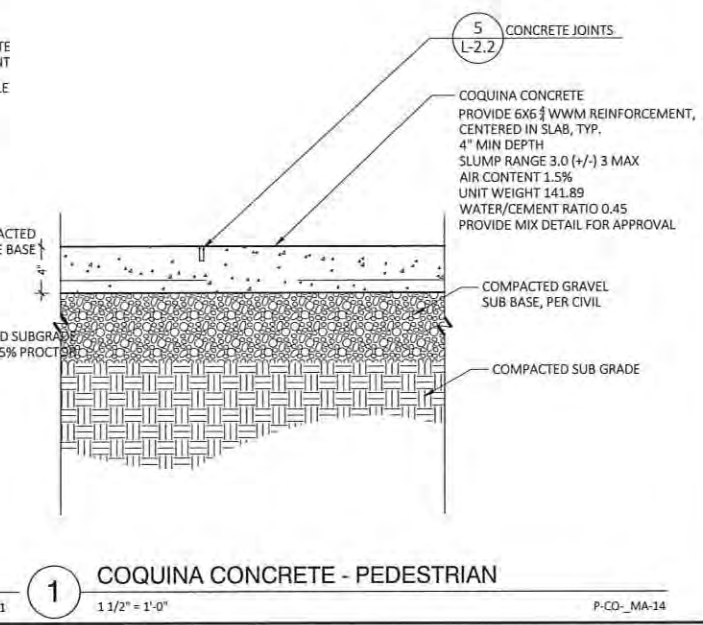
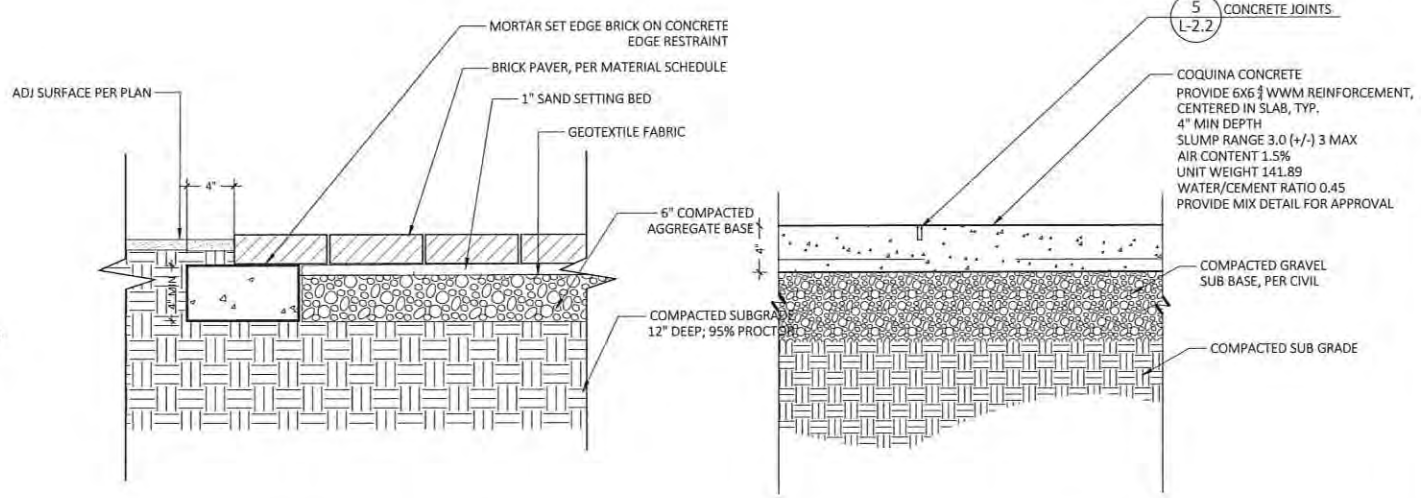
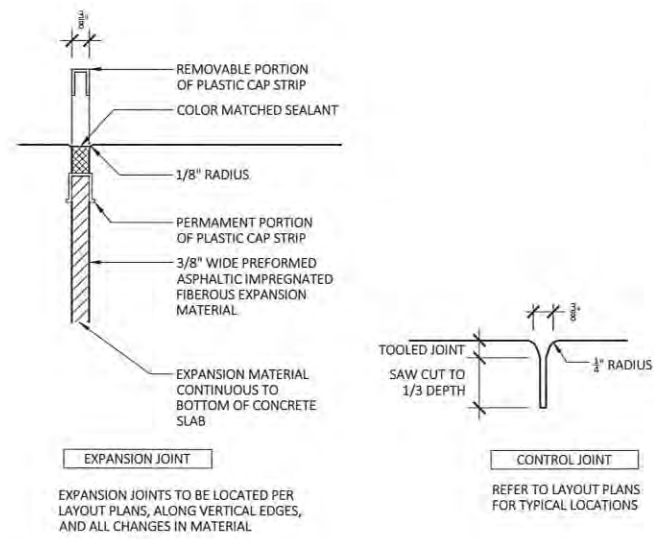
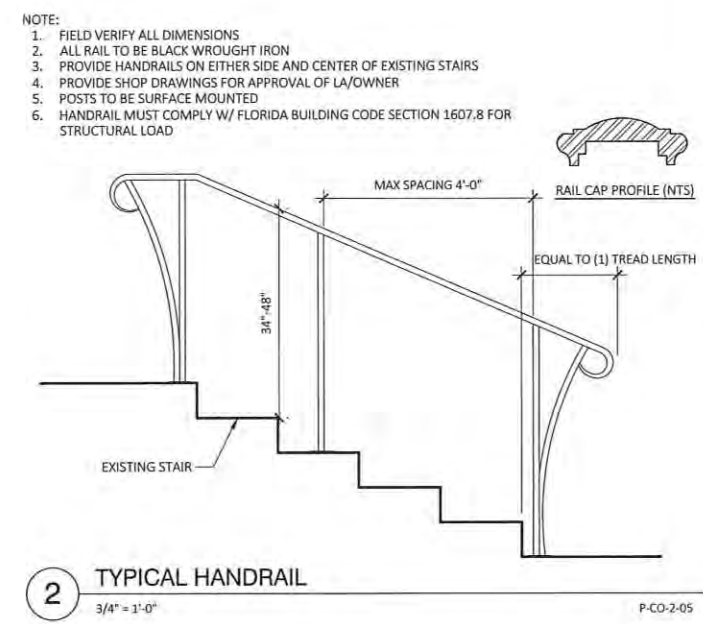
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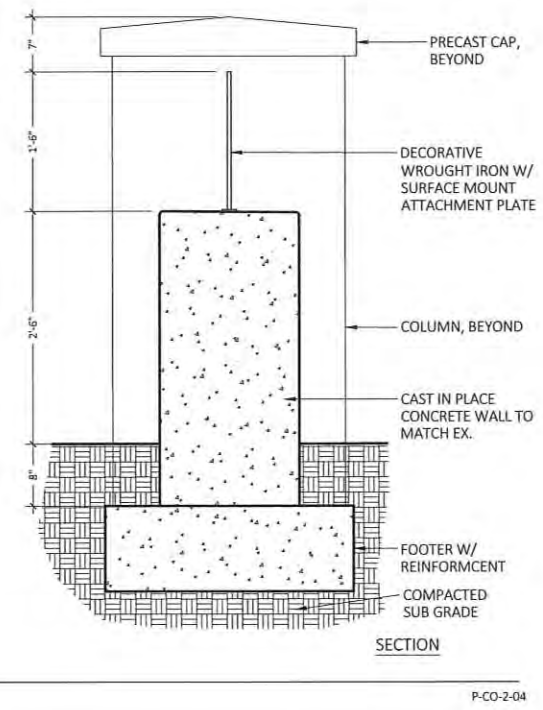
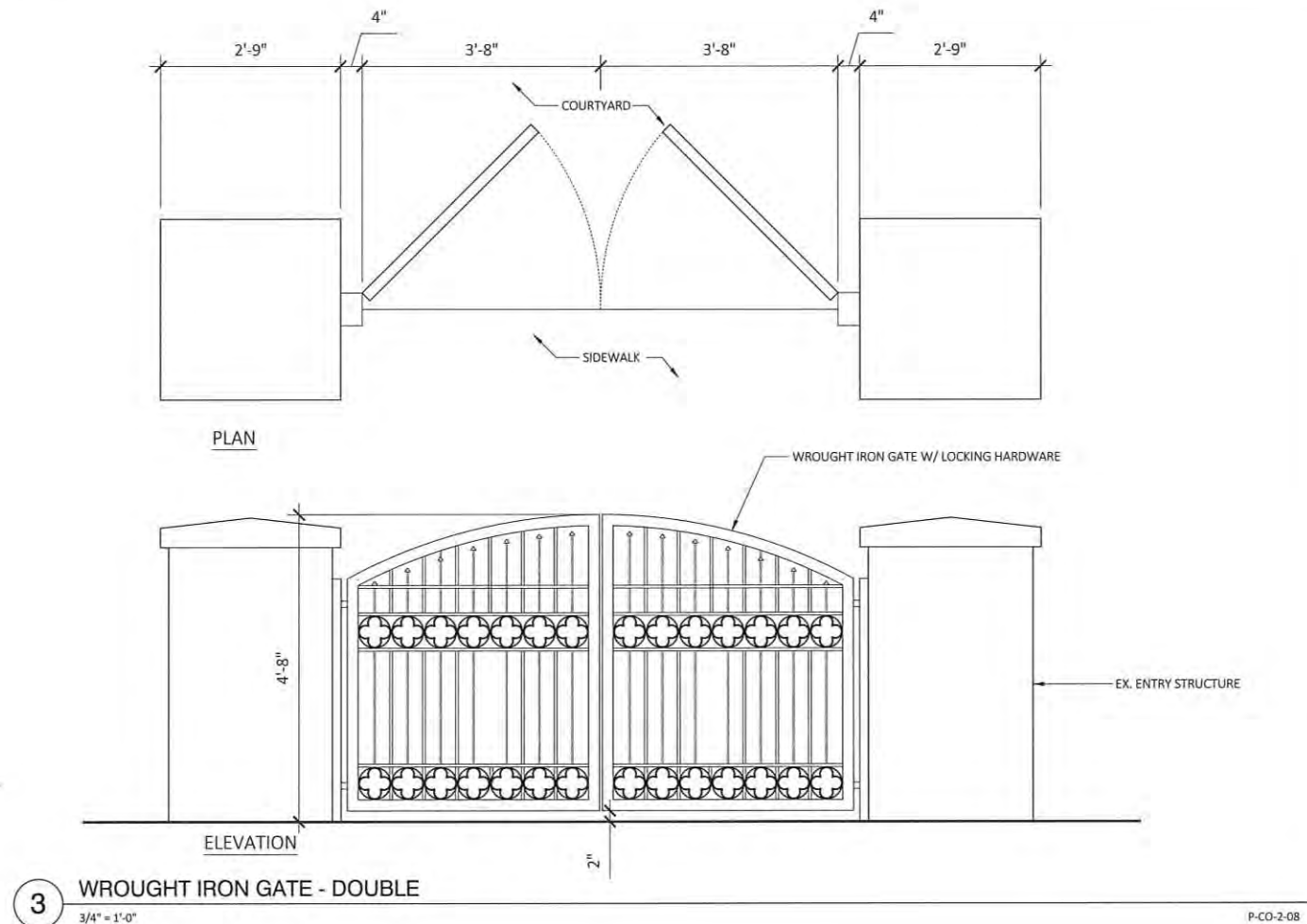
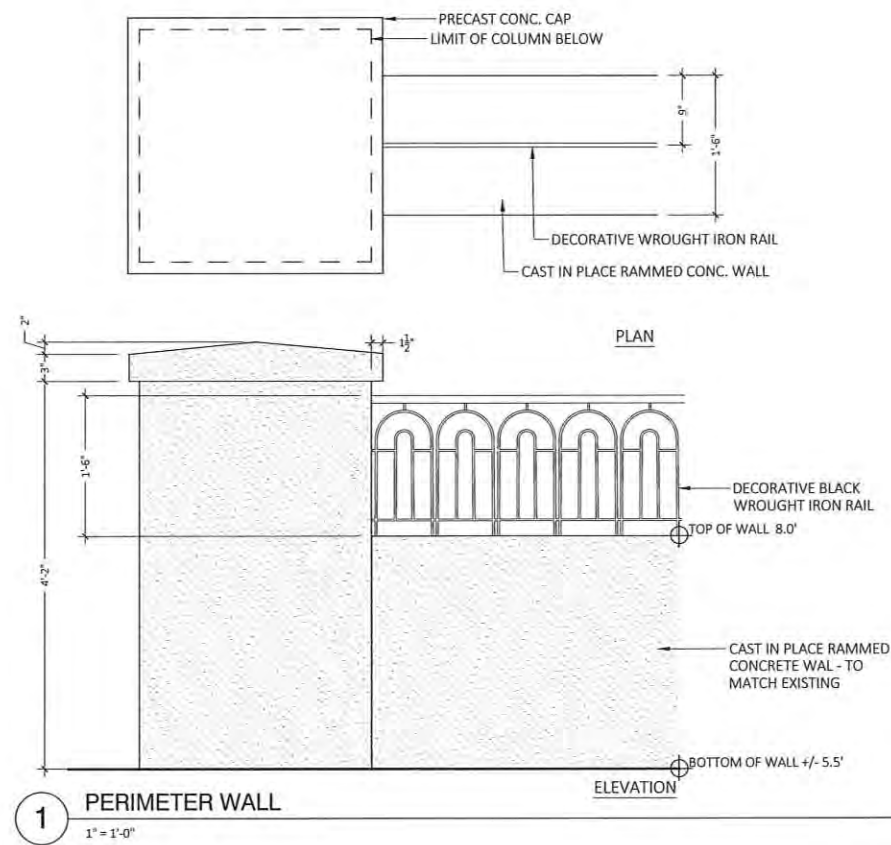
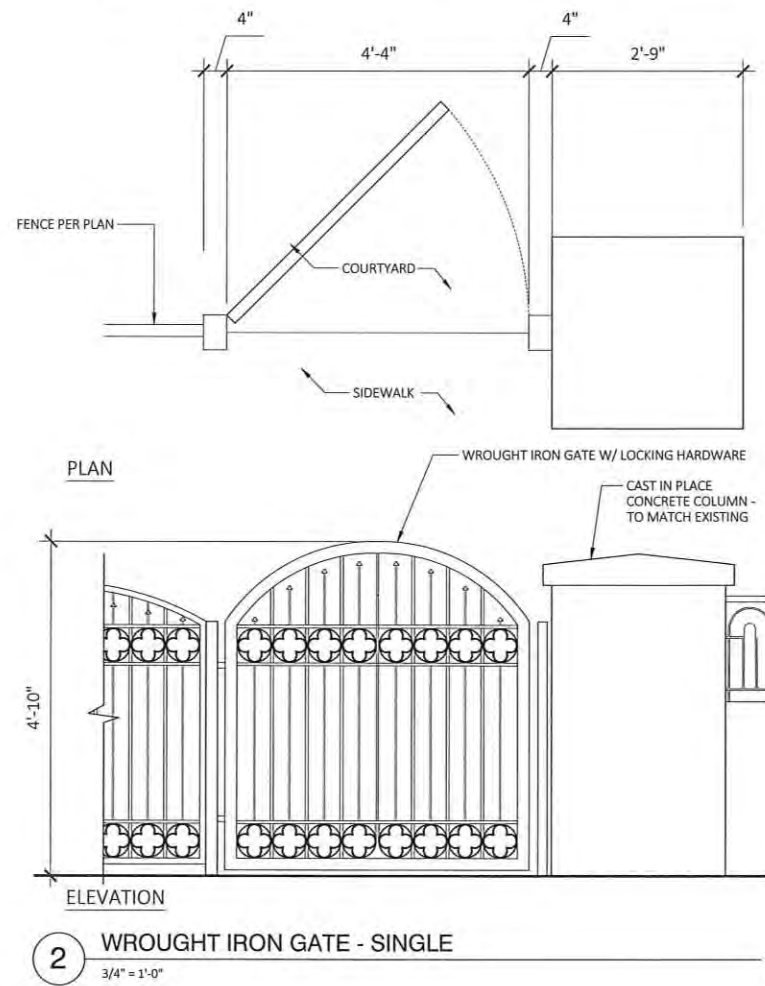
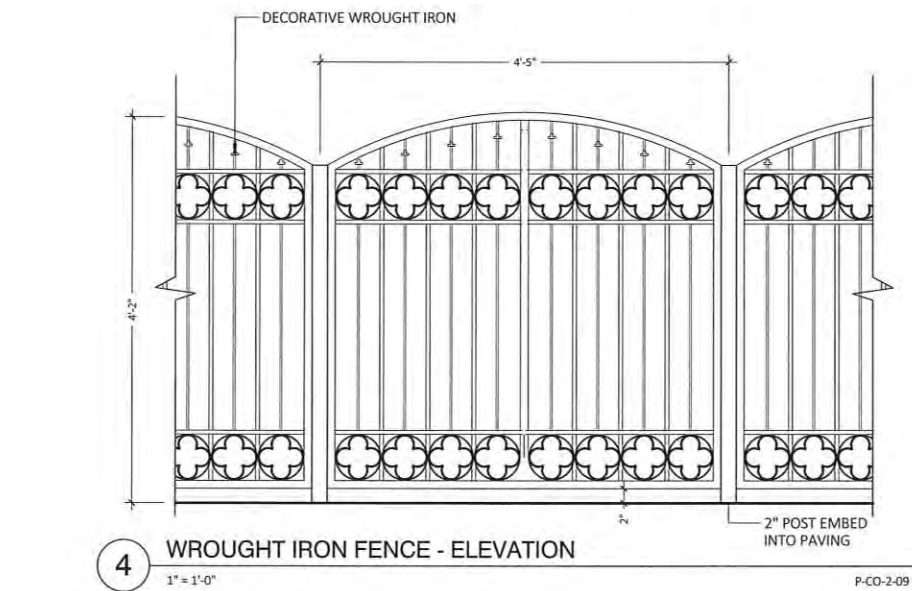
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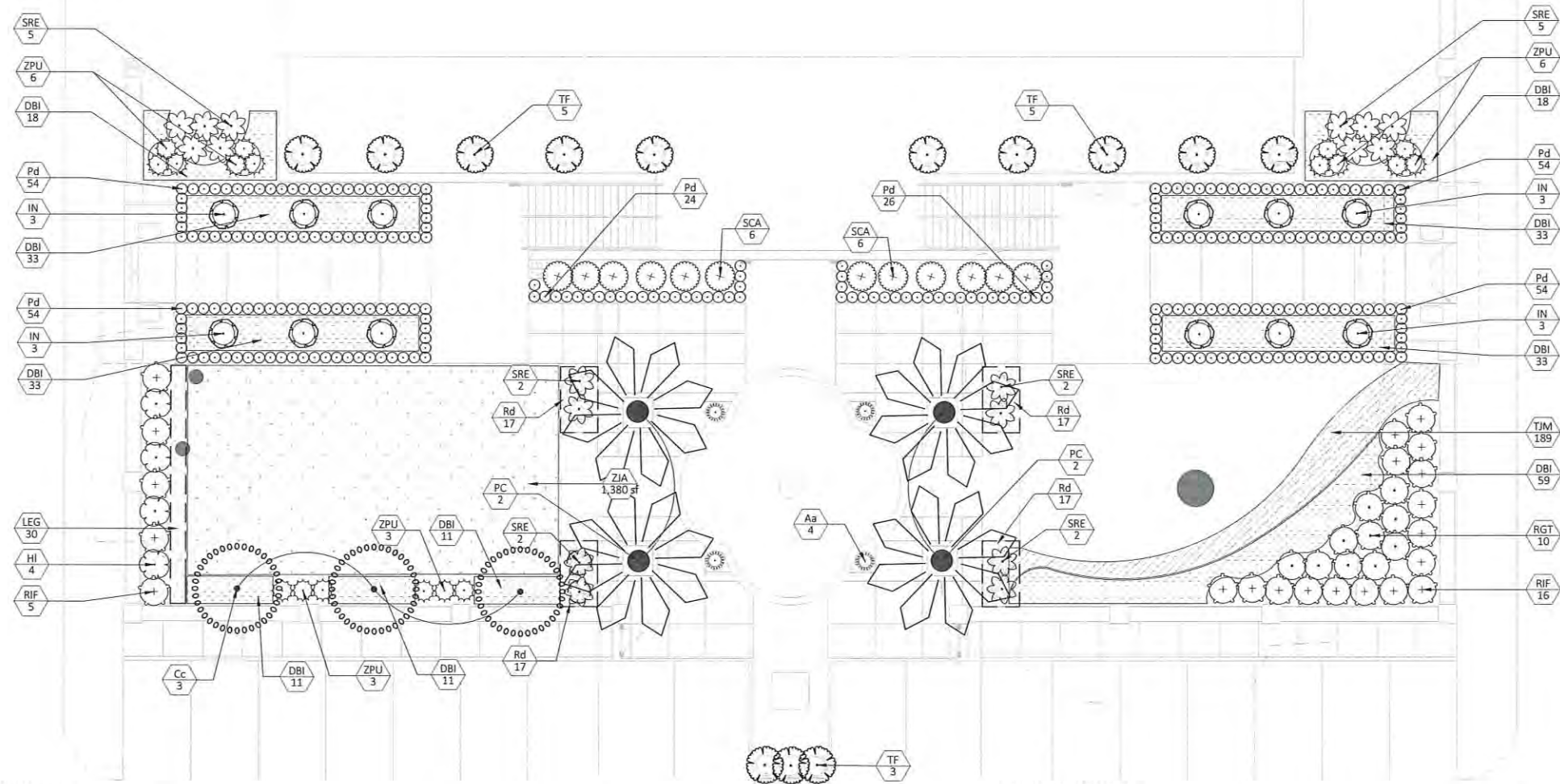
LIGHTNER SOUTH PATIO & GARDEN
 ST. AUGUSTINE, FL
 HARDSCAPE DETAILS



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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	SPREAD	QTY
	Cc	CERCIS CANADENSIS / EASTERN REDBUD (AGHP PLANT LIST/NATIVE)	AS NEEDED	2"	8'-10'	5'-6'	3
	IN	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY (AGHP PLANT LIST - ILEX CORNUTA)	AS NEEDED	2-3"	10'	4'	12
	PC	PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM (AGHP PLANT LIST - PHOENIX SPP)	B&B, SPECIMEN, FL FANCY	15" MIN.	16' CT	15'	4
	TF	TRACHYCARPUS FORTUNEI / WINDMILL PALM (AGHP PLANT LIST - PALMS (VARIOUS))	B&B		2' CT		13
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	QTY
	DBI	DIETES BICOLOR / FORTNIGHT LILY (AGHP PLANT LIST - IRIS SPP)	3 GAL.	1.5'	1'	24" o.c.	260
	Rd	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY (AGHP PLANT LIST)	1 GAL.	FULL IN POT		16" o.c.	160
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SPACING	QTY			
	TJM	TRACHELOSPERMUM JASMINOIDES 'MANDIANUM' / MANDIANUM JASMINE	18" o.c.	116			
	ZJA	ZOYSIA JAPONICA / ZOYSIA GRASS		1,380 SF			

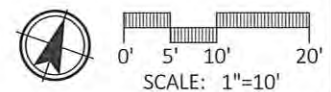
PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	QTY
	Aa	AGAVE ATTENUATA / FOXTAIL AGAVE (SIM. TO AGHP PLANT AGAVE AMERICANA - COMPACT WITH NO THORNS FOR HIGH TRAFFIC AREA)	15 GAL.	1.5'	1.5'	30" o.c.	4
	HI	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT HYDRANGEA (AGHP PLANT LIST)	7 GAL.	4'	2-3'	48" o.c.	4
	Pd	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES' / DWARF PODOCARPUS (HISTORICALLY OCCURRING ON SITE)	3 GAL.	1.5'	1.25'	18" o.c.	266
	RIF	RHODODENDRON INDICUM 'FORMOSA' / FORMOSA AZALEA (AGHP PLANT LIST - AZALEA / RHODODENDRON SPP)	3 GAL.	2.5'	1.5'	48" o.c.	21
	RGT	RHODODENDRON X 'GEORGE L. TABER' / GEORGE L. TABER AZALEA (AGHP PLANT LIST - AZALEA / RHODODENDRON SPP)	3 GAL.	3'	2.5'	48" o.c.	10
	SCA	SPIRAEA CANTONIENSIS / REEVES SPIREA (AGHP PLANT LIST)	7 GAL.	3'	2-3'	48" o.c.	12
	SRE	STRELITZIA REGINAE / BIRD OF PARADISE (PLANTED FREQUENTLY IN HISTORIC DISTRICT, ON THIS SITE, AND ON MANY FLAGLER PROPERTIES)	7 GAL.	3'	2'	48" o.c.	18
	ZPU	ZAMIA PUMILA / COONTIE CYCAD (NATIVE)	7 GAL.	FULL IN POT		36" o.c.	18

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PLANTING GUIDELINES: TREES, SHRUBS & GROUNDCOVER

1. ASSURE THAT SOIL MOISTURE IS WITHIN THE REQUIRED LEVELS PRIOR TO PLANTING. IRRIGATION, IF REQUIRED, SHALL NOT BE APPLIED LESS THAN 12 HOURS PRIOR TO PLANTING TO AVOID PLANTING IN MUDDY SOILS.
2. ASSURE THAT SOIL GRADES IN THE BEDS ARE SMOOTH AND AS SHOWN ON THE PLANS.
3. PLANTS SHALL BE PLANTED IN EVEN, TRIANGULARLY SPACED ROWS, AT THE INTERVALS CALLED OUT FOR ON THE DRAWINGS, UNLESS OTHERWISE NOTED.
4. DIG PLANTING HOLES TWO TIMES (2x) THE WIDTH OF THE ROOT BALL AND BACK FILL WITH PLANTING MIX. SEE "SOIL MIX" GUIDELINES.
5. PRESS SOIL TO BRING THE ROOT SYSTEM IN CONTACT WITH THE SOIL.
6. SPREAD ANY EXCESS SOIL AROUND IN THE SPACES BETWEEN PLANTS.
7. APPLY MULCH TO THE BED BEING SURE NOT TO COVER THE TOPS OF THE PLANTS WITH OR THE TOPS OF THE ROOT BALL WITH MULCH.
8. WATER EACH PLANTING AREA AS SOON AS THE PLANTING IS COMPLETED. APPLY ADDITIONAL WATER TO KEEP THE SOIL MOISTURE AT THE REQUIRED LEVELS. DO NOT OVER WATER.

PALM PLANTING

1. PALM TREES SHALL BE PLACED AT GRADE MAKING SURE NOT TO PLANT THE TREE ANY DEEPER IN THE GROUND THAN THE PALM TREES ORIGINALLY STOOD.
2. THE TREES SHALL BE PLACED WITH THEIR VERTICAL AXIS IN A PLUMB POSITION.
3. ALL BACKFILL SHALL BE NATIVE SOIL EXCEPT IN CASES WHERE PLANTING IN ROCK. WATER-SETTLE THE BACK FILL.
4. DO NOT COVER ROOT BALL WITH MULCH OR TOPSOIL.
5. PROVIDE A WATERING BERM AT EACH PALM. BERMS SHALL EXTEND A MINIMUM OF 18 INCHES OUT FROM THE TRUNK ALL AROUND AND SHALL BE A MINIMUM OF (6) INCHES HIGH.
6. REMOVE TWINE WHICH TIES FRONDS TOGETHER AFTER PLACING PALM IN PLANTING HOLE AND SECURING IT IN THE UPRIGHT POSITION.

PRUNING OF TREES AND SHRUBS

1. IF PRUNING OF EXISTING TREES OR PLANT MATERIAL IS REQUIRED THE CONTRACTOR SHALL ADHERE TO ANSI Z133.1 STANDARDS FOR TREE CARE AND INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) BEST MANAGEMENT PRACTICES.

MULCHING OF PLANTS

1. SCHEDULE THE PLANTING TO OCCUR PRIOR TO APPLICATION OF THE MULCH. IF THE BED IS ALREADY MULCHED, PULL THE MULCH FROM AROUND THE HOLE AND PLANT INTO THE SOIL. DO NOT PLANT THE ROOT SYSTEM IN THE MULCH. PULL MULCH BACK SO IT IS NOT ON THE ROOT BALL SURFACE.
2. APPLY A MINIMUM OF 2-3 INCHES DEPTH OF PINE STRAW MULCH BEFORE SETTLEMENT, COVERING THE ENTIRE PLANTING BED AREA. INSTALL NO MORE THAN 1 INCH OF MULCH OVER THE TOP OF THE ROOT BALLS OF ALL PLANTS. TAPER TO 2 INCHES WHEN ABUTTING PAVEMENT.
3. FOR TREES PLANTED IN LAWN AREAS THE MULCH SHALL EXTEND TO A 5 FOOT RADIUS AROUND THE TREE OR TO THE EXTENT INDICATED ON THE PLANS AND SPACED AT LEAST SIX INCHES AWAY FROM THE TREE TRUNK. MULCH TREES IN TURF AREAS PRIOR TO HYDROSEEDING.
4. LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF SMALL PLANTS OUT OF THE MULCH IF COVERED.

SOIL MIX

1. CONTRACTOR SHALL OBTAIN SOIL TESTING FOR THE PROJECT AREA TO DETERMINE AGONOMIC SUITABILITY. RESULTS SHALL BE REVIEWED WITH THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANTING. AT A MINIMUM, SOIL TESTS SHOULD CONSIDER THE FOLLOWING:
 2. PH / BUFFER PH
 3. SALINITY
 4. ORGANIC CONTENT / SAND CONTENT / SILT AND CLAY CONTENT (PERCENTAGE)
 5. PHOSPHOROUS / POTASSIUM / CALCIUM / MAGNESIUM
 6. AASHTO CLASSIFICATION
 7. PERCOLATION RATE
8. CONTRACTOR IS TO PROPOSE A SOIL MIX DESIGN BASED UPON RESULTS OF TESTING. THESE RECOMMENDATIONS SHOULD ALSO TAKE INTO ACCOUNT THE TEST RESULTS FROM SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME. PROVIDE A SUBMITTAL OF A TWO GALLON SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. CONTRACTOR SHALL INCLUDE THE COST OF SOIL TESTING IN THE BASE BID AS WELL AS A APPLICATION OF SLOW RELEASE BALANCED FERTILIZER. CONTRACTOR WILL PROVIDE A PROPOSAL FOR ANY ADDITIONAL AMENDMENTS.
9. AT THE TIME OF FINAL GRADING, ADD FERTILIZER OR ACIDIFIER IF REQUIRED TO THE PLANTING SOIL AT RATES RECOMMENDED BY THE TESTING RESULTS FOR THE PLANTS TO BE GROWN.

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE LANDSCAPE BED PREPARATION, INCLUDING REMOVAL AND DISPOSAL OF EXISTING LANDSCAPE AND TREES (TREES TO REMAIN ARE NOTED ON PLAN). CONTRACTOR SHALL PULL ANY APPLICABLE PERMITS, SUCH AS TREE REMOVAL PERMIT.
2. SPRAY DOWN BASE OF BUILDING TO REMOVE SOIL FROM CONSTRUCTION ACTIVITIES.
3. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT SIZE IS TO TAKE PRECEDENCE OVER CONTAINER SIZE.
4. ALL TREES AND SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.
5. WEEDS ARE TO BE ADEQUATELY AND PROPERLY TREATED AND REMOVED PRIOR TO LANDSCAPE INSTALLATION. ALL SOIL AMENDMENTS SHOULD BE CERTIFIED AS WEED-FREE FROM THE SUPPLIER.
6. LANDSCAPE MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR (INCLUDING MOWING, PRUNING, AND WEEDING) UNTIL PLANTING IS APPROVED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR MUST PROVIDE: (A.) A WARRANTY ON ALL TREES AND PALMS FOR A PERIOD OF (12) TWELVE MONTHS. (B.) A WARRANTY ON ALL SHRUBS AND GROUNDCOVERS FOR A PERIOD OF (12) TWELVE MONTHS. (C.) GUIDELINES FOR PROPER MAINTENANCE.
7. TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM THE CENTERLINE OF UNDERGROUND UTILITIES; ADJUST IN THE FIELD IF NEEDED.
8. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL, SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE PULLED AWAY FROM THE TRUNK.
9. CONTRACTOR SHALL SCARIFY SOIL TO A DEPTH OF 12" IN AREAS WITH COMPACTED SOIL. CONTRACTOR SHALL EXCAVATE AND DISPOSE OF ALL STONE, DEBRIS AND BASE MATERIAL FROM PREVIOUS PARKING AREAS. BACK FILL WITH TOP SOIL WITH HIGH ORGANIC CONTENT AND CERTIFIED WEED FREE.

COORDINATION WITH PROJECT WORK

1. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK.
2. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.
3. COORDINATE THE RELOCATION OF ANY IRRIGATION LINES, HEADS OR THE CONDUITS OF OTHER UTILITY LINES THAT ARE IN CONFLICT WITH TREE LOCATIONS. ROOT BALLS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS ENCOUNTERED.

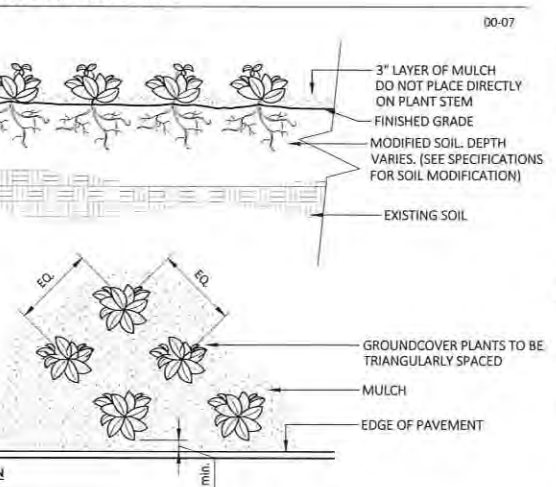
LAYOUT AND PLANTING SEQUENCE

1. RELATIVE POSITIONS OF ALL PLANTS AND TREES ARE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.
2. NOTIFY THE LANDSCAPE ARCHITECT, ONE (1) WEEK PRIOR TO LAYOUT. LAYOUT ALL INDIVIDUAL TREE AND SHRUB LOCATIONS. PLACE PLANTS ABOVE SURFACE AT PLANTING LOCATION OR PLACE A LABELED STAKE AT PLANTING LOCATION. LAYOUT BED LINES WITH PAINT FOR THE LANDSCAPE ARCHITECT'S APPROVAL. SECURE THE LANDSCAPE ARCHITECT'S ACCEPTANCE BEFORE DIGGINGS AND START OF PLANTING WORK.

EDGE OF PAVEMENT OR PLANTING BED BOUNDARY

NOTE:
LAYOUT PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUALLY FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST) AND IN STRAIGHT ROWS. SPACING MAY BE ADJUSTED SLIGHTLY TO CREATE SMOOTH FLOWING BEDLINES AS SHOWN ON LANDSCAPE PLANS. PROVIDE 6" - 12" UNIFORM CLEARANCE (MULCH STRIP) BETWEEN PLANT FOLIAGE AND EDGE OF BEDLINE (TYP.).

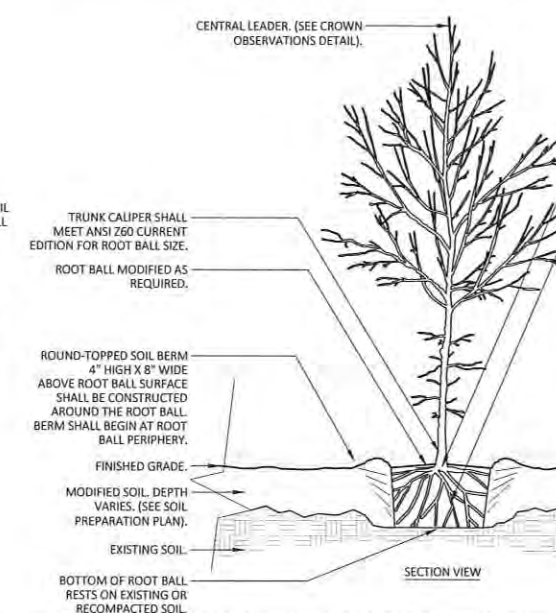
SHRUB SPACING DETAIL



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

GROUNDCOVER

NOT TO SCALE 00-04



TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE 00-05

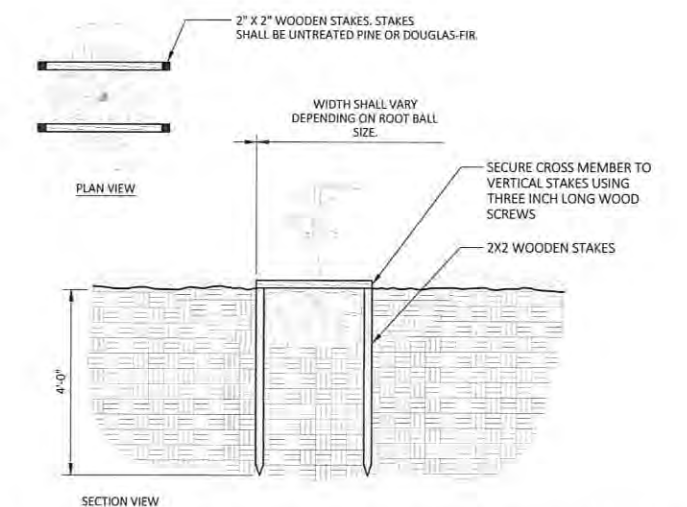
3" MULCH MINIMUM - DO NOT COVER ROOT BALL UTILIZE MULCH AS WATER DAM (VS SOIL) @ ROOT BALL EDGE

SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE

DIG HOLE 2x THE WIDTH OF ROOTBALL. BACK FILL WITH PLANTING SOIL MIX

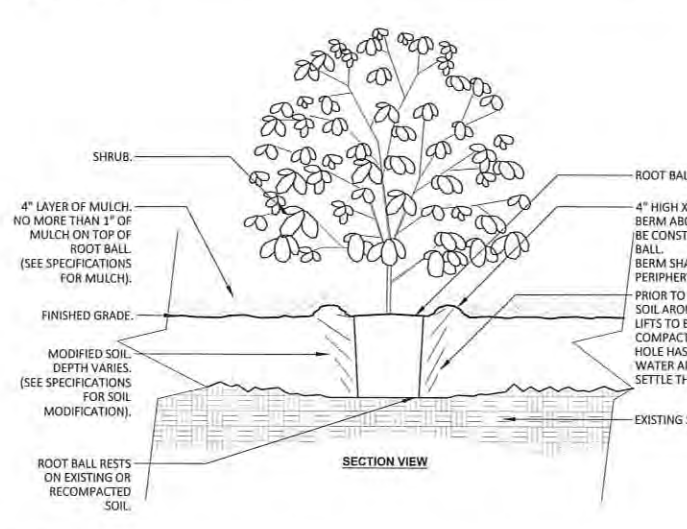
SHRUB AND GROUNDCOVER PLANTING

NOT TO SCALE 00-16



TREE STAKING - STAPLE (TREES <12' OA.)

NOT TO SCALE 00-01



NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

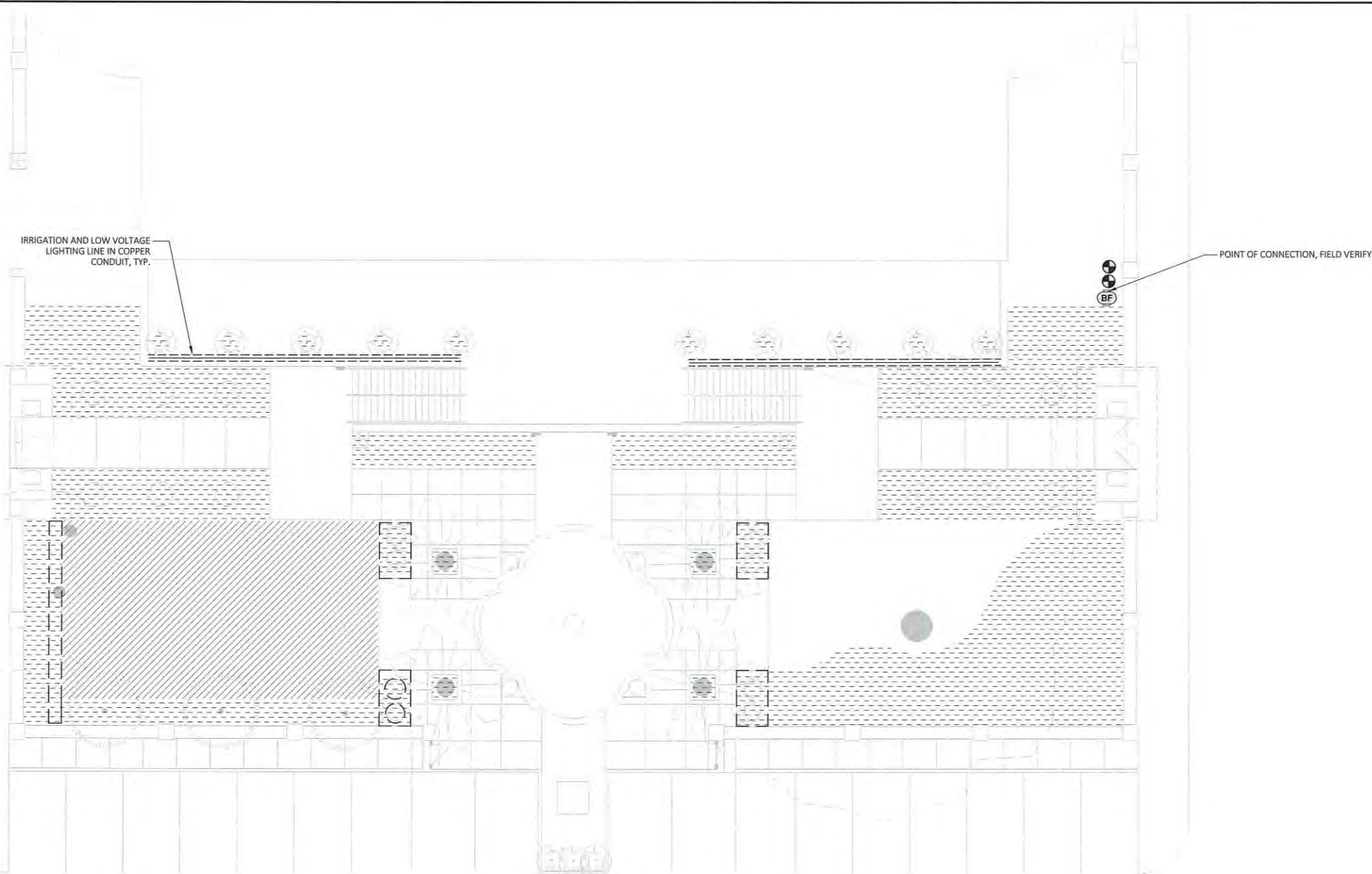
SHRUB - MODIFIED SOIL

NOT TO SCALE 00-06

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NOTES:

1. LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM THAT SUPPLIES ONE HUNDRED PERCENT (100%) COVERAGE TO ALL REQUIRED LANDSCAPING PLANT MATERIAL EXCEPT AROUND SPANISH STREET.
2. THE IRRIGATION SYSTEM SHALL MAXIMIZE WATER CONSERVATION, BE FULLY AUTOMATIC, AND SHALL CONSIST OF A DRIP SYSTEM FOR SHRUB AREAS AS NOTED.
3. REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES. STAKE OUT MAINLINE FOR APPROVAL PRIOR TO TRENCHING BY CIVIL AND GENERAL CONTRACTOR. COORDINATE WITH ARCHEOLOGY OVERSITE.
4. ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 24" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
5. THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. COORDINATION WITH THE GENERAL CONTRACTOR AND SITE SUPERINTENDENT SHALL BE REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
6. ALL WORK SHALL BE GUARANTEED FOR TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
7. ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.
8. CONTRACTOR SHALL PROVIDE AS BUILT TO INCLUDE MAINLINE LOCATIONS, LATERAL LOCATIONS, VALVES AND ZONES.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM	COST	TOTAL
	SHRUB DRIPLINE @ 0.6 GPH ROW: 18" O.C.	3,491 S.F.	0.64 in/h	30	23		
	TURF SPRAY IRRIGATION	1,396 S.F.	1.44 in/h	30	21		

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	2
	BUCKNER-SUPERIOR AVBU 1-1/2" 3/4", 1", 1-1/4", 1-1/2", AND 2" RED BRASS ATMOSPHERIC VACUUM BREAKER WITH UNION.	1

Valve Callout

Valve Number

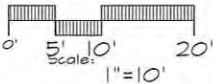
Valve Flow

Valve Size

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LIGHTNER MUSEUM SOUTH PATIO + GARDEN

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HARB Certificate of
Appropriateness Submittal
Task 2.2.9 / September 04, 2020
(ML+H Project No. 20.5.0)

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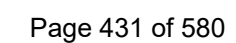
HARB OPINION OF APPROPRIATENESS

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STIPULATIONS IN THE OPINION

5-0 Opinion of Appropriateness granted on August 20, with the following stipulations:

1. Remove festoon lighting and use alternative lighting.

ML+H: Removed. Landscape uplighting used for ambiance, along with addition of two (2) period fixtures.

2. Remove or clarify upper terrace. *ML+H: Removed. Mosaic may be considered as a future element.*

3. Remove area within the City property. *ML+H: Removed. Area around the statue now has fence.*

4. Tile mosaic in the fountain needs an exact plan.

ML+H: Intent was to get feedback with Opinion, and Board is now working with artisan. This is a future submittal.

5. Soften Parking Lot view with more plantings. *ML+H: Plantings added, including redbud.*

6. Provide additional historic evidence & documentation. *ML+H: Included herein.*

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ADDITIONAL INFORMATION FOR CERTIFICATE REVIEW

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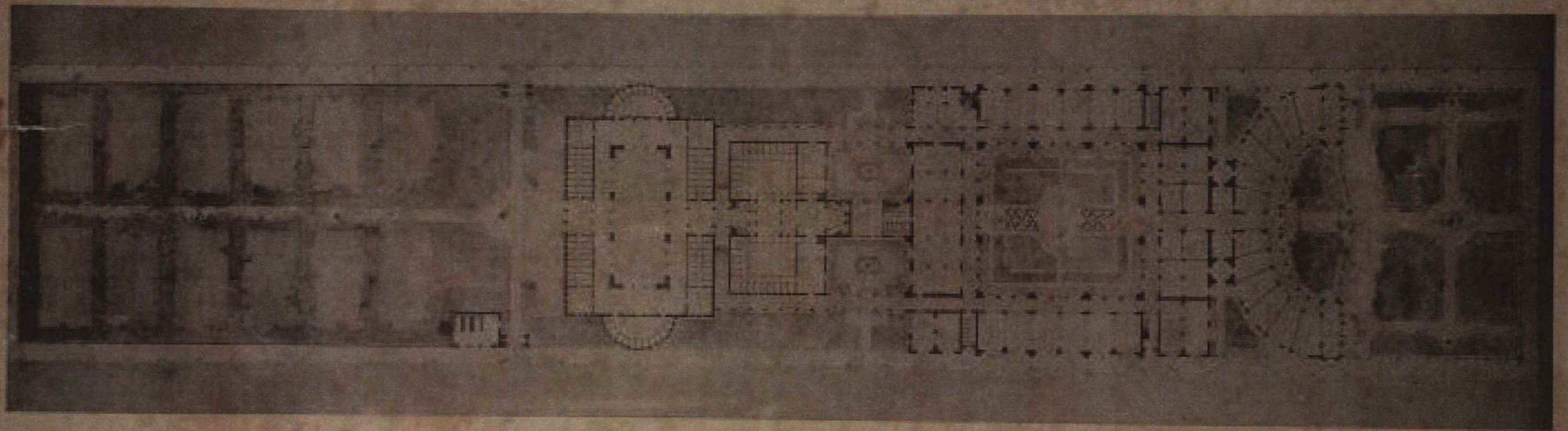
HISTORIC DOCUMENTATION MAPS

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Rendered site plan by Carrere and Hastings, from *Lightner Museum* paper archives

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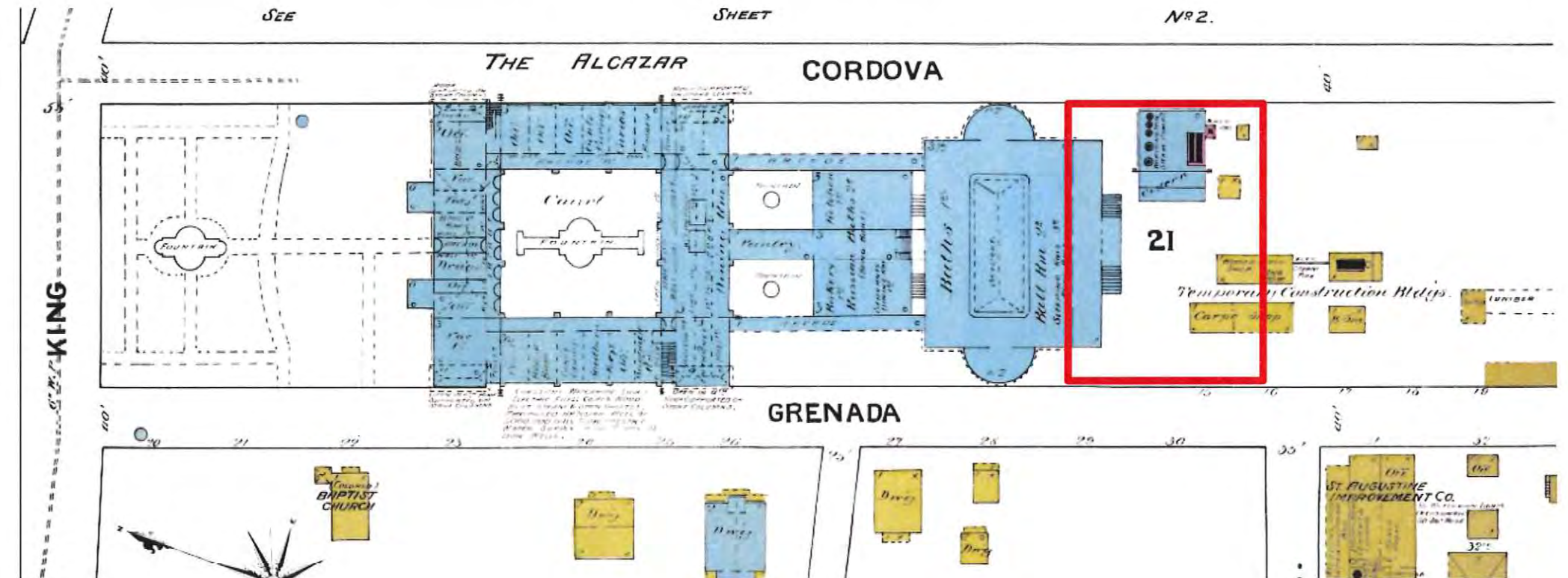
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Sanborn Fire Insurance Maps

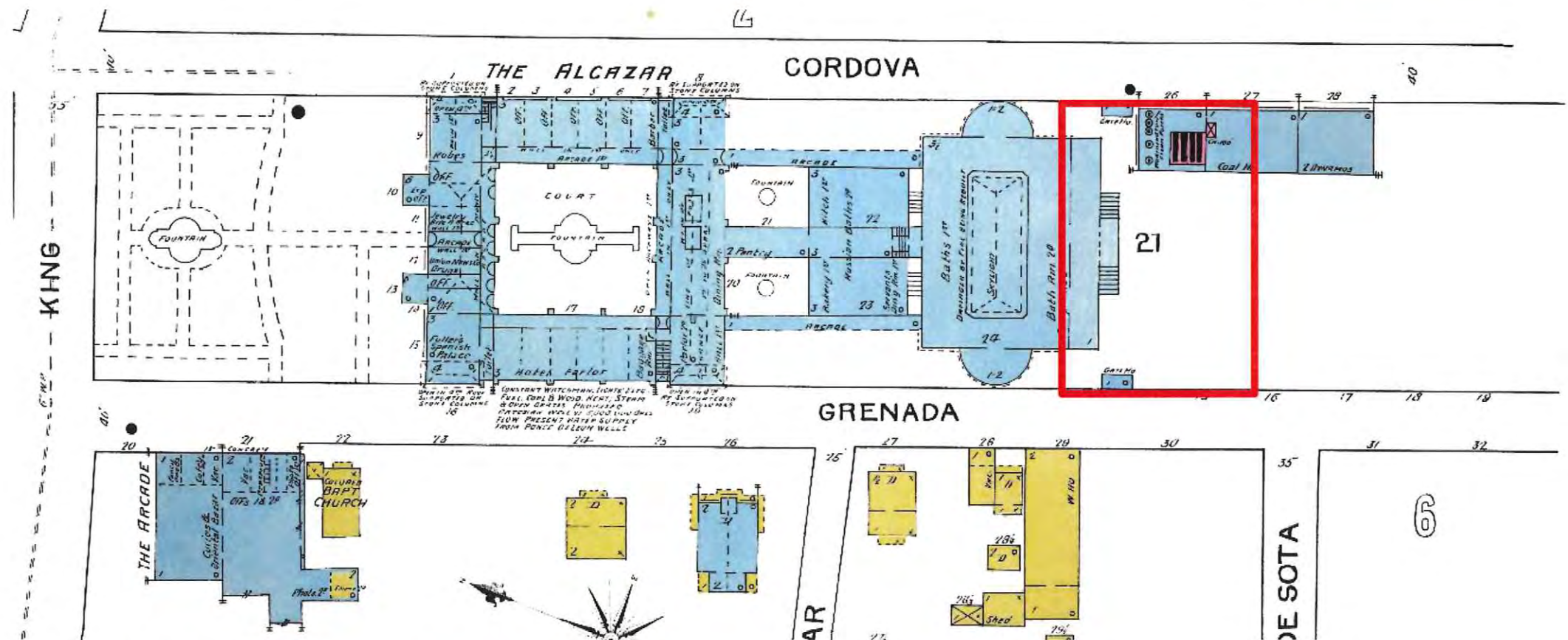
from UF Digital Collection

1888



1893

Note additions of the side entry pavilions.



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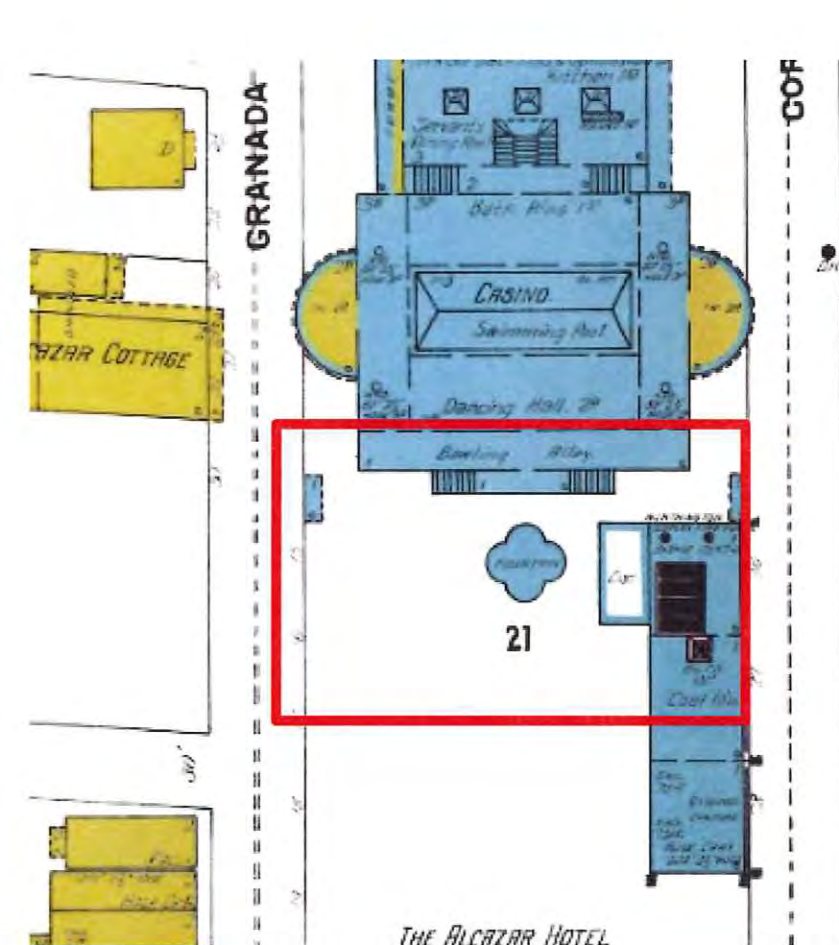
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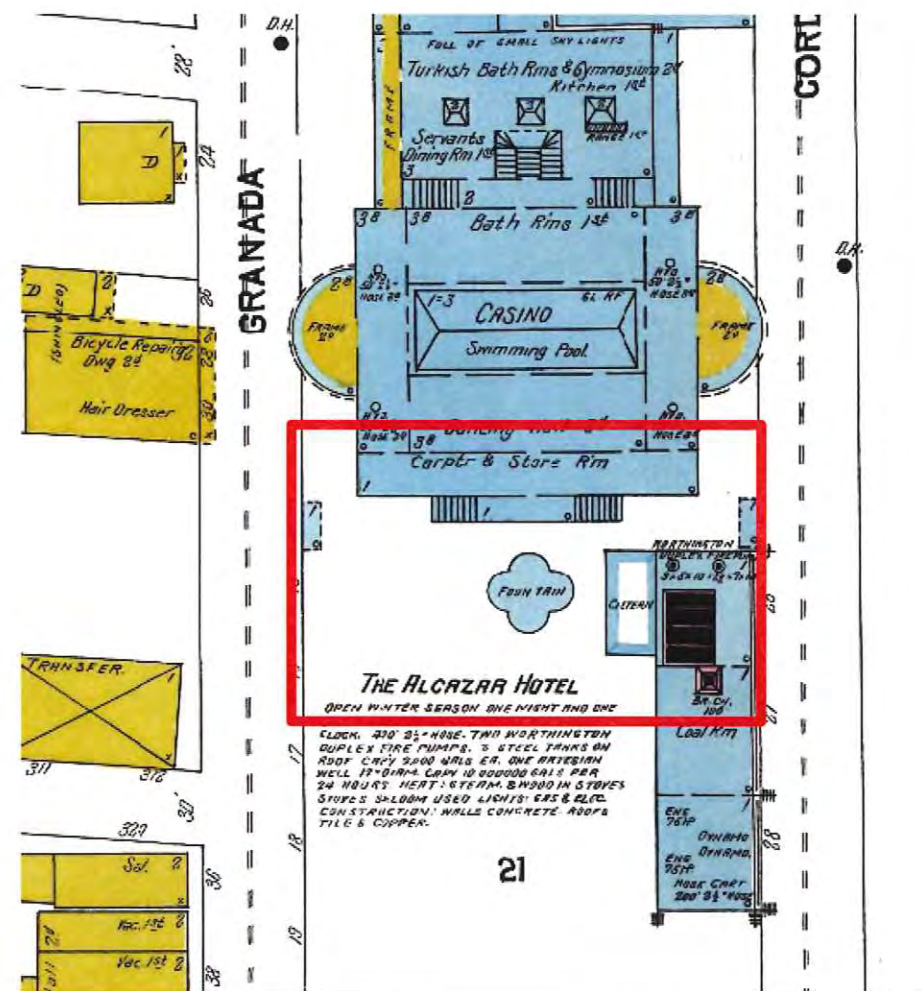
Sanborn Fire Insurance Maps

from UF Digital Collection

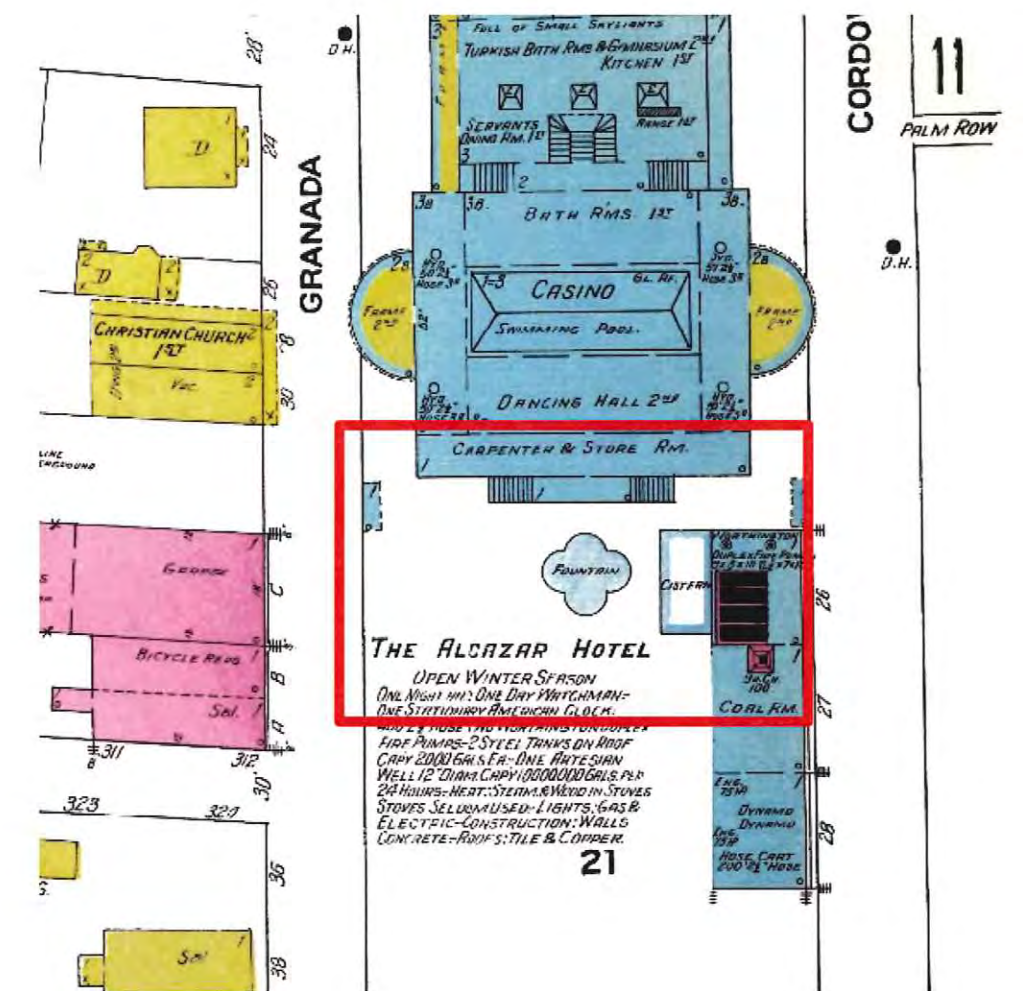


1899

Note addition of fountain.



1904



1910

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USDA Flight 1960

from UF Digital Collection



Note power plant and lack of oak tree on east side.

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USDA Flight 1980

from UF Digital Collection



Note parking lots and removal of power plant.

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HISTORIC DOCUMENTATION VIEWS

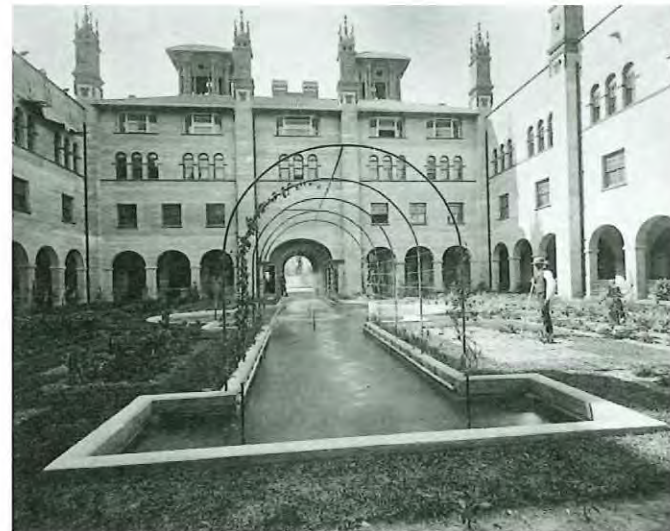
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ALCAZAR HOTEL



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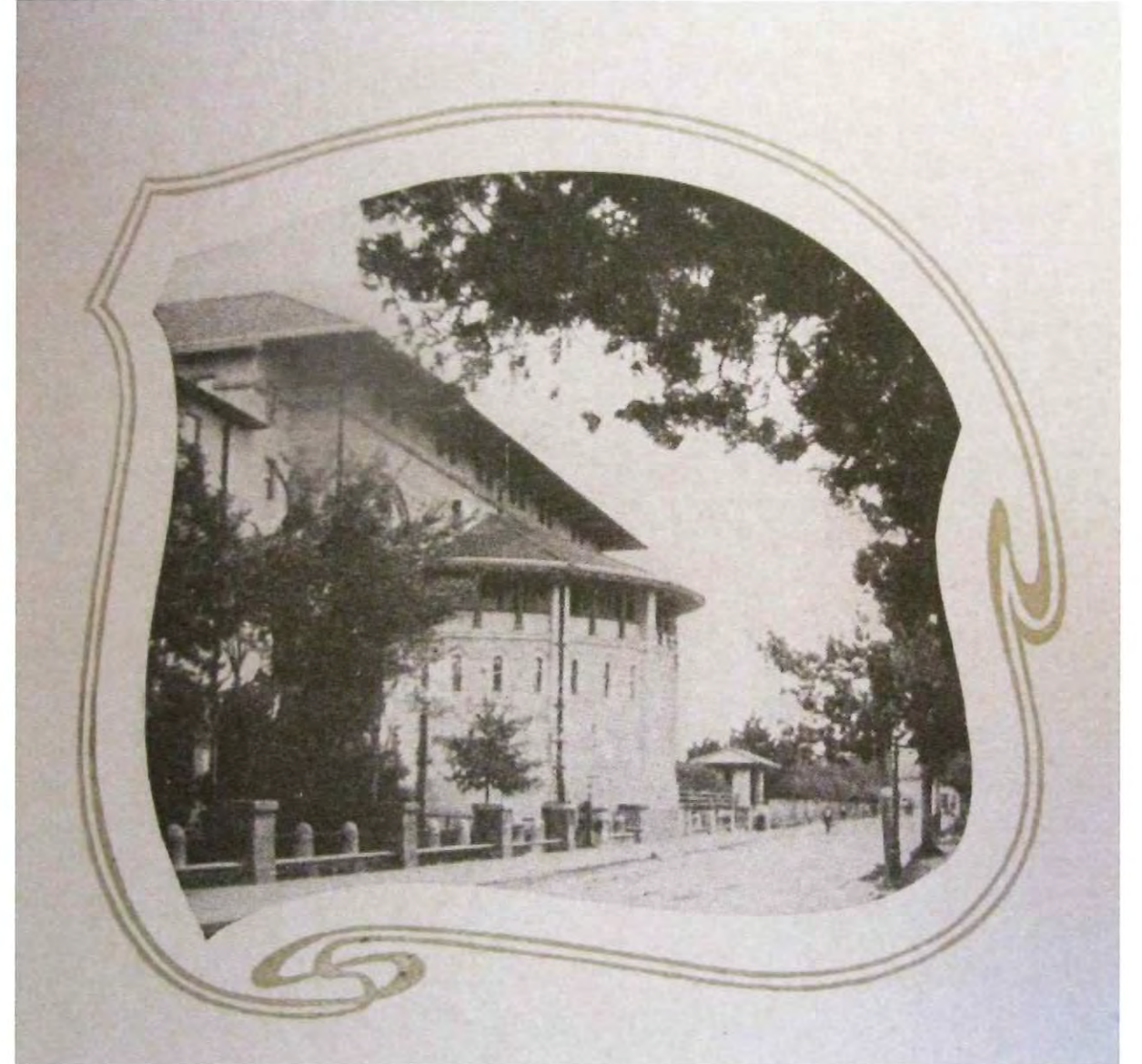
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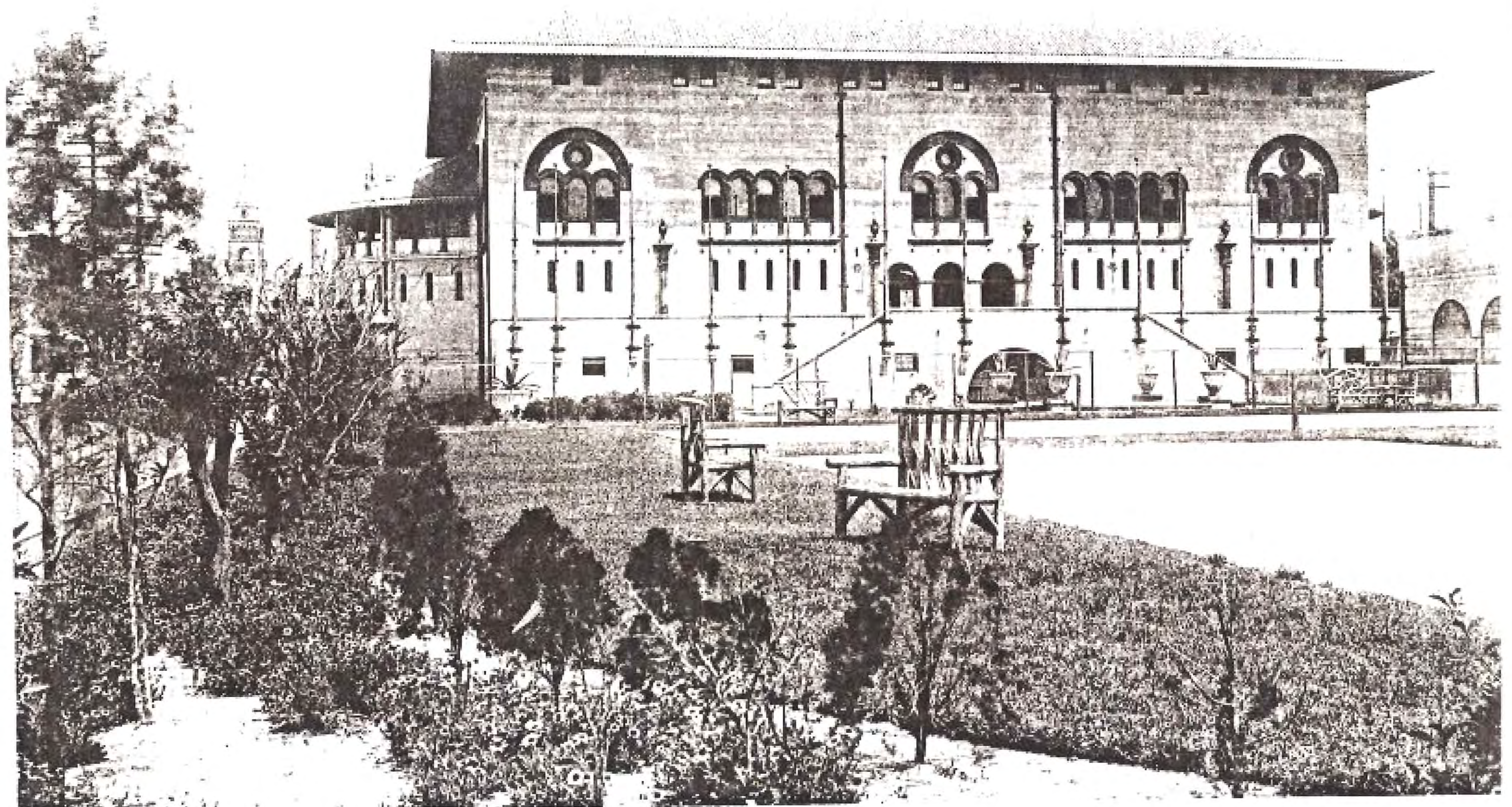


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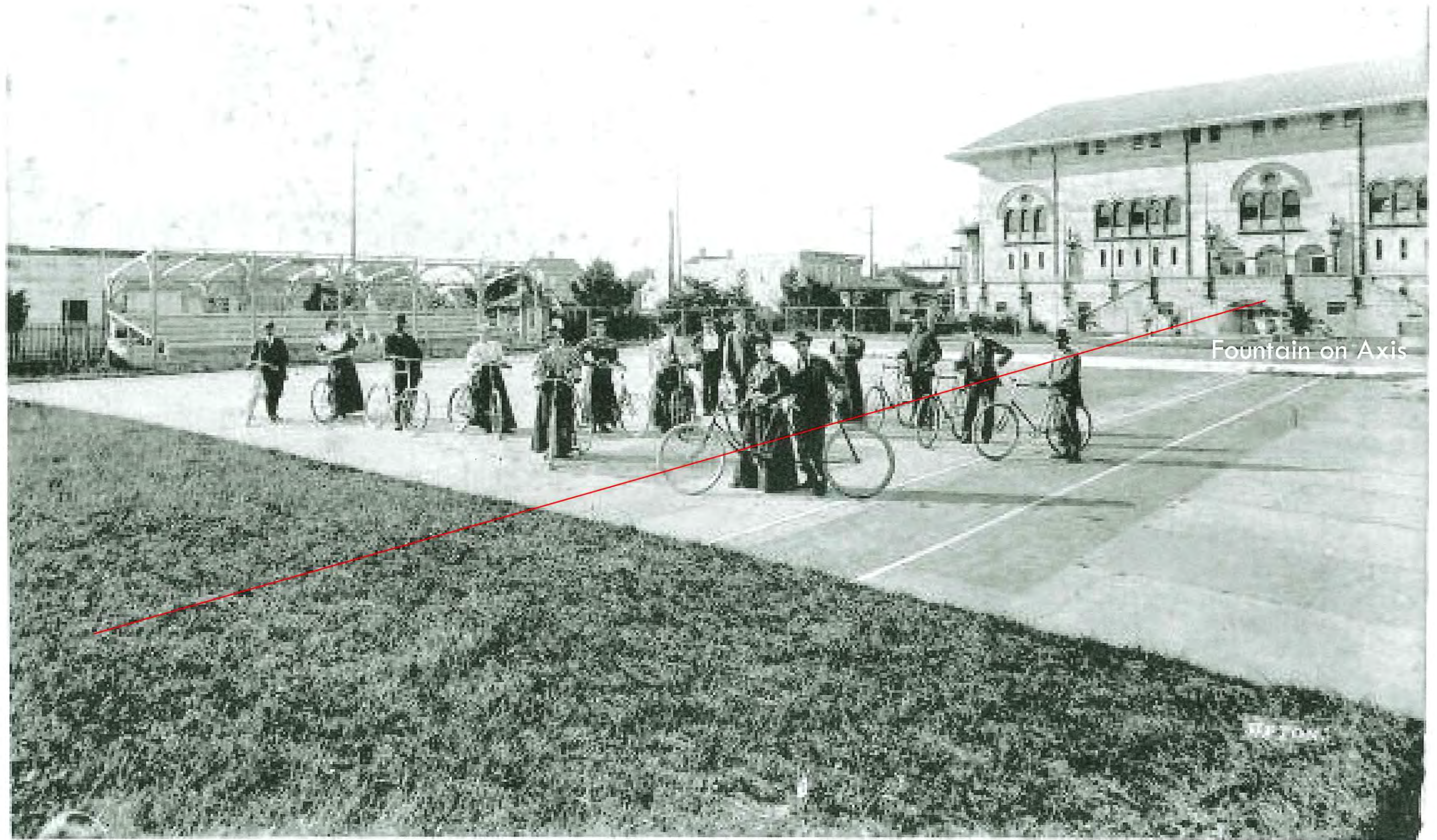


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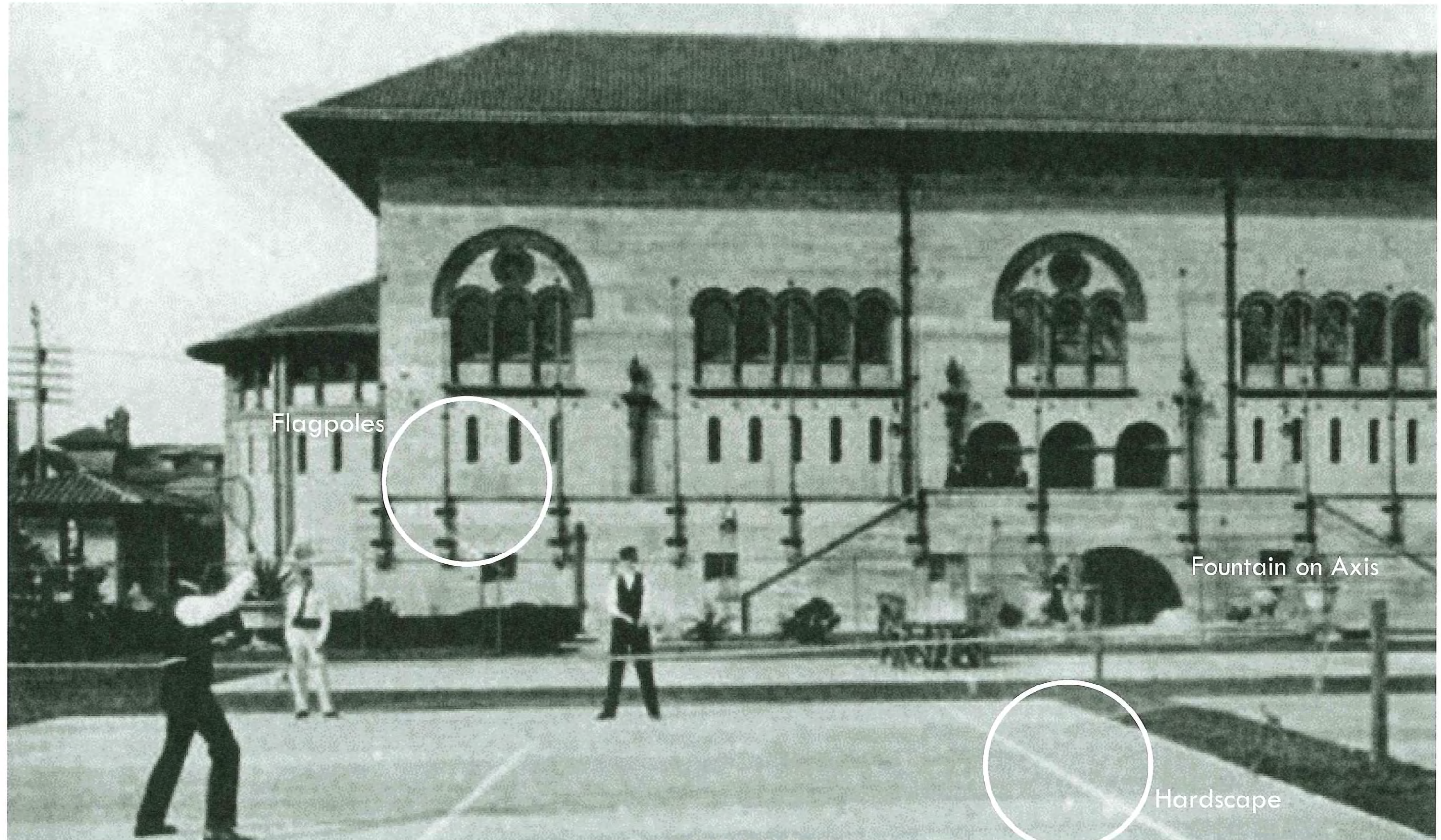
Fountain on Axis

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Flagpoles

Fountain on Axis

Hardscape

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UPDATED ILLUSTRATIVE SITE PLAN

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ILLUSTRATIVE SITE PLAN

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SCALE: 1"= 20'



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HISTORIC DOCUMENTATION LANDSCAPE PRECIDENT

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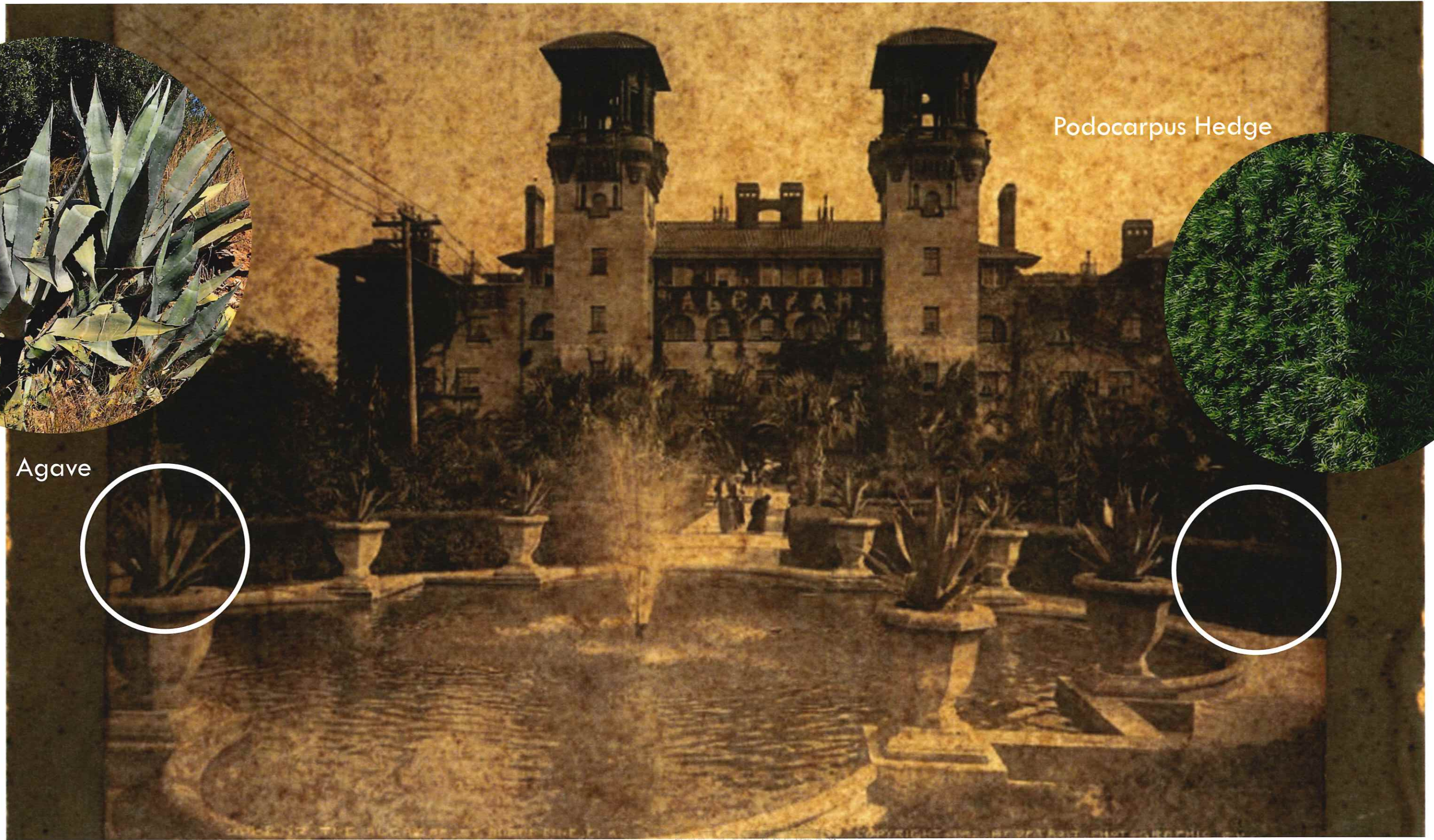
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Podocarpus Hedge



Agave



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Agave



Turf



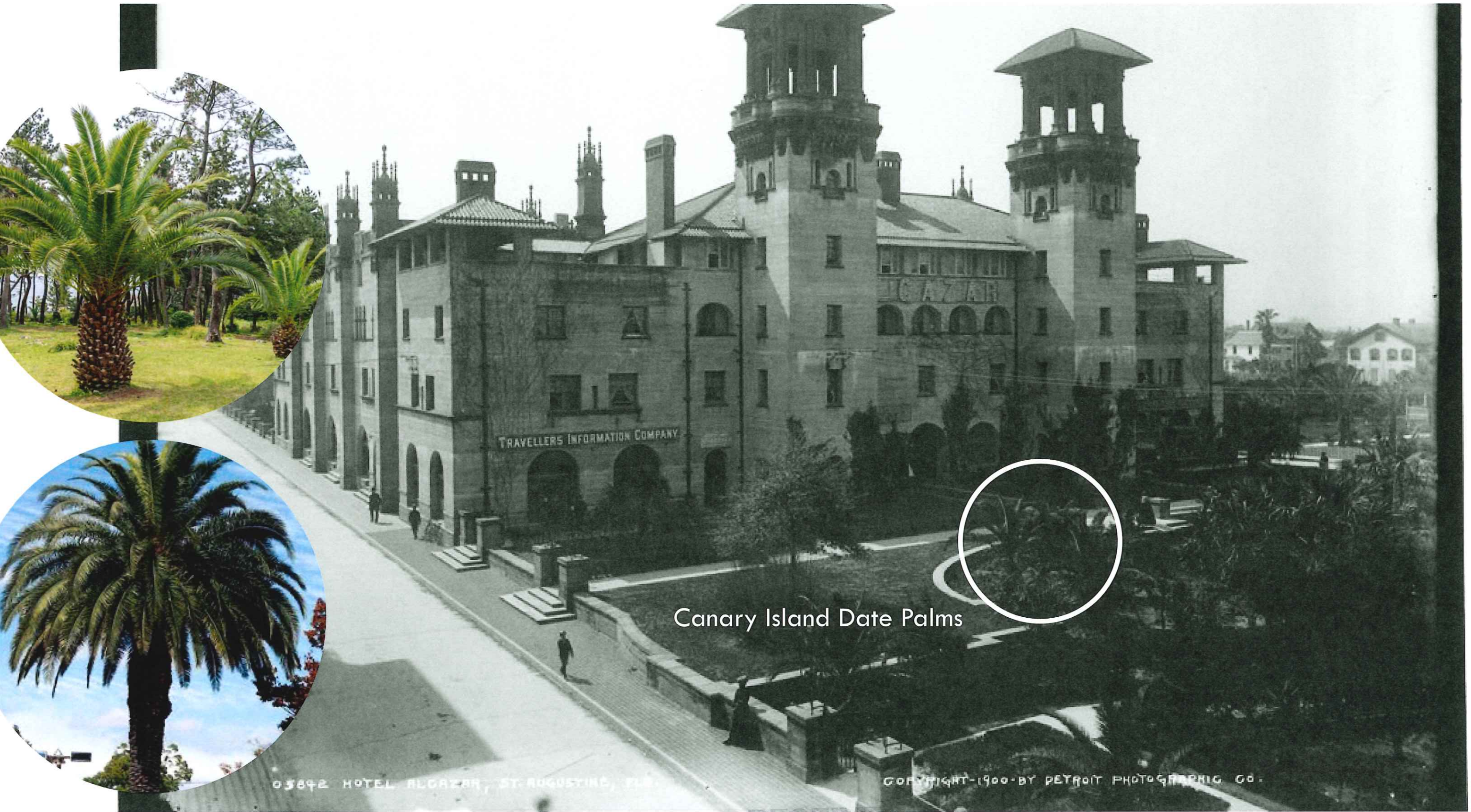
A 15062 Tennis Court, Hotel Alcazar, St. Augustine, Fla.

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Canary Island Date Palms

05842 HOTEL ALCAZAR, ST. AUGUSTINE, FLA.

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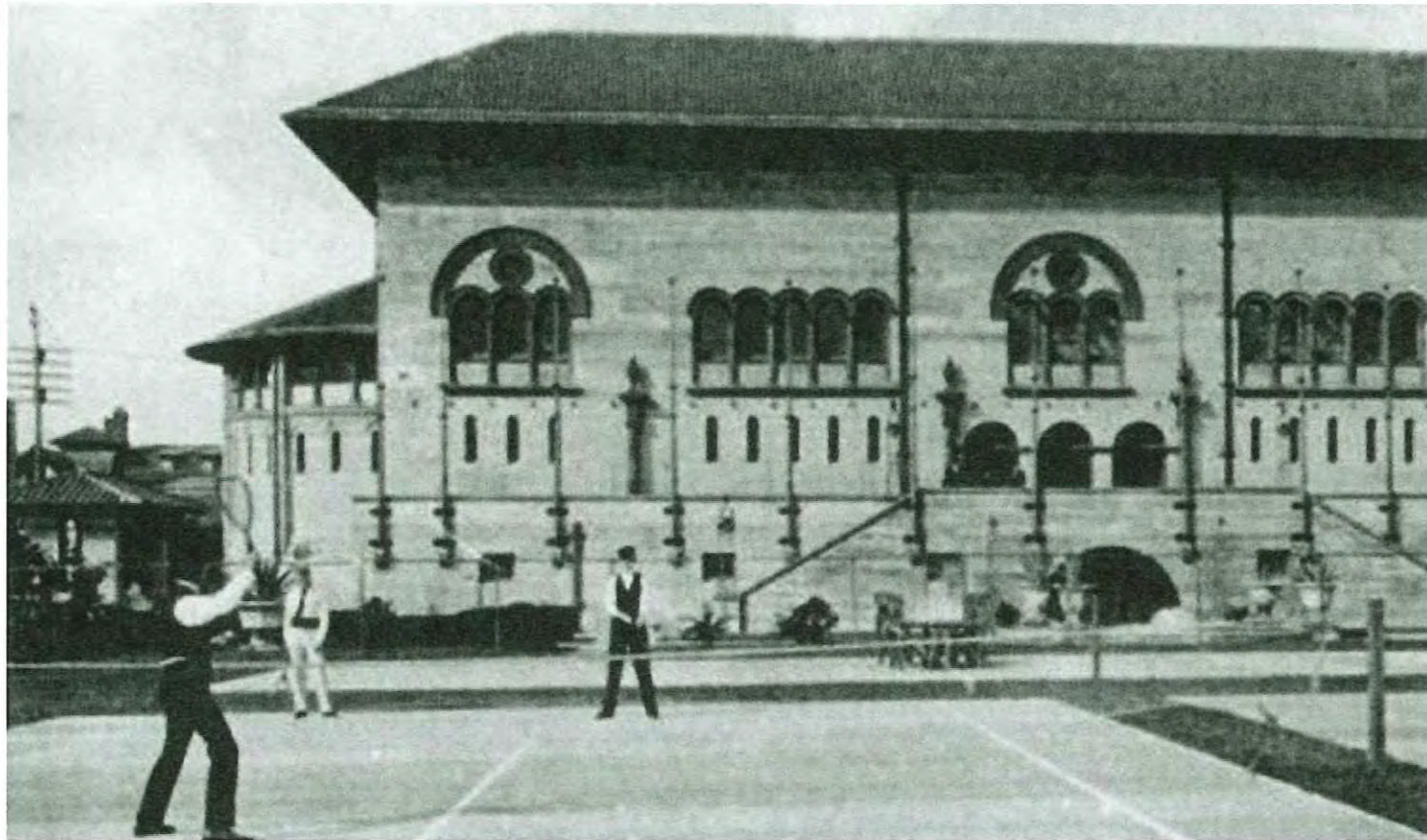
HISTORY vs. PROPOSED

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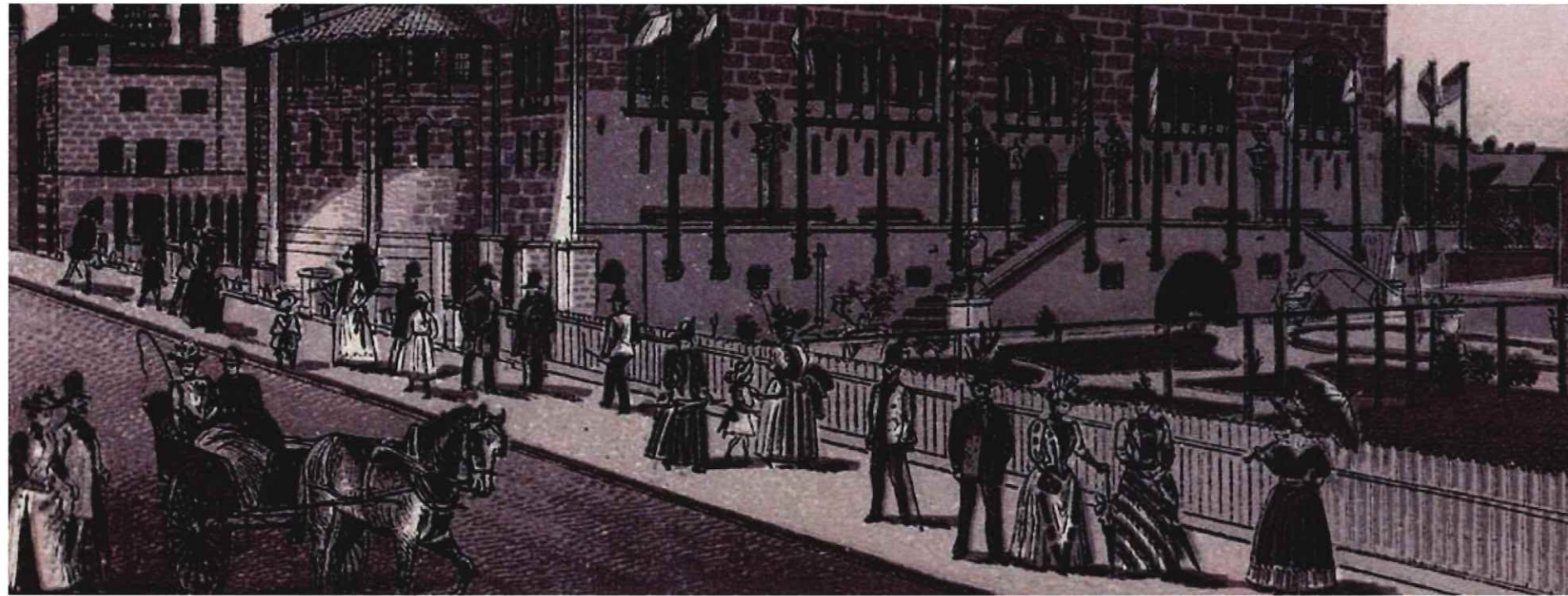


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EXISTING SITE CONTEXT

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SITE & ADJACENT CITY PARKING LOT



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GRANADA STREET



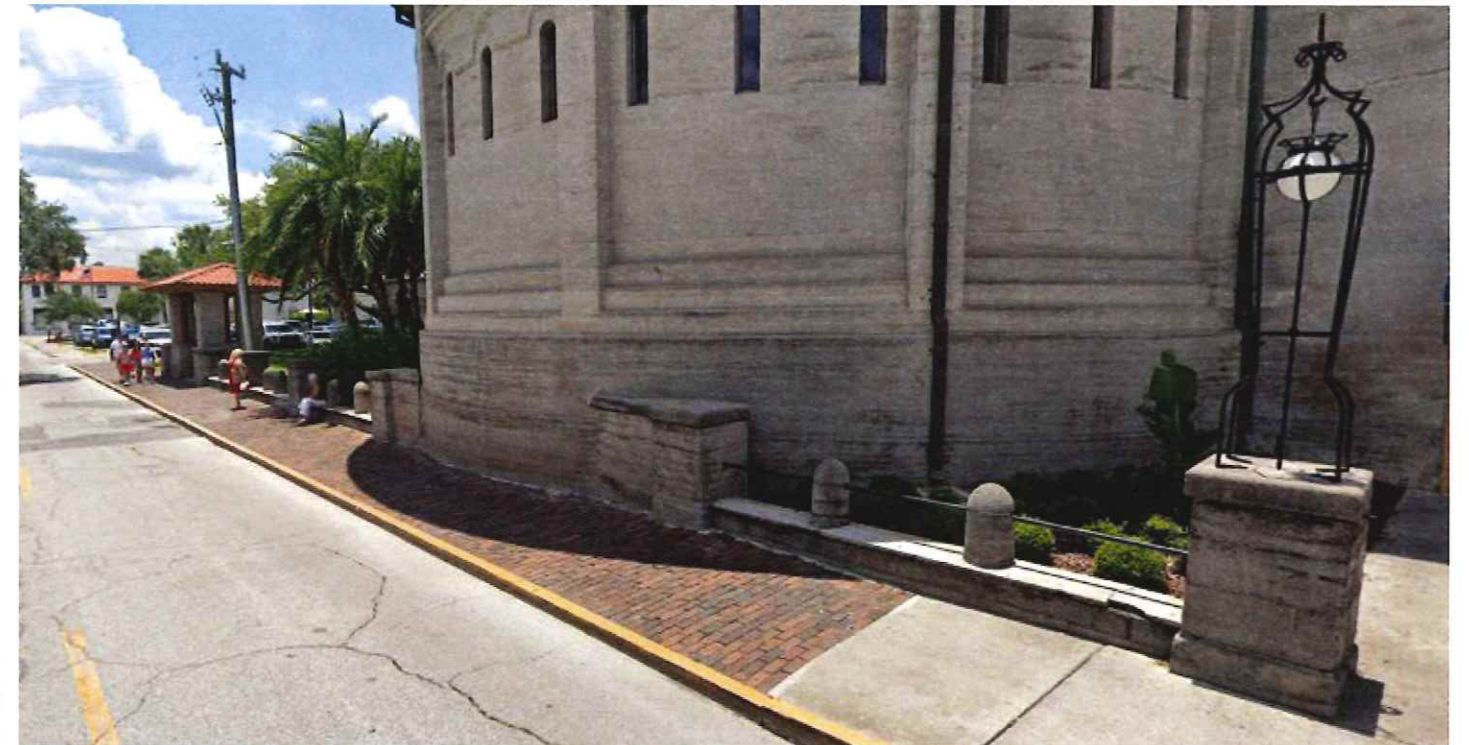
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CORDOVA STREET



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 **Marquis Latimer + Halback**
LANDSCAPE ARCHITECTURE · PLANNING

PHOTOREALISTIC | VIEW FACING NORTH

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PHOTOREALISTIC | VIEW FACING SOUTH FROM TERRACE



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LANDSCAPE ARCHITECTURE · PLANNING

PHOTOREALISTIC | TERRACE GATHERING AREA

 **ML+H**

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PHOTOREALISTIC | GATHERING + SCULPTURE LAWN

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LANDSCAPE ARCHITECTURE · PLANNING

PHOTOREALISTIC | SHADE GARDEN



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PHOTOREALISTIC | ENTRY WALK

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PHOTOREALISTIC | ENTRY FROM PARKING AREA



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LANDSCAPE ARCHITECTURE • PLANNING

PHOTOREALISTIC | CENTRAL FOUNTAIN

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THEME & CHARACTER

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HARDSCAPE DETAILS (WALL & METALWORK)



Existing rammed concrete columns and site walls on the Lightner grounds which will be matched for perimeter wall



Metalwork at the Collector Inn across Cordova St of similar style and scale to proposed work



Rammed concrete wall at Sisters of St. Joseph constructed circa 2005

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HARDSCAPE DETAILS (FLAG & LIGHT)



Additional flagpoles and lighting to match existing fixtures as shown above. Mounting and bracketing methods to be consistent with current installation techniques

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PAVING AND FLATWORK

Coquina Concrete – Natural Grey
(To Match Existing)



Brick Accent Paving

Manufacturer: Whitacre Greer
Color: Blend of Antique, Dark Antique and Clear Red
Dimensions: 2 ¼" x 9" x 2 ¼"



Color Blend



Antique



Dark Antique



Clear Red

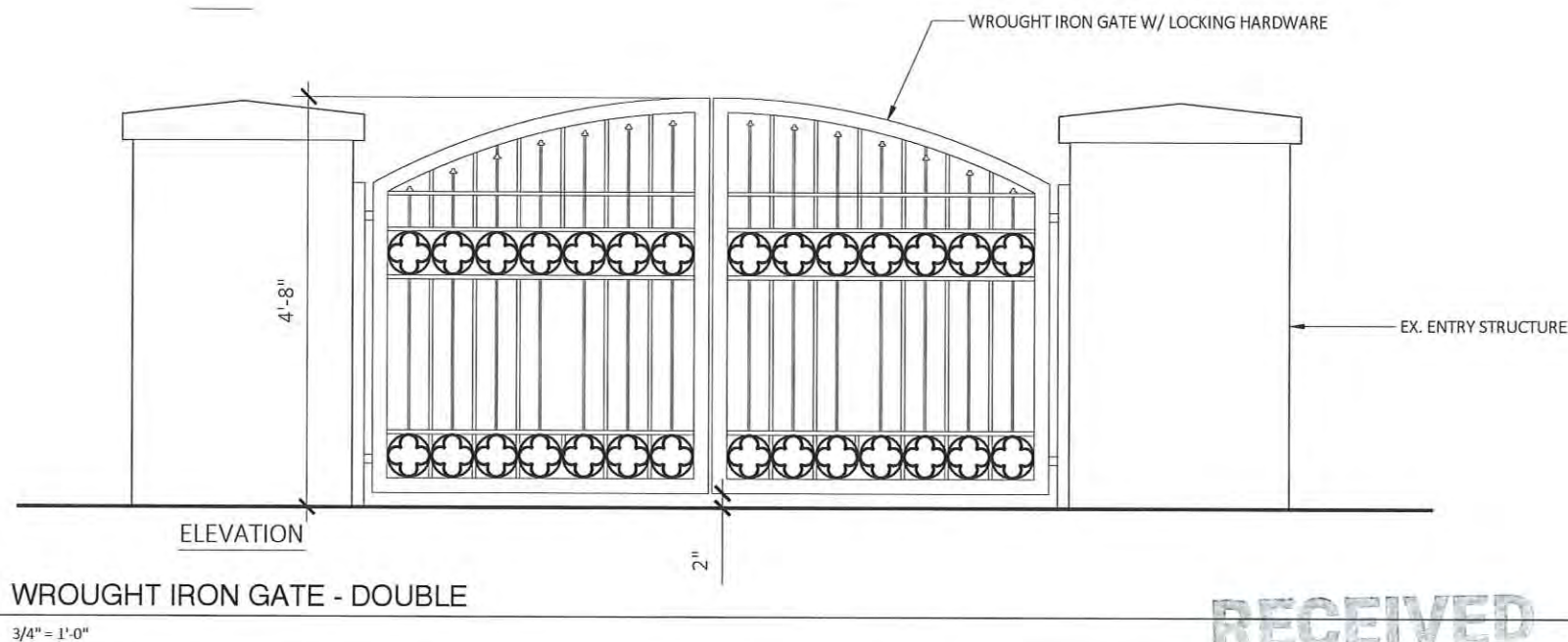
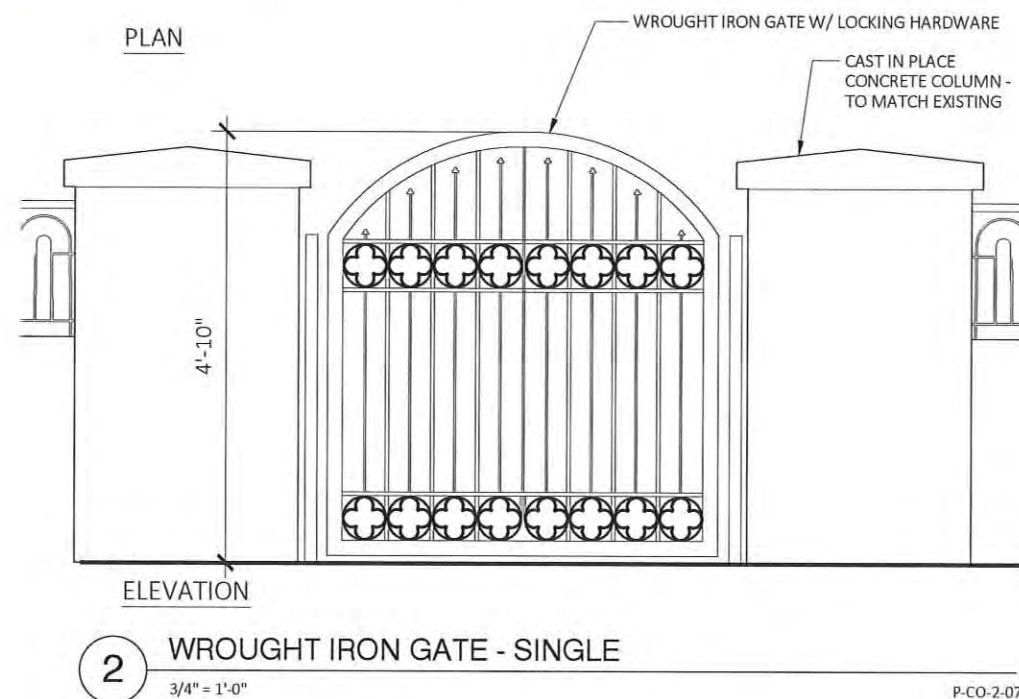
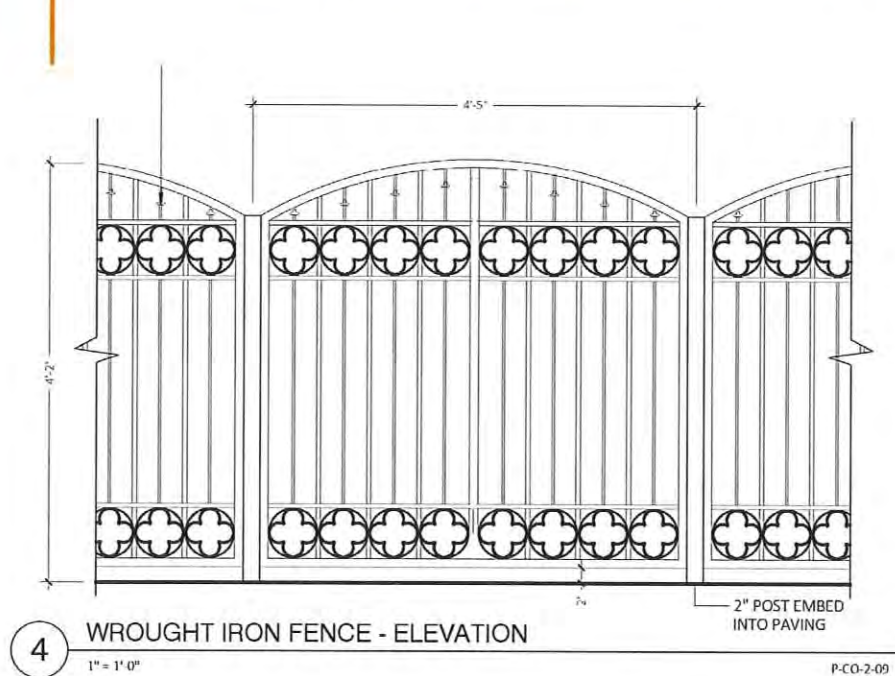
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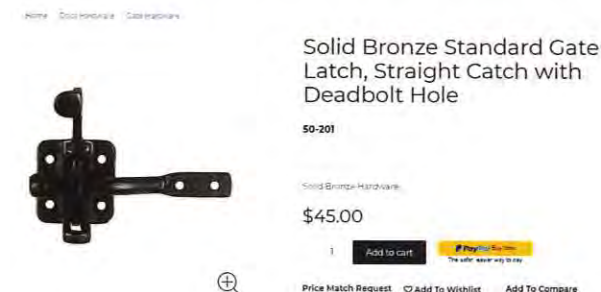
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FENCE GATE AND HARDWARE



Gate Hardware (Black to match metal work)



Gate Latch



Cane Bolt

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TREE LANTERN

FEISS
EST. 1955

OL5412BK: 3 - Light Outdoor Pendant



Dimensions:

Width: 12" Wire: 180"
Height: 26 1/2" Chain: 60"
Weight: 12.32 lbs.

Collection: Cotswold Lane

UPC #: 014817318340

Finish: Black (BK)

Bulbs:

3 - Candelabra A19 60wMax. 120v - Not included

Features:

•

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Damp Locations
Safety Listed for Damp Locations

Instruction Sheets:

English (OL5412)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Clear Beveled	1									

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Canopy				5		

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	OL5412BK	1	014817318340	14.5	21.75	14.25	2.601	14.3	150	Yes

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St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

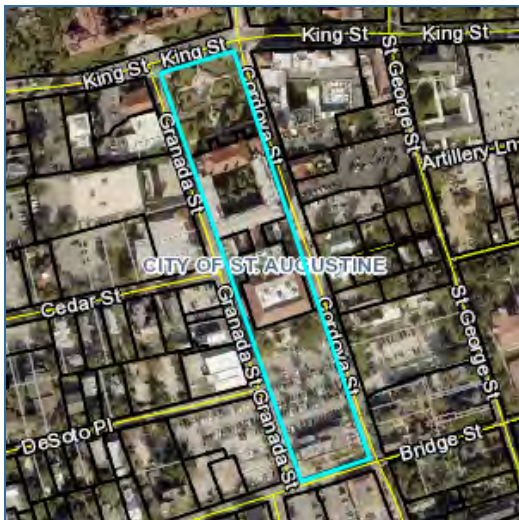
Summary

Parcel ID 1995700000
Location 75 KING ST
Address SAINT AUGUSTINE 32084-0000
Neighborhood City of St Aug King St (COM) (610.19)
Tax Description* CITY OF ST AUGUSTINE BLK 36-A LIGHTNER MUSEUM (EX SUITES 110 111 112 113 (FKA #3) 114 115 116 120 121 122 & 123) (EX PTS LEASED IN POOL AREA) DB167/565
**The Description above is not to be used on legal documents.*
Property Use Code Municipally Owned (8900)
Subdivision City of St Augustine
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 20.0503
Acreage 4.100
Homestead N

Owner Information

Owner Name City Of St Augustine Trustee 100%
[Fire Station](#) 100%
Mailing Address PO BOX 210
 SAINT AUGUSTINE, FL 32085-0210

Map



Valuation Information

	2020
Building Value	\$10,682,999
Extra Features Value	\$122,526
Total Land Value	\$1,787,260
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$12,592,785
Total Deferred	\$3,609,037
Assessed Value	\$8,983,748
Total Exemptions	\$8,983,748
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2019	\$6,440,070	\$122,139	\$1,787,260	\$0	\$0	\$8,349,469	\$8,167,044	\$8,349,469	\$0
2018	\$6,454,034	\$122,139	\$848,412	\$0	\$0	\$7,424,585	\$7,424,585	\$7,424,585	\$0
2017	\$6,474,978	\$100,725	\$848,412	\$0	\$0	\$7,424,115	\$7,424,115	\$7,424,115	\$0
2016	\$6,447,704	\$101,208	\$848,412	\$0	\$0	\$7,397,324	\$7,397,324	\$7,397,324	\$0
2015	\$6,460,399	\$101,595	\$848,412	\$0	\$0	\$7,410,406	\$7,410,406	\$7,410,406	\$0
2014	\$6,092,324	\$101,884	\$846,770	\$0	\$0	\$7,040,978	\$7,040,978	\$7,040,978	\$0
2013	\$6,104,272	\$102,368	\$846,770	\$0	\$0	\$7,053,410	\$7,053,410	\$7,053,410	\$0
2012	\$6,116,220	\$102,658	\$846,770	\$0	\$0	\$7,065,648	\$7,065,648	\$7,065,648	\$0
2011	\$6,128,168	\$103,044	\$943,184	\$0	\$0	\$7,174,396	\$7,174,396	\$7,174,396	\$0
2010	\$6,140,116	\$103,334	\$1,047,982	\$0	\$0	\$7,291,432	\$7,291,432	\$7,291,432	\$0

Exemption Information

Exemption Type	Amount
City	\$8,983,748

Building Information

Building	1	Roof Structure	Rigid Frame
Actual Area	8093	Roof Cover	Built Up, Clay Tile
Conditioned Area	6855	Interior Flooring	Ceramic Tile
Actual Year Built	1972	Interior Wall	Drywall
Use	Office Building (Multi-Story) Class C	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	90%
Roofing Cover	Clay Tile	10%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	18 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	4738	4738
CANOPY (COMMERCIAL)	0	378
FINISHED STORAGE	0	320
FINISHED UPPER STORY	2117	2117
FINISHED STORAGE	0	304
CANOPY (COMMERCIAL)	0	236
Total SqFt	6855	8093

Building	2	Roof Structure	Gable Hip
Actual Area	152246	Roof Cover	Clay Tile
Conditioned Area	131822	Interior Flooring	Sheet Vinyl
Actual Year Built	1888	Interior Wall	Drywall
Use	Government Buildings	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Sheet Vinyl	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	86 FIXTURES	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA - FORCED	46598	46598
FINISHED UPPER STORY - FORCED	85224	85224
FINISHED OPEN PORCH - FORCED	0	20424
Total SqFt	131822	152246

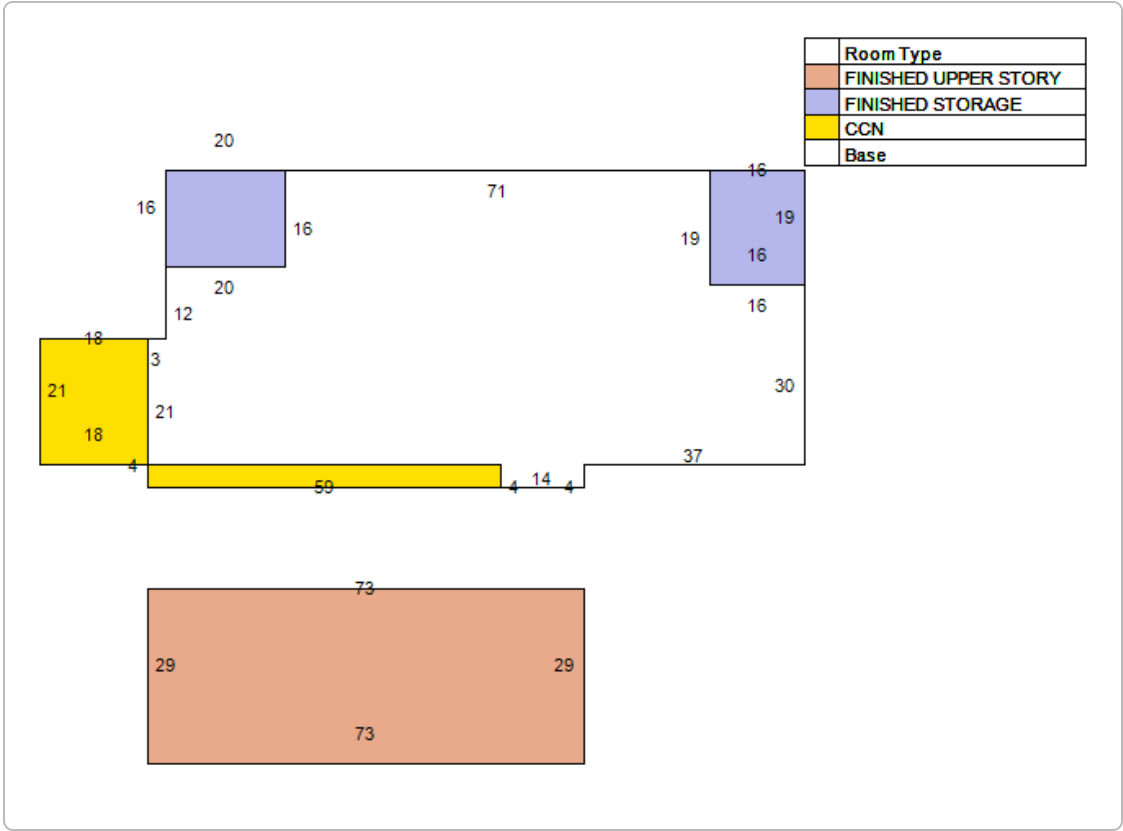
Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Asphalt Paving	0	0	0	0	34225
Miscellaneous Item	0	0	0	0	3
Steel Door	0	0	0	0	154
Handicap Ramp	0	0	0	0	224
Sprinkler Wet	0	0	0	0	6855

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	991	180	178726	SF	\$1,787,260

Sketch Information



	Room Type
	FPF
	FUF
	BAF

No data available for the following modules: 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.

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[GDPR Privacy Notice](#)

[Last Data Upload: 7/24/2020, 12:07:06 AM](#)

Developed by



[Version 2.3.72](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
LIGHTNER MUSEUM OF HOBBIES INC.

Filing Information

Document Number	N04000003143
FEI/EIN Number	59-6001426
Date Filed	03/26/2004
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	12/09/2015
Event Effective Date	NONE

Principal Address

75 KING ST
ST AUGUSTINE, FL 32084

Mailing Address

P.O. BOX 334
SAINT AUGUSTINE, FL 32085

Changed: 08/03/2005

Registered Agent Name & Address

Eme, Raymond J, III
75 KING ST
ST AUGUSTINE, FL 32084

Name Changed: 06/24/2020

Officer/Director Detail

Name & Address

Title D

Baker, Gregory E
39 Valencia Street
ST AUGUSTINE, FL 32084

Title D

DRYSDALE, DAVID C
140 PELICAN REEF DR
ST AUGUSTINE, FL 32080

Title D

UPCHURCH, TRACY
780 N. PONCE DE LEON BLVD
SAINT AUGUSTINE, FL 32084

Title Assistant Director

Degregory, Angela
75 KING ST
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2018	04/30/2018
2019	04/25/2019
2020	06/24/2020

Document Images

06/24/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
03/18/2016 -- ANNUAL REPORT	View image in PDF format
12/09/2015 -- Name Change	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
03/03/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
04/06/2010 -- REINSTATEMENT	View image in PDF format
07/11/2008 -- ANNUAL REPORT	View image in PDF format
01/16/2007 -- ANNUAL REPORT	View image in PDF format
02/10/2006 -- ANNUAL REPORT	View image in PDF format
08/03/2005 -- ANNUAL REPORT	View image in PDF format
03/26/2004 -- Domestic Non-Profit	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

MARQUIS LATIMER + HALBACK, INC.

Filing Information

Document Number	P01000036895
FEI/EIN Number	59-3705516
Date Filed	04/09/2001
Effective Date	04/01/2001
State	FL
Status	ACTIVE
Last Event	AMENDMENT AND NAME CHANGE
Event Date Filed	05/24/2016
Event Effective Date	NONE

Principal Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Mailing Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Registered Agent Name & Address

MARQUIS, JEREMY
34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Name Changed: 12/09/2014

Address Changed: 01/30/2017

Officer/Director Detail

Name & Address

Title President, CEO

MARQUIS, JEREMY
34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Title CFO, Treasurer

MARQUIS, LAURA E
34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Title VP, COO

Latimer, Charles Fremont, IV
34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2018	03/07/2018
2019	02/26/2019
2020	01/15/2020

Document Images

01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/26/2019 -- ANNUAL REPORT	View image in PDF format
03/07/2018 -- ANNUAL REPORT	View image in PDF format
01/30/2017 -- ANNUAL REPORT	View image in PDF format
05/24/2016 -- Amendment and Name Change	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
12/18/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
12/09/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
02/19/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
04/09/2012 -- Amendment and Name Change	View image in PDF format
04/11/2011 -- ANNUAL REPORT	View image in PDF format
01/13/2010 -- ANNUAL REPORT	View image in PDF format
03/23/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- ANNUAL REPORT	View image in PDF format
01/12/2007 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- ANNUAL REPORT	View image in PDF format
01/10/2005 -- ANNUAL REPORT	View image in PDF format
09/20/2004 -- Name Change	View image in PDF format
04/05/2004 -- ANNUAL REPORT	View image in PDF format
01/23/2003 -- ANNUAL REPORT	View image in PDF format
05/21/2002 -- ANNUAL REPORT	View image in PDF format
04/09/2001 -- Domestic Profit	View image in PDF format



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for September 24, 2020 Meeting**



Application F2020-0088 Address: 94 Smith Street

Applicant: Thomas McAteer

Property Owner: Thomas McAteer and Lucille Petrizzo McAteer

Project description: To demolish a building constructed c. 1935 (according to the SJCPA) that is not in a district but is in the process of being recorded on the Florida Master Site File.

Architectural Style: Frame Vernacular	Florida Master Site File: SJ06830: In the process of being recorded
National Register: N/A	Construction date: ca. 1935 (According to SJCPA)
Archaeology Zone: N/A	Zoning District: RS-2
Parcel number: 1037200030	
Agenda Item: 7a)	Previous Action(s): N/A

STAFF SUMMARY AND ANALYSIS:

- Located in the Greeno Tract of the Ravenswood area of West Augustine, this frame vernacular building is set back to the north of the lot on the northeast corner of Smith and Spring Streets.
- Sitting on low masonry units, the existing building looks to front Spring Street, with its low-pitched metal corrugated front facing gable roof and single door facing this road. With minimal detail, the rectangular building runs east-west along the north end of the overgrown property, is covered with wood siding, has wood corner boards, exposed rafter tails with beveled ends, a wood 5-paneled door, and a few remaining double crank-out aluminum sash windows are visible from the interior behind the boarded up openings.
- Although the St. Johns County Property Appraiser and Florida Master Site File survey lists the construction date as 1935, no building on this corner lot appeared in Sanborn Map research from 1930 on until the 1961 revision, where a rectangular one-story frame building with composition shingle roof is oriented north south on the northwest corner of the lot. On this 1961 revised map, the building is labeled with an "S," signifying that it was a store and the address is labeled as 502 Spring Street, instead of its current address of 94 Smith Street. Still in the same corner of the lot, the existing building appears to have been moved to its current orientation and appears to have been modified into a residence at some point.
- The applicant submitted a rendering of a single-family wood frame residential building for what is intended as a replacement design. An architectural survey was just completed for West Augustine which includes recommendations for compatible in-fill. 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 may require additional zoning 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 Demolition at 94 Smith Street** because it is not a local landmark or otherwise designated as a historic building.

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Full demolition of a building that is listed as single-family residence by the St. Johns County Property Appraiser (SJCPA).

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 ca. 1935-1961, so is more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, on the National Register of Historic Places, but is in the process of being recorded on the Florida Master Site File

The requirements have been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

1. **Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** N/A
2. **The contribution of the structure to the mass and scale of the streetscape.** The building has a similar mass and scale as the one-story residential buildings that are in the immediate area. However, there are also multiple vacant lots surrounding the building.
3. **The impact of the loss of the structure on the streetscape.** This is not a significant building typology, so will not have a significant individual impact to the streetscape.
4. **Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** A rendering of a single-family replacement structure was submitted, and the potential impact looks to be minimal. Design review is not required. Vacant lots in neighborhoods with a regular development pattern are not desirable.
5. **The historical or cultural merit of the structure.** The building is not in a historic preservation district or listed in the Florida Master Site File. No evidence was discovered that the building is the work of a master or that the residence has historical significance. As indicated on the Sanborn Map (1930, Revised to 1961), the building may have been originally a corner store in its the West Augustine neighborhood.
6. **The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** The building is not designated as historic.
7. **Whether or not the structure is representative of a style or type of architecture or a method of construction.** The building is an example of the Frame Vernacular style. The building is not unusual or particularly unique.
8. **Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The Frame Vernacular style design is found throughout St. Augustine, especially West Augustine. This simple building appears to have been built similarly to an outbuilding, with exposed framing and non-finished walls on the interior.
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 style or characteristics that would be difficult to reproduce.
10. **The justification for the proposed demolition.** The applicant indicated demolition was desired to proceed with the redevelopment of the property.

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:

COD F2020-0088
94 Smith Street
September 24, 2020

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey (still to be recorded)
3. Sanborn Map

STAFF PHOTOGRAPHS

94 Smith Street



From Spring Street: Looking east and north

STAFF PHOTOGRAPHS
94 Smith Street



From Spring Street: Looking east and south

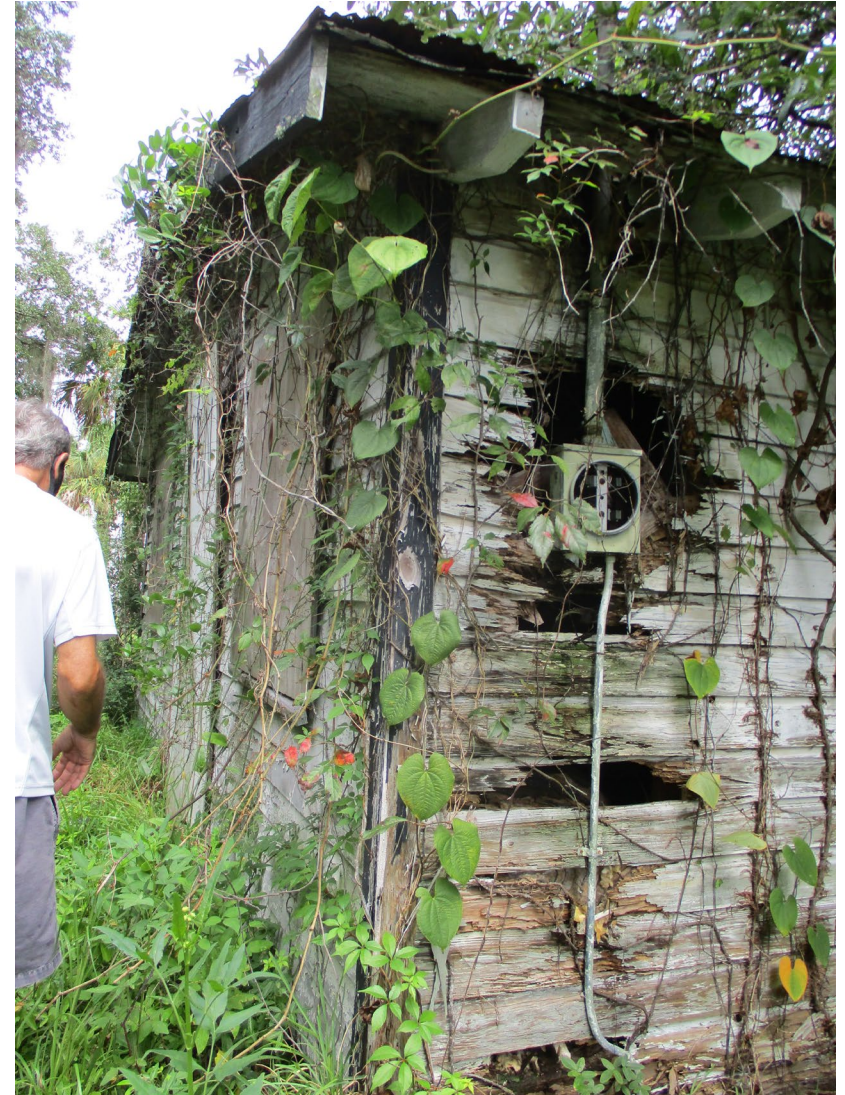
STAFF PHOTOGRAPHS
94 Smith Street



From Spring Street: Looking at front facade

STAFF PHOTOGRAPHS

94 Smith Street



South Elevation: Looking north

STAFF PHOTOGRAPHS

94 Smith Street



South Elevation: Looking north

STAFF PHOTOGRAPHS

94 Smith Street



North Elevation: Looking east

STAFF PHOTOGRAPHS

94 Smith Street: Interior



STAFF PHOTOGRAPHS

94 Smith Street: Interior



STAFF PHOTOGRAPHS

94 Smith Street



STAFF PHOTOGRAPHS

94 Smith Street: Interior



STAFF PHOTOGRAPHS

94 Smith Street: Interior



STAFF PHOTOGRAPHS

94 Smith Street: Context Area



From Spring
Street: Looking
northeast

STAFF PHOTOGRAPHS

94 Smith Street: Context Area



Looking northeast and south

STAFF PHOTOGRAPHS
94 Smith Street: Context Area



Along Spring Street

STAFF PHOTOGRAPHS

94 Smith Street: Context Area



Spring Street and Smith Street: Looking north and west

STAFF PHOTOGRAPHS

94 Smith Street: Context Area



East on
Smith Street

STAFF PHOTOGRAPHS
94 Smith Street: Context Area



From Smith Street: south and west

STAFF PHOTOGRAPHS

94 Smith Street: Context Area



West and south on Spring Street

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Clear Form Values

Site#8 **SJ06830**
 Field Date 1-7-2020
 Form Date 2-20-2020
 Recorder # MEG

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) 94 SMITH ST Multiple Listing (DHR only) _____
 Survey Project Name St. Augustine Survey Part IV 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

Clear Location Values

Address: Street Number 94 Direction ▼ Street Name SMITH Street Type ST Suffix Direction ▼
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1992 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 29E Section 41 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1037200030 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

Clear History Values

Construction Year: 1935 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Ca From (year): 1935 To (year): 2020
 Current Use Private Residence (House/Cottage/Ca From (year): 1935 To (year): 2020
 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 Demolition review

DESCRIPTION

Clear Description Values

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Wood siding 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal: corrugated 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

boarded up

Distinguishing Architectural Features (exterior or interior ornaments)

corner boards, exposed rafters

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

large corner lot, chain link fence, mature vegetation

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 ☐ insufficient info Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)	Date _____ Date _____
--	--	--------------------------

Clear Description Values

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

off center on asymmetric facade boarded up

none

This 1935 Frame Vernacular building is in deteriorated condition. It has a Gable roof, Wood siding, and is 1 story.

Archaeological Remains ☐ Check if Archaeological Form Completed

☒ 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) <i>City Staff</i>			

[illegible]

Clear Significance Values

This building is not individually outstanding such to meet individual NRHP criteria. It is too obscured to make a determination regarding district eligibility.

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

Clear Documentation Values

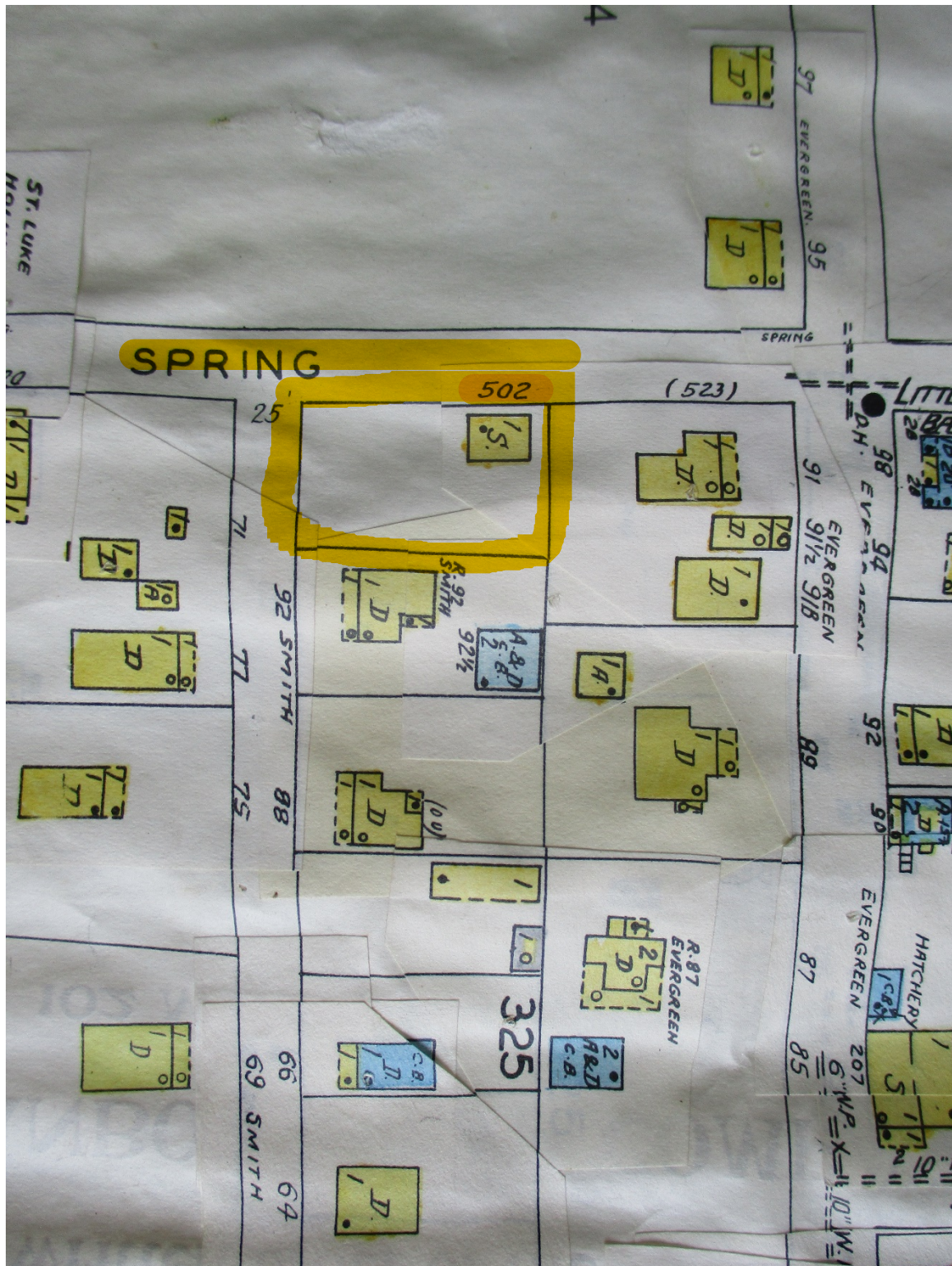
- 1) Document type Maintaining organization
 Document description File or accession #'s
- 2) Document type Maintaining organization
 Document description File or accession #'s

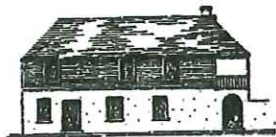
Recorder Name Patricia Davenport-Jacobs **Affiliation** Environmental Services, Inc.
Recorder Contact Information 7220 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/
 (address / phone / fax / e-mail)

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.

SANBORN MAP: 1930 Revised to 1961

94 Smith Street / 502 Spring Street





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. 2020-0088

Receipt No. 1916980

Meeting Date September 24, 2020

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

1. NAME OF APPLICANT THOMAS MCATEER

Business (if applicable) _____

Address 1823 FRUIT COVE WOODS DR

City ST. JOHNS State FL Zip 32259

Daytime telephone (904) 287-1285 Other phone/email (904) 616-0639

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

2. NAME OF PROPERTY OWNER MCATEER, THOMAS J, PETRIZZO Lucille

Business (if applicable) _____

Address 1823 FRUIT COVE WOODS DR

City ST. JOHNS State FL Zip 32259

Daytime telephone (required) SAME Other phone SAME

3. PROJECT STREET ADDRESS 94 SMITH ST.

4. LEGAL DESCRIPTION OF PROPERTY

Lot 3 Block 5 Subdivision GREEN TRACT (474) Parcel Number 103720-0030

5. DATE OF CONSTRUCTION 1935 Source: STJC Prop. Appr.

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: _____

RECEIVED

AUG 03 2020

Planning / Building Dept.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

- ☐ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

X 10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☐ Photographs of existing conditions including façades of the building and interior features if applicable.
- ☐ Drawings of proposed replacement buildings and or features if applicable.

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

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

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11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME THOMAS J. MCATEER DATE 8/3/2020

SIGNATURE OF APPLICANT Thomas J. McAteer

PRINT 1st OWNER'S NAME THOMAS J. MCATEER DATE 8/3/2020

SIGNATURE OF 1st PROPERTY OWNER Thomas J. McAteer

PRINT 2nd OWNER'S NAME Lucille Petrucci McAteer DATE 8/3/2020

SIGNATURE OF 2nd PROPERTY OWNER Lucille Petrucci McAteer

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.

ACKNOWLEDGEMENT AND WAIVER OF RIGHTS

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency hearing procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or Case Law governing Quasi-Judicial, Legislative or Administrative Hearings.
- Applicant and/or Property Owner knowingly waives the right of cross-examination of witness or commenters choosing to participate in the hearing utilizing CMT.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of St. Augustine, its boards and commission, staff, and appointed and elected officials, for any claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all attorneys fees and costs incurred by the City in defending Decisions or Orders utilizing CMT procedures related to their hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

Applicant and/or Property Owner further acknowledges that he/she has had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner is fully aware of procedures and rights waived above. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant and/or Property Owners own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

[Signatures Appear on Following Page]

PROPERTY OWNER

Lucille Petrizzo McAteer
(Print Name)

Lucille Petrizzo McAteer
(Signature)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, LUCILLE McATEER, who is personally known to me or who has produced FLORIDA ID as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 11TH day of September, 2020.



M. Agner
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

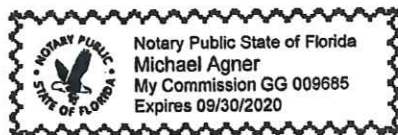
Lucille Petrizzo McAteer
(Print Name)

Lucille Petrizzo McAteer
(Signature)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, LUCILLE McATEER, who is personally known to me or who has produced FLORIDA ID as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 11TH day of September, 2020.



M. Agner
Notary Public, State of Florida

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PROPERTY OWNER

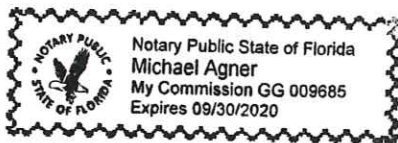
Thomas J. McAteer
(Print Name)

Thomas J. McAteer
(Signature)

STATE OF FLORIDA
COUNTY OF ST JOHN

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Thomas McAteer, who is personally known to me or who has produced FLORIDA DRIVERS LICENSE as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 11TH day of September, 2020.



Michael Agner
Notary Public, State of Florida

APPLICANT OR APPLICANT'S AGENT

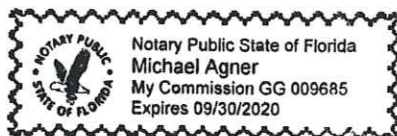
Thomas J. McAteer
(Print Name)

Thomas J. McAteer
(Signature)

STATE OF FLORIDA
COUNTY OF ST JOHN

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Thomas McAteer, who is personally known to me or who has produced FLORIDA DRIVERS LICENSE as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 11TH day of September, 2020.



Michael Agner
Notary Public, State of Florida

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7/18/2020

qPublic.net - St. Johns County, FL - Report: 1037200030



St. Johns County, FL

Tax Bill



Estimate Taxes



2019 TRIM Notice



2018 TRIM Notice



Summary

Parcel ID 1037200030
Location Address 94 SMITH ST
SAINT AUGUSTINE 32084-0000
Neighborhood Greeno Tract (474)
Tax Description* (3) GREENO TRACT LOT 3 BLK 5 OR4924/1373
Property Use Code Single Family (0100)
Subdivision Greeno Tract - A Resubdivision of Ravens
Sec/Twp/Rng 41-7-29
District City of St Augustine (District 452)
Millage Rate 20.0503
Acreage 0.120
Homestead N

Owner Information

Owner Name Mcateer Thomas J, Lucille Patrizzo 100%
Mcateer Lucille Patrizzo 100%
Mailing Address 1823 FRUIT COVE WOODS DR
SAINT JOHNS, FL 32259-0000

Map



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Valuation Information

	2020
Building Value	\$4,854
Extra Features Value	\$0
Total Land Value	\$22,185
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$27,039
Total Deferred	\$2,824
Assessed Value	\$24,215
Total Exemptions	\$0
Taxable Value	\$24,215

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
2019	\$4,341	\$0	\$22,185	\$0	\$0	\$26,526	\$22,014	\$4,512	\$22,014
2018	\$4,341	\$0	\$17,487	\$0	\$0	\$21,828	\$20,013	\$1,815	\$20,013
2017	\$3,762	\$330	\$16,704	\$0	\$0	\$20,796	\$18,194	\$2,602	\$18,194
2016	\$3,279	\$330	\$13,311	\$0	\$0	\$16,920	\$16,540	\$380	\$16,540
2015	\$2,700	\$330	\$12,006	\$0	\$0	\$15,036	\$15,036	\$0	\$15,036
2014	\$2,542	\$330	\$12,006	\$0	\$0	\$14,878	\$14,878	\$0	\$14,878
2013	\$2,360	\$344	\$12,006	\$0	\$0	\$14,710	\$14,710	\$0	\$14,710
2012	\$2,360	\$344	\$11,980	\$0	\$0	\$14,684	\$14,684	\$0	\$14,684
2011	\$9,442	\$481	\$13,311	\$0	\$0	\$23,234	\$23,234	\$0	\$23,234
2010	\$12,346	\$481	\$22,707	\$0	\$0	\$35,534	\$35,534	\$0	\$35,534

Building Information

Building 1
Actual Area 693
Conditioned Area 693
Actual Year Built 1935
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood

Roof Structure Gable Hip
Roof Cover Metal
Interior Flooring Pine Wood
Interior Wall Minimum
Heating Type None
Heating Fuel
Air Conditioning None
Baths

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Minimum	100%
Interior Flooring	Pine Wood	100%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Minimum	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	693	693
Total SqFt	693	693

Extra Feature Information

Code	Description	BLD	Length	Width	Height	Units
	Residential Fence	0	0	0	0	180

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	90	60	EF	\$22,185

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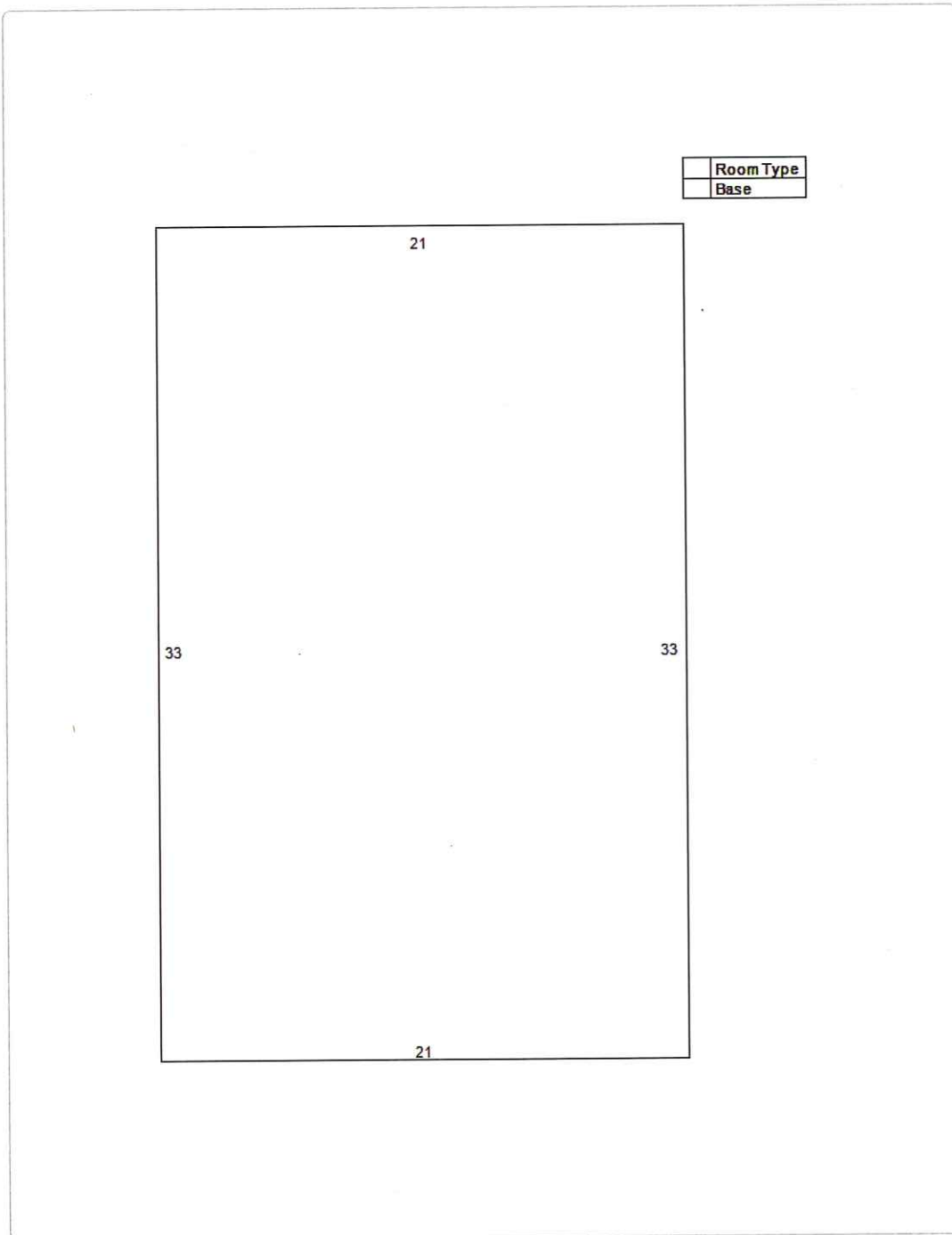
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Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/17/2020	4/14/2020	\$26,500.00	WD	4924	1373	Q	I	IDGAS PROPERTIES LLC	MCATEER THOMAS J,LUCILLE PATRIZZO
4/17/2020	4/14/2020	\$100.00	WD	4924	1370	U	I	ELLA III LLC	IDGAS PROPERTIES LLC
6/14/2011	5/25/2011	\$6,200.00	TD	3445	1664	U	I	MORRIS JUANITA,NORMAN ETAL	ELLA III LLC
	1/1/1977	\$0.00		332	609	U	V		MORRIS JUANITA,NORMAN ETAL

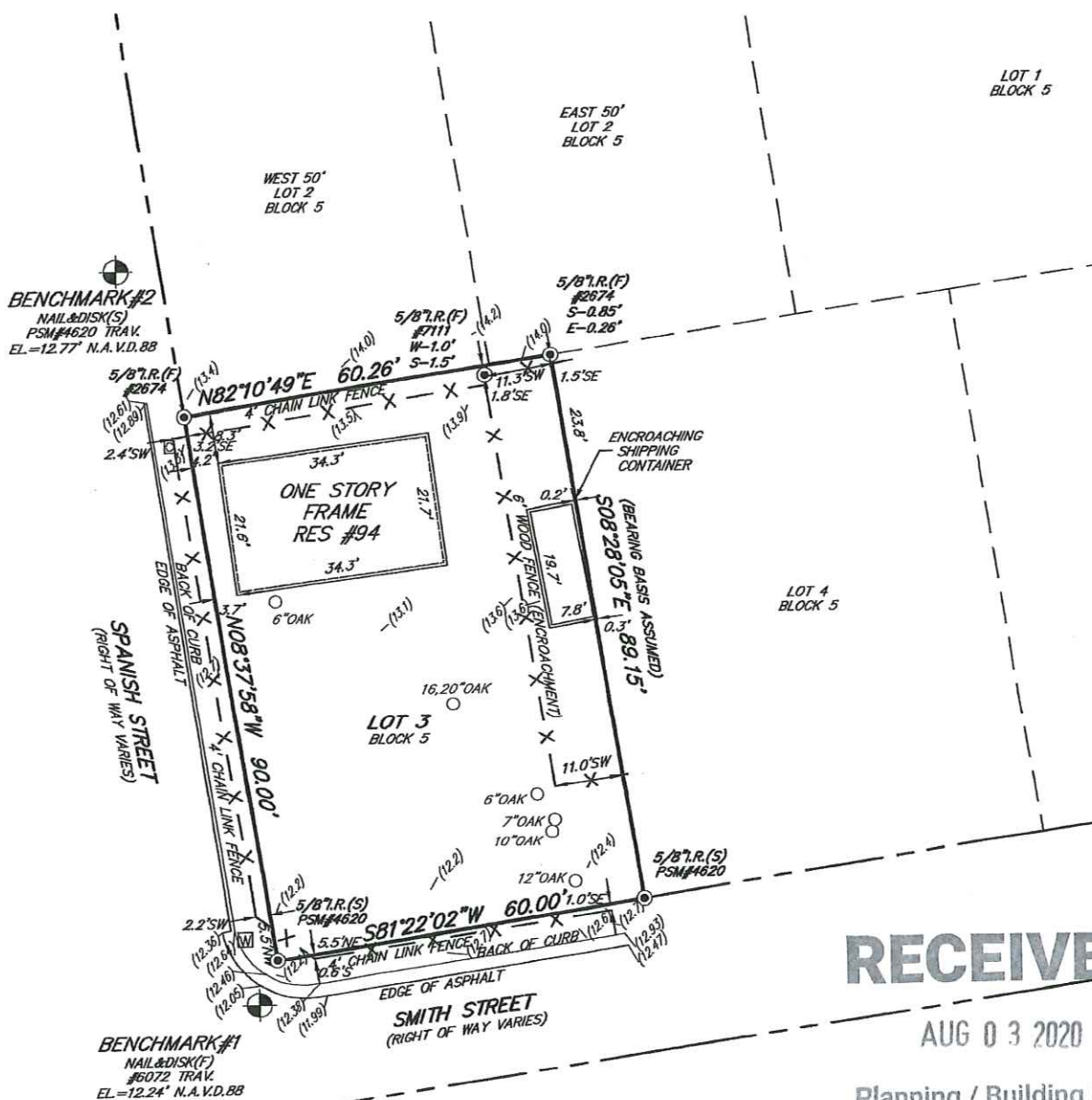
Sketch Information



No data available for the following modules: Exemption Information.

LOT THREE (3), BLOCK FIVE (5), GREENO TRACT, ACCORDING TO MAP OF NEW AUGUSTINE, DATED JUNE 1918,
ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
THOMAS J. MCATEER & LUCILLE PETRIZZO MCATEER
ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.
CHICAGO TITLE INSURANCE COMPANY



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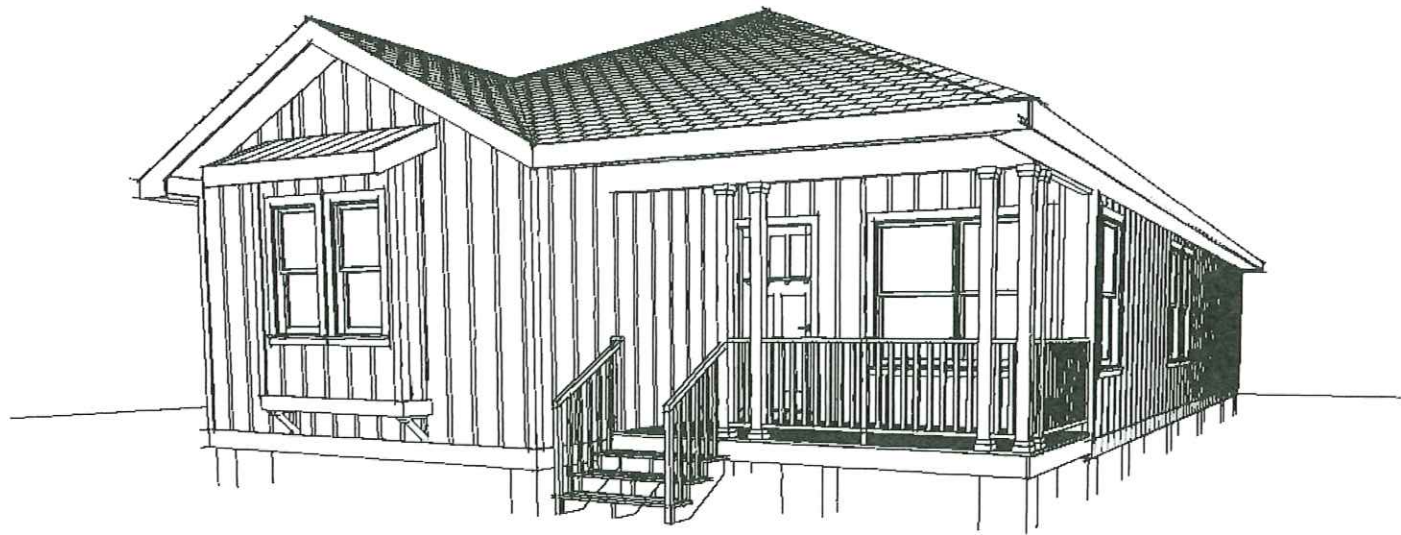
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A/C	-	AIR CONDITIONER PAD	RES.	-	RESIDENCE
ID.	-	IDENTIFICATION	E	-	CENTERLINE
N.A.V.D.	-	NORTH AMERICAN VERTICAL DATUM	+	-	DENOTES NOT TO SCALE
sq. ft.	-	SQUARE FEET	W	-	WATER METER
I.P.(F)	-	IRON PIPE FOUND		-	EXPOSED CONCRETE
I.R.(F)	-	IRON ROD FOUND		-	COVERED AREA
I.R.(S)	-	5/8" IRON ROD SET (PSM #4620)	W	-	WELL

AREA = 0.12 ± ACRES
OR 5,400 ± sq. ft.

GRAPHIC SCALE





CONSTRUCTION PLANS
FOR
NEW RESIDENCE
LOCATED AT
SPRING STREET
SAINT AUGUSTINE, FL

GENERAL NOTES:

- IT IS THE INTENT THAT THIS WORK BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE 2017, 6TH ED. RESIDENTIAL AND ALL AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. CONTRACTOR SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES THE DRAWINGS AND EXISTING CONDITION TO THE ENGINEER PRIOR TO COMMENCING WORK.
- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT OF THE ENGINEER.
- ALL DETAILS AND SECTIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- CONTRACTOR WILL INCORPORATE ALL NECESSARY LOCAL/STATE/FEDERAL BUILDING, FIRE, AND HANDICAP CODES INTO THE DESIGN AND BASE PROPOSAL FOR A COMPLETE TURN-KEY PROJECT.
- PROJECT SHALL BE TURNED OVER TO OWNER IN A CLEAN CONDITION WITH ALL TRASH AND DEBRIS REMOVED FROM SITE. ALL WINDOWS AND GLASS CLEAN, ALL FLOORS CLEAN, ALL HORIZONTAL SURFACES DUSTED AND CLEANED, AND ALL PLUMBING AND TOILET FIXTURES CLEAN AND IN GOOD WORKING ORDER. CONTRACTOR SHALL HAUL ALL RUBBISH FROM SITE ON A REGULAR BASIS. DO NOT ALLOW TO ACCUMULATE.
- CONTRACTOR TO OBTAIN ALL PERMITS, PAY ALL FEES AND TAXES. CONTRACTOR SHALL GUARANTEE ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS. FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- DIMENSIONS INDICATED ON THE DRAWINGS IN REFERENCE TO EXISTING CONDITIONS ARE THE BEST AVAILABLE DATE OBTAINABLE, BUT ARE NOT GUARANTEED. BEFORE PROCEEDING WITH ANY WORK DEPENDENT ON THE DATA INVOLVED, THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS, GRADES, LINES, LEVELS, OR OTHER CONDITIONS OF LIMITATIONS AT THE SITE TO AVOID CONSTRUCTION ERRORS. IF ANY WORK IS PERFORMED BY THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS PRIOR TO ADEQUATE VERIFICATION OF APPLICABLE DATA, AT RESULTANT EXTRA COST FOR ADJUSTMENT OR WORK AS REQUIRED TO CONFORM TO EXISTING LIMITATIONS, SHALL BE ASSUMED BY THE CONTRACTOR WITHOUT REIMBURSEMENT OR COMPENSATION BY THE OWNER.
- A DESIGNATED LOCATION FOR STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT SHALL BE DETERMINED BY THE OWNER AND IDENTIFIED AT THE PRE-CONSTRUCTION MEETING.
- CONTRACTOR PERSONNEL ARE CONFINED TO AREAS OF BUILDING NECESSARY FOR COMPLETION OF WORK. FREE ACCESS TO ALL PARTS OF THE BUILDING IS NOT ALLOWED.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING DELIVERY, RECEIVING, UNLOADING, UNCRATING, SORTING, SETTING IN PLACE, AND PROTECTING FROM DAMAGE ALL NEW EQUIPMENT FURNISHED BY THE CONTRACTOR. THIS SHALL ALSO APPLY TO ITEMS FURNISHED BY THE OWNER TO THE CONTRACTOR.
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- TERMITE PROTECTION TO BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE. ANY DISTURBED SOIL TREATMENT MUST BE RETREATED.
- TREATMENT SHALL BE PROTECTED FROM RAINFALL BY 6 MIL VAPOR BARRIER. IF RAINFALL OCCURS BEFORE BARRIER PLACEMENT, SOIL MUST BE RETREATED.
- PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL BE NON-CELLULOSE CONTAINING MATERIALS AND RECEIVE AN APPLICATION OF TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

ELECTRICAL NOTES:

- ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH 2017 FLORIDA BUILDING CODE, 6TH EDITION, RESIDENTIAL AND 2011 NATIONAL ELECTRIC CODE (NEC).
- ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA BUILDING CODE, 2017.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS IN LIVING, DINING, HALLWAYS, AND BEDROOMS PER 2017 FBC R3902.12
- ALL OUTDOOR RECEPTACLES SHALL BE PROTECTED FROM MOISTURE PER 2017 FBC R3905.11
- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL COMPLY WITH THE MINIMUM REQUIREMENTS PER FBC-ENERGY CONSERVATION R404.

MECHANICAL NOTES:

- ALL DUCT SIZING SHALL BE IN ACCORDANCE W/ ACCA MANUAL "D". PROVIDE DUCT TESTING IN ACCORDANCE W/ ASHRAE STANDARD 152.
- DUCT LAYOUT AND ALL OTHER MECHANICAL COMPONENTS ARE SHOWN ON THE APPROVED DUCT LAYOUT PLAN INCLUDED IN THE ENERGY CALCULATION PACKAGE PERFORMED BY OTHERS.
- ALL DUCTS & AIR HANDLERS NOT LOCATED IN CONDITIONED SPACE SHALL BE TESTED TO BE "SUBSTANTIALLY" LEAK FREE.
- DUCTS IN GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE INSTALLED ACCORDING TO FBC R302.5.2
- ALL INSULATION SPECIFICATIONS ARE INCLUDED IN THE ENERGY CALCULATION PACKAGE PERFORMED BY OTHERS. IF ANY INSTALLED INSULATION MATERIALS DO NOT MATCH THE ENERGY FORMS, NEW CALCULATIONS SHALL BE PERFORMED OR THE ORIGINAL APPROVED INSULATIONS SHALL BE INSTALLED.

PLUMBING NOTES:

- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE.
- ALL EXCAVATION & BACK FILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO A VOID INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
- VERIFY LOCATION, SIZE, TRAPS, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES. ANY COST RESULTING FROM DISCREPANCIES NOT REPORTED AT THIS TIME SHALL BE PAID BY THE CONTRACTOR.
- WATER PIPING TO BE PEX, PVC, OR COPPER ABOVE OR BELOW GRADE.
- SOIL, WASTE & VENT PIPING TO BE PVC. #40 DVM.
- ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS
- WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING UNIONS SHALL BE USED.
- INSULATE HOT WATER LINES WITH 1" THICK SNAP ON INSULATION FIRST 8 FEET FROM WATER HEATER.
- CONDENSATE LINES TO BE COPPER/PVC DEPENDING ON PROJECT REQUIREMENTS.
- INSULATE WITH 1/2" THICK ARMAFLEX INSULATION.

BUILDING STRUCTURE INFORMATION:

CONDITIONED SPACE:
1ST FLOOR.....1,295 S.F.

UNCONDITIONED SPACE:
FRONT PORCH.....96 S.F.
REAR PORCH.....96 S.F.

TOTAL SPACE.....1,487 S.F.
CONDITIONED VOLUME.....12,950 CU.FT.

TYPE OF CONSTRUCTION.....5B
OCCUPANCY.....R-3
FIRE SPRINKLERS.....NO
MAX HEIGHT OF STRUCTURE.....35'
WIND BORNE DEBRIS REGION.....NO
FLOOD ZONE.....X

Plan Sheets	
Label	Title
A-0	GENERAL NOTES
A-1	SITE PLAN
A-2	ELEVATIONS
A-3	PLANS & SECTIONS
A-4	ELECTRICAL & ROOF
A-5	FLASHING DETAILS
S-1	STRUCTURAL NOTES
S-2	FOUNDATION PLAN
S-3	FRAMING PLAN
S-4	TRUSS/ROOF FRAMING PLAN

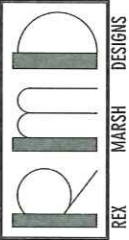
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SEP 01 2020 Planning / Building Dept.

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T-1



REX MARSH DESIGNS
613 SANDS DRIVE
C. 858.220.1743
SAINT AUGUSTINE, FL 32080

GENERAL NOTES

NEW RESIDENCE
SPRING STREET
SAINT AUGUSTINE, FL 32246

Coastal Craftman Co.
License#CFC161659/CCCP09385
C. 904-377-9991
A. 134 Riberia Suite 101
St. Augustine FL 32084



DESIGNED: RMD

DRAWN: RMD

SCALE: AS NOTED

DATE: 8/1/2020

A-0



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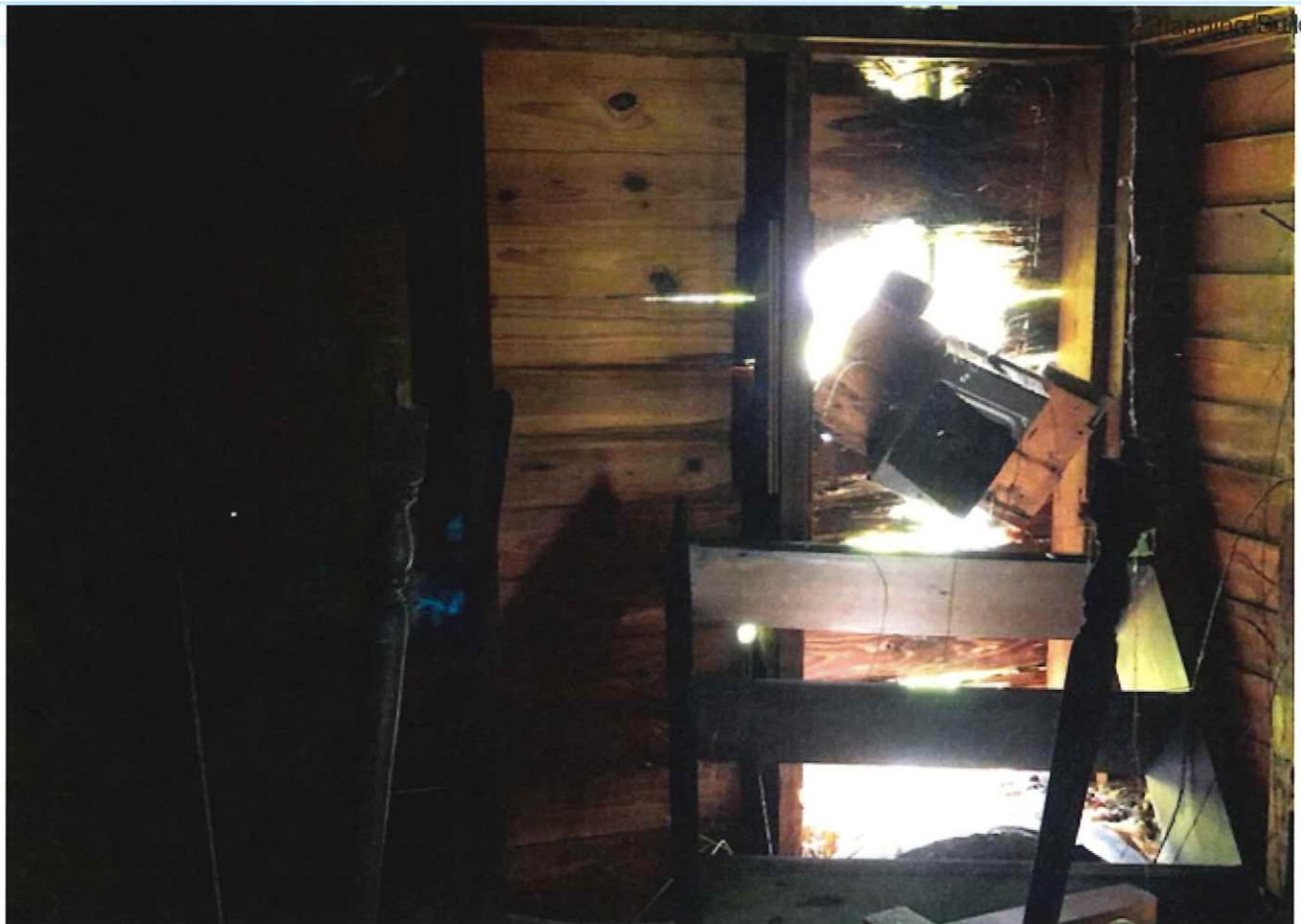
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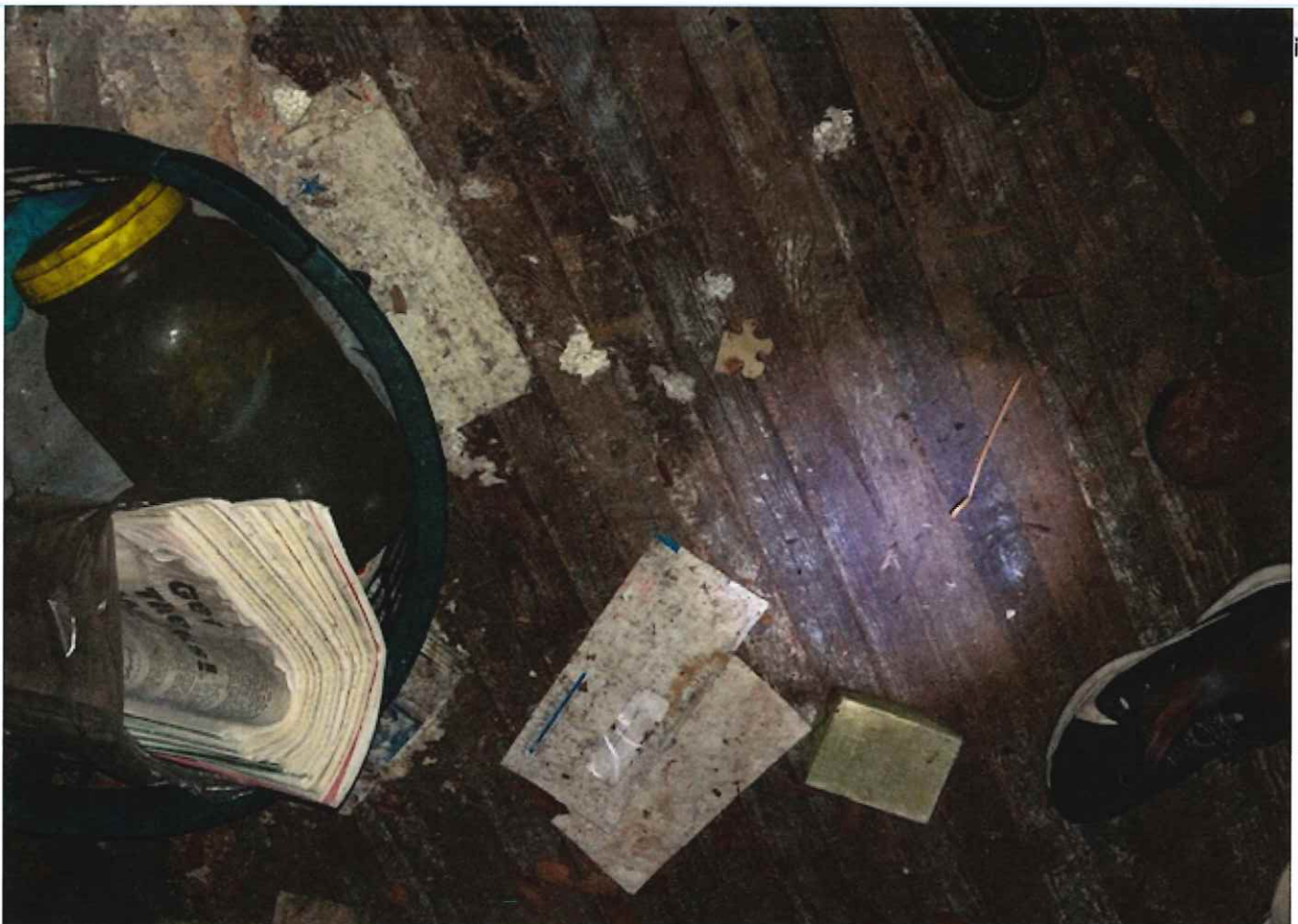
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Prepared by:

Amanda H. Bender, Esq.
Eric P. Stein, P.A.
1820 Northeast 163rd Street, Suite 100
North Miami Beach, FL 33162
786-248-1000
File Number: 19-FL-5013

Return to:

Craig M. Herzog
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110
St. Augustine, Florida 32086
Parcel ID Number: 1037200030
Consideration: \$26,500.00

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 14 day of April, 2020 between IDGAS PROPERTIES LLC, a Florida limited liability company, whose post office address is 100 S. Biscayne Blvd., Suite 900, Miami, FL 33131, (the "grantor"), and Thomas J. McAteer and Lucille Patrizzo McAteer, husband and wife, whose post office address is 1823 Fruit Cove Woods, (collectively the "grantee");
Drive, St. Johns, Florida 32259

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

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

Lot 3, Block 5, Greeno Tract, according to the map of New Augustine, dated June 1918 on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida.

*The preparer of this instrument has not been furnished with nor requested to review an abstract of title and therefore expresses no opinion as to condition of title.

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

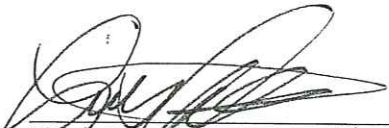
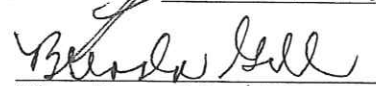
To Have and to Hold, the same in fee simple forever but subject to: any and all outstanding real property and personal property taxes; all condominium association fees, liens, assessments and accrued maintenance; any and all pending municipal, county and/or governmental liens, fines, code violations, and open/expired permits; possession by any occupants/tenants; comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; and easements, covenants and restrictions of record.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple by tax deed; that the grantor has good right and lawful authority to sell and convey its interest in said land.

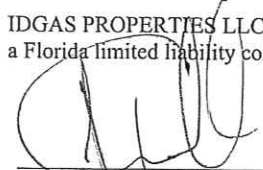
This section has been intentionally left blank, signature/notary page to follow.

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

Signed, sealed and delivered in our presence:


Witness Name: LUIS ESPINOSA

Witness Name: BRENDA GELL

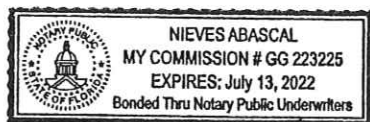
IDGAS PROPERTIES LLC,
a Florida limited liability company


By: Jerome Hollo
Its: Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by [X] physical presence or [] online notarization this 14 day of April 2020, by Jerome Hollo, as manager of IDGAS Properties LLC, a Florida limited liability company, who is ☒ personally known to me or [] has produced _____, as identification and who did take an oath.

My Commission Expires: July 13, 2022




NOTARY PUBLIC STATE OF FLORIDA



LLC CERTIFICATION AND COMPANY RESOLUTIONS FOR
IDGAS PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY
(To Authorize Conveyance of Real Property)

RESOLVED, that it is desirable and in the best interest of IDGAS PROPERTIES LLC, a Florida limited liability company (the "Company"), that it sell, transfer and convey the following described real property to Thomas J. McAteer and Lucille Patrizzo McAteer (collectively the "Buyer"):

Lot 3, Block 5, Greeno Tract, according to the map of New Augustine, dated June 1918 on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida.

(the "Property");

FURTHER RESOLVED, that the undersigned is a manager of the Company, and that the Company is a manager-managed entity;

FURTHER RESOLVED, that the undersigned, in his capacity as manager of the Company, is authorized to do any and all such acts as he deems necessary or advisable in his sole and absolute discretion in order to effectuate and consummate the transfer, sale and conveyance of the Property to Buyer, including the execution and delivery of all documents on behalf of the Company;

FURTHER RESOLVED, the conveyance of the Property to the Buyer is in the ordinary course of business of the Company and no further member or manager is necessary or required.

FURTHER RESOLVED, that since the Company acquired title to the Property, neither the undersigned nor the Company have been debtors in any bankruptcy or insolvency proceedings, voluntary or involuntary; and

FURTHER RESOLVED, the undersigned has read the foregoing resolutions and certifies under oath that the information contained herein is true and correct and that in all capacities these resolutions are approved by the Company.

WHEREFORE, the undersigned has set forth his hand and seal below on this 14 day of April, 2020.

**IDGAS Properties LLC, a Florida limited
liability company**



By: JEROME HOLLO
Its: Manager

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

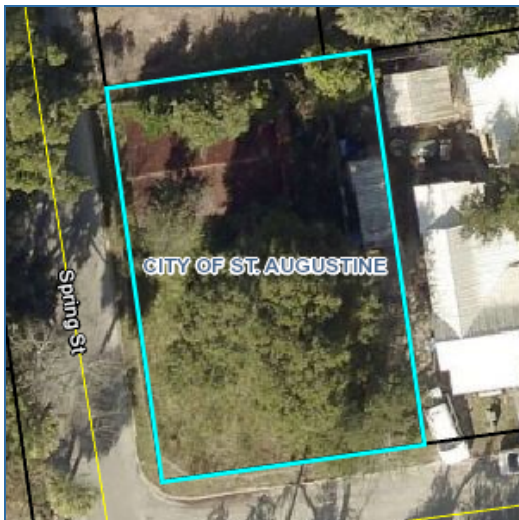
Summary

Parcel ID	1037200030
Location Address	94 SMITH ST SAINT AUGUSTINE 32084-0000
Neighborhood	Greeno Tract (474)
Tax Description*	(3) GREENO TRACT LOT 3 BLK 5 OR4924/1373 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Greeno Tract - A Resubdivision of Ravens
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.120
Homestead	N

Owner Information

Owner Name	Mcateer Thomas J, Lucille Patrizzo 100%
Mailing Address	Mcateer Lucille Patrizzo 100% 1823 FRUIT COVE WOODS DR SAINT JOHNS, FL 32259-0000

Map



Valuation Information

	2020
Building Value	\$4,854
Extra Features Value	\$0
Total Land Value	\$22,185
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$27,039
Total Deferred	\$2,824
Assessed Value	\$24,215
Total Exemptions	\$0
Taxable Value	\$24,215

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
2019	\$4,341	\$0	\$22,185	\$0	\$0	\$26,526	\$22,014	\$4,512	\$22,014
2018	\$4,341	\$0	\$17,487	\$0	\$0	\$21,828	\$20,013	\$1,815	\$20,013
2017	\$3,762	\$330	\$16,704	\$0	\$0	\$20,796	\$18,194	\$2,602	\$18,194
2016	\$3,279	\$330	\$13,311	\$0	\$0	\$16,920	\$16,540	\$380	\$16,540
2015	\$2,700	\$330	\$12,006	\$0	\$0	\$15,036	\$15,036	\$0	\$15,036
2014	\$2,542	\$330	\$12,006	\$0	\$0	\$14,878	\$14,878	\$0	\$14,878
2013	\$2,360	\$344	\$12,006	\$0	\$0	\$14,710	\$14,710	\$0	\$14,710
2012	\$2,360	\$344	\$11,980	\$0	\$0	\$14,684	\$14,684	\$0	\$14,684
2011	\$9,442	\$481	\$13,311	\$0	\$0	\$23,234	\$23,234	\$0	\$23,234
2010	\$12,346	\$481	\$22,707	\$0	\$0	\$35,534	\$35,534	\$0	\$35,534

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	693	Roof Cover	Metal
Conditioned Area	693	Interior Flooring	Pine Wood
Actual Year Built	1935	Interior Wall	Minimum
Use	Single Family Residence	Heating Type	None
Style	01	Heating Fuel	
Class	N	Air Conditioning	None
Exterior Wall	Wood	Baths	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Minimum	100%
Interior Flooring	Pine Wood	100%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Minimum	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	693	693
Total SqFt	693	693

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	180

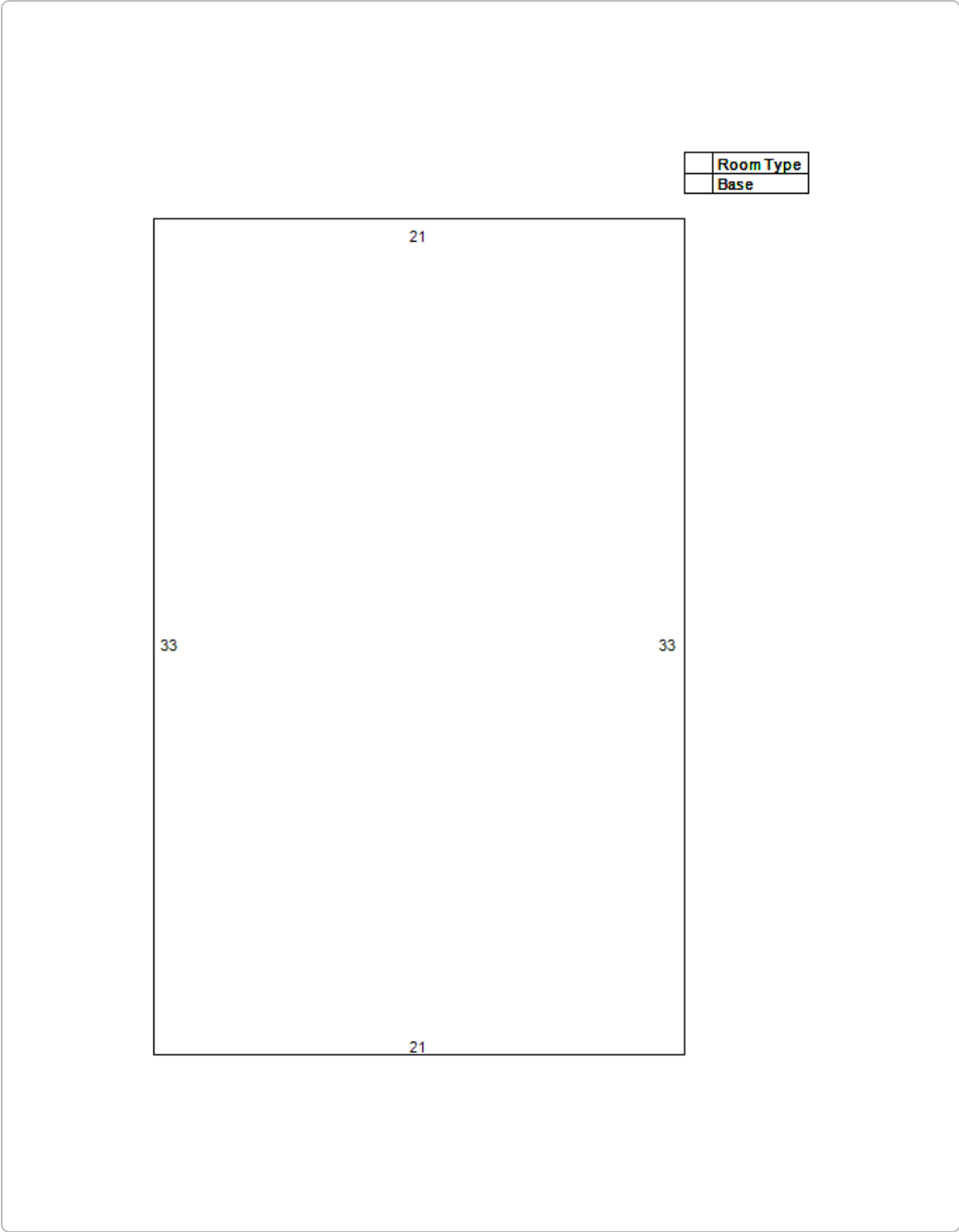
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	90	60	EF	\$22,185

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/17/2020	4/14/2020	\$26,500.00	WD	4924	1373	Q	I	IDGAS PROPERTIES LLC	MCATEER THOMAS J,LUCILLE PATRIZZO
4/17/2020	4/14/2020	\$100.00	WD	4924	1370	U	I	ELLA III LLC	IDGAS PROPERTIES LLC
6/14/2011	5/25/2011	\$6,200.00	TD	3445	1664	U	I	MORRIS JUANITA,NORMAN ETAL	ELLA III LLC
	1/1/1977	\$0.00		332	609	U	V		MORRIS JUANITA,NORMAN ETAL

Sketch Information



No data available for the following modules: Exemption Information.



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for September 24, 2020 Meeting**



Application F2020-0100 Address: LS #23 (Plaza de la Constitution),
LS #24 (Seawall / St. Francis Street)

Applicant: Marquis Latimer + Halback, Inc.

Property Owner: City of St. Augustine, Public Works

Project description: To upgrade lift stations with below-ground infrastructure, and with above-grade installation of control panels, electrical meters, antennas, and irrigation controls.

Architectural Style:	N/A	Florida Master Site File:	N/A
National Register:	St. Augustine Town Plan Historic District	Construction date:	N/A
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1961900000 Plaza 1962000000 Seawall		
Agenda Item:	8(a)	Previous Action(s):	OOA F2017-0190, OOA F2017-0191

STAFF SUMMARY AND ANALYSIS:

- This Certificate of Appropriateness application is for proposed modifications to and around Lift Station 23, which is located on the east end of the Plaza de la Constitución and Lift Station 24, located near the south end of the sea wall at St. Francis Street.
- Opinion of Appropriateness applications for modifications to these lift stations (F2017-0190 for Lift Station 23 and F2017-0191 for Lift Station 24) were approved at the January 18, 2018 HARB meeting.
- Conditions of the approval for F2017-0190 for Lift Station 23 included no interpretive panels to be incorporated and to add additional landscaping (specifically to install a stainless steel enclosure with no interpretive panel, with all of the switches and enclosure fronting the same side to allow for a fully landscaped rear with a screen that [will] be the general height of the enclosure to soften the structure looking east). Landscaping needs to conform with pre-1821 list of Architectural Guidelines for Historic Preservation's (AGHP) Historic Plant Materials section.
- Conditions of the approval for F2017-0191 for Lift Station 24 was to install wall and steps and add landscaping as shown in the OOA application. According to the applicant, the stucco-covered framing is no longer recommended due to the massive wall that would be required once structural design considerations for its construction were met. Therefore, the associated stairs would also not be needed.
- Any plantings shall conform to the AGHP. A plant schedule shall be submitted noting for each plant proposed if it is from the Architectural Guidelines for Historic Preservation's (AGHP) Historic Plant Materials section or a Florida native plant.
- Any redevelopment plans need to take into consideration the Tree and Landscape Ordinance and may require additional zoning review.
- The project is within archeological zone IB. This project likely requires an A14 Archaeological Review Application. Coordination with the City Archaeologist should begin as soon as possible to avoid any interruptions in the construction schedule.

STAFF RECOMMENDATION:

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

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

The City of St. Augustine is upgrading 13 existing lift stations. Upgrades mostly include the installation of below-grade infrastructure.

At-grade (above-ground) upgrades to Lift Stations (LS) include:

1. Installation of at-grade control panels in submersion-rated enclosures, electrical meters, antennas, and irrigation controllers:
 - a. LS#23:
 - i. Control Panel in NEMA 6P enclosure (water submersible), 6'7" from grade
 - ii. Antenna: 20' from grade, aluminum pipe
 - iii. Electric meter and disconnect box behind control panel
 - iv. Vent: 10' from grade, green color PVC pipe
 - b. LS#24:
 - i. Control Panel in NEMA 6P enclosure (water submersible), 6'7" from grade
 - ii. Antenna: 20' from grade, aluminum pipe
 - iii. Electric meter and disconnect box behind control panel
 - iv. Vent: 10' from grade, tan color PVC pipe
2. Coquina concrete pads 6'x6' in size to be installed at grade to match sidewalk color and texture to be placed under equipment proposed at LS #23 and 24. A 24' x 14' area of coquina concrete 2'x2' pavers to be placed over ballast is also proposed at LS #24.
3. Landscape screening is proposed at both LS #23 and #24 with existing trees around LS #23 to be protected in place and disturbed areas of sod to be replaced with matching sod.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Parking, Landscaping and Site Features

The 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

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- 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.

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.
- 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.

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.

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.

Post-1821

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade.

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.

Fences, walls, gates, landscaping and buildings must screen parking areas. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

Historic Plant Materials

A list of plant materials is provided in the Architectural Guidelines for Historic Preservation (AGHP) for use by developers so that when landscaping is required by the City Code for a construction project, historically appropriate plant materials can be used.

COA F2020-0100

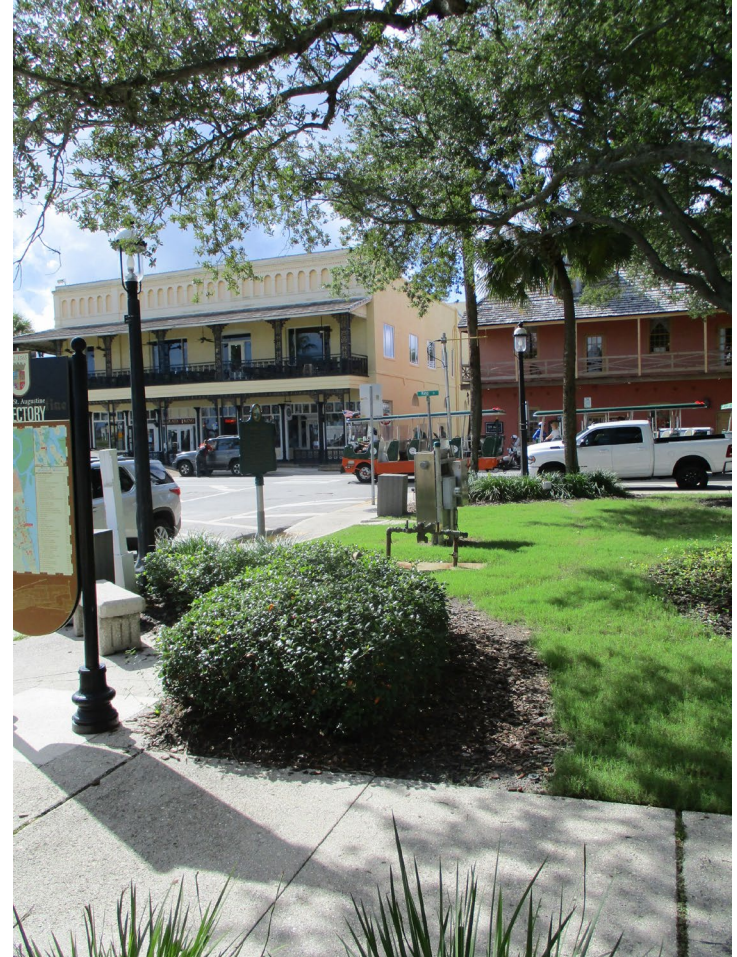
LS #23: Plaza de la Constitution, LS #24: Seawall / St. Francis Street
September 24, 2020

LIST OF ATTACHMENTS:

1. Staff photographs

STAFF PHOTOGRAPHS

Lift Station 23: Plaza de la Constitution



STAFF PHOTOGRAPHS

Lift Station 23: Plaza de la Constitución



STAFF PHOTOGRAPHS

Lift Station 24: Sea Wall at St. Francis Street



STAFF PHOTOGRAPHS

Lift Station 24: Sea Wall at St. Francis Street



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. 2020-0100

Receipt No. N/A

Meeting Date: September 24, 2020

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

- NAME OF APPLICANT Dustin Felix, RLA
 Business (if applicable) Marquis Latimer + Halback, Inc.
 Address 34 Cordova Street, Suite A
 City Saint Augustine State FL Zip Code 32084
 Daytime telephone 904.825.6747 Other phone/email dustin@halback.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER City of Saint Augustine
 Business (if applicable) Public Works Department, COSA (Stephen Slaughter, P.E., Proj. Manager)
 Address 75 King Street
 City Saint Augustine State FL Zip Code 32084
 Daytime telephone (required) 904.209.4274 Other phone _____
- PROJECT STREET ADDRESS Lift Station #23 (Plaza de la Constitution) + Lift Station #24 (Seawall/St. Francis Street)
- LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision _____ Parcel _____
- EXISTING USE _____ PROPOSED USE _____
- 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

AUG 21 2020

Planning / Building Dept.

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

- ☐ New building _____
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☐ New porch/deck/balcony _____
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☐ New exterior lighting _____
- ☒ New fence/wall/gate LS24: elevated wall with access steps to hold control panel
- ☐ New parking/walkways/other site features _____
- ☒ Exterior utility service/mechanical equipment New lift station control panels

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)

The City of St. Augustine is upgrading 13 lift stations as part of improving storm resilience for the community. Upgrades mostly include installing new below-grade infrastructure out of sight of the public. Above-grade upgrades include installing control panels, electrical meters, antennas, and irrigation controls (as applicable) on elevated platforms inside of watertight enclosures (a.k.a. NEMA 4X-rated). Because of their location within the historic district, control panels for Lift Stations 23 and 24 will be installed at-grade in submersion-rated enclosures (a.k.a. NEMA 6P-rated). Per OOA, LS 23 will receive landscape screening; LS 24 will receive landscape screening and stucco-covered framing to help it blend into surrounding features (e.g. sea wall, FLNG wall).

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 Dustin Felix, RLA

SIGNATURE OF APPLICANT *Dustin Felix*

DATE 20 August 2020

PRINT OWNER'S NAME Stephen Slaughter, PE, CITY ENGINEERING MANAGER

SIGNATURE OF OWNER *Stephen Slaughter*

DATE 8-21-2020

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

AUG 21 2020

AUG 21 2020

Application Sufficiency Review

Planning / Building Dept.

COMPLETENESS REVIEW CHECKLIST

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

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

Delia INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

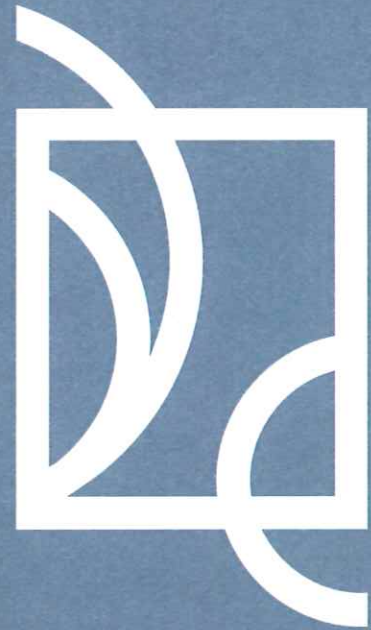
NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

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

❖ Other details necessary for review:

Any documentation to help show existing areas so they can be compared with proposed alterations would be helpful. Would be helpful to show dimensions for proposed hardscape elements on landscape plan

Project number: 2020-0100 Project Address: COSA LiftStations #23, 24
Julie Courtney
 Reviewed by: _____ Date: 9.9.2020



Saint Augustine Lift Station Upgrades

**HARB Certificate of
Appropriateness
Presentation**

September 24th, 2020 | ML+H Project 17.23.1

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PROJECT SUMMARY

- The City of St. Augustine is upgrading 13 lift stations
- Upgrades mostly include installing below-grade infrastructure
- At grade upgrades include installing control panels, electrical meters, antennas, and irrigation controllers
- Control panels for Lift Stations 23 and 24 will be installed at-grade in submersion-rated enclosures (a.k.a. NEMA 6P-rated)
- Per OoA, LS 23 will receive landscape screening; LS 24 will receive landscape screening to help it blend into surrounding features (e.g. sea wall, FLNG wall)
- We no longer recommend the stucco-covered framing for LS 24

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King Street (West)

Plaza de la Constitución

King Street (East)

Lift Station #23

Charlotte Street

City Hall

Bridge of Lions / A1A

Avenida Menendez

Lift Station #24

St. Francis Street

Florida
Nat'l Guard

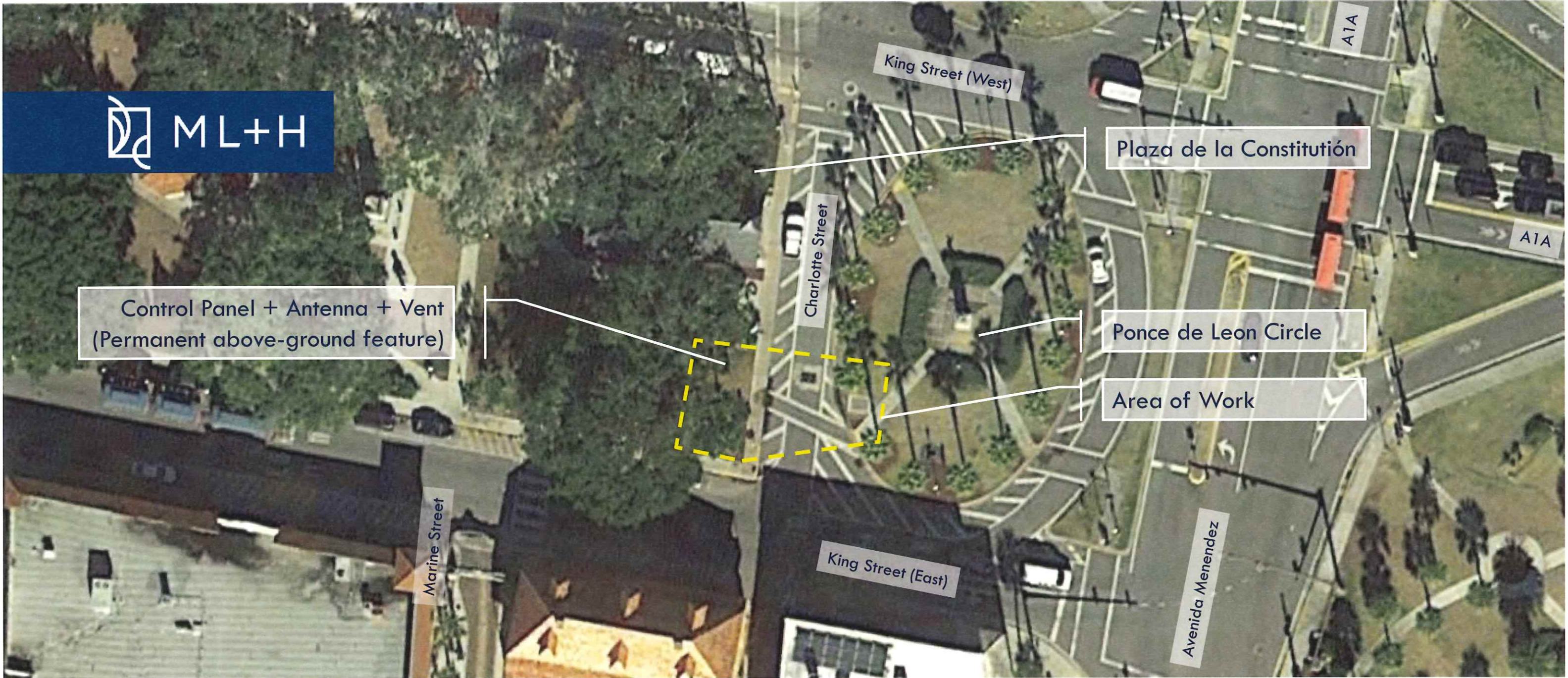
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LIFT STATION #23

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Plaza de la Constitución along
Charlotte Street





View of existing conditions from east side of Charlotte Street



View of existing conditions looking south from the Public Market

LIFT STATION #23

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Existing Conditions

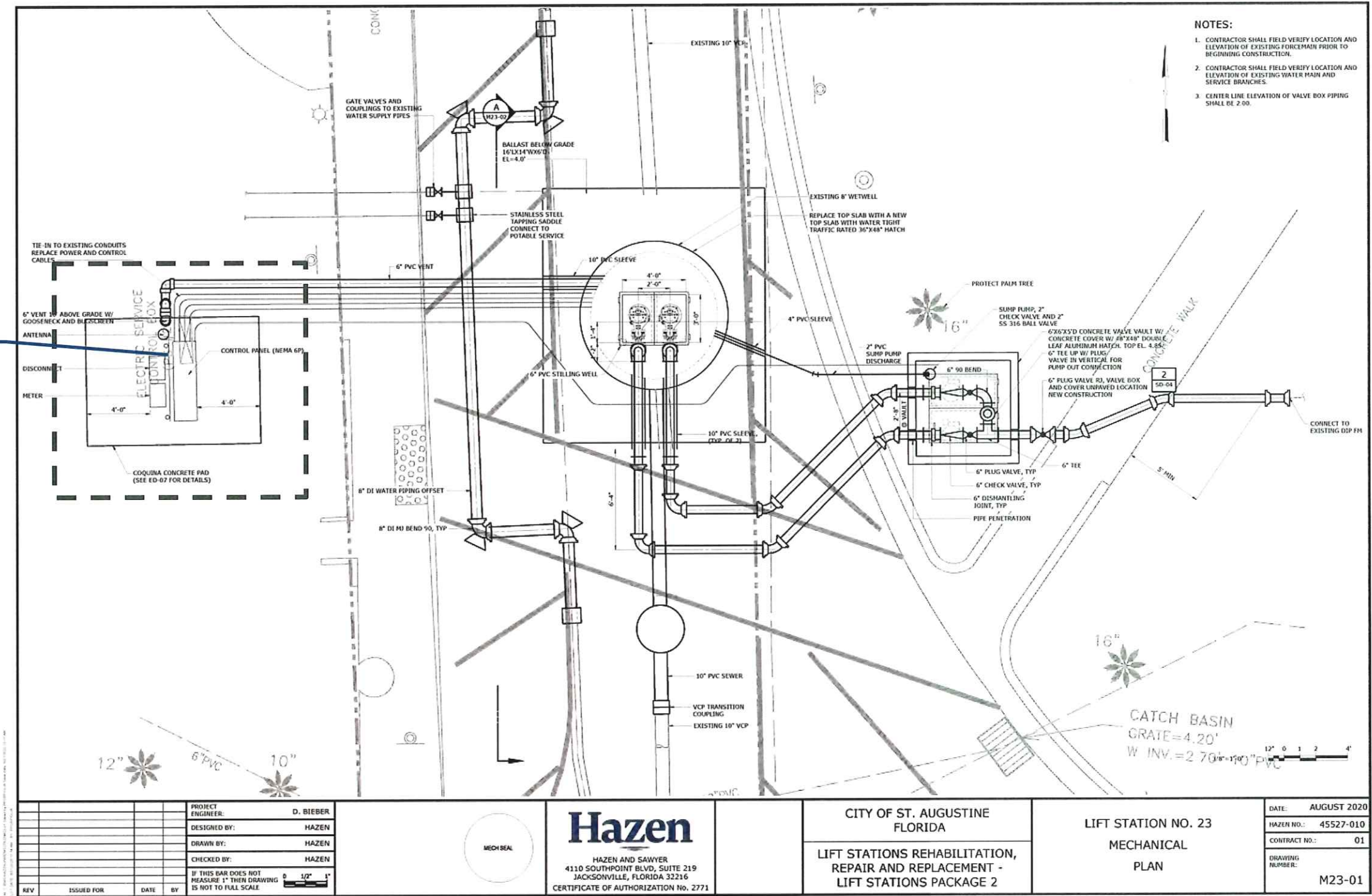
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Control Panel + Antenna + Vent
(Permanent above-ground
feature)



LIFT STATION #23

Mechanical Plan

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HAZEN



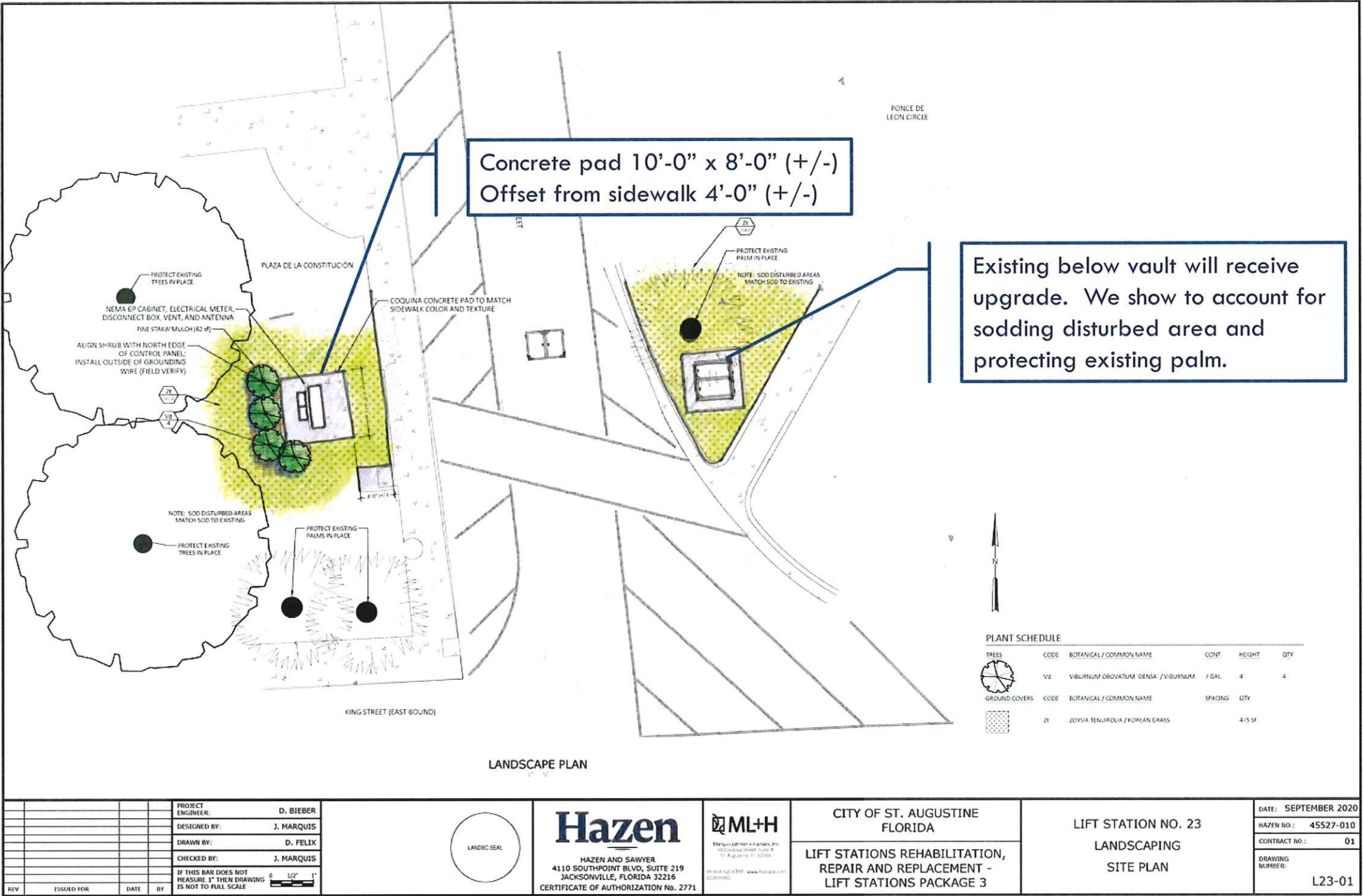
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Coquina concrete



V. obovatum 'densa'



LIFT STATION #23

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Landscape Plan

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- Antenna, 20' from grade, aluminum pipe
- Vent, color PVC pipe (green)
- NEMA 6P enclosure (water submersible)

- (4) Viburnums to screen west side
- Coquina concrete pad (to match color/texture of sidewalk)

10'-0" (+/-)
6'-7" (+/-)

LIFT STATION #23

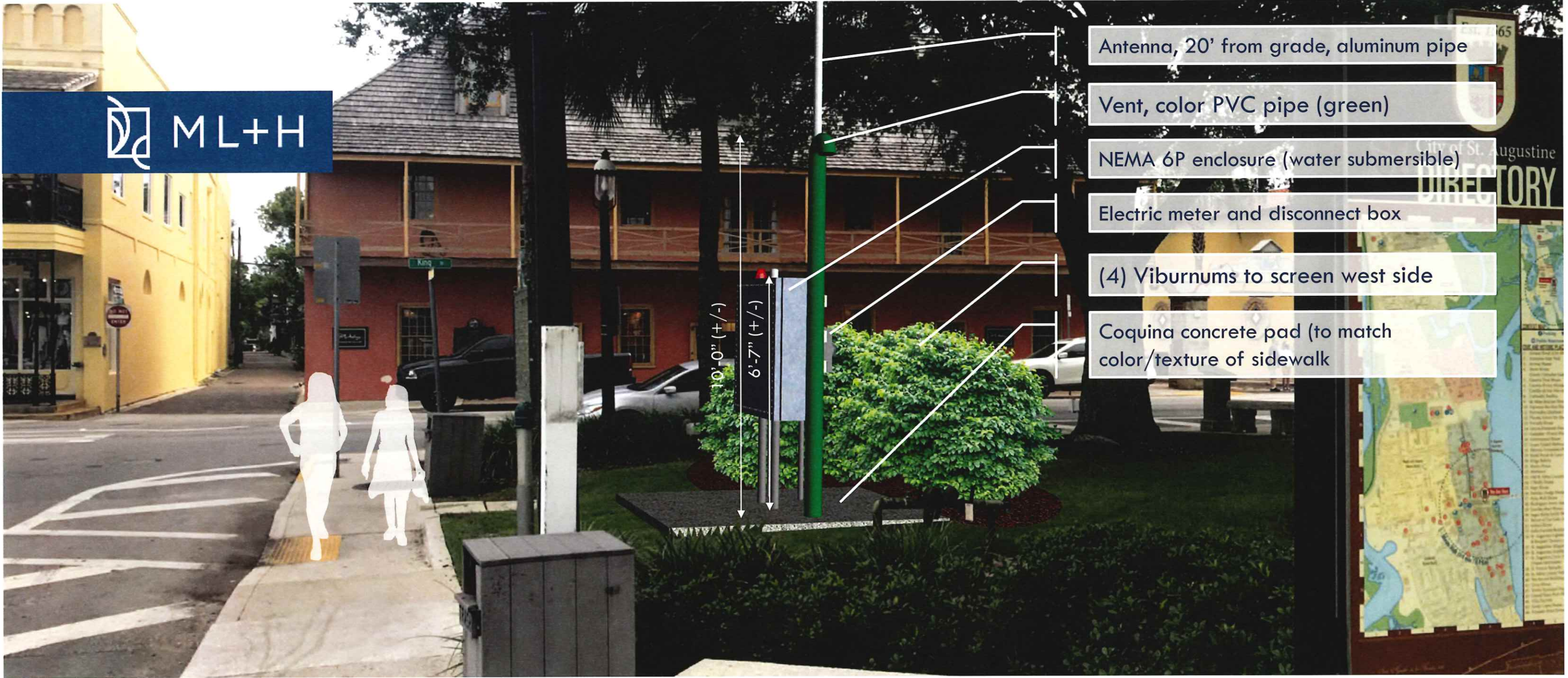
Rendering: View to West

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- Antenna, 20' from grade, aluminum pipe
- Vent, color PVC pipe (green)
- NEMA 6P enclosure (water submersible)
- Electric meter and disconnect box
- (4) Viburnums to screen west side
- Coquina concrete pad (to match color/texture of sidewalk)

10' 0" (+/-)
6' 7" (+/-)

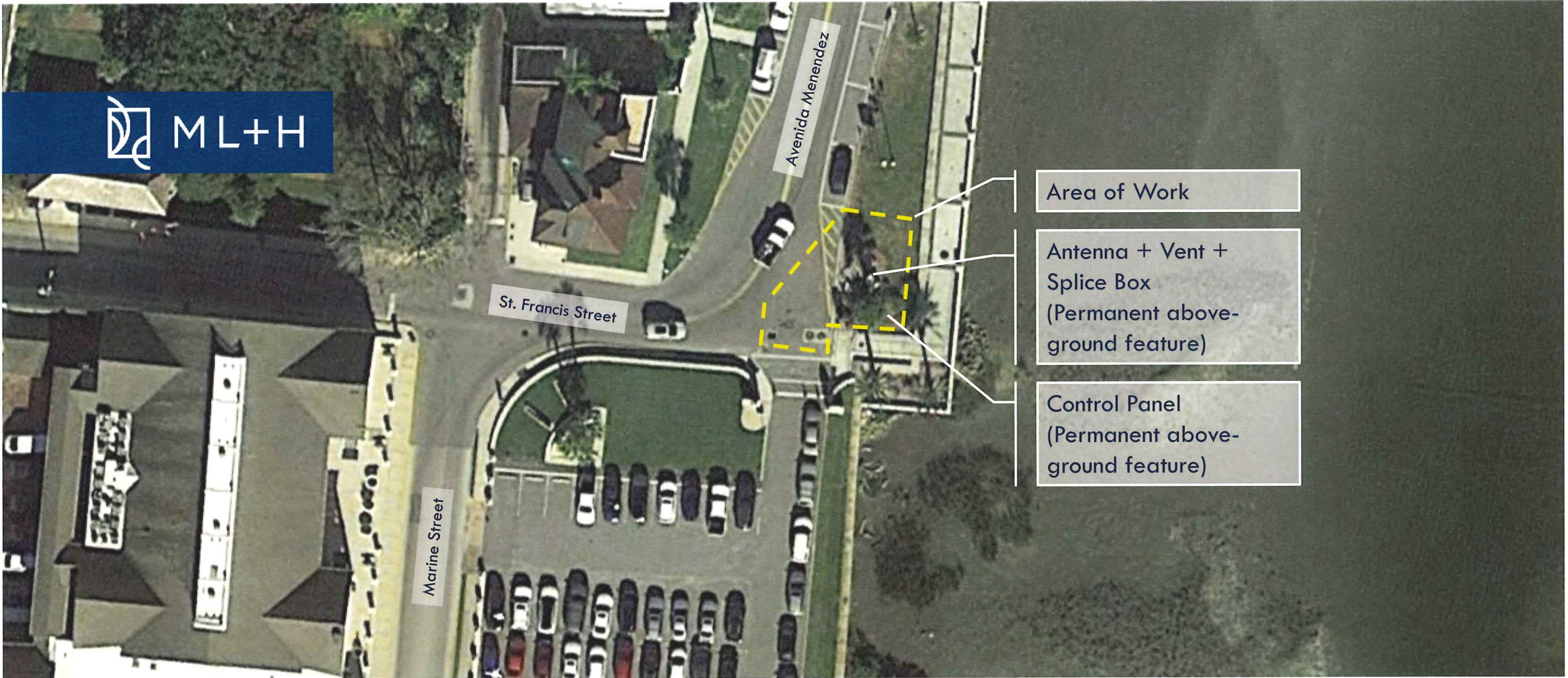
LIFT STATION #23

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Rendering: View to South





LIFT STATION #24

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Intersection of Avenida
Menendez + Saint Francis Street

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View of existing conditions looking south from sea wall



View of existing conditions looking east across Avenida Menendez

LIFT STATION #24

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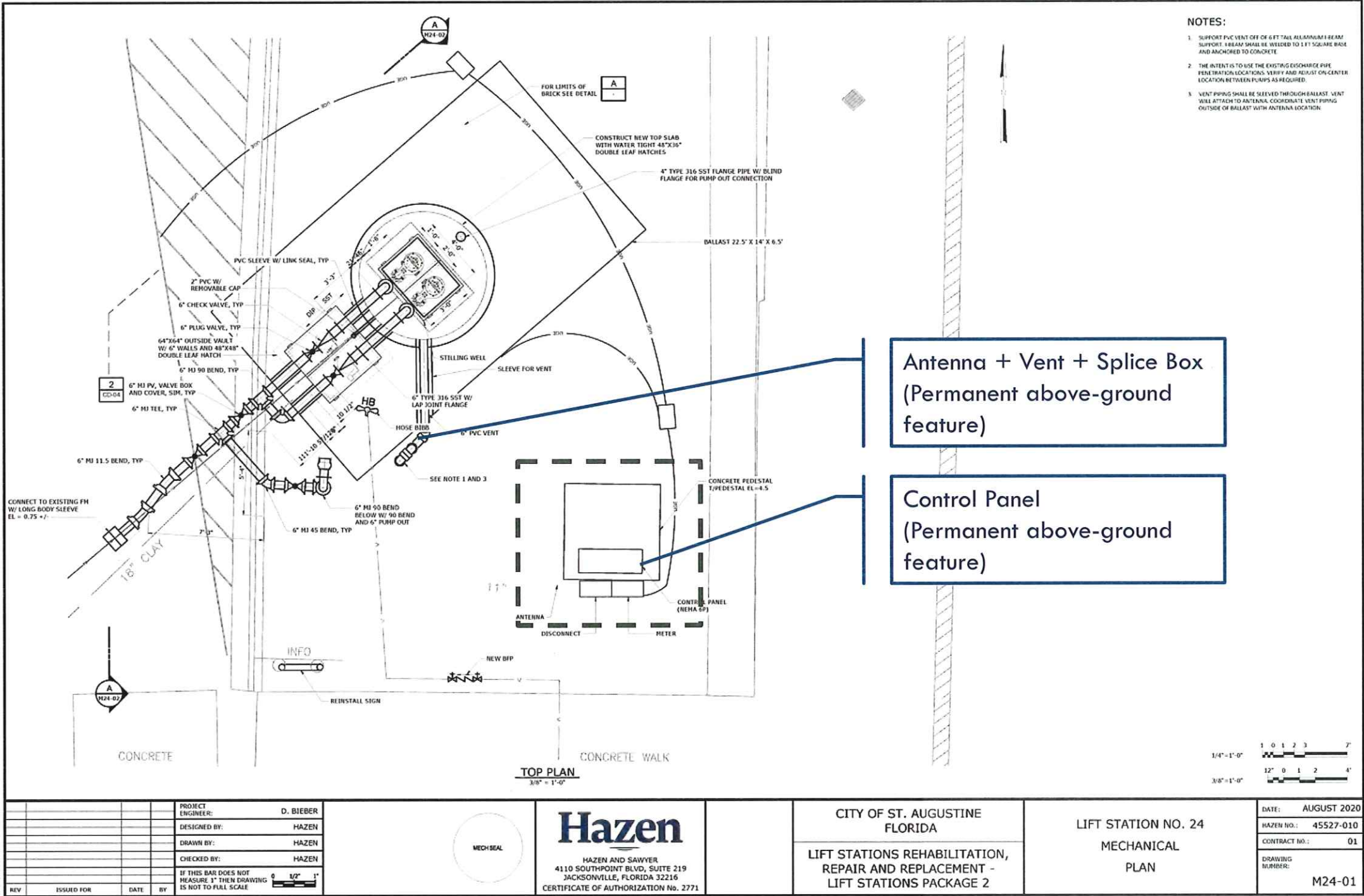
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Existing Conditions

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LIFT STATION #24

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Mechanical Plan



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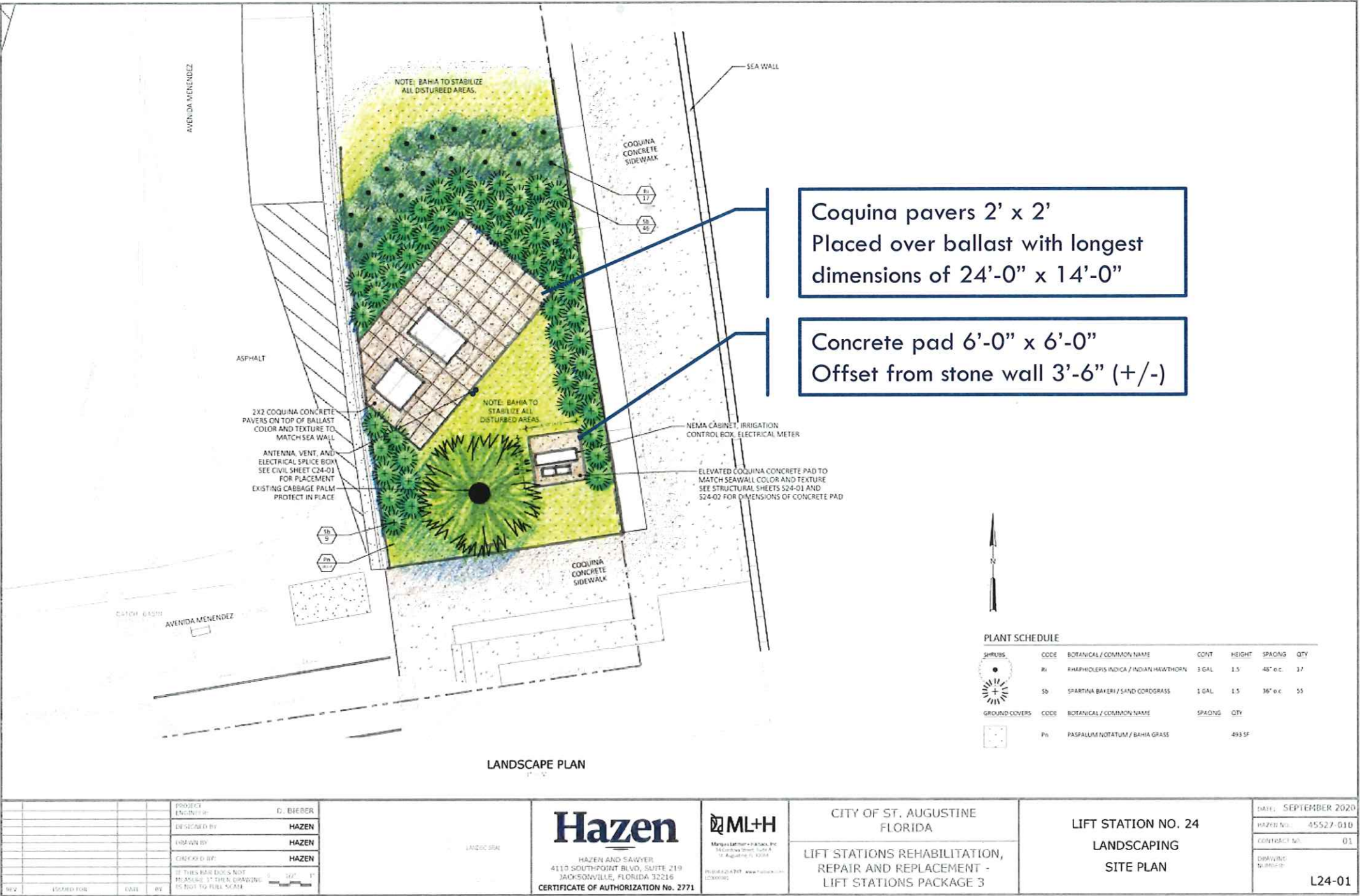
Coquina concrete (seawall)



Rhaphiolepsi indica



Spartina bakeri



LIFT STATION #24

Landscape Plan

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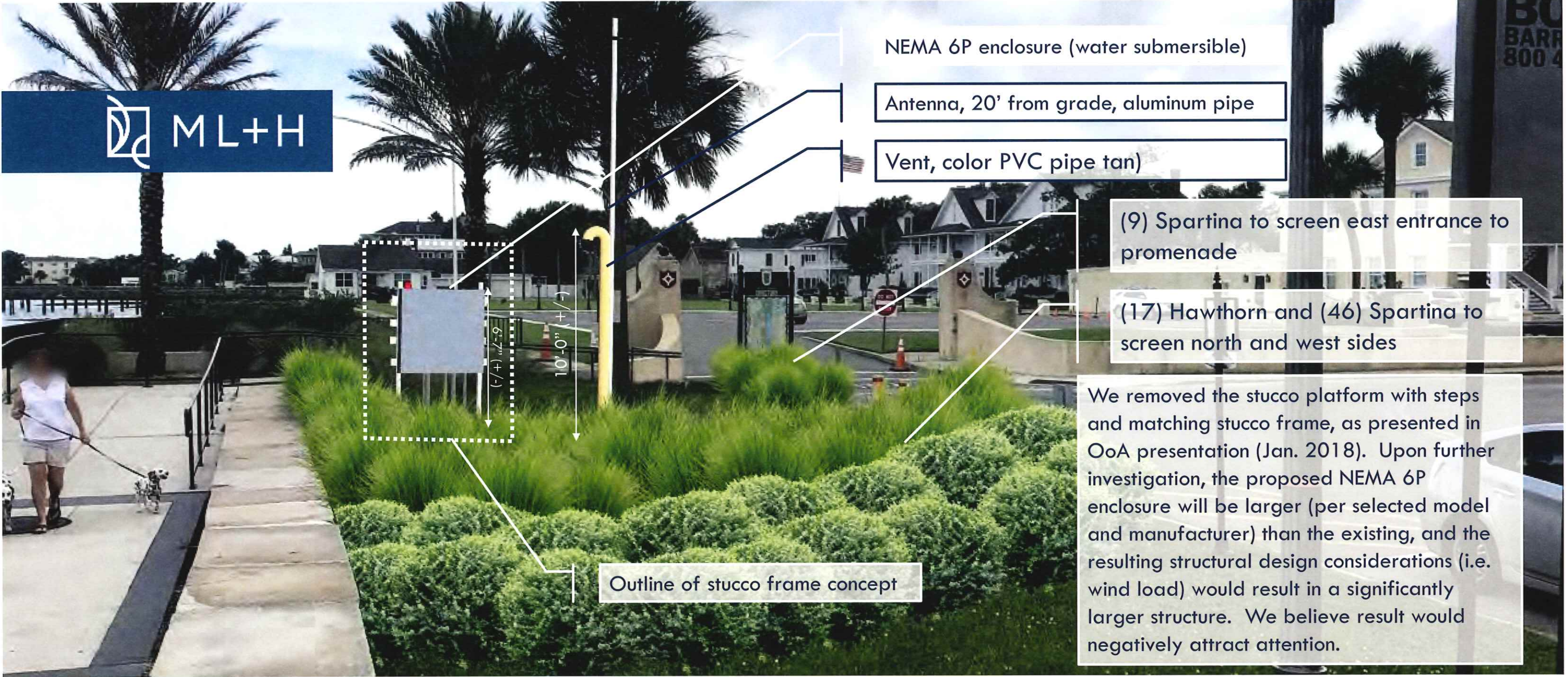
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HAZEN



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LIFT STATION #24

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Rendering: View to South

Hazen



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Antenna, 20' from grade, aluminum pipe

Vent, color PVC pipe tan)

Electrical splice box

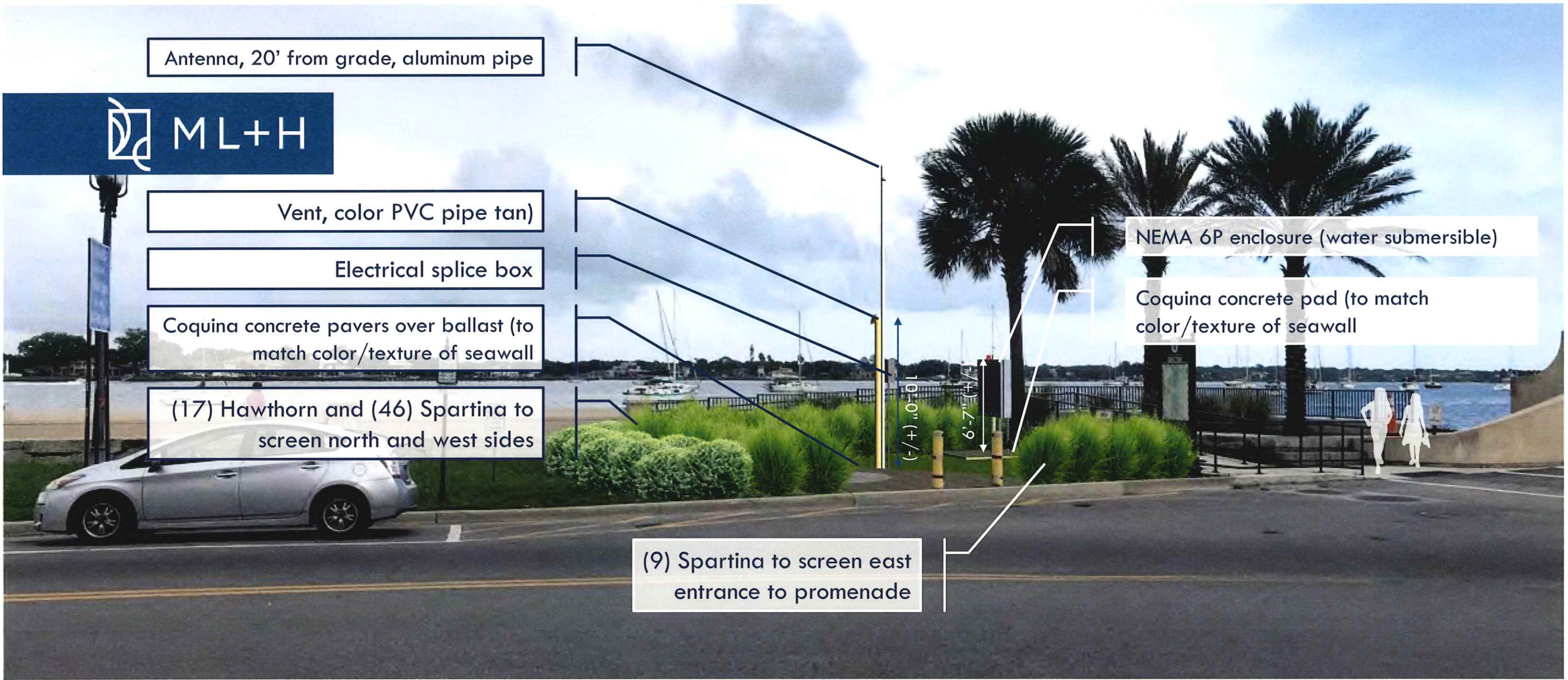
Coquina concrete pavers over ballast (to match color/texture of seawall

(17) Hawthorn and (46) Spartina to screen north and west sides

(9) Spartina to screen east entrance to promenade

NEMA 6P enclosure (water submersible)

Coquina concrete pad (to match color/texture of seawall



LIFT STATION #24

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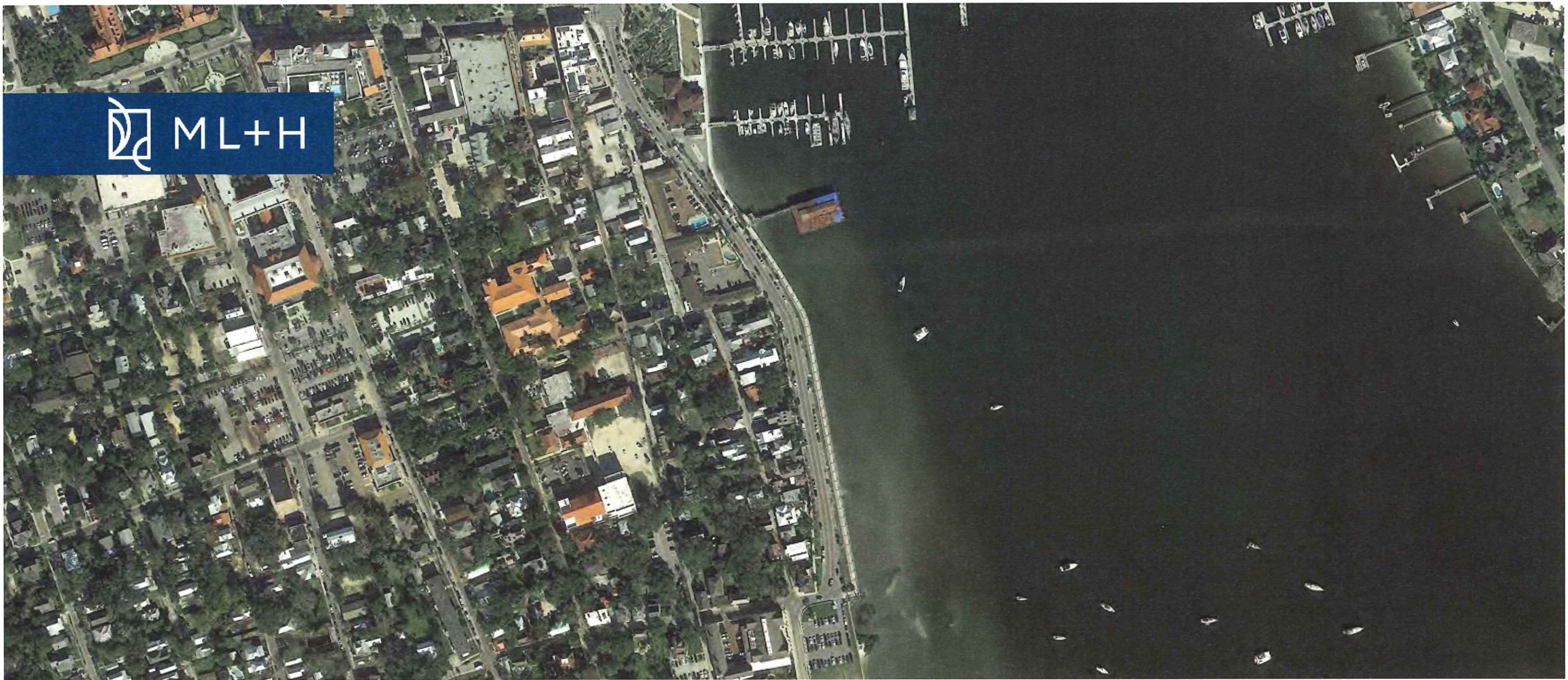
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Rendering: View to East



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SUPPORTING DRAWINGS

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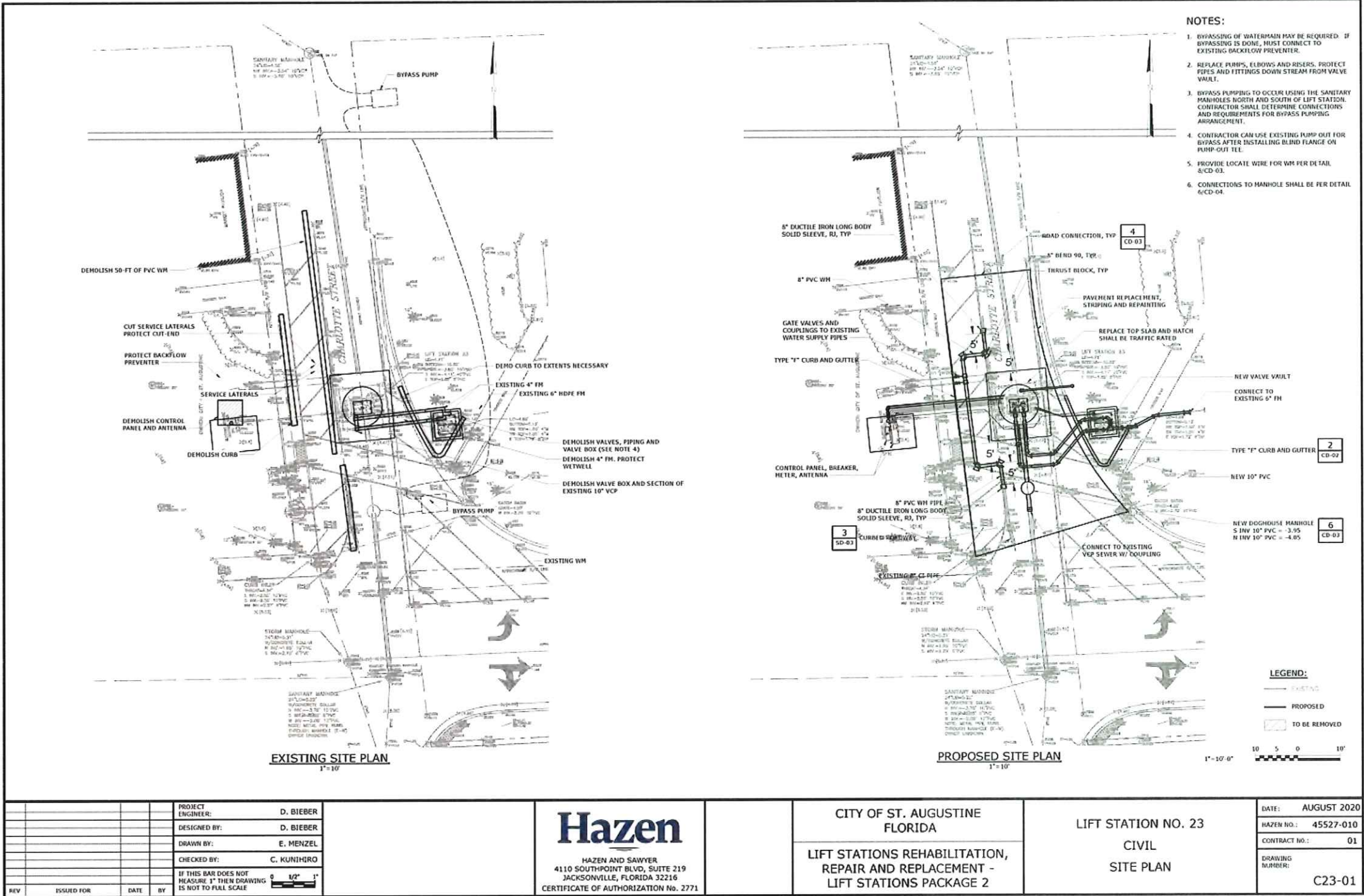
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Structural
Electrical

Hazen



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LS #23 SITE PLAN

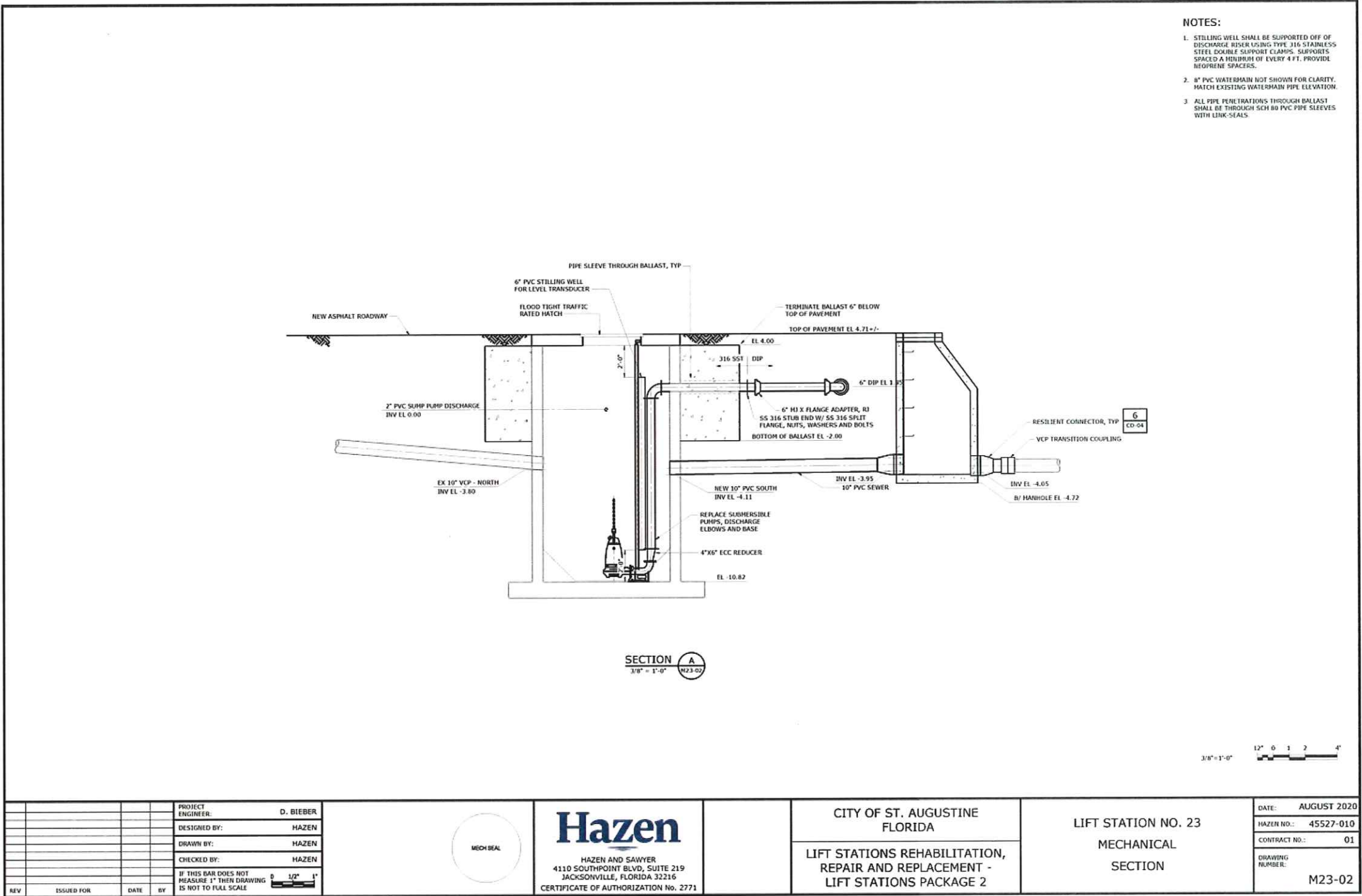
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Existing vs. Proposed Condition





LS #23 STRUCTURAL PLAN

Proposed Section

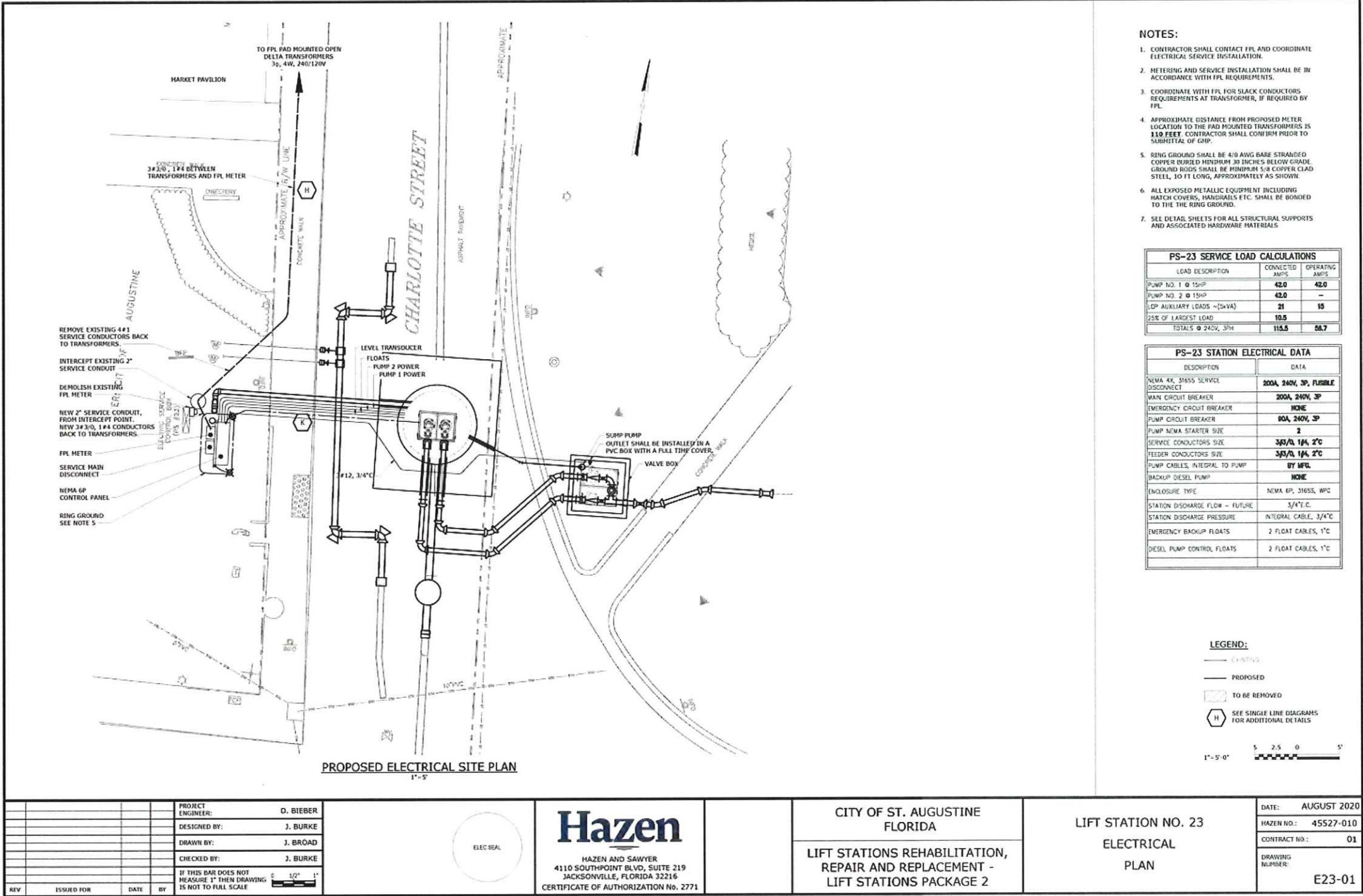
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LS #23 ELECTRICAL PLAN

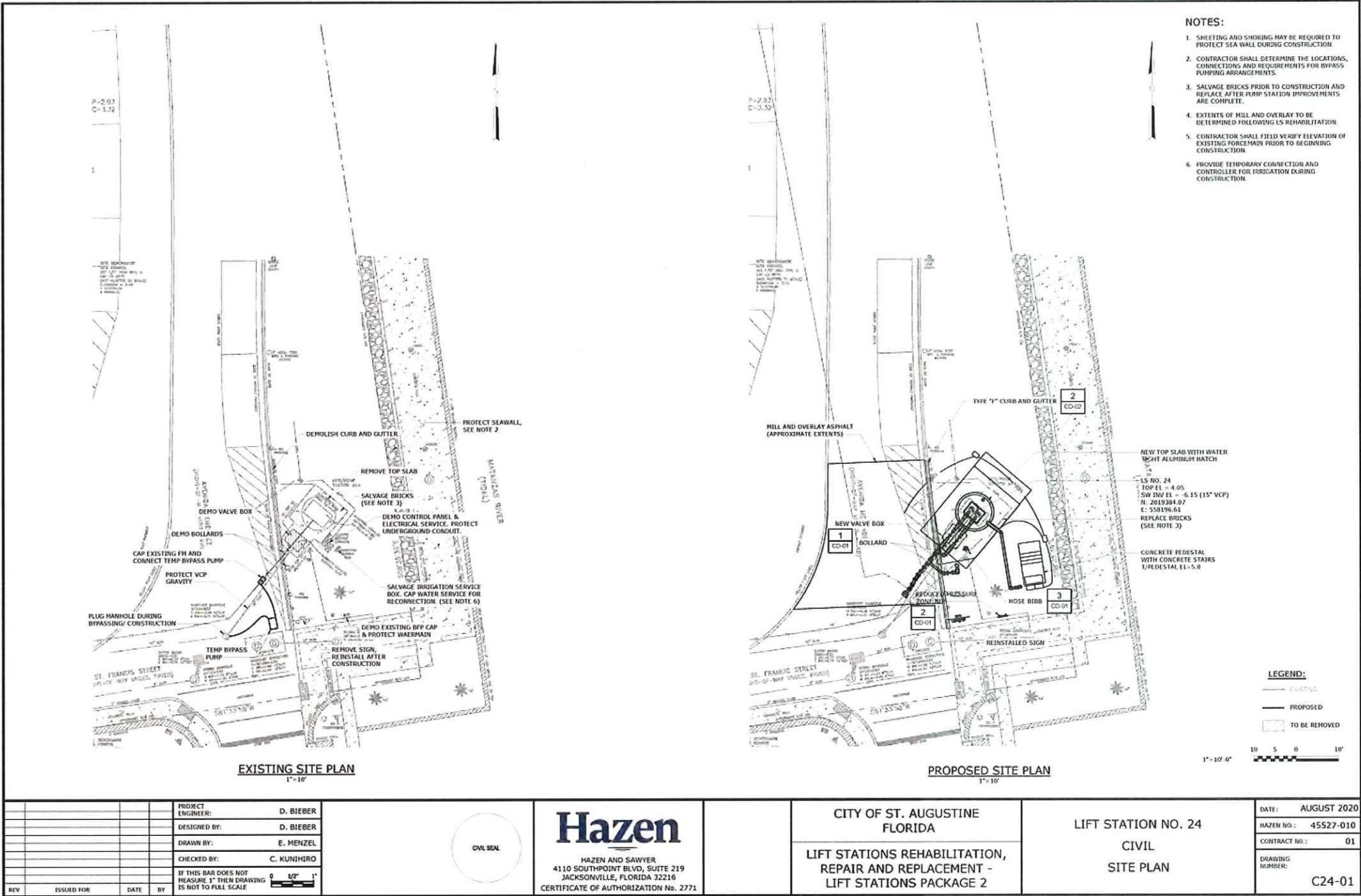
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Planning / Building Dept.

Proposed Plan





LS #24 SITE PLAN

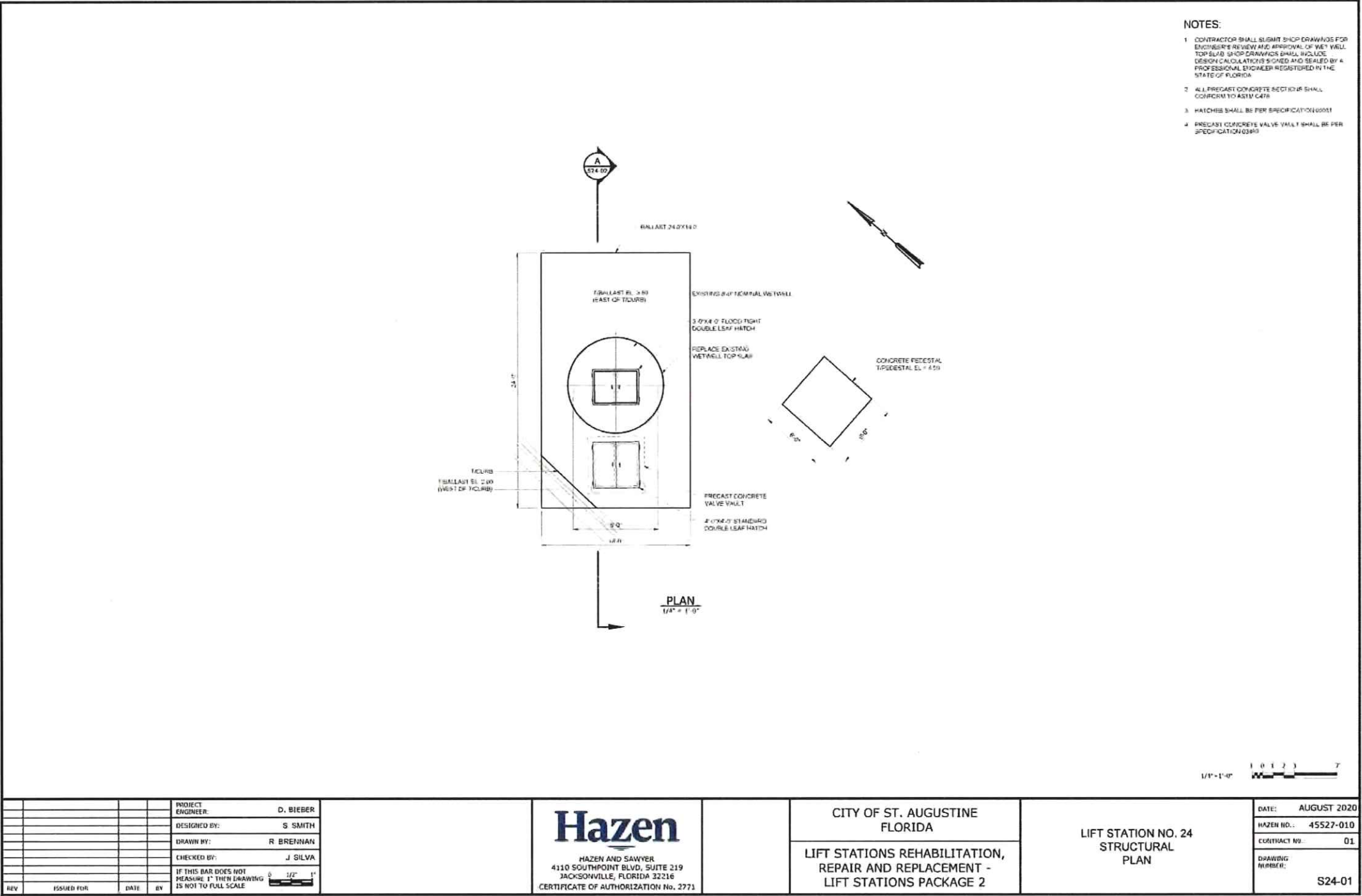
Existing vs. Proposed Condition

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LS #24 SITE PLAN

Proposed Structural Plan

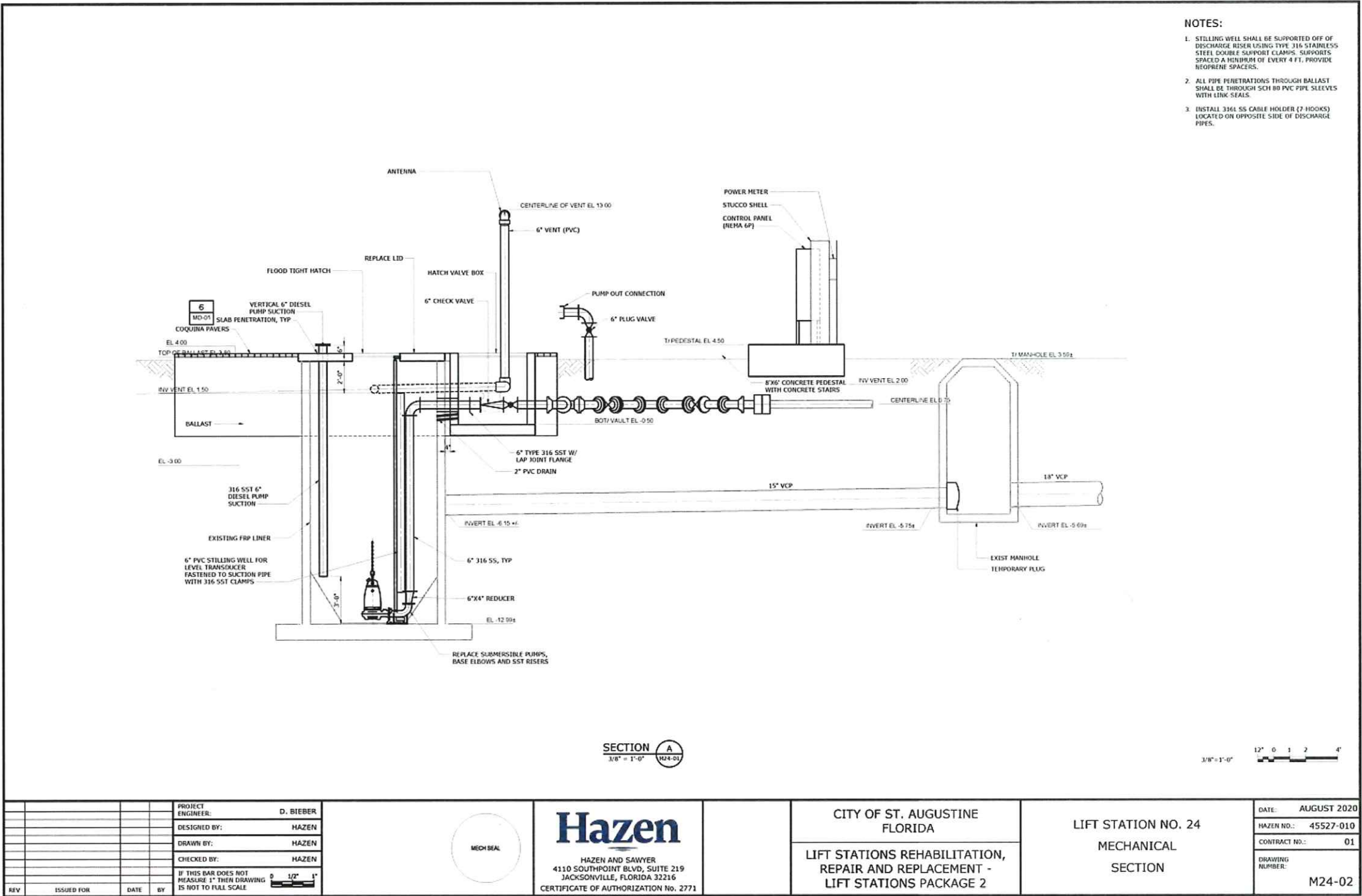
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LS #24 STRUCTURAL PLAN

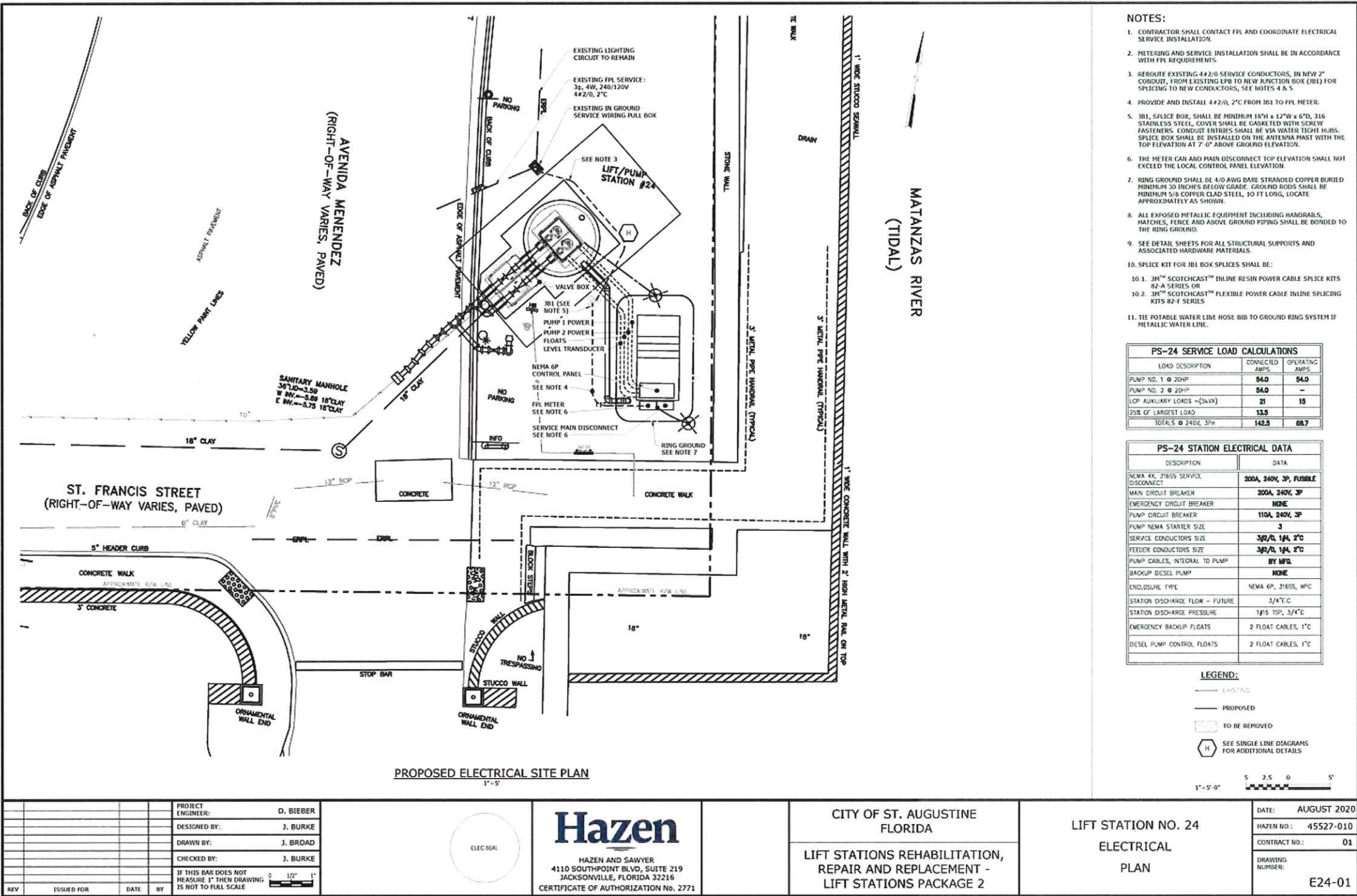
Proposed Section

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LS #24 ELECTRICAL PLAN

Proposed Plan

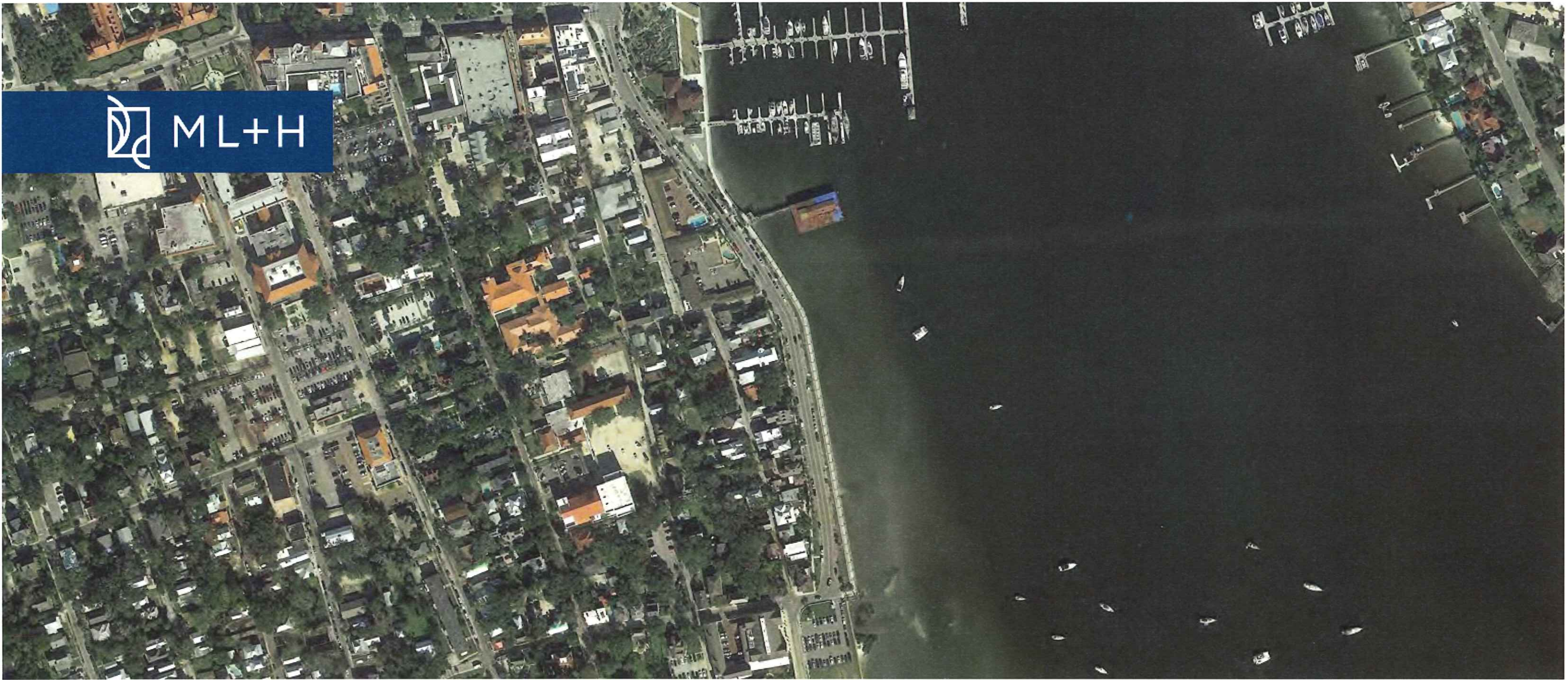
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QUESTIONS

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

MARQUIS LATIMER + HALBACK, INC.

Filing Information

Document Number	P01000036895
FEI/EIN Number	59-3705516
Date Filed	04/09/2001
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Status	ACTIVE
Last Event	AMENDMENT AND NAME CHANGE
Event Date Filed	05/24/2016
Event Effective Date	NONE

Principal Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Mailing Address

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Changed: 05/24/2016

Registered Agent Name & Address

MARQUIS, JEREMY
34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Name Changed: 12/09/2014

Address Changed: 01/30/2017

Officer/Director Detail

Name & Address

Title President, CEO

MARQUIS, JEREMY

34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Title CFO, Treasurer

MARQUIS, LAURA E
34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Title VP, COO

Latimer, Charles Fremont, IV
34 CORDOVA STREET STE A
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2018	03/07/2018
2019	02/26/2019
2020	01/15/2020

Document Images

01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/26/2019 -- ANNUAL REPORT	View image in PDF format
03/07/2018 -- ANNUAL REPORT	View image in PDF format
01/30/2017 -- ANNUAL REPORT	View image in PDF format
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04/25/2012 -- ANNUAL REPORT	View image in PDF format
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01/24/2008 -- ANNUAL REPORT	View image in PDF format
01/12/2007 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- ANNUAL REPORT	View image in PDF format
01/10/2005 -- ANNUAL REPORT	View image in PDF format
09/20/2004 -- Name Change	View image in PDF format
04/05/2004 -- ANNUAL REPORT	View image in PDF format
01/23/2003 -- ANNUAL REPORT	View image in PDF format
05/21/2002 -- ANNUAL REPORT	View image in PDF format
04/09/2001 -- Domestic Profit	View image in PDF format

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: September 24, 2020

Re: Planning and Building Permits – Historic Preservation Districts and Entry Corridors

During the month of August 2020, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

SIGN PERMITS

100 St. George Street (Stubbees Honey: 1 New wood hanging sign 36" x 24" 6 SQ FT, 1 New wood hanging sign 27" x 18" 3.375 SQ FT, 1 New wood wall sign 36" x 24" 6 SQ FT. Using preapproved fonts and colors)

58 Spanish Street (1 new bracket sign "My Cauldron Too" 24" x 36" 6 SQ FT; using pre-approved fonts and colors)

REPAIR MAINTENANCE AND NEW CONSTRUCTION

12 Aviles Street (Painting Trim / Soffit / Fascia / Window Trim - Clay Rd 1204 > For Exterior Breezeway Ceiling; Gonzalez-Alvarez House Grey 1474 > For Soffit, Fascia, Window Ledges, Balcony Ceiling, Balcony Posts; Paredes House Grey HC 105 > For Doors, Gate, Steps, Lattice At Breezeway)

902 Anastasia Boulevard (Install 6" lap siding, paint siding white & trim black FL #13192.2 – SIDING PAINT COLORS - SW7005 Pure White or SW6035 Gauzy White, SW7083 Darkroom; Service Upgrade and Wiring and install of fixtures, receptacles, by-pass doors and A/C units; Installing (1) 4 ton 14 SEER Trane roof top unit and (1) 5 ton 14 SEER Trane roof top unit with approved A/C Screening)

24 Cathedral Place (Painting - Same exact colors first two levels facing Cathedral Place including Tripp Harrison)

61 Spanish Street, Building 3 (Interior build-out of the 2nd floor including the stairway on the 1st floor - 2nd floor is divided into 2 apartments - 1/1 unit & 2/2 unit)

1 Anderson Circle (Interior & Exterior Renovation for 220 Seat Restaurant)

139 St. George Street (Remove interior wall, add beam support & add new acoustical ceiling)

74 King Street (Install Solar Powered Cross Walk Signs)

62 Cuna Street (Remove and reinstall main service and distribution panel for siding)

150 Charlotte Street (Temporary Fencing in the Plaza - Perimeter of the Monument for Relocation)

43 Cordova Street (Remove existing fence and replace with new)

164 Avenida Menendez (Run Gas line for Water Heater, Cook Top & Grill)

825 Anastasia Boulevard, Unit B-12 (Change out HP System)

285 St. George Street (HVAC c/o: 2 t 16 s vertical heat pump FL # 16921 Tie Downs)

137 King Street (Change out AC SUITE # 102)

95 Cordova Street (Rough in new drain for hand sink)

38 Marine Street (Re-Roof FL # 10674.1)

62 San Marco Avenue (Roof Repair - Remove 6 Squares Metal, install 6 Sq. torch down FL # 2533)

211 Anastasia Boulevard (Re-Roof FL # 10124-R26, Color of Shingles – Weatherwood)

906 Anastasia Boulevard (Re-Roof FL10124 R-7)

HARB APPROVED DEMOLITION

67 Marine Street (Remove non historic walls in the front and side of home in order to lift)

66 Lewis Boulevard (Demolish Structure - HARB Approved in 2006)

A handwritten signature in black ink that reads "Jenny Wolfe". The signature is written in a cursive, flowing style. The first name "Jenny" is written with a large, looped "J" and the last name "Wolfe" is written with a large, looped "W".

Jenny Wolfe, Historic Preservation Officer