

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

WEDNESDAY, DECEMBER 14, 2022 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) October 20, 2022 Regular Meeting
4. Modification and approval of Agenda
- *5. Recommended Expedited Hearing Items (to be recommended one week in advance)
 - a) HP2022-0087 Colour Homes LLC - Applicant
 904 Acquisitions, LLC - Owner
 29 Masters Drive
 To demolish a residential building constructed ca. 1910-1917 that is
 recorded in the Florida Master Site File and not located in a district.
 (Previous COD PL2021-0043 approved April 15, 2021 has expired)
6. Continued Certificates of Appropriateness from the previous HARB meetings
 - a) HP2022-0078 Grace Contracting, LLC - Applicant
 Continued from November Zigiz Holdings, LLC - Owner
 17, 2022 28 W. Castillo Drive - Lot 14
 WILL BE HEARD AT THE To construct a new 1-1/2 story single family residence along Grove
 JANUARY 19, 2023 MEETING Avenue and a 2-story detached garage with living space above along
 W. Castillo Drive with associated site features to include an in-ground
 pool with paver surround, front and rear driveways, fencing,
 landscaping, and associated mechanical and utility equipment.

- b) HP2022-0079 Grace Contracting, LLC - Applicant
Continued from November 17, 2022 Zigiz Holdings, LLC - Owner
28 W. Castillo Drive - Lot 15
WILL BE HEARD AT THE JANUARY 19, 2023 MEETING To construct a new 1-1/2 story single family residence along Grove Avenue and a 2-story detached garage with living space above along W. Castillo Drive with associated site features to include an in-ground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.
- c) HP2022-0069 World Construction Co., Inc. - Applicant
Continued from October 20, 2022 St. George Street Properties, LLC - Owner
32 St. George Street
To construct a new pergola in the south courtyard and replace the existing wood gate with a new design along St. George Street.

7. Certificate of Appropriateness

- a) HP2022-0084 High Tide Roofing & Waterproofing, Inc. - Applicant
Sugartime St. Augustine, LLC - Owner
32 Charlotte Street
To replace existing asbestos shingles with a different roof material.
- b) HP2022-0083 Duval Master Construction - Applicant
26 Toques Pl, LLC - Owner
26 Toques Place
To remove an existing ADA ramp, install a new porch railing to match the existing, and repair and/or replace existing wood windows and wood siding.
- c) HP2022-0086 Lane Architecture P.A. - Applicant
Flagler College, Inc. - Owner
74 King Street
To replace roofing, flashing, and vents, modify roofing on the existing towers, and install roof eave air intakes; to install louvers in place of existing window sashes in four dormers for new mechanical equipment; and, to route HVAC lines to the basement through existing openings.
- d) HP2022-0081 Don Crichlow & Associates - Applicant
18 St. George St., LLC - Owner
18 St. George Street (a.k.a. 11 Spanish Street)
For after-the-fact approval to reconstruct the rear wing in a manner different from the approved modifications to the building under the HARB approved Certificate of Appropriateness (2018-0121) from January 17, 2019. (See associated COD application HP2022-0082)

8. Certificate of Demolition and Partial Demolition

- a) HP2022-0082 Don Crichlow & Associates - Applicant
 18 St. George St., LLC - Owner
 18 St. George Street (a.k.a. 11 Spanish Street)
 For after-the fact approval of partial demolition of a building
 constructed ca. 1885-1888, that is located in the Historic
 Preservation 3 (HP-3) zoning district and is a contributing building to
 the St. Augustine National Register Historic District, to include
 removal of a later rear wing. (See associated COA application
 HP2022-0081)

9. Other Business

10. Planning and Building Staff Communications

- a) Staff Approved Permits Report

11. Next Scheduled Meeting Date

- a) Thursday, January 19, 2023, at 1:00 p.m.

12. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting October 20, 2022

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, October 20, 2022, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Paul Weaver, III (arrived at 1:02p.m., left at 3:00p.m.)
Brad Beach

City Staff:

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

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit **MOVED** to **APPROVE** the August 11, 2022 Special meeting and the August 17, 2022, meeting minutes as presented. The motion was **SECONDED** by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, Weaver,

MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Duncan announced the modifications to the agenda which were as follows:

- 6(a) HP2022-0039, 22-24 Cathedral Place had been administratively continued for review by the Planning and Zoning Board
- 7(b) HP 2022-0067, 4 Aviles Street (a.k.a. 17 King Street) the applicant had

asked for a continuance to November 17, 2022 meeting

- 8(b) HP2022-0073, 50 Marine Street applicant had asked for a continuance to November 17, 2022 meeting

Ms. Seymour said she had a brief presentation regarding signage in the City that she wanted to discuss with the Board under 'other business'.

MOTION

Mr. MacDonald **MOVED** to **APPROVE** the modifications to the Agenda. The motion was **SECONDED** by Mr. Beach.

VOTE ON MOTION:

AYES: MacDonald, Beach, Weaver,

Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

5. (a) Certificate of Demolition – HP2022-0068

Colour Homes LLC -- Applicant

Robert Sterk, Jr. -- Owner

37 Florida Avenue

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

Ms. Seymour read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 37 Florida Avenue because it is not a local landmark or otherwise designated as a historic building with the following conditions:

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

2. To limit the time the lot remains vacant, that no permit be issued for the demolition of the structure until drawings sufficient for a building permit and all necessary requirements for the construction of a replacement building have been submitted for the new construction.

Dawn Canan waived her right to a presentation.

Ex Parte Communication:

(None)

16 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

Ms. Duncan asked if the applicant agreed to the conditions in the staff report.

Ms. Canan replied in the affirmative.

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

Mr. Weaver and Mr. MacDonald pointed out they knew the owner but were able to vote impartially on the application.

Mr. Weaver noted it was an expedited item and there was no evidence indicating the building was historic.

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0068 finding that the building was not individually a landmark building or a contributing structure to an existing historic district with the condition that the demolition permit be withheld until plans were submitted for a replacement structure. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, Beach, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Opinion of Appropriateness Requesting a Continuance

6. (a) HP2022-0039Continued from June 16, 2022 ADMINISTRITVELY CONTINUED FOR REQUIRED PZB REVIEW– Troy Blevins– Applicant Kasam Hospitality, Inc.– Owner 22-24 Cathedral Place

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

7. Certificates of Appropriateness
Continued from Previous HARB Meetings

7. (a) HP2022-0060 Continued from
September 15, 2022– St. Augustine
Foundation, Inc.– Applicant & Owner
91 St. George Street

For after-the-fact approval of the rear picket fence; and, to construct a wood picket fence along the north property line to match the existing fence

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 91 St. George Street:

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

Joy MacMillan reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi noted this was an after-the-fact application which was happening too often within the City. She said this did not meet the guidelines and it could set a precedence. She encouraged the Board to following the guidelines and do what was required.

Public hearing was closed.

The Board discussed:

- St. Augustine was a walled City and had a walled streetscape
- Thought there had been a compromise with having landscape which would be appropriate to the area
- Proposed fence would not be a deterrent and was more for aesthetics and not appropriate
- In favor of having a hedge which should be in line with the height of what a fence would be
- Suggested moving forward with the landscape hedge and thought it was fitting for the site
- What was there now was not close to the guidelines, and should be removed
- Suggested putting the hedges in front of the fencing to help with the security issue
- Understood the need to have a hard edge and by adding the hedges in front that would conceal the fence and provide the extra needed security
- Application had previously been before HARB and was continued, then withdrawn; however, the project was completed without approval or permit
- Rules were the rules and should be followed
- Asked if the applicant had any latitude with the height of the hedges
- Questioned the sizes of the plants
- If the concern was for security the stockade
- If plants were used, should have all the specifications

Applicant response:

- Plants would not be spaced out or three feet tall, plants would be used to prevent people from entering
- Ligustrum plant or Boxwood plant would be used
- Preferred to keep the picket fencing and have the plants grow in front
- Fencing would be a barricade and hedges would grow through eventually and it would not be seen from the exterior

Ms. Duncan asked if the fence were removed, could they add plants instead of the stockade height.

Ms. Seymour said the AGHP did not specify a height for the plants.

Board discussion:

- Fence could stay for security and the picket fence would not be seen from public view
- In favor of the six-foot fence if it was for security but for aesthetics, use the plants
- Downtown community had a growing homeless problem, and this was an urban design to help with the problem
- Felt a full stockade fence for a retail business did not work
- People would not walk through a hedge if it were dense enough
- If hedge were used, did not need to review and staff could approve the hedge
- Guidelines should be maintained even though there was a homeless problem
- Hedge height did not need to be regulated at six feet
- Thought four and half feet was appropriate
- Asked if applicant could choose the height of the plants

Ms. Seymour advised the AGHP did not have a required height for the landscaping; however, landscaping over \$1000 required approval from the Board. She said it would be best if the Board provided a height for review.

Mr. Weaver suggested the landscaping be at the same height as the fence was which was four and half feet.

Ms. Courtney noted the Board was accepting the hedges as a replacement for the fence which had a height regulation, and she noted the Board had the right to establish the height or mature hedges.

Ms. Duncan asked if they were required to have a fence on their property.

Ms. Seymour said they did not have to have a fence.

Ms. Duncan asked how the applicant should proceed.

Ms. Courtney said if it were over \$1000 the applicant would need to provide a basic landscaping plan and indicate the species. She said the hope would be that a mature size plant would be used.

Mr. MacDonald suggested using four and half feet which was mature and would do what the applicant had intended.

Mr. Weaver said four and half feet was in character with the area and should be the baseline.

Ms. MacMillan said they would not have plants less than four and half feet as it was not only for aesthetics but creating a boarder to block transits from using to the property. She said she spoke to her landscaper who had suggested Viburnum, Ligustrum, or Boxwood.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness HP2022-0060, 91 St. George Street for a hedge with the plant materials that were suggested with the condition the picket fence be removed and staff should be provided a drawing with the plant materials for administrative approval at four and half feet. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**7. (b) HP2022-0067 Continued from
September 15, 2022 REQUESTING
CONTINUANCE TO NOVEMBER
MEETING-- KRB Construction LLC--
Applicant
TEP, Inc.-- Owner
4 Aviles Street (a.k.a. 17 King Street)**

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

8. Certificate of Appropriateness

**8. (a) HP2022-0071-- Len Weeks
Construction Design Development--
Applicant
108 - 110 St. George Street, LLC -- Owner
61 Spanish Street**

To construct a new pergola in the rear courtyard.

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

Schaffer Weeks reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi said the applicant brought up the post in front of a window; however, that was not advertised and asked if they would fix that as people did not know that was taking place.

Public hearing was closed.

The Board discussed:

- Saw an advantage with the pergola in the rear
- Front pergola was not free standing went over the boundary side wall
- Asked if overhang could be past the property line

Ms. Lopez advised any overhang that went onto the City right-of-way there was a licensing process, which would need to take place.

Ms. Seymour noted it was a private parking lot. She said it would require site plan review to show it was not crossing the property line.

Mr. Weaver said it was encroaching onto someone else property.

Ms. Lopez said if the property was not City owned, they would need an easement with whomever owned the property.

Discussion continued:

- Would not be allowed to be outside the property during Spanish times as it was more regulated
- Should not go onto another property
- Normally, pergolas were free standing and not against a wall
- Issue with the one in the front as it was taller and larger scale than the one with the building originally
- Went to a higher elevation and was wider
- Concerned about seeing the hardware, which was problematic
- One previously approved was smaller and better than proposed
- Proposed pergola went from two post to three and was larger by a few feet; did not materially change it

Applicant response:

- Post would be on one side of the block wall with eight inches on the other side

- Willing to bring the post in to avoid being on someone else's property
- New plan proposed how the hardware would not be seen
- The ledger raised the height above the windows but was a tricky design
- Would make the entrance feel obstructed
- Proposed pergola was the same size and the post ran the same direction

Ms. Courtney pointed out the one dated 2019 was seemed to have the same elevation on the west as the one dated in 2022.

Mr. Benoit agreed and said it looked identical to the one that was proposed.

Mr. Weeks said that was the intent. He said the area was small and if the post were pulled in on each side it would shrink the entryway.

Mr. Benoit said on the original approved drawing it looked as the southerly columns were against the wall the height was over the window trim; however, it looked smaller in the plan view except for the top rafter which was a 6x8.

Mr. MacDonald said the pergola ran a different way and it had gained length.

Mr. Benoit said the west elevation was approved for both directions. He said with assurance the metal hardware would not be seen, he thought the changes in the front were reasonable; the one in the back was trying to match and was complementing what had been approved.

Mr. Beach said it looked tall; however, it had been approved at some point. He said the west elevation was at twelve feet six inches and he preferred to bring it lower, but it would interfere with the windows. He asked why a smaller size was being used.

Mr. Weeks said 2x10 was a better look and the tenant also wanted to use the same material on the front and back pergolas. He

said Les Thomas, the architect agreed that a 2x10 was the better choice.

Mr. Benoit said the front one was taller because it was over the windows, but the back section noted nine foot six inches to top of framing and the 2x10 would have it at ten foot six inches.

Mr. Beach said the back trellis felt more proportional.

Mr. Weeks clarified that sheet A3 of the new drawings noted the front was at nine foot six inches.

Mr. Beach asked if the trellis was at nine foot six inches, how tall was the masonry fence, was it six feet.

Mr. Weeks said roughly, he noted there was an ADA slope, which sloped up.

Ms. Duncan said the trellis was not lined up with the windows behind it. She said the two gates and the trellis were not centered. She asked if there was a way for that to be fixed.

Mr. Weeks said that wall would only be on the south side against the block wall with no post on the northern side, which was as far over as they could go with the gate. He showed the gates and noted that was why the post had to go there. He said this was mechanical equipment and was necessary.

Ms. Duncan said she was not suggesting being closer to the equipment; however, the post on the right-hand side could be centered on the window, so the center post was between the window.

Mr. MacDonald stated it went from twelve feet to fourteen feet making it off balanced, and if the post were pulled back two feet, it could be centered.

Ms. Duncan stated none of the equipment would be affected.

Mr. Weaver said it should be as low and with thin members as there should not be a heavy structure in the space.

Ms. Duncan noted the point was, it appeared to be twelve feet tall but if it were nine feet, she felt the 2x10 were probably better.

Mr. Weaver said historically, they were more utilitarian post as it was not for aesthetics but function.

Ms. Duncan said if it were larger in size and there were windows it should be centered.

Mr. Weaver said in this case it was about aesthetics as there would not be any plants on it.

Mr. Weeks said at this time plants were not part of the plan. He confirmed they would follow the plans that were submitted which showed it at nine feet. He said due to the mechanical equipment they had to put a post in front the window but adding another did not add any value. He said this was consistent with the roofline, the post fit in with the other post with the roof structure, and it all flowed. He said the reason for the change was for it to be more compatible with the one in the rear of the property.

Mr. MacDonald said it was not in front of the window it was ten feet away. He said one was in the middle of the window and the other was on the right side of the window. He suggested the one in the right side be in the middle of the window for symmetry from the street. He said the trellis would be bit shorter but would be more symmetric.

Mr. Weeks agreed. He said they would move the post and have the rafter tails to be consistent with the block wall.

Ms. Duncan asked if the rafters on the left-hand side were engaging the building on a ledger. She said because normally, they were standalone structures.

Mr. MacDonald noted there were no post on the wall, it was off a ledger, the post was above the windows, the courtyard was clear and there was symmetry.

MOTION

Mr. MacDonald MOVED to APRPROVE application HP2022-0071, at 61 Spanish Street to construct two trellis one in the rear section at the walk-in as shown on the plan and the second at the west end at the entry on a ledger over the windows with three post: one which would be in the center of the windows to the west, second in the middle, third center of the window on the right, with the end of the bobbing of the tails with the outside of the masonry wall. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: MacDoanld, Weaver, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) HP2022-0073– Les Thomas, Architect– Applicant
Ocean Breezes Real Estate LLC– Owner
50 Marine Street

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

Applicant requested a continuance to the November 17, 2022 meeting.

9. Certificate of Partial Demolition

9. (a) HP2022-0070– Abaco Services and Consulting Inc.– Applicant
William Bray– Owner
311 Oglethorpe Boulevard

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

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition for partial demolition at 311 Oglethorpe Boulevard because it is not a local landmark or otherwise designated as a historic building.

William Bray reviewed the application.

Ex Parte Communication:

(None)

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

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

Mr. Weaver asked why the Board was reviewing the partial demolition application as he thought the Board was focusing on National Register properties.

Ms. Courtney advised that had not been approved by the City Commission, and they were working under the current ordinance. She said what had been approved by Planning and Zoning would be presented to the City Commission with the updated AGHP guidelines.

The Board discussed:

- Understood the deterioration of the windows
- Highly suggested maintaining the muntin lines in the windows as they were significant to the home
- Was in support of the replacement
- Asked who designed the home

Ms. Seymour advised no architect was listed other than the owner, Ronald F. Jackson who was a local veterinarian.

Ms. Duncan said the lines in the windows were significant. She felt what was being put back would change the beauty of the home.

Michelle Tosha spoke in regarding the application and presented a photoshop rendering of what the home would look like with the change proposed. She said the vinyl would be thicker than the aluminum.

Board discussion:

- Felt was had been presented was the best option
- Glass next to the front door was important to the house and changing the door to a more modern light was not acceptable
- Was a mid-century modern, and the sidelight should be preserved

Applicant response:

- Sidelight was four separate panels and flooding occurred with the past hurricanes
- Wanted to make it more secure to avoid more flooding in the future
- Bottom panel had been replaced and did not match the top three

Board discussion:

- Felt the glass could be replaced in the bottom panel
- Could attach plywood during a hurricane to help prevent flooding and to be secure
- Understood the windows were not in good condition but wanted to keep the sidelights as that was an architectural feature
- Keeping a solid door like what was there was keeping with the mid- century
- These details provided extra beauty to the home

- Very impressed with the awareness of the applicant
- Felt the home was a jewel and well thought out
- Board had no purview on what was put back but hoped applicant would heed the suggestions

Ms. Courtney said with the partial demolition ordinance that might be approved, and if approved by the City Commission, buildings like this the Board would not review. She said it was very important as it was an outstanding example of mid-century modern and Davis Shores was where most were built in this style. She said she wanted the Board to have the opportunity to consider that as it was in the Board's purview to designate local historic landmarks.

Mr. Weaver said that was the main reason why the Board had the review. He said based on what had been shown, he did not feel there was enough information to make that decision. He noted he was in favor of the partial demolition.

Ms. Duncan asked if there was a waiting period since this was partial demolition in order to determine who the architect was.

Ms. Courtney advised there was a thirty-day delay.

Ms. Tosha said she was told by neighbors that Ronnie Jackson did the layout for the home on a napkin and he and his wife perfected it. He owned a vet clinic and worked on the heartworm vaccine. She said they were fortunate to have a lot of information regarding the history of the home.

Mr. Weaver said pattern books were plentiful at that time and that could be what had happened.

Ms. Duncan said the only thing was the front door but asked the applicant to maintain the look with the sidelights.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Partial Demolition, 311 Oglethorpe Boulevard HP2022-0070, replacing of all the existing windows and the front door with the sidelight but with the suggestion to save as much as possible. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Beach, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

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

10. (a) HP2022-0069– World Construction Co., Inc. – Applicant
St. George Street Properties, LLC– Owner
32 St. George Street

***Property survey and valid owner's signature needed.**

To construct a new pergola in the south courtyard and replace the existing wood gate with a new design along St. George Street.

Applicant was not present, and the application was incomplete.

Ms. Lopez stated the next meeting would be November 17, 2022 if the Board was in favor of continuing the application.

MOTION

Mr. Benoit MOVED to CONTINUE application HP2022-0069 to the November 17, 2022 HARB meeting. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Beach, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

11. Planning and Building Staff Communications

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

(Provided for informational purposes)

12. Other Business

Ms. Seymour provided a brief presentation regarding sign review and the approval process.¹

Board and Staff Comment:

- Liked the graphics but felt the simpler the better
- Should keep it simple by providing three samples/options to help with consistency
- With graphics, less was more
- Felt this was more process orientated and was creating a burden for staff
- Cartoon drawings might not be appropriate on a Colonial building
- Signs should relate to the date and style of the buildings

Ms. Courtney said it was supposed to be like that; however, it was not. She said the challenge was fonts, colors, and graphics. She said that was why they were asking for their feedback.

Continued discussion:

- Staff approving the signs did not know the colors and fonts that went with the time periods for the buildings
- Suggested to break down in the time period of the building that could be beneficial
- Logos did not have to be on a sign since this was a historic district
- Simple signs should be in the historic district
- Signs were regulated no matter the area

- Should have specific fonts and colors and should match the colors of the building as those were the colors of the time
- More modern colors were not available at that time
- Most approvals could be done at the staff level but if not, those would need to be presented to HARB
- Should limit the number of colors and simplify the graphics

Public Comment open.

Nicholas Cuellar felt the signs helped with the charm of the area and brought the streets to life. He said the simple graphics would take away from the small businesses as that was what helped their businesses. He said keeping it simple made it stagnant.

Public Comment closed.

Mr. MacDonald noted if there was a sign presented not in the guidelines the applicant could present to the Board.

Ms. Courtney asked if there was Board consensus to recommend the limit to the three colors.

Board and Staff Comment:

- Felt four colors was more reasonable
- Asked if the Board should be more regulated with the type of graphics
- Felt the fewer colors the more difficult it would to have a very detailed graphic
- Was very difficult to interpret signs
- Three colors would help to keep it simpler and cleaner
- Questioned if replacing a sign that was previously existing was able to replace it without changing

Ms. Seymour said a sign that had been previously approved would be allowed to be put back 'in kind'. She said they were seeking

¹ Presentation attached to original packet

clarity for the staff to have the ability to advise people of the guidelines within the AGHP.

Mr. Benoit asked if there were examples of signs that were appropriate and examples of signs that were not.

Ms. Lopez suggested speaking with a graphic designer to have the correct vocabulary, and perhaps have them create a logo in three versions: one simplified, one with too many highlights, and another with too many highlights and shading. She said that would be a good way to provide an example without singling out a logo.

Ms. Duncan suggested looking at how another major historic district handled signs as a guide.

Ms. Courtney said signs were temporary and did not take away the historical significance of a building. She said they would continue to look at different examples and would note the issues were for staff.

Mr. MacDonald asked for an update regarding 9 May Street.

Ms. Courtney advised there had been a tragedy for the family; however, it was a Code Enforcement case to ensure the HARB ruling was complied with or it would go before the Code Enforcement Board.

13. Next Scheduled Meeting Date(s)

13. (a) Thursday, November 17, 2022 at 1:00 p.m. - Regular Meeting

14. Adjournment

There being no further business, the meeting was adjourned at 3:22 P.M.²

Catherine Duncan, Chairperson

² Transcribed by Elyse Wiemann



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 14, 2022 Meeting**



Application HP2022-0087

Address: 29 Masters Drive

Applicant: Colour Homes Property Owner: 904 Acquisitions, LLC

Project description: To demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and not located in a district. (Previous COD PL2021-0043 approved April 15, 2021 has expired)

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01323
National Register:	N/A	Construction date:	c. 1910 - 1917
Archaeology Zone:	N/A	Zoning District:	CL-1
Parcel number:	1081900000		
Agenda Item:	5(a)	Previous Action(s):	COD PL2021-0043 (expired)

STAFF SUMMARY AND ANALYSIS:

Located in the West Augustine's Ravenswood subdivision, the one-story residential building, constructed between 1910 and 1917, is located on the east side of Masters Drive and to the north of Julia Street and has a simple rectangular plan in a Frame Vernacular character under a gable roof with an interior chimney visible on the pitch. Decorative details have been applied like metal-scalloped fascia and zig-zag wood trim on the porch, an art-brick veneer on the lower facades, and shed-roofed window awnings.

The address was first noted as #43 Horn Road in the 1917 and 1924 Sanborn Maps, 27 Masters Drive from 1930 through a period before 1957, after at least 1957 the house is numbered 29.

Certificate of Demolition PL2021-0043 was heard by the HARB and approved with conditions on April 21, 2021. The applicant is seeking as new approval for full demolition because the original COD expired.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any demolition/removal of existing building elements of a structure in the HP-3 zoning district requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP, HARB's previous approval of COD PL2021-0043 in April of 2021, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition at 29 Masters Drive** because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

1. For any salvagable historic materials, including the wood doors, windows, pine boards and interior knotty pine paneling, to be salvaged if possible.
2. For archival documentation to include measured drawings of all exterior facades of the residential building and a site survey showing landscape elements and features like the fountain and old garage.
3. To limit the time that the lot is vacant, the applicant shall submit the new building permit simultaneously with the demolition permit.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

1. **Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** N/A
2. **The contribution of the structure to the mass and scale of the streetscape.** The building has a similar mass and scale as the numerous one-story residential buildings that are in the immediate area.
3. **The impact of the loss of the structure on the streetscape.** The building does not have a unique typology for the area but is very similar in pattern to other older, rectangular shaped buildings under a gable roof.
4. **Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** Plans were submitted for permitting by the applicant for the proposed replacement structure which indicates a single-story, duplex structure that is not characteristic of the traditional Masters Drive streetscape. While 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., which is not reflected in the proposed design no design requirements are in place for this area and vacant lots in neighborhoods with a regular development pattern are not desirable. Any redevelopment plans need to take the Tree and Landscape Ordinance and meet zoning requirements.
5. **The historical or cultural merit of the structure.** Polk directory research notes that John and Grace Simpson lived there at least by 1968 and the last owner was a descendent, Mary Louise Simpson, until the property was purchased just recently. Previous review of this property by the HARB indicated an association with American author Connie May Fowler, though it was determined that this would not qualify the structure for Local Landmark Designation (see meeting minutes attached).
6. **The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** The Florida Master Site File 2020 survey indicated it would not be individually eligible for the National Register of Historic Places and not be contributing to a district due to alterations. There is a growing loss of buildings matching this residential character along Masters Drive as it transitions from residential to commercial in accordance with its zoning designation.
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 is commonly found throughout St. Augustine, and as although the character varies the degree of details applied to the building is unique to each building.
9. **Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The wood frame building does not have a unique architectural style or characteristics that would be difficult to reproduce and new construction will be significantly different in appearance.

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

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

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

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

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

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

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

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

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

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

The building was built between 1910-1917 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places, but is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Minutes from the April 15, 2021 HARB meeting
3. Florida Master Site File survey
4. Sanborn Maps
5. Polk City Directory Research
6. Elevations of proposed replacement submitted for permit 2022-2001

STAFF PHOTOGRAPHS
29 Masters Drive



STAFF PHOTOGRAPHS

29 Masters Drive



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29 Masters Drive



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29 Masters Drive



1. That the materials and finishes of the siding, roof, windows, and doors be compatible with the AGHP
2. The applicable doors and windows will have exterior muntins with a raised profile

Les Thomas and Tara Owen reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Design was appropriate as an addition
- Applicant met concerns raised by the Opinion of Appropriateness hearing

MOTION

Ms. Wingo MOVED to APPROVE Certificate of Appropriateness application PL2021-0048, 252 St. George Street, because it meets the applicable Secretary of the Interior's Standards with the conditions set forth in the staff report. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Wingo, MacDonald, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificates of Demolition

8. (a) PL2021-0043 – 904 Acquisitions, LLC – Applicant and Owner 29 Masters Drive

To demolish a residential building constructed c. 1910-1917 that is recorded in the Florida Master Site File and not located in a district.

Ms. Wolfe 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 **29 Masters Drive** because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

1. For any salvageable historic materials, including the wood doors, windows, pine boards and interior knotty pine paneling, to be salvaged if possible
2. For archival documentation to include measured drawings of all exterior facades of the residential building and a site survey showing landscape elements and features like the fountain and old garage
3. To limit the time that the lot is vacant, the applicant shall submit the new building permit simultaneously with the demolition permit

Kevin Howard was available for questions.

Ex Parte Communication:

(None)

25 certified notices were sent; however, there were none returned.

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

The Board discussed:

- Historic connection to Connie May Fowler which did not reach criteria to designate the structure as a local landmark or National Register Structure
- Recommendation to put a plaque regarding the property's historical significance in front of the replacement structure

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application PL2021-0043 with the conditions detailed in the staff report. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) PL2021-0046 – Don Crichlow – Applicant
Margo C. Pope et al, Miriam C. Roberson, and Michael T. Cox – Owner
164 Marine Street

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

Ms. Wolfe 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 **164 Marine Street** because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

1. For any salvageable historic materials, including the wood doors, windows, flooring and ceramic fixtures to be salvaged if possible
2. For archival documentation to include measured drawings of all exterior facades of the residential building

Don Crichlow, Miriam Cox Roberson, and Margo Cox Pope reviewed the application.

The Board provided their ex parte communications.

37 certified notices were sent, 12 were returned in favor, and 6 had comments.

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

The Board discussed:

- Failure of much of the foundation and other structural components, particularly on the north side of the building
- Costs of restoration would likely be exorbitant
- No basis for HARB to deny the request

Ms. Pope gave a brief history of the home and attempts to save the structure.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application PL2021-0046, 164 Marine Street, with the conditions detailed in the staff report. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

10. (a) Discussion regarding Historic Preservation Work Plan 2021-2022

Ms. Wolfe gave a brief presentation regarding the Historic Preservation Work Plan, asked for Board input, and facilitated discussion regarding the following:

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8SJ 1323 1009==
Site Name: 29 Masters Drive 830== Survey Date: 7907 820==
Address: 29 Masters Drive, St. Augustine, Fla. 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: Ravenswood 20-1 7, 9 868==
(subdivision) (block) (lot)
_____ 868==
Owner of Site: Name: Simpson, John P. and Grace ;
Address: 29 Masters Drive
St. Augustine, Fla. 32084 902==
Occupant or Manager: _____ 904==
Type of Ownership: Private 848== Zoning: CN
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 468025 3307145 890== Location: T07S R29E S41 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:	
() <u>Excellent</u>	863==	(x) <u>Zoning</u>	878==
(x) <u>Good</u>	863==	() <u>Development</u>	878==
() <u>Fair</u>	863==	() <u>Deterioration</u>	878==
() <u>Deteriorated</u>	863==	() <u>Borrowing</u>	878==
		(x) <u>Transportation</u>	878==
Integrity of Site:		() <u>Fill</u>	878==
(x) <u>Altered</u>	858==	() <u>Dredge</u>	878==
() <u>Unaltered</u>	858==	() <u>Other</u>	878==
(x) <u>Original Site</u>	858==		
() <u>Restored - Date:</u>	858==		
() <u>Moved - Date:</u>	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: +1917 844== Period: 20th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame vernacular 964==
Plan Type: L-shape 966==
Exterior Fabrics: Asbestos shingles; artificial stone

854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS 942==
Foundation: _____ 942==
Roof Type: Gable 942==
Secondary Roof Structures: Hip on L, shed porch 942==
Porches & Balconies: 1 story open front porch

942==
Chimney Location: Offset, front slope 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles 882==
Ornament Exterior: _____

882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: 0 954== Stories: 1 950==
Other: _____ 956==
Surroundings: Residential 864==
Relationship to Surroundings: _____

859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence was constructed between 1910 and 1917.

The Ravenswood area contains one of the more extensive Victorian residential developments in St. Augustine, particularly along Masters Drive and Spring Street. Later infill, on previously vacant land, was largely influenced by the early 20th century Bungalow style. There are a number of post-World War II tract developments on the fringes of older neighborhoods. On the north, the 1920's Florida Boom Period development of Santa Rosa left a number of substantial Mediterranean Revival residences. Because of the sparse early development, many areas were used for agriculture and some of the old buildings still have unusually large lots. The once-famous scenic drive "Around the Horn" went through this part of town. "Ponce de Leon Springs" was a tourist attraction in this area. Ravenswood today is threatened generally by drainage problems, traffic along Masters Drive, some housing deterioration, and the zoning of residential areas into commercial categories.

HISTORY

West Augustine or, as it was earlier called, New Augustine, developed in the late 19th and early 20th centuries as a suburb to the city of St. Augustine and was not incorporated into the municipality until 1922. During the British period [1763-84], all of West Augustine was part of the plantation owned by Anglican minister, John Forbes, which the Spanish governor divided into four separate grants in the late 18th and early 19th century.[1] The northernmost and largest tract was granted in 1785 to Francisco and Juan Triay, two enterprising Minorcan farmers, and extended from Oyster Creek to present-day Theodore Street. Between 1794 and 1822 the land was the property of Corsican Jose Peso de Burgo, a prosperous local merchant, who developed some of the first commercial orange groves in Florida and constructed a plantation home.[2] West Point graduate, Col. Francis Dancy, mayor of St. Augustine from 1838-40 and son-in-law of Territorial Governor, Robert Reid, acquired the

[over]

V. BIBLIOGRAPHY

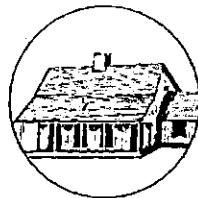
1. American State Papers; Public Lands, 5 Vols. [Washington: Duff Green, 1834], III, 708.
2. Ibid.; Biographical File, SAHS.
3. St. Johns County Courthouse, Deed Records, Book M, p. 411; Biographical File, SAHS.
4. Deed Records, Book P, p. 343; Book Q, pp. 333-334; Book S, p. 259; Book U, p. 692; St. Augustine Examiner, September 8, 1866; Wanton S. Webb, ed., Webb's Historical, Industrial and Biographical

property in 1837.[3] The section of Dancy tract generally north of King Street was purchased in 1870 by John F. Whitney of New York, a relative of Eli Whitney and founder of the St. Augustine Press. Whitney subdivided the land in 1874, thereby creating the first subdivision in West Augustine, but restricted property owners to Northerners only. Whitney's Ravenswood developed much more slowly than planned, with most construction dating from the 20th century, although sections of earlier development remain. Ravenswood has been resubdivided into nine subdivisions between 1888 and 1926, including Greeno and Dancy Tracts and H. L. Fulger, the later bearing the name of a Black employee of the Florida East Coast Railway.[4]

Florida, [New York, 1885], p. 200; St. Augustine City Directory, 1924-25.



☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

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

Site#8 **SJ01323**
 Field Date 1-13-2020
 Form Date 2-20-2020
 Recorder # MAP

Site Name(s) (address if none) 29 MASTERS DR 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

Address: 29 MASTERS DR
 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 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1081900000 Landgrant _____
 Subdivision Name Ravenswood Block 20-1 Lot 7, 9
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 17 Northing 17
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1917 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use: Private Residence (House/Cottage/Ca From (year): 1917 To (year): 2020
 Current Use: Private Residence (House/Cottage/Ca From (year): 1917 To (year): 2020
 Other Use: _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address: _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature: ADA ramp on front facade, windows, door
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature: shed roof addn, R; hip roof addn, Sd.
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
Simpson Mary Louise Et AL

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

DESCRIPTION

Style: Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Asbestos 2. Artif masonry veneer 3. wood/plywood
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Hip extension 2. shed

Windows (types, materials, etc.)

2/2 sash, fixed picture

Distinguishing Architectural Features (exterior or interior ornaments)

rounded bargeboards, jigsaw bargeboards, awnings over windows, attic vents in side facing gable roof

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

non-historic metal shed to rear

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 Objection

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

DESCRIPTION (continued)Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____Structural System(s): 1. Wood frame 2. _____ 3. _____Foundation Type(s): 1. Continuous 2. _____Foundation Material(s): 1. Concrete Block 2. _____**Main Entrance (stylistic details)**

slightly off center on recessed facade, panel door, accessed via recessed open entry porch with shed roof extension

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

recessed, entry, w jigsaw bargeboards, accessed via front stairs & ramp covered w shed roof extension w wood handrails, or via ADA ramp also w wood handrails

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

This 1917 Frame Vernacular building is in fair condition. It has a Gable roof, Asbestos, and is 1 story.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (select all that apply)**☒ FMSF record search (sites/surveys)☒ library research☐ building permits☒ Sanborn maps☒ FL State Archives/photo collection☐ city directory☐ occupant/owner interview☒ plat maps☒ property appraiser / tax records☐ newspaper files☐ neighbor interview☐ Public Lands Survey (DEP)☒ cultural resource survey (CRAS)☐ historic photos☐ interior inspection☐ HABS/HAER record search☒ other methods (describe) City Staff

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)

There are no known significant architectural associations or features and as such it is not individually eligible. It would not contribute to a district due to alterations and additions.

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-Jacobs Affiliation Environmental Services, Inc.Recorder Contact Information 7256 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
(address / phone / fax / e-mail)**Required Attachments**

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital **AND** hard copy format (plain paper grayscale acceptable).

Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



**ENVIRONMENTAL
SERVICES, INC.**
A Terracon COMPANY

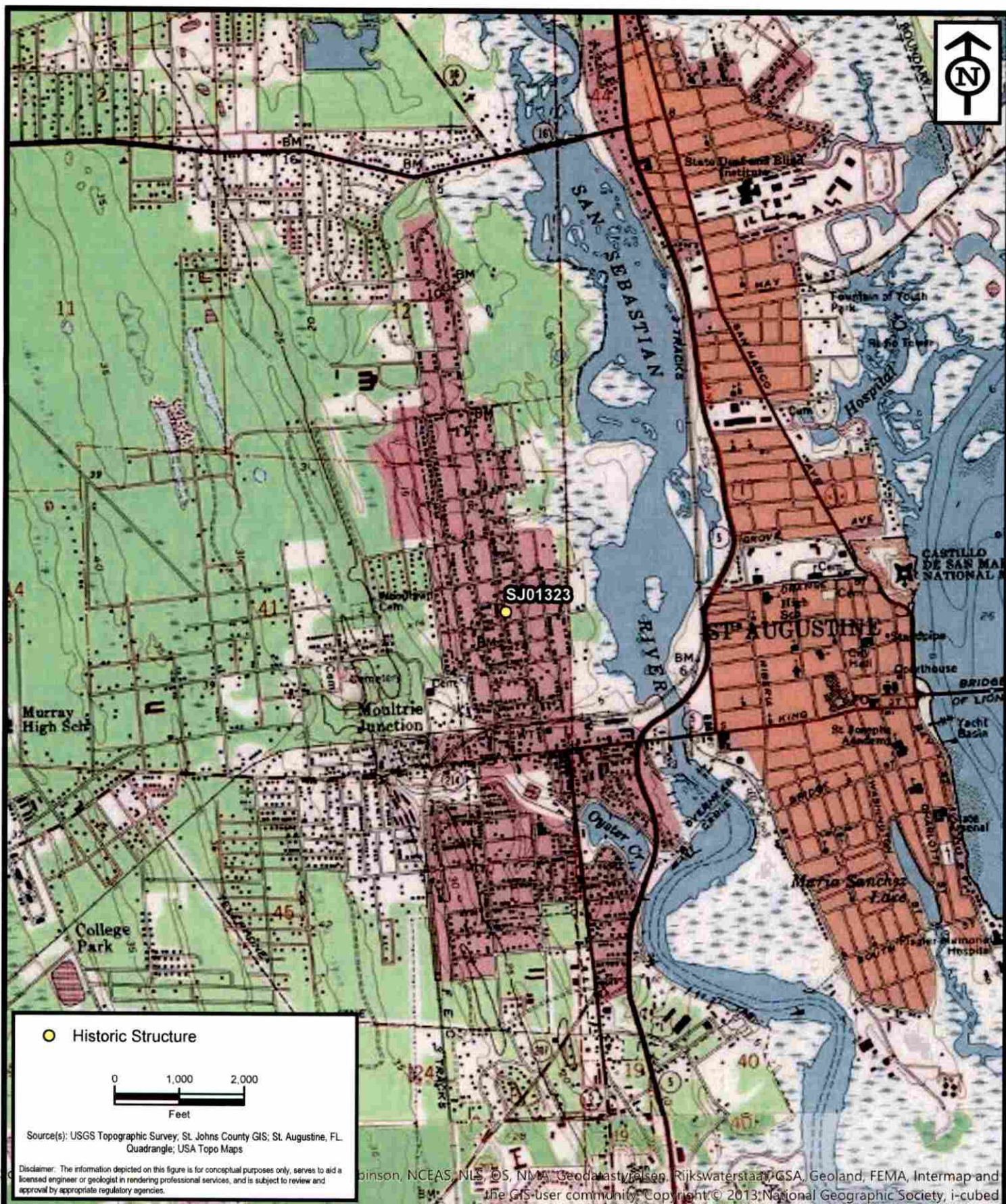
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Parcel Location - SJ01323

St. Augustine Survey - Part 4

St. Johns County, Florida

Project No.	HK197193
Date	Feb 2020
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1



**ENVIRONMENTAL
SERVICES, INC.**
A Terracon COMPANY

7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
 PH. (904) 470-2200 FAX (904) 470-2112

St. Augustine Survey - Part 4

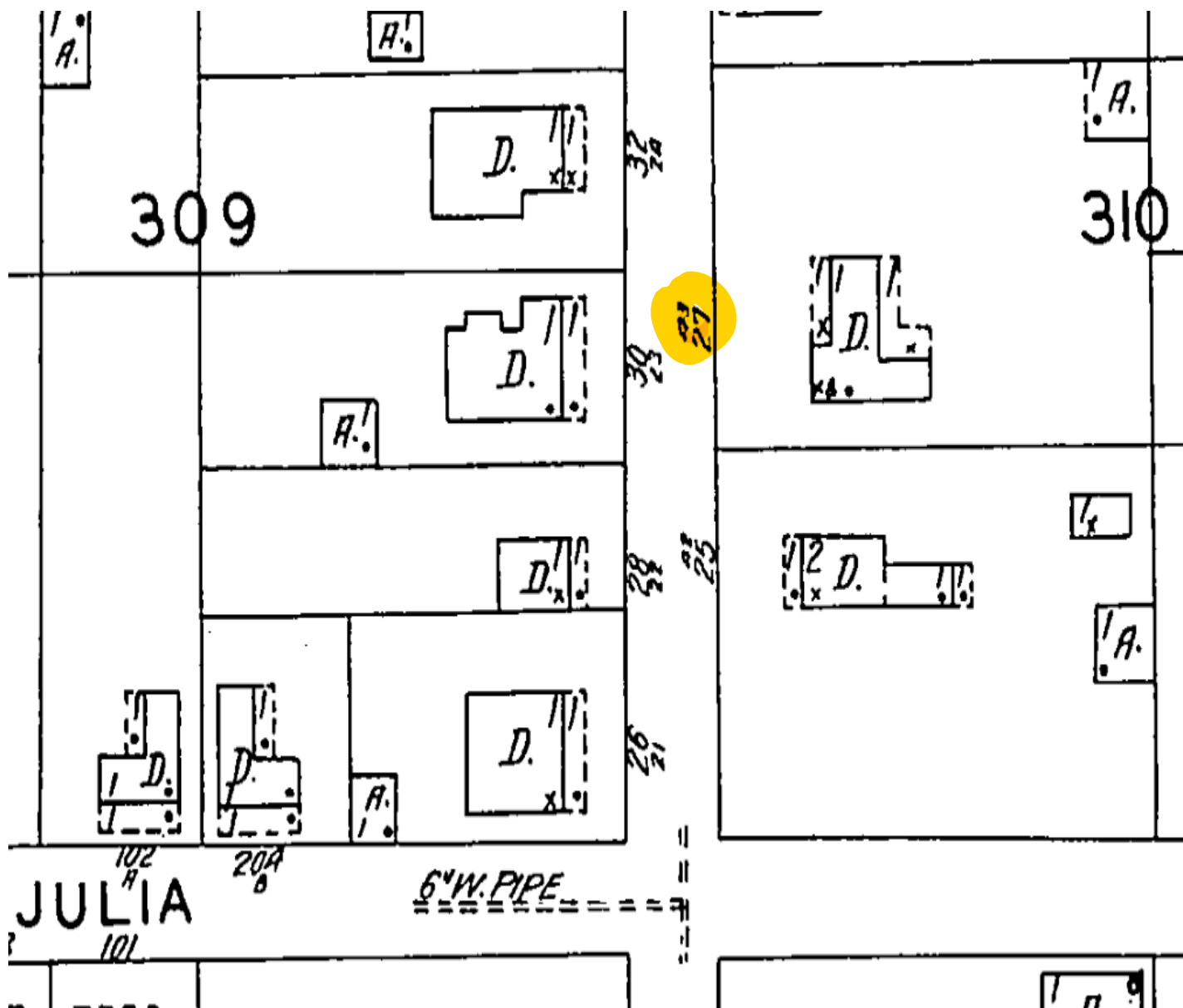
St. Johns County, Florida





ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Apr. 1930, Sheet 29



NON-COMMERCIAL USE ONLY

Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, retained or used for commercial or business research purposes, including but not limited to environmental, property or other land use evaluations. Digital Sanborn Maps are reproduced and distributed under license from Environmental Data Resources, Inc. For information on how to obtain maps for commercial and business research purposes, go to www.edrnet.com/sanborn.

Sanborn Fire Insurance Co Map
1930 updated to 1961

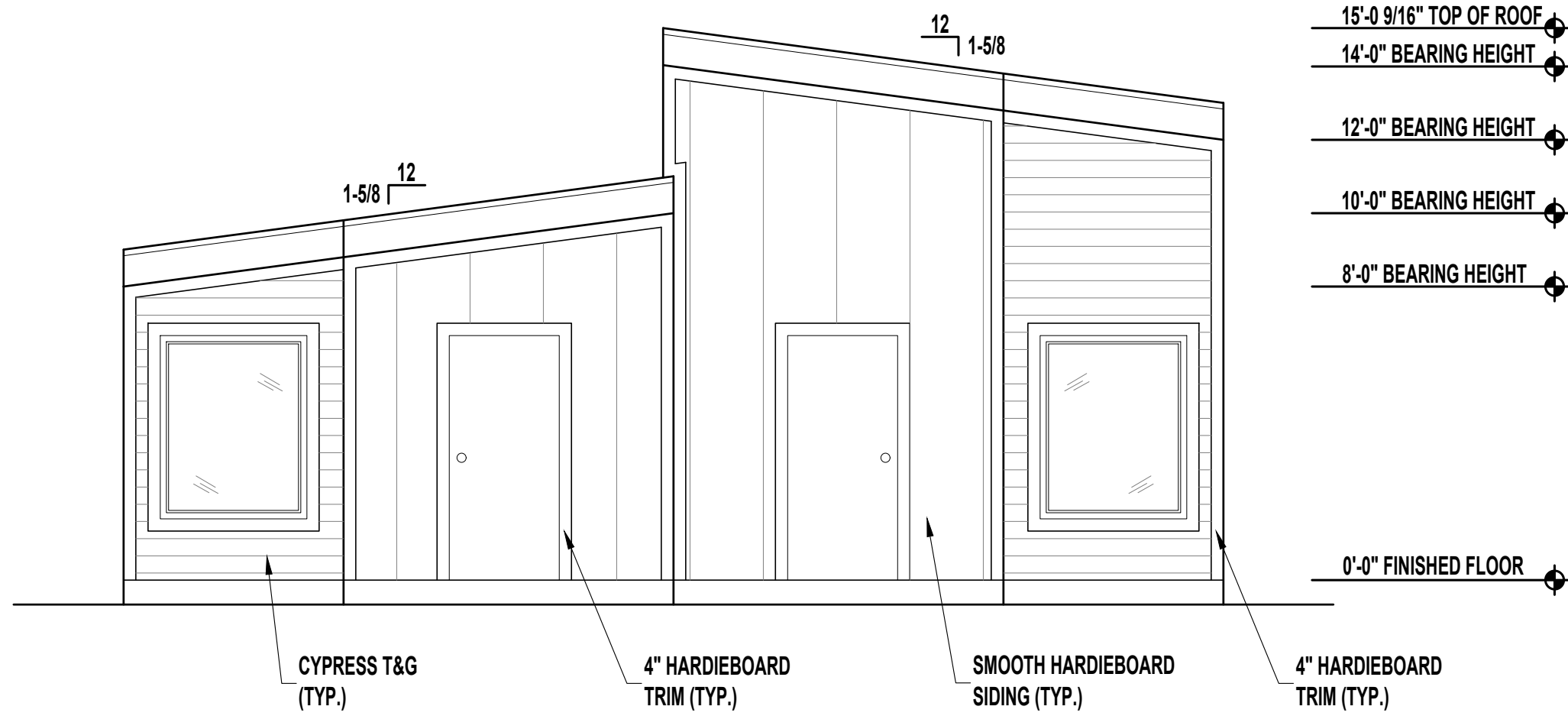


SAHS POLK CITY DIRECTORY RESEARCH

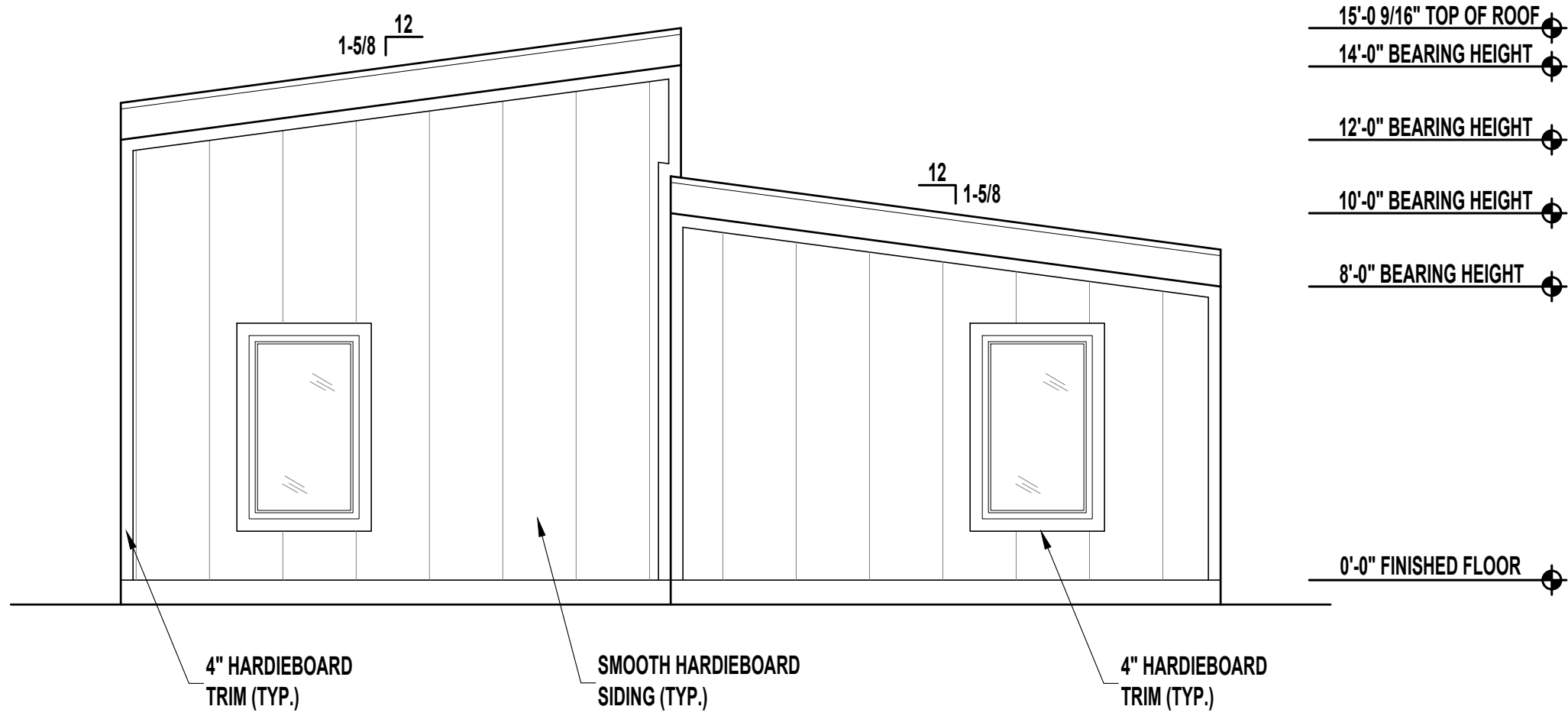
[illegible]

Notes:

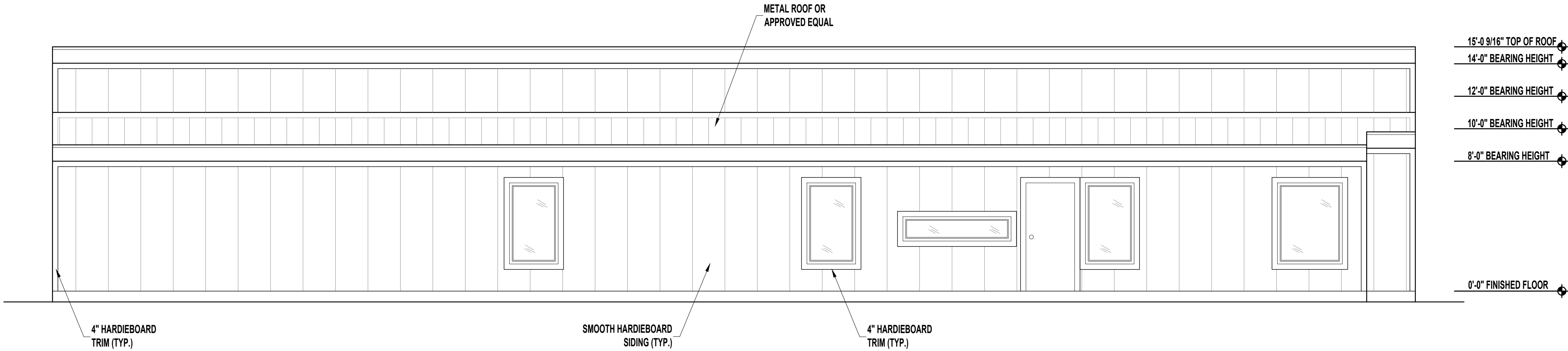
- The right-of-way was first named Horn Rd, then Savage Ave, then Masters Dr (1930)
- A dairy farm named Ravenswood Dairy operated on Savage Ave by Masters family, for whom the street is named for according to Charles Tingley
- There is no street listing for Horn Road, and no listing for #27 Savage Avenue as per street number on Sanborn Maps



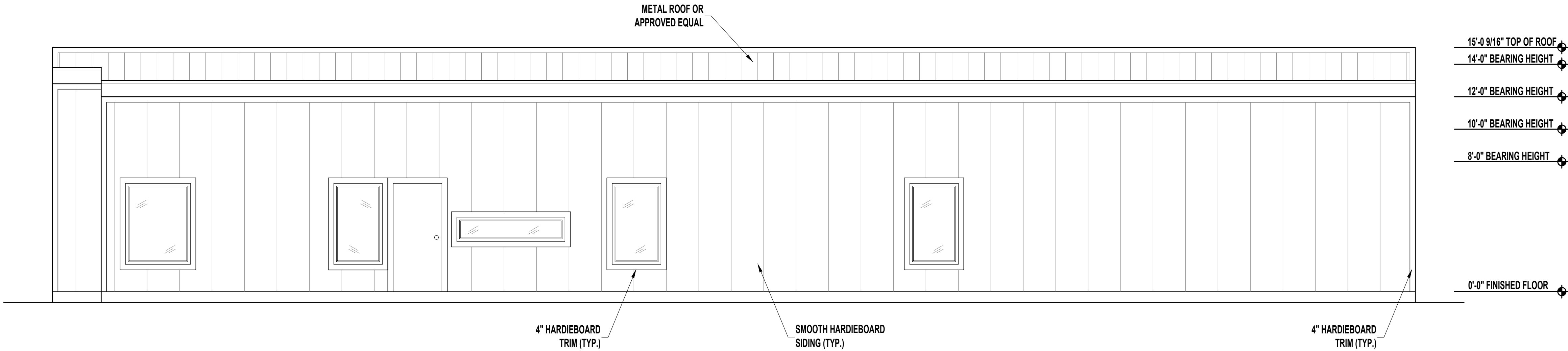
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

29 MASTERS DRIVE
SAINT AUGUSTINE FL 32084

ELEVATIONS

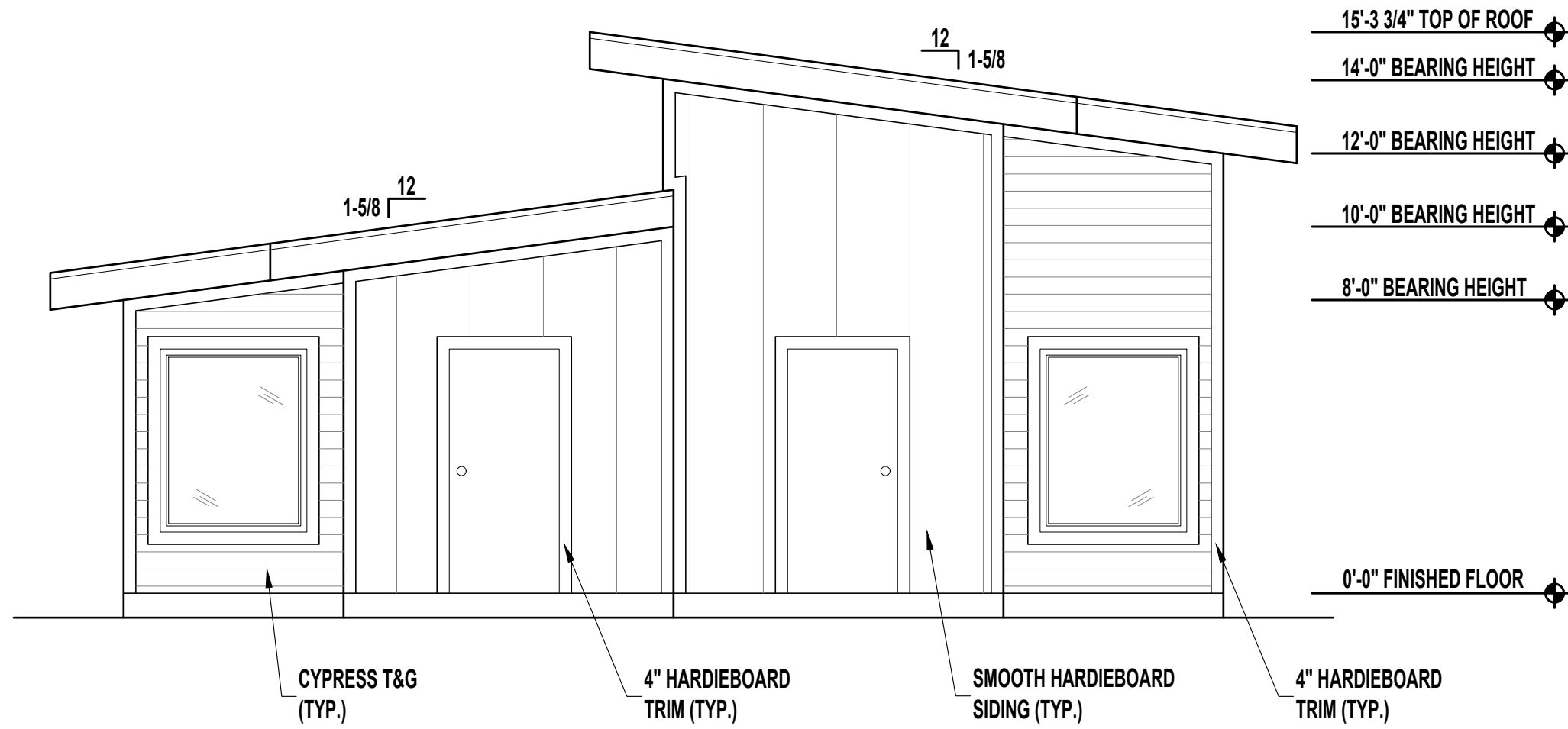
Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: tilleshields@gmail.com
© 2021 Shields CAD Services, LLC

COLOUR HOMES
Jacksonville, FL
Email: ColourEstimates@gmail.com
Phone: (904) 704-3354
www.Colour-Homes.com
© 2021 COLOUR HOMES

Revisions	No.	Date	By	Prepared for:
	1			
	2			
	3			
	4			
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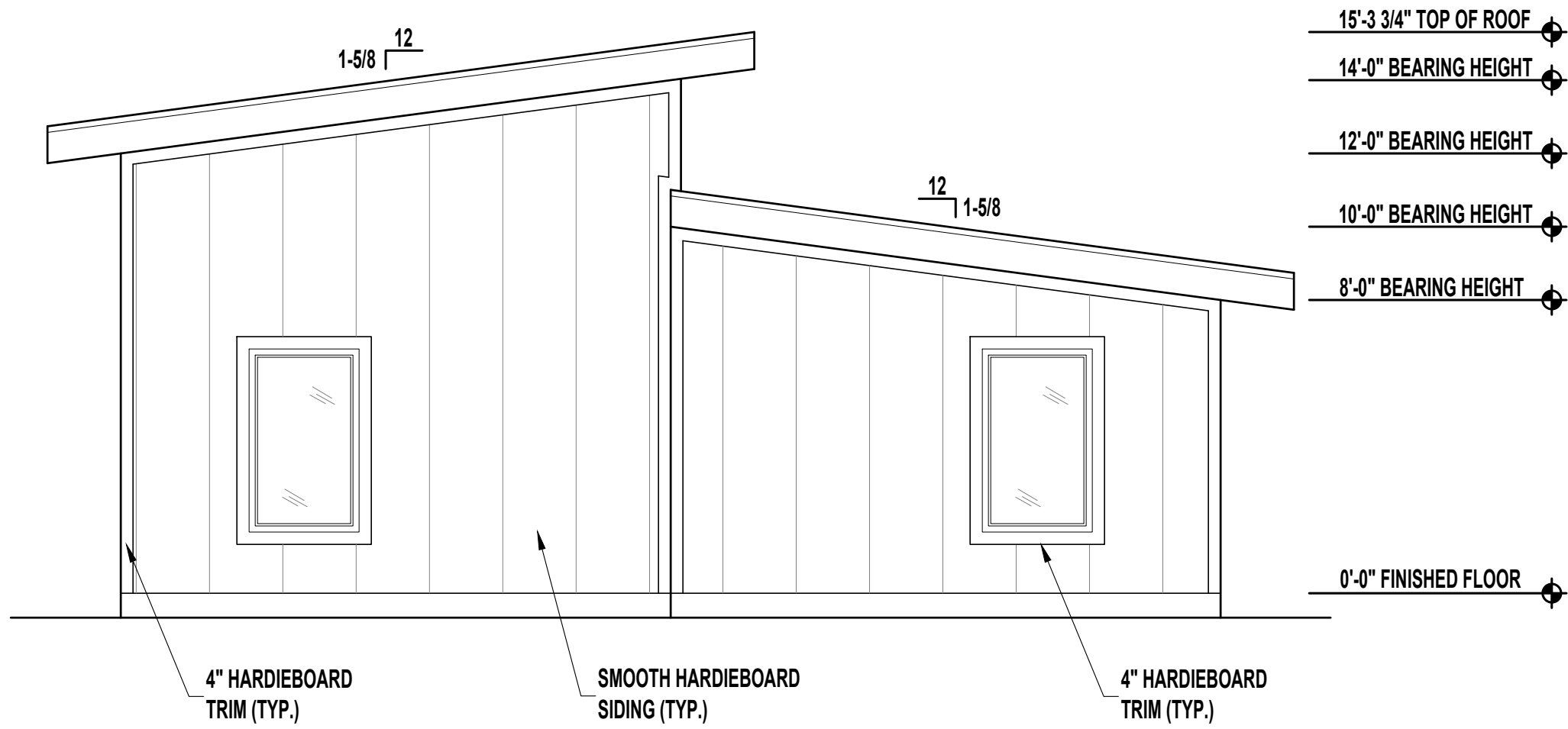
REVIEWED OR
CODE COMPLIANCE
10/23/2022
EXAMINER - LICENSE

Date 08-17-22
Scale AS SHOWN
Drawn WES
Sheet
A2.1



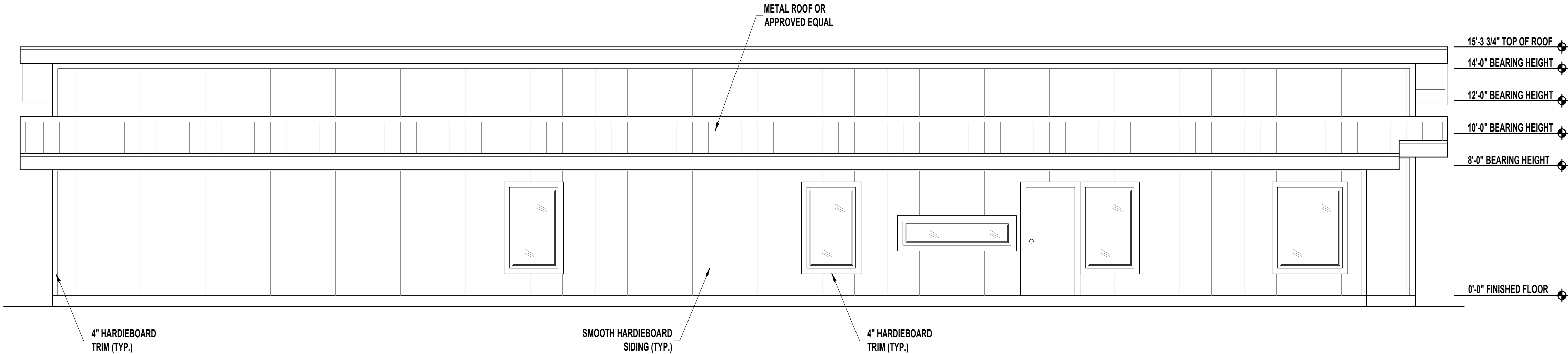
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



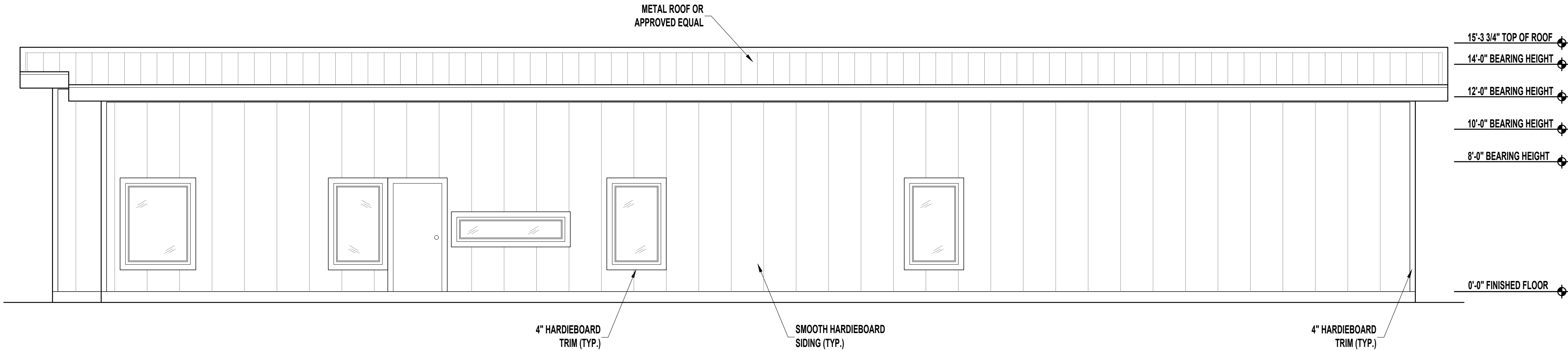
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

29 MASTERS DRIVE
SAINT AUGUSTINE FL 32084

ELEVATIONS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: tilleshields@gmail.com
© 2021 Shields CAD Services, LLC

COLOUR HOMES
Jacksonville, FL
Email: ColourEstimates@gmail.com
Phone: (904) 704-3354
www.Colour-Homes.com
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Revisions	No.	Date	By	Prepared For:
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Date 08-17-22

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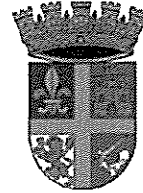
Drawn WES

Sheet

A2.1



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



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

Application Fee: **\$300.00 full** / \$150.00 partial (plus advertising costs) BDAC Project No. **HP2022-0087**

Receipt No. **2510747** Meeting Date **December 14, 2022**

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

1. NAME OF APPLICANT Jason Stancil
Business (if applicable) Colour Homes LLC
Address 34 Cordova Street, St. Augustine, FL 32084
City St. Augustine State FL Zip 32084
Daytime telephone 904-704-3354 Other phone/email jason@colour-homes.com

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

2. NAME OF PROPERTY OWNER Kevin Howard
Business (if applicable) 904 Acquisitions
Address 5138 Medoras Ave
City St. Augustine State FL Zip 32080
Daytime telephone (required) 904-669-1918 Other phone _____

3. PROJECT STREET ADDRESS 29 Masters Drive

4. LEGAL DESCRIPTION OF PROPERTY
Lot 7/9 Block 20-1 Subdivision Ravenwood Parcel Number 108190-0000

5. DATE OF CONSTRUCTION 1942 Source: 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: new residential duplex

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

- ☐ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☒ Photographs of existing conditions including façades of the building and interior features if applicable.
- ☒ Drawings of proposed replacement buildings and or features if applicable.

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

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

11. FOR RELOCATION PROJECTS ONLY

- A. Address or location where building is to be moved: _____
- B. Estimated costs:
- 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.)

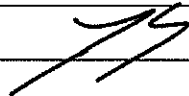
12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

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.

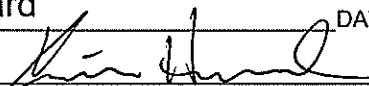
I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property 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 Jason Stancil DATE 11/18/2022

SIGNATURE OF APPLICANT 

PRINT 1st OWNER'S NAME Kevin Howard DATE 11/18/2022

SIGNATURE OF 1st PROPERTY OWNER 

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

Applicant Information Sheet

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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



Owner's Authorization For Agent

Jason Stancil is/are hereby authorized TO ACT ON BEHALF
OF Kevin Howard, 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: [Signature]
Signature of Owner

Kevin Howard

Print Name of Owner

904-669-1918

Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 18th day of November, 2022

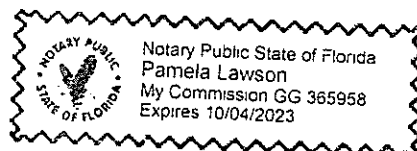
By Kevin Howard

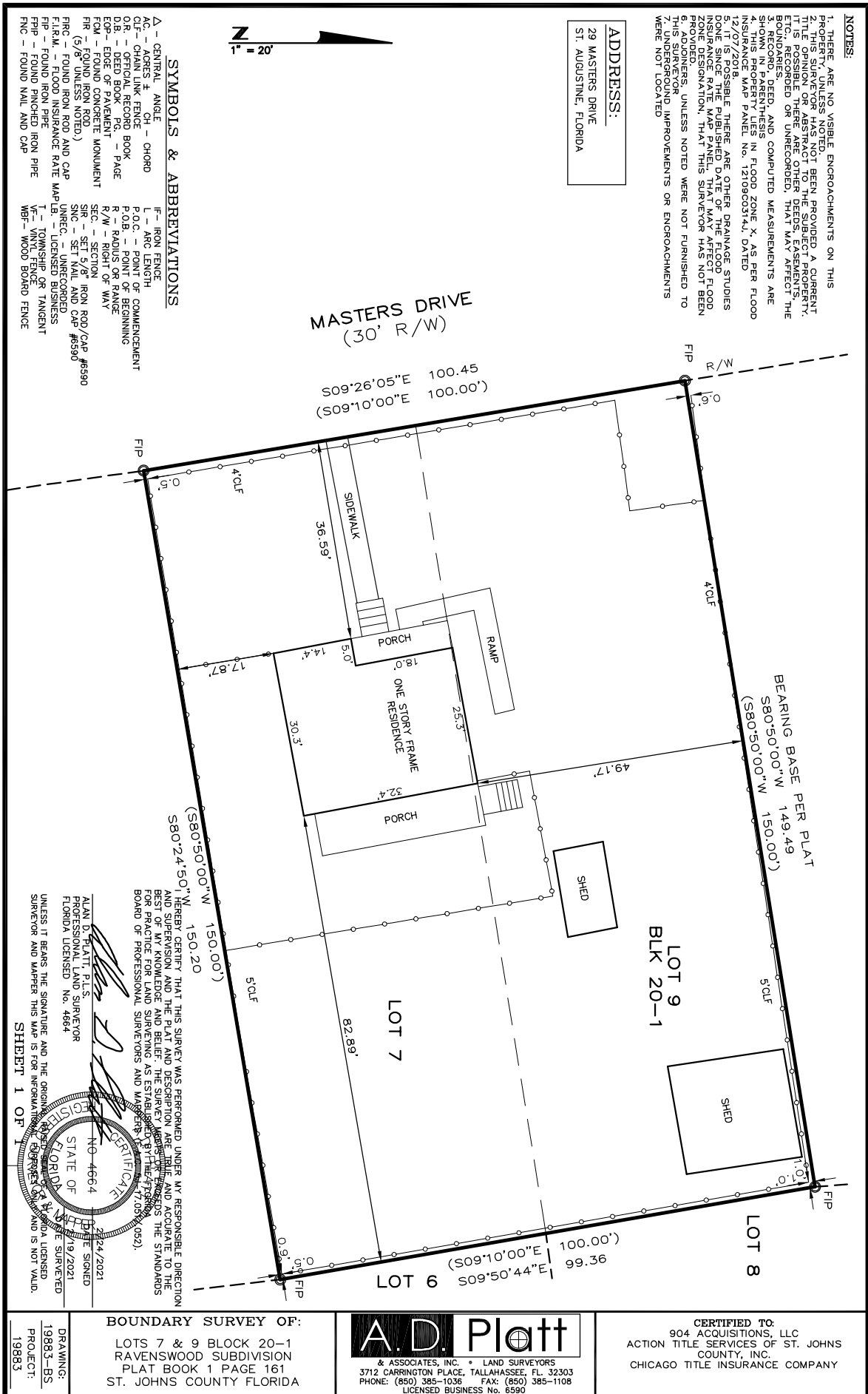
Identification verified:

Oath sworn: Yes No

Notary Signature: [Signature]

My Commission expires: 10/4/2023





This instrument was prepared by:

Joan DeGrande

Action Title Services of St. Johns County, Inc.

3670 US 1 South, Suite 110, St. Augustine, Florida 32086

File Number: 20099

Consideration: \$95,000.00

Documentary Stamps Paid: \$665.00

This Warranty Deed

Made this March 5, 2021 A.D. By

Mary Louise Simpson, a single woman, and Wanda Kaye Sander, a married woman, and Ethel Lorraine Murphy, a married woman, and Wendy Marie Evett, a married woman, and James Kenneth VanPelt, Jr., a married man, and Jennifer Ann Ljubisavljeric, a married woman, hereinafter called the grantor, to 904 Acquisitions, LLC, a Florida limited liability company, whose post office address is: 5138 Medoras Avenue, Saint Augustine, Florida 32080, hereinafter called the grantee:

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

Witnesseth, that Grantor, for the sum of **Ten Dollars and no cents (\$10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Lot (s) 7 and 9, Block 20-1, Ravenswood, as per Official Map of New Augustine, Florida, dated June 1918, filed in the office of the Clerk of the Circuit Court of St. Johns County, Florida, being a portion of the Avice and Viel Grant, Section 41, Township 7 South, Range 29 East.

Parcel ID Number: 108190-0000

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

In addition, the property is not contiguous to such persons' homestead, which is located at: Mary Louise Simpson at 1301 Montoya Drive, Deltona, Florida 32738 and Wanda Kaye Sander at 1021 Francis St. St. Augustine, FL 32084 and Ethel Lorraine Murphy at 227 Baracoa Ct., St. Augustine, FL 32086 and Wendy Marie Evett at 2360 Pleasure Ln., St. Augustine, FL 32084 James Kenneth VanPelt, Jr. at 2360 Pleasure Ln., St. Augustine, FL 32084 and Jennifer Ann Ljubisavljeric at 1341 Toft Ct., Middleburg, FL 32068

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2020**.

[signature page to follow]

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

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

Signed, sealed and delivered in our presence:

[1] *CK/K*

Witness Print Name: Charlotte Kelley

[2] *Sandra L. Gunn*

Witness Print Name: Sandra L. Gunn

Mary Louise Simpson (Seal)
Mary Louise Simpson

Address: 1301 Montoya Drive, Deltona, Florida 32738

Wanda Kaye Sander, by Mary Louise Simpson, her Attorney-in-Fact (Seal)

Wanda Kaye Sander, by Mary Louise Simpson, her Attorney-in-fact

Address: 1021 Francis St., St. Augustine, FL 32084

Ethel Lorraine Murphy, by Mary Louise Simpson, her Attorney-in-Fact (Seal)

Ethel Lorraine Murphy, by Mary Louise Simpson, her Attorney-in-fact

Address: 227 Baracoa Ct., St. Augustine, FL 32086

Wendy Marie Evett, by Mary Louise Simpson, her Attorney-in-Fact (Seal)

Wendy Marie Evett, by Mary Louise Simpson, her Attorney-in-fact

Address: 2360 Pleasure Ln., St. Augustine, FL 32084

James Kenneth VanPelt Jr., by Mary Louise Simpson, her Attorney-in-Fact (Seal)

James Kenneth VanPelt, Jr., by Mary Louise Simpson, his Attorney-in-fact

Address: 2360 Pleasure Ln., St. Augustine, FL 32084

Jennifer Ann Ljubisavljeric, by Mary Louise Simpson, her Attorney-in-Fact (Seal)

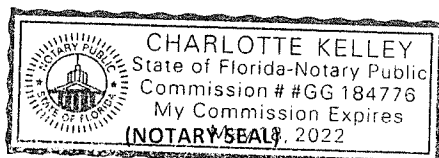
Jennifer Ann Ljubisavljeric, by Mary Louise Simpson, her Attorney-in-fact

Address: 1341 Toft Ct., Middleburg, FL 32068

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this March 05, 2021, by Mary Louise Simpson, a single woman, and Mary Louise Simpson as Attorney-in-fact for Wanda Kaye Sander, a married woman, and Mary Louise Simpson as Attorney-in-fact for Ethel Lorraine Murphy, a married woman, and Mary Louise Simpson as Attorney-in-fact for Wendy Marie Evett, a married woman, and Mary Louise Simpson as Attorney-in-fact for James Kenneth VanPelt, Jr., a married man, and Mary Louise Simpson as Attorney-in-fact for Jennifer Ann Ljubisavljeric, a married woman. Such person (notary must check applicable box):

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



CK/K
Notary Public
Print Name: Charlotte Kelley
My Commission Expires: 05/18/2022

Map



Valuation Information

	2023
Building Value	\$14,956
Extra Features Value	\$6
Total Land Value	\$75,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$89,962
Total Deferred	\$0
Assessed Value	\$89,962
Total Exemptions	\$0
Taxable Value	\$89,962

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

Historical Assessment Information

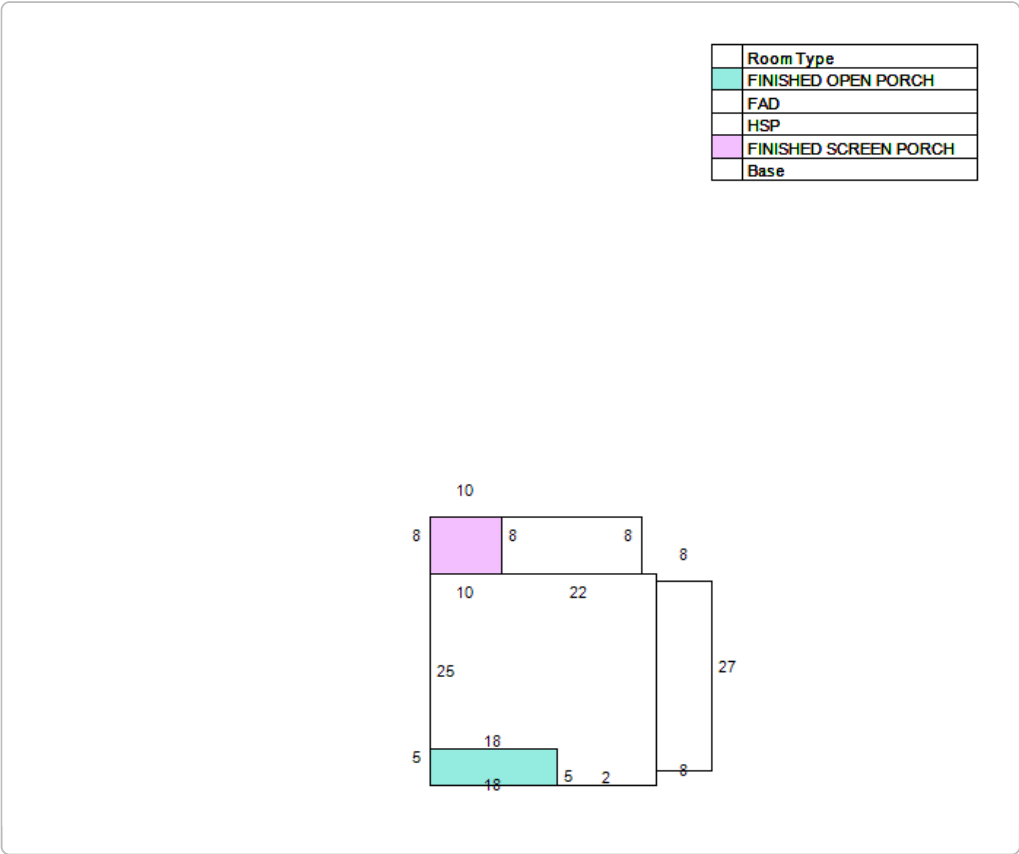
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$12,713	\$225	\$75,000	\$0	\$0	\$87,938	\$87,938	\$0	\$87,938
2021	\$16,271	\$500	\$105,000	\$0	\$0	\$121,771	\$121,771	\$0	\$121,771
2020	\$49,138	\$5,985	\$63,750	\$0	\$0	\$118,873	\$118,873	\$0	\$118,873
2019	\$41,674	\$1,693	\$63,750	\$0	\$0	\$107,117	\$44,332	\$107,117	\$0
2018	\$42,997	\$1,774	\$49,500	\$0	\$0	\$94,271	\$43,505	\$94,271	\$0
2017	\$32,951	\$844	\$49,500	\$0	\$0	\$83,295	\$42,610	\$83,295	\$0
2016	\$34,297	\$844	\$49,500	\$0	\$0	\$84,641	\$41,734	\$84,641	\$0
2015	\$27,254	\$844	\$45,000	\$0	\$0	\$73,098	\$41,444	\$73,098	\$0
2014	\$26,618	\$844	\$45,000	\$0	\$0	\$72,462	\$41,115	\$72,462	\$0
2013	\$27,586	\$844	\$45,000	\$0	\$0	\$73,430	\$40,507	\$73,430	\$0
2012	\$28,554	\$844	\$45,000	\$0	\$0	\$74,398	\$39,830	\$74,398	\$0
2011	\$29,038	\$844	\$48,750	\$0	\$0	\$78,632	\$38,670	\$78,632	\$0
2010	\$30,006	\$844	\$56,250	\$0	\$0	\$87,100	\$38,099	\$87,100	\$0

Building Information

Building	1	Roof Cover	Composite Shingle
Year Built	1942	Roof Structure	Gable Hip
Actual Area	1416	Interior Flooring	Pine Wood
Conditioned Area	1086	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Forced Air
Style	01	Air Conditioning	Window
Class	N	Bedrooms	0
Exterior Wall	Cement Fiber	Baths	

Description	Square Footage
BASE AREA	870
FINISHED SCREEN PORCH	80
HALF SCREEN PORCH	160
FRAME ADDITION	216
FINISHED OPEN PORCH	90
Total SqFt	1416

Sketch Information



Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		6

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	150	15000	SF	\$75,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/8/2021	3/5/2021	\$95,000.00	WARRANTY DEED	5200	415	Q	I	SIMPSON MARY LOUISE ET AL	904 ACQUISITIONS LLC
9/6/2019	8/30/2019	\$0.00	LETTERS OF ADMN	4790	1076	U	I	SIMPSON GREACE(DECLD)	SIMPSON MOLLIE GRACE(DECLD)
9/6/2009	8/30/2019	\$0.00	SUMMARY ORDER ADMIN	4790	1118	U	I	SIMPSON MOLLIE GRACE(DECLD)	SIMPSON MARY LOUISE ET AL

No data available for the following modules: Exemption Information.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
COLOUR HOMES LLC

Filing Information

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

Principal Address

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

Changed: 04/30/2021

Mailing Address

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

Changed: 04/30/2021

Registered Agent Name & Address

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

Address Changed: 04/30/2021

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

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

Document Images

04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
01/31/2019 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
904 ACQUISITIONS, LLC

Filing Information

Document Number	L18000221287
FEI/EIN Number	83-1958059
Date Filed	09/18/2018
Effective Date	09/17/2018
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/24/2020
Event Effective Date	NONE

Principal Address

5138 MEDORAS AVE
SAINT AUGUSTINE, FL 32080

Changed: 08/24/2020

Mailing Address

5138 MEDORAS AVE
SAINT AUGUSTINE, FL 32080

Changed: 08/24/2020

Registered Agent Name & Address

HOWARD, KEVIN
5138 MEDORAS AVE
SAINT AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title MGRM

HOWARD, KEVIN
5138 MEDORAS AVE
SAINT AUGUSTINE, FL 32080

Title MGR

HOWARD, KAMLI
5138 MEDORAS AVE
SAINT AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2020	01/17/2020
2021	02/03/2021
2022	01/31/2022

Document Images

01/31/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
08/24/2020 -- LC Amendment	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
03/01/2019 -- ANNUAL REPORT	View image in PDF format
09/18/2018 -- Florida Limited Liability	View image in PDF format

Candice Seymour

From: David NOLAN <saveourhistory@comcast.net>
Sent: Friday, December 9, 2022 9:25 AM
To: Harb
Subject: Item 5A for your December 14, 2022 meeting: 29 Masters Drive

Dear friends,

I notice that the application for demolition of 29 Masters Drive contains the wrong date of construction. 1942 is listed, but the house is several decades older than that. In the case of demolition of our historic buildings, accuracy is important.

I do not see included in the packet relating to the demolition request the information I sent when the original request was made in 2021. I hope you will dig this up and re-read it, as it deals with an important historic part of the property--that it was the home of a major character--"My Cherokee Grandmother"--in the 1994 novel River of Hidden Dreams by Connie May Fowler, the leading St. Augustine novelist since the death of Marjorie Kinnan Rawlings. Fowler wrote an extensive piece about it for the New York Times Book Review (the nation's most influential literary publication), which I included with my previous communication. It includes her memories of the place now proposed for demolition, and the memorable personage who occupied it.

I know you have a great deal to read before your meetings, but let me urge you to particularly read this one--as this is one of those demolitions for which St. Augustine will not wish to be remembered in the future.

There is serious talk now of establishing a Literary Trail for the city, and this would be one of the landmark sites to present--if it is not carelessly demolished for yet another anonymous real estate development.

Please give it the careful attention and consideration it deserves!

Sincerely,
David Nolan
30 Park Terrace Drive
St. Augustine, FL 32080

Candice Seymour

From: David NOLAN <saveourhistory@comcast.net>
Sent: Sunday, April 11, 2021 9:12 PM
To: harb
Cc: Christina@historiccoastculture.com; Casey Welch; Charles Tingley; rainbow williams; Gardner, Sheldon; Kathy Schirmacher
Subject: Public Comment on PL2021-0043 (Proposal to demolish 29 Masters Drive)
Attachments: IMG_2474.jpg; IMG_2475.jpg; IMG_2476.jpg; IMG_2477.jpg; IMG_2478.jpg; IMG_2479.jpg; IMG_2480.jpg; IMG_2481.jpg

Dear Historic Architectural Review Board,

The proposal to demolish 29 Masters Drive is on your agenda for April 15, 2021 (Item 8 a: PL2021-0043).

I would like to urge you to try and save this more than a century-old building.

It was the home from the 1930s until her death in 1963 of Oneida Hunter May, the inspiration for the 1994 novel "River of Hidden Dreams" by her granddaughter, Connie May Fowler. It can justly be considered one of the Ancient City's literary landmarks. Connie Fowler wrote of the book and her grandmother in the New York Times Book Review--the single most influential book publication in America--on May 22, 1994. (I am attaching the article, "No Snapshots in the Attic: A Granddaughter's Search for a Cherokee Past" not only for its relevance, but because it is a delight to read).

Connie May Fowler is the best-known novelist to live in St. Augustine since the days of Zora Neale Hurston and Marjorie Kinnan Rawlings (both of whom she greatly admires). Her most famous fan is Oprah Winfrey, who acted in the movie made from Fowler's 1997 novel "Before Women Had Wings."

I have pointed out her grandmother's house at 29 Masters Drive many times on the annual "Know Your City" tours sponsored by the Citizens for the Preservation of St. Augustine.

There has been talk in recent years of placing historic markers in West Augustine, and also of creating a "Literary Trail" like our well-known "Freedom Trail." This house would be suitable for both markers.

A public-spirited owner would be applauded for putting the distinctive house back in shape, with its picturesque front yard fountain, decorative woodwork and rare St. Augustine use of "Formstone"--the building material that made Baltimore famous [see:https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwelcometobaltimorehon.com%2fthe-story-behind-formstone&c=E,1,jpXXL1f841QoTPEkK9WWp_9czeuUz9-99245XhwF5rVMiSLVkuSq_3Y1dqC4poC1PxDnoqrRGKSMPnpfkgx6iY3rv7s243X-71-UDLOaPD8NDKa_gJjFYKqYUQzg&typo=1].

It is located in an area of many threatened historic buildings, and in a subdivision that boasts a literary name: Ravenswood--taken from one of the popular 19th century novels by Sir Walter Scott.

Let us not see the neighborhood have fewer historic buildings and a weakened literary heritage by the loss of 29 Masters Drive.

Sincerely,

David Nolan

30 Park Terrace Drive

St. Augustine, FL 32080

The New York Times

<https://www.nytimes.com/1994/05/22/books/no-snapshots-in-the-attic-a-granddaughters-search-for-a-cherokee-past.html>

No Snapshots in the Attic: A Granddaughter's Search for a Cherokee Past

By Connie May Fowler

May 22, 1994



See the article in its original context from
May 22, 1994, Section 7, Page 49 Buy Reprints

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FOR as long as anyone can remember, poverty has crawled all over the hearts of my family, contributing to a long tradition of premature deaths and a lifetime of stories stymied behind the mute lips of the dead. The survivors have been left without any tangible signs that evoke the past: no photographs or diaries, no wedding bands or wooden nickels.

This absence of a record seems remarkable to me since our bloodline is diverse: Cherokee, Irish, German, French; you would think that at least a few people would have had the impulse to offer future generations a few concrete clues as to who they were. But no; our attics are empty. Up among the cobwebs and dormer-filtered light you will find not a single homemade quilt, not one musty packet of love letters.

Lack of hard evidence of a familial past seems unnatural to me, but I have developed a theory. I believe that my relatives, Indians and Europeans alike, couldn't waste free time on preserving a baby's first bootie. There were simply too many tales to tell about each other, living and dead, for them to be bothered by objects that would only clutter our homes and our minds.

The first time I noticed this compulsion to rid ourselves of handed-down possessions was in the summer of my eighth year when my mother decided to fix the front screen door, which was coming off its hinges. As she rummaged through a junk drawer for a screwdriver, she came upon a dog-eared photograph of her father. He stood in front of a shack, staring into the camera as though he could see through the lens and into the eyes of the photographer. "Oh, that old picture," my mother said disdainfully. "Nothing but a dust catcher." She tossed the photo in the trash, pulled up a chair, lit a cigarette and told me about how her Appalachian-born daddy could charm wild animals out of the woods by standing on his front porch and singing to them.

The idea that my family had time only for survival and storytelling takes on special significance when I think of my grandmother, my father's mother, Oneida Hunter May, a Cherokee who married a white man. Hers was a life cloaked in irony and sadness, yet 30 years after she died her personal history continues to suggest that spinning tales is a particularly honest and noble activity.

Throughout her adult life, the only time Oneida Hunter May felt free enough to claim her own heritage was in the stories she told her children. At all other times, publicly and

privately, she declared herself white. As both a writer and a granddaughter, I have been haunted by her decision to excise her Indian heart and I have struggled to understand it. Of course, her story would work its way into my fiction, but how it did and what I would learn about the truth of cultural and familial rumors when they contradict the truth of our official histories would change the way I see the world, the way I write, and how and whom I trust.

Until I became an adult this is what I accepted as true about my grandmother: She was a Cherokee Indian who married a South Carolinian named John May. Early in the marriage they moved to St. Augustine, Fla. They had three children, two boys and a girl. Shortly after moving to Florida, John May abandoned his wife and children. The family believed he joined the circus. (When I was a child my family's yearly pilgrimage to the Greatest Show on Earth took on special significance as I imagined that my grandfather was the lion tamer or the high-wire artist.) Grandmama May was short and round. While she was straightforward with the family about her Indian ancestry, she avoided instilling in us a shred of Native American culture or custom. Through the use of pale powder and rouge, she lightened her skin. Her cracker-box house on the wrong side of the tracks was filled with colorful miniature glass animals and hats and boots, all stolen from tourist shops downtown. According to my father, she was "run out of town on a rail" more than once because of the stealing, and she even spent time in the city jail. Her laughter was raucous. She tended to pick me up by putting her hands under my armpits, which hurt, and it seemed as if every time I saw her she pinched my cheeks, which also hurt. My grandmother mispronounced words and her syntax was jumbled. I've since realized that her strange grammar patterns and elocution were the results of having no formal education and of speaking in a language that was not her native tongue.

For me, growing up was marked not only by a gradual loss of innocence but by the loss of the storytellers in my life: grandparents, aunts and uncles, parents. With them went my ability to believe and know simple truths, to accept the face value of things without needless wrestling. As the cynicism of adulthood took hold, I began to doubt the family stories about my grandmother and I even decided my recollections were warped by time and the fuzzy judgment of childhood, and that the stories were based on oral tradition rooted in hearsay. What is this ephemeral recitation of our lives anyway? A hodgepodge of alleged fact, myth and legend made all the more unreliable because it goes unchecked by impartial inquiry. After all, don't scholars dismiss oral histories as anecdotal evidence?

I told myself I was far too smart to put much stock in my family's Homeric impulses. In choosing to use my grandmother's life as a stepping-off point for a new novel, I decided that everything I knew as a child was probably exaggerated at best and false at worst. I craved empirical evidence, irrefutable facts; I turned to government archives.

I began my inquiry by obtaining a copy of my grandmother's death certificate. I hoped it would provide me with details that would lead to a trail back to her early life and even to her birth. The document contained the following data: Oneida Marie Hunter May was born Aug. 14, 1901, in Dillon, S.C. She died June 8, 1963, of diabetes. But from there her history was reduced to no comment. Line 13, father's name: five black dashes. Line 14, mother's maiden name: five dashes. Line 16, Social Security number: none. The most chilling, however, because it was a lie, was line 6, color or race: white.

Her son, my uncle J. W., was listed as the "informant." Perhaps he thought he was honoring her by perpetuating her longstanding public falsehood. Perhaps, despite what he knew, he considered himself white – and therefore so was she. Perhaps in this small Southern town he was embarrassed or frightened to admit his true bloodline. Did he really not know his grandparents' names? Or did he fear the names would suggest his Indian lineage? Whether his answers were prompted by lack of knowledge or a desire to be evasive, the result was that the "facts" of the death certificate were suspect. The information recorded for posterity amounted to a whitewash. The son gave answers he could live with, which is what his mother had done, answers that satisfied a xenophobic society.

Thinking that perhaps I had started at the wrong end of the quest, I went in search of her birth certificate. I contacted the proper office in South Carolina and gave the clerk what meager information I had. I realized that without a Social Security number, my chances of locating such a document were slim, but I thought that in its thirst for data the government might have tracked Indian births. "No, I'm sorry," I was told over the phone by the clerk who had been kind enough to try an alphabetical search. "South Carolina didn't keep detailed files on Indians back then. You could try the Cherokees, but I don't think it will help. In those days they weren't keeping good records either."

I was beginning to understand how thoroughly a person can vanish and how – without memory and folklore – one can be doomed to oblivion. But I pursued history, and I changed my focus to Florida. I began reading accounts of St. Augustine's Indian

population in the last century, hoping to gain insight into my grandmother's experience. There is not a great amount of documentation, and most of what does exist was written by long-dead Roman Catholic missionaries and Army generals, sources whose objectivity was compromised by their theological and military mandates. Nevertheless, I stumbled on an 1877 report by Harriet Beecher Stowe about the incarceration of Plains Indians at Castillo de San Marcos (then called Fort Marion) at the mouth of the St. Augustine harbor.

DURING their imprisonment, which lasted from 1875 to 1878, the Indians were forced to abandon their homes, religions, languages, their dress and all other cultural elements that white society deemed "savage" – a term used with alarming frequency in writings of the time. Calling the Indians in their pre-Christian state "untamable," "wild" and "more like grim goblins than human beings," Stowe apparently approved of what they became in the fort: Scripture-citing, broken-spirited Indians dressed like their tormentors, United States soldiers. She writes, "Might not the money now constantly spent on armies, forts and frontiers be better invested in educating young men who shall return and teach their people to live like civilized beings?"

The written record, I was discovering, was fabulous in its distortion, and helpful in its unabashedness. It reflected not so much truth or historical accuracy as the attitudes of the writers.

The most obvious evidence of the unreliable nature of history is the cultural litany set down in tourist brochures and abstracted onto brass plaques in parks and on roadsides across America. My family has lived for three generations in St. Augustine, "The Oldest Continuously Inhabited City in America. Founded in 1565." What this proclamation leaves out is everything that preceded the town's European founding. Like my uncle's carefully edited account of my grandmother's life, St. Augustine's official version amounts to historical genocide because it wipes away all traces of the activities and contributions of a specific race. For hundreds of years this spit of land between two rivers and the sea was the thriving village of Seloy, home to the Timucuan Indians. But while still aboard a ship, before ever stepping onto the white and coral-colored shores of the "New World," Pedro Menendez renamed Seloy in honor of the patron saint of his birthplace. Then he claimed this new St. Augustine and all of "La Florida" to be the property of Spain; the Timucuans and their culture had been obliterated by a man at sea gazing at their land.

THESE distinctions between European facts and Indian facts are not trivial. The manipulation of our past is an attempt, unconscious or not, to stomp out evidence of the success and value of other cultures. My grandmother's decision to deny her heritage was fueled by the fear of what would happen to her if she admitted to being an Indian and by the belief that there was something inherently inferior about her people. And the falsehoods and omissions she lived by affected not just her; her descendants face a personal and historical incompleteness.

But when the official chronicles are composed of dashes and distortions and you still hunger for the truth, what do you do? For me, the answer was to let my writer's instincts take over. I slipped inside my grandmother's skin and tried to sort out her motives and her pain. I imagined her birth and what her mother and father might have looked like. I gave them names, Nightwater and Billy. I called the character inspired by my grandmother Sparrow Hunter. She would bear a daughter, Oneida. And it would be Oneida's offspring, Sadie Hunter, who would uncover the stories that revealed the truth.

But I needed to know how a young Indian woman with three babies to feed survives after she's been abandoned in a 1920's tourist town that promoted as its main attraction an ancient and massive fort that had served as a prison for Comanches, Kiowas, Seminoles, Apaches, Cheyennes, Arapaho, Caddos and others. The writer-granddaughter listened to her blood-born voices and heard the answers. Her grandmother made up a birthplace and tried to forget her native tongue. She stayed out of the sun because she tanned easily, and she bought the palest foundations and powders available. She re-created herself. For her children and grandchildren never to be called "Injun" or "savage" must have been one of her most persistent hopes. And what bitter irony it must have been that her children obeyed and took on the heritage of the man who had deserted them. I was discovering that my novel would be far better served if I stopped digging for dates and numbers and instead strove to understand my grandmother's pain.

My research had another effect, one far more important than causing me to question our written record. It pushed me forward along the circle, inching me back to where I had started: the oral history. My family has relentlessly nurtured its oral tradition as though instinctively each of us knew that our attics would be empty for generations but our memory-fed imaginations could be filled to overbrimming with our tales of each other. And certainly, while the stories are grandiose and often tall, I decided they are no more slanted than what is fed to us in textbooks.

I have come to view my family's oral history as beautifully double-edged, for in fiction – oral or written – there is a desire to reveal the truth, and that desire betrays my grandmother's public lie. It is in the stories shared on our beloved windy porches and at our wide-planked pine tables, under the glare of naked moth-swept light bulbs, that the truth and the betrayal reside. Had my grandmother not felt compelled to remember her life before John May stepped into it and to relate to little Henry and J. W. and Mary Alice what times were like in South Carolina in the early 1900's for a dirt-poor Indian girl, then a precious link to her past and ours would have been lost forever. And while she raised her children to think of themselves as solely white, she couldn't keep secret who she really was.

Those must have been wondrous moments when she tossed aside the mask of the liar to take up the cloak of the storyteller. It was a transformation rooted in our deepest past, for she transcended her ordinary state and for a brief time became a shaman, a holy person who through reflection, confession and interpretation offered to her children an opportunity to become members of the family of humankind, the family that traces its history not through DNA and documents but through the follies and triumphs, the struggles and desires of one another. So I turn to where the greatest measure of truth exists: the stories shared between mother and child, sister and brother, passed around the table like a platter of hot biscuits and gravy and consumed with hungry fervor.

My attempt to write about my grandmother's life was slow and often agonizing. But turning a tangle of information and inspiration into a novel and into a facet of the truth that would shine was the process of becoming a child again, of rediscovering the innocence of faith, of accepting as true what I have always known. I had to believe in the storyteller and her stories again.

The novel my grandmother inspired is fiction, for sure, but it reinforces the paradox that most writers, editors and readers know: fiction is often truer than nonfiction. A society knows itself most clearly not through the allegedly neutral news media or government propaganda or historical records but through the biased eyes of the artist, the writer. When that vision is tempered by heaven and hell, by an honesty of the intellect and gut, it allows the reader and viewer to safely enter worlds of brutal truth, confrontation and redemption. It allows the public as both voyeur and safely distanced participant to say, "Aha! I know that man. I know that woman. Their struggles, their temptations, their

betrayals, their triumphs are mine."

ONE of my favorite relatives was Aunt Emily, J. W.'s wife. I saw her the night of my father's death in 1966 and – because my aunt and uncle divorced and because my father's death was a catastrophic event that blew my family apart – I did not see her again until 1992. She was first in line for the hometown book signing of my debut novel, "Sugar Cage." We had a tearful and happy reunion, and before she left she said, "I remember the day you were born and how happy I was that you were named for your Grandmother Oneida."

I looked at her stupidly for a moment, not understanding what she was saying. Then it dawned on me that she misunderstood my middle name because we pronounced Oneida as though it rhymed with Anita. "Oh no," I told her. "My name is Connie Anita." Aunt Emily smiled and said, "Sweetheart, the nurse wrote it down wrong on your birth certificate. All of us except for your grandmother got a big laugh out of the mistake. But believe me, it's what your parents said: you're Connie Oneida."

I loved that moment, for it was a confirmation of the integrity of our oral histories and the frailties of our official ones. As I go forward with a writing life, I accept that my creative umbilical cord is attached to my ancestors. And to their stories. I've decided to allow their reflective revelations to define me in some measure. And I have decided not to bemoan my family's bare attics and photo albums, because as long as we can find the time to sit on our porches or in front of our word processors and continue the tradition of handing down stories, I believe we will flourish as Indians, high-wire artists, animal charmers and writers all. And the truth will survive. It may be obscured occasionally by the overblown or sublime, but at least it will still be there, giving form to our words and fueling our compulsion to tell the tale.



For the December 14, 2022, HARB Meeting

Agenda Item 6(c) HP2022-0069 World Construction Co., Inc. - Applicant
Continued from October 20, 2022 St. George Street Properties, LLC - Owner
32 St. George Street
To construct a new pergola in the south courtyard and replace the existing wood gate with a new design along St. George Street.

This certificate of appropriateness was submitted for the October 20, 2022 HARB meeting but was continued without being heard due to missing application details and the lack of applicant or other representative present for the meeting. At the November 17, 2022, HARB meeting, the Board continued this item with the condition that the applicant submit all missing materials with plans, sections, and design of all elements of the proposed project.

As-of the additional materials deadline, Sunday, December 4, staff has not received any new drawings regarding the application; however, the correct property owner signature and a survey confirming the location of the courtyard on the property have been submitted by the property manager.

Attached is an e-mail sent by staff to both the property manager and applicant on Wednesday, November 30, with a list of items requested for this application to proceed. A copy of the attached order was also sent to the applicant the day after the November meeting.

Since the requested items were not received, a staff report and application packet have not been included for the Board's consideration.

It is staff's recommendation that the HARB can take one of the following actions regarding a Certificate of Appropriateness for **32 St. George Street**:

1. **CONTINUE** the application to an uncertain date to allow the applicant time to submit all required drawings. (Will require re-advertisement with associated costs to be assumed by the applicant); OR,
2. **DENY** the application because the applicant has failed to submit required drawings and details sufficient for review.

Candice Seymour

From: Candice Seymour
Sent: Wednesday, November 30, 2022 4:51 PM
To: Urban Management; Damien Starkey; Dror
Subject: RE: 32 St. George Street HARB application
Attachments: COA32StGeorgeSt111722OrderPACKET.pdf

Good afternoon,

I am reaching out regarding the above-referenced HARB application because additional information requested by both staff and the Board have not yet been received to review this application. The Board was very clear at the last meeting that items must be submitted per the attached order, which was previously e-mailed to the applicant after the November 17th meeting, otherwise the Board will not hear the application.

The following elements of the application are still required by the HARB:

- A representative at the meeting to present the application and answer board questions
- Site plans, elevation drawings, and sections of both the proposed pergola and gate including:
 - Dimensions (length, width, height and size(s) of lumber being used)
 - Type of material
 - Proposed finish/color
 - Drawings of the gate should include design details and the dimensions of any proposed design elements as well as the hardware being proposed
 - Drawings of the pergola should include type of proposed fasteners and whether these will be visible
 - Pergola drawing should also include the height of the pergola in relation to the height of the adjacent roof-eave of the building on the property

Be advised, if a representative for the applicant or property owner is not present at the December 14, 2022 meeting, and/or you fail to provide the documents described above, it is likely that the Board will deny this application as having been incomplete for multiple hearings. For this project to proceed, all requirements must be met.

If you have questions regarding these required items, do not hesitate to reach out to me. The deadline for submitting additional information for inclusion in the meeting packet is this Sunday, December 4, 2022. New information should be e-mailed to harb@citystaug.com. Any e-mails received after 12am Monday morning will be considered late and may not be included in meeting packet for review by the Board.

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





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

From: Meredith H. Randolph <mrandolph@citystaug.com>
Sent: Wednesday, November 23, 2022 11:11 AM
To: Urban Management <urbanpropertiesmanagement@gmail.com>; Damien Starkey <damien@worldconstructioninc.com>; Dror <drorzanani1409@gmail.com>
Cc: Harb <harb@citystaug.com>
Subject: RE: Survey

Received, thank you!

Meredith Randolph

Planning & Building Clerk

E: mrandolph@citystaug.com | P: 904.209.4325 | W: www.CityStAug.com



City of St. Augustine

P.O. Box 210

St. Augustine, FL 32085



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: Urban Management <urbanpropertiesmanagement@gmail.com>
Sent: Wednesday, November 23, 2022 11:08 AM
To: Meredith H. Randolph <mrandolph@citystaug.com>; Damien Starkey <damien@worldconstructioninc.com>; Dror <drorzanani1409@gmail.com>
Subject: Survey

Please see attached survey

--

Amanda Andringa

Urban Properties Management Group LLC

urbanpropertiesmanagement@gmail.com

(904)479-3456



November 17, 2022

Damien Starkey
World Construction Co., Inc.
6005 Powers Ave. #210
Jacksonville, FL 32217

cc: St. George Street Properties, LLC

Re: Certificate of Appropriateness – 32 St. George Street – HP2022-0069

Dear Mr. Starkey,

On November 17, 2022, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new pergola in the south courtyard and replace the existing wood gate with a new design along St. George Street.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the **December 14, 2022** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by December 4, 2022. (This date is a Sunday, so please plan accordingly. Anything submitted after that date will be considered late.)

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.: HP2022-0069
Applicant: World Construction Co., Inc.
Owner: St. George Street Properties, LLC
Address: 32 St. George Street
Parcel Number: 1974700000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new pergola in the south courtyard and replace the existing wood gate with a new design along St. George Street.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON NOVEMBER 17, 2022, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the November 17, 2022, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-3.
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new pergola in the south courtyard and replace the existing wood gate with a new design along St. George Street.

Subject to the following conditions:

- Dec. 14th meeting
- must submit all missing materials w/ plans, sections, and design of all elements.
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 17th day of November, A.D., 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2022-0069

REQUEST APPROVED / DENIED / CONTINUED

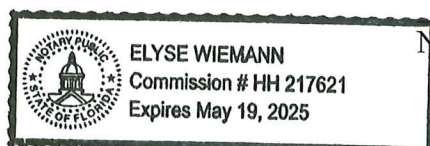
Catherine Duncan
Sign Name

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 17th day of November, A.D., 2022.



Elyse Wiemann
Notary Public, State of Florida



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 14, 2022 Meeting**



Application HP2022-0084

Address: 32 Charlotte Street

Applicant: High Tide Roofing & Waterproofing, Inc.

Property Owner: Sugartime St. Augustine, LLC

Project description: To replace existing asbestos shingles with a different roof material.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ528
National Register:	St. Augustine NR	Construction date:	1904-1910
Archaeology Zone:	District: Contributing	Zoning District:	HP-3
Parcel number:	IA		
Agenda Item:	1967200000	Previous Action(s):	N/A
	7(a)		

STAFF SUMMARY AND ANALYSIS:

1. Building is located on the west side of Charlotte Street on the block between Cuna and Hypolita Streets in the HP-3 Zoning district and is a contributing building in the St. Augustine National Register Historic District.
2. The Frame Vernacular building, constructed between 1904 and 1910 according to the Florida Master Site File (FMSF), features a front-gable roof with a hip roofed two-story porch below and a dark diamond shaped asbestos shingle. The height of the building and narrow street offers limited view of the roof from ground-level. Additional photos of the roof were requested from the applicant by staff, but were not received at the drafting of this staff report.
3. There are no prior roof permits on record for the property.
4. The applicant is requesting to replace the existing shingles with a light gray asphalt shingle. A brochure noting the color selection was provided by the applicant and included in the application packet.
5. There are two brick chimneys centered on the roof ridge (one forward, one to the rear of the building). Any alteration to or removal of these would require review and approval of a Certificate of Demolition application for partial demolition prior to work commencing. Other architectural elements of the roof including the exposed rafter tails and bargeboard should be retained as well.
6. The Sanborn maps indicate a shingle material on the structure beginning from 1910 through 1924. The 1930 Sanborn map, updated to 1965, shows a rear porch and addition with a composition roof. These areas were not accessible during staff's site visit and the applicant should confirm the existing material of those portions of the building.
7. The Architectural Guidelines for Historic Preservation (AGHP) encourages replacement of materials in-kind or with appropriate alternative/substitute materials that match the composition, size, shape, color, and texture of existing roof surfaces; however, the AGHP also discourages use of new materials that do not convey the visual appearance of the surviving parts of the roof, or that is physically or chemically incompatible.
8. Frame Vernacular roofs constructed from 1845 to about 1920 were generally covered with metal, corrugated metal or metal novelty shingles according to the AGHP. Fiberglass shingles are allowed as a pre-approved roofing material on frame vernacular buildings constructed after 1920 and all masonry vernacular buildings. The HARB should determine whether the proposed asphalt shingle material is appropriate for the building and the streetscape which features several different roof materials and forms including flat roofs with parapets and hipped and gabled roofs with wood shingles, painted and unpainted metal, clay tile, and asphalt shingles.
9. The proposed squared edge shingles are not in the same diamond shaped pattern as the existing asbestos shingles; however, previous applicant have indicated that diamond pattern asphalt shingles have been difficult to obtain.
10. If the material is determined appropriate, the HARB should determine whether the proposed light gray or a medium to dark gray or brown, as recommended by the AGHP, would be more compatible to the building and the streetscape.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **32 Charlotte Street** if the HARB finds that the proposed replacement material meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary replacement material with appropriate color to be specified by the HARB.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove existing diamond shaped asbestos shingles.
2. Install Atlas Pinnacle Supreme architectural shingles in the color oyster (light gray).

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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.
- 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...

- 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.
- 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.
- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.
- 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

Frame Vernacular roofs locally are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick, and are occasionally finished with stucco. Refer to the Pre-Approved Guidelines when considering replacement roof materials for a list of materials that are acceptable and can be approved with a building permit by City Staff.

COA HP2022-0084
32 Charlotte Street
December 14, 2022

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS

32 Charlotte Street



Front (east) Elevation



STAFF PHOTOGRAPHS
32 Charlotte Street



STAFF PHOTOGRAPHS
32 Charlotte Street



South Elevation

STAFF PHOTOGRAPHS

32 Charlotte Street



South Elevation

STAFF PHOTOGRAPHS
32 Charlotte Street



Detail of Front/North Elevation

STAFF PHOTOGRAPHS

32 Charlotte Street



Context Photographs

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 851528 1009==
Site Name: 32 Charlotte Street 830== Survey Date: 7808 820==
Address: 32 Charlotte Street, St. Augustine, FL 32084 905==
Instructions for Locating: _____
813== County: St. Johns 808==
Location: City of St. Augustine 8 12 868==
(subdivision) (block) (lot)
868==
Owner of Site: Name: Marraccini, Filippa E. & Going, Norma R. ;
Address: 32 Charlotte Street
St. Augustine, FL 32084 902==
Occupant or Manager: Charlotte Street Shop Books & Prints (occupant) 904==
Type of Ownership: Private 848== Zoning: HP-3
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469860 3307050 890== Location: T07S R30E N18 812==
(zone) (easting) (northing) (T) (R) (S)
Map Reference: USGA 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:	
() <u>Excellent</u>	863==	() <u>Zoning</u>	878==
() <u>Good</u>	863==	() <u>Development</u>	878==
(x) <u>Fair</u>	863==	() <u>Deterioration</u>	878==
() <u>Deteriorated</u>	863==	() <u>Borrowing</u>	878==
		() <u>Transportation</u>	878==
Integrity of Site:		() <u>Fill</u>	878==
(x) <u>Altered</u>	858==	() <u>Dredge</u>	878==
() <u>Unaltered</u>	858==	() <u>Other</u>	878==
(x) <u>Original Site</u>	858==		
() <u>Restored - Date:</u>	858==		
() <u>Moved - Date:</u>	858==		

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

II. SITE DESCRIPTION, continued.

Original Use: Private Residence 838== Present Use: Private Res/Commercial 850==
Date: +1910 844== Period: 20th cent. 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame Vernacular 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Wood weatherboard with cornerboards, drop siding with
cornerboards 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS 2/2, french doors 942==
Foundation: Brick piers, coquina piers, some lattice infill 942==
Roof Type: Gable 942==
Secondary Roof Structures: Hip porch, shed porch 942==
Porches & Balconies: Two-story, open, front
_____ 942==
Chimney Location: Offset ridge, offset lateral slope 942==
Materials: (882)
Chimney: Brick (1 with metal cap) 882==
Roof Surfacing: _____ 882==
Ornament Exterior: Jigsawn brageboards, jigsawn brackets, chamfered posts
_____ 882==
Quantitative Data: (950-954)
Chimneys: 2 952== Dormers: _____ 954== Stories: 2 950==
Other: _____ 956==
Surroundings: Mixed Commercial/Residential 864==
Relationship to Surroundings: Faces rear of motel one block from restored
area.
_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Hotels, Women

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 32 Charlotte Street was constructed between 1904 and 1910. Victorian elements include jigsawn barge-boards as well as jigsawn brackets and chamfered posts on the two-story open front porch. The house faces the rear of a motel and is located on a street of mixed commercial and residential establishments. It is one block from the restored area.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp dur-

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustin de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Cuidad de San Agustin de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151;

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

Members of the Bridier family resided in this house for many years. The property is owned by Leonora Bridier in 1905 although the family does not appear as occupants until 1920. At that time, May, a clerk at Hotel Bennett, and Leonora, the widow of John M., reside in the house.(4) The structure now functions as the Charlotte Street Sandwich House.

ARCHAEOLOGY

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

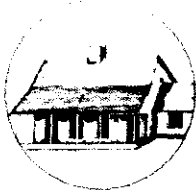
John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

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

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

4. C. D. Manucy and R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 22; City Directory, 1920-21 through 1934.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ00528**
 Field Date 4-26-2016
 Form Date 4-26-2016
 Recorder # _____

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

Site Name(s) (address if none) 32 Charlotte Street Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 32 Direction _____ Street Name Charlotte Street Type Street Suffix Direction _____
 Address: 32
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 19672000000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1910 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Store From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Wood siding 2. Weatherboard 3. _____
 Roof Type(s) 1. Gable 2. Hip 3. _____
 Roof Material(s) 1. Shingle, unspecified 2. _____ 3. asbestos shingle
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) single 2/2 SHS with wood trim and sills 1

Distinguishing Architectural Features (exterior or interior ornaments) jigsawn bargeboards, jigsawn brackets, chamfered posts; wood frame and siding with exposed rafters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) normal setback with granite curbing

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

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. metal cap
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. Coquina, lattice infill
 Main Entrance (stylistic details) single 15 light wood door w/ wood trim offset to the right on the first & second floor
 Porch Descriptions (types, locations, roof types, etc.) double story front porch w/ tapered chamfered posts and jigsaw brackets; exposed rafters; 2nd floor rear porch; double story rear side porch w/ chamfered posts and wood stair and hip 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) contributes to SJ10

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

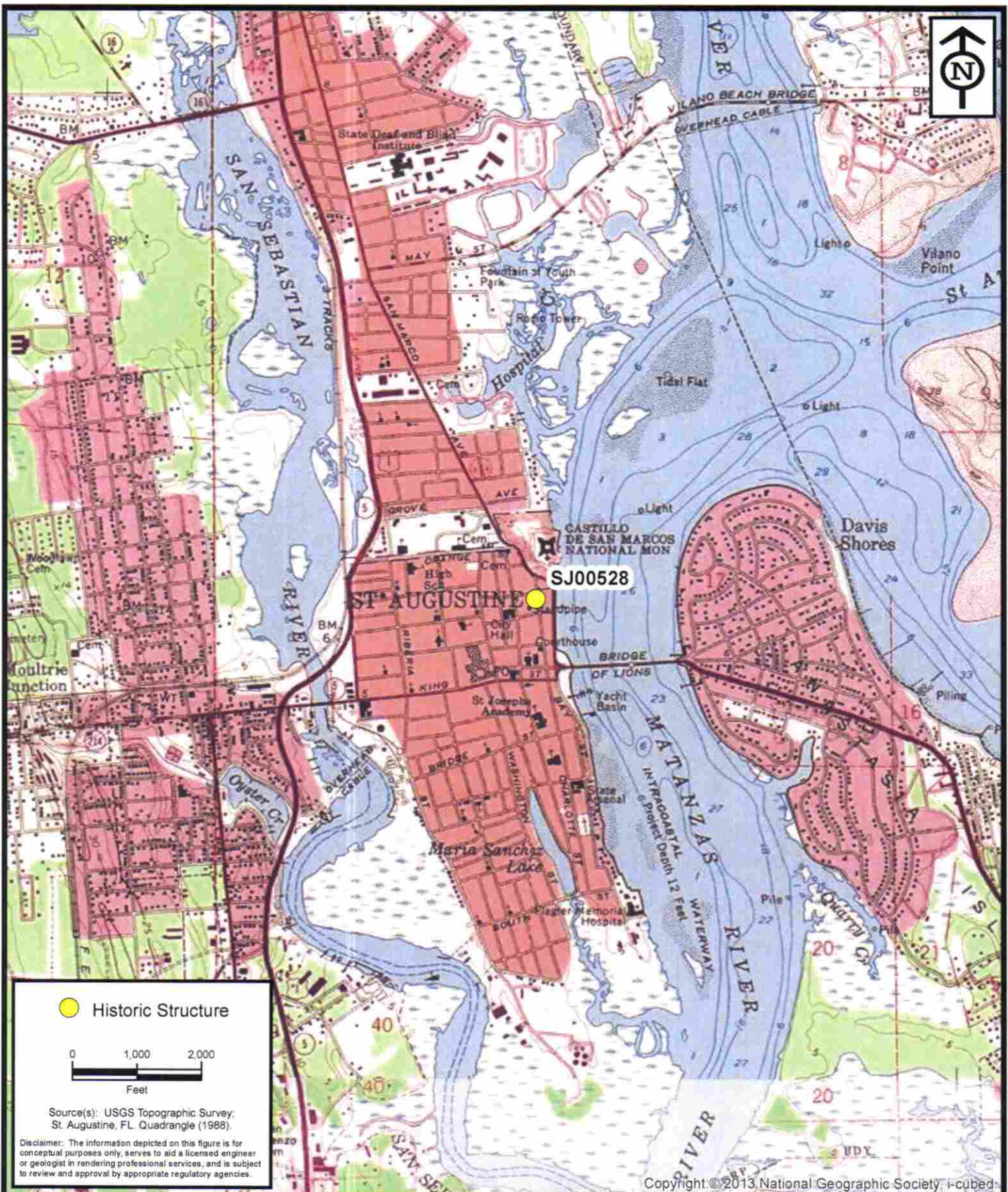
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

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.



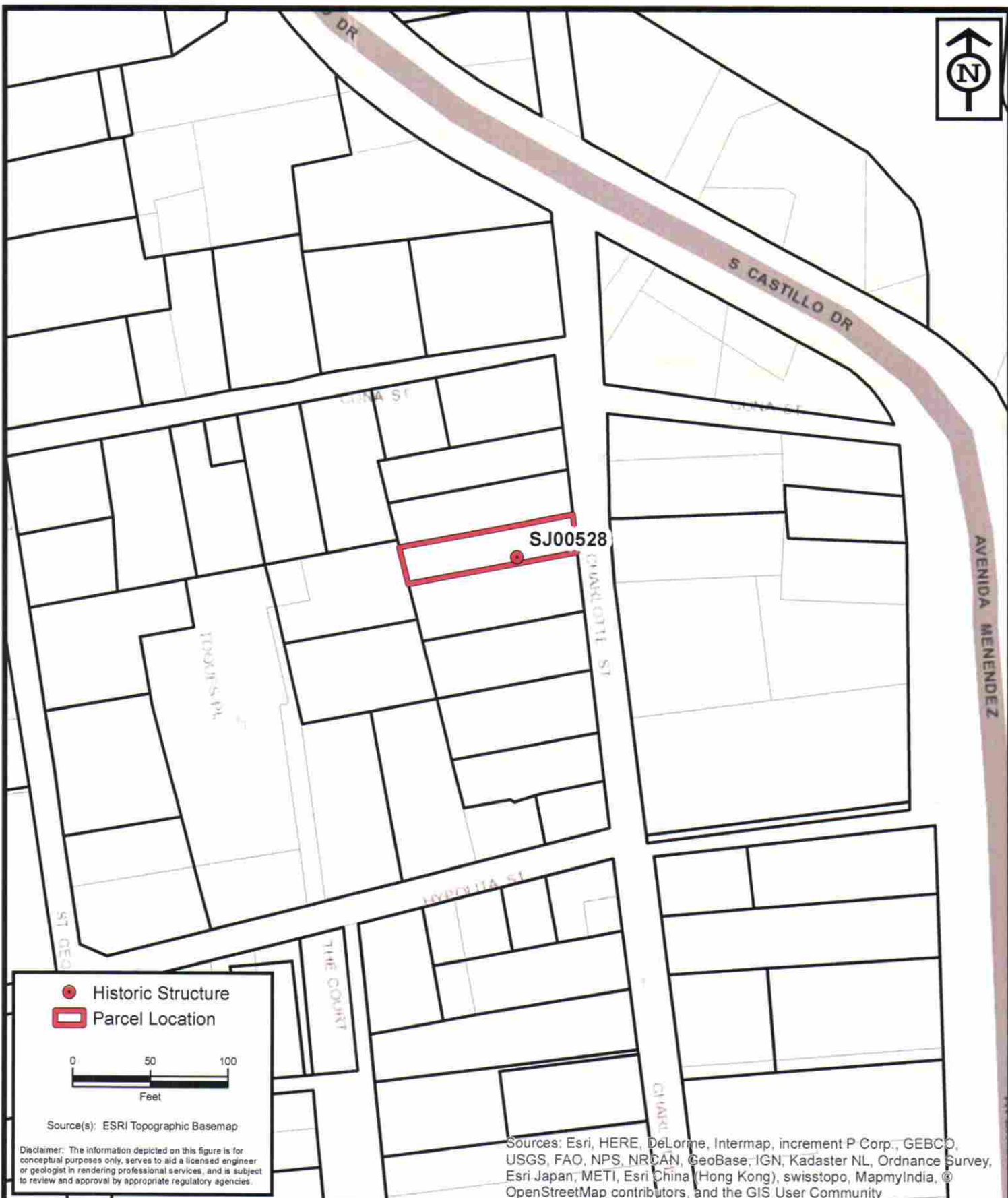
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ00528
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
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7220 Financial Way, Suite 100
Jacksonville, Florida 32256
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Parcel Location - SJ00528
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Figure:	2



ort pg 20

Page 129 of 372

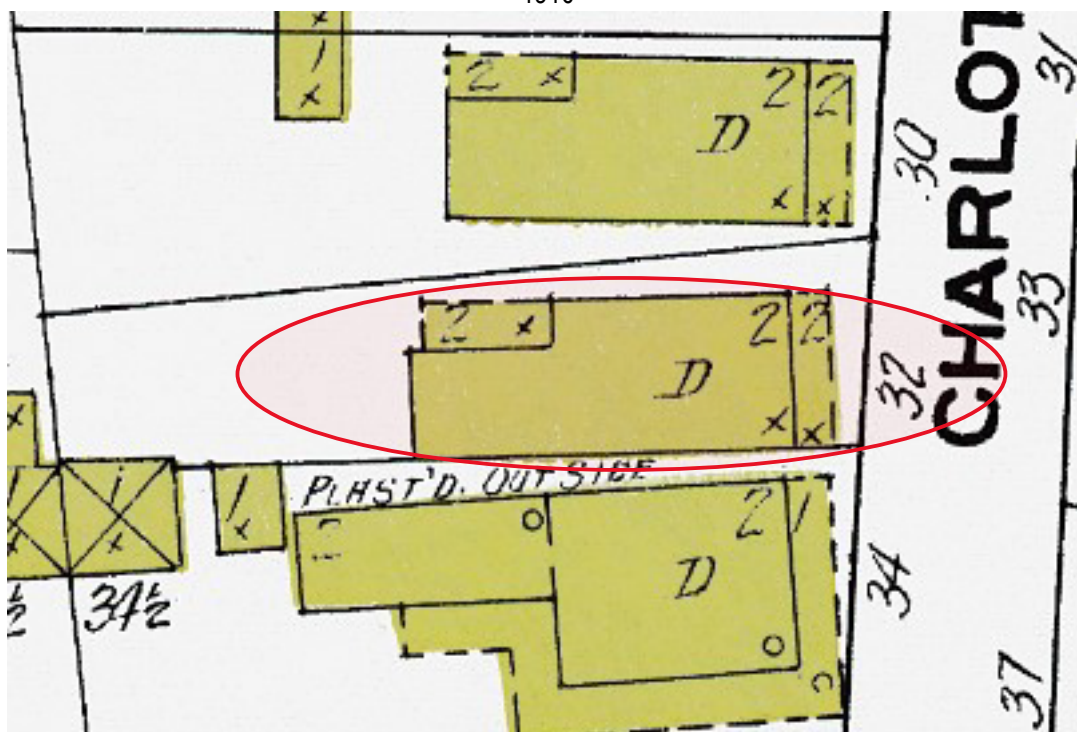




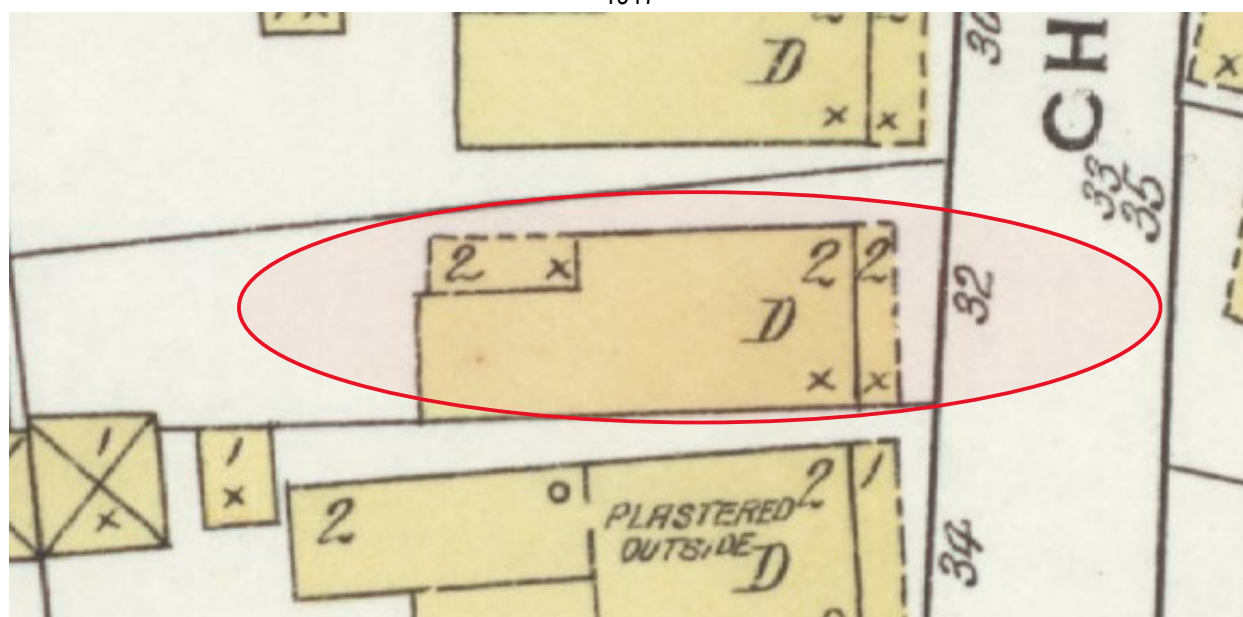
SANBORN MAPS

32 Charlotte Street

1910



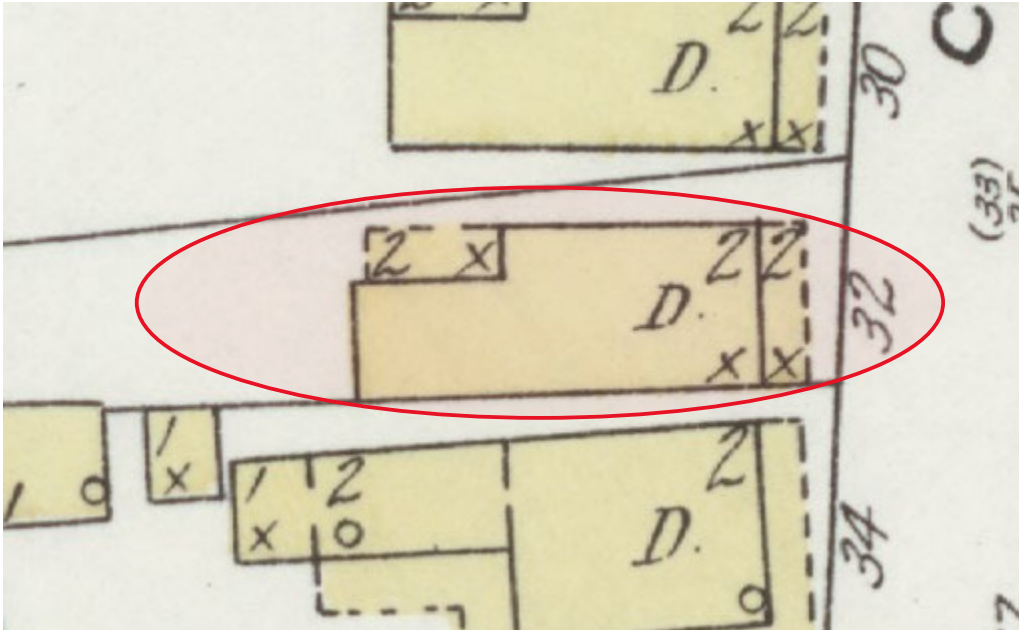
1917



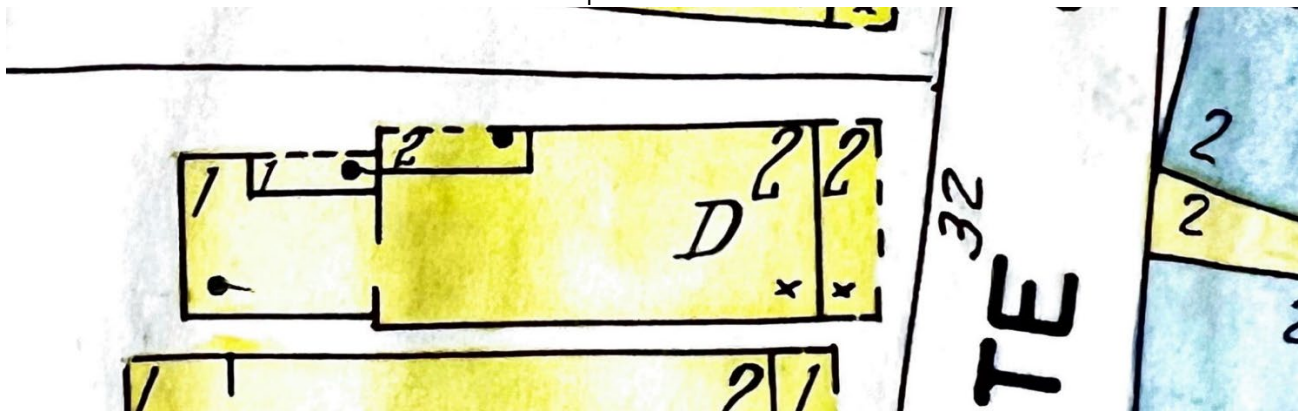
SANBORN MAPS

32 Charlotte Street

1924



1930 updated to 1965



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2022-0084

Receipt No. 2512528

Meeting Date: December 14, 2022

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

1. NAME OF APPLICANT William Lanni

Business (if applicable) High Tide Roofing & Waterproofing Inc

Address 4075 A1A South, Suite 100A

City St Augustine State FL Zip Code 32080

Daytime telephone 904-814-7761 E-mail Address bill@hightideroofing.com

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

2. NAME OF PROPERTY OWNER Sugartime St Augustine LLC

Business (if applicable) _____

Address P.O. Box 684

City Edisto Beach State SC Zip Code 29438

Daytime telephone (required) 904-814-7761 E-mail address Bill@hightideroofing.com

3. PROJECT STREET ADDRESS 32 Charlotte St

4. LEGAL DESCRIPTION: Lot 12 Block 8 Subdivision City of St Aug Parcel 1967200000

5. EXISTING USE RETAIL PROPOSED USE RETAIL

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Roof <u>Asbestos Shingle to Asphalt Shingle</u> |
| ☐ | ☐ | 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_____

D. PAINT COLORS (check one)

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

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

Remove existing Abestos Shingles, Install new 1/2" plywood dcking over the existing decking, install self-adhesive underlayment, install new asphalt Architectural Shingles

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 HIGH TIDE ROOFING
SIGNATURE OF APPLICANT [Signature] DATE 11-4-22
PRINT OWNER'S NAME SKIP SANDERS
SIGNATURE OF OWNER [Signature] DATE 11-4-22

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

HP2022-0084
32 Charlotte Street

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

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

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



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 or existing door opening)
☒ For new openings, a scaled wall section
☒ Brochure or sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☒ Documentation of justification for changing the existing door(s) and the extent of the affected area.

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

- | OK | Need | N/A | |
|--------------------------|--------------------------|-------------------------------------|--|
| ☐ | ☐ | ☒ | Photographs of affected window(s) or location(s) of proposed new window opening(s) |
| ☐ | ☐ | ☒ | For new openings, a scaled wall section with proposed window |
| ☐ | ☐ | ☒ | Brush 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) |
| ☐ | ☐ | ☒ | Detail of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing |
| ☐ | ☐ | ☒ | Plant material list with identification, quantity, size at planting and maturity, spacing |

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

- | 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 section |
| ☐ | ☐ | ☒ | Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| ☐ | ☐ | ☒ | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape |
| ☐ | ☐ | ☒ | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints |
| ☐ | ☐ | ☒ | Written summary describing existing and proposed conditions and project's consistency with zoning code |

❖ Other details necessary for review:

Project number: HP2022-0084 Project Address: 32 Charlotte Street

Reviewed by: Candice Seymour Date: 11/23/2022

HARB APPLICATION FEE SCHEDULE

Historic Architectural Review Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Certificate/Opinion of Appropriateness: Alteration to single-family home, site work, and site feature (does not increase area of structures)	\$50.00 + ads
Certificate/Opinion of Appropriateness: Construction of a new single-family home, major alterations, ad valorem tax exemption	\$150.00 + ads
Certificate/Opinion of Appropriateness: Alterations to non-single-family buildings, site-work, or features (does not increase area of structures)	\$100.00 + ads
Certificate/Opinion of Appropriateness: New construction of non-single-family structures	\$200.00 + ads
Appeal of staff determination	
Certificate of Demolition: Partial	\$150 + ads & notices
Certificate of Demolition: Full	\$300 + ads & notices

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 32 CHARLOTTE ST

Applicant's Name: William Lanni Applicant's Signature: [Signature]

Owner's Name: William Lanni Owner's Signature: [Signature]
AGENT AGENT



ST. AUGUSTINE
EST. 1565

Owner's Authorization For Agent

William Lanni, High Tide Roofing is/are hereby authorized TO ACT ON BEHALF
OF SUGARTIME ST. AUGUSTINE, LLC, 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 HARB Board, for an application
related to the structure located at:
32 Charlotte St

BY: Delana J. Rast
Signature of Owner
Delana J. Rast
Print Name of Owner
803-378-9217
Telephone Number

State of Florida
County of St. Johns

Signed and sworn before me on this 28th day of November, 2022.
By Delana J. Rast

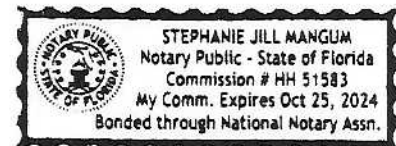
Identification verified: personally known

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

My Commission expires: _____

October 25, 2024





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Morning Harvest

Oyster

Pearl

Pewter

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Protected Appeal.

Prepared By and Return To:

Howard Smith
Landmark Title
4540 Southside Boulevard, Suite 202
Jacksonville, Florida 32216

General Warranty Deed

Made effective the 6th day of April, 2021, by Phillip L. Baldwin and Catherine A. Duz, husband and wife,, whose address is 14 Coquina Avenue, St. Augustine, FL 32080 hereinafter called the Grantor, to Sugartime St. Augustine, LLC, a Florida Limited Liability Company, whose address is P.O. Box 684, Edisto Beach, SC 29438, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Johns County, Florida, more particularly described as follows:

Lot 12, in Block 8, according to the Map of the City of St. Augustine, Florida, filed October 4, 1923, in the Office of the Clerk of the Circuit Court, St. Johns County, Florida.

Parcel ID Number: 196720-0000

Subject to taxes accruing subsequent to December 31, 2020.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

Howard J. Smith
Witness 1 Signature

Howard J. Smith
Witness 1 Printed Name

x Phillip L. Baldwin
Phillip L. Baldwin

Andy Zimmerman
Witness 2 Signature

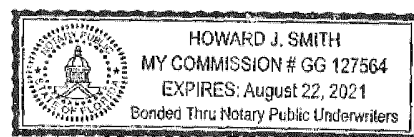
Andy Zimmerman
Witness 2 Printed Name

x Catherine A. Duz
Catherine A. Duz

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 6th day of March, 2021, by Phillip L Baldwin and Catherine A Duz.

Howard J. Smith
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: FL DL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID

Location Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1967200000

32 CHARLOTTE ST
SAINT AUGUSTINE 32084-0000

City St Aug E of St George (COM) (610.08)

CITY OF ST AUG LOT 12 BLK 8 OR5238/1165

Owner Occupied Mixed Use (Store/Office/Residential Combo) (1205)

City of St Augustine

18-7-30

City of St Augustine (District 452)

18.9763

0.060

N

*The Description above is not to be used on legal documents.

Owner Information

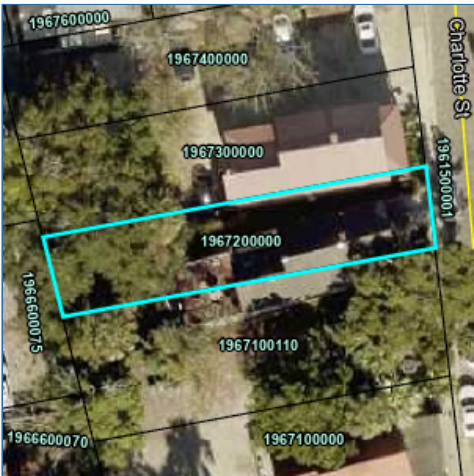
Owner Name

Mailing Address

Sugartime St Augustine LLC 100%

PO BOX 684
EDISTO BEACH, SC 29438-0000

Map



Valuation Information

	2023
Building Value	\$238,819
Extra Features Value	\$0
Total Land Value	\$209,120
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$670,200
Total Deferred	\$0
Assessed Value	\$670,200
Total Exemptions	\$0
Taxable Value	\$670,200

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

Historical Assessment Information

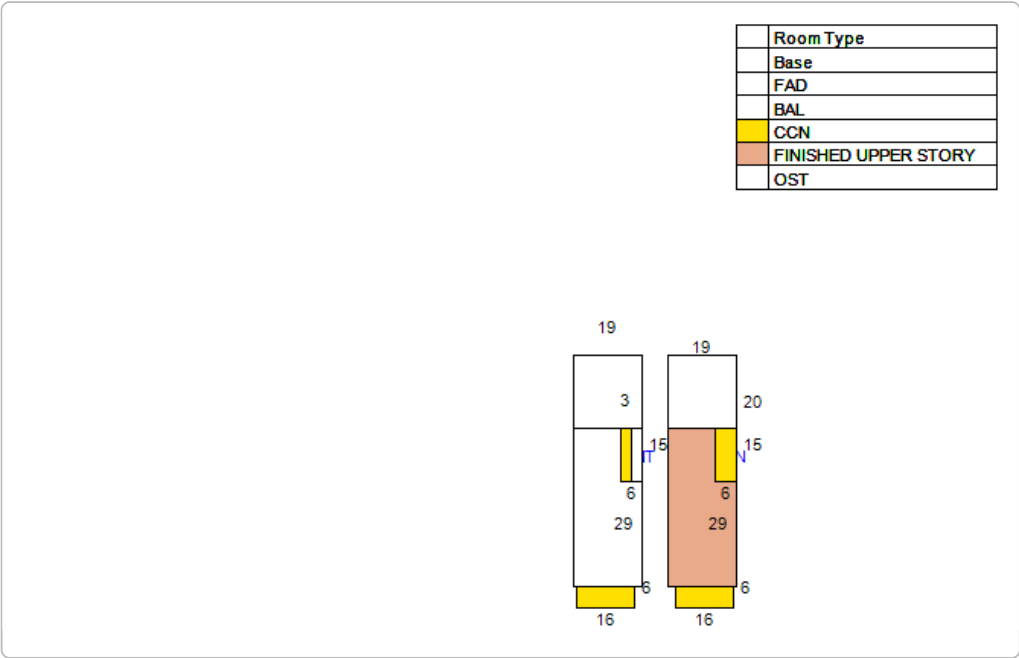
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$208,135	\$0	\$209,120	\$0	\$0	\$670,200	\$670,200	\$0	\$670,200
2021	\$99,189	\$1,123	\$211,200	\$0	\$0	\$311,512	\$127,740	\$206,644	\$104,868
2020	\$108,942	\$1,123	\$211,200	\$0	\$0	\$321,265	\$117,891	\$225,930	\$95,335
2019	\$60,579	\$691	\$184,800	\$0	\$0	\$246,070	\$108,717	\$159,402	\$86,668
2018	\$62,956	\$691	\$116,160	\$0	\$0	\$179,807	\$100,427	\$101,018	\$78,789
2017	\$65,331	\$346	\$116,160	\$0	\$0	\$181,837	\$96,646	\$106,384	\$75,453
2016	\$67,707	\$346	\$105,600	\$0	\$0	\$173,653	\$89,351	\$105,059	\$68,594
2015	\$70,083	\$346	\$85,800	\$0	\$0	\$156,229	\$82,971	\$93,871	\$62,358
2014	\$41,925	\$346	\$85,800	\$0	\$0	\$128,071	\$77,138	\$71,382	\$56,689
2013	\$43,323	\$346	\$85,800	\$0	\$0	\$129,469	\$77,296	\$72,320	\$57,149
2012	\$44,021	\$346	\$85,800	\$0	\$0	\$130,167	\$77,188	\$72,789	\$57,378
2011	\$45,419	\$346	\$95,040	\$0	\$0	\$140,805	\$81,691	\$78,347	\$62,458
2010	\$46,118	\$346	\$105,600	\$0	\$0	\$152,064	\$86,917	\$115,147	\$36,917

Building Information

Building	1	Roof Cover	Cement Fiber Shingle
Year Built	1915	Roof Structure	Gable Hip
Actual Area	2297	Interior Flooring	Hardwood
Conditioned Area	1872	Interior Wall	Drywall
Use	Mixed Use (City/Historical)	Heating Type	Air Duct
Style	01	Air Conditioning	Central
Class	N	Bedrooms	0
Exterior Wall	Wood	Baths	

Description	Square Footage
OUTSIDE STAIRS	45
FINISHED UPPER STORY	746
CANOPY (COMMERCIAL)	45
BALCONY	380
FRAME ADDITION	380
BASE AREA	746
CANOPY (COMMERCIAL)	90
CANOPY (COMMERCIAL)	96
CANOPY (COMMERCIAL)	96
Total SqFt	2624

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	12	110	2614	SF	\$209,120

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/15/2021	4/6/2021	\$810,000.00	WARRANTY DEED	5238	1165	Q	I	BALDWIN PHILIP L ETUX	SUGARTIME ST AUGUSTINE LLC
	9/28/1994	\$132,500.00	WARRANTY DEED	1075	1266	Q	I	JEROME WILLIAM T III	BALDWIN PHILIP L ETUX
	2/1/1991	\$0.00		884	921	U	I		JEROME WILLIAM T III
	12/1/1983	\$135,000.00		617	656	Q	I		
	1/1/1980	\$90,000.00		467	400	U	I		

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

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Detail by Entity Name

Florida Profit Corporation

HIGH TIDE ROOFING & WATERPROOFING, INC.

Filing Information

Document Number	P16000045196
FEI/EIN Number	81-2557282
Date Filed	05/20/2016
Effective Date	05/20/2016
State	FL
Status	ACTIVE

Principal Address

4075 A1A SOUTH
100A
ST AUGUSTINE, FL 32080

Mailing Address

4075 A1A SOUTH
100A
ST AUGUSTINE, FL 32080

Registered Agent Name & Address

LANNI, WILLIAM F
4075 A1A SOUTH
SUITE 100A
ST AUGUSTINE, FL 32080

Officer/Director Detail

Name & Address

Title P

LANNI, WILLIAM F
4075 A1A SOUTH, SUITE 100A
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2020	03/24/2020
2021	01/27/2021
2022	01/26/2022

Document Images

01/26/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- ANNUAL REPORT	View image in PDF format
03/24/2020 -- ANNUAL REPORT	View image in PDF format
03/13/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
02/21/2017 -- ANNUAL REPORT	View image in PDF format
05/20/2016 -- Domestic Profit	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
SUGARTIME ST. AUGUSTINE, LLC

Filing Information

Document Number	L21000079339
FEI/EIN Number	86-2249034
Date Filed	02/16/2021
Effective Date	02/16/2021
State	FL
Status	ACTIVE

Principal Address

32 CHARLOTTE ST.
ST AUGUSTINE, FL 32084

Mailing Address

PO BOX 684
EDISTO ISLAND, SC 29438

Registered Agent Name & Address

RAST, DELANA I
32 CHARLOTTE ST
ST AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title PMGR

RAST, DELANA I
PO BOX 684
EDISTO ISLAND, SC 29438

Annual Reports

Report Year	Filed Date
2022	04/30/2022

Document Images

[04/30/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/16/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)

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Florida Department of State, Division of Corporations



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 14, 2022 Meeting**



Application HP2022-0083

Address: 26 Toques Place

Applicant: Duval Master Construction

Property Owner: 26 Toques Pl, LLC

Project description: To remove an existing ADA ramp, install a new porch railing to match the existing, and repair and/or replace existing wood windows and wood siding.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02274
National Register:	St. Augustine NR Historic District	Construction date:	c. 1904 - 1910
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1966600070		
Agenda Item:	7(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Located east of Toques Place and West of Charlotte Street, between Cuna and Hypolita Streets, this property is not listed as contributing on the original St. Augustine National Register Historic District. According to the 2016 St. Augustine Inventory survey, the building has retained its integrity and could be contributing to the NRHD.
2. After multiple reviews by staff, resulting in administrative approval of exterior work including repair and replacement of existing roof panels, repair of wood siding, and repair of wood windows, a building permit to rehabilitate the building was issued to another contractor than the applicant under PR2021-0645 in October 2021, and later terminated in June 2022.
3. Clarification is needed to determine the full project scope of this COA application. Multiple elements of the residential building are proposed to be repaired, including the roof, windows, and for the wood siding to be repaired or replaced as needed. To understand if the work can be administratively approved or not, more information is required from the applicant on the extent of replacement needed on the following: if repair and limited replacement of metal panels to the roof is feasible (the previous contractor had later indicated it was not during the permit review process); how much siding will need to be replaced; and if the windows are being repaired, as indicated on the application, or replaced since most of them were removed/boarded up at the time of the staff photographs. On the north end of the building, new railing to match that on the front porch is proposed to replace the existing ADA ramp, but it is unclear if the front porch decking will be continued around to the north side. No plans or elevations were included to show any of the proposed changes.
4. Although more information was requested by staff in the sufficiency checklist that is included in the application packet, and in followup communication, no other details or photos were submitted other than the application form.
5. If certain windows are proposed for replacement, a window survey with photographs should be submitted to document the location, style, and condition of each window. The Architectural Guidelines for Historic Preservation's (AGHP) recommendation for windows that contribute the building's historic and architectural character is to retain window frames, sashes, and glass...or to not remove these window features when they can be repaired. Instead, to "replace missing or irreparable windows on significant elevations original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass."
6. If windows have been removed for replacement, an after-the-fact Certificate of Demolition (partial) should be submitted and approved before any HARB approved replacement windows can be permitted. At the time of the permit review by staff, the wood windows had true divided lites in a two-over-two pattern, as shown in photographs taken in July 2021.
7. Likewise, a condition assessment of the other materials proposed for replacement like the siding should be submitted showing the location, style, and estimated percentage of replacement that is needed. Repair or limited in-kind replacement of siding that is too extensively deteriorated to repair is allowed by the AGHP, if the replacement matches the existing in material, style, size, and reveal. However, the AGHP advises against removing or replacing major portions of historic wood from exterior walls that is repairable or when the deteriorated areas could just be replaced because the result "would make the building essentially new construction."

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE a Certificate of Appropriateness at 26 Toques Place** to allow time for the applicant to submit requested information related to the project scope.

Julie Courtney

Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Repair metal roof
2. Repair small areas of rotten wood siding and replace where needed
3. Refurbish/repair 21 wood windows
4. Remove the ADA ramp and install railing at north end of front porch to match the existing

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Exterior Finishes

Wood

Do...

- Retain wood materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments whenever possible. These are essential components of a building's appearance and architectural style.
- Apply chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.
- Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
- Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
- Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove loose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.
- Use electric hot air guns with care on decorative wood features, and use electric heat plates with care on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.
- Use chemical strippers primarily to supplement other methods such as hand scraping, hand sanding and the previously recommended thermal devices. Detachable wood elements such as shutters, doors and columns may, with proper safeguards, be chemically dip-stripped.
- Repair or replace, when necessary, deteriorated material that replicates the original in size, shape and texture. Consider original characteristics such as board width, length, exposure and trim detailing when selecting replacement material.
- Repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding or sections of siding.

Don't...

- Remove or radically change wood features which are important in defining the overall character of the building so that, as a result, the character is diminished.
- Remove a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, and then reconstruct the facade with new material in order to achieve a uniform or "improved" appearance.
- Radically change the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.
- Fail to identify, evaluate and treat the causes of wood deterioration which include: faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, and insect or fungus infestation.
- Use chemical preservatives, such as creosote, which can change the appearance of wood features unless they were used historically.
- Replace an entire wood feature, such as a cornice or wall, where repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Post-1821

Frame Vernacular buildings are finished with drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Windows and Window Treatments

Do...

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

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.

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

Post-1821

Frame Vernacular 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.

Pre-Approved Guidelines

Some projects, while still requiring a permit from the Planning and Building Division, do not require review and approval by the Historic Architectural Review Board (HARB). Projects which meet the following criteria are “pre-approved”:

1. Routine maintenance and repairs using the same materials in a way that matches the architectural style of the existing building;
6. Any structural maintenance, repair, or remodeling which does not exceed \$250;

The HARB has found the following work items to be consistent with the AGHP and are included here for reference¹:

1. **Roofing material:** If photographic or physical evidence can be shown that another roofing material had previously existed on a building, that same material can be pre-approved [otherwise the pre-approved roofing material guidelines are as follows]:
 - Galvalume or galvanized steel 5-V crimp, unpainted metal roof (such as Dallas Metal Products, model DMP 5-V crimp with 3/8 inch ribs and 24 inch coverage in the Galvalume Mill finish) for Frame Vernacular and Masonry Vernacular buildings with pitched roofs
 - Corrugated, unpainted galvanized or aluminum metal roof (such as the wavy or S-profile of the ‘Patented Galvanised Iron’ roofs in an 1854 catalog described by the National Park Service Publication Roofing for Historic Buildings for Frame Vernacular and Garage Apartment buildings.
 - Fiberglass architectural shingles in medium to dark gray or brown colors for Frame Vernacular buildings constructed after 1920 and all Masonry Vernacular buildings.

¹ Refer to Resolution 2005-05

LIST OF ATTACHMENTS:

1. Staff photographs:
 - Showing building in existing state for this COA application review (taken Dec 1, 2022)
 - Showing previously existing building when taken for building permit application review in July 2021
2. Florida Master Site File

STAFF PHOTOGRAPHS
26 Toques Place



Existing front façade/west elevation – December 2022

STAFF PHOTOGRAPHS
26 Toques Place



Previously existing front façade/west elevation - July 2021 [Staff Report pg. 8](#) Page 157 of 372

STAFF PHOTOGRAPHS

26 Toques Place



Existing front façade/west
and north elevation -
December 2022

July 2021



STAFF PHOTOGRAPHS
26 Toques Place



Front façade / west elevation - July 2021

STAFF PHOTOGRAPHS

26 Toques Place



Existing Side/North and
Rear/East Elevations -
December 2022

Previously existing - July 2021



STAFF PHOTOGRAPHS
26 Toques Place



Existing Side/North and Rear/East Elevations – December 2022

STAFF PHOTOGRAPHS

26 Toques Place



Existing Side Elevations:
north and south
- December 2022



STAFF PHOTOGRAPHS 26 Toques Place



Existing ADA ramp on northwest corner and north/side elevation – December 2022

STAFF PHOTOGRAPHS 26 Toques Place



Existing front porch and ADA ramp on front façade/west elevation and north/side elevation –
December 2022

STAFF PHOTOGRAPHS

26 Toques Place



Existing front porch and ADA ramp on front façade/west elevation and north/side elevation –
December 2022

STAFF PHOTOGRAPHS

26 Toques Place



Existing wood porch railing and siding on front façade/west elevation – December 2022



STAFF PHOTOGRAPHS

26 Toques Place



Existing wood siding on front façade/west elevation – December 2022



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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 85J 2274 1009==
Site Name: 26 Tocques Place 830== Survey Date: 7809 820==
Address: 26 Tocques Place, St. Augustine, FL 32084 905==
Instructions for Locating: _____
_____ 813== County: St. Johns 808==
Location: City of St. Augustine 8 East 22.95 of North 28.8 ft. 868==
(subdivision) (block) (lot)
of lot 3 & lot 7 868==
Owner of Site: Name: Feiden, Florence T. (Estate) c/o Rabin, Lucy F. ;
Address: 964 W. Penn Drive
Westchester, Pa. 19380 902==
Occupant or Manager: Atlantique Press (occupant) 904==
Type of Ownership: Private 848== Zoning: HP-1
NR Classification Category: Building 916== Recording Date: _____ 832==
UTM: 17 469840 3307040 890== Location: T07S R30E N18 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==		

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Commercial 850==
Date: + 1910 844== Period: 20th cent. 845== Culture: American 840==
Architect: 872==
Builder: 874==
Style: Frame Vernacular 964==
Plan Type: L-shape 966==
Exterior Fabrics: Wood weatherboard with cornerboards 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS 2/2, attic louvers 942==
Foundation: Concrete block wall 942==
Roof Type: Gable, intersecting 942==
Secondary Roof Structures: Porch, shed; Gable, hood 942==
Porches & Balconies: One-story screened front porch. 942==
Chimney Location: End, exterior, rear slope 942==
Materials: (882)
Chimney: Brick 882==
Roof Surfacing: Composition shingles (diamond shape), composition roll 882==
Ornament Exterior: 882==
Quantitative Data: (950-954)
Chimneys: 1 952== Dormers: 954== Stories: 2 950==
Other: 956==
Surroundings: Mixed, Commercial/Residential 864==
Relationship to Surroundings: Within Restored area. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Communication, Tobacco, Hotels

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular building at 26 Tocques Place was constructed between 1904 and 1910. It is set toward the center of a block bounded by Hypolita and St. George Streets on the south and west with Charlotte and Cuna Streets forming the east and north borders of the block. The Sanborn Fire Insurance Maps show its close proximity to the former Lorrillard Villa which was called the Cozy Inn on the 1910, 1917, 1924, and 1930 maps. A one-story screened porch extends from the front with a gable hood above the entrance. The location is near the restored area.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustín de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Cuidad de San Agustín de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151;

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

This house at 26 Tocques Place is located on the property of the former Lorillard Villa owned by tobacco magnate George Lorillard around the 1880's. It was operated as the Cozy Inn from 1910 to 1930 and was razed in the 1950's.(4) The building now serves as a printing shop.

ARCHAEOLOGY

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

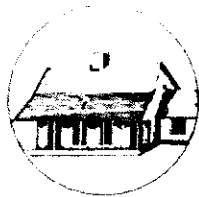
John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

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

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

4. Sanborn Map, 1910, 1917, 1924, 1930.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SJ02274**
 Field Date 4-1-2016
 Form Date 4-1-2016
 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) 26 TOCQUES PLACE 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 26 Direction _____ Street Name TOCQUES Street Type Place Suffix Direction _____
 Address: 26
 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 # 1966600070 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1910 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use Cafeteria/Restaurant/Diner From (year): _____ To (year): _____
 Other Use private residence From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature ext. roof, porch
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan L-shaped Number of Stories 2
 Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. Shed 3. _____
 Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) single wood 2/2 DHS with wood trim and sill

Distinguishing Architectural Features (exterior or interior ornaments) cross gable on L-shape, appears to be two structures joined.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) large wrap around ramp for access

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)

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) single wood and large glass door

Porch Descriptions (types, locations, roof types, etc.) front porch open runs length of house with shed roof and square posts

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

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

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Patricia Davenport

Affiliation Environmental Services, Inc.

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

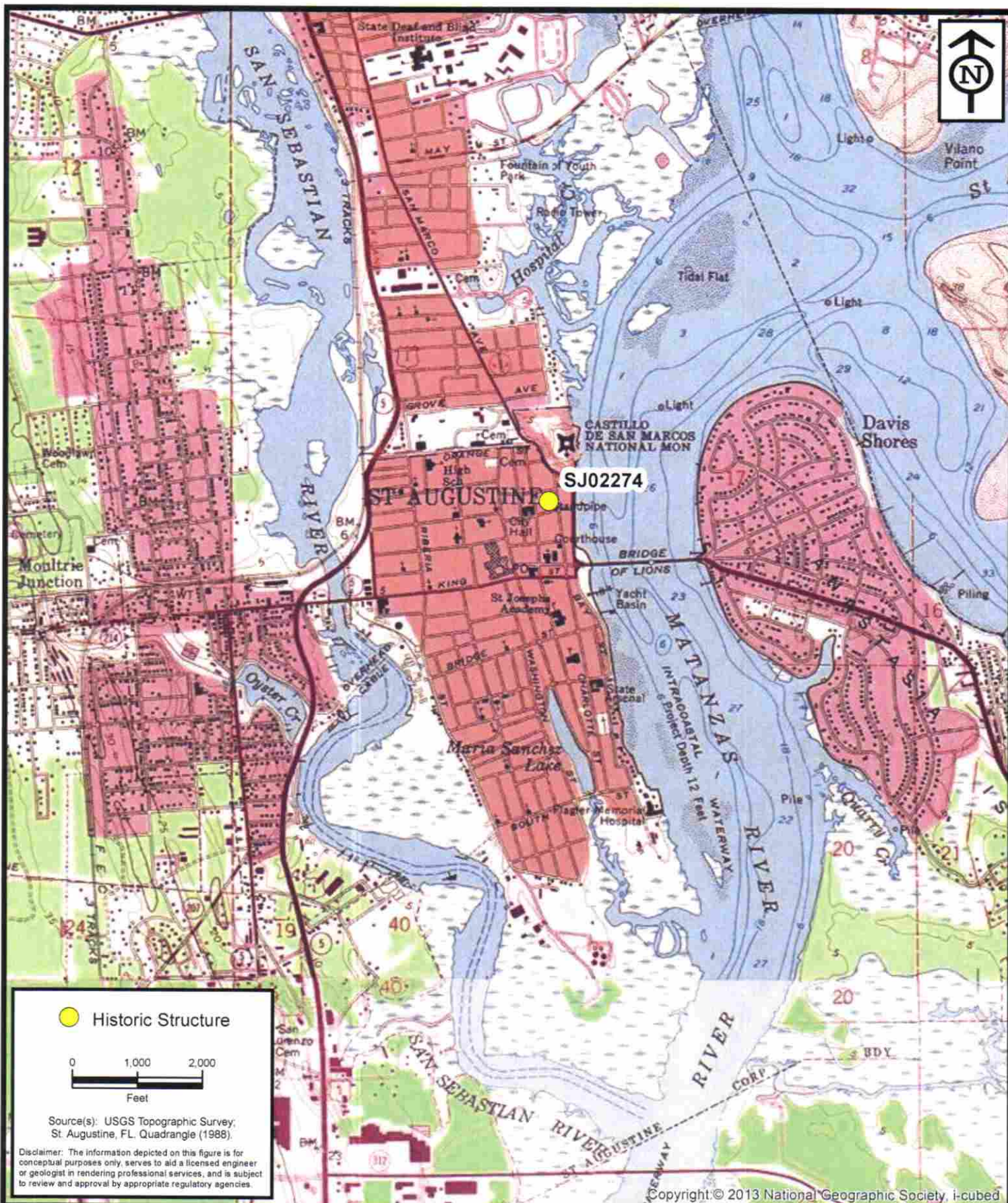
Required Attachments

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.



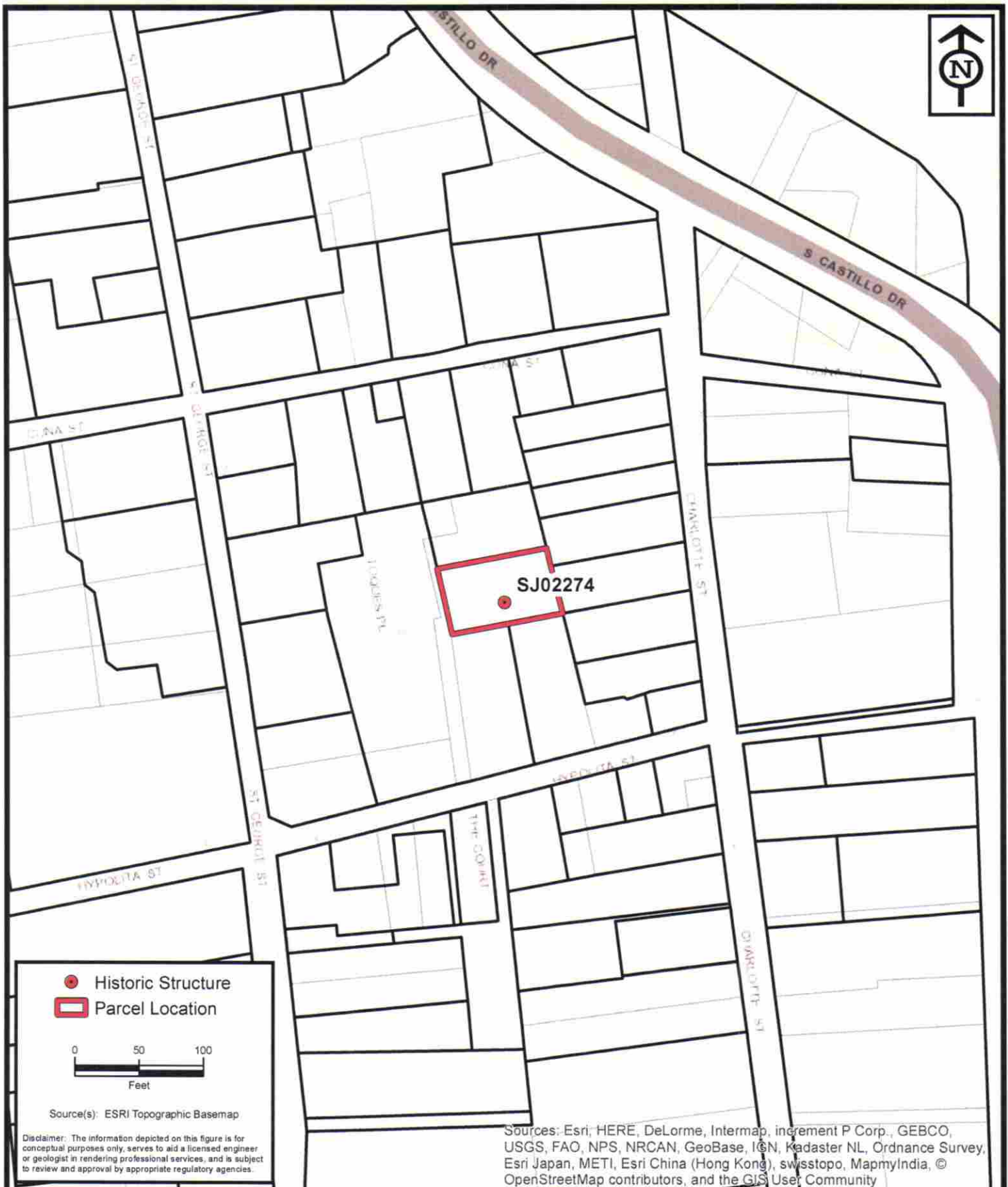
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ02274
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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Parcel Location - SJ02274
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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





BREAKFAST & LUNCH

TOW AWAY
ZONE
AUTHORIZED VEHICLES ON
STREETS WILL BE TOWED
AT OWNER'S EXPENSE
7 DAYS A WK.
COMPLETE COLLISION
314-624-3204





Staff Report pg. 30

Page 179 of 372



For Sale
Diana Goebel
325



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS



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

BDAC Project No. **HP2022-0083**

Receipt No. **2510436**

Meeting Date: **December 14, 2022**

Advertising Costs \$

Postage \$

Paid on

Receipt No.

1. NAME OF APPLICANT Heath Thomas
Business (if applicable) Duval Master Construction
Address 2018 James st
City _____ State _____ Zip Code 32207
Daytime telephone 904-930-2153 E-mail Address duvalmasterconstruction@gmail.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER 26 Toques PI LLC
Business (if applicable) _____
Address 9310 OLD KINGS RD S SUITE 1702
City Jacksonville State FL Zip Code 32257
Daytime telephone (required) 610-207-5993 E-mail address dalestoudt@gmail.com
3. PROJECT STREET ADDRESS 26 Toques PI, Saint Augustine FL 32084.
4. LEGAL DESCRIPTION: Lot _____ Block _____ Subdivision City of St Augustine Parcel 1966600070
5. EXISTING USE _____ PROPOSED USE _____
6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

- | | | |
|-------------------------------------|--------------------------|--|
| ☒ | ☐ | Roof <u>Roof Repair</u> |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) |
| ☒ | ☐ | Exterior finishes (stucco, masonry, siding) <small>Repair small areas where the original siding was rotten with a new siding that looks like the historical one.</small> |
| ☒ | ☐ | Porch/Deck/Balcony <u>Removal of handicap ramp and install railing</u> |
| ☐ | ☐ | Awning/Canopy |
| ☐ | ☐ | Exterior Doors |
| ☐ | ☐ | Windows <u>Repair windows mainting the historic aspect, 21 windows</u> |
| ☐ | ☐ | Shutters |
| ☐ | ☐ | Foundation (including infill) |
| ☐ | ☐ | Exterior lighting & other appurtenances |
| ☐ | ☐ | Existing fences, walls & gates |
| ☐ | ☐ | Existing parking, walkways & other site features |

October 2017

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

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

D. PAINT COLORS (check one)

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

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

REPAIR ROOF WINDOWS SIDING

Refurbishment and repair of wood windows.
Repair and replace wood exterior siding as needed.
Removal of handicap ramp at north side of building
and install railing at end of front porch to match existing
railing.

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

Edward Hank Thomas

SIGNATURE OF APPLICANT

[Signature]

DATE

PRINT OWNER'S NAME

Theresa Hayden

SIGNATURE OF OWNER

[Signature]

DATE

11/16/22

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

HP2022-0083
26 Toques Place

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

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
☐	☐	☒	☒ 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

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

- | 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) |
| ☐ | ☒ | ☐ | Detail of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing |
| ☐ | ☒ | ☐ | Plant material list with identification, quantity, size at planting and maturity, spacing |

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

- | 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 section |
| ☐ | ☒ | ☐ | Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| ☐ | ☒ | ☐ | Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape |
| ☐ | ☒ | ☐ | Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints |
| ☐ | ☒ | ☐ | Written summary describing existing and proposed conditions and project's consistency with zoning code |

❖ Other details necessary for review:

[See E-mail for additional comments.](#)

Project number HP2022-0083 Project Address 26 Toques Place
Reviewed by Candice Seymour Date 11/23/2022

HARB APPLICATION FEE SCHEDULE

Historic Architectural Review Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Certificate/Opinion of Appropriateness: Alteration to single-family home, site work, and site feature (does not increase area of structures)	\$50.00 + ads
Certificate/Opinion of Appropriateness: Construction of a new single-family home, major alterations, ad valorem tax exemption	\$150.00 + ads
Certificate/Opinion of Appropriateness: Alterations to non-single-family buildings, site-work, or features (does not increase area of structures)	\$100.00 + ads
Certificate/Opinion of Appropriateness: New construction of non-single-family structures	\$200.00 + ads
Appeal of staff determination	
Certificate of Demolition: Partial	\$150 + ads & notices
Certificate of Demolition: Full	\$300 + ads & notices

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 26 Toques Pl, Saint Augustine, FL 32084

Applicant's Name: Edward Hawk Thom Applicant's Signature: [Signature]

Owner's Name: Hunter Hayden Owner's Signature: [Signature]

Meredith H. Randolph

From: Dixie Johnson <duvalmasterconstruction@gmail.com>
Sent: Friday, November 18, 2022 2:05 PM
To: Meredith H. Randolph
Subject: Re: COA Application Revised

Good afternoon,

Here is what the text says:

Repair small areas where the original siding was rotten with a new siding that looks like the historical one.

Thank you. Best Regards.

On Fri, Nov 18, 2022 at 1:41 PM Meredith H. Randolph <mrandolph@citystaug.com> wrote:

Good afternoon,

We received your original email with the application as well as the revised version. Could you please let us know what the text under "Exterior Finishes" says? The font is very small and the picture was too blurry to make out the words.

Thank you,

Meredith Randolph

Planning & Building Clerk

E: mrandolph@citystaug.com | P: 904.209.4325 | W: www.CityStAug.com



City of St. Augustine

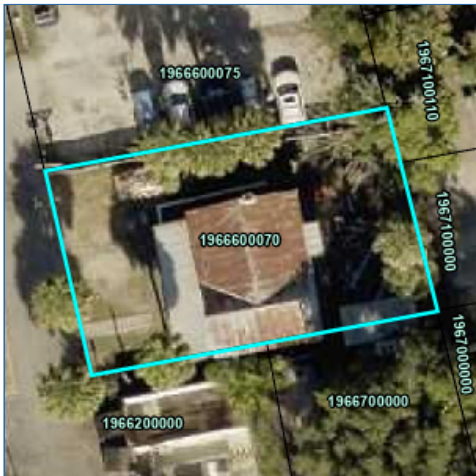
P.O. Box 210

St. Augustine, FL 32085



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.

Map



Valuation Information

	2023
Building Value	\$86,359
Extra Features Value	\$977
Total Land Value	\$254,650
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$341,986
Total Deferred	\$0
Assessed Value	\$341,986
Total Exemptions	\$0
Taxable Value	\$341,986

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

Historical Assessment Information

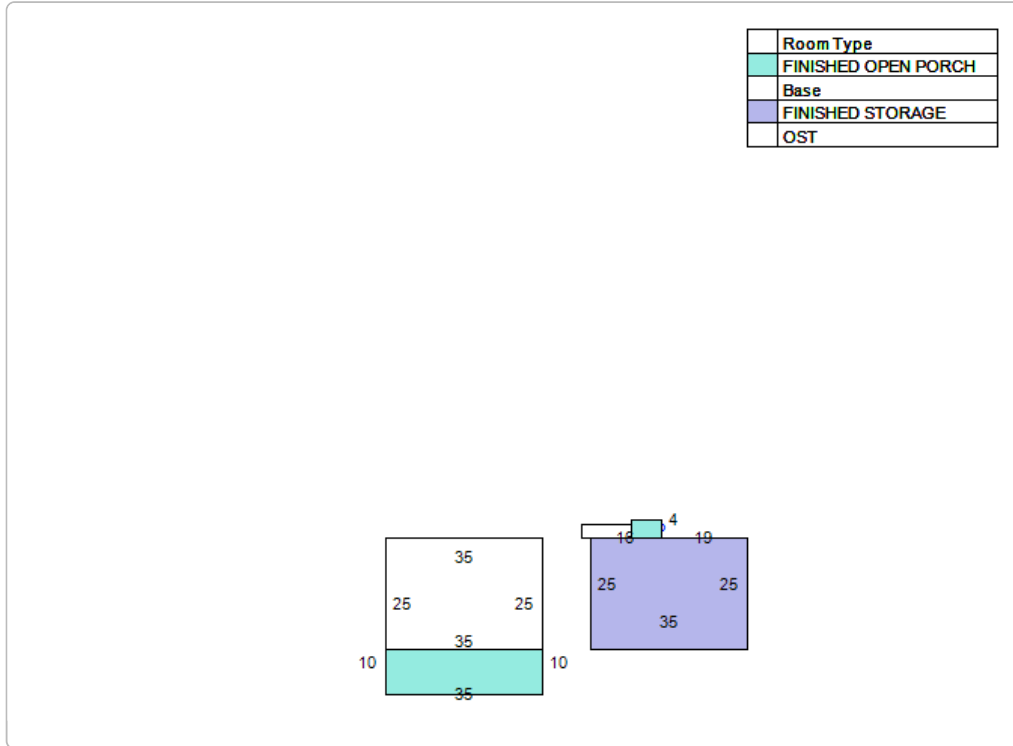
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$75,936	\$2,631	\$254,650	\$0	\$0	\$333,217	\$333,217	\$0	\$333,217
2021	\$104,594	\$2,631	\$173,880	\$0	\$0	\$281,105	\$281,105	\$0	\$281,105
2020	\$107,540	\$2,631	\$173,880	\$0	\$0	\$284,051	\$284,051	\$0	\$284,051
2019	\$106,625	\$2,631	\$173,880	\$0	\$0	\$283,136	\$274,569	\$8,567	\$274,569
2018	\$103,344	\$2,631	\$149,730	\$0	\$0	\$255,705	\$249,608	\$6,097	\$249,608
2017	\$149,403	\$2,631	\$149,730	\$0	\$0	\$256,600	\$226,916	\$29,684	\$226,916
2016	\$110,328	\$2,631	\$135,240	\$0	\$0	\$248,199	\$206,287	\$41,912	\$206,287
2015	\$62,131	\$1,031	\$124,372	\$0	\$0	\$187,534	\$187,534	\$0	\$187,534
2014	\$60,683	\$1,239	\$124,372	\$0	\$0	\$186,294	\$186,294	\$50,500	\$135,794
2013	\$62,890	\$1,448	\$124,372	\$0	\$0	\$188,710	\$188,710	\$50,500	\$138,210
2012	\$65,096	\$1,657	\$127,463	\$0	\$0	\$194,216	\$194,216	\$50,500	\$143,716
2011	\$66,200	\$1,659	\$142,313	\$0	\$0	\$210,172	\$210,172	\$50,500	\$159,672
2010	\$68,406	\$1,868	\$158,400	\$0	\$0	\$228,674	\$228,674	\$50,500	\$178,174

Building Information

Building	1	Roof Cover	Metal
Year Built	1925	Roof Structure	Gable Hip
Actual Area	2161	Interior Flooring	Carpet, Hardwood
Conditioned Area	875	Interior Wall	Drywall
Use	Restaurants & Cafeterias	Heating Type	Air Duct
Style	04	Air Conditioning	Central
Class	N	Bedrooms	0
Exterior Wall	Wood	Baths	

Description	Square Footage
OUTSIDE STAIRS	33
FINISHED STORAGE	875
BASE AREA	875
FINISHED OPEN PORCH	350
FINISHED OPEN PORCH	28
Total SqFt	2161

Sketch Information



Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		350
Handicap Ramp (COM)		627

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	0	0	4630	SF	\$254,650

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/14/2021	9/10/2021	\$400,000.00	WARRANTY DEED	5368	1794	Q	I	OASIS EQUITY HOLDINGS LLC ET AL	26 TOQUES PLACE LLC
8/4/2020	7/31/2020	\$325,600.00	WARRANTY DEED	5006	1391	Q	I	BARTHEL PATRICIA	OASIS EQUITY HOLDINGS LLC ET AL
	7/28/1999	\$270,000.00	WARRANTY DEED	1430	357	Q	I	DUCY PATRICIA C	BARTHEL PATRICIA
	10/4/1994	\$135,000.00	WARRANTY DEED	1076	1537	Q	I	CERAME EMIL J,THERSA	DUCY PATRICIA C
	3/29/1994	\$100.00	QUIT CLAIM DEED	1056	1392	U	I	PACKETT ENTERPRISES CORP	CERAME EMIL J,THERSA
	4/17/1993	\$125,000.00	WARRANTY DEED	988	26	Q	I	HIGHLANDER PROPERTY ENTRPRS CO RP NV	PACKETT ENTERPRISES CORP
	7/1/1985	\$105,000.00		677	1298	Q	I		HIGHLANDER PROPERTY ENTRPRS CO RP NV
	9/1/1982	\$75,000.00		555	194	U	I		

No data available for the following modules: Exemption Information.

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

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[GDPR Privacy Notice](#)

Last Data Upload: 11/22/2022, 1:31:39 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.232

Prepared under the direction of and return to:

Ian McKillop
McKillop Law Firm, PL
7563 Philips Highway
Building 500
Jacksonville, FL 32256
File Number: 21-1822
Consideration: \$400,000.00

WARRANTY DEED

This Warranty Deed made this 10th day of September, 2021 between **Oasis Equity Holdings, LLC, a Florida Limited Liability Company and Hawk LLC, a Florida Limited Liability Company**, whose post office address is 9310 Old Kings Road South, Unit 1702, Jacksonville, FL 32257 (whether singular or plural, "Grantor"), and **26 Toques Place LLC, a Florida Limited Liability Company**, whose post office address is 9310 Old Kings Road South, Unit 1702, Jacksonville, FL 32257 (whether singular or plural, "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 Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, FL, (the "Property"):

The South one-half of Lot 7, Block 8, City of St. Augustine, Florida, being more fully described as follows:

From the Point of Beginning at an iron pipe marking the Southwest corner of said Lot 7, run North 78 degrees 28 minutes East 87.94 feet to an iron pipe marking the Southeast corner of said Lot 7; thence North 9 degrees 59 minutes 29 seconds West along the East line of said Lot 7, 54.66 feet to an iron pipe; thence South 79 degrees 05 minutes 39 seconds West 87.32 feet to an iron pipe on the West line of said Lot 7, thence South 9 degrees 22 minutes East along said West line of Lot 7, 55.63 feet to the Point of Beginning.

RE#: 196660-0070

Address: 26 Toques Place, St. Augustine, FL 32084

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

TO HAVE AND TO HOLD, the same in fee simple forever. And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land, that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, and that the Property is free of all encumbrances except taxes for 20____ and subsequent years and covenants, restrictions, easement and reservations of record, if any, without the intention of creating or reimposing same.

This Property is not the constitutional homestead of the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness Signature: [Signature]

Witness Name: Ian McKillop

Witness Signature: [Signature]

Witness Name: Melinda Riley

Oasis Equity Holdings, LLC, a Florida Limited Liability Company

By: [Signature]
Hunter Hayden, Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of September, 2021, by **Hunter Hayden, Manager of Oasis Equity Holdings, LLC, a Florida Limited Liability Company.**

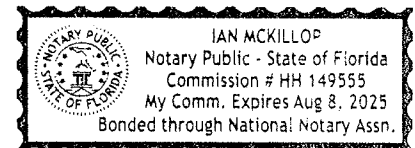
[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: driver license



Witness Signature: Luis ArrizurietaWitness Name: Luis ArrizurietaWitness Signature: Danaisy RomanWitness Name: Danaisy Roman

Hawk LLC, a Florida Limited Liability Company

By: Carl J. Hawk
Carl J. Hawk, ManagerSTATE OF ~~FLORIDA~~ Texas
COUNTY OF ~~DUVAL~~ Fort Bend

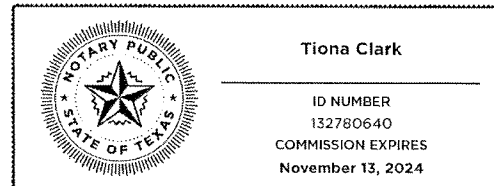
The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization this 9th day of September, 2021, by **Carl J. Hawk, Manager of Hawk LLC, a Florida Limited Liability Company.**

Tiona Clark
Signature of Notary Public

Print, Type/Stamp Name of Notary Tiona Clark

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: DRIVER LICENSE

Notarized online using audio-video communication



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

DUVAL MASTER CONSTRUCTION INC

Filing Information

Document Number P19000001385

FEI/EIN Number 82-2953456

Date Filed 01/02/2019

Effective Date 01/02/2019

State FL

Status ACTIVE

Last Event AMENDMENT

Event Date Filed 11/30/2021

Event Effective Date NONE

Principal Address

2018 JAMES ST
JACKSONVILLE, FL 32207

Changed: 04/27/2022

Mailing Address

2106 WILSON AVE
JACKSONVILLE 32207 UN

Changed: 04/27/2022

Registered Agent Name & Address

TAXSMART ACCOUNTING SERVICES LLC
6653 POWERS AVE
STE 136
JACKSONVILLE, FL 32207

Officer/Director Detail

Name & Address

Title VP

JOHNSON, DIXIE Y
2106 WILSON AVE
JACKSONVILLE, FL 32207

Title P

GOMEZ, DEYBY H
2106 WILSON AVE
JACKSONVILLE, FL 32207

Title D

THOMAS, EDWARD HEATH
100 GLORIETA DR
ST. AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2020	04/08/2020
2021	04/01/2021
2022	04/27/2022

Document Images

04/27/2022 -- ANNUAL REPORT	View image in PDF format
11/30/2021 -- Amendment	View image in PDF format
04/01/2021 -- ANNUAL REPORT	View image in PDF format
04/08/2020 -- ANNUAL REPORT	View image in PDF format
01/02/2019 -- Domestic Profit	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
26 TOQUES PLACE LLC

Filing Information

Document Number	L21000380014
FEI/EIN Number	N/A
Date Filed	08/24/2021
Effective Date	09/01/2021
State	FL
Status	ACTIVE

Principal Address

9310 OLD KINGS ROAD SOUTH
#1703
JACKSONVILLE, FL 32257

Changed: 12/11/2021

Mailing Address

9310 OLD KINGS ROAD SOUTH
#1703
JACKSONVILLE, FL 32257

Changed: 12/11/2021

Registered Agent Name & Address

MCKILLOP LAW FIRM
7563 PHILIPS HIGHWAY, BUILDING 500
500
JACKSONVILLE, FL 32256

Authorized Person(s) Detail

Name & Address

Title MGR

HAYDEN, HUNTER
9310 OLD KINGS ROAD SOUTH #1702
JACKSONVILLE, FL 32257

Title MGR

HAWK, CARL
9310 OLD KINGS ROAD SOUTH #1702
JACKSONVILLE, FL 32256

Annual Reports

Report Year	Filed Date
2022	03/31/2022

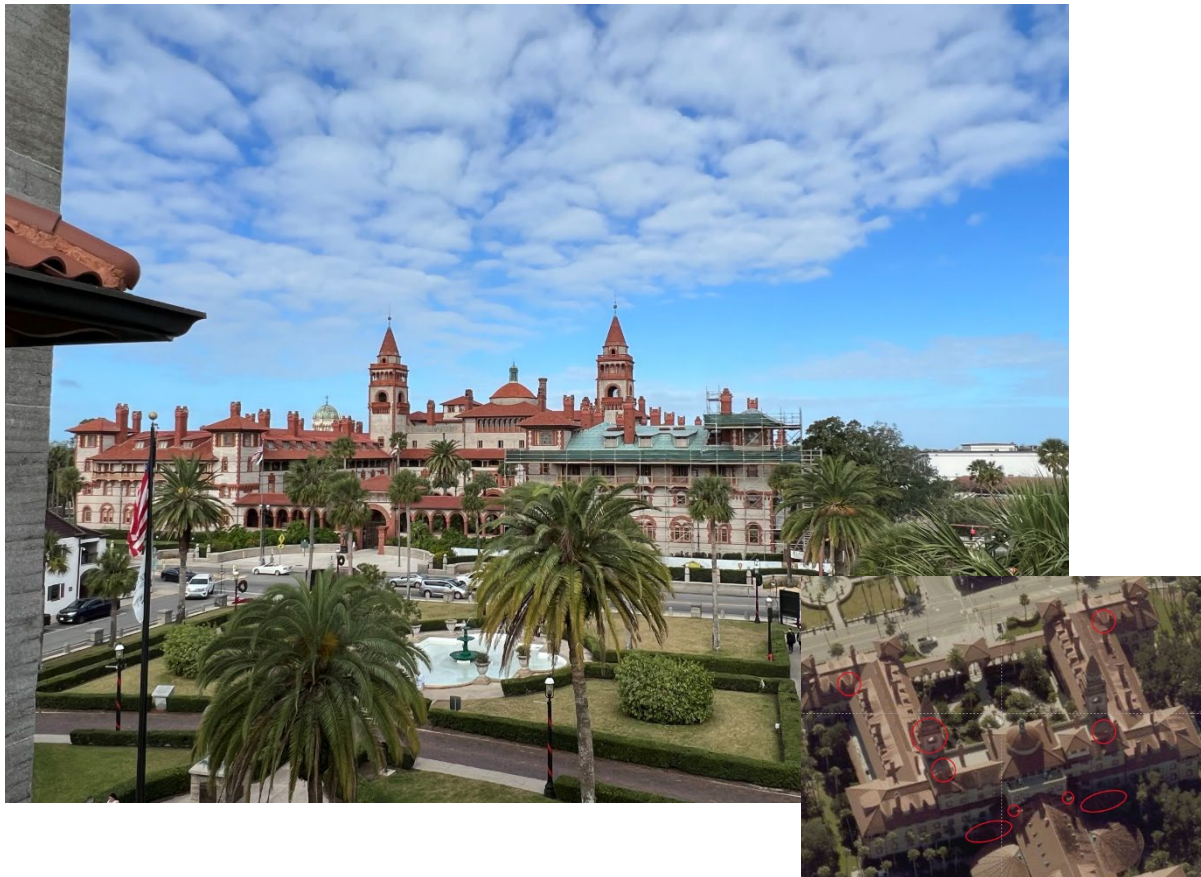
Document Images

03/31/2022 -- ANNUAL REPORT	View image in PDF format
08/24/2021 -- Florida Limited Liability	View image in PDF format



CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 14, 2022 Meeting**



Application HP2022-0086

Address: 74 King Street

Applicant: Lane Architecture P.A.

Property Owner: Flagler College, Inc.

Project description: To replace roofing, flashing, and vents, modify roofing on the existing towers, and install roof eave air intakes; to install louvers in place of existing window sashes in four dormers for new mechanical equipment; and, to route HVAC lines to the basement through existing openings.

Architectural Style:	Spanish Renaissance Revival	Florida Master Site File:	8SJ00080
National Register:	Ponce de Leon Hotel National Historic Landmark: Contributing	Construction date:	1887
Archaeology Zone:	N/A	Zoning District:	HP-4
Parcel number:	2016900000		
Agenda Item:	7(c)	Previous Action(s):	COA 2006-0366

STAFF SUMMARY AND ANALYSIS:

1. Formerly the Ponce de Leon Hotel, this Spanish Renaissance Revival poured concrete structure is located prominently at the northwest corner of King and Cordova Streets and encompasses the whole block, also bordered by Valencia Street to the north and Sevilla Street to the west.
2. The HARB has heard several applications for this property including COA 2006-0366, for renovations to the art building and art annex, which was approved in April, 2006.
3. The applicant is requesting exterior modifications to the structure related to the installation of new mechanical equipment as detailed in the scope of work below.
4. The Architectural Guidelines for Historic Preservation (AGHP) recommends mechanical equipment 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.
5. Proposed air intakes and exhausts are appropriately screened from view and meet AGHP requirements.
6. All four dormers proposed for installation of aluminum louvers in place of existing paired window sashes are located on secondary elevations. Two of the four in the north elevations of the east and west wings, are situated with limited views from rights-of-way. The dormers above the south breezeway are more conspicuous; however, finishing the aluminum louvers in a color consistent with the existing window frames may minimize the visual impact of the alteration.
7. Proposed new piping and conduits at ground level on the north elevation would be installed in an inconspicuous area in which existing mechanical equipment is situated. The installation of the new HVAC system as proposed will allow for the elimination of these, and several other existing mechanical units around the property.
8. New piping proposed for installation adjacent to Kenan Hall is proposed with screening that is appropriate for the architectural style of the building. Additional changes to mechanical equipment are proposed in the already-screened and gated service yard north of Kenan Hall and are consistent with AGHP requirements.
9. The applicant provided correspondence from the Florida Division of Historic Resources indicating that the project was reviewed for possible effects to the historic property and was found to have no adverse effect.
10. While the request includes work for both the east and west wings of the building, immediate work is proposed only for the east wing. If approved, any changes to the scope of work will require additional review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE a Certificate of Appropriateness at 74 King Street** if the HARB finds that proposed alterations meet the Secretary of the Interior's Standards for Rehabilitation #5 and #9 for compatible contemporary design that is sensitive to and causes minimal impact to the architecture of the historic building.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Remove windows in four (4) existing dormers and install aluminum louvres finished to be compatible with existing windows.
2. Install air intakes under eaves of the south elevation adjacent to the Solarium.
3. Install air intakes and exhausts within existing towers concealed behind walls and existing screening
4. Route new piping/conduits through existing basement openings
5. Install new piping against east elevation wall adjacent to Kenan Hall to be screened with copper cover and straps to match existing downspouts.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Electrical and Mechanical Equipment

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

Do...

- Identify, retain and preserve visible features of early mechanical systems that are important in defining the overall character of a building such as radiators, vents, fans, grilles, plumbing fixtures, switch plates and lights.
- Protect and maintain mechanical, plumbing and electrical systems and their features through cyclical cleaning and other appropriate measures.
- Prevent accelerated deterioration of mechanical systems by providing ventilation of attics, crawl spaces and ceilings so moisture problems are avoided.
- Repair mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.
- Replace in kind with compatible substitute materials those visible features that are either extensively deteriorated or are missing when there are surviving prototypes such as ceiling fans, switch plates, radiators, grilles or plumbing fixtures.
- Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan and exterior elevations, and the least damage to historic building materials.
- Install vertical runs of ducts, pipes and cables in closets, service rooms, chases and wall cavities.
- Install air conditioning units, if required by the new use, in such a manner that the historic materials and features are not damaged or obscured.
- Install heating and air conditioning units in window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating and cooling systems would result in significant damage to historic materials.

Don't...

- Remove or radically change features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Fail to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
- Enclose mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
- Replace a mechanical system or its functional parts when it could be upgraded and retained.

- Install a replacement feature that does not convey the same visual appearance.
- Install a new mechanical system so that character-defining structural or interior features are radically changed, damaged or destroyed.
- Install vertical runs of ducts, pipes and cables in places where they will obscure character-defining features.
- Install dropped acoustical ceilings to hide mechanical equipment when this destroys the proportions of character-defining interior spaces.
- Cut through features such as masonry walls in order to install air conditioning units.
- Radically change the appearance of an historic building, or damage or destroy windows by installing heating or air conditioning units in historic window frames

Post-1821

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

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

COA HP2022-0086
74 King Street
December 14, 2022

LIST OF ATTACHMENTS:

1. Staff Photographs
2. National Register Nomination Form

STAFF PHOTOGRAPHS

74 King Street



Front (south) Elevation



Vent and Exhaust in Tower

STAFF PHOTOGRAPHS 74 King Street



Vent and Exhaust in Tower



Vent under overhang of roof

STAFF PHOTOGRAPHS

74 King Street



East Elevation
Paired Window Sashes to be replaced with aluminum

STAFF PHOTOGRAPHS

74 King Street



West Elevation
Paired Window Sashes to be replaced with aluminum



STAFF PHOTOGRAPHS

74 King Street

South Elevation East Wing (behind scaffolding)
Paired Window Sashes to be replaced with aluminum



South Elevation West Wing
Paired Window Sashes to be replaced with aluminum

STAFF PHOTOGRAPHS

74 King Street



South Elevation West Wing
Paired Window Sashes to be replaced with aluminum

STAFF PHOTOGRAPHS

74 King Street



South Elevation East Wing
Existing HVAC unit screened with plants (location of new piping and conduit)

STAFF PHOTOGRAPHS

74 King Street



Kenan Hall East Elevation
Location of new piping cased in copper to match gutters

STAFF PHOTOGRAPHS

74 King Street



Kenan Hall East Elevation
Location of new piping cased in copper to match gutters

UNITED STATES DEPARTMENT OF
NATIONAL PARK SERVICEORIGINAL - NOT TO BE REMOVED
FROM FILES

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Hotel Ponce de Leon

AND/OR COMMON

ORIGINAL - NOT TO BE REMOVED
FROM FILESNR listed
5-6-75

2 LOCATION

STREET & NUMBER whole block bordered on south by King St.; north by

Valencia St.; on the west by Sevilla and on the east by Cordova

CITY, TOWN

CONGRESSIONAL DISTRICT

St. Augustine

VICINITY OF

Fourth

STATE

CODE

COUNTY

CODE

Florida

12

St. Johns

109

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☒ PUBLIC
☐ PRIVATE
☐ BOTH
PUBLIC ACQUISITION
☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☒ YES: RESTRICTED
☐ YES: UNRESTRICTED
☐ NO

PRESENT USE

☐ AGRICULTURE
☐ COMMERCIAL
☒ EDUCATIONAL
☐ ENTERTAINMENT
☐ GOVERNMENT
☐ INDUSTRIAL
☐ MILITARY
☐ MUSEUM
☐ PARK
☐ PRIVATE RESIDENCE
☐ RELIGIOUS
☐ SCIENTIFIC
☐ TRANSPORTATION
☐ OTHER

4 OWNER OF PROPERTY

NAME

Flagler College Board of Trustees

STREET & NUMBER

CITY, TOWN

St. Augustine

VICINITY OF

STATE

Florida

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

St. Johns County Courthouse

STREET & NUMBER

CITY, TOWN

St. Augustine

STATE

Florida

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic American Buildings Survey (FLA 173)

DATE

☒ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Library of Congress

CITY, TOWN

Washington

STATE

D.C.

ORIGINAL - NOT TO BE REMOVED
FROM FILES
SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
☐ EXCELLENT	☐ DETERIORATED	☐ UNALTERED	☒ ORIGINAL SITE
☒ GOOD	☐ RUINS	☒ ALTERED	☐ MOVED DATE _____
☐ FAIR	☐ UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hotel Ponce de Leon was completed in May of 1887, and since that time has been a landmark in St. Augustine. The East Coast complement of Henry Bradley Plant's Tampa Bay Hotel (National Register, 1973), it was built in Spanish Renaissance style and is characterized by massive proportions, vibrant color and an abundance of applied surface ornament. Constructed of concrete which was cast-in-place and had a heavy concentration of locally quarried coquina, the surface of the building presents the appearance of a porous tabby mixture. These concrete bearing walls are grey-brown in color offering a neutral background for the salmon brick sills, lintels and quoins and the darker red of the clay tile roof. All roofing is red clay tile including the conical domes of the towers and the central dome over the lobby.

The plan of the building is exceedingly complex. The main body of the structure is oriented east-west with the entrance facade facing south. The two wings which extend from the central section to enclose the courtyard are oriented north-south. Flanking the entry gate is a double arcade defining a loggia which creates the southern enclosure of the courtyard. Entry into the courtyard is via a round arched opening in the base of a one-story hip roofed gate. The arcade is a series of colonettes rising from a concrete retaining wall from which spring equilateral arches in series. The whole is topped by a ridge roof which butts the interior walls of the east and west wings. The concrete retaining wall is continued in effect along the south elevation of each wing creating the effect of a water table.

Although fenestration and ornamentation are consistent within a given story, each story is differently treated. Windows diminish in size from ground floor to roof and become flat topped instead of round arched. All window surrounds are a salmon colored brick. First floor windows are all set into round arched openings, and where windows occur in pairs, they are separately arched with a colonette between and set into one larger common arch. These windows are double-hung sash with lunette above. Second floor windows are also sash, quoined on the sides with voussoirs on top. On the third floor, French doors set into quoined surrounds lead onto wooden balconies defined by turned columns and spindle post balustrades. The main roof covering the wings extends down and flares slightly to cover the balconies. On the interior walls of the courtyard, three-tiered arcades occur on the east and west. The entrance facade of the building (south elevation) is a composition of glazed and unglazed arches beneath a clay tiled pent roof, small rectangular casement windows in series and a terra cotta grille flanking the central pavilion. Rising from this central hipped section is a vaulted dome with bronze lantern, the inside of which can be seen from the rotunda below. Immediately to the west of the dome is a small belvedere with casement windows and hip roof and flanking the whole are twin towers extruded from the juncture of the central

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE	
COUNTY	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

7. Description (cont.)

section of the building and the wings. On the interior wing walls, the main roof slopes down and flares to cover the three-tiered arcade and meets the south wall pent at the towers. The square towers are singularly the most ornate components of the building. Taller than the surrounding parts, they immediately become the focal point of the structure. Ornamentation includes conical roofs with bronze orb and weathervane atop, terra cotta balconies (one each per elevation) beneath an arcade which surrounds the entire tower. Tower corners are quoined as are the corners of the smaller towers which are juxtaposed at each of the four southern corners of the two main wings. Dormers with casement windows project in series from all sides of the south wings. Brick chimneys rise from all points on the roof, some with multiple flues and ornate stepped caps.

Entrance to the hotel proper is directly in line with the south gate. The huge double doors surrounded by decorative mosaic tile lead into a large foyer and then into the rotunda. There are auxiliary entrances centered in the east and west wings and at the rear of the building. Each of these entrances has an abundance of decorative terra cotta relief in addition to the blue, white and brown mosaic at the main entrance. Within this section of the building were located the Lounge, Grand Parlor and Bedrooms. Immediately behind this section of the hotel, but attached to it, was the Great Dining Hall. Its central section is a large rectangular room with barrel vaulted ceiling, the walls of which are pierced with arched windows filled with stained glass. There is an abundance of colored glass, art work and murals throughout the hotel - the work of Louis Tiffany who designed the hotel's interiors, and artists George W. Maynard and Virgilio Tojetti.

As the plan of the building rambles on in a northerly direction, there are, located behind the Great Dining Hall, a kitchen, utility rooms and other miscellaneous areas now used for classes and laboratories.

The building is little changed since its construction, despite its several uses. Originally the structure had only community bathrooms at various points along the halls. Early in the twentieth century, a yearly program of adding semi-private baths between rooms was carried out. The Grand Parlor has been converted to a library and overhead fluorescent light added. Other alterations have been limited to minor interior partition changes.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☒ SOCIAL/HUMANITARIAN
☐ 1700-1799	☒ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER
☒ 1800-1899	☒ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)
		☐ INVENTION		

SPECIFIC DATES 1887 BUILDER/ARCHITECT John M. Carrere and Thomas Hastings

STATEMENT OF SIGNIFICANCE

The development of railway transportation and resort facilities on the East Coast of Florida by Henry Flagler in the late 19th and early 20th centuries, was a catalyst for the subsequent economic, social and cultural development of the State. The construction of the Hotel Ponce de Leon in 1887 was a key element in the successful implementation of Flagler's overall program.

Flagler's interest in St. Augustine and Florida began in the winter of 1885 when he first visited that city with his second wife. He recognized the potential of the area as a winter resort and commenced almost immediately to launch a luxury hotel venture of his own. In Flagler's words, he explained his dilemma regarding the design of the Ponce thusly: "Here was St. Augustine, the oldest city in the United States. How to build a hotel to meet the requirements of nineteenth century America and have it in keeping with the character of the place - that was my hardest problem" (Lefevre, p. 182). The suggestion of a solution to that problem already existed in St. Augustine in the form of the Villa Zorayda, the home of Franklin W. Smith, a Bostonian with the means to dabble in philanthropy, politics and amateur architecture (Martin, pp. 103-107). The Smith residence, borrowing from the exotic motifs of Spain's moorish castles, was one of the earliest structures in this area to employ a cast-in-place type of concrete construction. Smith's success with the Villa Zorayda convinced Flagler that he could employ poured concrete and a Spanish architectural theme in creating a luxury resort hotel. For architects, Flagler went to the leading firm in the nation at that time, McKim, Meade and White of New York and hired two young men who had no major achievements to their credit: John M. Carrere and Thomas Hastings. Both had studied at the Ecole des Beaux-Arts in Paris. The firm of Carrere and Hastings, founded to carry out the design of the Ponce de Leon, would become, in the opinion of the nation's leading architectural journal, the foremost architectural partnership in the United States during the early decades of the twentieth century ("The Work of Messrs. Carrere and Hastings," The Architectural Record, XXVII, p. 1). The firm was later to design such buildings as the New York Public Library in 1910.

The hotel's decorator was Louis Comfort Tiffany of New York, who had recently reorganized his company to specialize in glass for

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

architects and builders. The magnificence of the windows he designed for the Ponce had an impact in stimulating demand for the creations which would make his name synonymous with excellence in glass (Koch, pp. 69-70). The great rotunda and dining hall of the hotel were decorated with mural paintings by George W. Maynard, while the ceiling of the Grand Parlor was covered with angelic canvasses by Virgilio Tojetti, painted in Paris and stretched between ceiling moldings as the hotel was completed. In addition to the elegance and grandeur of the furnishings and interiors, the building was replete with the most modern utilities - electricity for lighting via four Edison direct current dynamos and fresh water piped in from a pond located west of town.

Upon completion of the Ponce de Leon in 1887, Flagler insured that his plans for its success would be accomplished by improving the railroad between Jacksonville and St. Augustine and mailing out thousands of copies of Florida, the American Riviera, thus making certain that the world knew what was about to transpire in the nation's oldest city (Castleden, p. 17). During the next few years, the Ponce was visited by presidents, congressmen and many wealthy and influential Northerners.

The hotel's success as a tourist resort was short lived for a number of reasons. The yellow fever epidemic kept people away from the State in 1888 and in December of 1894 and January of 1895, Florida was hit by the worst freeze in its history. These freezes were symptomatic of a grave shortcoming in St. Augustine as a winter resort: the weather was simply not as pleasant and sunny as in the more tropical southern peninsula. With the expansion of Flagler's own railroad and hotel empire down the east coast and the progress of developers such as Henry Plant on the west coast, St. Augustine found itself in an increasingly unfavorable competitive position. There would continue to be brief periods of heavy visitation, particularly as prosperity returned to the nation in the first decades of the twentieth century, during World War I while travel was restricted to the United States (Annual Report, 1917) and during the Florida boom of the 1920's. Although the boom was centered in South Florida, St. Augustine experienced a rapid increase in building construction and tourism. During the Great Depression, only three Flagler Hotels survived, one of which was the Ponce (Annual Report, 1932). Followed by a lull in tourism during World War II, the hotel underwent extensive repairs and modernization, and attracted large crowds in 1946 and 1947 (Annual Report, 1946). Then the former pattern of decline resumed and each year fewer and fewer guests returned. With the pattern in tourism changing so rapidly, the way was now prepared for the closing and possible destruction of the venerable Hotel Ponce de Leon. Due, however, to the concern among civic leaders for the preservation and utilization of historic buildings,

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

the hotel was saved and its fate announced publicly in 1967. Flagler Systems could no longer feasibly continue operation of the building and therefore it would be sold and converted into a college for women. In April, 1967, the Ponce de Leon closed its doors to tourists for the last time.

Eighteen months later Flagler College opened to receive its first students. Since that time, it has become coeducational, received accreditation and graduated two classes. The success of Flagler College augurs well for the future of the great buildings whose walls were built to last through the centuries.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"Annual Report of the Florida East Coast Hotel Co." Volumes for the years 1917, 1932, 1946. Located in the Flagler Museum, Palm Beach. The "Annual Reports" are detailed typescript accounts of the Flagler hotel system's financial affairs.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

A 17 469580 3305720
ZONE EASTING NORTHING
C

B
ZONE EASTING NORTHING
D

VERBAL BOUNDARY DESCRIPTION

ALL PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE NATIONALLY DESIGNATED HISTORIC FLAGLER HOTEL SYSTEM, WHICH IS A NATIONAL HISTORIC LANDMARK. THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE NATIONALLY DESIGNATED HISTORIC FLAGLER HOTEL SYSTEM, WHICH IS A NATIONAL HISTORIC LANDMARK.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Dr. Thomas Graham, Chairman

ORGANIZATION

History Department

DATE

STREET & NUMBER

Flagler College

TELEPHONE

CITY OR TOWN

St. Augustine

STATE

Florida

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL _____

STATE _____

LOCAL _____

As the designated State Historic Preservation 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.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

Castleden, Louise D. "Early Years of the Ponce de Leon." Unpublished pamphlet, 1957.

Graham, Thomas. "Flagler's Magnificent Hotel Ponce de Leon." Unpublished manuscript. Copy in possession of DAHRM.

Koch, Robert. Louis C. Tiffany, Rebel in Glass. New York: Crown Publishers, Inc., 1966.

Lefevre, Edwin. "Flagler and Florida," Everybody's Magazine, XXII (February, 1910).

Martin, Sidney Walter. Florida's Flagler. Athens, Georgia: University of Georgia Press, 1949.

"The Work of Messrs. Carrere and Hastings," Architectural Record, XXVII (January, 1910).

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INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

ITEM NUMBER 11 PAGE 1

Diane D. Greer, Historic Sites Specialist
Dept. of State, Div. of Archives, History and Records Mgmt.
The Capitol
Tallahassee, Florida

Personal presentation recommended

ENTRIES IN THE NATIONAL REGISTER

STATE FLORIDA

Date Entered MAY 6 1975

Name

Location

Hotel Ponce de Leon

St. Augustine
St. Johns County

*Notified by phone
5-20-75 JPL*

*Thomas Graham
829-6485
82*

*NOTIFIED BY PHONE
MAY 20 1975*

Also Notified

Hon. Richard Stone
Hon. Lawton Mainor Chiles, Jr.
Hon. Bill Chappell, Jr.

June 3, 1975

Flagler College Board of Trustees
St. Augustine
Florida

Ref: Hotel Ponce de Leon

Dear Sirs:

It is a pleasure to advise you that the referenced property has been officially listed on the National Register of Historic Places. A certificate of formal notification of the recognition given to this site is now being prepared. If at all possible, Secretary of State, Bruce A. Smathers, will be in contact with you concerning a mutually acceptable time and place for presentation of the certificate.

With every good wish and warm regards.;

Sincerely,

Robert Williams
State Historic
Preservation Officer

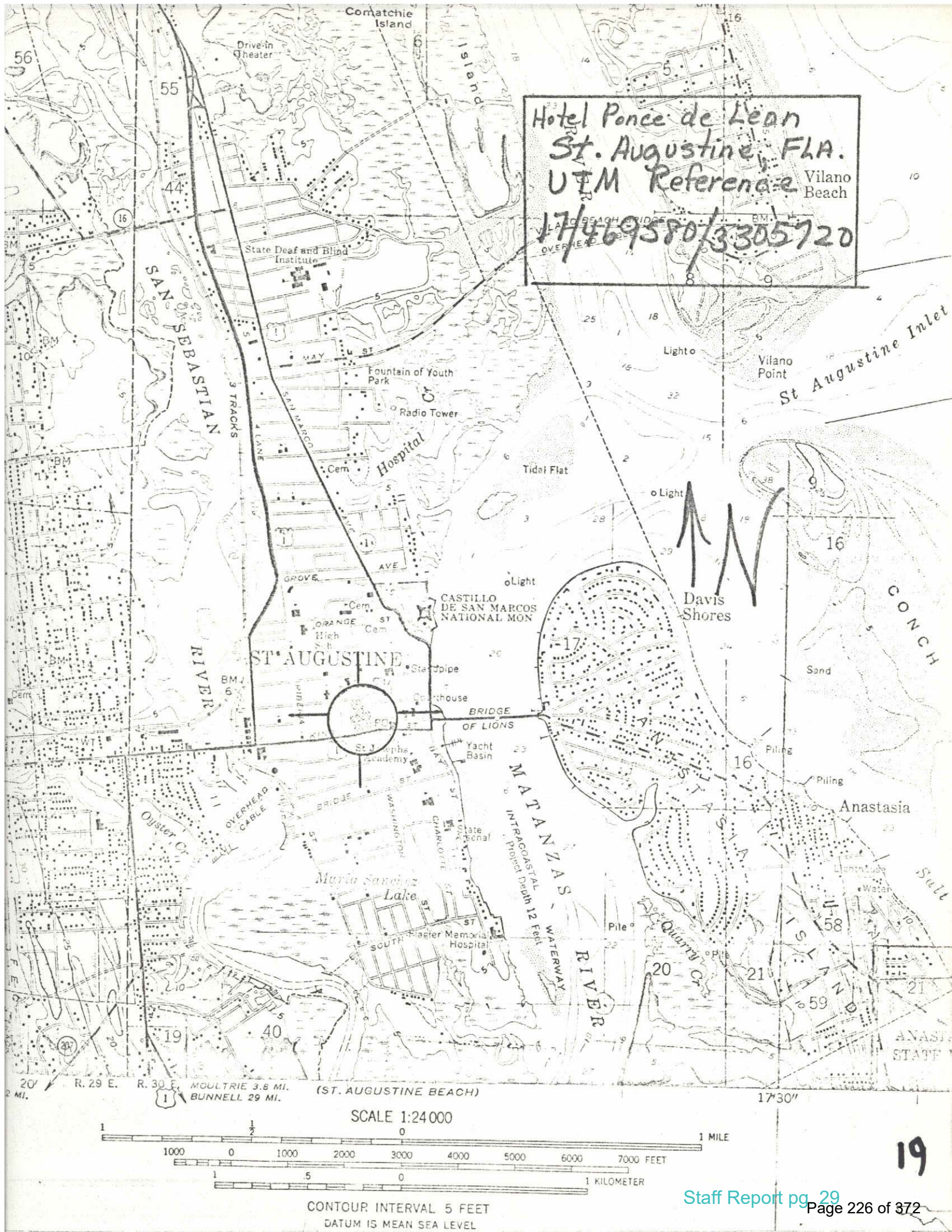
RW/eb

cc: City Planning
County Planning

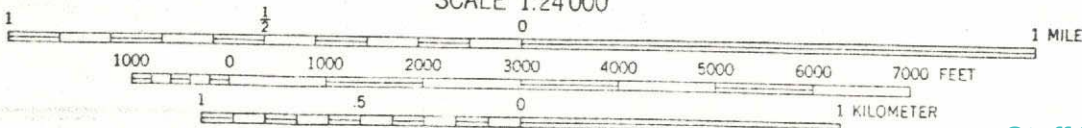


Hotel Ponce de Leon
St. Augustine, FLA.
UTM Reference Vilano Beach

17/469580/3305720



SCALE 1:24 000



CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS



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

BDAC Project No. HP2022-0086

Receipt No. 2510738

Meeting Date: December 14, 2022

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

- NAME OF APPLICANT Michael C. Blake, AIA
Business (if applicable) Lane Architecture, PA
Address 904 Margaret Street
City Jacksonville State Florida Zip Code 32204
Daytime telephone 904.355.9020 E-mail Address michael@lanearch.com
The above contact information will be used for correspondence. Please ensure this information is accurate.
- NAME OF PROPERTY OWNER _____
Business (if applicable) Flagler College
Address 74 King Street
City St. Augustine State Florida Zip Code 32084
Daytime telephone (required) 904.819.6205 E-mail address LStevenson@flagler.edu
- PROJECT STREET ADDRESS 74 King Street
- LEGAL DESCRIPTION: Lot _____ Block 45-C Subdivision _____ Parcel 2016900000
- EXISTING USE Public College PROPOSED USE Public College
- 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 <u>Replace roofing and all vents, flashings, etc.</u> |
| ☐ | ☐ | Roof structures (dormers, chimneys, etc.) _____ |
| ☐ | ☐ | Exterior finishes (stucco, masonry, siding) _____ |
| ☐ | ☐ | Porch/Deck/Balcony _____ |
| ☐ | ☒ | Awning/Canopy <u>Air Intake at eave</u> |
| ☐ | ☐ | Exterior Doors _____ |
| ☐ | ☒ | Windows <u>Remove 4 dormer windows for louvers to serve new HVAC Equip.</u> |
| ☐ | ☐ | Shutters _____ |
| ☐ | ☒ | Foundation (including infill) <u>Route refrigerant lines to basement through existing openings</u> |
| ☐ | ☐ | 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 louvers at 4 existing dormer window locations
- ☐ 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)

Existing building systems are being replaced to include: mechanical, electrical, plumbing, sprinkler system, etc. due to age of systems. Most notably, the mechanical system is being replaced with a chilled water system that will have pipes extending from a chiller plant across the site to the basement at two locations and then throughout the building. This mechanical system change will allow the removal of dozens of condensing units that are around the building at grade and on the loggia porches. New HVAC air intake requires removal of 4 dormer windows (3 this phase & 1 at future phase) to be replaced with louvers. Other new louver or intake locations will be out of sight from grade in towers or in eaves.

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 Michael C. Blake, AIA

SIGNATURE OF APPLICANT Michael C. Blake

DATE 11.14.2022

PRINT OWNER'S NAME Laura Stevenson Dumas

SIGNATURE OF OWNER Laura Stevenson Dumas

DATE 11.14.2022

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

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.

MCB

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) <i>Could not clearly see proposed work for roofs and do not see existing in the drawings provided.</i> |

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 <i>Submitted elevations are difficult to read</i> |
| ☐ | ☐ | ☒ | ☒ 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 |
- Drawings need to be clearer with larger print that will be legible with printing and scanning*

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) |
| ☐ | ☐ | ☐ | ☐ Detail of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing |
| ☐ | ☐ | ☐ | ☐ Plant material list with identification, quantity, size at planting and maturity, spacing |

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

- | 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 section drawings showing existing building(s) and major site features |
| ☐ | ☐ | ☐ | ☐ Scaled section drawings showing proposed building(s) and major site features |
| ☐ | ☐ | ☐ | ☐ Wall section |
| ☐ | ☐ | ☐ | ☐ Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical |
| ☐ | ☐ | ☐ | ☐ Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape |
| ☐ | ☐ | ☐ | ☐ Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints |
| ☐ | ☐ | ☐ | ☐ Written summary describing existing and proposed conditions and project's consistency with zoning code |

❖ Other details necessary for review:

[See E-mail for additional comments.](#)

Project number: HP2022-0086 Project Address: 74 King Street

Reviewed by: Candice Seymour

Date: 11/23/2022

HARB APPLICATION FEE SCHEDULE

Historic Architectural Review Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Certificate/Opinion of Appropriateness: Alteration to single-family home, site work, and site feature (does not increase area of structures)	\$50.00 + ads
Certificate/Opinion of Appropriateness: Construction of a new single-family home, major alterations, ad valorem tax exemption	\$150.00 + ads
Certificate/Opinion of Appropriateness: Alterations to non-single-family buildings, site-work, or features (does not increase area of structures)	\$100.00 + ads
Certificate/Opinion of Appropriateness: New construction of non-single-family structures	\$200.00 + ads
Appeal of staff determination	
Certificate of Demolition: Partial	\$150 + ads & notices
Certificate of Demolition: Full	\$300 + ads & notices

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 74 KING STREET, ST. AUGUSTINE, FL 32084

Applicant's Name: Michael C. Blake Applicant's Signature: Michael C. Blake

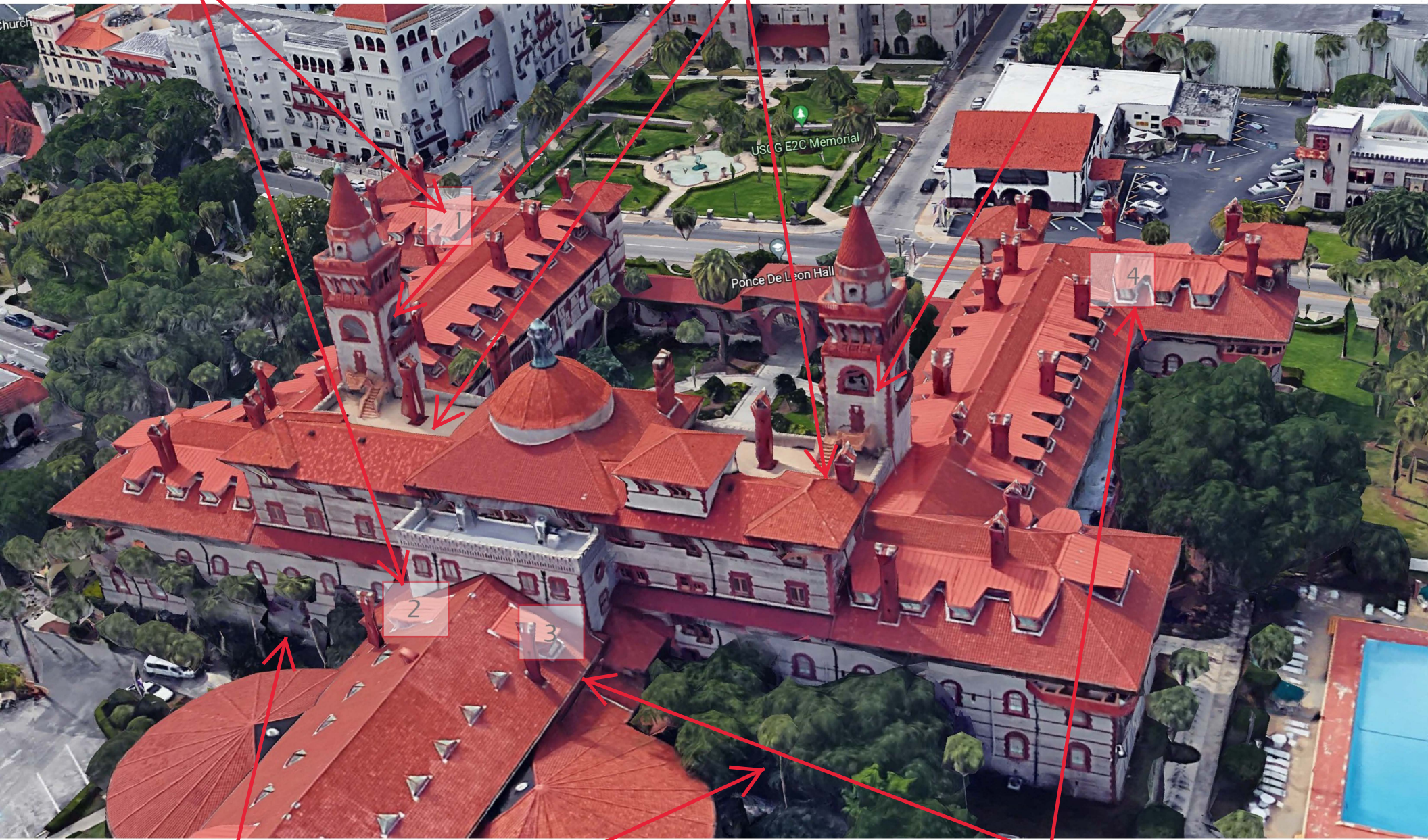
Owner's Name: Laura Stevenson Dumas Owner's Signature: [Signature]

AIR INTAKE & EXHAUST LOUVER AT ROOF AT THIS LEVEL
CONCEALED BEHIND EXISTING WALLS AND SCREENING

Received December 2, 2022
Planning and Building Department

REMOVE WINDOW THESE LOCATIONS
AND INSTALL LOUVERS

AIR INTAKE AT EAVES AT SOUTH ELEVATION



NEW PIPING / CONDUITS AT EXISTING
BASEMENT OPENINGS THIS AREA

REMOVE WINDOW THIS LOCATION
AND INSTALL LOUVER

WINDOW TO BECOME LOUVER



WINDOW TO BECOME LOUVER



WINDOW TO BECOME LOUVER



WINDOW TO BECOME LOUVER



Ponce Hall
East Wing
Renovations



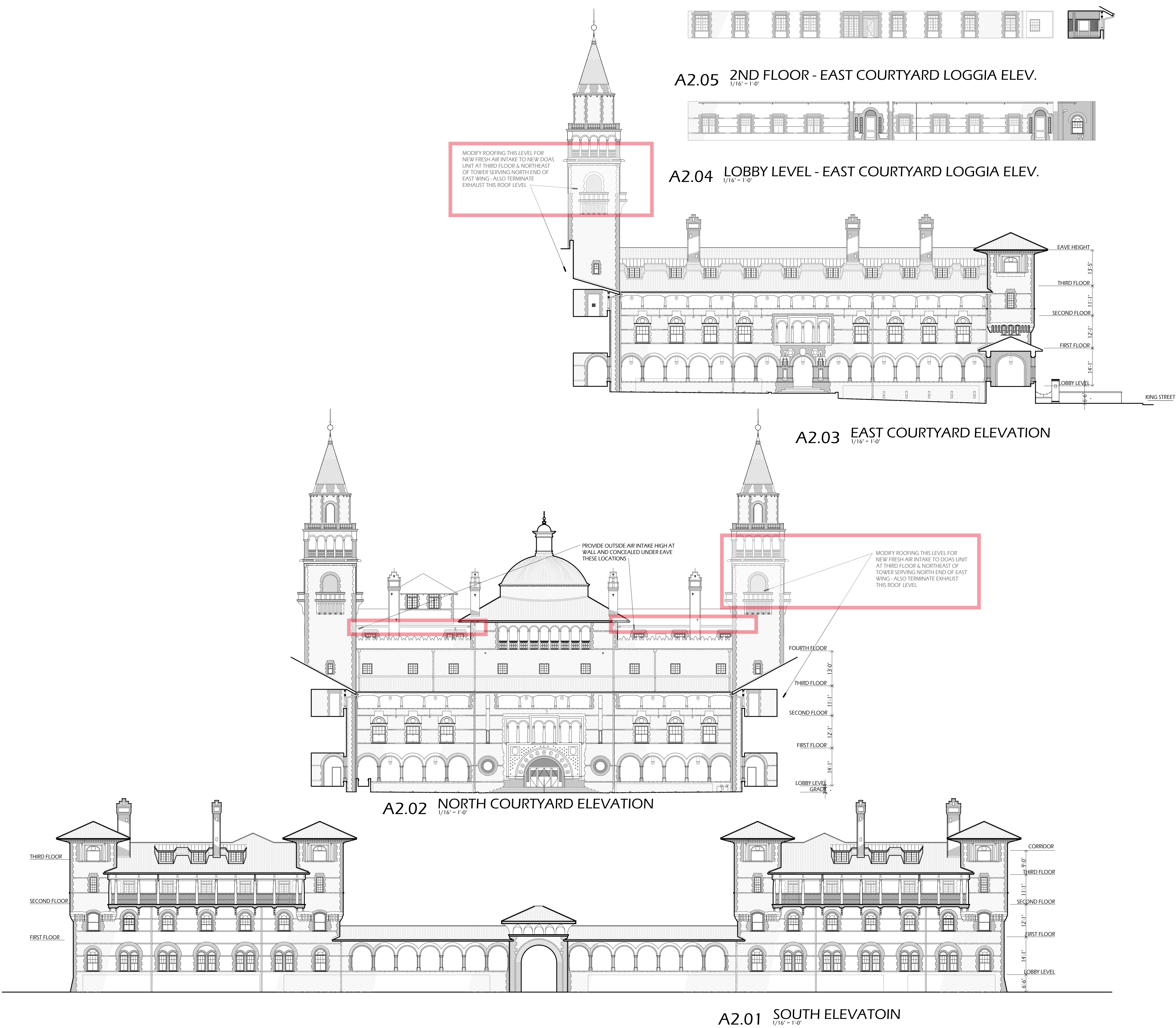
74 King Street
St. Augustine, Florida 32084



LANE ARCHITECTURE
904 Margaret Street
Jacksonville, Florida 32204
904.355.9020
J. Lane, Reg. No. AR 12715

Structural Engineering:
Atlantic Engineering Services
4141 Southpoint Drive E, Suite C
Jacksonville, FL 32216
904 743 4633
Engineers of Record:
Jude Kostage, PE 53931

Plumbing, & Electrical
Engineering:
Powell & Hinkle Engineering
1409 Kingsley Avenue
Building 12A
Orange Park, Florida
904 264 5570
Robert Hinkle, PE No. 29302
Lane Hinkle, PE No. 48076
Thomas Elder, PE No. 56121



Revisions:

Date: 11.14.2022

File: PONCE HALL EAST WING

EXTERIOR ELEVATIONS

A2.0

Ponce Hall East Wing Renovations



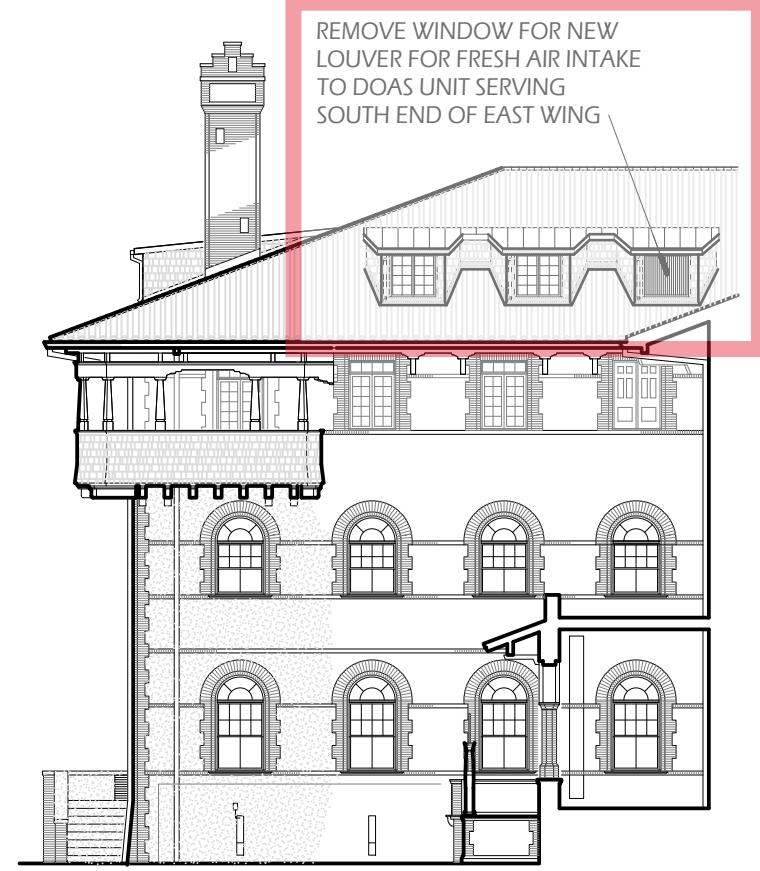
74 King Street
St. Augustine, Florida 32084



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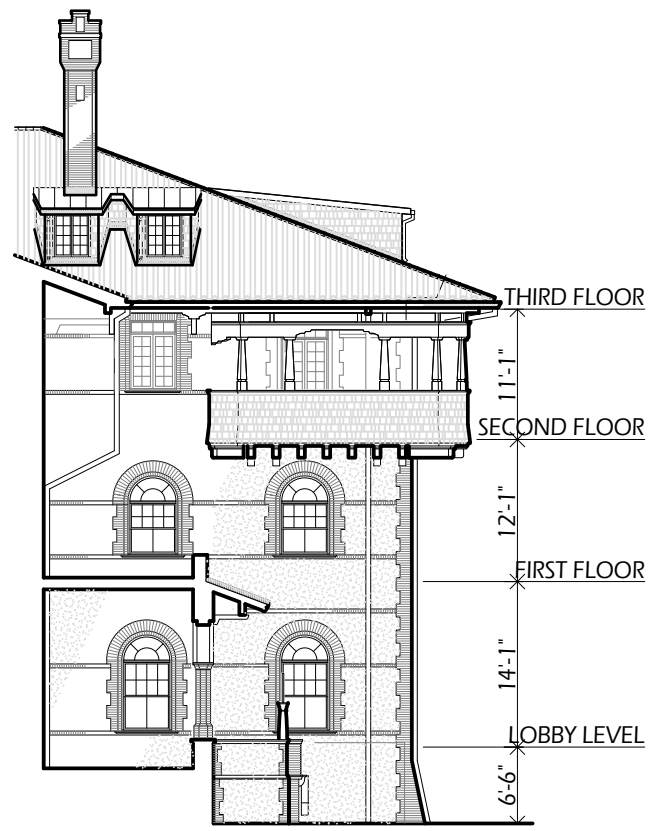
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A2.15 PART. NORTH ELEV.
1/16" = 1'-0"



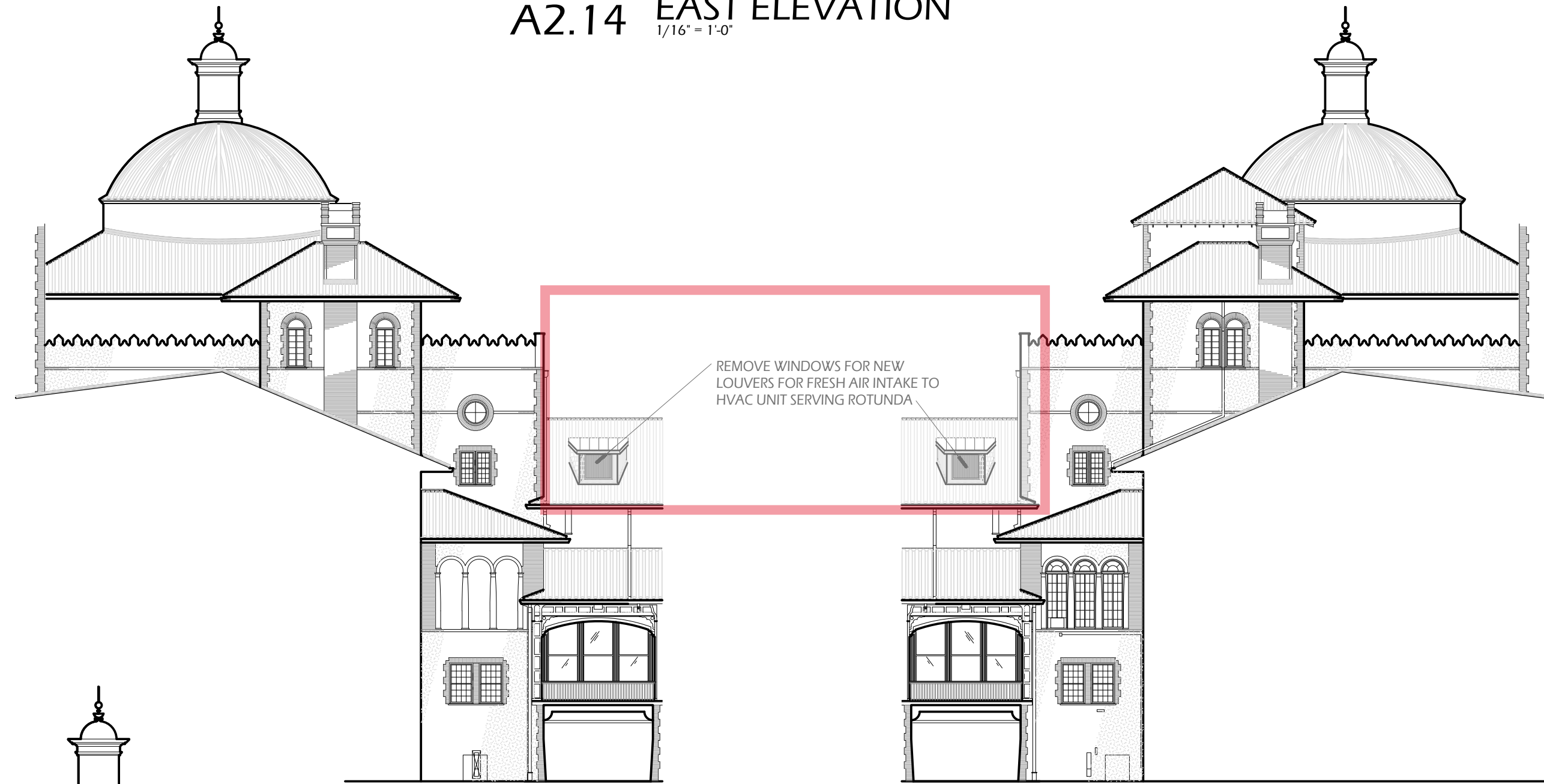
A2.16 EAST LOGGIA ELEVATION
1/16" = 1'-0"



A2.17 PART. SOUTH ELEV.
1/16" = 1'-0"

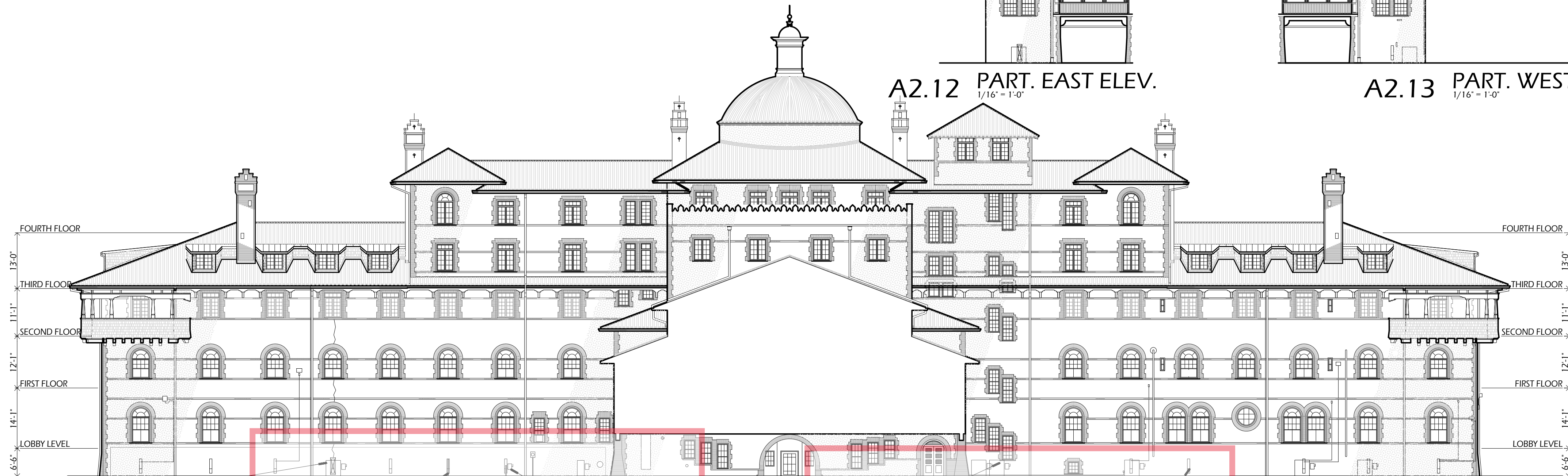


A2.14 EAST ELEVATION
1/16" = 1'-0"



A2.12 PART. EAST ELEV.
1/16" = 1'-0"

A2.13 PART. WEST ELEV.
1/16" = 1'-0"



A2.11 NORTH ELEVATION
1/16" = 1'-0"

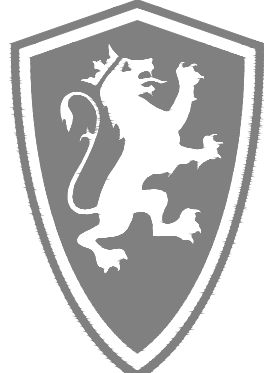
Revisions:

Date: 11.14.2022

File: PONCE HALL EAST WING
EXTERIOR ELEVATIONS

A2.1

Ponce Hall
East Wing
Renovations



74 King Street
St. Augustine, Florida 32084

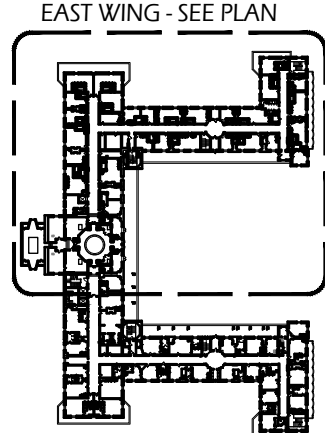


LANE ARCHITECTURE

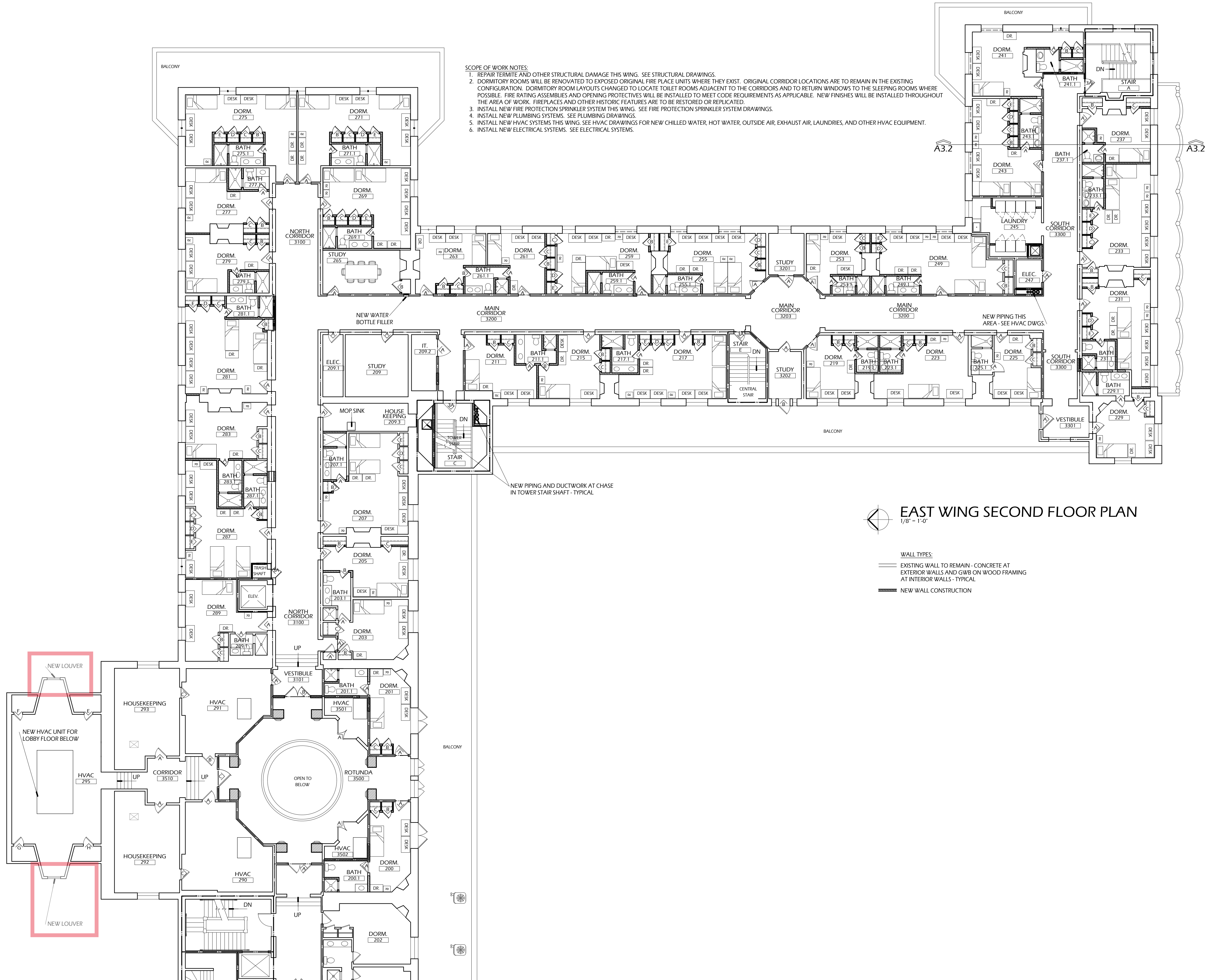
904 Margaret Street
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KEY PLAN
N.T.S.



Revisions:

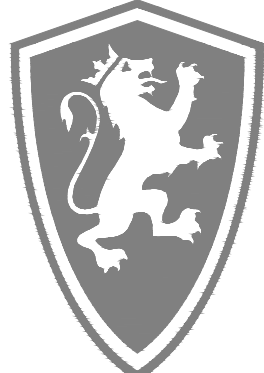
Date: 11.14.2022

File: PONCE HALL EAST WING

EAST WING SECOND
FLOOR PLAN

A1.32

Ponce Hall
East Wing
Renovations



74 King Street
St. Augustine, Florida 32084



LANE ARCHITECTURE

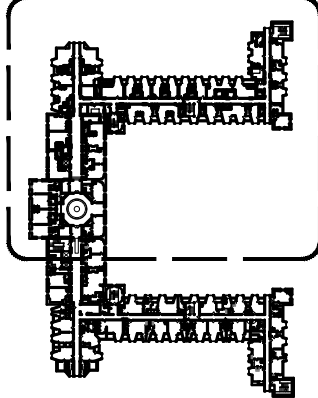
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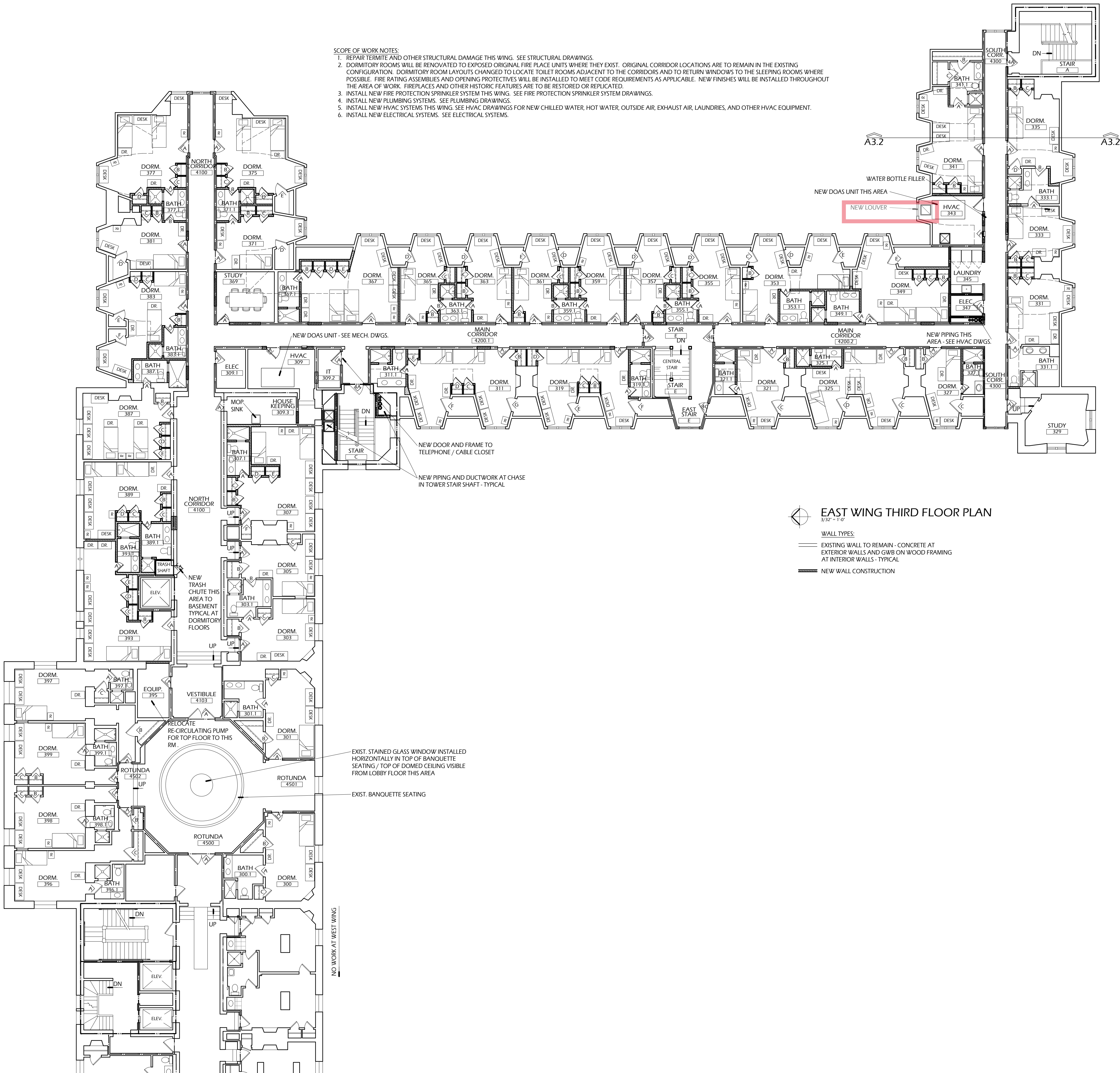
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904 264 5570
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Lane Hinkle, PE No. 48076
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EAST WING - SEE PLAN



KEY PLAN
N.T.S.



- SCOPE OF WORK NOTES:
1. REPAIR TERMITE AND OTHER STRUCTURAL DAMAGE THIS WING. SEE STRUCTURAL DRAWINGS.
 2. DORMITORY ROOMS WILL BE RENOVATED TO EXPOSED ORIGINAL FIRE PLACE UNITS WHERE THEY EXIST. ORIGINAL CORRIDOR LOCATIONS ARE TO REMAIN IN THE EXISTING CONFIGURATION. DORMITORY ROOM LAYOUTS CHANGED TO LOCATE TOILET ROOMS ADJACENT TO THE CORRIDORS AND TO RETURN WINDOWS TO THE SLEEPING ROOMS WHERE POSSIBLE. FIRE RATING ASSEMBLIES AND OPENING PROTECTIVES WILL BE INSTALLED TO MEET CODE REQUIREMENTS AS APPLICABLE. NEW FINISHES WILL BE INSTALLED THROUGHOUT THE AREA OF WORK. FIREPLACES AND OTHER HISTORIC FEATURES ARE TO BE RESTORED OR REPLICATED.
 3. INSTALL NEW FIRE PROTECTION SPRINKLER SYSTEM THIS WING. SEE FIRE PROTECTION SPRINKLER SYSTEM DRAWINGS.
 4. INSTALL NEW PLUMBING SYSTEMS. SEE PLUMBING DRAWINGS.
 5. INSTALL NEW HVAC SYSTEMS THIS WING. SEE HVAC DRAWINGS FOR NEW CHILLED WATER, HOT WATER, OUTSIDE AIR, EXHAUST AIR, LAUNDRIES, AND OTHER HVAC EQUIPMENT.
 6. INSTALL NEW ELECTRICAL SYSTEMS. SEE ELECTRICAL SYSTEMS.

EAST WING THIRD FLOOR PLAN
3/32" = 1'-0"

WALL TYPES:

- EXISTING WALL TO REMAIN - CONCRETE AT EXTERIOR WALLS AND GWB ON WOOD FRAMING AT INTERIOR WALLS - TYPICAL
- NEW WALL CONSTRUCTION

EXIST. STAINED GLASS WINDOW INSTALLED HORIZONTALLY IN TOP OF BANQUETTE SEATING / TOP OF DOMED CEILING VISIBLE FROM LOBBY FLOOR THIS AREA

EXIST. BANQUETTE SEATING

Revisions:

Date: 11.14.2022
File: PONCE HALL EAST WING
EAST WING THIRD FLOOR PLAN

A1.42

Ponce Hall
East Wing
Renovations



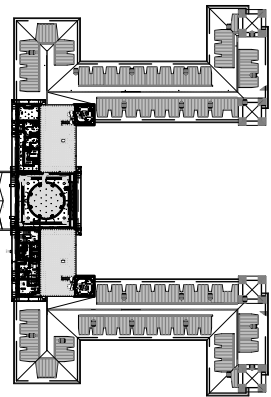
74 King Street
St. Augustine, Florida 32084



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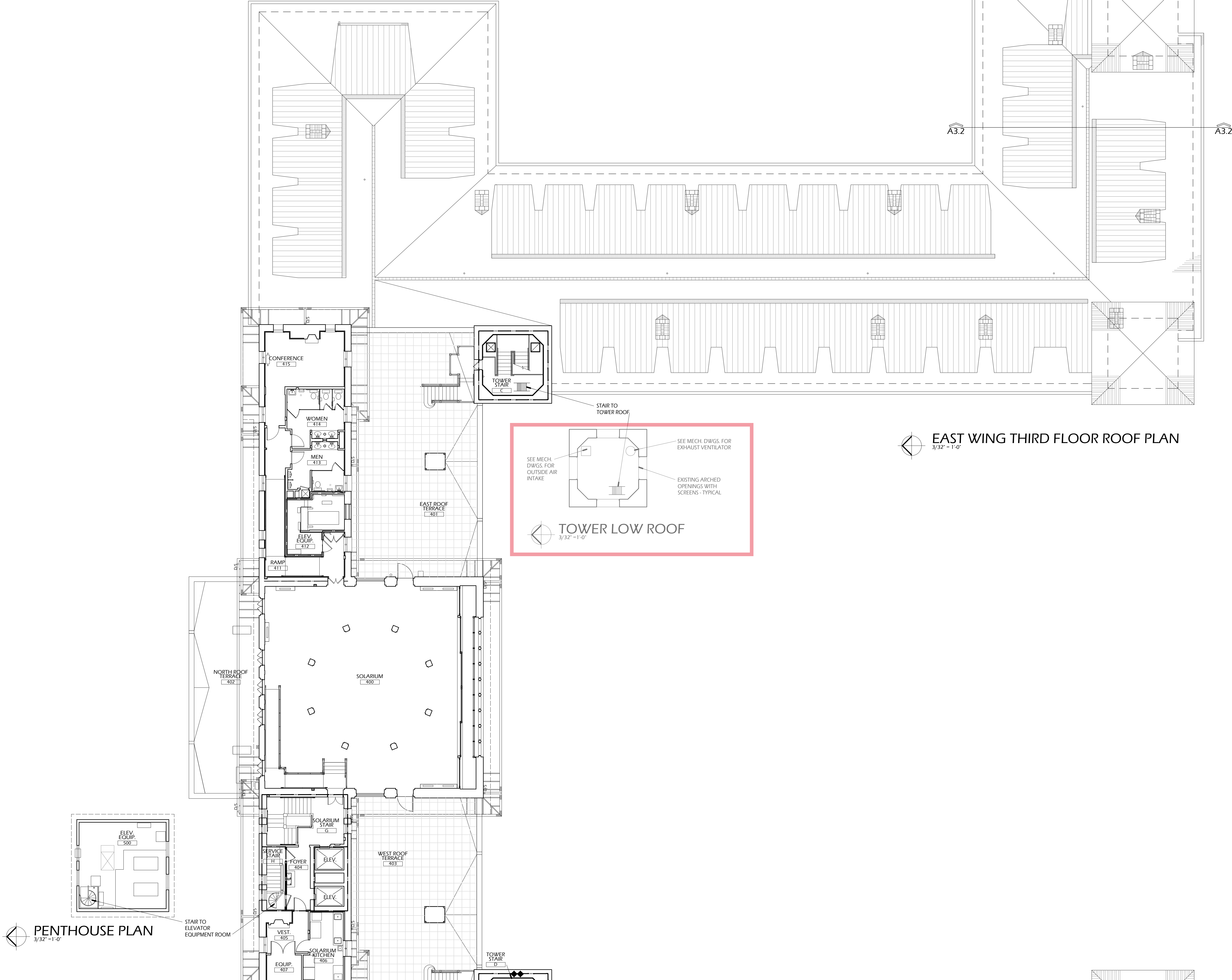


KEY PLAN
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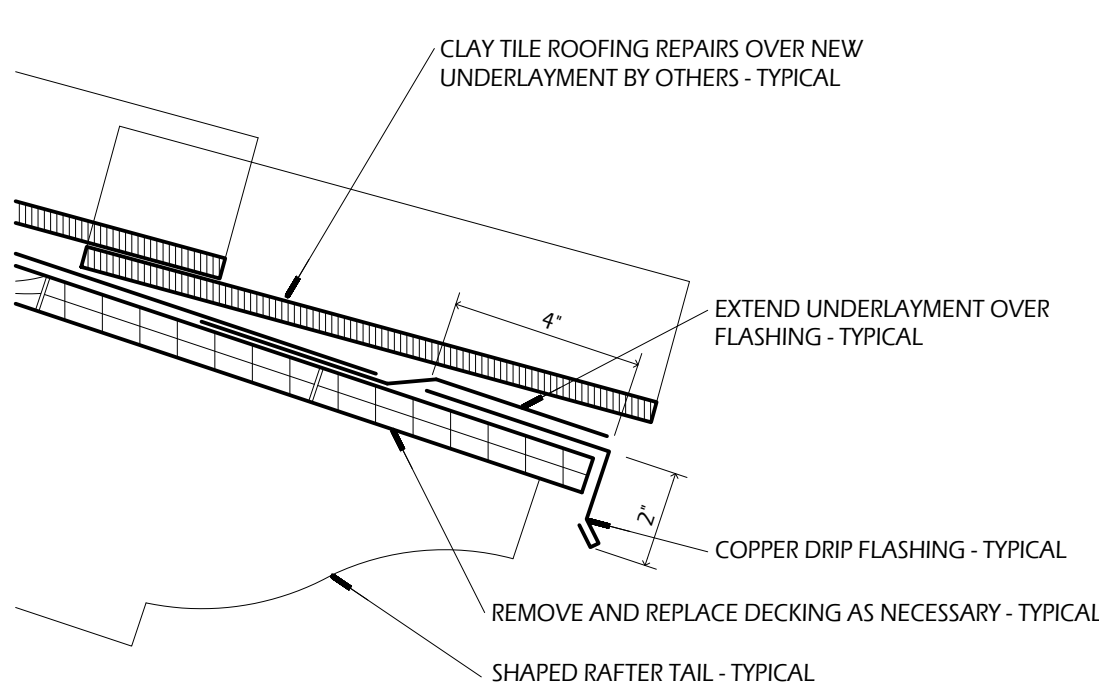
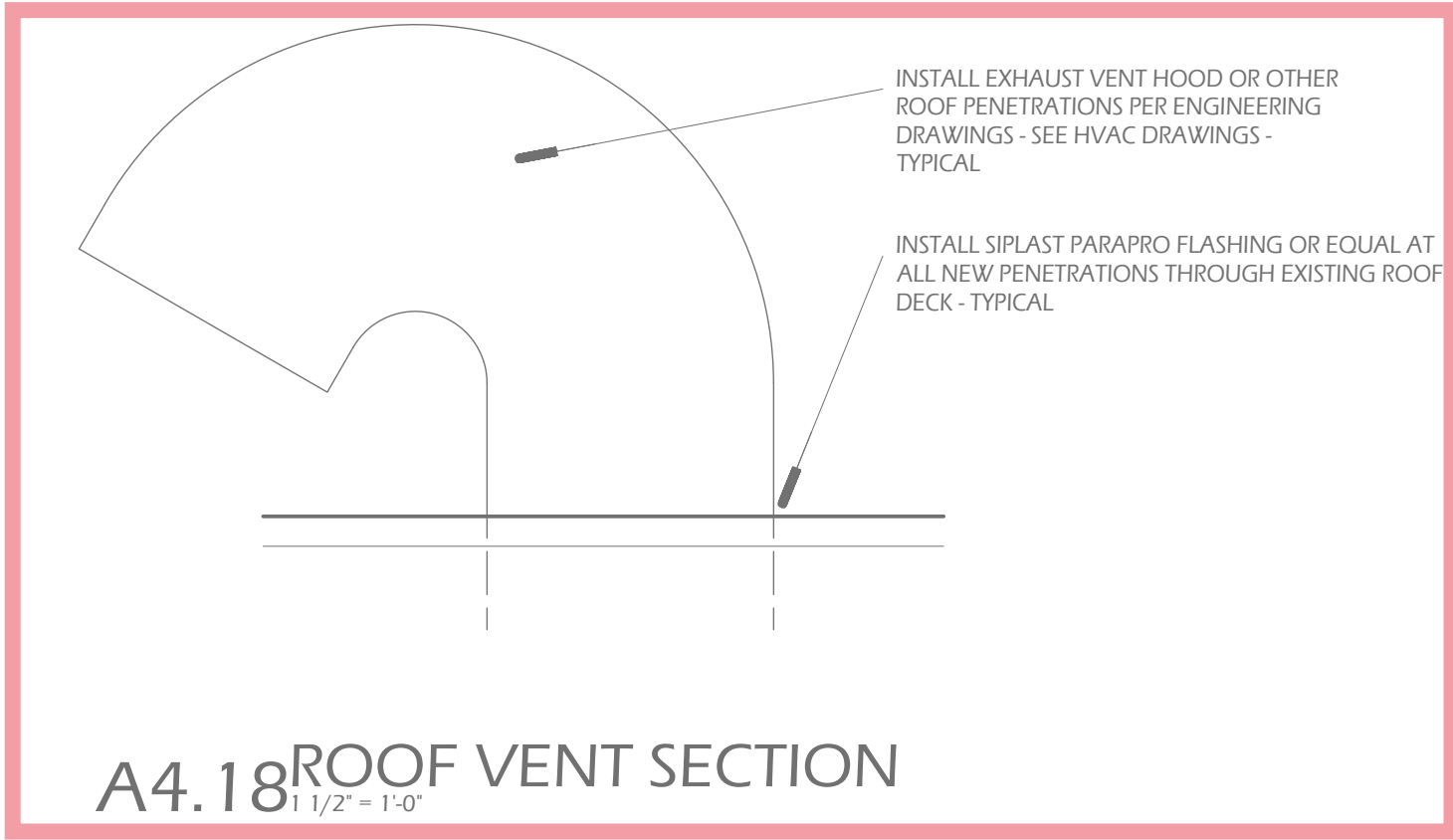
Revisions:

Date: 11.14.2022
File: PONCE HALL EAST WING
EAST WING THIRD
FLOOR ROOF PLAN

A1.45
Application pg. 15
Page 241 of 372

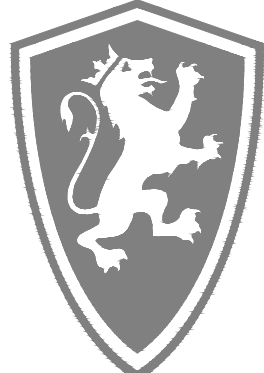


SHEET METAL
GOOSENECK
CONCEALED
AT TOWER
ROOF BEHIND
EXISTING WALLS
& SCREENS



- ALTERNATES:
1. PROVIDE ADD ALTERNATE TO INSTALL MASTERSEAL 581 AIR BARRIER & WATERPROOF CEMENT-BASED COATING FOR CONCRETE & MASONRY AT INTERIOR FACE OF EXTERIOR WALLS AT AREAS OF WORK.
 2. PROVIDE ADD ALTERNATE TO INSTALL GCP PERMABARRIER VPL AIR BARRIER AT INTERIOR FACE OF EXTERIOR WALLS.
 3. PROVIDE ADD ALTERNATE TO INSTALL GLASS FIBER BATT INSULATION AT CEILINGS AT AREAS OF WORK.
 4. PROVIDE ADD ALTERNATE TO INSTALL DC-315 INTUMESCENT COATING AT WOOD FRAMING AT AREAS OF WORK.
 5. PROVIDE ADD ALTERNATE TO INSTALL VAPOR BARRIER AT BASEMENT CRAWL SPACES.

Ponce Hall
East Wing
Renovations



74 King Street
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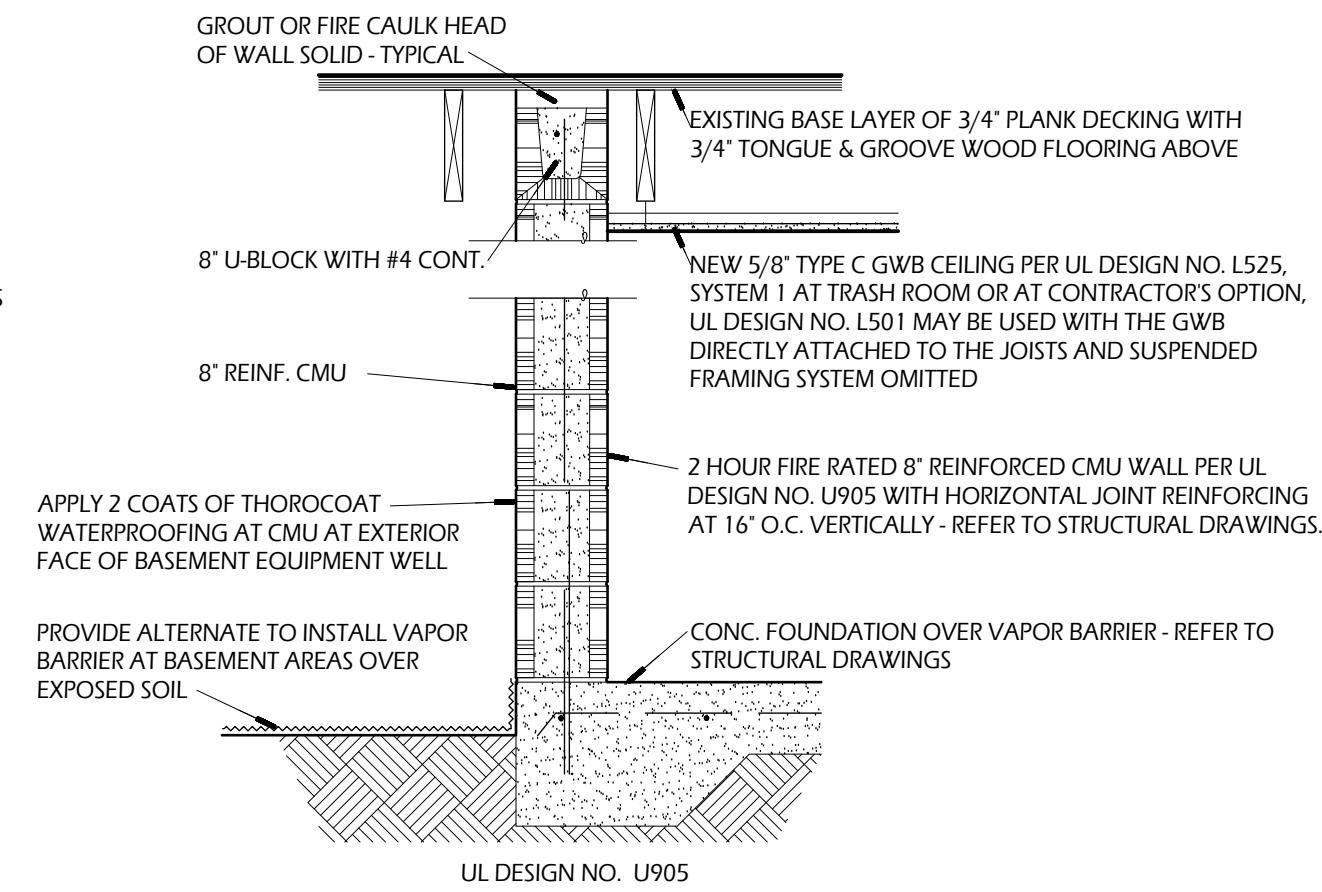
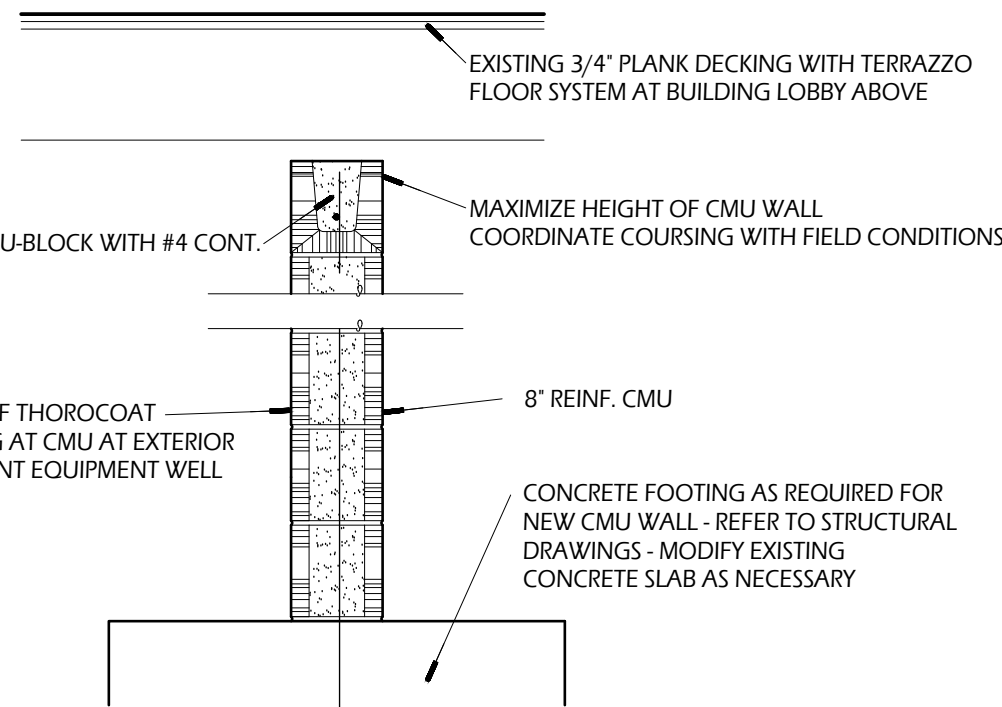
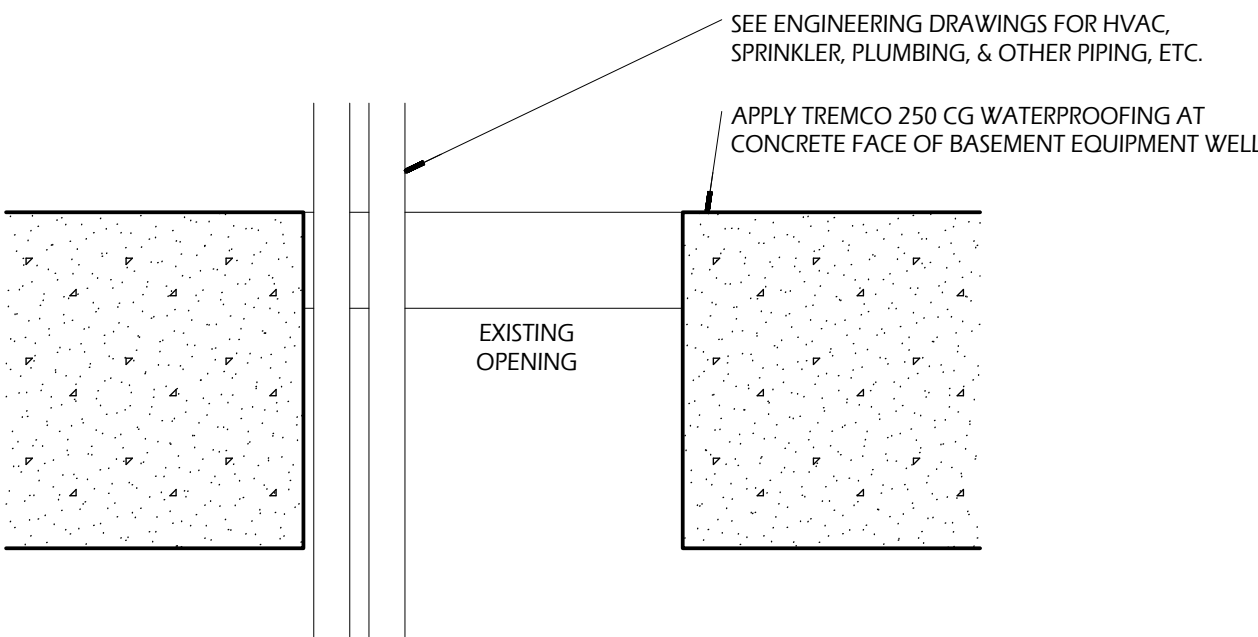
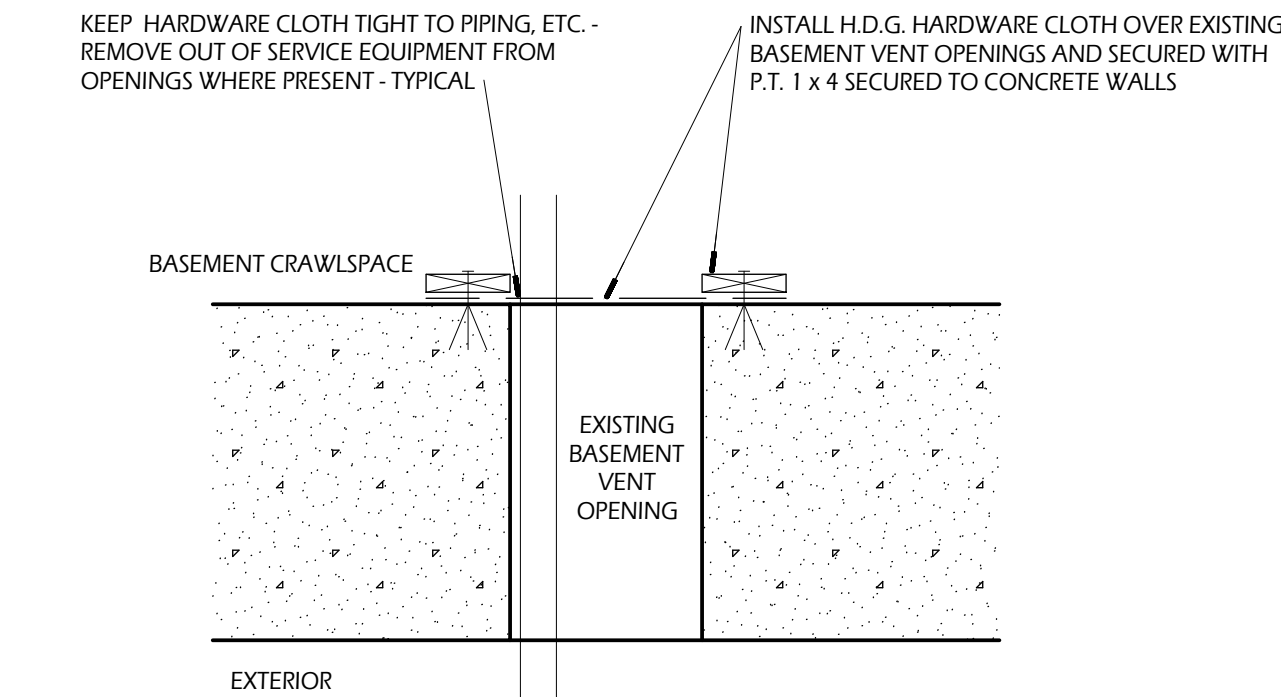
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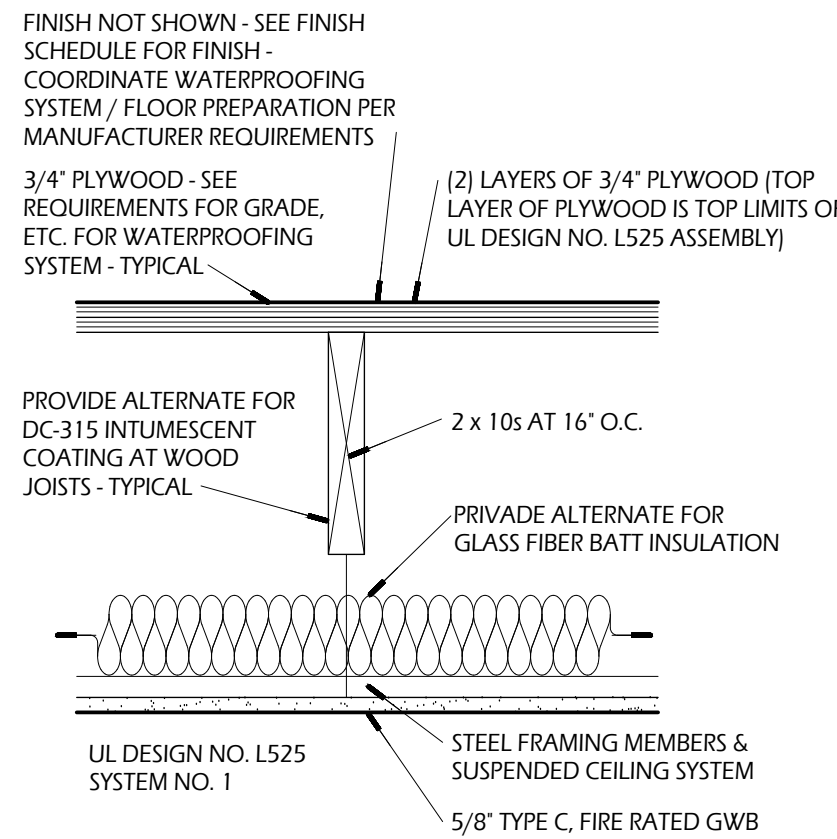
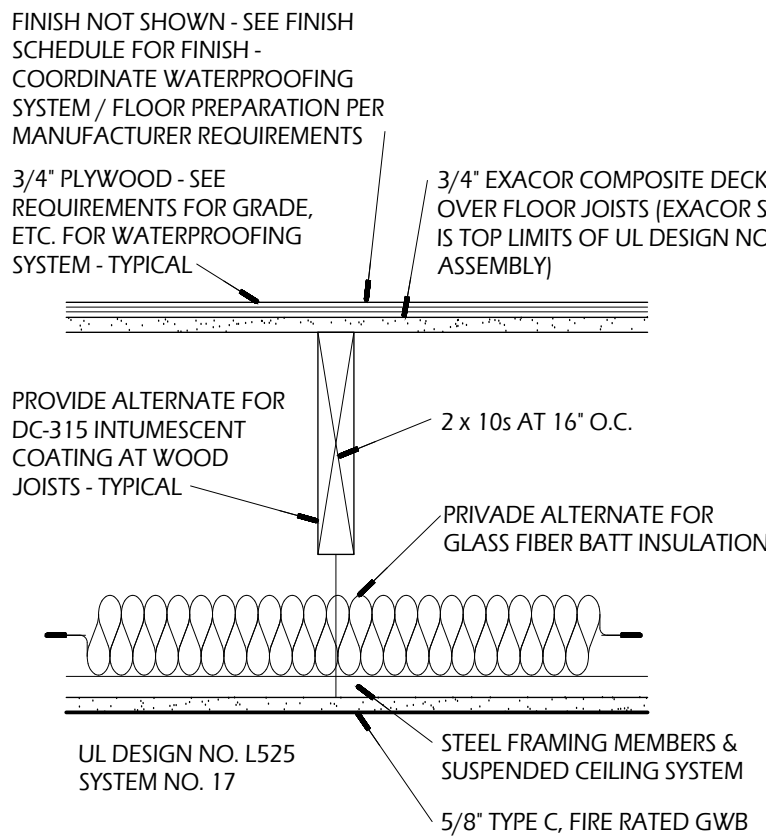
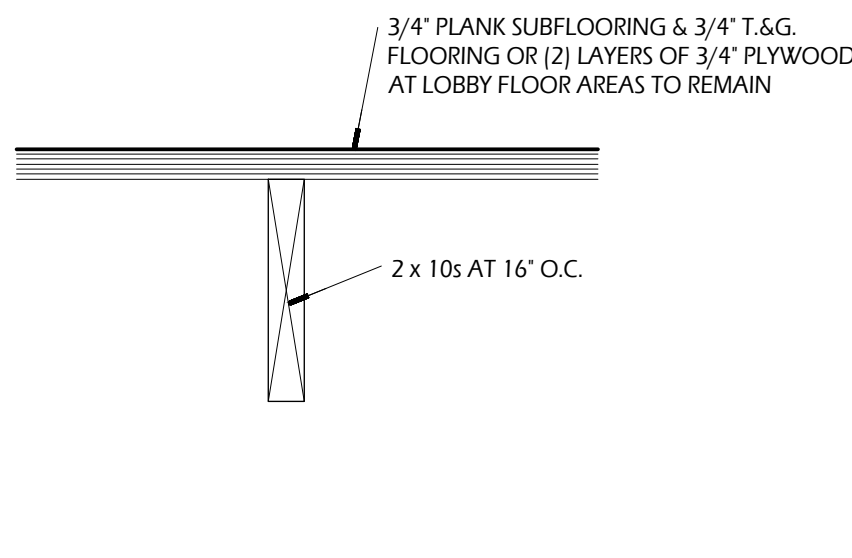
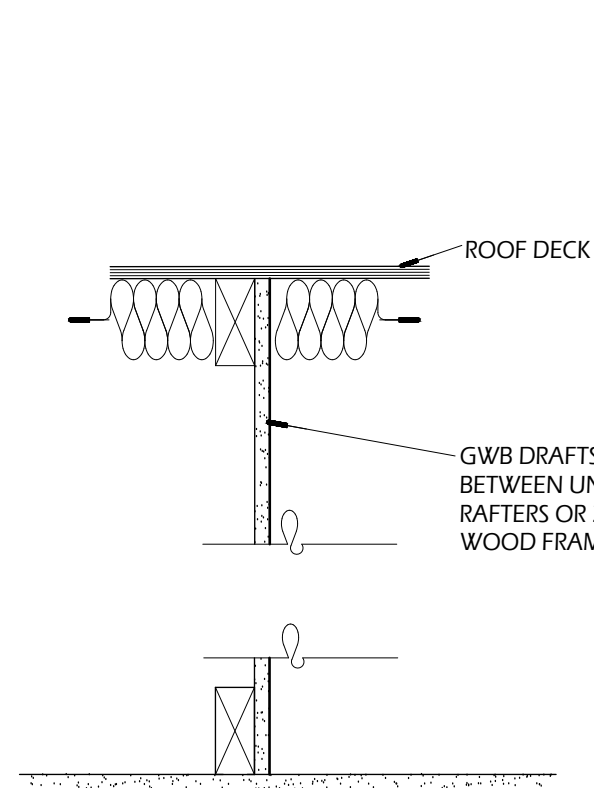
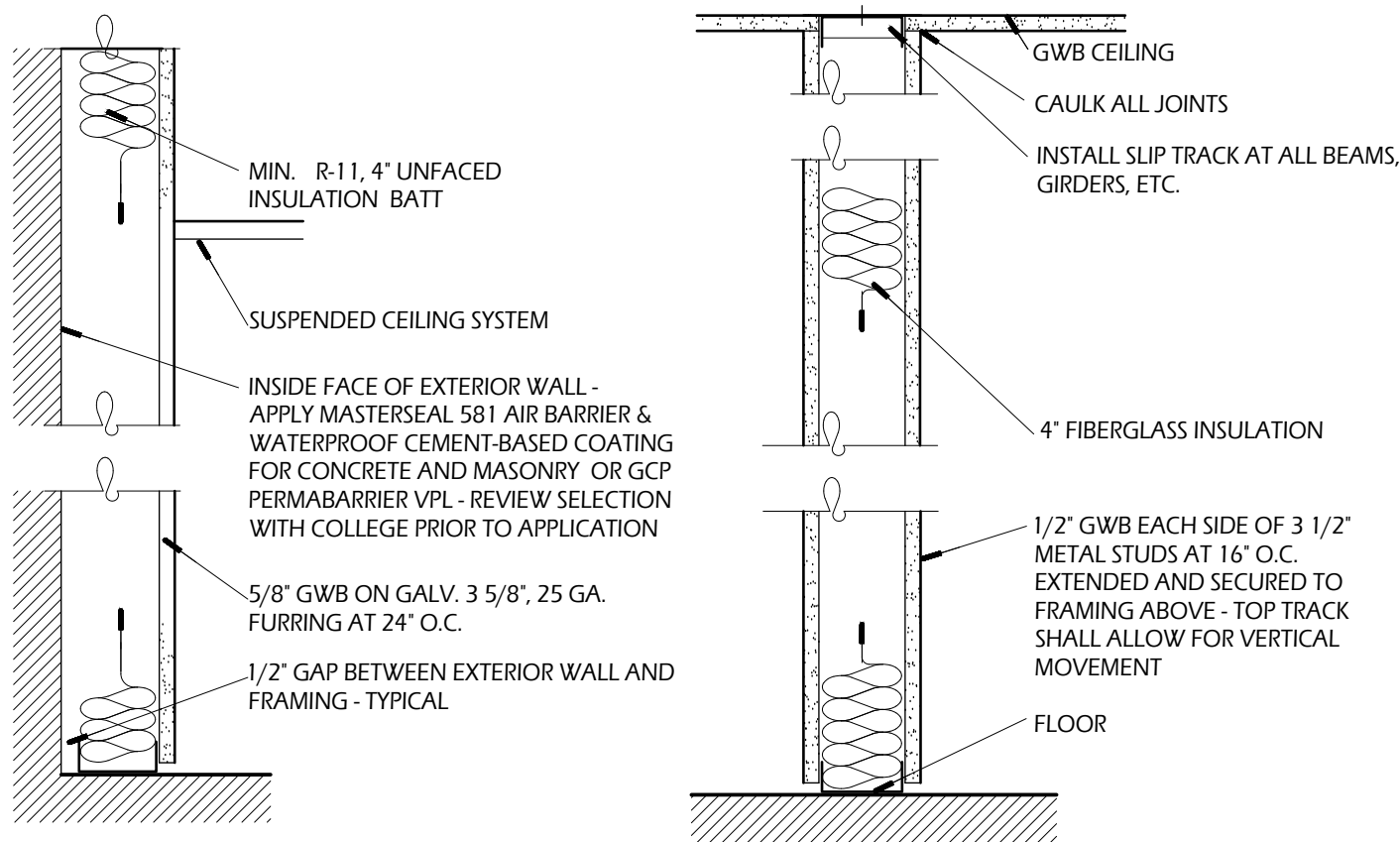


A4.16 BASEMENT VENT WALL SECTION
1/2" = 1'-0"

A4.15 BASEMENT EQ. WELL SECTION
1/2" = 1'-0"

A4.14 BASEMENT EQ. WELL WALL SECTION
3/4" = 1'-0"

A4.13 1 HR. BASEMENT TRASH ROOM WALL SECTION
3/4" = 1'-0"



A4.12 WALL SECTION
1 1/2" = 1'-0"

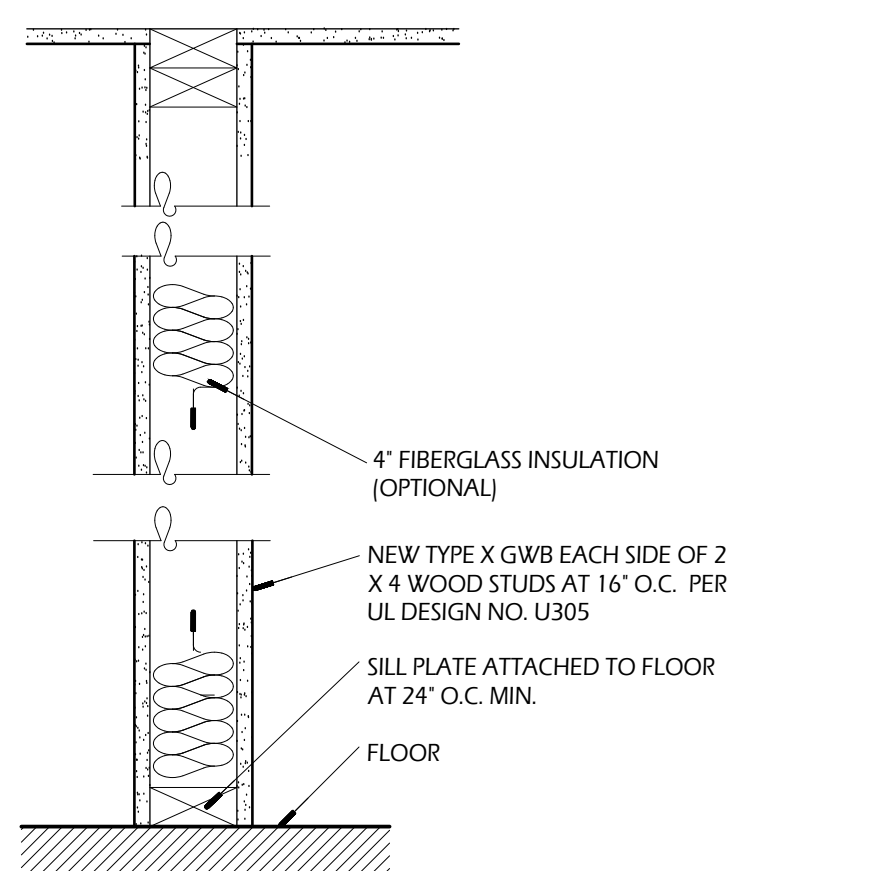
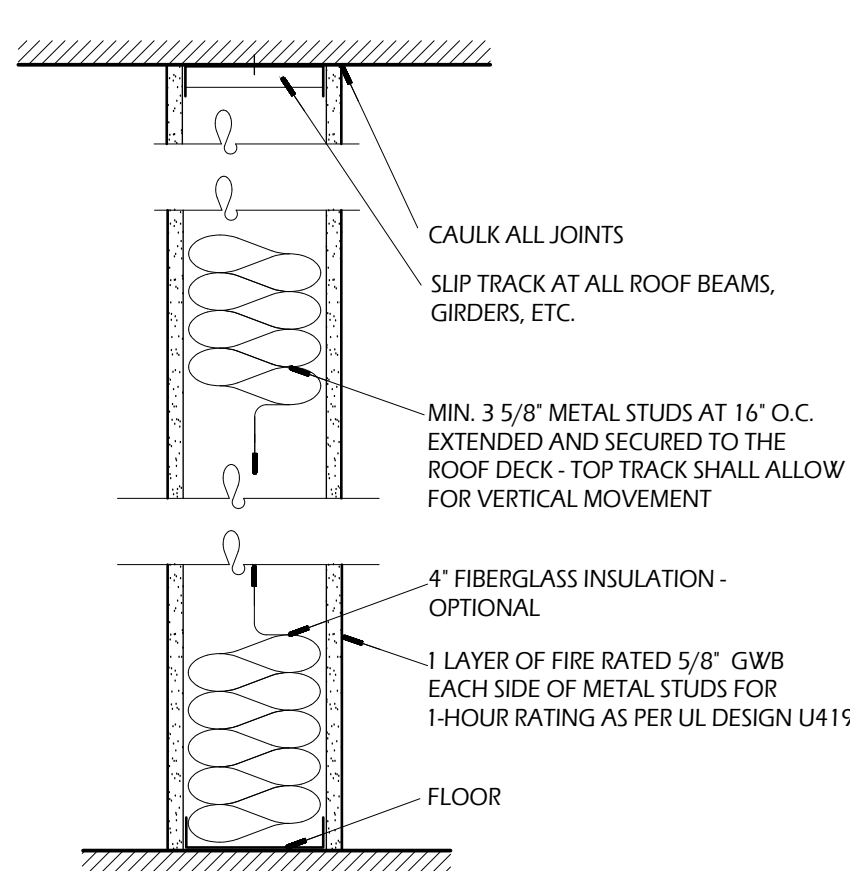
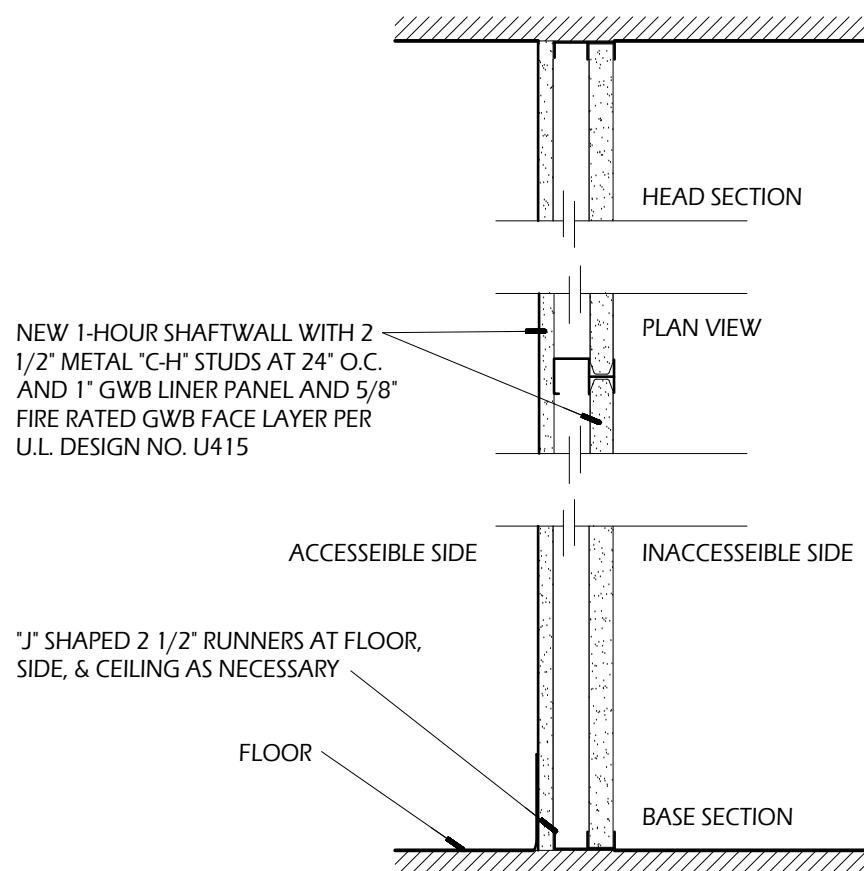
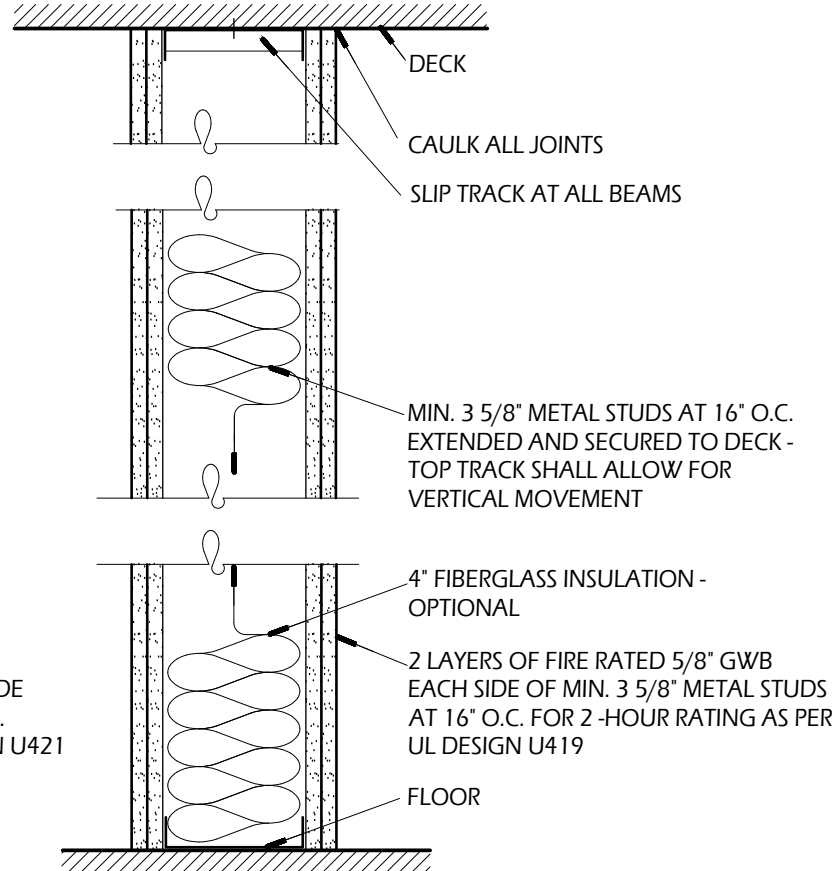
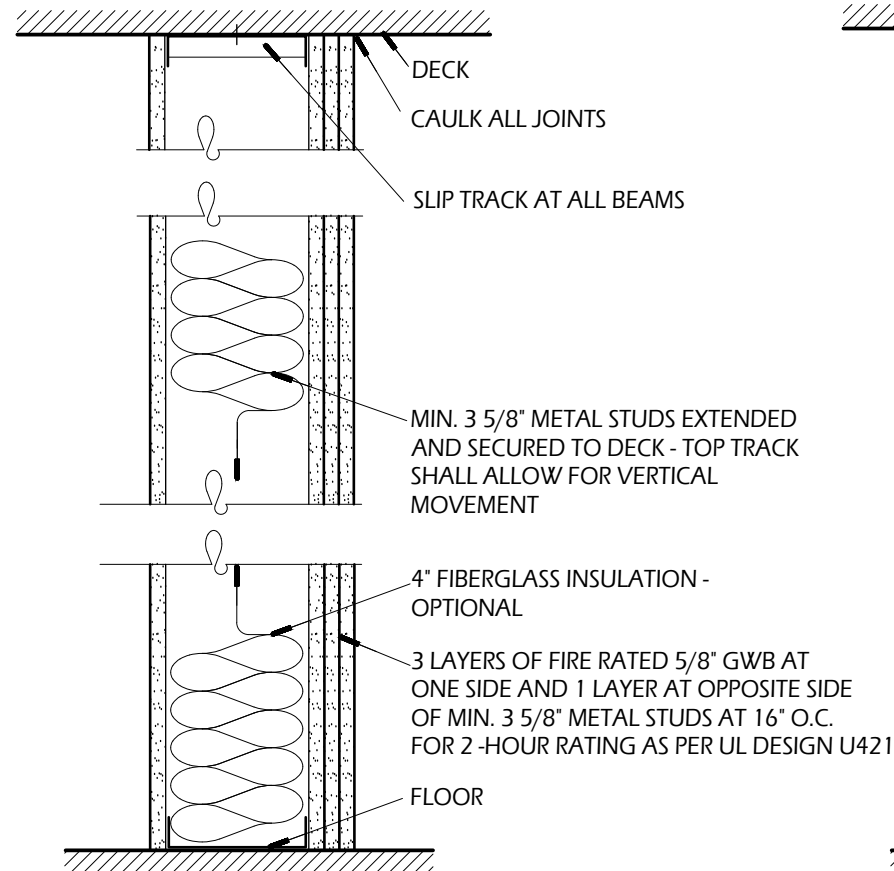
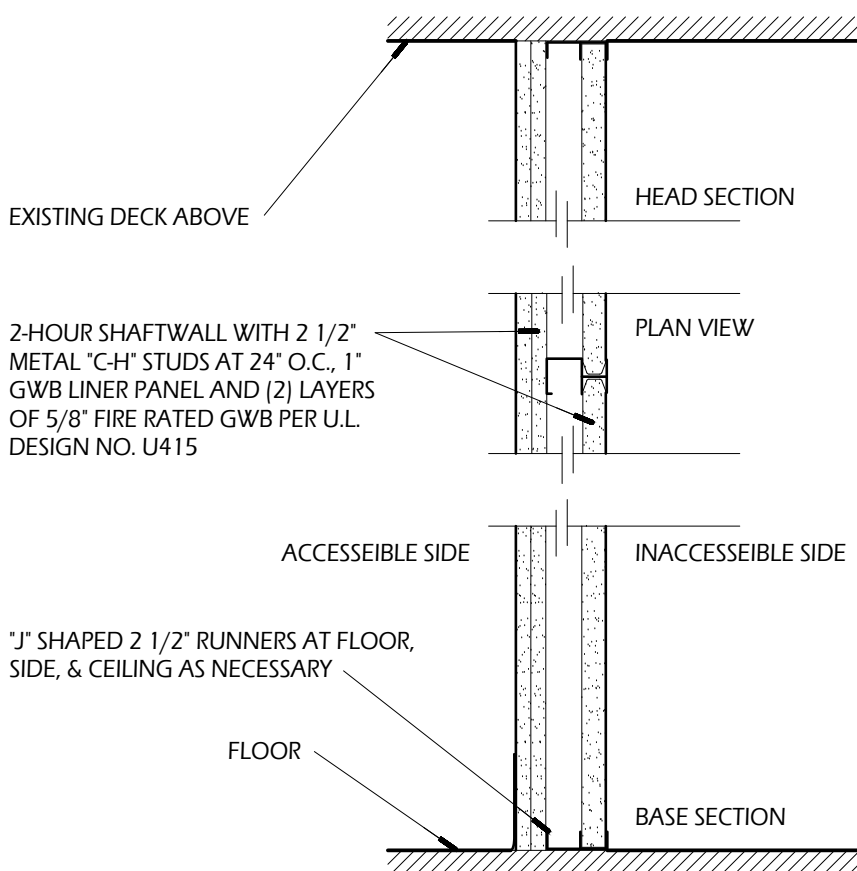
A4.11 WALL SECTION
1 1/2" = 1'-0"

A4.10 ATTIC DRAFT STOP
1 1/2" = 1'-0"

A4.9 EXIST. LOBBY FLOOR SEC.
1 1/2" = 1'-0"

A4.8 1ST & 2ND FLOOR 1 HR. FL. / CLG.
1 1/2" = 1'-0"

A4.7 3RD FLOOR 1 HR. FL. / CLG.
1 1/2" = 1'-0"



A4.6 2 HOUR WALL SECTION
1 1/2" = 1'-0"

AT CONTRACTOR'S OPTION, UL DESIGN NO. U419 (METAL STUD WITH 2 LAYERS GWB EACH SIDE), U421 (METAL STUD WITH 3 LAYERS GWB ONE SIDE AND 1 LAYER GWB AT OPPOSITE SIDE), OR U415 (SHAFT WALL) SYSTEM MAY BE USED AS NEEDED FOR 2 HOUR FIRE RATED ASSEMBLY

A4.5 2 HOUR WALL SECTION
1 1/2" = 1'-0"

AT CONTRACTOR'S OPTION, UL DESIGN NO. U419 (METAL STUD WITH 2 LAYERS GWB EACH SIDE), U421 (METAL STUD WITH 3 LAYERS GWB ONE SIDE AND 1 LAYER GWB AT OPPOSITE SIDE), OR U415 (SHAFT WALL) SYSTEM MAY BE USED AS NEEDED FOR 2 HOUR FIRE RATED ASSEMBLY

A4.4 2 HOUR WALL SECTION
1 1/2" = 1'-0"

AT CONTRACTOR'S OPTION, UL DESIGN NO. U419 (METAL STUD WITH 2 LAYERS GWB EACH SIDE), U421 (METAL STUD WITH 3 LAYERS GWB ONE SIDE AND 1 LAYER GWB AT OPPOSITE SIDE), OR U415 (SHAFT WALL) SYSTEM MAY BE USED AS NEEDED FOR 2 HOUR FIRE RATED ASSEMBLY

A4.3 1 HOUR WALL SECTION
1 1/2" = 1'-0"

AT CONTRACTOR'S OPTION, UL DESIGN NO. U305 (WOOD STUD), U419 (METAL STUD), OR U415 (METAL SHAFT WALL) SYSTEM MAY BE USED AS NEEDED FOR 1 HOUR FIRE RATED ASSEMBLY

A4.2 1 HOUR WALL SECTION
1 1/2" = 1'-0"

AT CONTRACTOR'S OPTION, UL DESIGN NO. U305 (WOOD STUD), U419 (METAL STUD), OR U415 (METAL SHAFT WALL) SYSTEM MAY BE USED AS NEEDED FOR 1 HOUR FIRE RATED ASSEMBLY

A4.1 1 HOUR WALL SECTION
1 1/2" = 1'-0"

AT CONTRACTOR'S OPTION, UL DESIGN NO. U305 (WOOD STUD), U419 (METAL STUD), OR U415 (METAL SHAFT WALL) SYSTEM MAY BE USED AS NEEDED FOR 1 HOUR FIRE RATED ASSEMBLY

Revisions:

Date: 11.14.2022

File: PONCE HALL EAST WING

SECTIONS

A4.1

Ponce Hall
East Wing
Renovations



74 King Street
St. Augustine, Florida 32084



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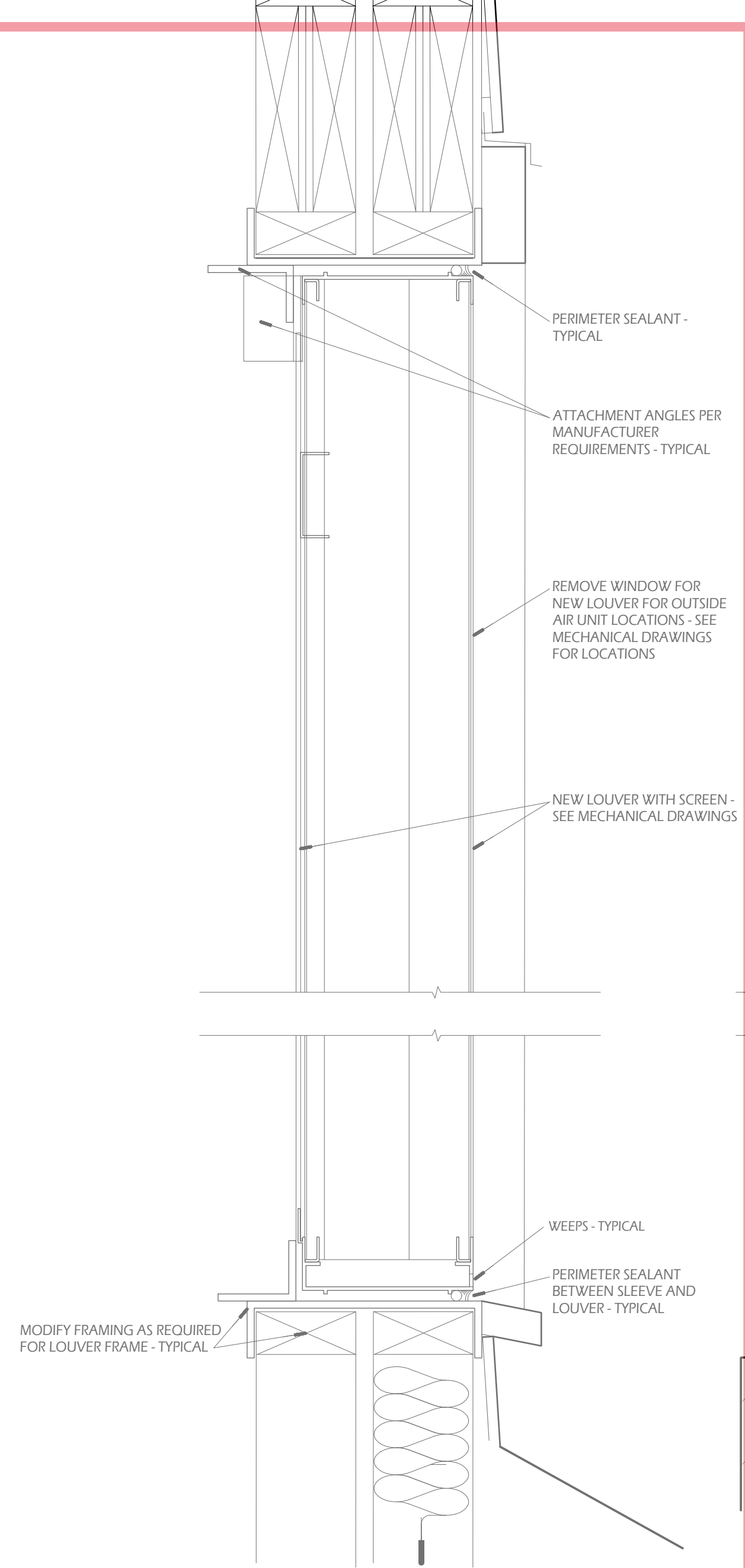
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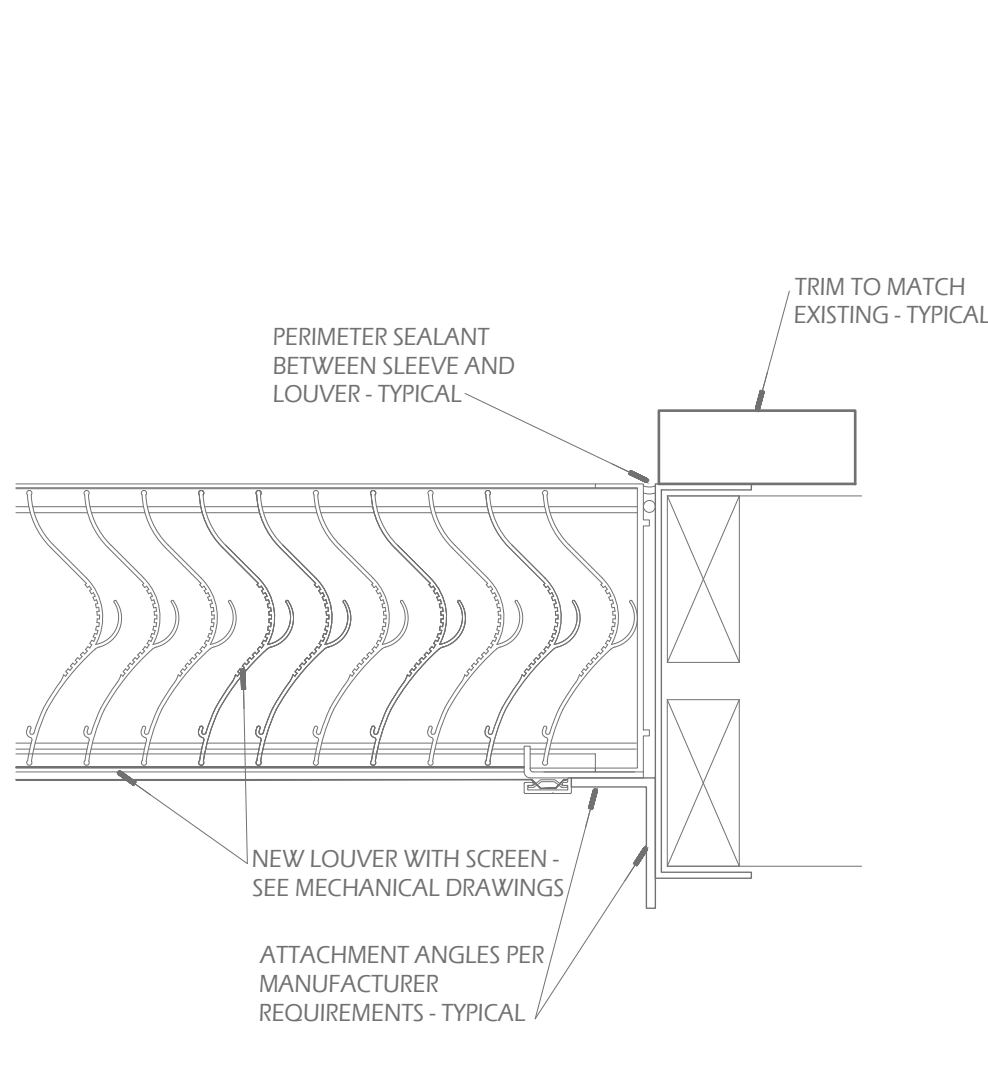
Revisions:

Date: 11.14.2022
File: PONCE HALL EAST WING
WINDOW DETAILS

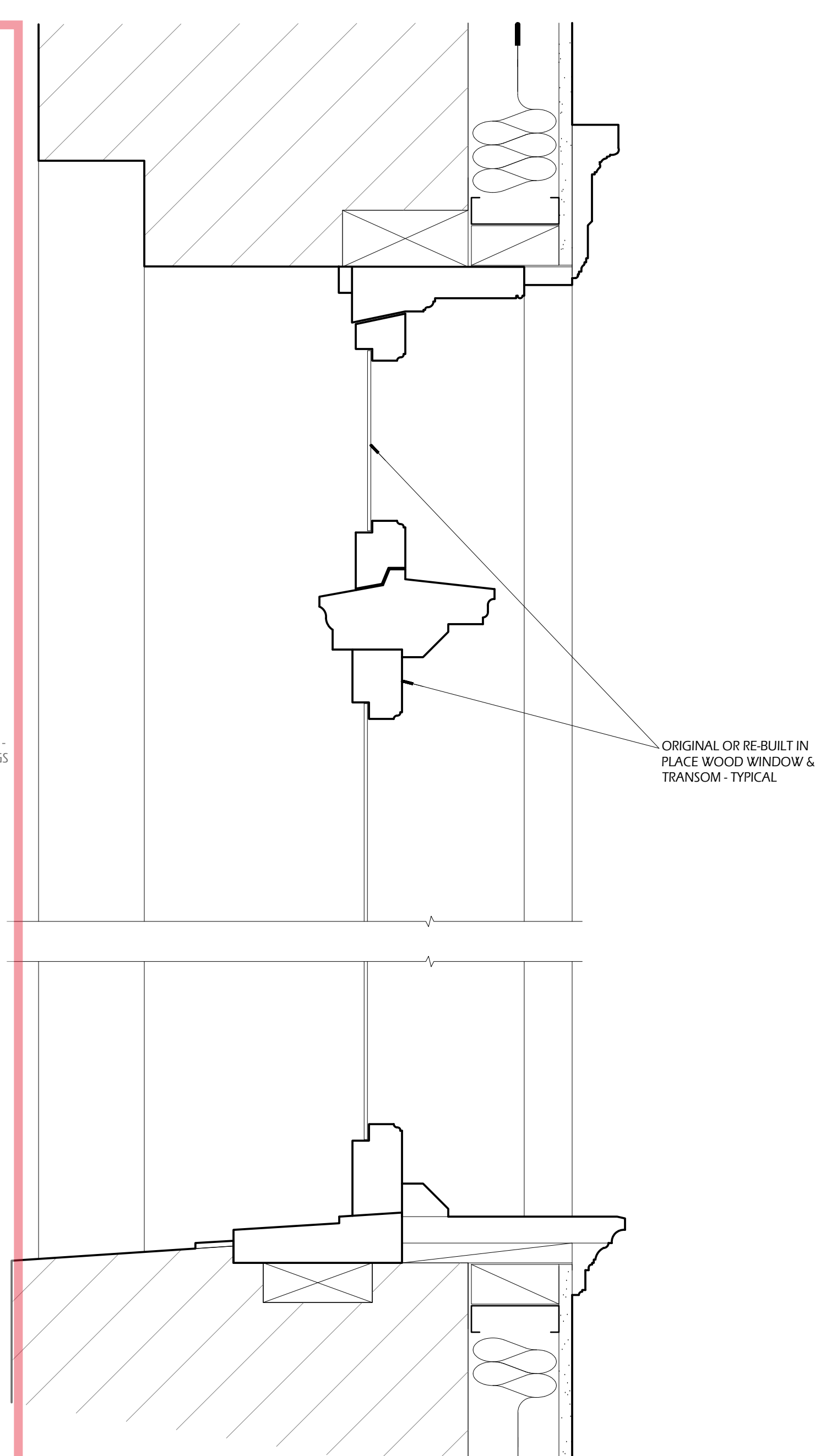
A5.2



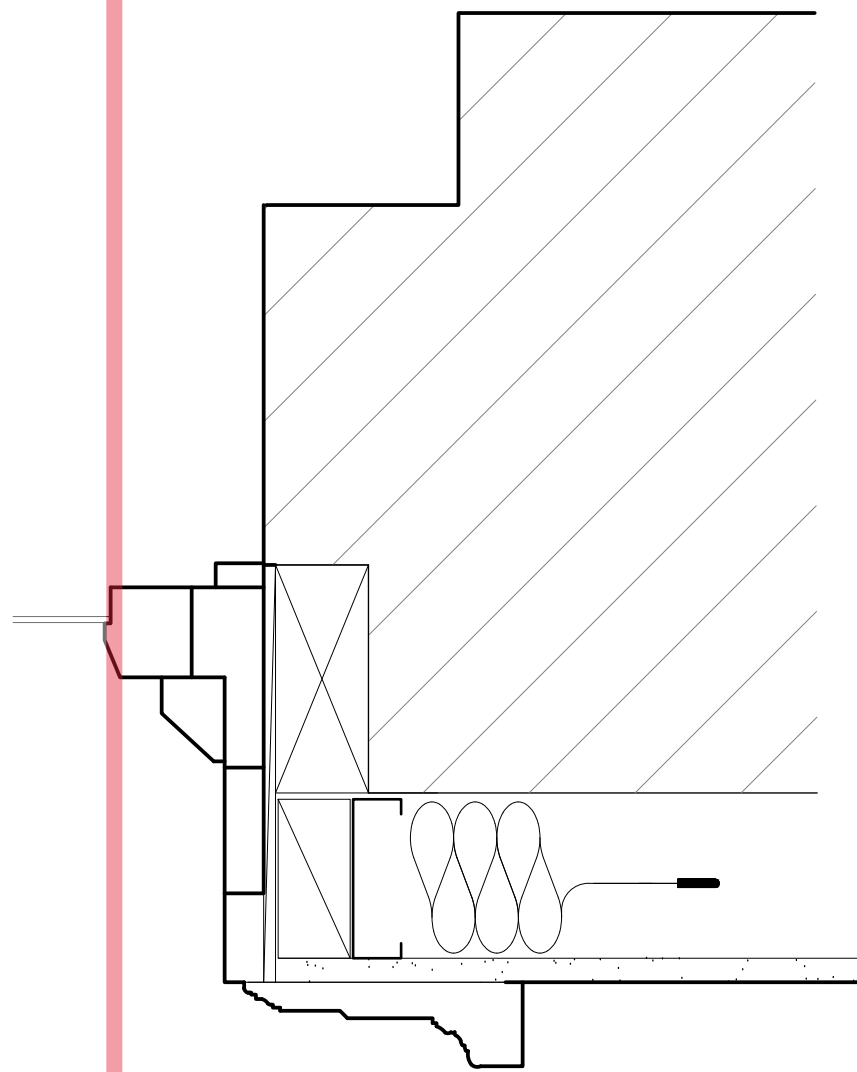
A5.27 LOUVER SECTION
3" = 1'-0"



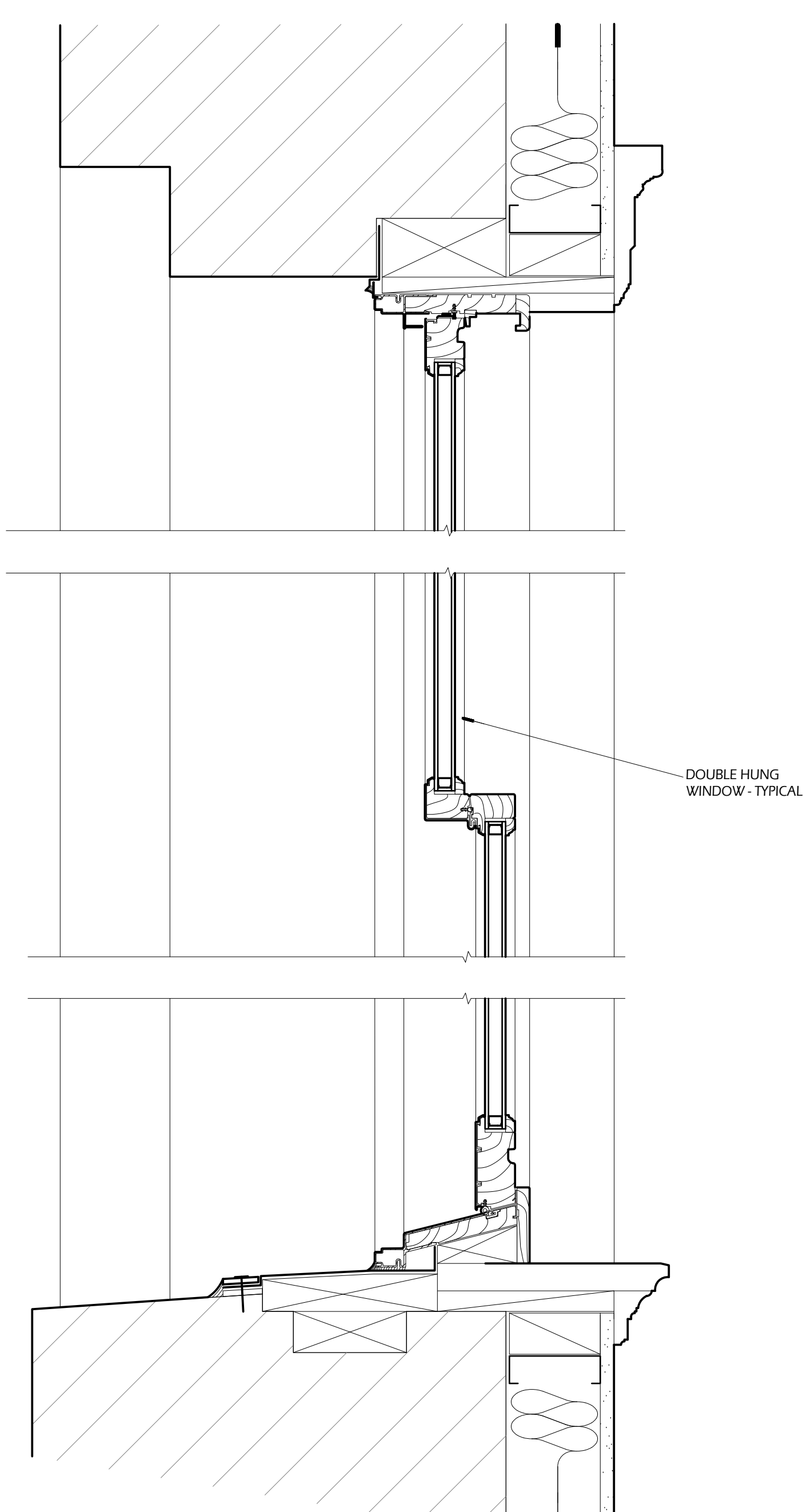
A5.28 LOUVER JAMB
3" = 1'-0"



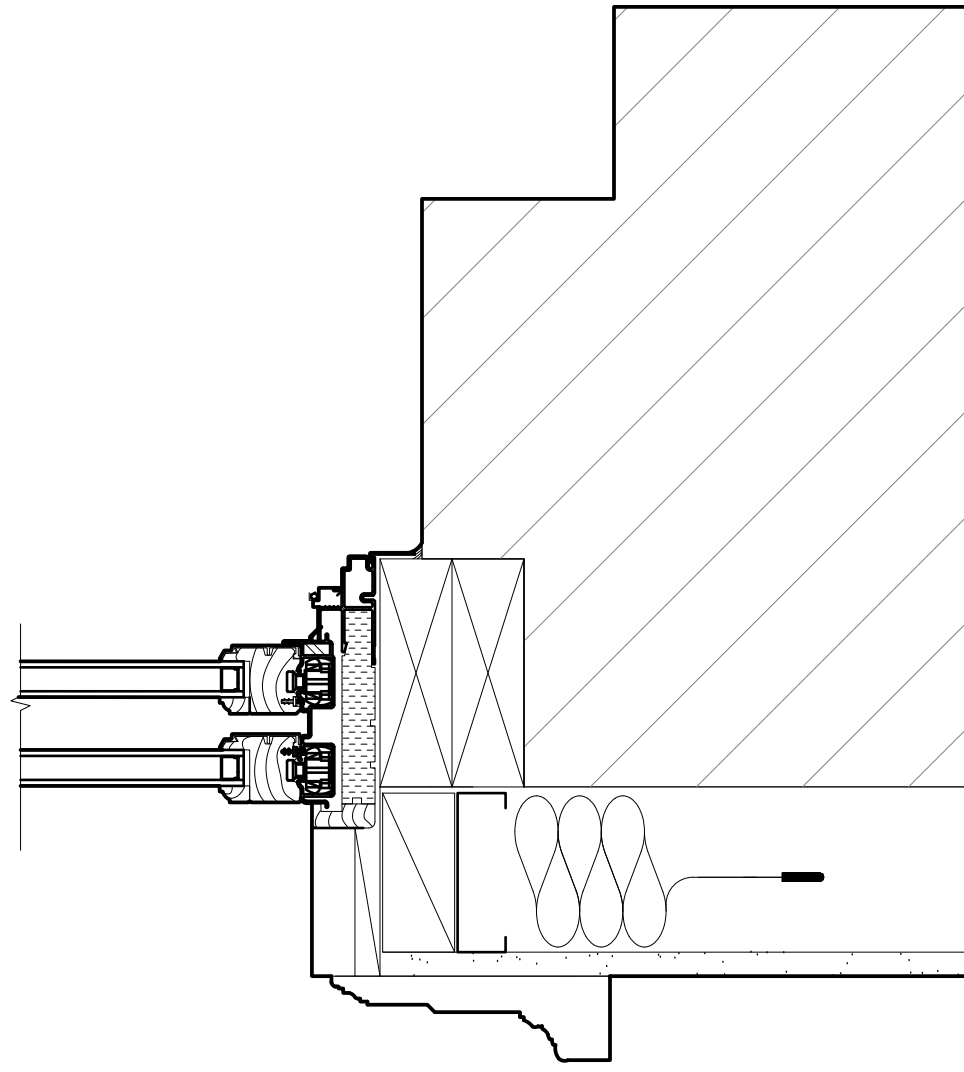
A5.25 WOOD WINDOW SECTION
3" = 1'-0"
SEE A5.21 FOR TYPICAL NOTES



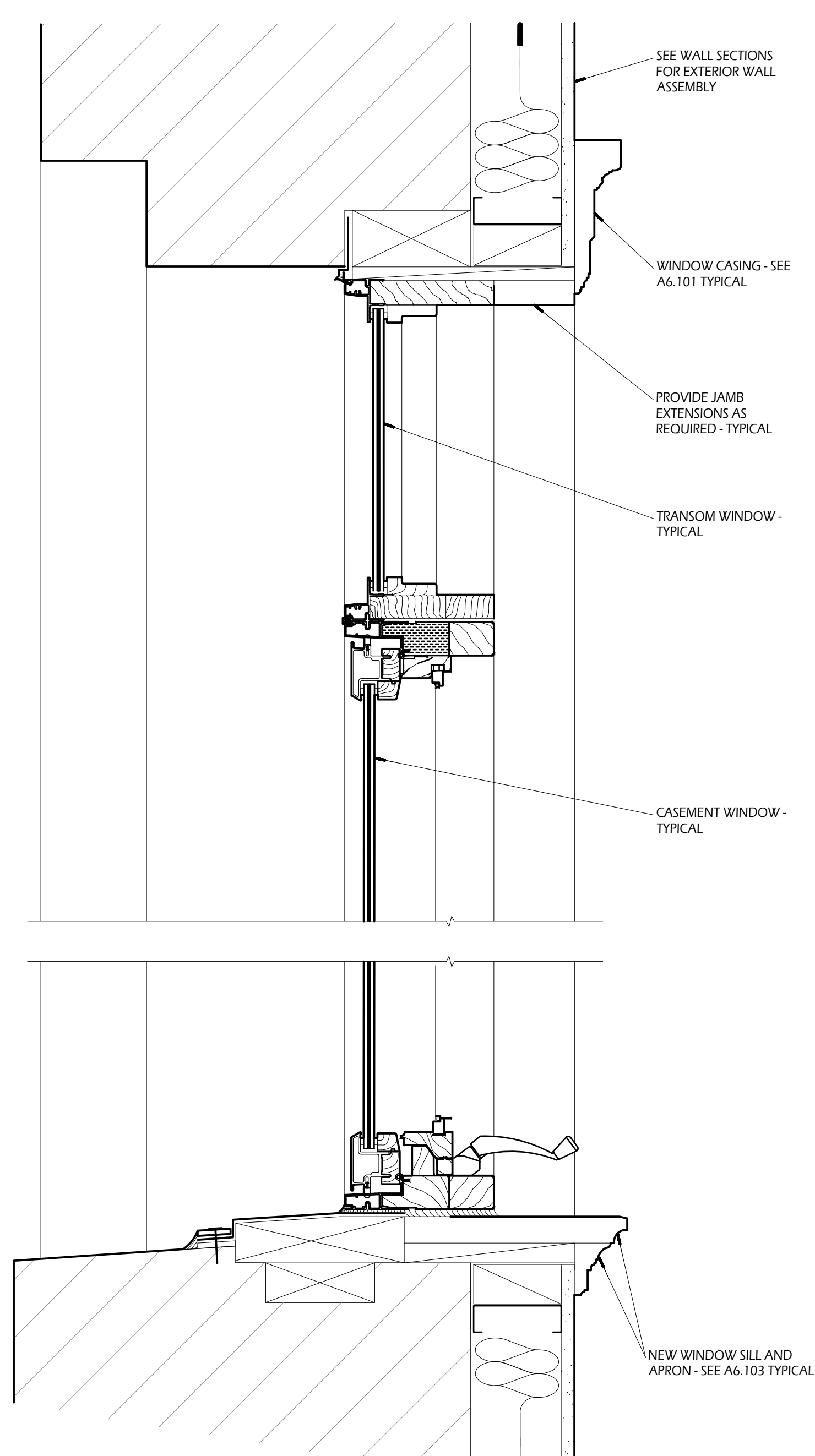
A5.26 WOOD WINDOW JAMB
3" = 1'-0"
SEE A5.22 FOR TYPICAL NOTES



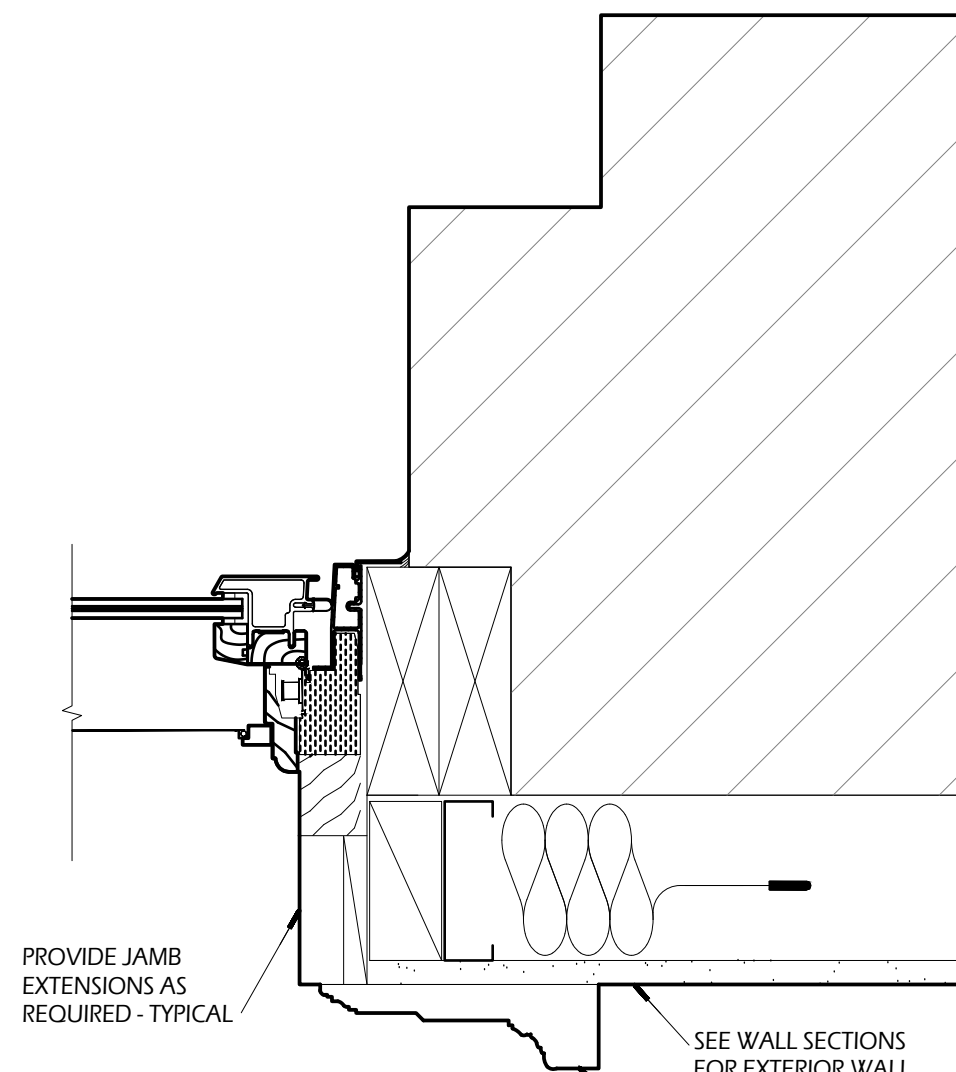
A5.23 CASEMENT & TRANSOM WINDOW SECTION
3" = 1'-0"
SEE A5.21 FOR TYPICAL NOTES



A5.24 CASEMENT & TRANSOM WINDOW JAMB
3" = 1'-0"
SEE A5.22 FOR TYPICAL NOTES



A5.21 DOUBLE HUNG WINDOW SECTION
3" = 1'-0"



A5.22 DOUBLE HUNG WINDOW JAMB
3" = 1'-0"

- WINDOW REPAIR NOTES:
1. COORDINATE CONSERVATOR WORK TO BE COMPLETED BY INTERNATIONAL FINE ARTS CONSERVATION STUDIO (IFACS) PER SEPARATE AGREEMENT WITH THE COLLEGE.
 2. PROVIDE JAMB EXTENSIONS AT WINDOWS AS NECESSARY FOR NEW EXTERIOR WALL FURRING.
 3. EPOXY WOOD FILLER REPAIR ANY DAMAGED WINDOW SASH AS NECESSARY.
 4. REPLACE ANY BROKEN GLASS TO MATCH EXISTING.
 5. REMOVE AND REPLACE SEALANTS AT PERIMETER OF WINDOWS.
 6. PREPARE PREVIOUSLY PAINTED SURFACES AS NECESSARY AND APPLY NEW PAINT FINISH.

EME6625D

Wind-Driven Rain Resistant Stationary Louver

Miami-Dade Approved, Florida Notice of Acceptance Number: 22-0203.04 (Expires 1/28/2027)

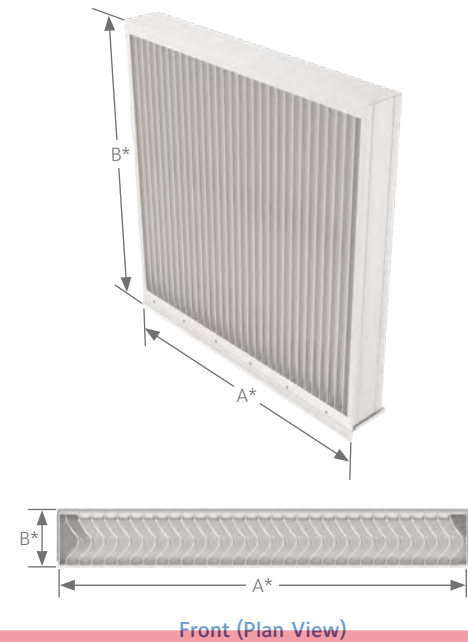


APPLICATION

The EME6625D is a 6" deep extruded aluminum louver with closely spaced vertical blades that prevent the penetration of wind-driven rain. This louver is designed with exceptional protection against wind-driven rain under severe conditions with Miami-Dade Approval.

STANDARD CONSTRUCTION

Frame	6"(152) deep, 6063T6 extruded aluminum with .095" (2.4) nominal wall thickness.
Blade	6063T6 extruded aluminum 0.080 (2.0) nominal wall thickness. Blades are mounted vertically.
Bird Screen	1/2" x .063" (13 x 1.6) square mesh aluminum bird screen in removable frame. Screen adds approximately 1/2" (13) to louver depth.
Finish	Mill.
Minimum Size	12"w x 12"h (305 x 305).
Approximate Shipping Weight	12 lbs. per sq. ft. (58.6 kg/m ²).
Maximum Shipping Section Size	48"w x 96"h (1219 x 2438).
Maximum Overall Assembly Size	Unlimited width x 96"h (2438) with or without damper. Overall assembly consists of individual sections combined in the field (combination of sections in the field not by Ruskin).
Installation	The EME6625D must be installed per the appropriate Installation Detail. Reference the appropriate separate Installation Instruction Sheets.



HIGH VELOCITY RAIN
RESISTANT WITH BLADES
FULLY OPEN AND
IMPACT RESISTANT LOUVER
Enhanced Protection Level E
See www.amca.org for all certified to listed products.



VARIATIONS

- ▶ Filter racks
- ▶ Shapes
- ▶ Varies installation methods based on wall type and thickness
- ▶ Blankoff Configurations
- ▶ Security Bars
- ▶ A variety of bird and insect screens
- ▶ Selection of finishes: prime coat, 50% PVDF (modified fluoropolymer), epoxy, Pearledize, 70% PVDF, clear and color anodize. (Some variation in anodize color consistency is possible)

Consult Ruskin for other special requirements.

Consult Ruskin for additional information.

FEATURES

- ▶ 38% Free Area
- ▶ AMCA 540 and AMCA 550 Listed for windborne debris and high velocity rain
- ▶ Large missile impact resistant per Miami-Dade TAS-201 test protocol
- ▶ Maximum windload with and without damper +/- 160 PSF (7.66 KPa)
- ▶ Published free area and pressure drop
- ▶ Miami Dade NOA #22-0203.04
- ▶ Performance ratings based on testing in accordance with AMCA Publication 500-L

NOTE:

- Dimensions in inches, parenthesis () indicate millimeters.
- Units can be furnished actual size or with size deducts.

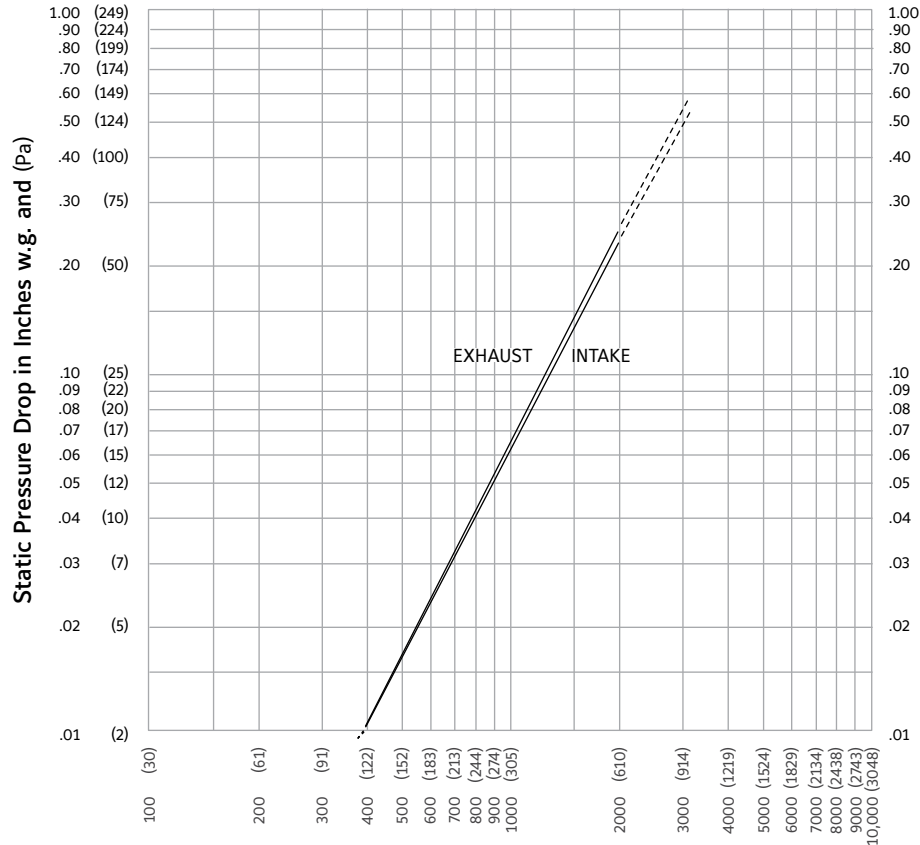
FREE AREA GUIDE

Free Area Guide shows free area in ft² and m² for various sizes of EME6625D.

		Width – Inches and Meters						
		12 0.30	18 0.45	24 0.60	30 0.75	36 0.90	42 1.05	48 1.20
Height – Inches and Meters	12 0.30	0.08 0.01	0.14 0.01	0.20 0.02	0.26 0.02	0.33 0.03	0.39 0.04	0.45 0.04
	18 0.45	0.26 0.02	0.45 0.04	0.63 0.06	0.82 0.08	1.00 0.09	1.19 0.11	1.38 0.13
	24 0.60	0.44 0.04	0.75 0.07	1.06 0.10	1.37 0.13	1.68 0.16	1.99 0.19	2.30 0.21
	30 0.75	0.61 0.06	1.05 0.09	1.49 0.12	1.92 0.15	2.36 0.18	2.80 0.21	3.23 0.24
	36 0.90	0.79 0.07	1.35 0.13	1.91 0.18	2.48 0.23	3.04 0.28	3.60 0.33	4.16 0.39
	42 1.05	0.96 0.09	1.65 0.15	2.34 0.22	3.03 0.28	3.72 0.35	4.41 0.41	5.09 0.47
	48 1.20	1.14 0.11	1.95 0.18	2.77 0.26	3.58 0.33	4.40 0.41	5.21 0.48	6.02 0.56
	54 1.35	1.32 0.12	2.25 0.21	3.19 0.30	4.13 0.38	5.07 0.47	6.01 0.56	6.95 0.65
	60 1.50	1.49 0.14	2.56 0.24	3.62 0.34	4.69 0.44	5.75 0.53	6.82 0.63	7.88 0.73
	66 1.65	1.67 0.16	2.86 0.27	4.05 0.38	5.24 0.49	6.43 0.60	7.62 0.71	8.81 0.82
	72 1.80	1.84 0.17	3.16 0.29	4.48 0.42	5.79 0.54	7.11 0.66	8.43 0.78	9.74 0.91
	78 1.95	2.02 0.19	3.46 0.32	4.90 0.46	6.35 0.59	7.79 0.72	9.23 0.86	10.67 0.99
	84 2.10	2.19 0.20	3.76 0.35	5.33 0.50	6.90 0.64	8.47 0.79	10.03 0.93	11.60 1.08
	90 2.25	2.37 0.22	4.06 0.38	5.76 0.54	7.45 0.69	9.14 0.85	10.84 1.01	12.53 1.17
	96 2.40	2.55 0.24	4.37 0.41	6.18 0.58	8.00 0.74	9.82 0.91	11.64 1.08	13.46 1.25

PRESSURE DROP

48" x 48" Test Sample Size



Ratings do not include the effect of a bird screen.

Air Velocity in feet (meters) per minute through Free Area
(Data corrected to standard air density and AMCA figure tested to 5.5)

WIND-DRIVEN RAIN PERFORMANCE - AMCA 500-L WIND-DRIVEN RAIN TEST

Test size is 1m x 1m (39" x 39") core area, 1.05m x 1.08m (41 1/4" x 42 5/16") nominal. Free Area of test louver is 4.04 ft² (.38m²).

Wind Velocity mph (kph)	Rainfall Rate in./hr. (mm/hr.)	Core Velocity ₁ fpm (m/s)	Airflow cfm (m ³ /min)	Free Area Velocity ₂ fpm (m/sec.)	Effectiveness Ratio	Class _{3,4}
29 (46.4)	3 (76)	992 (5)	10,685 (303)	2645 (13.4)	100%	A
50 (80.5)	8 (203)	962 (5)	10,418 (295)	2579 (13.1)	100%	A

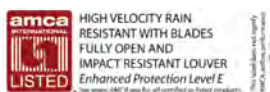
NOTE:

- Core area is the open area of the louver face (face area less louver frames). Core Velocity is the airflow velocity through the Core Area of the louver (1m x 1m). 5m/s is the maximum core velocity utilized in this test.
- Free Area of test size is calculated per AMCA standard 500-L.
- Wind Driven Rain Penetration Classes:

Class	Effectiveness
A	1 to .99
B	0.989 to 0.95
C	0.949 to 0.80
D	Below 0.8
- The EME6625D provides Class A performance at all velocities up to and including 5 m/s core velocity.



Ruskin Company certifies that the louver shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance ratings, water penetration ratings and wind driven rain ratings only.

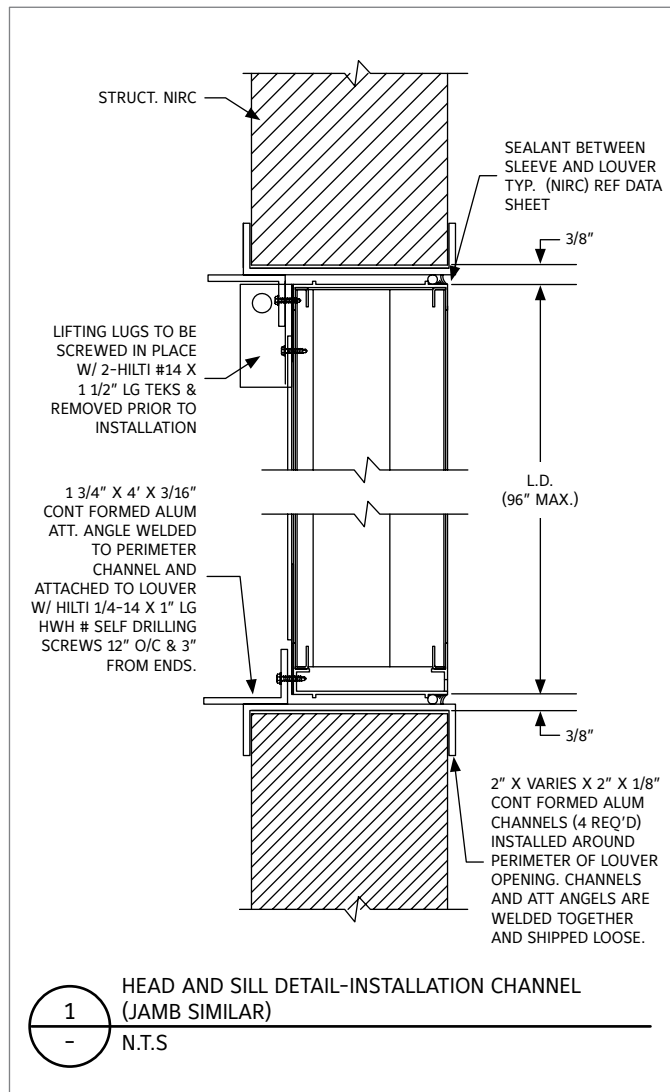


Ruskin certifies that the EME6625D shown herein is approved to bear the AMCA Listing Label. The ratings shown are based on tests and procedures performed in accordance with AMCA Publications and comply with the requirements of the AMCA Listing Label Program.

The AMCA Listing Label applies to Wind Borne Debris Impact Resistant Louvers.

The AMCA Listing Label applies to High Velocity Rain Resistant Louver Louvers.

CONSTRUCTION INFORMATION



NOTE:
ALL FASTENERS MUST BE INSTALLED PER THE MANUFACTURER'S FLORIDA/DADE COUNTY APPROVED INSTALLATION INSTRUCTIONS.

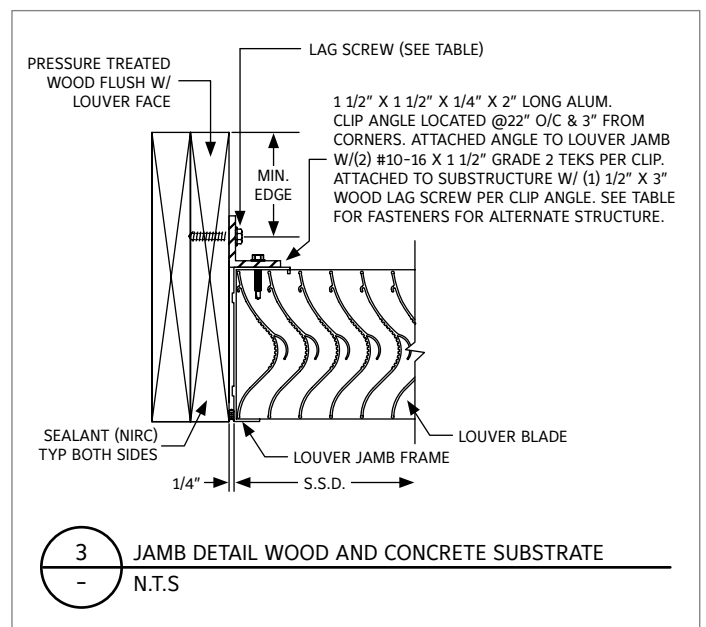
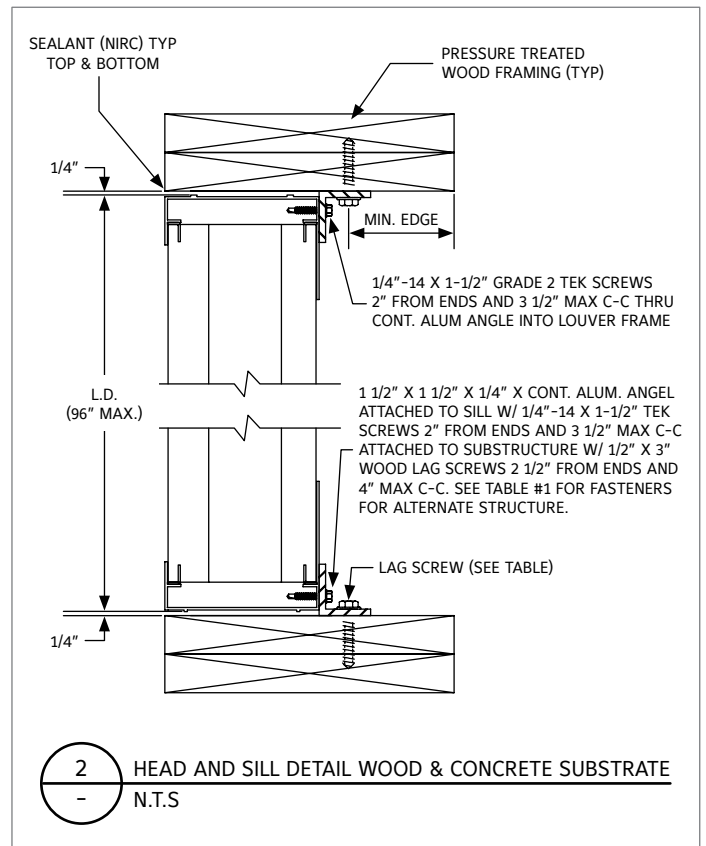
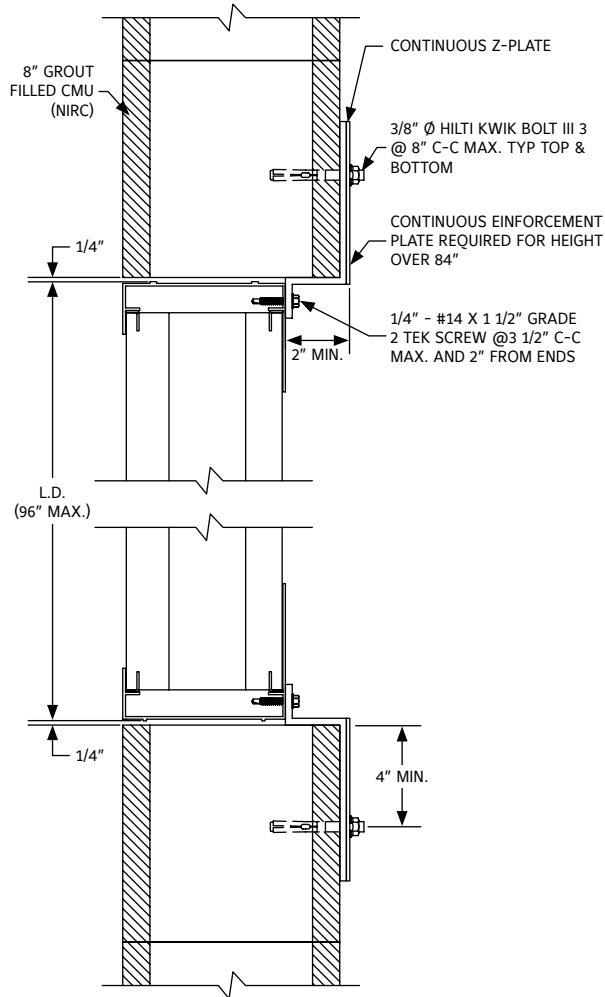


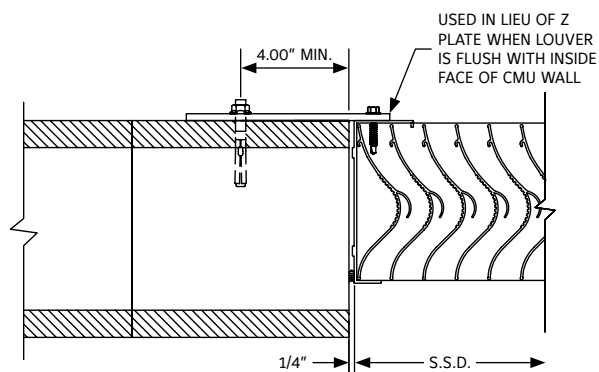
TABLE #1: APPROVED ATTACHMENTS

MIN. SUPPORT MAT'L	TYPE CONNECTION	MAX SPACING	MIN EMBEDMENT	MIN EDGE
(12 GA MIN) STEEL	1/4"-20 BOLT W/NUT A307 GRADE A OR 1/4"-14 SELF DRILLING SCREW	6" C-C MAX	N/A	1/2"
(4" MIN) CONCRETE	3/8" HILTI KWIK	7 1/2" C-C MAX	2 1/2"	2 1/2"
(8" CMU) GROUT FILLED MASONRY	3/8" HILTI KWIK	7 1/2" C-C MAX	1 5/8"	4"
(2 - 2 X 10) WOOD	3/8" x 2 1/2" A307 LAG SCREW	7 1/2" C-C MAX	2 1/4"	1 1/2"

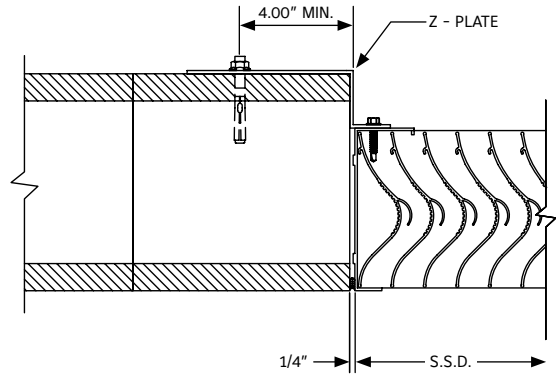
CONSTRUCTION INFORMATION



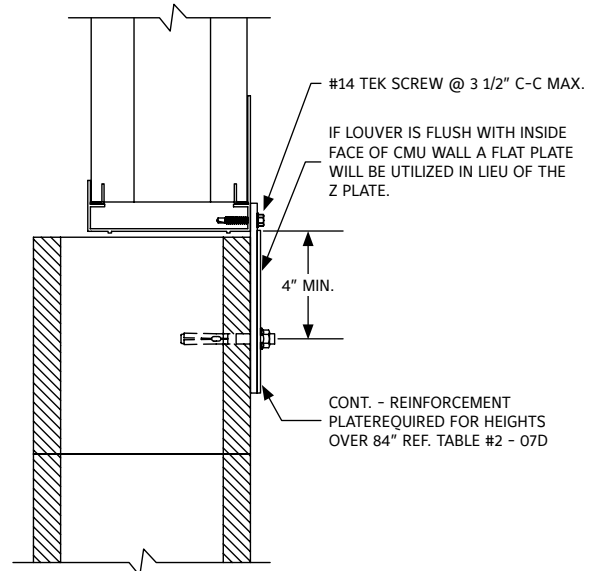
4 HEAD & SILL DETAIL GROUT FILLED CMU (FRONT FLUSH)
- N.T.S



6 JAMB DETAIL GROUT FILLED CMU (REAR FLUSH)
- N.T.S

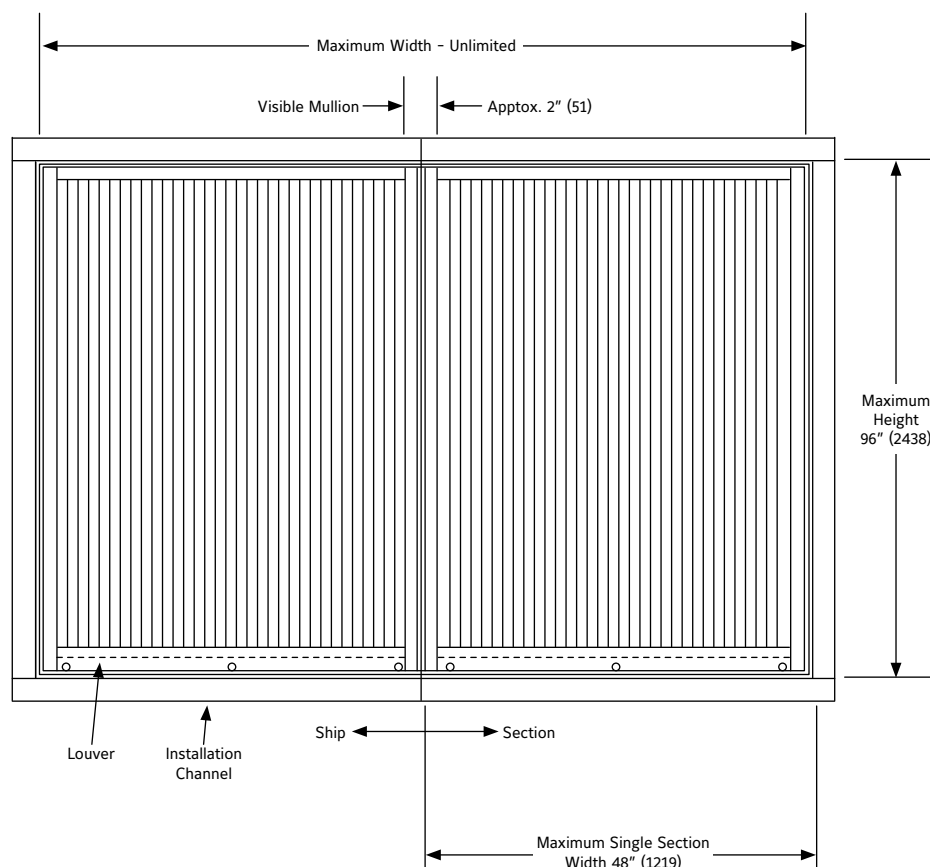


5 JAMB DETAILS: GROUT FILLED CMU (FRONT FLUSH)
- N.T.S



7 SILL DETAILS GROUT FILLED CMU (REAR FLUSH) (HEAD SIMILAR)
- N.T.S

CONSTRUCTION INFORMATION



General notes:

1. Reference separate Installation Instruction sheets (with and without optional damper) for installation details. The installation methods indicated must be complied with for Miami-Dade Approval. It is the responsibility of the installing contractor to properly install the louvers per the appropriate detail.
2. On special orders, Ruskin may provide submittal and/or shop drawings.

Reference these drawings for additional installation information.

3. Louvers wider than the maximum single section width will be shipped in multiple sections and will require field assembly. Field assembly is not by Ruskin.
4. Installation channels are shipped loose.

SUGGESTED SPECIFICATION

Furnish and install louvers as hereinafter specified where shown on plans or as described in schedules. Louvers shall possess stationary vertical blades designed to prevent the penetration of wind driven rain. Louver blades shall be contained within a 6" (152) frame. Extended sill shall be provided to capture and drain water to exterior of building. Louver components (heads, jambs, sill and blades) shall be factory assembled by the louver manufacturer. Louver sizes too large for shipping shall be built up by the contractor from factory assembled louver sections to provide overall sizes required. Louver design shall incorporate visible mullions on units larger than 48" x 96" (1219 x 2438).

Louvers shall be Ruskin Model EME6625D extruded 6063T6 aluminum alloy construction as follows:

Material

- Frame: 0.095" (2.4) wall thickness, caulking surfaces provided.
- Blades: .080" (2.0) nominal wall thickness. Blades are mounted vertically.
- Extended Sill: 0.063" (2.1) wall thickness with upturned side panels to prevent water leakage.
- Screen: 1/2" X 0.063" (13 X 1.6) Square mesh aluminum bird screen.
- Finish: Select finish specification from Ruskin Finishes Brochure.

Structural Design

Integral structural supports shall be designed and furnished by the louver manufacturer to carry a wind load of not less than +/-160 PSF (7.66 KPa).

LINKS TO IMPORTANT DOCUMENTS

Document Title
Paint Finishes and Color Guide
Limited Warranty Document



3900 Doctor Greaves Road
Grandview, MO 64030
Website: www.ruskin.com
Phone: (816) 761-7476

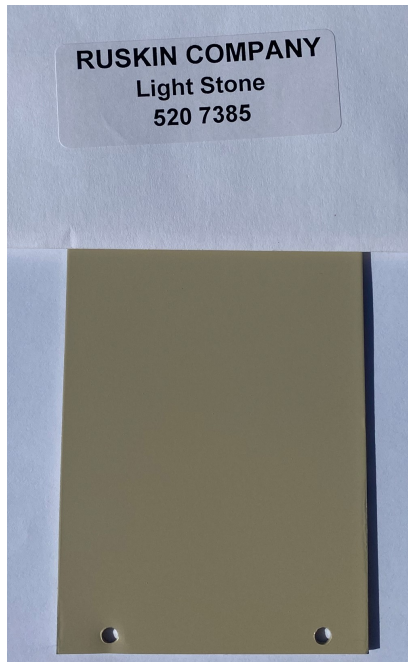
LOUVER COLOR SELECTION



RUSKIN LOUVER COLORS

Ruskin finishes enhance product appearance to blend with other selected colors.

These same finishes provide extended weathering resistance similar to adjacent building surfaces. Ruskin provides most finishes available to architects and engineers. The standard finishes described herein represent those finishes usually selected, specified or required for most applications.



FINISHES AND COLOR GUIDE

2 Coat - 50 percent and 70 percent PVDF - Standard Colors.

The 15 colors are available in 2 Coat (50 percent PVDF) or 2 Coat (70 percent PVDF) finishes only.





PEARLEDIZE 70 AND PEARLEDIZE 50 STANDARD COLORS

The nine colors are available in Pearledize 70, Pearledize 50, Clear or Color Anodize finishes only, and may be more expensive than the 50 percent and 70 percent PVDF colors shown beside.

PEARLEDIZE COLORS



ACE-D

DATE: _____
PROJECT: _____
LOCATION: _____



**Downblast Centrifugal
Exhaust Ventilator
Roof Mounted/Direct Drive**

DIMENSION DATA

Size	A	B	C	D	G	T Sq.	Ship Wt.	Roof Opening Sq.*
70	1-3/4	13-5/8	13-13/16	16-3/4	2	18	12	13-1/2
90	2-1/2	18-3/4	16-13/16	16-3/4	2	18	13	13-1/2
100	2-1/2	18-3/4	16-13/16	16-3/4	2	18	14	13-1/2
101	2-3/8	23-9/16	21-1/8	16-3/4	2	18	15	13-1/2
120	1-7/16	28-7/16	27-1/16	20-3/8	2	20	20	15-1/2
135	1-15/16	28-7/16	28-11/16	20-3/8	2	20	25	15-1/2
150	2-13/16	32-7/8	29-3/16	23-13/16	2	24	31	19-1/2
165	3-5/16	32-7/8	29-3/16	23-13/16	2	24	38	19-1/2
180	3-5/16	37-11/16	33-15/16	26-1/8	3	30	47	25-1/2
195	4-7/16	37-11/16	35	26-1/8	3	30	58	25-1/2
210	4-3/4	43-5/8	37-1/4	29-7/8	3	30	76	25-1/2
225	4-7/8	43-5/8	37-3/8	29-7/8	3	30	82	25-1/2
245	6-1/8	47-5/8	39-7/8	32-7/8	3	30	91	25-1/2
270	6-1/8	47-5/8	39-7/8	35-7/8	3	36	115	31-1/2
300	7-1/16	52-5/8	49-1/16	39-3/8	3	36	166	31-1/2

ALL DIMENSIONS IN INCHES. WEIGHTS IN LBS.

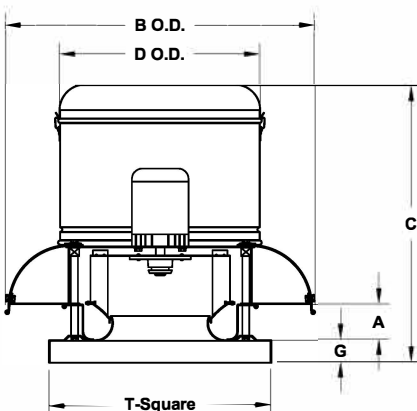
* ROOF OPENING SIZE FOR CURBS SUPPLIED BY COOK ONLY.

STANDARD CONSTRUCTION FEATURES:

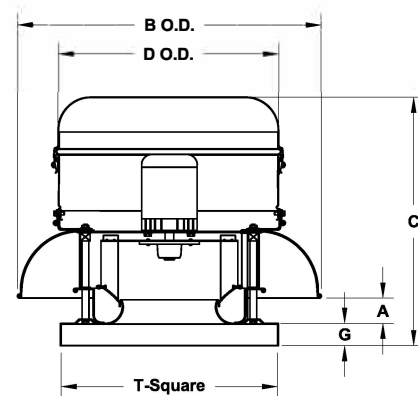
All aluminum housing - Backward inclined all aluminum wheel -
Two piece top cap with stainless steel quick release latches
(Sizes 120-300) - Welded curb cap corners - Birdscreen -
Permanently lubricated ball bearing motors - Corrosion resistant
fasteners - Transit tested packaging.

ACCESSORIES

1. DISCONNECT SWITCH
2. GRAVITY BACKDRAFT DAMPER
3. MOTORIZED BACKDRAFT DAMPER
4. RCG GALVANIZED CURB
5. RCA ALUMINUM CURB
6. FAN SPEED CONTROL
7. EPOXY COATING
8. EPOXY PHENOLIC COATING
9. LORENIZED COATING
10. ANTI-CONDENSATE COATING
11. LESS BIRDSCREEN
12. VFD



SIZES 70-100 C-FACE MOTOR MOUNT



SIZES 101-180 C-FACE MOTOR MOUNT

QTY	MARK	CATALOG NUMBER	FAN INFORMATION			MOTOR INFORMATION					ACCESSORIES
			CFM	SP	RPM	HP	VOLTS	HZ	PH	TYPE	

MOTOR TYPE: ODP (OPEN DRIP-PROOF); X-PRF (EXPLOSION PROOF);
TEFC (TOTALLY ENCLOSED FAN COOLED).

AC002R06



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

Michael Blake
Lane Architecture
904 Margaret Street,
Jacksonville, Florida, 32204
michael@lanearch.com
(904) 355-9020

October 20, 2022

RE: DHR Grant Number: MP704, Covenant Date Range: 8/4/2016-8/4/2026
Project: ***Ponce De Leon, Flagler College, East Wing Renovations***
County: St. John's

To Whom It May Concern,

Thank you for your transmittal regarding the above referenced project. The Florida State Historic Preservation Office reviewed the referenced project for possible effects on the historic property listed.

Based on the information provided, it is the opinion of this office that the proposed project will be in keeping with the Secretary of Interior Standards of Design and will **not** have an adverse effect on the historic property listed.

If you have any questions, please contact Dr. Kyra Lucas, by email at kyra.lucas@dos.myflorida.com, or by telephone at 850.245.6339.

Sincerely,

A handwritten signature in black ink, appearing to read "Dr. Kyra Lucas", written over a horizontal line.

Dr. Kyra Lucas
Historic Preservationist II
Department of State
Division of Historical Resources
Bureau of Historic Preservation



Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com



PONCE HALL RENOVATIONS



FLAGLER COLLEGE



ARCHITECTURE
& INTERIOR DESIGN

Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020
Reg. No. AR 12715

SUMMARY (REPLACE BUILDING SYSTEMS & LIMIT VISIBLE EQUIPMENT)

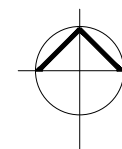
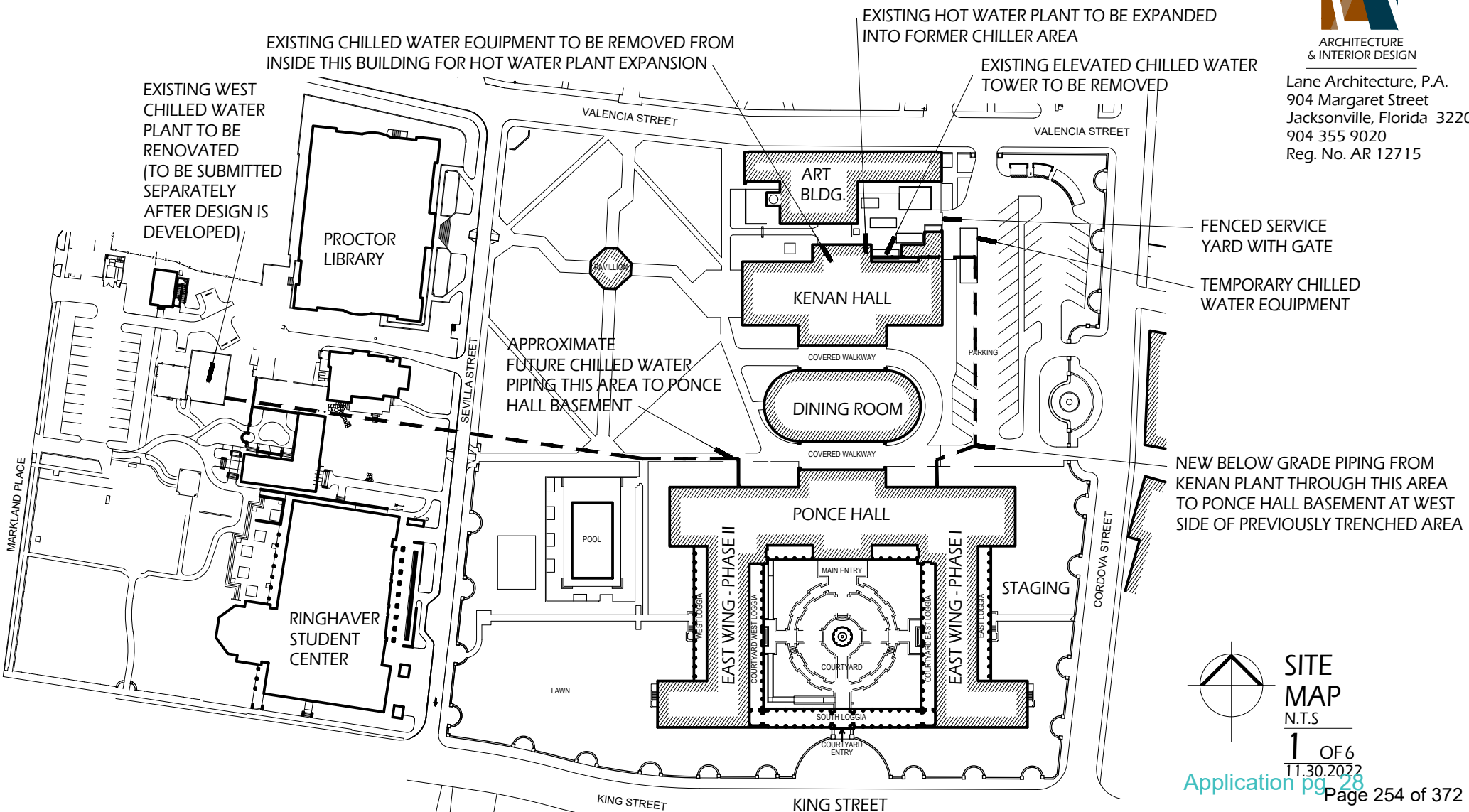
THE EXISTING MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION SPRINKLER SYSTEM, AND OTHER BUILDING SYSTEMS WILL BE REPLACED. THE EXISTING HOT WATER PLANT AND CHILLED WATER PLANT NEED TO EXPAND TO SUPPORT THE MECHANICAL AND PLUMBING SYSTEMS IN THE RENOVATED PONCE HALL. THE HOT WATER PLANT EXPANSION WILL OCCUR FIRST AND THEN THE CHILLED WATER PLANT EXPANSION. VISIBLE EQUIPMENT SHOULD REDUCE TO THE UTILITIES ENTERING THE BUILDING AND INSTALLATION OF NEW LOUVERS AT INDICATED DORMER WINDOW LOCATIONS. LOUVERS HIDDEN BELOW EAVES AT THE TOP LEVEL ARE INDICATED, BUT NOT VISIBLE FROM GRADE. ALSO, EQUIPMENT IN THE TOWERS AT THE TOP OF THE STAIRS ARE INDICATED, BUT NOT VISIBLE FROM GRADE.

PHASE I (EAST WING & HOT WATER PLANT)

THE EAST WING OF PONCE HALL WILL BE RENOVATED FOR OCCUPANCY AUGUST OF 2023. THE EXISTING CHILLED WATER PLANT AT THE FIRST FLOOR OF KENAN HALL WILL BE REMOVED TO PROVIDE SPACE FOR THE EXPANSION OF THE HOT WATER PLANT TO SUPPORT ALL OF PONCE HALL AND CONNECTIONS MADE TO THE EAST WING AT THIS PHASE. CHILLED WATER WILL BE PROVIDED BY TEMPORARY EQUIPMENT TO THE EAST WING AT THIS PHASE.

PHASE II (WEST WING & CHILLED WATER PLANT)

THE WEST WING OF PONCE HALL WILL BE RENOVATED AND CONNECTED TO THE HOT WATER PLANT. THE WEST CHILLED WATER PLANT WILL BE EXPANDED TO SUPPORT ALL OF PONCE HALL. THE TEMPORARY CHILLED WATER EQUIPMENT WILL BE REMOVED.



SITE
MAP
N.T.S.

1 OF 6
11.30.2022

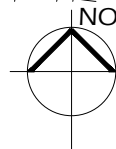
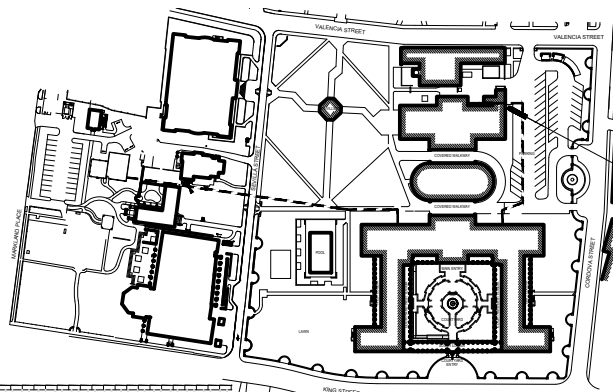


FLAGLER COLLEGE



ARCHITECTURE
 & INTERIOR DESIGN

Lane Architecture, P.A.
 904 Margaret Street
 Jacksonville, Florida 32204
 904 355 9020
 Reg. No. AR 12715



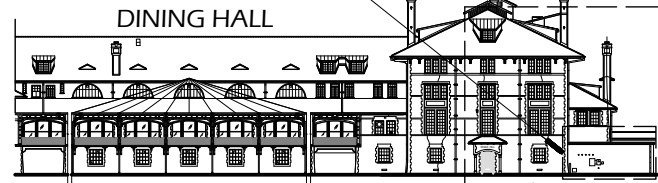
NORTH
 REFERENCE SITE PLAN
 N.T.S.

SEE REFERENCE
 ELEVATION FOR
 THIS AREA

SEE ENLARGED
 ELEVATION THIS
 AREA

EXISTING PIPING
 TO BE REMOVED

KENAN HALL



EAST REFERENCE ELEVATION
 N.T.S.

SEE ENLARGED ELEVATION THIS AREA

EXISTING ELEVATED COOLING TOWERS TO
 BE REMOVED AT COMPLETION OF PROJECT



EXISTING SERVICE
 YARD GATE

EXISTING DOWNSPOUTS
 AND STRAPS

NEW CHILLED WATER & HOT WATER PIPING
 BELOW GRADE TO BASEMENT OF PONCE HALL

NEW CHILLED WATER & HOT WATER PIPING TO
 PLANTS IN KENAN HALL - ROUTED FROM BELOW
 GRADE, UP THE EXTERIOR WALL AND OVER THE
 ROOF TO THE MECHANICAL EQUIPMENT AT THE
 FIRST FLOOR - PROVIDE COPPER COVER WITH
 STRAPS TO MATCH EXISTING ADJACENT
 DOWNSPOUT STRAPS

**KENAN
 ELEVATIONS**

3/32"=1'-0"

2 OF 6
 11.30.2022

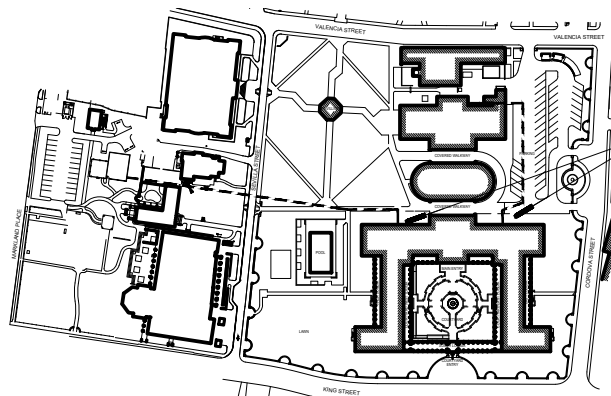


FLAGLER COLLEGE

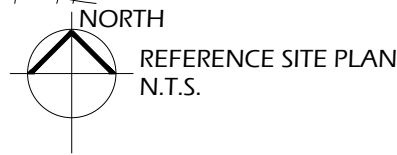


ARCHITECTURE
& INTERIOR DESIGN

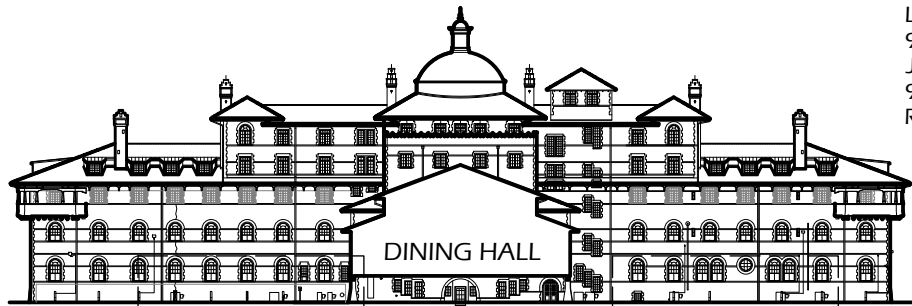
Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020
Reg. No. AR 12715



SEE REFERENCE
ELEVATION FOR
THESE AREAS



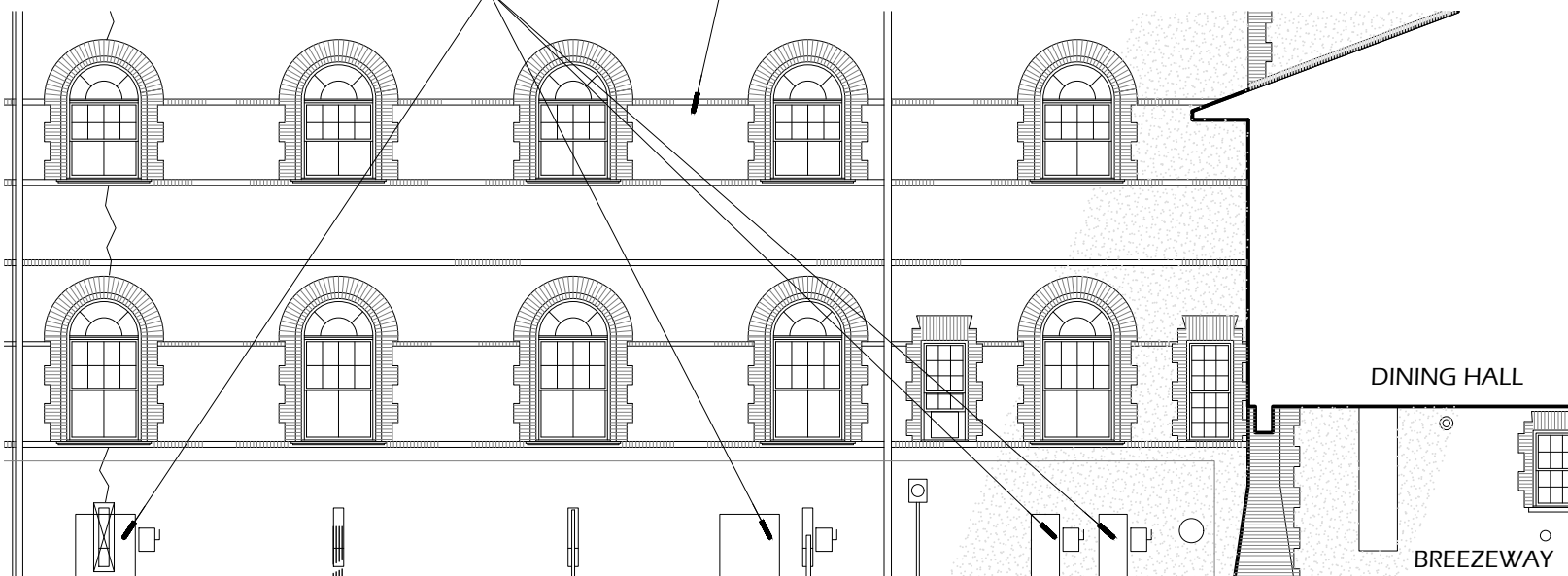
30 PLUS HVAC UNITS,
REFRIGERANT LINES, ELEC.
DISCONNECTS, ETC. TO BE
REMOVED FROM GRADE, LOGGIAS,
& BALCONIES AT EACH WING



NORTH REFERENCE ELEVATION
N.T.S.

SEE ENLARGED
ELEVATION THIS
AREA FOR PHASE I
AT EAST WING

PHASE II AT WEST WING TO
HAVE SIMILAR PIPING AS
INDICATED BELOW AT EAST
WING



DINING HALL

BREEZEWAY

NEW CHILLED WATER & HOT WATER PIPING BELOW GRADE
TO KENAN HALL AT PHASE I - SIMILAR CHILLED WATER LINES
WILL BE ADDED AT ONE LOCATION AT THE WEST WING
AND CONNECT BOTH WINGS TO EXPANDED CHILLED
WATER PLANT - EAST WING CHILLED WATER LINES TO
REMAIN AT EAST WING AS BACKUP CONNECTION POINTS

**NORTH
ELEVATION**

3/32"=1'-0"

3 OF 6
11.30.2022



FLAGLER COLLEGE

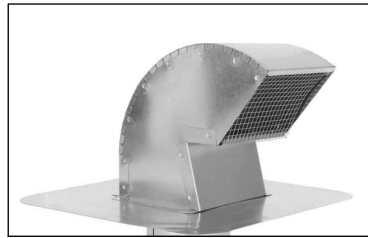


ARCHITECTURE
 & INTERIOR DESIGN

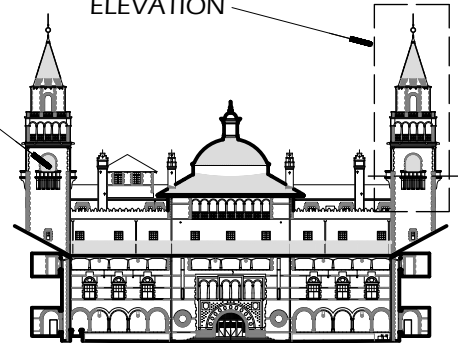
Lane Architecture, P.A.
 904 Margaret Street
 Jacksonville, Florida 32204
 904 355 9020
 Reg. No. AR 12715

PHASE II TO ADD
 GOOSENECK &
 EXHAUST VENTILATOR
 AS INDICATED AT
 EAST TOWER

SEE ENLARGED
 ELEVATION



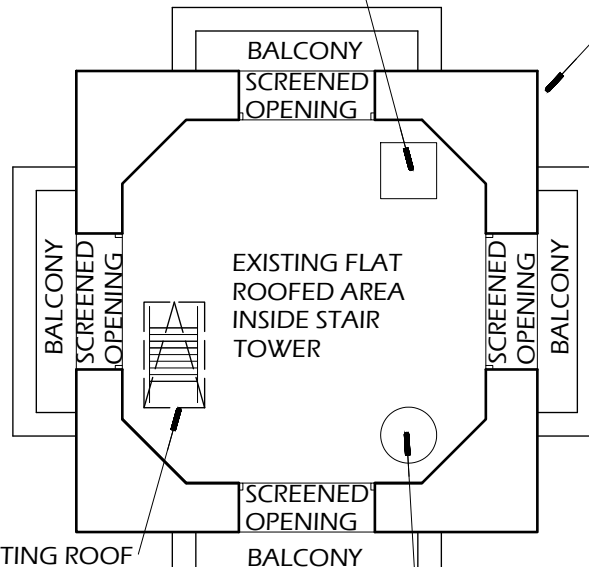
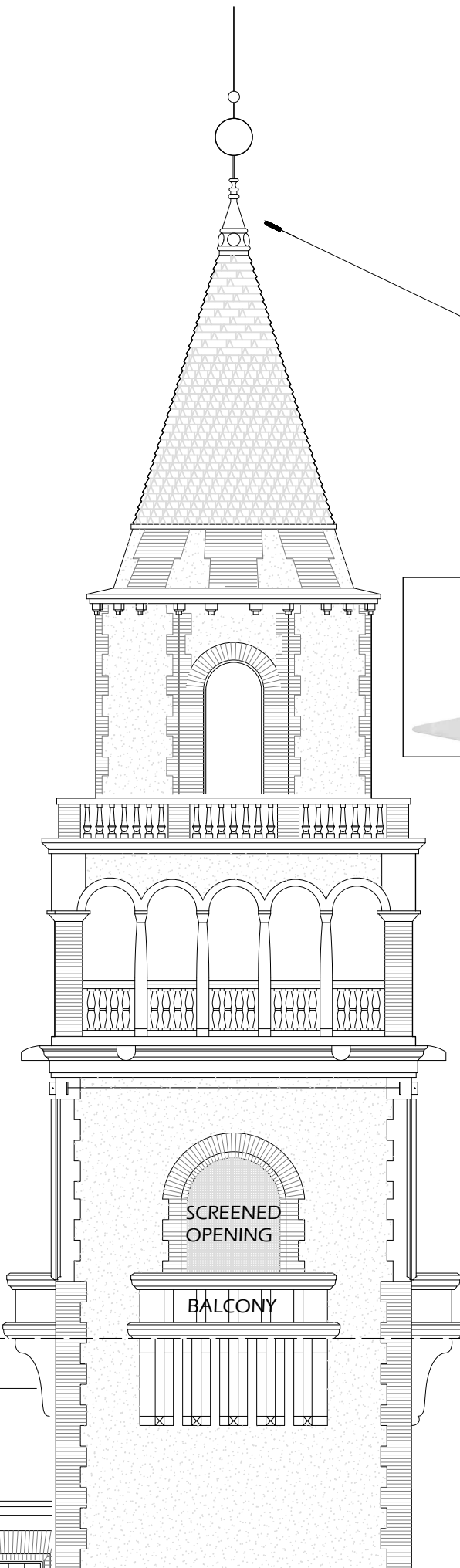
NEW SHEET METAL
 GOOSENECK FOR
 OUTSIDE AIR INTAKE



SOUTH REFERENCE ELEVATION
 N.T.S.

SEE ROOF PLAN
 THIS LEVEL

SEE
 ROOF
 PLAN
 THIS
 LEVEL



EXISTING ROOF
 HATCH WITH
 LADDER TO
 STAIR BELOW

NEW EXHAUST
 VENTILATOR



NORTH
 TOWER
 ROOF
 1/8"=1'-0"

4 OF 6
 11.30.2022

PONCE HALL RENOVATIONS

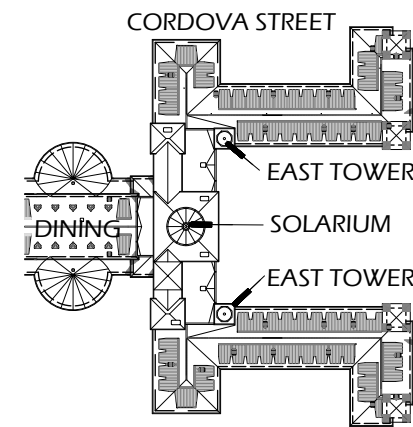


FLAGLER COLLEGE

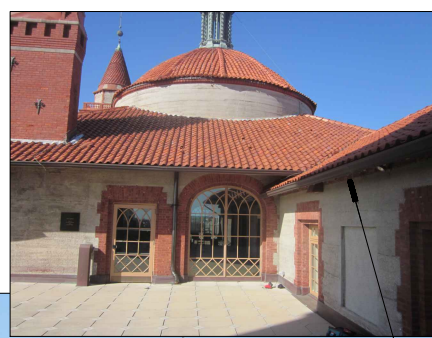
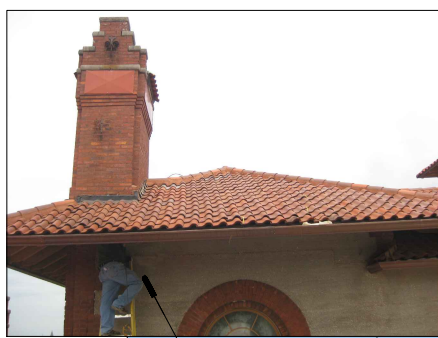


ARCHITECTURE
& INTERIOR DESIGN

Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida
904 355 9020
Reg. No. AR 12715



NORTH
REFERENCE ROOF PLAN
N.T.S.



NEW LOUVERS AT EAVE
BEYOND TOWER

NEW LOUVERS AT EAVE

SOLARIUM
ELEVATION

1/16"=1'-0"

5 OF 6

11.30.2022

PONCE HALL RENOVATIONS

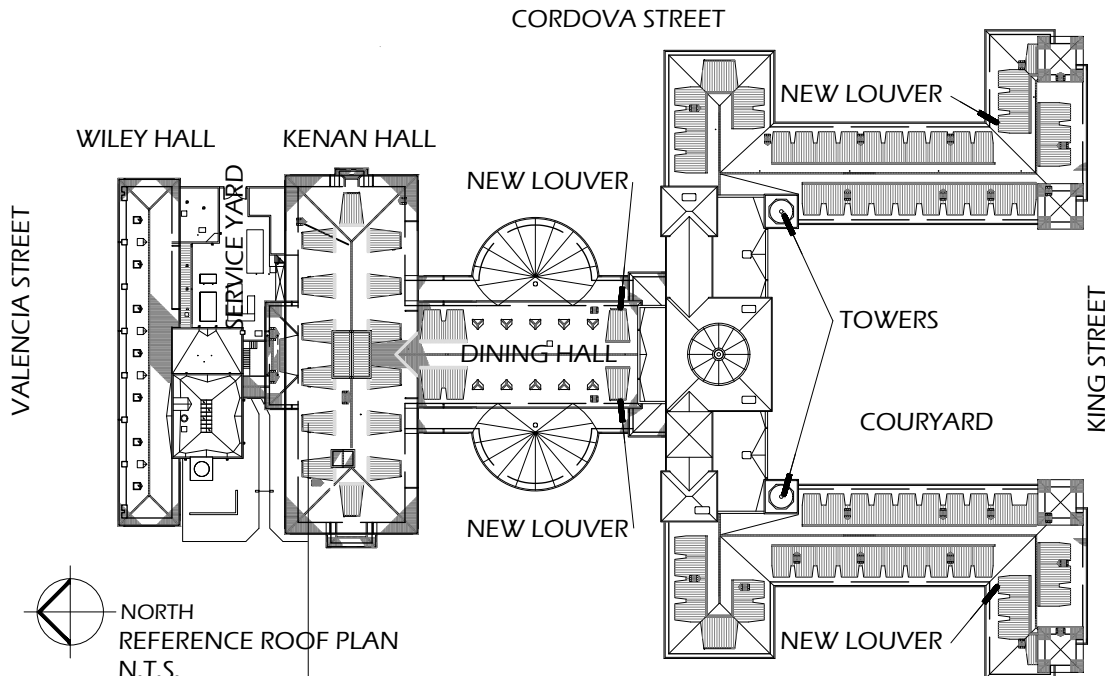


FLAGLER COLLEGE

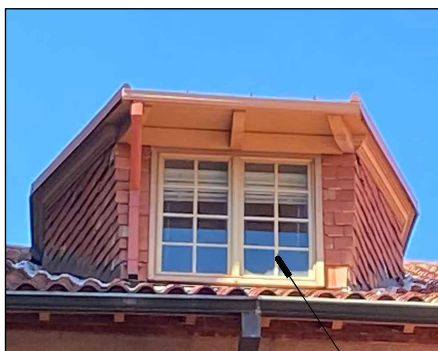


ARCHITECTURE
& INTERIOR DESIGN

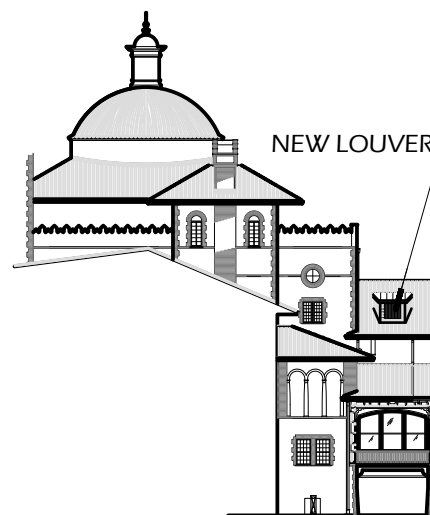
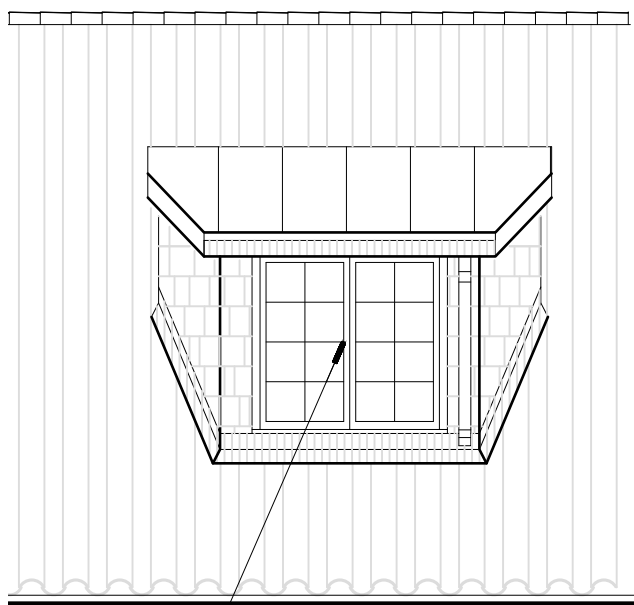
Lane Architecture, P.A.
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Reg. No. AR 12715



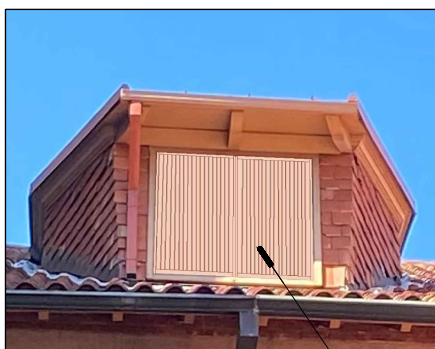
NORTH
REFERENCE ROOF PLAN
N.T.S.



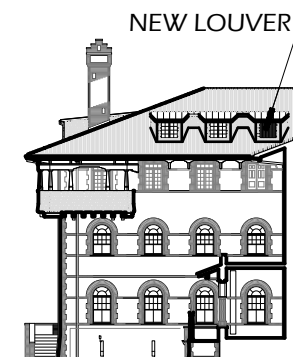
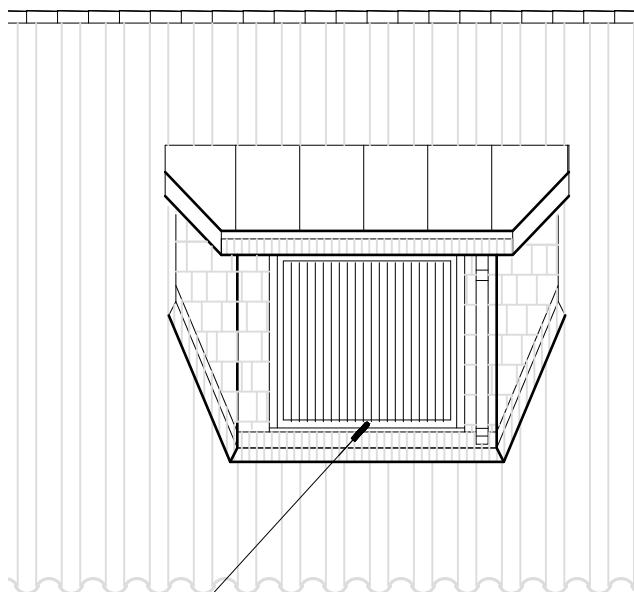
EXISTING WINDOW



EAST REFERENCE ELEVATION
N.T.S. (WEST OPP. HAND)



NEW LOUVER



EAST REFERENCE ELEVATION
N.T.S. (WEST OPP. HAND)

DORMER
WINDOW

1/4"=1'-0"

6 OF 6
11.30.2022

THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
UPCHURCH, BAILEY AND UPCHURCH, P.A.
POST OFFICE DRAWER 3007
ST. AUGUSTINE, FLORIDA 32085-3007

WARRANTY DEED

THIS INDENTURE, made this 29 day of May, 1992, between FIRST CHURCH OF CHRIST, SCIENTIST, OF ST. AUGUSTINE, FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, Grantor, and FLAGLER COLLEGE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, whose post office address is Post Office Box 1027, St. Augustine, Florida, 32085-1027, and whose tax identification number is 59-1157081, Grantee.

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF, (THE "PROPERTY").

Parcel Identification Number: 205250-0000

SUBJECT TO: 1) Taxes for the year 1992 and subsequent years.
2) Applicable zoning and other governmental regulations.
3) Reservation and Easement for sewer line and pipe as set forth in Deed Book 44, Page 481, and Deed Book 234, Page 495, both of the public records of St. Johns County, Florida.

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

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed by its Chairman and Clerk all on the day and year first above written.

Signed, sealed and delivered
in the presence of:

FIRST CHURCH OF CHRIST, SCIENTIST, OF
ST. AUGUSTINE, FLORIDA, INC., A
FLORIDA NOT-FOR-PROFIT CORPORATION

John D. Bailey Jr.
Witness John D. Bailey Jr.
(type or print name)

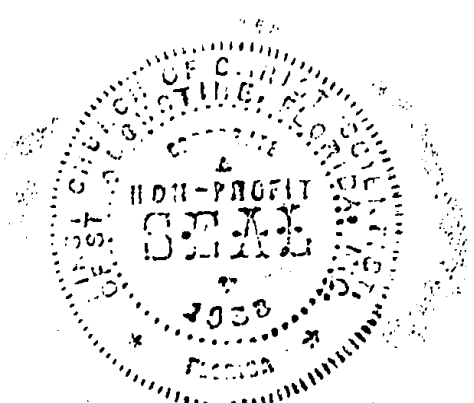
Nancy A. McAlum
Witness Nancy A. McAlum
(type or print name)

BY: Helen Whitlow
HELEN WHITLOW, ITS CHAIRMAN
5650 A1A South
St. Augustine, Florida 32084

ATTEST:

Virginia P. Armstrong
VIRGINIA P. ARMSTRONG, ITS CLERK
17 East Park Avenue
St. Augustine, Florida 32095

(CORPORATE SEAL)

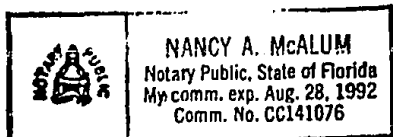


STATE OF FLORIDA

COUNTY OF ST. JOHNS

29th THE FOREGOING instrument was acknowledged before me this day of May, 1992, by Helen Whitlow and Virginia P. Armstrong, as Chairman and Clerk, respectively, of First Church of Christ, Scientist, of St. Augustine, Florida, Inc., a Florida not-for-profit corporation, who are personally known to me or who produced _____ and _____, as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of May, 1992.



Nancy A. McAlum
Notary Public

(type or print name)
State of Florida
My Commission Expires: _____
My Commission Number: _____

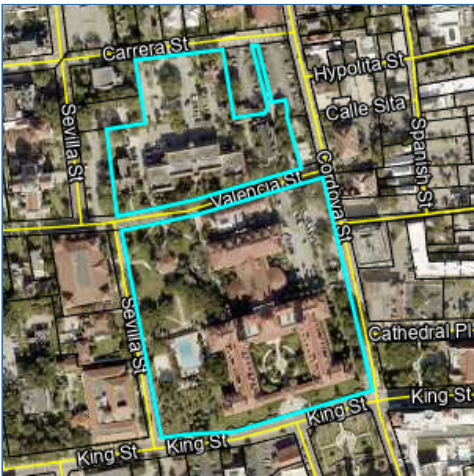
COPY

EXHIBIT "A"

Commence at a point on the South line of Carrera Street in the City of St. Augustine, 175 feet East from the intersectoin of the East line of Sevilla Street and said South line of Carrera Street; run thence Southerly parallel with the East line of Sevilla Street, 178 feet 1 inch, more or less, to North line of land owned by Fuller; thence Easterly 90 feet to a point 176 feet 2 1/2 inches South of line of Carrerra Street; thence Northerly 176 feet 2 1/2 inches to said South line of Carrera Street; thence Westerly along said South line of Carrera Street 90 feet to the Place of Beginning.

COPY

Map



Valuation Information

	2023
Building Value	\$136,926,443
Extra Features Value	\$801,063
Total Land Value	\$2,296,550
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$140,024,056
Total Deferred	\$77,032,320
Assessed Value	\$62,991,736
Total Exemptions	\$62,991,736
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
2022	\$119,808,153	\$1,362,083	\$2,296,550	\$0	\$0	\$123,466,786	\$57,265,215	\$123,466,786	\$0
2021	\$117,592,894	\$1,355,872	\$2,296,550	\$0	\$0	\$121,245,316	\$52,059,286	\$121,245,316	\$0
2020	\$121,014,361	\$1,356,225	\$2,296,550	\$0	\$0	\$124,667,136	\$47,326,624	\$124,667,136	\$0
2019	\$122,204,683	\$1,334,566	\$2,296,550	\$0	\$0	\$125,835,799	\$43,024,204	\$125,835,799	\$0
2018	\$78,475,652	\$1,419,973	\$1,263,103	\$0	\$0	\$81,158,728	\$39,112,913	\$81,158,728	\$0
2017	\$49,437,890	\$1,357,643	\$1,263,103	\$0	\$0	\$52,058,636	\$52,058,636	\$52,058,636	\$0
2016	\$56,945,086	\$1,354,844	\$1,263,103	\$0	\$0	\$59,563,033	\$59,563,033	\$59,563,033	\$0
2015	\$58,543,564	\$1,355,729	\$1,263,103	\$0	\$0	\$61,162,396	\$61,162,396	\$61,162,396	\$0
2014	\$56,604,273	\$1,356,331	\$1,263,103	\$0	\$0	\$59,223,707	\$59,223,707	\$59,223,707	\$0
2013	\$58,108,679	\$1,357,201	\$1,263,103	\$0	\$0	\$60,728,983	\$60,728,983	\$60,728,983	\$0
2012	\$57,411,637	\$1,358,072	\$1,263,103	\$0	\$0	\$60,032,812	\$60,032,812	\$60,032,812	\$0
2011	\$58,434,117	\$1,358,941	\$1,377,930	\$0	\$0	\$61,170,988	\$61,170,988	\$61,170,988	\$0
2010	\$59,456,597	\$1,359,814	\$1,492,757	\$0	\$0	\$62,309,168	\$62,309,168	\$62,309,168	\$0

Building Information

Building	1
Year Built	1885
Actual Area	20796
Conditioned Area	18276
Use	Public Schools
Style	04
Class	N
Exterior Wall	Stone

Roof Cover	Clay Tile
Roof Structure	Wood Truss
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
FINISHED UPPER STORY	1768
FINISHED UPPER STORY	2505
BASE AREA	2505
BASE AREA	7552
CANOPY (COMMERCIAL)	1792
BASE AREA	1441
FINISHED UPPER STORY	2505
CANOPY (COMMERCIAL)	280
CANOPY (COMMERCIAL)	448
Total SqFt	20796

Building	2	Roof Cover	Concrete Tile
Year Built	1885	Roof Structure	Wood Truss
Actual Area	17679	Interior Flooring	Concrete Finish, Hardwood
Conditioned Area	12606	Interior Wall	Wall Board
Use	Public Schools	Heating Type	Air Duct
Style	04	Air Conditioning	Central
Class	N	Bedrooms	
Exterior Wall	Jumbo Brick, Stone	Baths	
Description		Square Footage	
CANOPY (COMMERCIAL)		1274	
BASE AREA		5353	
CANOPY (COMMERCIAL)		235	
CANOPY (COMMERCIAL)		1274	
FINISHED UPPER STORY		5353	
MASONRY UTILITY		1040	
MASONRY UTILITY		1040	
MASONRY UTILITY		70	
BASE AREA		950	
ENCLOSED STAIRWELL		70	
FINISHED UPPER STORY		950	
MASONRY UTILITY		70	
Total SqFt		17679	

Building	3	Roof Cover	Concrete Tile
Year Built	1885	Roof Structure	Wood Truss
Actual Area	49474	Interior Flooring	Carpet, Sheet Vinyl
Conditioned Area	49048	Interior Wall	Drywall
Use	Public Schools	Heating Type	Air Duct
Style	04	Air Conditioning	Central
Class	N	Bedrooms	
Exterior Wall	Jumbo Brick, Stone	Baths	
Description		Square Footage	
BASE AREA		11480	
FINISHED UPPER STORY		11606	
FINISHED UPPER STORY		11606	
FINISHED UPPER STORY		11606	
FINISHED UPPER STORY		2750	
CANOPY (COMMERCIAL)		126	
CANOPY (COMMERCIAL)		300	
Total SqFt		49474	

Building	4	Roof Cover	
Year Built	1885	Roof Structure	
Actual Area	197970	Interior Flooring	Carpet, Ceramic Tile
Conditioned Area	172438	Interior Wall	Drywall
Use	Public Schools	Heating Type	Air Duct
Style	04	Air Conditioning	Central
Class	N	Bedrooms	
Exterior Wall	Stone	Baths	
Description		Square Footage	
FINISHED UPPER STORY		53424	
FINISHED UPPER STORY		45753	
CANOPY (COMMERCIAL)		2002	
FINISHED UPPER STORY		25200	
BASE AREA		42812	
CANOPY (COMMERCIAL)		1651	
CANOPY (COMMERCIAL)		792	
CANOPY (COMMERCIAL)		792	
CANOPY (COMMERCIAL)		5892	
CANOPY (COMMERCIAL)		1651	
CANOPY (COMMERCIAL)		2016	
CANOPY (COMMERCIAL)		2002	
CANOPY (COMMERCIAL)		5892	
CANOPY (COMMERCIAL)		1722	
CANOPY COMMERCIAL - FORCED		1120	
FINISHED UPPER STORY - FORCED		5249	
Total SqFt		197970	

Building	8	Roof Cover	Slate
Year Built	1900	Roof Structure	Wood Truss
Actual Area	11807	Interior Flooring	Carpet
Conditioned Area	11338	Interior Wall	Drywall
Use	Office Class C	Heating Type	Air Duct

Style	04	Air Conditioning	Central
Class	N	Bedrooms	
Exterior Wall	Wood	Baths	
Description		Square Footage	
BASE AREA		3514	
CANOPY (COMMERCIAL)		25	
FINISHED UPPER STORY		3514	
FINISHED UPPER STORY		1785	
BASE AREA		360	
FINISHED UPPER STORY		360	
FINISHED CARPORT		396	
CANOPY (COMMERCIAL)		48	
FINISHED UPPER STORY		1805	
Total SqFt		11807	

Building	9	Roof Cover	Slate
Year Built	1935	Roof Structure	Wood Truss
Actual Area	1274	Interior Flooring	Concrete Finish
Conditioned Area	968	Interior Wall	Drywall
Use	Public Schools	Heating Type	Air Duct
Style	04	Air Conditioning	Central
Class	N	Bedrooms	
Exterior Wall	Jumbo Brick	Baths	
Description		Square Footage	
BASE AREA		968	
CANOPY (COMMERCIAL)		306	
Total SqFt		1274	

Building	10	Roof Cover	Slate
Year Built	1935	Roof Structure	Wood Truss
Actual Area	870	Interior Flooring	Carpet
Conditioned Area	850	Interior Wall	Drywall
Use	Office Class C	Heating Type	Air Duct
Style	04	Air Conditioning	Central
Class	N	Bedrooms	
Exterior Wall	Concrete Stucco, Stone	Baths	
Description		Square Footage	
BASE AREA		850	
CANOPY (COMMERCIAL)		20	
Total SqFt		870	

Building	11	Roof Cover	Built Up
Year Built	1987	Roof Structure	Rigid Frame
Actual Area	59869	Interior Flooring	Sheet Vinyl
Conditioned Area	43461	Interior Wall	Drywall
Use	Dormitories	Heating Type	Air Duct
Style	04	Air Conditioning	Central
Class	N	Bedrooms	
Exterior Wall	Concrete Stucco, Jumbo Brick	Baths	
Description		Square Footage	
CANOPY (COMMERCIAL)		5516	
CANOPY (COMMERCIAL)		460	
FINISHED UPPER STORY		14287	
CANOPY (COMMERCIAL)		5516	
FINISHED UPPER STORY		14287	
CANOPY (COMMERCIAL)		4916	
BASE AREA		14887	
Total SqFt		59869	

Building	12	Roof Cover	Slate
Year Built	1900	Roof Structure	Wood Truss
Actual Area	10925	Interior Flooring	Carpet
Conditioned Area	10307	Interior Wall	Drywall
Use	Office Class C	Heating Type	Air Duct
Style	04	Air Conditioning	Central
Class	N	Bedrooms	
Exterior Wall	Concrete Block, Jumbo Brick	Baths	
Description		Square Footage	
BASE AREA		117	
BASE AREA		4966	

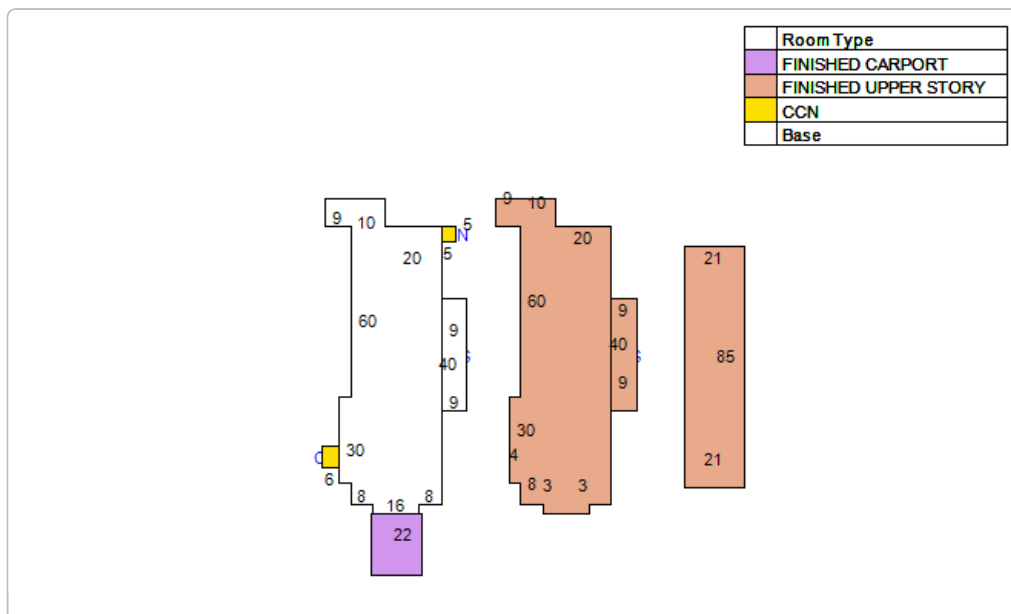
BASE AREA	65
CANOPY (COMMERCIAL)	25
CANOPY (COMMERCIAL)	468
BASE AREA	319
BASE AREA	4840
CANOPY (COMMERCIAL)	63
OUTSIDE STAIRS - FORCED	62
Total SqFt	10925

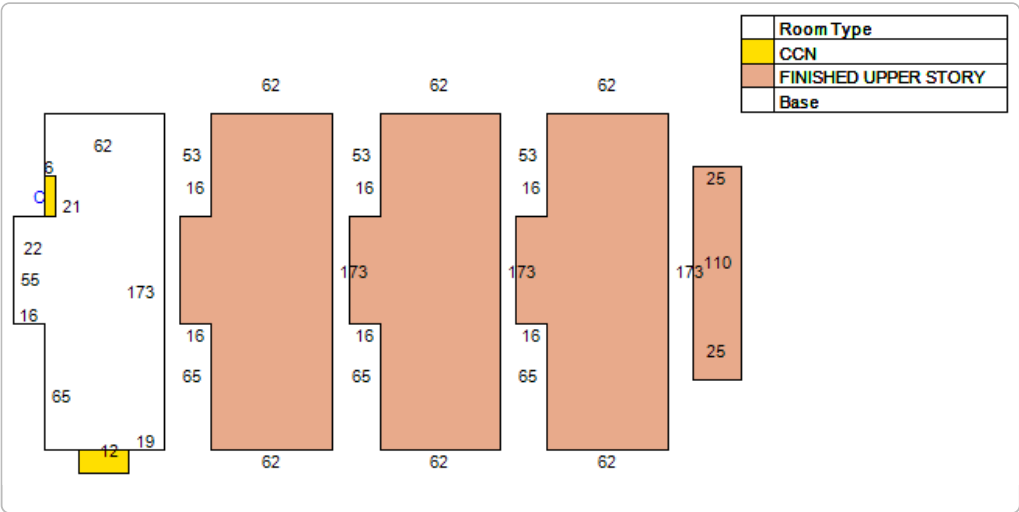
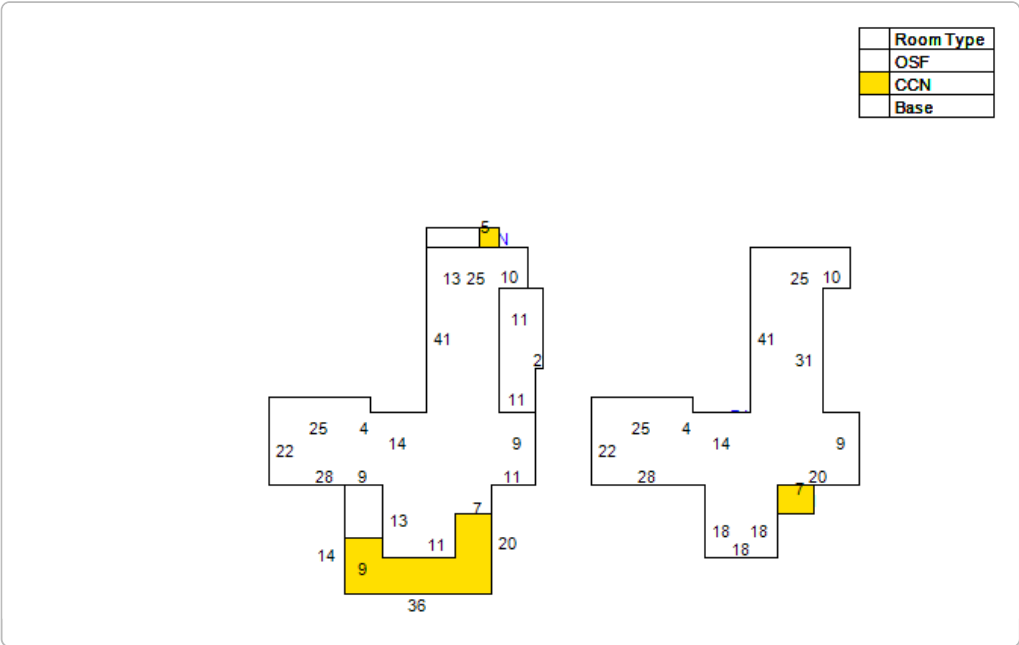
Building	13
Year Built	1900
Actual Area	3318
Conditioned Area	3261
Use	Office Class C
Style	04
Class	N
Exterior Wall	Wood

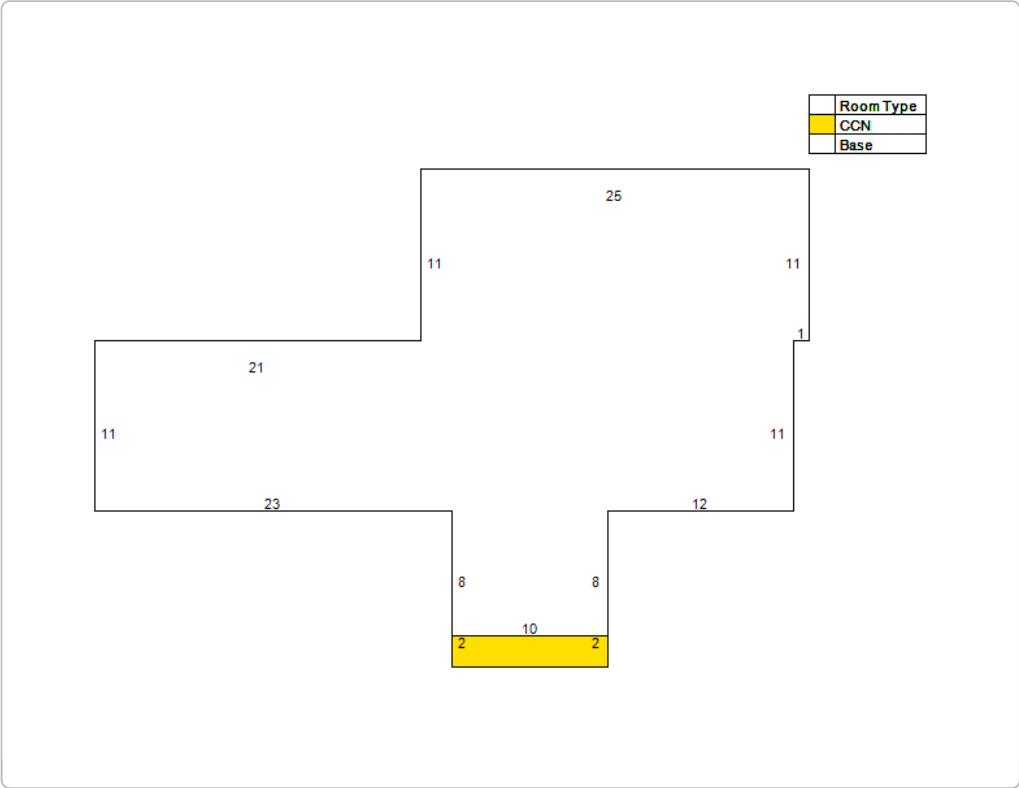
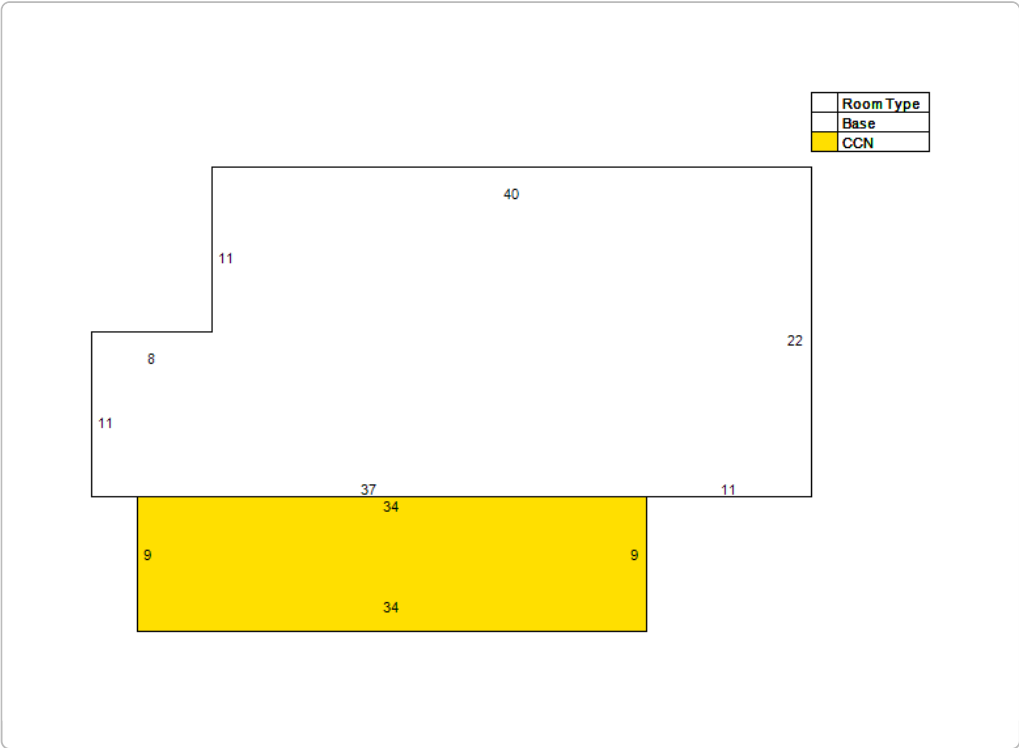
Roof Cover	Composite Shingle
Roof Structure	Wood Truss
Interior Flooring	Carpet, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

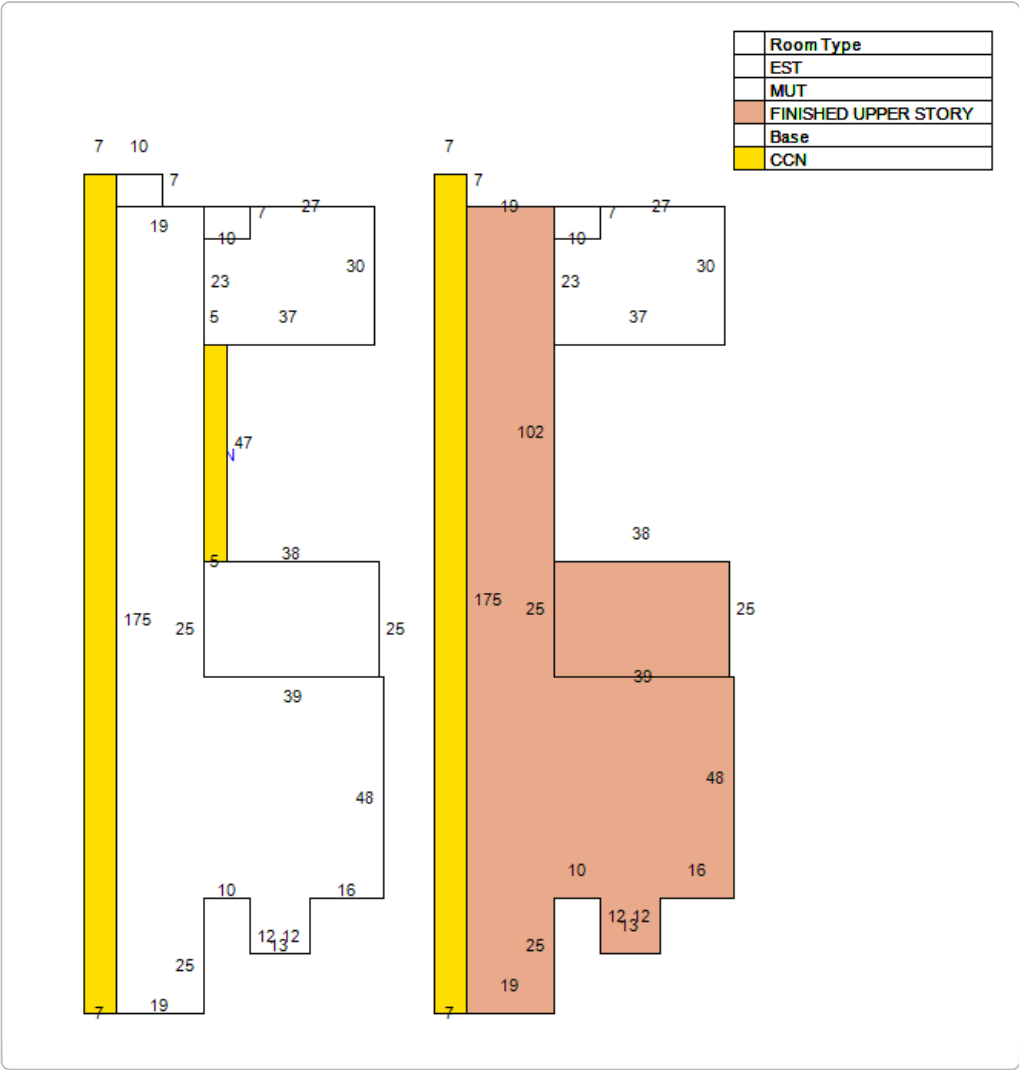
Description	Square Footage
1.5 STORY	1266
CANOPY (COMMERCIAL)	39
FINISHED UPPER STORY	1266
CANOPY (COMMERCIAL)	503
BASE AREA	96
OUTSIDE STAIRS - FORCED	148
Total SqFt	3318

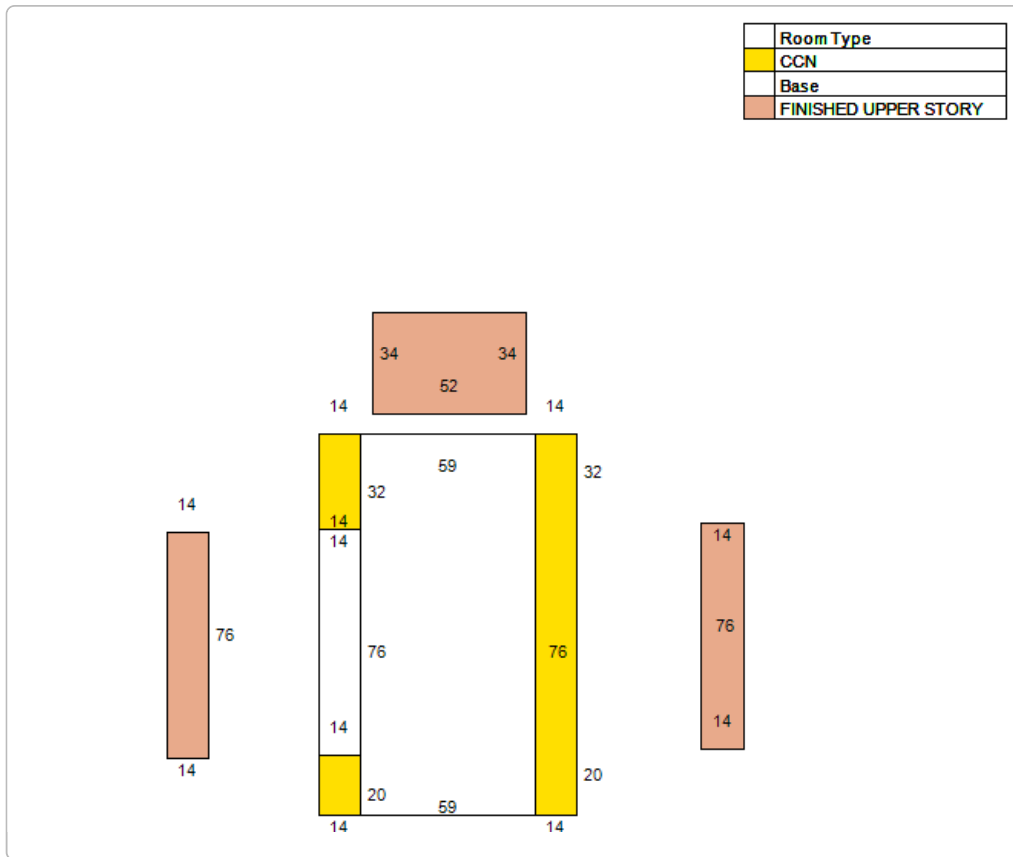
Sketch Information

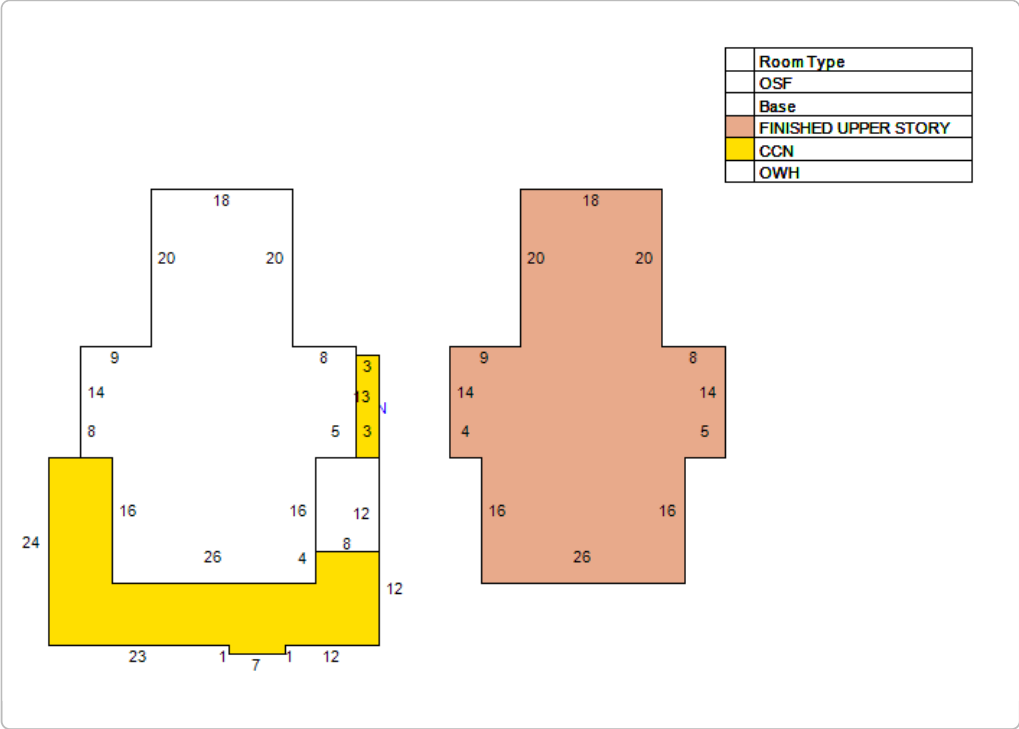
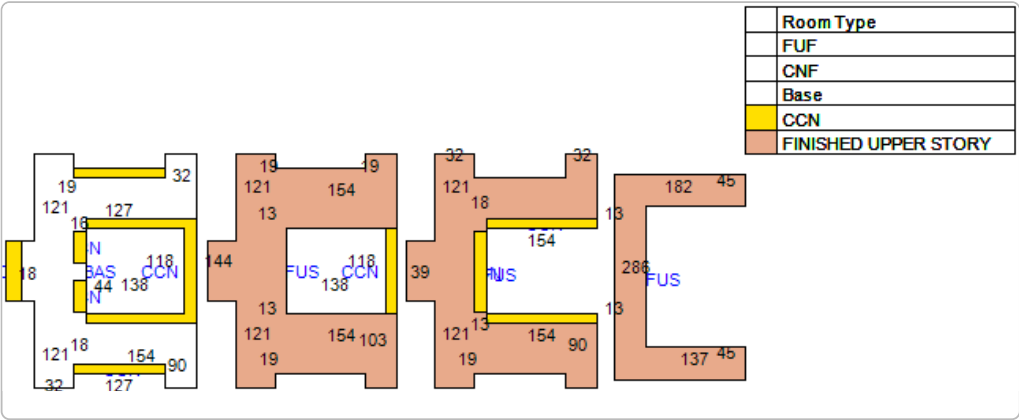












Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		51
Masonry Wall (Mix)		437
Sprinkler Wet (COM)		5190
Concrete Paving - Under 8" (COM)		1140
4+ Passenger Elevator (Mix)		15250
Wood Fence - 6' and Above (COM)		145
Storage Building (Mix)		2160
Pool - Excellent (RES)		19550
OLD - Patio		14098
Metal Fence - 8' (COM)		1949
Sprinkler Wet (COM)		53550
Gazebo - Average (Mix)		1000
Concrete Paving - Under 8" (COM)		5428
Brick Pavers (COM)		9109
Concrete Paving - Under 8" (COM)		521
Masonry Wall (Mix)		626
Wood Fence - 6' and Above (COM)		152
Concrete Paving - Under 8" (COM)		109
Masonry Wall (Mix)		1598
Handicap Ramp (COM)		3260
Gate - Average (Mix)		576
Fireplace (Mix)		585000
Fountain - Excellent (Mix)		5000
Asphalt Paving (COM)		8469

Curb (COM)	2309
Pole Light (COM)	750
Pole Light (COM)	500
Masonry Wall (Mix)	12218
Fountain - Good (Mix)	2000
Masonry Wall (Mix)	65
Masonry Wall (Mix)	259
Masonry Wall (Mix)	403
Sprinkler Wet (COM)	3410
Handicap Ramp (COM)	1400
Concrete Paving - Under 8" (COM)	1800
Asphalt Paving (COM)	1360
Canopy (Mix)	648
Asphalt Paving (COM)	12240
Sprinkler Wet (COM)	15516
Pole Light (COM)	4500
Garage - Average (Mix)	4200
Sprinkler Wet (COM)	1937
Sprinkler Wet (COM)	93
Handicap Ramp (COM)	1087

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Public Colleges	0	0	459310	SF	\$2,296,550

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/29/1992	\$250,000.00	WARRANTY DEED	942	1537	U	I	FIRST CHURCH OF CHRIST SCIENTIST	FLAGLER COLLEGE INC

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
LANE ARCHITECTURE P.A.

Filing Information

Document Number	P01000015082
FEI/EIN Number	59-3698497
Date Filed	02/09/2001
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/29/2001
Event Effective Date	NONE

Principal Address

904 MARGARET STREET
JACKSONVILLE, FL 32204

Changed: 01/24/2016

Mailing Address

904 MARGARET STREET
JACKSONVILLE, FL 32204

Changed: 01/24/2016

Registered Agent Name & Address

LANE, JEFFREY M
904 MARGARET STREET
JACKSONVILLE, FL 32204

Address Changed: 01/24/2016

Officer/Director Detail

Name & Address

Title PD

LANE, JEFFREY M
904 MARGARET STREET
JACKSONVILLE, FL 32204

Title D

CODDINGTON, SUMNER G
1359 Hollywood Avenue
JACKSONVILLE, FL 32205

Annual Reports

Report Year	Filed Date
2020	01/18/2020
2021	01/07/2021
2022	01/25/2022

Document Images

01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/07/2021 -- ANNUAL REPORT	View image in PDF format
01/18/2020 -- ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
01/13/2018 -- ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
01/24/2016 -- ANNUAL REPORT	View image in PDF format
01/10/2015 -- ANNUAL REPORT	View image in PDF format
01/31/2014 -- ANNUAL REPORT	View image in PDF format
01/16/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
02/17/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
02/03/2009 -- ANNUAL REPORT	View image in PDF format
01/04/2008 -- ANNUAL REPORT	View image in PDF format
01/03/2007 -- ANNUAL REPORT	View image in PDF format
01/03/2006 -- ANNUAL REPORT	View image in PDF format
01/10/2005 -- ANNUAL REPORT	View image in PDF format
01/18/2004 -- ANNUAL REPORT	View image in PDF format
03/03/2003 -- ANNUAL REPORT	View image in PDF format
04/29/2002 -- ANNUAL REPORT	View image in PDF format
05/29/2001 -- Amendment	View image in PDF format
02/09/2001 -- Domestic Profit	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
FLAGLER COLLEGE, INC.

Filing Information

Document Number	705807
FEI/EIN Number	59-1157081
Date Filed	06/25/1963
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/16/2022
Event Effective Date	NONE

Principal Address

74 KING STREET
ST AUGUSTINE, FL 32084

Changed: 03/22/1999

Mailing Address

74 King Street
ST AUGUSTINE, FL 32084

Changed: 10/28/2019

Registered Agent Name & Address

MATTHEWS, STACEY
74 King Street
ST AUGUSTINE, FL 32084

Name Changed: 06/16/2022

Address Changed: 01/12/2015

Officer/Director Detail

Name & Address

Title Secretary

Stevenson Dumas, Laura R

74 King Street
ST AUGUSTINE, FL 32084

Title Trustee

DRYSDALE, DAVID
140 PELICAN REEF DRIVE
ST. AUGUSTINE, FL 32080

Title Chairman

Groux , Richard W, Jr.
5848 Blantyre Road
Broad Run, VA 20137

Title Trustee

BAILEY, JOHN D. JR
461 San Nicolas Way
ST. AUGUSTINE, FL 32080

Title CFO

MATTHEWS, STACEY
74 KING STREET
ST AUGUSTINE, FL 32084

Title P

DELANEY, JOHN
74 KING STREET
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2020	01/14/2020
2021	02/03/2021
2022	01/27/2022

Document Images

06/16/2022 -- Amendment	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
01/14/2020 -- ANNUAL REPORT	View image in PDF format
10/28/2019 -- REINSTATEMENT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
02/15/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format

01/16/2014 -- ANNUAL REPORT	View image in PDF format
02/06/2013 -- ANNUAL REPORT	View image in PDF format
01/11/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
01/14/2010 -- ANNUAL REPORT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format
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04/23/2004 -- ANNUAL REPORT	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format
01/16/2002 -- ANNUAL REPORT	View image in PDF format
02/20/2001 -- ANNUAL REPORT	View image in PDF format
11/03/2000 -- REINSTATEMENT	View image in PDF format
03/22/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
03/04/1997 -- ANNUAL REPORT	View image in PDF format
02/27/1996 -- ANNUAL REPORT	View image in PDF format
06/19/1995 -- ANNUAL REPORT	View image in PDF format



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 14, 2022 Meeting**



Application: HP2022-0081 Address: 18 St. George Street (a.k.a. 11 Spanish Street)

Applicant: Don Crichlow & Associates Property Owner: 18 St. George St., LLC

Project description: For after-the-fact approval to reconstruct the rear wing in a manner different from the approved modifications to the building under the HARB approved Certificate of Appropriateness (2018-0121) from January 17, 2019. (See associated COD application HP2022-0082)

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ2222
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1885-1888
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1974800000		
Agenda Item:	7(d)	Previous Action(s):	COA F2017-0128 COA F2018-0121

STAFF SUMMARY AND ANALYSIS:

1. This Frame Vernacular structure is located on the east side of Spanish Street on the block between Tolomato Lane and Cuna Street.
2. Plans for the rehabilitation of the building were approved under COA F2017-0128 on September 21, 2017 (Option C) which included replacement of the roof, repair of exterior finishes, a new porch railing, period appropriate hardware, and removal of non-historic features including an awning/canopy and concrete porch steps. Parts I and II of an Ad Valorem Tax Exemption application were submitted and approved with this item. Part III has yet to be submitted for the review of completed work.
3. The final site plan and design for the whole property were approved under COA F2018-0121, heard on January 17, 2019, and included a small addition to the rear wing of the existing structure at 11 Spanish Street. Subsequent construction plans were approved and issued under building permit PR2019-1541. Approved permit drawings were provided by the applicant, confirmed by staff to be accurate, and can be found in the attached application packet.
4. The applicant is seeking after-the-fact approval of a Certificate of Appropriateness to reconstruct a later rear addition that was removed without approval due to its poor structural condition.
5. The reconstruction is proposed to maintain the same footprint as the original rear wing with roof, siding, and paint colors maintained as already approved by the HARB. Changes to the previously approved plans include:
 - o Fire-rating portions of the structure to meet current codes
 - o Installing three windows that existed on the original rear wing but were approved for removal under COA F2018-0121
6. The Architectural Guidelines for Historic Preservation (AGHP) encourages maintenance of historic additions and construction new of additions that reference the architectural style of the original structure and are subordinate in size. The proposed replacement meets these criteria.
7. The previously existing windows on the rear addition were not original to that addition and had been changed over time. Their inclusion on the replacement addition may not detract from the overall architectural integrity of the historic structure since they are a non-historic feature on the historic building.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** an after-the-fact Certificate of Appropriateness at **18 St. George Street (a.k.a. 11 Spanish Street)**: if the HARB finds that the reconstruction and modifications to the previously existing rear wing meet the Secretary of the Interior's Standard's for Rehabilitation # 9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Reconstruct a previously existing rear wing on 11 Spanish Street in the same footprint with modifications to the previously approved Certificate of Appropriateness plans including:
 - a. Fire-rating portions of the addition to meet code
 - b. Installing three windows, which previously existed on the rear wing's south elevation, but were approved for removal under COA 2018-0121

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

- 2. Retention of Distinguishing Architectural Character**
- 3. Recognition of Historic Period**
- 4. Retention of Significant Later Alterations and Additions**
- 8. Protection and Preservation of Significant Archaeological Resources**
- 9. Compatible Contemporary Design for New Alterations and Additions**
- 10. Reversibility of New Alterations and Additions**

Additions

Do...

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

Don't...

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

Post-1821

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

COA HP2022-0081
18 St. George Street (a.k.a. 11 Spanish Street)
December 14, 2022

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS

18 St. George Street (a.k.a. 11 Spanish Street)



STAFF PHOTOGRAPHS

18 St. George Street (a.k.a. 11 Spanish Street)



South Elevation



STAFF PHOTOGRAPHS

18 St. George Street (a.k.a. 11 Spanish Street)



South/East Elevations

STAFF PHOTOGRAPHS

18 St. George Street (a.k.a. 11 Spanish Street)



South/East Elevations



STAFF PHOTOGRAPHS

18 St. George Street (a.k.a. 11 Spanish Street)



North Elevation

STAFF PHOTOGRAPHS

18 St. George Street (a.k.a. 11 Spanish Street)



Past Google Streetview Photos

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2222 1009==
 Site Name: 11 Spanish Street 830== Survey Date: 7904 820==
 Address: 11 Spanish Street, St. Augustine, FL 32084 905==
 Instructions for Locating:
 813== County: St. Johns 808==
 Location: City of St. Augustine 12 3 868==
 (subdivision) (block) (lot)
 868==
 Owner of Site: Name: Porks, Richard L. Jr. & Mary Belle ;
 Address: P.O. Box 187
 St. Augustine, FL 32084 902==
 Occupant or Manager: Perry, Alison 904==
 Type of Ownership: Private 848== Zoning: HP-3
 NR Classification Category: Building 916== Recording Date: 832==
 UTM: 17 469670 3307205 890== Location: T07S R30E N18 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:
() <u>Excellent</u> 863==	() <u>Zoning</u> 878==
() <u>Good</u> 863==	() <u>Development</u> 878==
(x) <u>Fair</u> 863==	(x) <u>Deterioration</u> 878==
() <u>Deteriorated</u> 863==	() <u>Borrowing</u> 878==
	() <u>Transportation</u> 878==
Integrity of Site:	() <u>Fill</u> 878==
(x) <u>Altered</u> 858==	() <u>Dredge</u> 878==
() <u>Unaltered</u> 858==	() <u>Other</u> 878==
(x) <u>Original Site</u> 858==	
() <u>Restored - Date:</u> 858==	
() <u>Moved - Date:</u> 858==	

II. SITE DESCRIPTION, continued.

Original Use: Private Residence838== Present Use: Private Residence 850==
Date: +1888 844== Period: 19th cent.845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame Vernacular 964==
Plan Type: L-shape 966==
Exterior Fabrics: Wood, drop siding, with cornerboards _____
_____ 854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS 1/1 942==
Foundation: Concrete brick wall 942==
Roof Type: Gable intersecting 942==
Secondary Roof Structures: Porch, shed 942==
Porches & Balconies: 1 story screen porch on front. _____
_____ 942==
Chimney Location: _____ 942==
Materials: (882)
Chimney: _____ 882==
Roof Surfacing: Metal 3-V crimp 882==
Ornament Exterior: _____
_____ 882==
Quantitative Data: (950-954)
Chimneys: _____ 952== Dormers: 0 954== Stories: 1 950==
Other: _____ 956==
Surroundings: Residential 864==
Relationship to Surroundings: Adjacent to restored area. _____

_____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 11 Spanish Street was constructed between 1885 and 1888. The Sanborn Fire Insurance Maps show a two-story dwelling with a one-story extension at the rear, sometimes giving the appearance of a detached building, other times appearing connected. A one-story screened porch extends from the front. The building is located in a neighborhood that once included vestiges of the Minorcan sector but later evolved into a Black community. It is adjacent to the restored area.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustín de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Cuidad de San Agustín de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151;

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

Early residents of this house at 11 Spanish Street included members of the Black community which eventually was predominant in the neighborhood.(4)

ARCHAEOLOGY

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

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

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

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

4. City Directory, 1899 through 1911-12.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 SJ02222
 Field Date 5-1-2016
 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) 11 Spanish Street Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 11 Direction _____ Street Name Spanish Street Type Street Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 197480000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1888 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Cafeteria/Restaurant/Diner From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Wood/Plywood 2. Drop siding 3. _____
 Roof Type(s) 1. Gable 2. Shed 3. _____
 Roof Material(s) 1. Sheet metal: 3V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) single 1/1

Distinguishing Architectural Features (exterior or interior ornaments) small three bay wood frame building

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 _____

☐ 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. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. piers
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) single wood door with square light

Porch Descriptions (types, locations, roof types, etc.) shed porch with square wood supports

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

Narrative Description of Resource Note in PA that structure destroyed. Part of larger remodeled structure.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

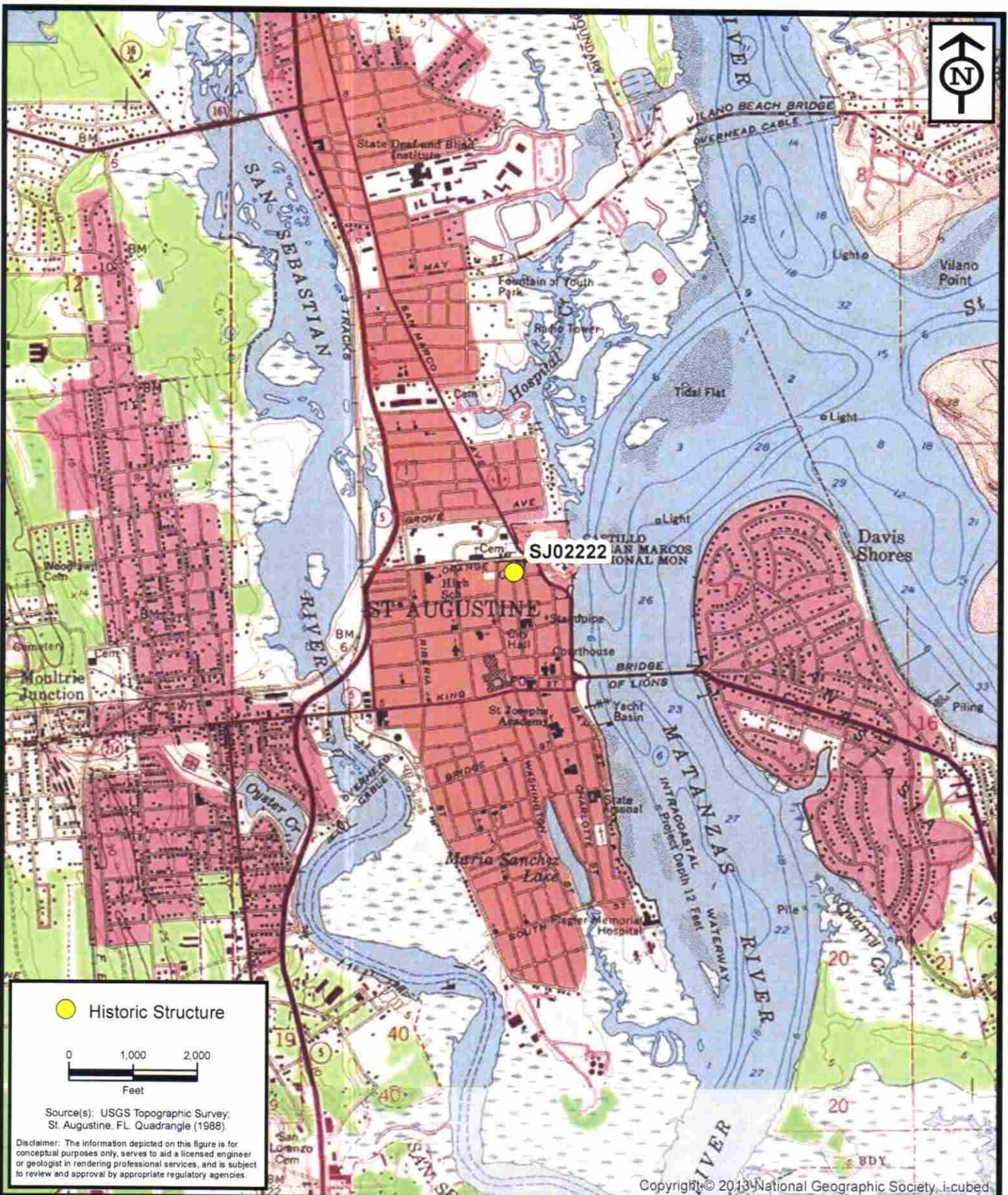
Required Attachments

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.



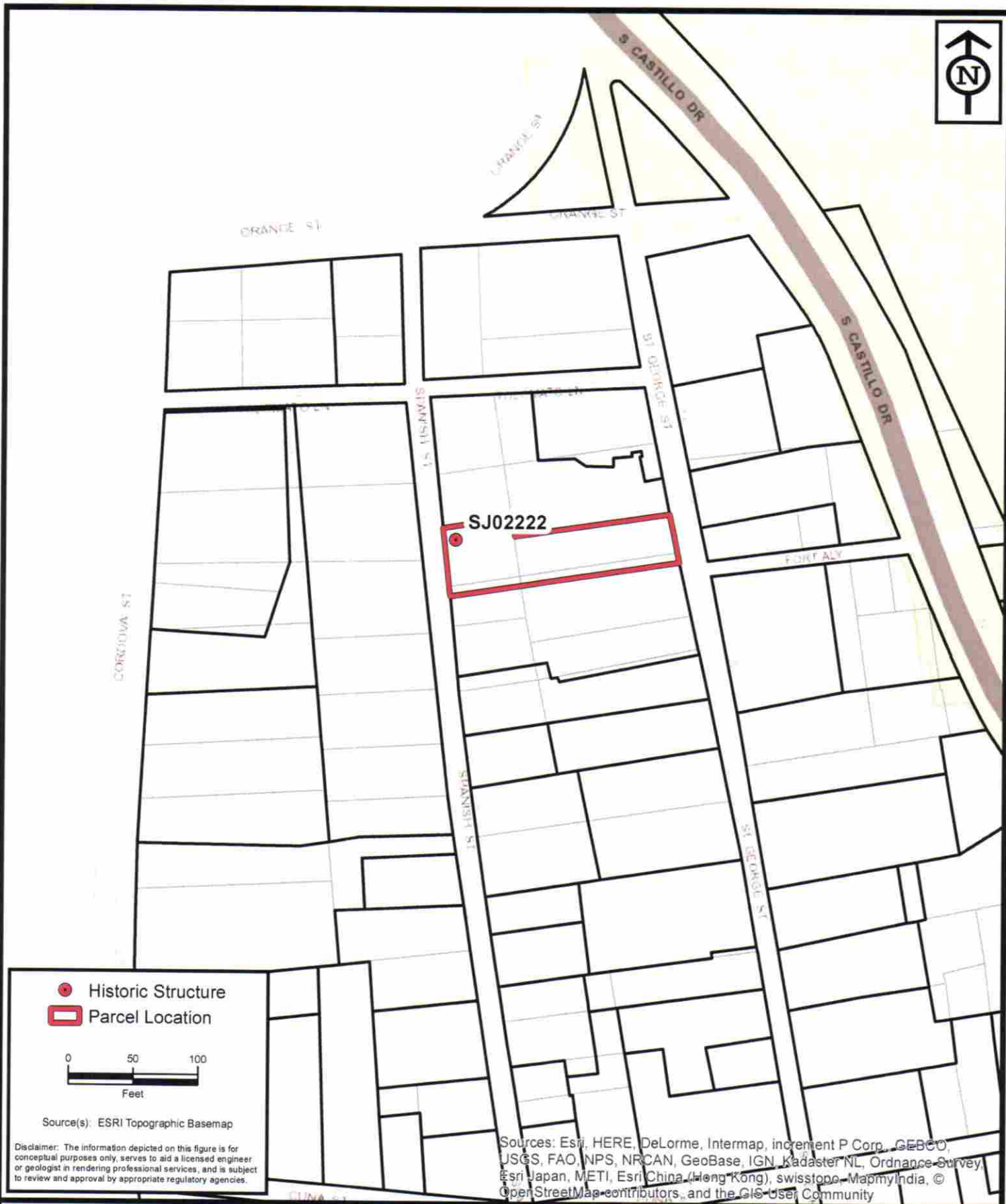
**ENVIRONMENTAL
SERVICES, INC.**

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

www.environmentalservicesinc.com

Project Location - SJ02222
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









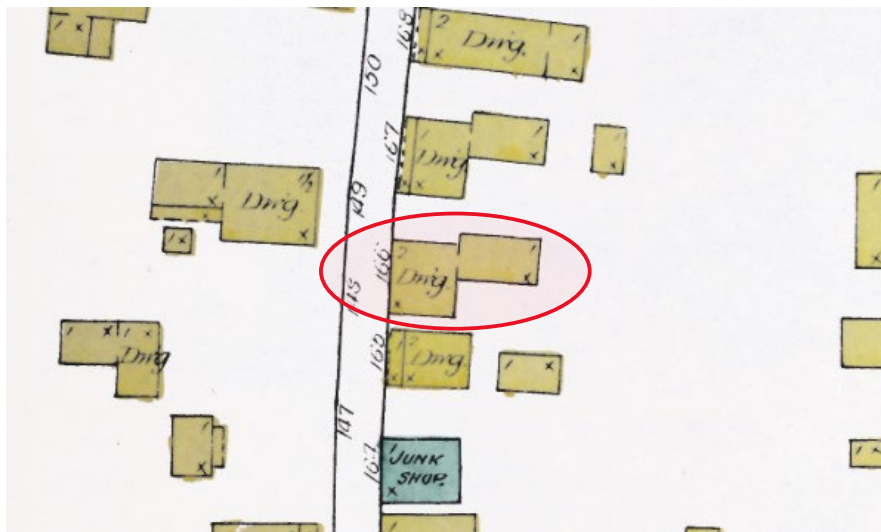
Staff Report pg 23

Page 301 of 372

SANBORN MAPS

11 Spanish Street

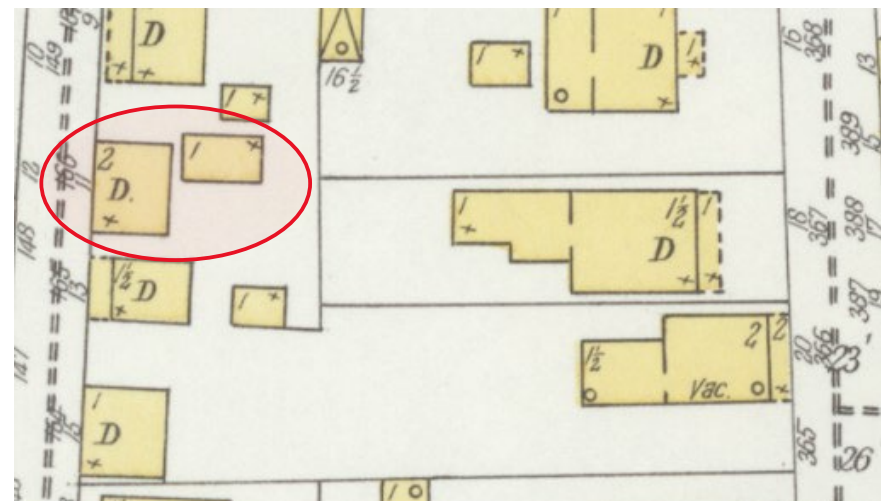
1888



1893



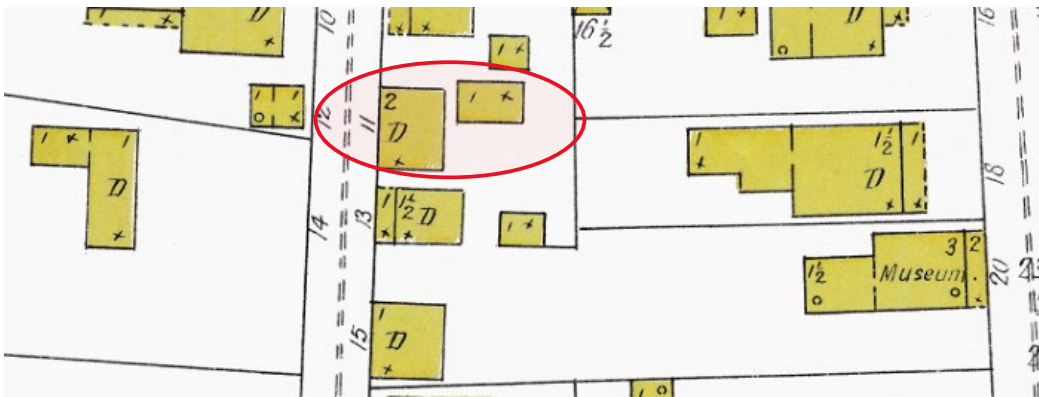
1899



SANBORN MAPS

11 Spanish Street

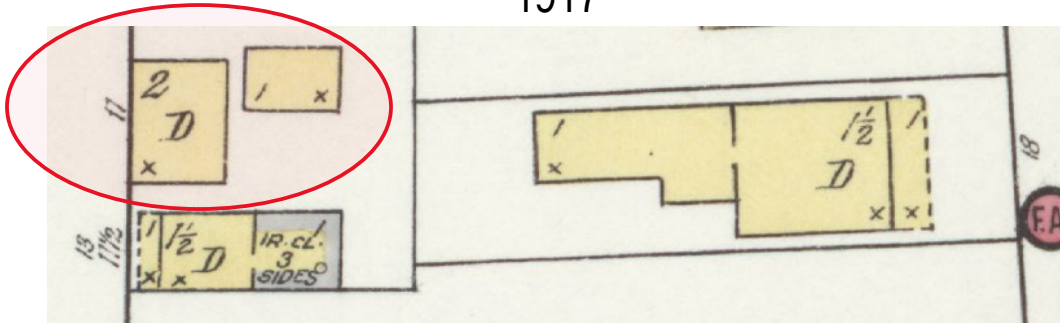
1904



1910



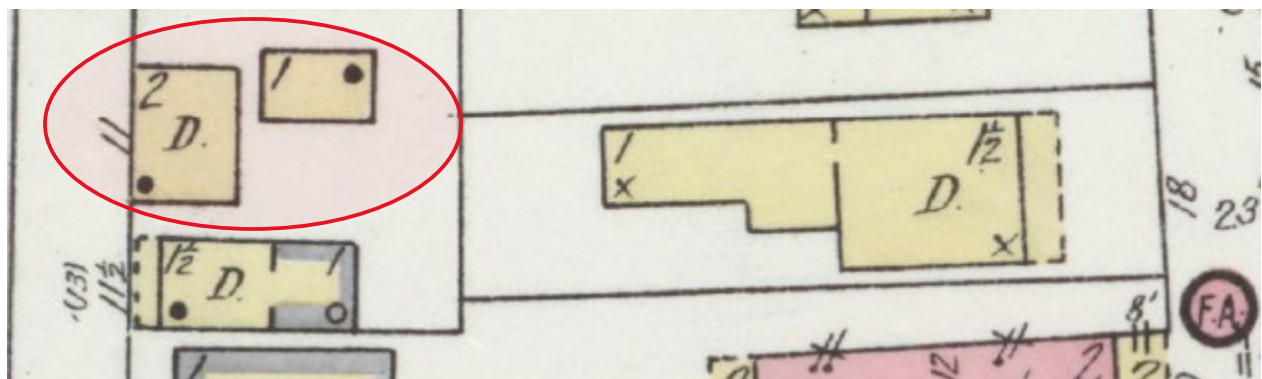
1917



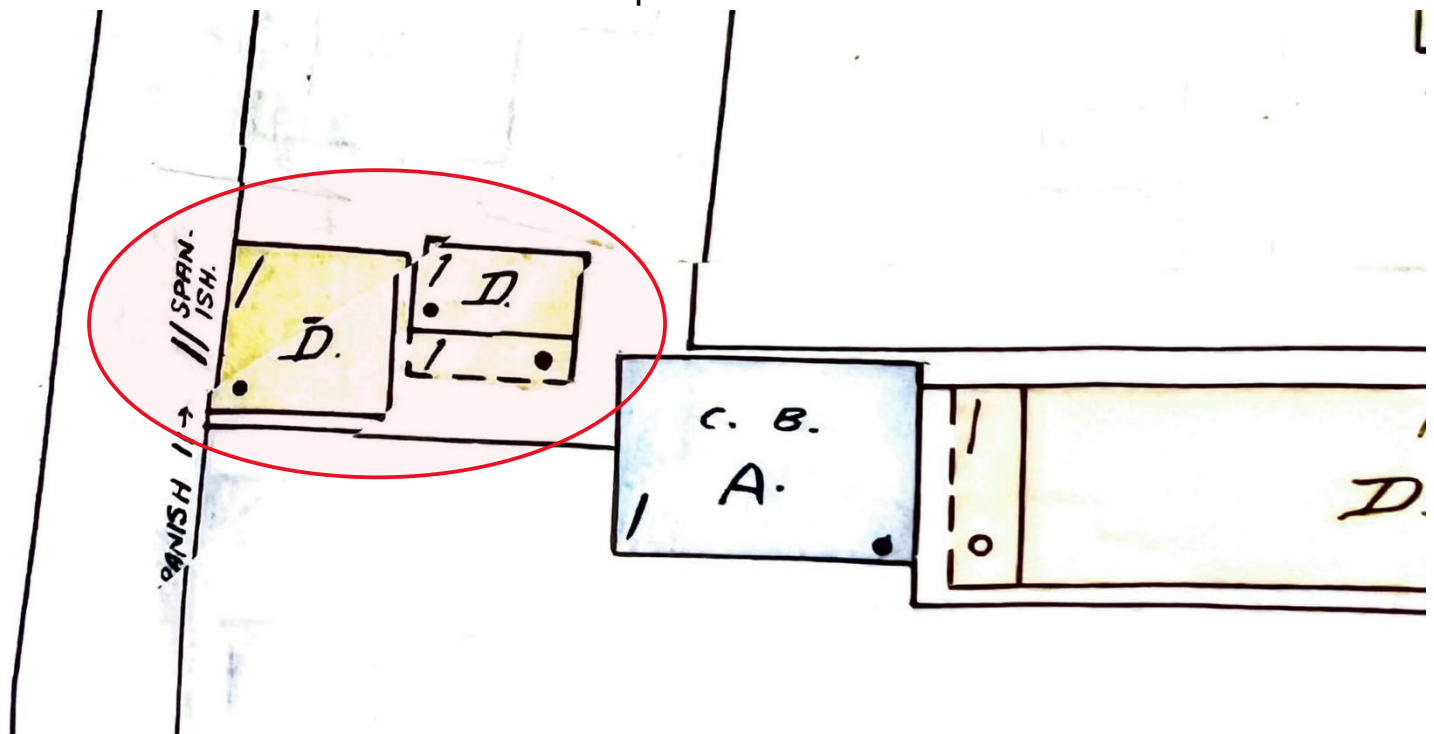
SANBORN MAPS

11 Spanish Street

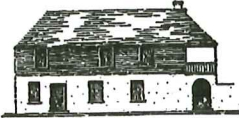
1924



1930 updated to 1965



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. HP2022-0081

Receipt No. 2507689

Meeting Date: DEC. 15, 2022

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

Receipt No. _____

1. NAME OF APPLICANT DONALD CRICHLAW

Business (if applicable) DON CRICHLAW & ASSOCIATES

Address 302 ST. GEORGE ST.

City ST. AUGUSTINE State FL Zip Code 32084

Daytime telephone 904 317-0913 E-mail Address crichlaw@comcast.net

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

2. NAME OF PROPERTY OWNER 18 ST. GEORGE ST., LLC

Business (if applicable) _____

Address ~~1011 BARBELL CIRCLE~~ 121 BARBELL CIRCLE

City ST. AUGUSTINE State FL Zip Code ~~32086~~ 32095

Daytime telephone (required) 904 540-2877 E-mail address _____

3. PROJECT STREET ADDRESS 18 ST. GEORGE ST. (11 SPANISH ST.)

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

5. EXISTING USE _____ PROPOSED USE _____

6. PROPOSED PROJECT WORK

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

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

REPAIR REPLACE

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

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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)

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 DONALD CRICHLOW
SIGNATURE OF APPLICANT Donald Crichlow DATE 11/15/22
PRINT OWNER'S NAME NORLEIGH SMITH
SIGNATURE OF OWNER [Signature] DATE 11/15/22

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

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COMPLETENESS REVIEW CHECKLIST

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

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

dae

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) |
| ☐ | ☐ | ☒ | ☒ Detail of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing |
| ☐ | ☐ | ☒ | ☒ Plant material list with identification, quantity, size at planting and maturity, spacing |

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

- | 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:

Project number: HP2022-0081 Project Address: 18 St George Street
 Reviewed by: Candice Seymour Date: 11/23/2022

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Don Crichlow & Associates

St. Augustine, Florida

Attachment 1

Partial Demolition and Re-construction

18 St. George St. (11 Spanish St.)

This project, 18 St. George St. (11 Spanish St.), was approved by HARB in 2019 and a building permit was issued in 2021. As part of this approval, the existing structure, located at the western end of the property (11 Spanish St.), consisting of a 415 s.f., late 19th century structure and a 328 s.f., 1960's addition, was to be retained and restored. Construction began in the summer of 2022. During construction, the contractor determined that the 328 s.f. addition was structurally compromised and unsafe for habitation. Unaware that prior approval was needed, he proceeded to demolish the addition and re-construct it in the exact same footprint, configuration and materials as previously existed (see photographs and drawings provided). The existing pier footings were retained and new masonry piers, floor and roof framing and 2x4 stud walls were constructed. At the time of the stop work order, this was and is the current status of the re-construction. The only changes to the approved drawings are: 1) three original windows on the south elevation of the addition, that were approved to be removed, have been re-installed in their original locations; 2) because of the proximity of the project to the adjacent property, the north sloping roof and wall of the new retail building had to be fire rated. The re-construction of the demolished addition will afford the opportunity to fire rate the north side thereby increasing the fire protection.

All materials, siding, roofing, paint colors are unchanged from the HARB approved drawings. We apologize for this error and respectfully request "after the fact" approval for the partial demolition and re-construction.

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EXISTING STRUCTURE TO REMAIN



ORIGINAL WINDOW LOCATIONS



ROTTEN SILL BEAM

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NOV 17 2022

Planning/Building Dept.

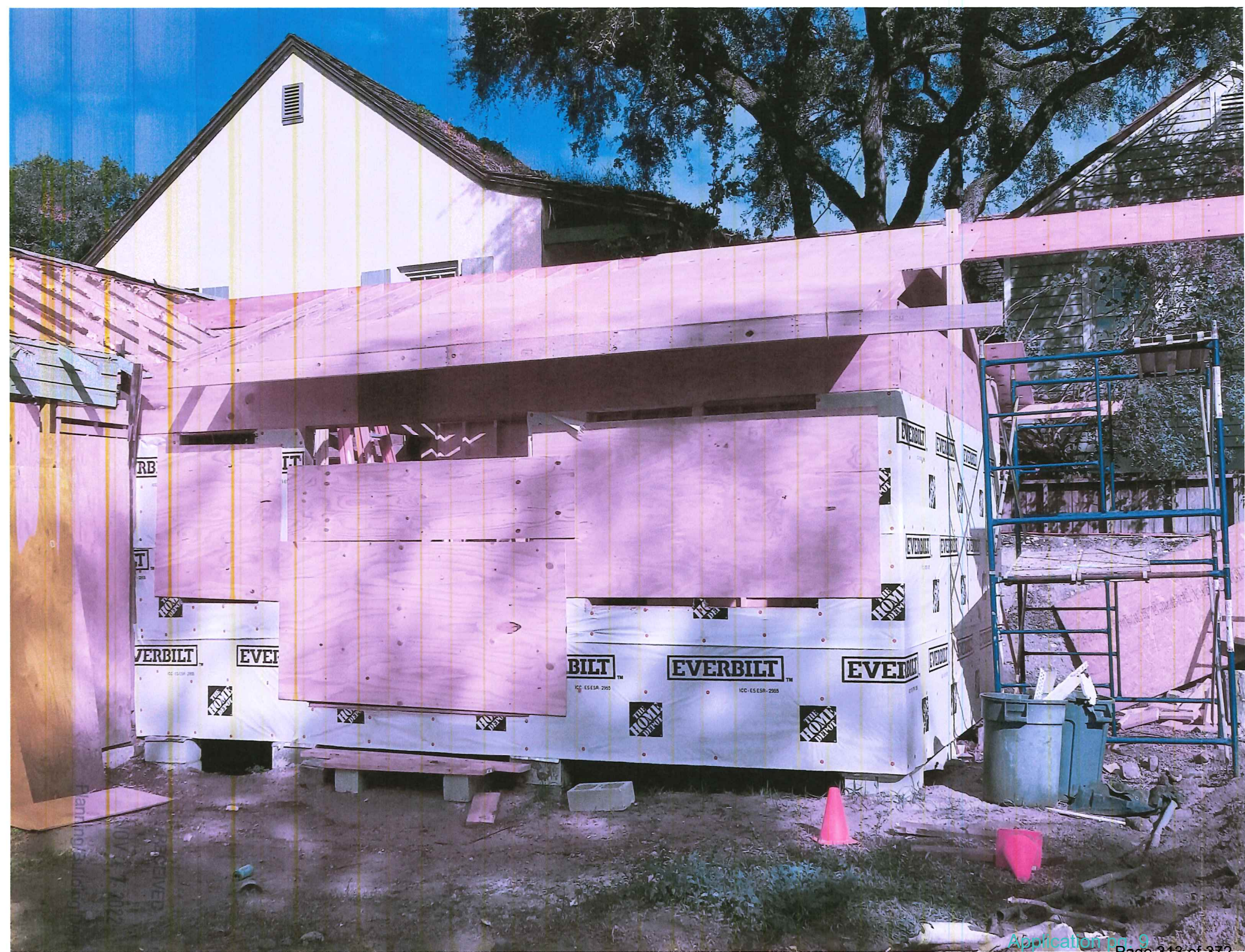


ROTTEN
SILL BEAM

RECEIVED

NOV 17 2022

PHOTOGRAPHED BY [illegible]

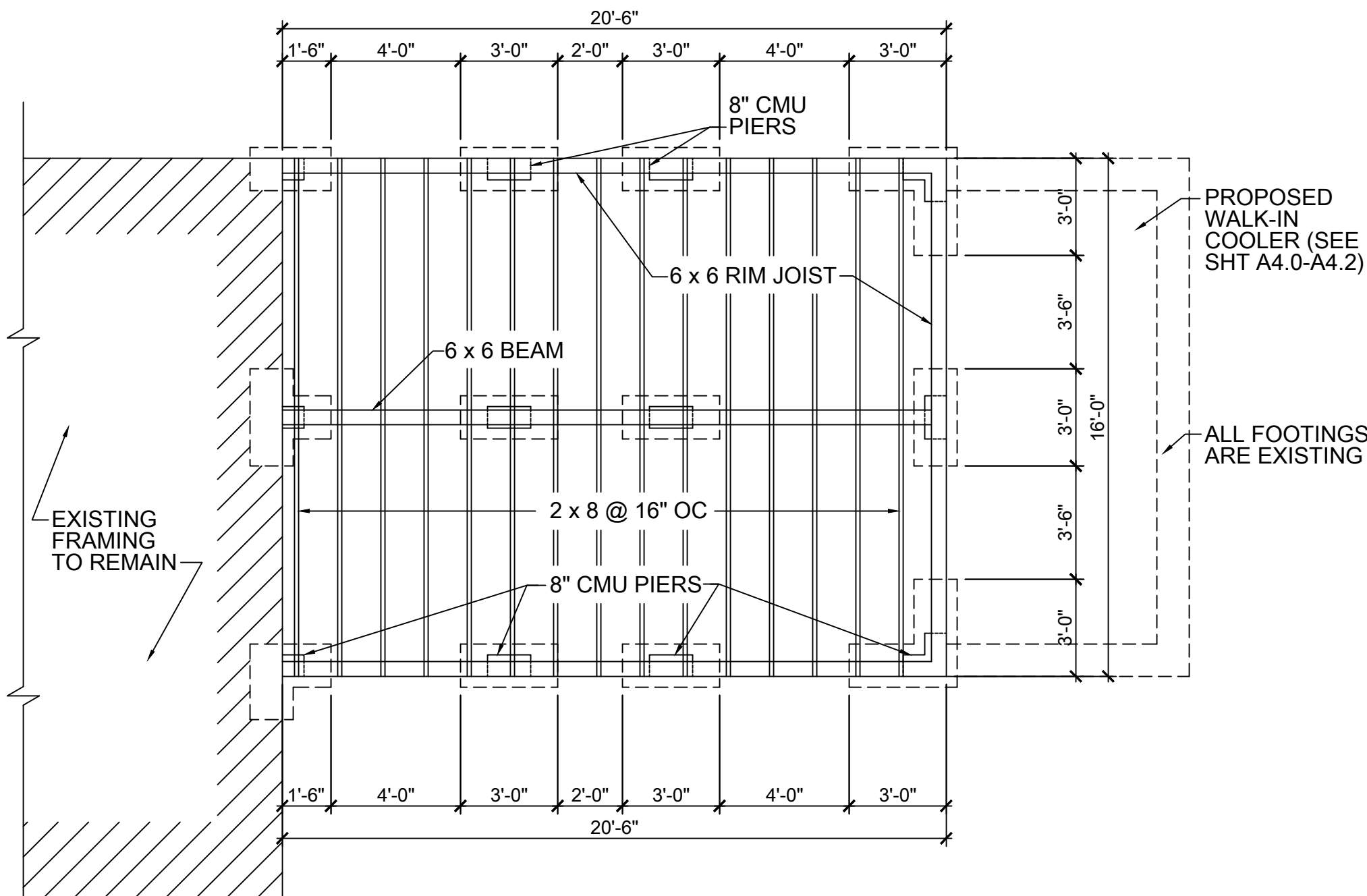


CURRENT STATUS OF ADDITION



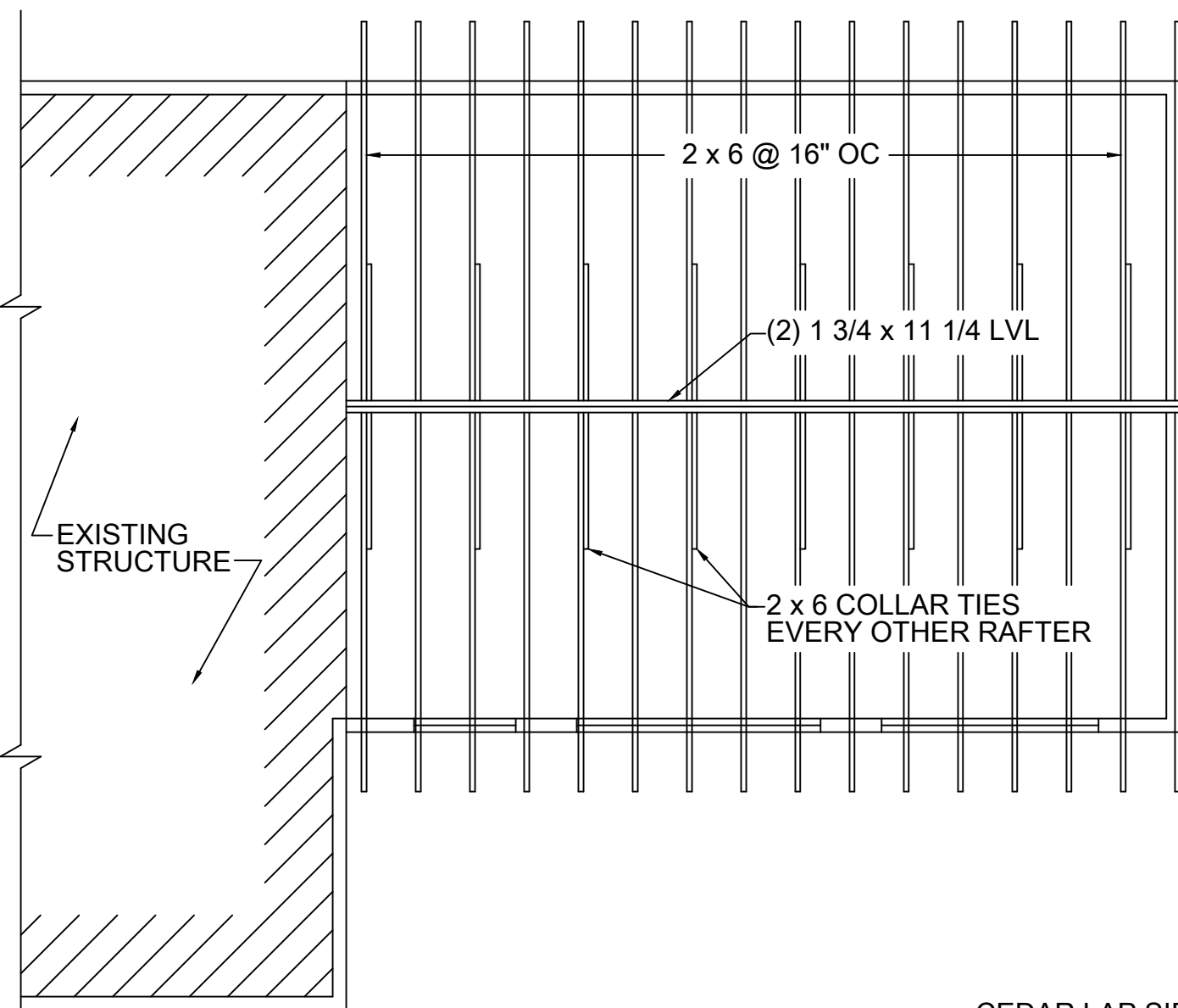
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NOV 17 2022

Planning and Building Dept.



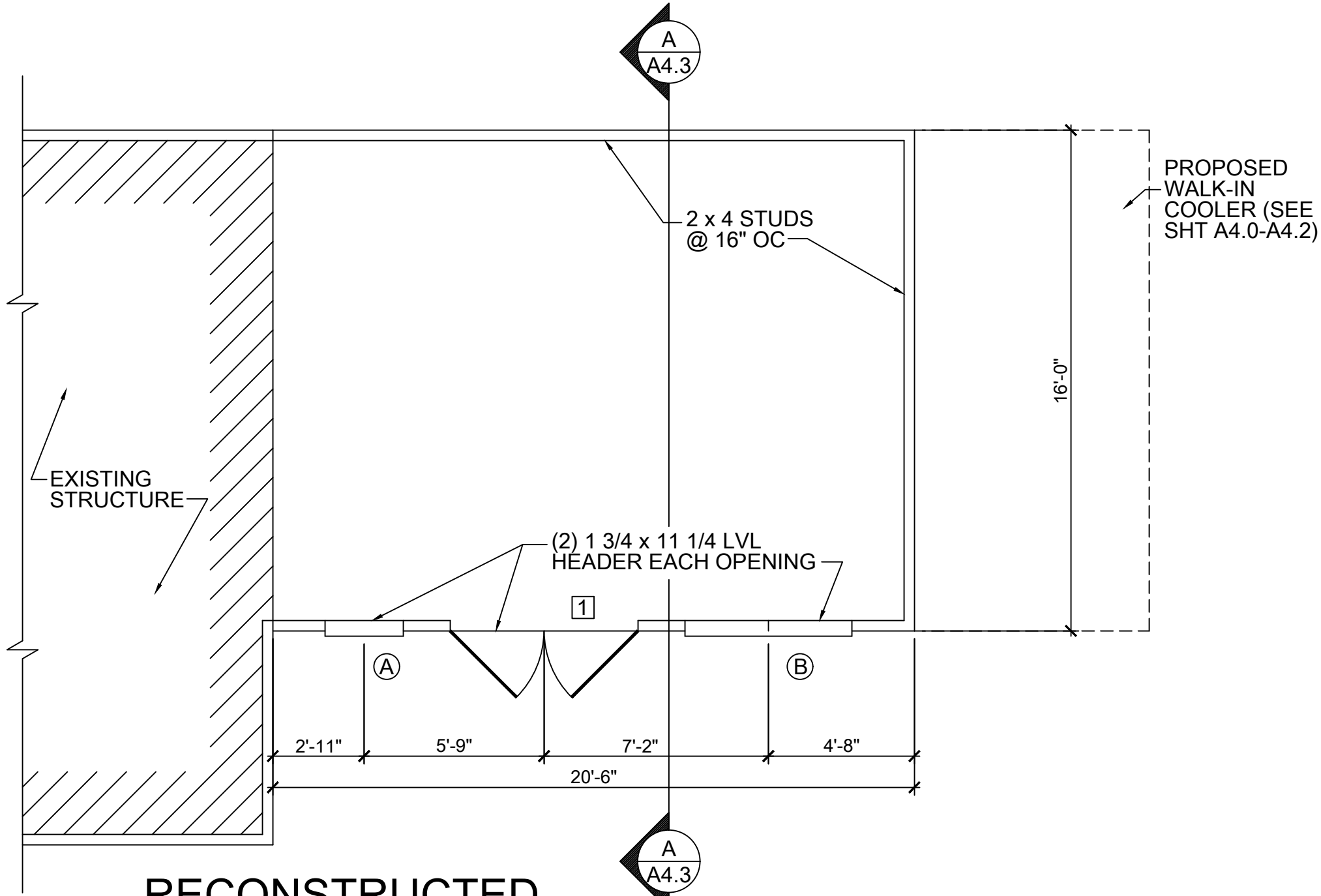
**RECONSTRUCTED
FOUNDATION / FLOOR FRAMING PLAN**

SCALE: 1/4" = 1'-0



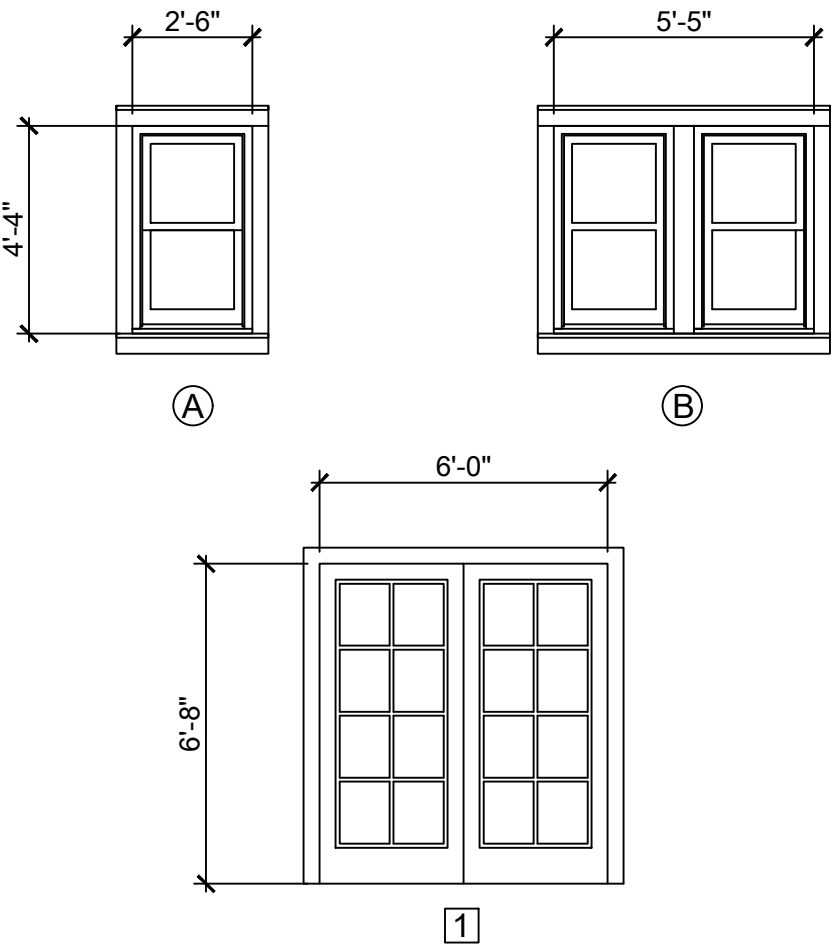
**RECONSTRUCTED
ROOF FRAMING PLAN**

SCALE: 1/4" = 1'-0



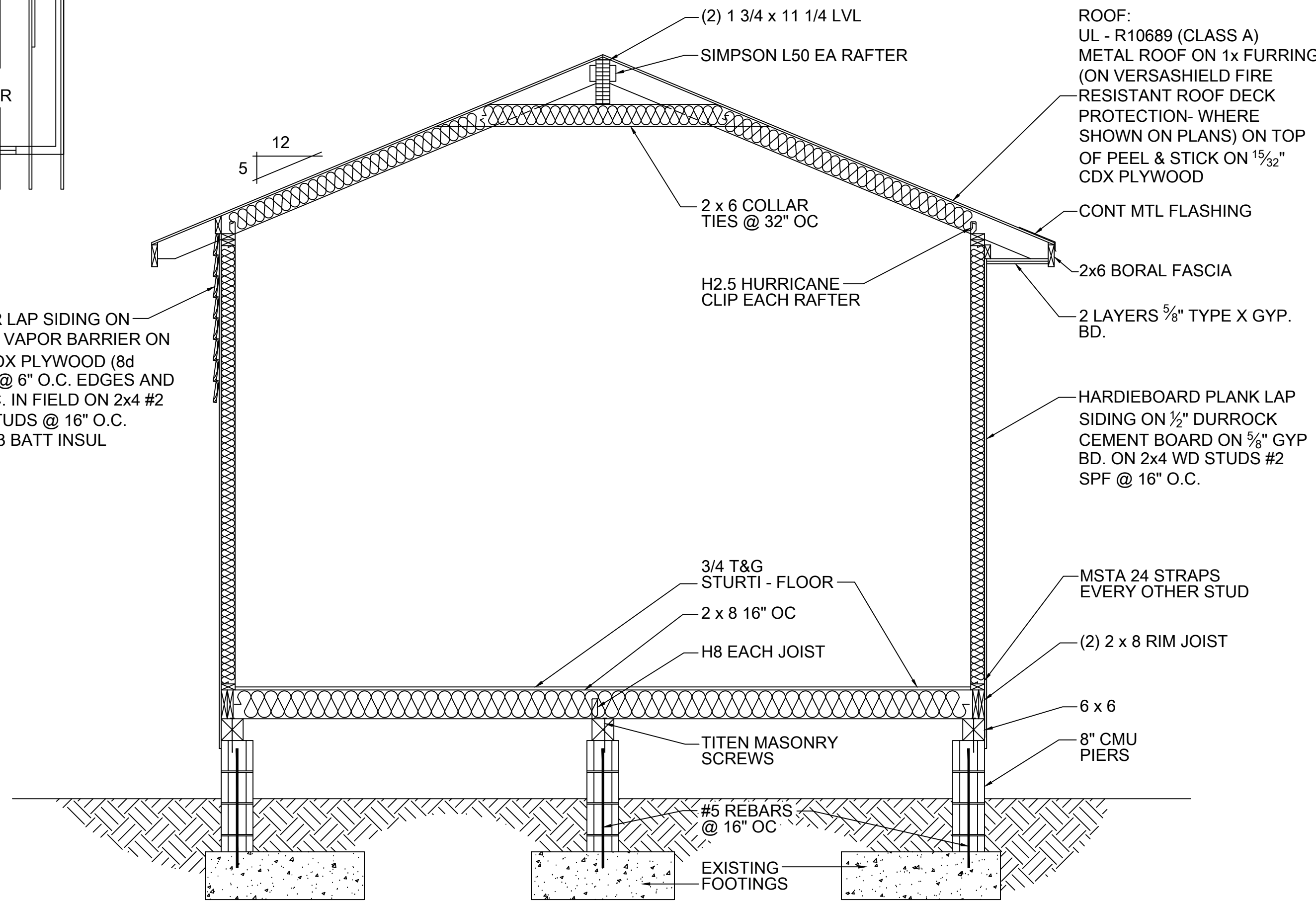
**RECONSTRUCTED
FLOOR PLAN**

SCALE: 1/4" = 1'-0



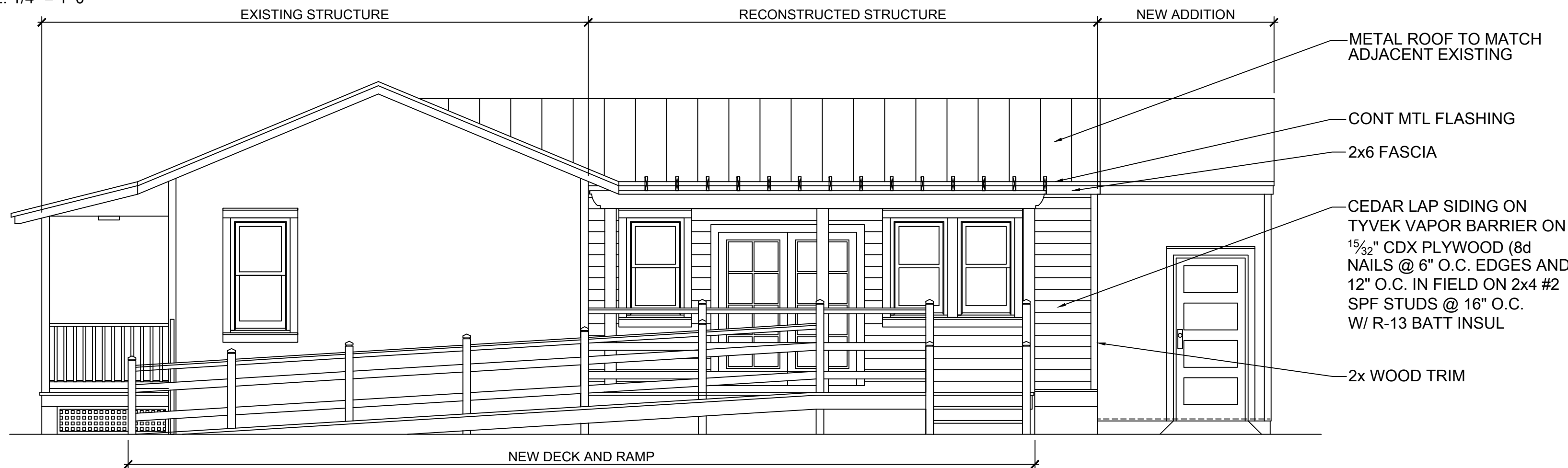
DOOR AND WINDOW ELEVATIONS

SCALE: 1/4" = 1'-0



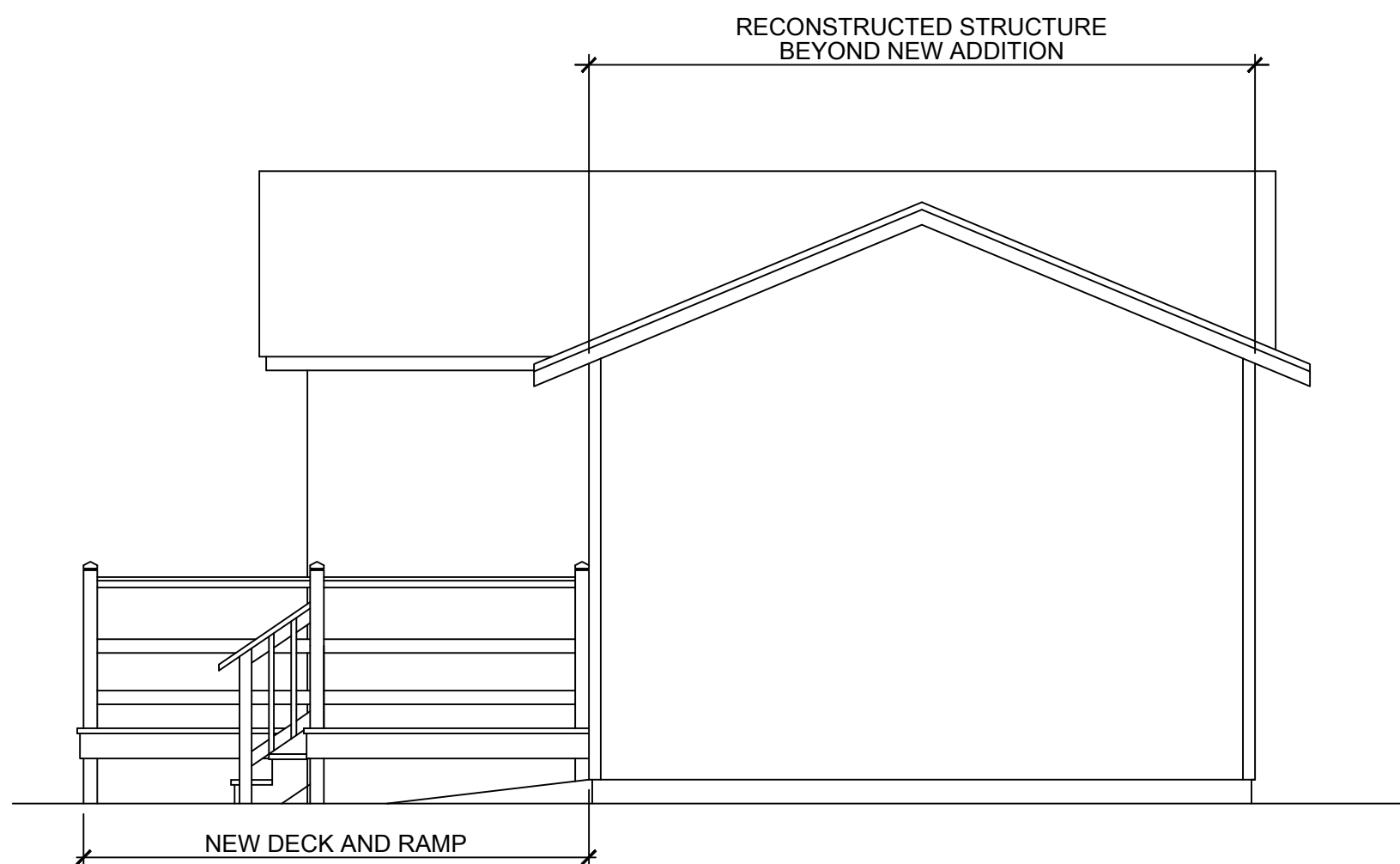
**RECONSTRUCTED
CROSS SECTION 'A'**

SCALE: 1/2" = 1'-0



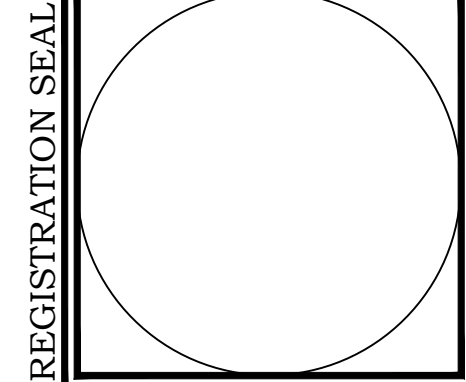
**RECONSTRUCTED
SOUTH ELEVATION**

SCALE: 1/4" = 1'-0



**RECONSTRUCTED
EAST ELEVATION**

SCALE: 1/4" = 1'-0



DRAWN BY:
R.L. RANGE
SCALE: AS NOTED
DATE: 2 NOV 2022

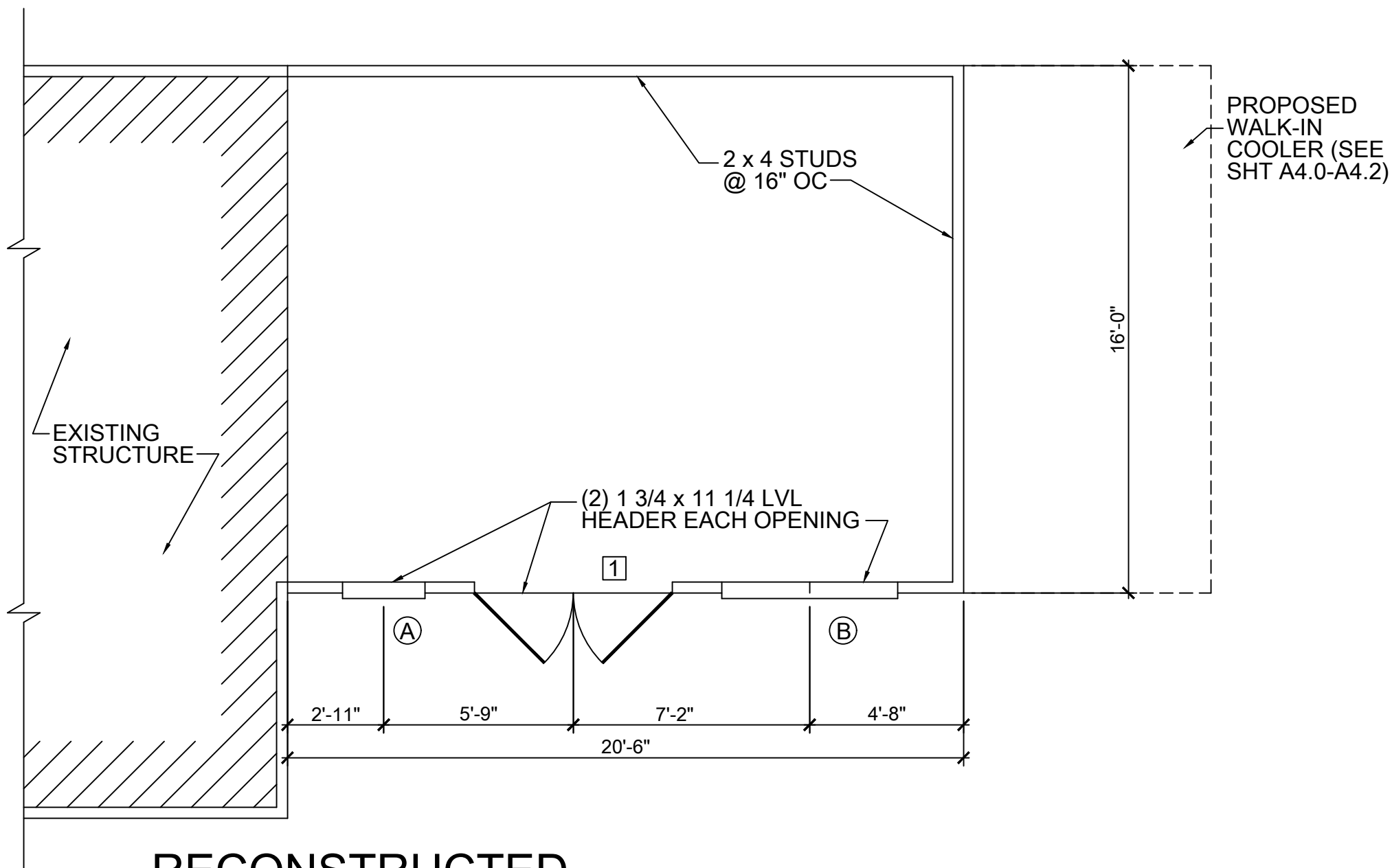
FOUNDATION / FLOOR
FRAMING PLAN, ROOF
FRAMING PLAN,
FLOOR PLAN, SECTION &
ELEVATIONS

PARTIAL RECONSTRUCTION
OF RETAIL SHOPS
11 SPANISH STREET
ST. AUGUSTINE, FL 32084

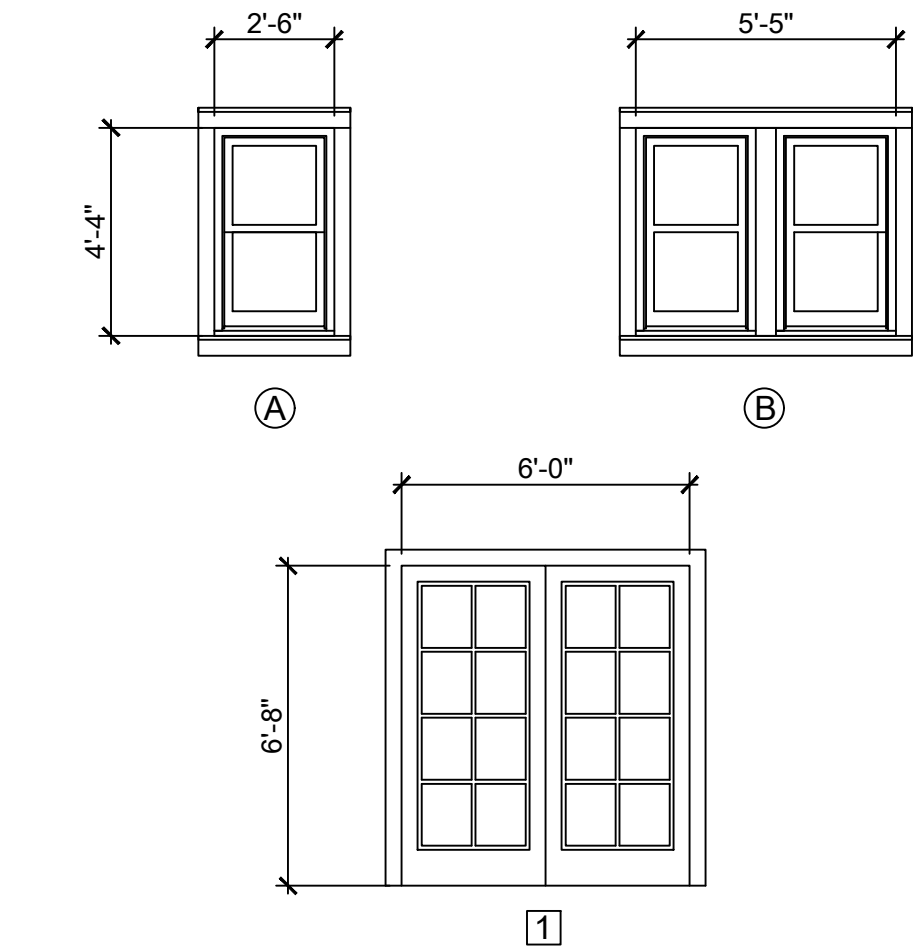
DON CRICLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5765

ARCHITECT

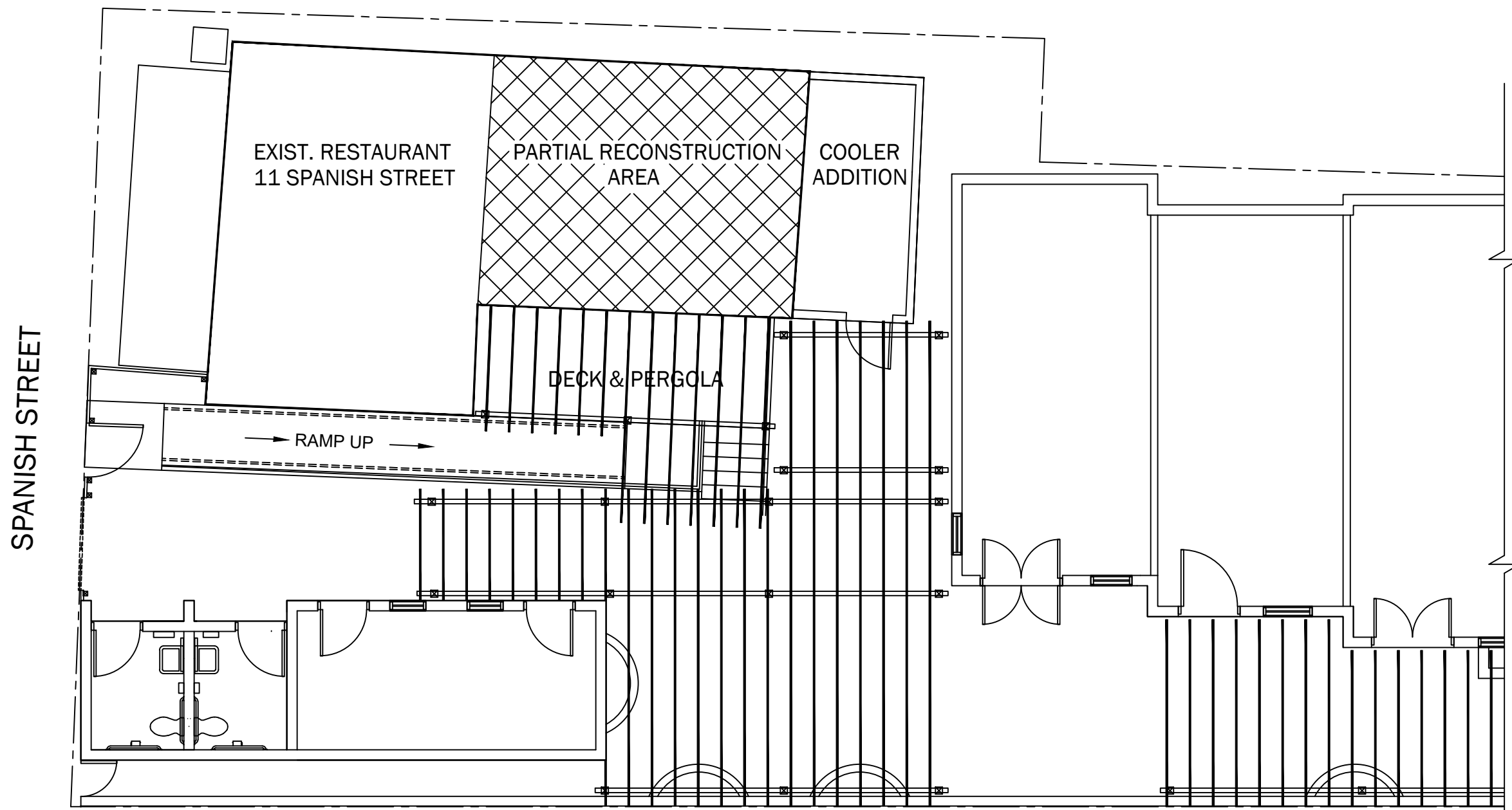
SHEET
A4.3



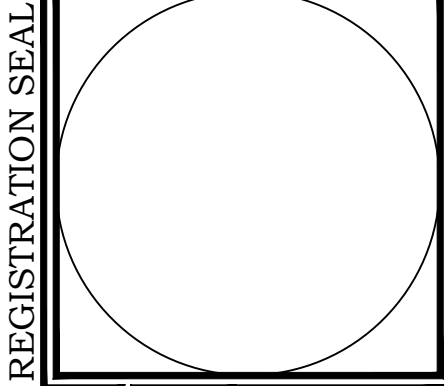
RECONSTRUCTED FLOOR PLAN
SCALE: 1/4" = 1'-0



DOOR AND WINDOW ELEVATIONS
SCALE: 1/4" = 1'-0



PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0



DRAWN BY:
R.L. RANGEO
SCALE: AS NOTED
DATE: 14 NOV 2022

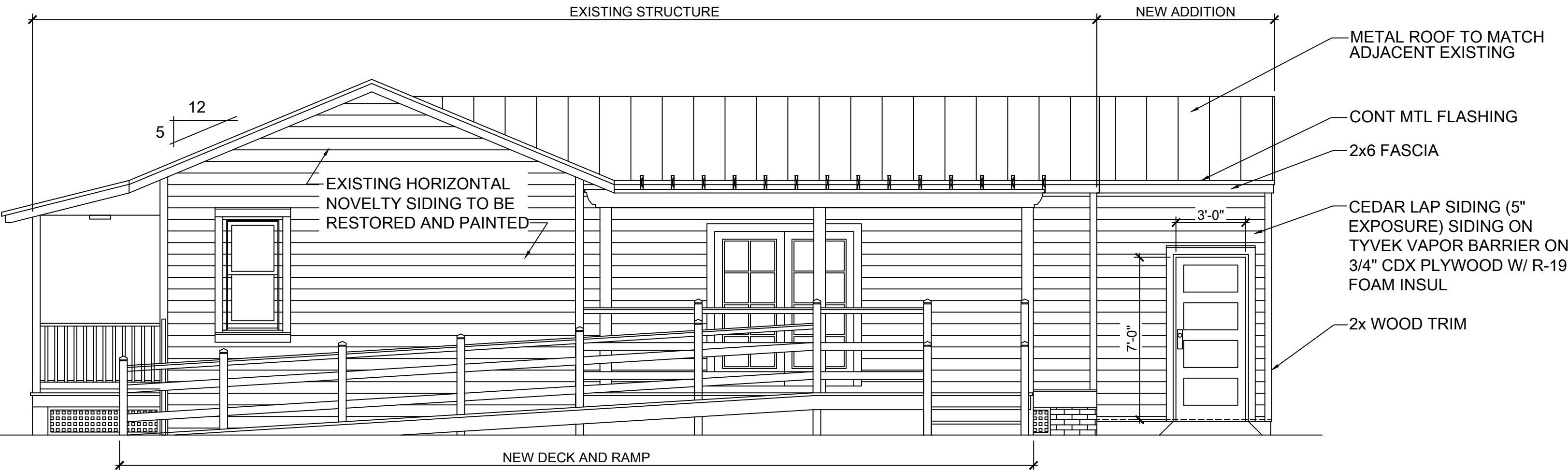
PARTIAL SITE PLAN,
RECONSTRUCTED FLOOR
PLAN, APPROVED &
RECONSTRUCTED
ELEVATIONS

PARTIAL RECONSTRUCTION
11 SPANISH STREET
ST. AUGUSTINE, FL 32084

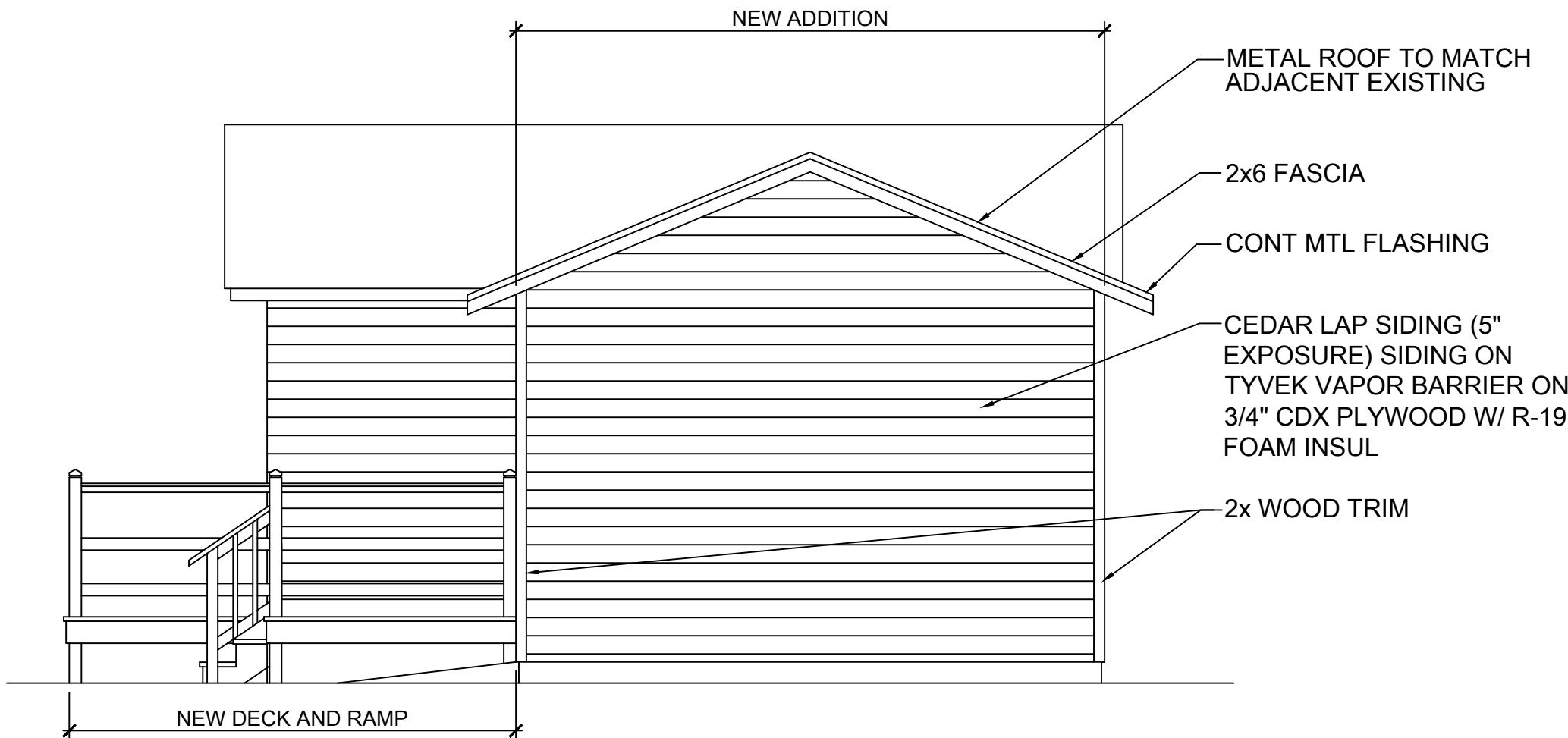
DON CRICLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5765

ARCHITECT

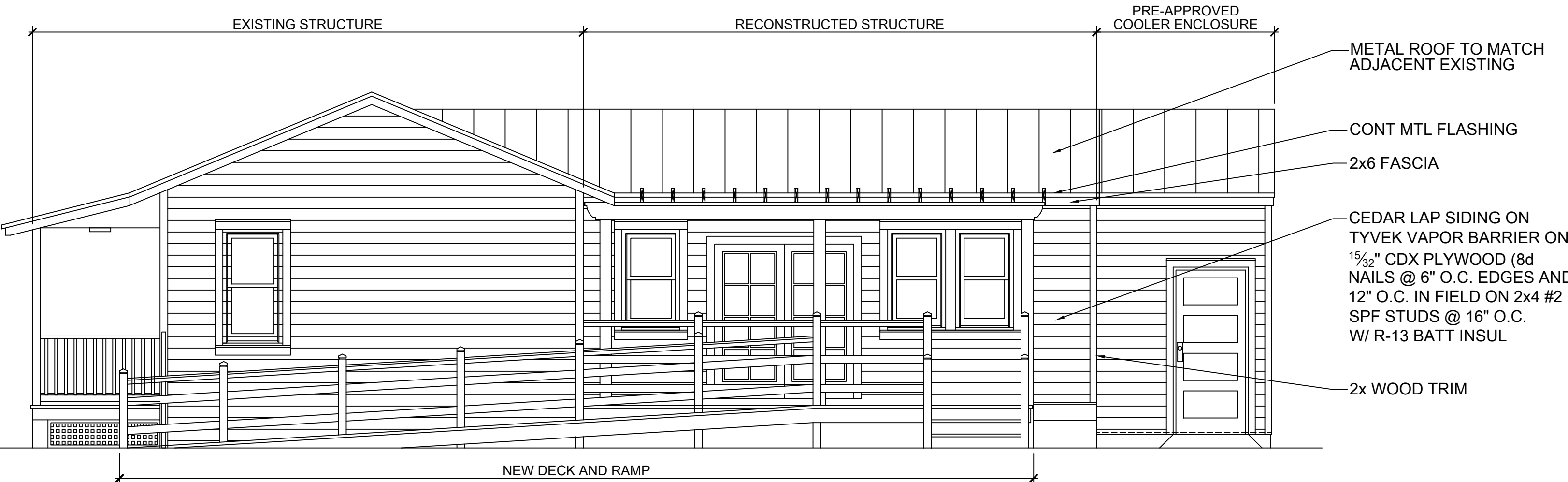
SHEET



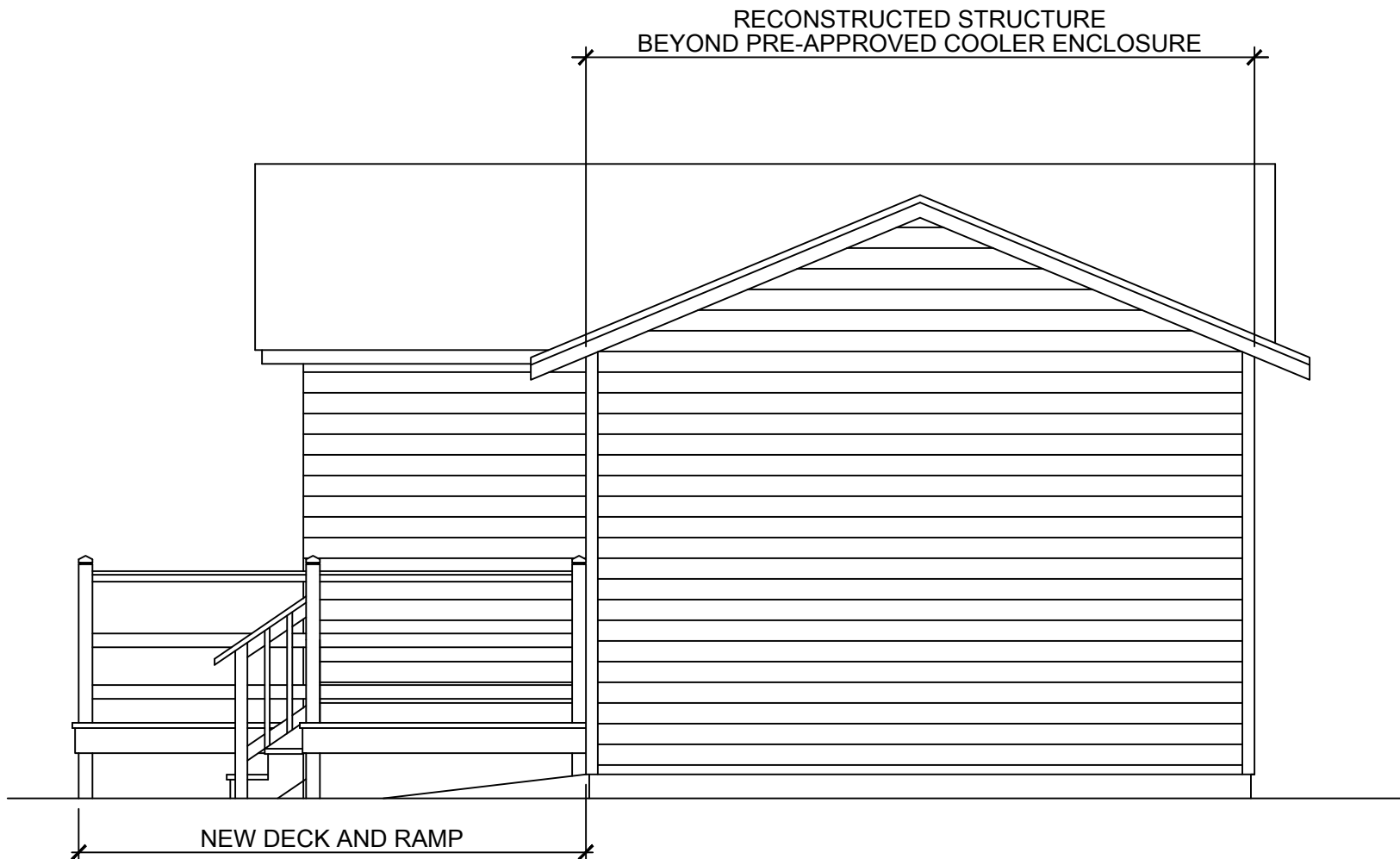
APPROVED SOUTH ELEVATION
SCALE: 1/4" = 1'-0



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



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



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

Prepared by:
Pam Gesell
Paradise Title of St. Augustine, LLC
2225 A1A SOUTH, SUITE C-8
Saint Augustine, Florida 32080
File Number: P16-2896
Documentary Stamps:\$17,479.00

General Warranty Deed

Made this August 12, 2016 A.D. By **John Howland Wing**, as personal representative of the Estate of **Donna Lee Parks and Sandra Parks, f/k/a Sandra Parks Black**, conveying separate non homestead property, hereinafter called the grantor, to **18 Saint George St., LLC, a Connecticut limited liability company** whose post office address is: 10 S LaSalle Street, Suite 3100, Chicago, IL 60603 , hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Two Million Four Hundred Ninety Seven Thousand dollars & no cents Dollars, (\$2,497,000.00) 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:

PROPERTY DESCRIBED ON ATTACHED EXHIBIT "A" BY REFERENCE HERETO MADE A PART HEREOF:

Parcel ID Number: 197480-0000

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RESERVATIONS of record, if any; However, this reference does not operate to reimpose same; **Subject to zoning Ordinances** that may affect subject property.

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.

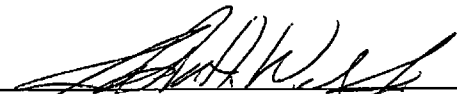
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

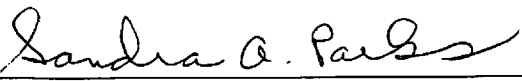
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name EDWARD E. DENNIS

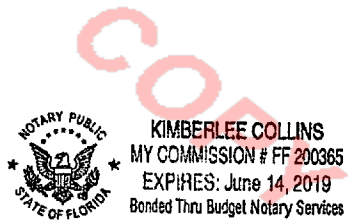

Witness Printed Name Kim Collins


John Howland Wing, Personal Representative


Sandra Parks, f/k/a Sandra Parks Black

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 12th day of August, 2016, by John Howland Wing, as personal representative of the Estate of Donna Lee Parks and Sandra Parks, f/k/a Sandra Parks Black, conveying separate non homestead property, who is/are personally known to me or who has produced valid driver licenses as identification.



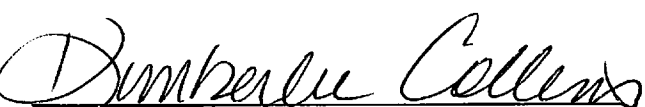

Notary Public
Print Name: _____
My Commission Expires: _____

Exhibit "A"

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF ST. JOHNS AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

Lot Twenty-eight (28) of Block Twelve (12), City, being also described according to deed from Gasper Masters and Angelina Masters to Evalina Manucy, recorded in Deed Book V, page 249, public records of St. Johns County, Florida, on August 7, 1875, as follows: "Situated in said City of St. Augustine, and upon the westerly side, and adjoining St. George Street, and measuring thereon thirty one feet; bounded on the north by land of Frank Greator, measuring one hundred and thirteen feet thereon, on the west by land of Plummer and Pomar, thirty one feet, and on the South by land of Dora Floyd, measuring thereon, one hundred and thirteen feet."

PARCEL TWO:

Bounded on the North by lot formerly of S. Capella, East by lot formerly of Mary L. Manucy, South by lot formerly of Julia Salas, part of a certain lot formerly sold by Paul Sabate, Sheriff of the said County of St. Johns for taxes due the State of Florida, and the County of St. Johns to Francis P. Ferreira, on the sixth day of April eighteen hundred and fifty-seven the said lot conveyed, measuring from North to South forty-five feet, and from East to West, sixty-one feet, and on the West by Spanish Street, all measurements being more or less, being Lot Three (3), Block Twelve (12), according to the official map of the City of St. Augustine, dated January 1st, 1905, filed in the office of the Clerk of the Circuit Court, St. Johns County, Florida, and is the same land described in the Deed recorded in Official Records Book 66, page 412, public records of St. Johns County, Florida).

PARCEL ONE AND PARCEL TWO DESCRIBED ABOVE ARE THE SAME LANDS AND IMPROVEMENTS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 17, PAGE 297, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL THREE:

A strip of land lying in Lots Four (4) and Twenty-seven (27), of Block Twelve (12), according to the official map of the City of St. Augustine, Florida, dated June, 1923, EXCEPTING THEREFROM the land and improvements described in the Warranty deed recorded in Official Records Book 51, page 50, of the public records of St. Johns County, Florida. The strip of land described above fronts on St. George Street to a width of 7.2 feet± and a width on Spanish Street of 6.8 feet with a depth from St. George Street to Spanish Street of 177 feet±.

File Number: P16-2896

Legal Description with Non Homestead
Closer's Choice

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1974800000
Location Address	11 SPANISH ST 18 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG ALL LOTS 3 & 28 & STRIP OF LAND BEING PART OF LOTS 4 & 27 BLK 12 (EX PT IN OR51/50) OR4239/1281 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.170
Homestead	N

Owner Information

Owner Name	18 Saint George St LLC 100%
Mailing Address	121 BARBELLA CIR SAINT AUGUSTINE, FL 32095-4854

Map



Valuation Information

	2023
Building Value	\$29,057
Extra Features Value	\$1,658
Total Land Value	\$753,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$783,715
Total Deferred	\$0
Assessed Value	\$783,715
Total Exemptions	\$0
Taxable Value	\$783,715

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
2022	\$25,998	\$4,974	\$753,000	\$0	\$0	\$783,972	\$783,972	\$0	\$783,972
2021	\$39,900	\$4,974	\$753,000	\$0	\$0	\$797,874	\$797,874	\$0	\$797,874
2020	\$311,734	\$17,328	\$722,800	\$0	\$0	\$1,051,862	\$985,074	\$66,788	\$985,074
2019	\$232,176	\$15,504	\$650,520	\$0	\$0	\$898,200	\$895,522	\$2,678	\$895,522
2018	\$220,502	\$15,369	\$578,240	\$0	\$0	\$814,111	\$814,111	\$0	\$814,111
2017	\$230,674	\$15,414	\$578,240	\$0	\$0	\$824,328	\$824,328	\$0	\$824,328
2016	\$174,906	\$10,485	\$248,288	\$0	\$0	\$433,679	\$405,215	\$78,464	\$355,215
2015	\$173,129	\$10,530	\$240,350	\$0	\$0	\$424,009	\$390,216	\$83,793	\$340,216
2014	\$125,249	\$10,575	\$240,350	\$0	\$0	\$376,174	\$376,174	\$50,000	\$326,174
2013	\$93,869	\$2,799	\$240,350	\$0	\$0	\$337,018	\$337,018	\$50,000	\$287,018
2012	\$152,068	\$3,130	\$240,350	\$0	\$0	\$395,548	\$357,319	\$88,229	\$307,319
2011	\$155,822	\$3,459	\$265,888	\$0	\$0	\$425,169	\$358,237	\$116,932	\$308,237
2010	\$157,699	\$2,664	\$294,320	\$0	\$0	\$454,683	\$362,894	\$141,789	\$312,894

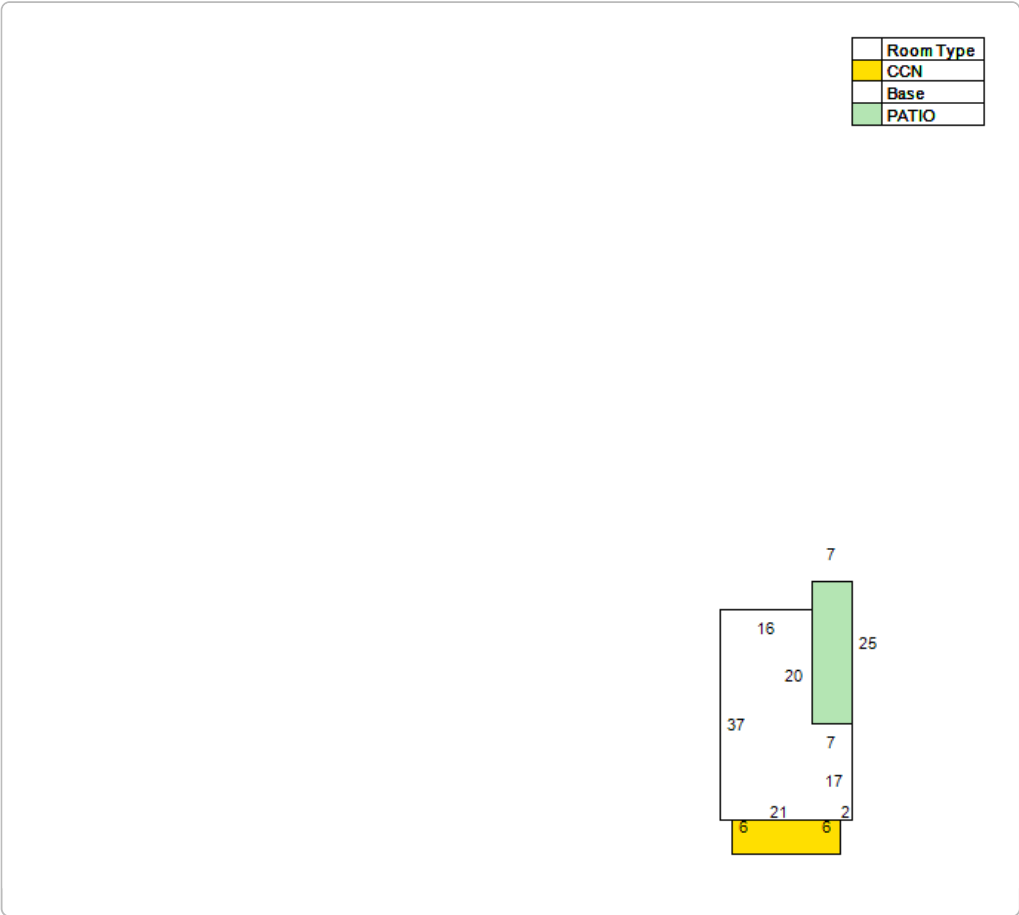
Building Information

Building	2
Year Built	1940
Actual Area	1000
Conditioned Area	711
Use	Restaurants & Cafeterias
Style	04
Class	N
Exterior Wall	Wood

Roof Cover	Modular Metal
Roof Structure	Wood Truss
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
PATIO	175
BASE AREA	711
CANOPY (COMMERCIAL)	114
Total SqFt	1000

Sketch Information



Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		1658

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	32	110	7530	SF	\$753,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/15/2016	8/12/2016	\$2,497,000.00	WARRANTY DEED	4239	1281	U	I	PARKS DONNA LEE ESTATE	18 ST GEORGE ST LLC
2/17/2016	2/17/2016	\$0.00	LETTERS OF ADMN	4150	929	U	I	PARKS DONNA LEE	PARKS DONNA LEE ESTATE
	3/10/1995	\$0.00	DEATH CERTIFICATE	1455	1069	U	I	PARKS MARY BELL *** (DECD 3/10/95)	PARKS DONNA LEE
	9/1/1989	\$0.00		829	161	U	I		PARKS MARY BELL ***

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

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Last Data Upload: 11/22/2022, 1:31:39 AM

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
18 SAINT GEORGE ST, LLC

Filing Information

Document Number M17000003176
FEI/EIN Number 81-3396798
Date Filed 04/03/2017
State CT
Status ACTIVE

Principal Address

121 Barbella Circle
St. Augustine, FL 32095

Changed: 03/10/2022

Mailing Address

121 Barbella Circle
St. Augustine, FL 32095

Changed: 03/10/2022

Registered Agent Name & Address

SMITH, WILLIAM
121 Barbella Circle
St. Augustine, FL 32095

Address Changed: 03/10/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

NAVARRO, BRIAN
70 ESSEX STREET 2ND FLOOR
MYSTIC, CT 06355

Annual Reports

Report Year	Filed Date
2020	01/25/2020

2021	02/04/2021
2022	03/10/2022

Document Images

03/10/2022 -- ANNUAL REPORT	View image in PDF format
02/04/2021 -- ANNUAL REPORT	View image in PDF format
01/25/2020 -- ANNUAL REPORT	View image in PDF format
02/10/2019 -- ANNUAL REPORT	View image in PDF format
02/20/2018 -- ANNUAL REPORT	View image in PDF format
04/03/2017 -- Foreign Limited	View image in PDF format



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for December 14, 2022 Meeting**



Application: HP2022-0081 Address: 18 St. George Street (a.k.a. 11 Spanish Street)

Applicant: Don Crichlow & Associates Property Owner: 18 St. George St., LLC

Project description: For after-the-fact approval of partial demolition of a building constructed ca. 1885-1888, that is located in the Historic Preservation 3 (HP-3) zoning district and is a contributing building to the St. Augustine National Register Historic District, to include removal of a later rear wing. (See associated COA application HP2022-0081)

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ2222
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1885-1888
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1974800000		
Agenda Item:	8(a)	Previous Action(s):	COA F2017-0128 COA F2018-0121

STAFF SUMMARY AND ANALYSIS:

Located on the east side of Spanish Street on the block between Tolomato Lane and Cuna Street, this Frame Vernacular structure was constructed between 1885 and 1888, is a contributing structure to the St. Augustine National Register Historic District, and in the Historic Preservation Three (HP-3) Zoning District.

The one-story frame house, which is set close to the street, is in the process of an approved renovation and features a covered front porch, wood lap siding, a metal side-gable roof and a rear wing.

The applicant is seeking after-the-fact approval after for the removal of the rear wing which resulted from concerns for its structural integrity. A stop work order issued for the work while the contract was in the process of reconstructing the wing according to plans in the associated COA application HP2022-0081 which HARB must review and approve for replacement of the lost wing.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any demolition/removal of existing building elements of a structure in the HP-3 zoning district requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** for partial demolition at **18 St George Street (a.k.a. 11 Spanish Street)** if the HARB makes a finding that loss of the previously existing rear wing is mitigated by its the reconstruction using the same overall design elements on a previously altered historic structure.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Removal of an existing rear wing.

DEMOLITION REVIEW CRITERIA (AGHP):

- 1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** This structure is located in the HP-3 Zoning District
- 2. The contribution of the structure to the mass and scale of the streetscape.** The building has a smaller scale to most others on the streetscape and is one of the oldest structures still extant on the street.
- 3. The impact of the loss of the structure on the streetscape.** While the main body of the historic structure is proposed to remain, loss of the rear wing, which is visible from the south when traveling along Spanish Street, would impact the streetscape; however, reconstruction of the addition would mitigate this loss.
- 4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** Reconstruction of the rear wing has already begun. Plans were submitted by the applicant for the proposed reconstruction which is detailed in after-the-fact COA application HP2022-0081.
- 5. The historical or cultural merit of the structure.** The building is listed on the Florida Master Site File (FMSF) and is a contributing structure in the St. Augustine National Register Historic District. The FMSF also indicates that the early history of the building is associated with a predominant black community in the area.
- 6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** Removal and reconstruction of the rear wing may not have an impact on the architectural integrity of the historic building. Sanborn maps indicate that 11 Spanish Street (originally listed as 166 Spanish Street) was once a two-story structure with a 1 story rear addition which was drawn as a separate structure in later maps. At some point between the 1930 and 1957 maps, the structure is indicated as a 1 story structure with separate rear building. It is unclear based upon Sanborn Maps and the existing footprint of the building when the recently demolished rear wing was constructed, though it may have been as early as 1888.
- 7. Whether or not the structure is representative of a style or type of architecture or a method of construction.** The building is an example of a simple Frame Vernacular building constructed at the turn of the century. The building is not unusual or particularly unique.
- 8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The building typology is commonly found throughout St. Augustine particularly in the Lincolnville, North City, and West Augustine neighborhoods.
- 9. Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The wood frame building does not have a unique architectural style or characteristics that would be difficult to reproduce but new construction of the rear wing could be significantly different in appearance.
- 10. The justification for the proposed demolition.** The applicant is seeking after-the-fact approval for removal of the rear wing which was demolished due to concerns for its structural integrity and is proposed to be reconstructed per associated COA application HP2022-0081.

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

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

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

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

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

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

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

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

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

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

The building was built by 1888 and is thus more than 50 years old. The building is in the Historic Preservation 3 Zoning District, is contributing to the St. Augustine National Register Historic District, and is recorded on the Florida Master Site File.

The requirements have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

COD HP2022-0082
18 St. George Street (a.k.a. 11 Spanish Street)
December 14, 2022

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS

18 St. George Street (a.k.a. 11 Spanish Street)



STAFF PHOTOGRAPHS

18 St. George Street (a.k.a. 11 Spanish Street)



South Elevation



STAFF PHOTOGRAPHS

18 St. George Street (a.k.a. 11 Spanish Street)



South/East Elevations

STAFF PHOTOGRAPHS

18 St. George Street (a.k.a. 11 Spanish Street)



South/East Elevations



STAFF PHOTOGRAPHS

18 St. George Street (a.k.a. 11 Spanish Street)



North Elevation

STAFF PHOTOGRAPHS

18 St. George Street (a.k.a. 11 Spanish Street)



FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2222 1009==
 Site Name: 11 Spanish Street 830== Survey Date: 7904 820==
 Address: 11 Spanish Street, St. Augustine, FL 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 12 3 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Porks, Richard L. Jr. & Mary Belle ;
 Address: P.O. Box 187
 St. Augustine, FL 32084 902==
 Occupant or Manager: Perry, Alison 904==
 Type of Ownership: Private 848== Zoning: HP-3
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469670 3307205 890== Location: T07S R30E N18 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==	(x) 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: Private Residence838== Present Use: Private Residence 850==
Date: +1888 844== Period: 19th cent.845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Frame Vernacular 964==
Plan Type: L-shape 966==
Exterior Fabrics: Wood, drop siding, with cornerboards

854==
Structural Systems: Wood frame 856==
Features of Structure: (942)
Window Type: DHS 1/1 942==
Foundation: Concrete brick wall 942==
Roof Type: Gable intersecting 942==
Secondary Roof Structures: Porch, shed 942==
Porches & Balconies: 1 story screen porch on front.

942==
Chimney Location: _____ 942==
Materials: (882)
Chimney: _____ 882==
Roof Surfacing: Metal 3-V crimp 882==
Ornament Exterior: _____

882==
Quantitative Data: (950-954)
Chimneys: _____ 952== Dormers: 0 954== Stories: 1 950==
Other: _____ 956==
Surroundings: Residential 864==
Relationship to Surroundings: Adjacent to restored area.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 11 Spanish Street was constructed between 1885 and 1888. The Sanborn Fire Insurance Maps show a two-story dwelling with a one-story extension at the rear, sometimes giving the appearance of a detached building, other times appearing connected. A one-story screened porch extends from the front. The building is located in a neighborhood that once included vestiges of the Minorcan sector but later evolved into a Black community. It is adjacent to the restored area.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustín de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Cuidad de San Agustín de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151;

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

Early residents of this house at 11 Spanish Street included members of the Black community which eventually was predominant in the neighborhood.(4)

ARCHAEOLOGY

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

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

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

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

4. City Directory, 1899 through 1911-12.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 SJ02222
 Field Date 5-1-2016
 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) 11 Spanish Street Multiple Listing (DHR only) _____
 Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 11 Direction _____ Street Name Spanish Street Type Street Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
 City / Town (within 3 miles) St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County St. Johns
 Township 7S Range 30E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 197480000 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1888 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Cafeteria/Restaurant/Diner From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Wood/Plywood 2. Drop siding 3. _____
 Roof Type(s) 1. Gable 2. Shed 3. _____
 Roof Material(s) 1. Sheet metal: 3V crimp 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) single 1/1

Distinguishing Architectural Features (exterior or interior ornaments) small three bay wood frame building

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 _____

☐ 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. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. piers
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) single wood door with square light

Porch Descriptions (types, locations, roof types, etc.) shed porch with square wood supports

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

Narrative Description of Resource Note in PA that structure destroyed. Part of larger remodeled structure.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

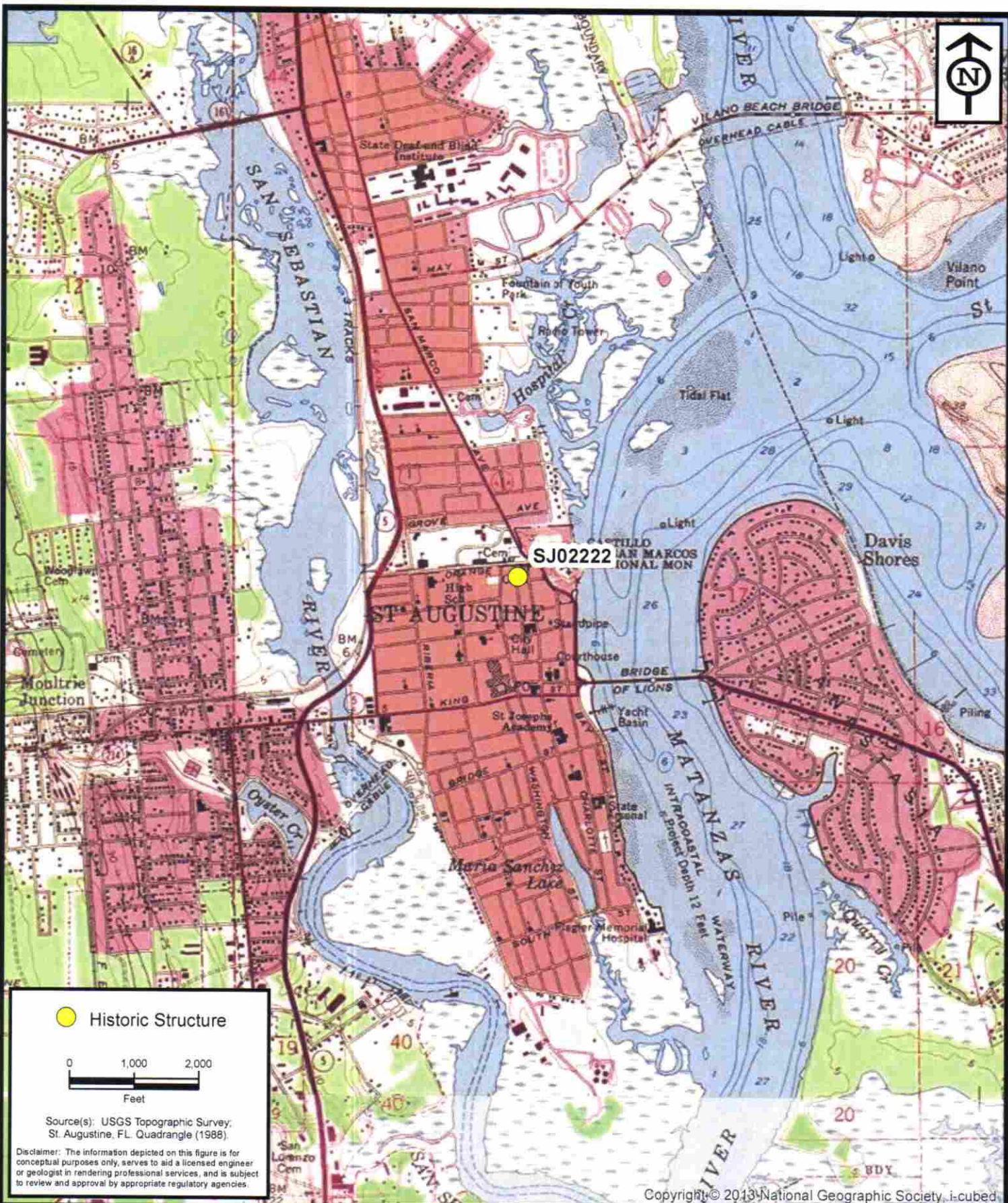
Required Attachments

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 - SJ02222
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



- Historic Structure
- ▭ Parcel Location



Source(s): ESRI Topographic Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



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Parcel Location - SJ02222
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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

SJ02222









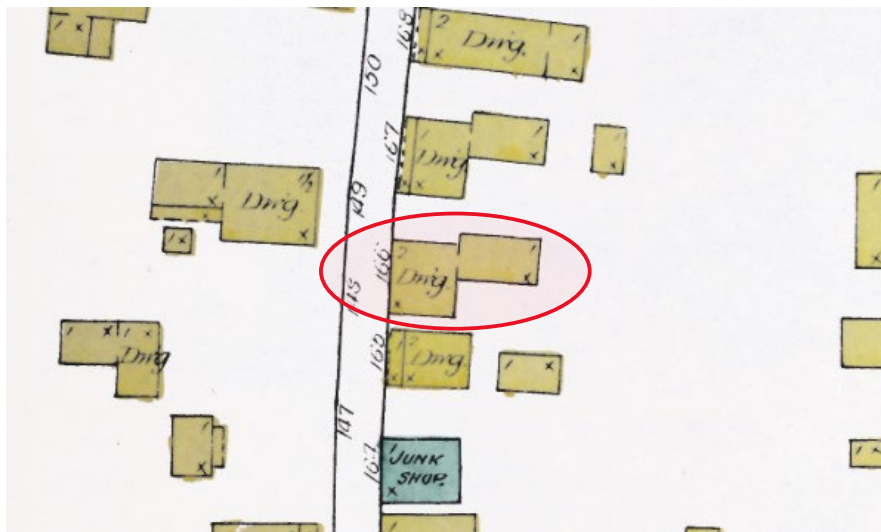
Staff Report pg 24

Page 348 of 372

SANBORN MAPS

11 Spanish Street

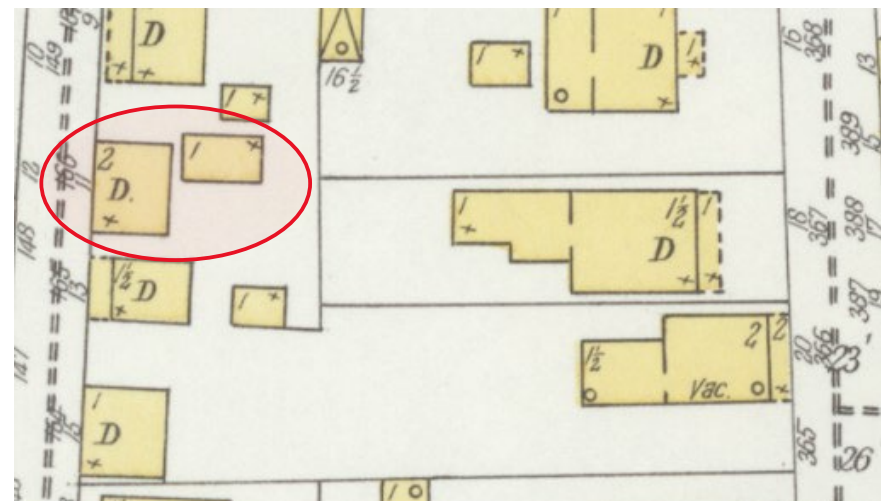
1888



1893



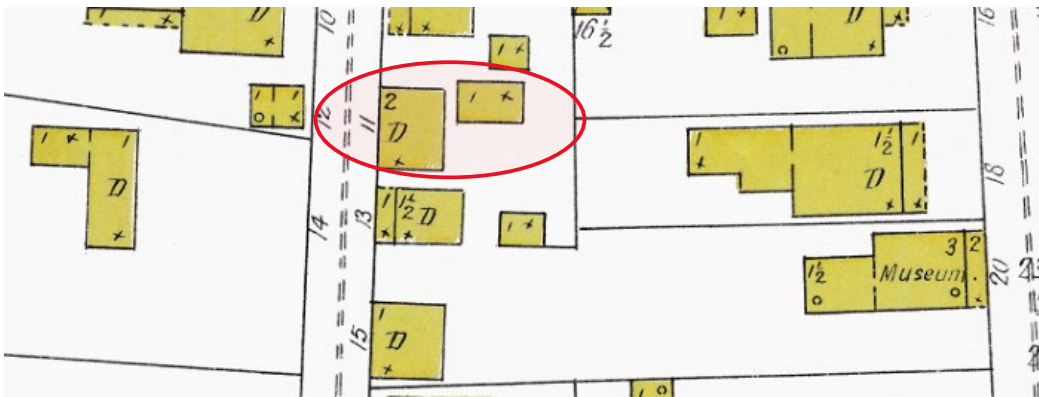
1899



SANBORN MAPS

11 Spanish Street

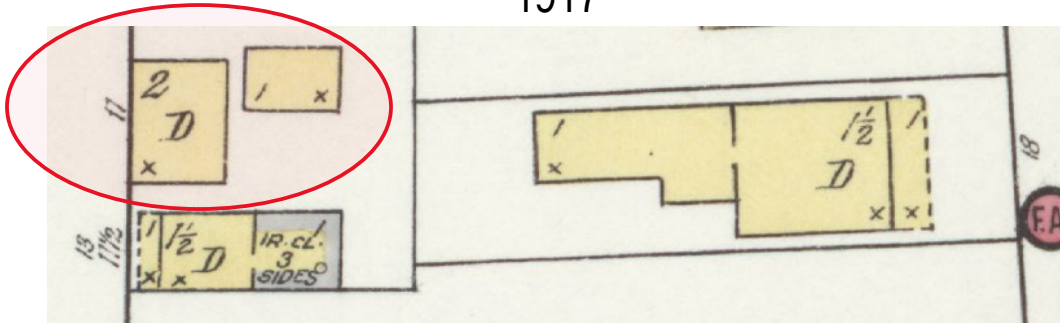
1904



1910



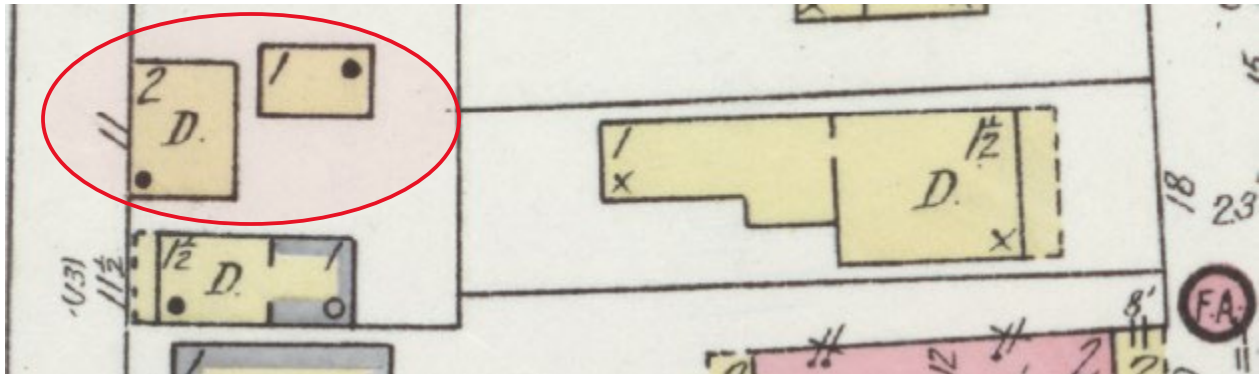
1917



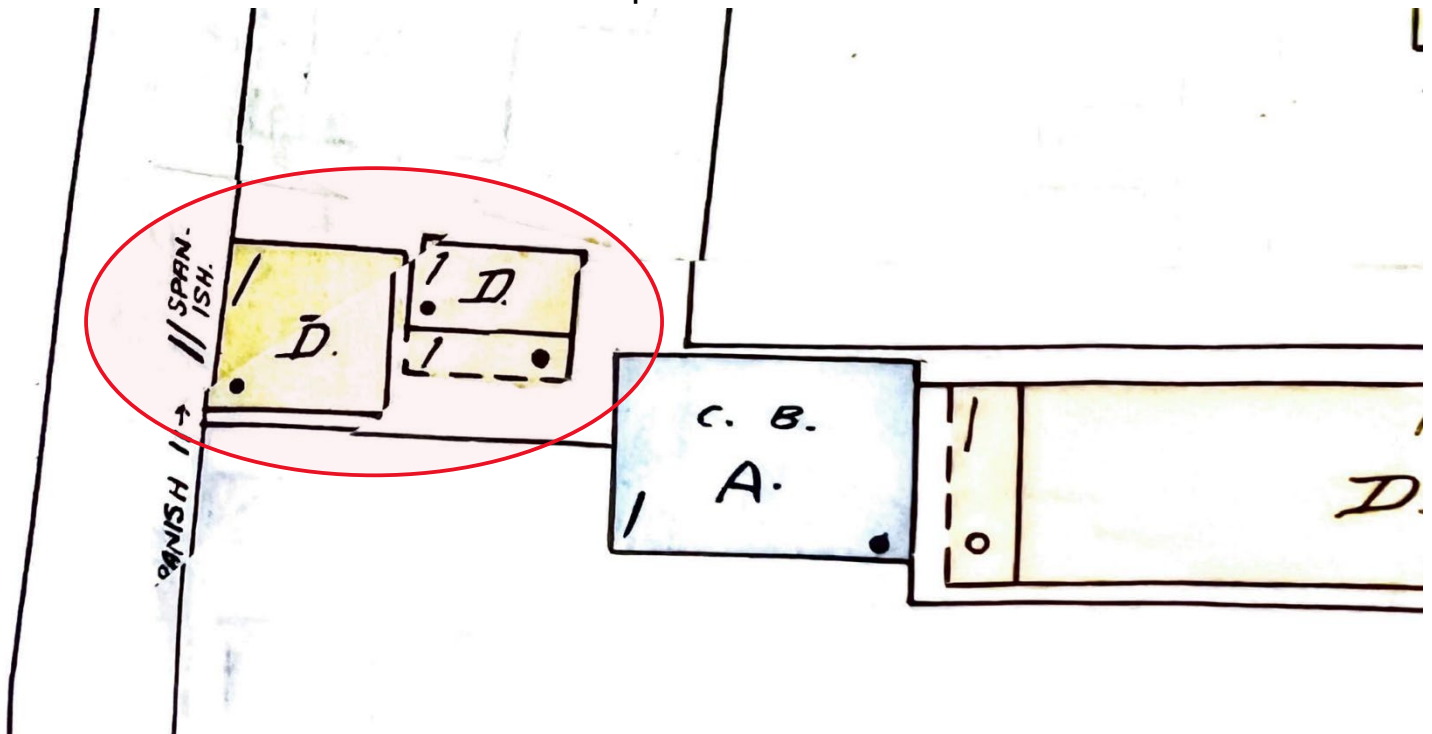
SANBORN MAPS

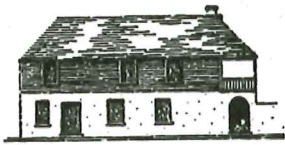
11 Spanish Street

1924



1930 updated to 1965





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



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

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. HP2022-0082

Receipt No. 2506891 Meeting Date DEC. 15, 2022

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

1. NAME OF APPLICANT DONALD CRICHLIN
Business (if applicable) DON CRICHLIN & ASSOC
Address 302 ST. GEORGE ST.
City ST. AUGUSTINE State FL Zip 32084
Daytime telephone 904 317-0913 Other phone/email _____

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

2. NAME OF PROPERTY OWNER 18 ST. GEORGE ST. LLC
Business (if applicable) _____
Address ~~121 BARBENA CIRCLE~~ 121 BARBENA CIRCLE
City ST. AUGUSTINE State FL Zip ~~32095~~ 32095
Daytime telephone (required) 904 540-2877 Other phone _____

3. PROJECT STREET ADDRESS 18 ST. GEORGE ST. (11 SPANISH ST.)

4. LEGAL DESCRIPTION OF PROPERTY
Lot _____ Block _____ Subdivision _____ Parcel Number _____

5. DATE OF CONSTRUCTION 1963 Source: SANBORNE MAPS & OTHER RESEARCH

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. (11 SPANISH ST.)
 - ☐ 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: SEE ATTACHED. NOV 17 2022

Planning/Building Dept

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

- ☒ Photographs and/or drawings of elevations and architectural features to be removed.
- ☒ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☐ Photographs of existing conditions including façades of the building and interior features if applicable.
- ☐ Drawings of proposed replacement buildings and or features if applicable.

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

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

11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME DONALD CRICHLOW DATE 11/15/22

SIGNATURE OF APPLICANT Donald Crichlow

PRINT 1st OWNER'S NAME WELCHER SMITH DATE 11/15/22

SIGNATURE OF 1st PROPERTY OWNER [Signature]

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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

RECEIVED

NOV 17 2022

HARB APPLICATION FEE SCHEDULE

Historic Architectural Review Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Certificate/Opinion of Appropriateness: Alteration to single-family home, site work, and site feature (does not increase area of structures)	\$50.00 + ads
Certificate/Opinion of Appropriateness: Construction of a new single-family home, major alterations, ad valorem tax exemption	\$150.00 + ads
Certificate/Opinion of Appropriateness: Alterations to non-single-family buildings, site-work, or features (does not increase area of structures)	\$100.00 + ads
Certificate/Opinion of Appropriateness: New construction of non-single-family structures	\$200.00 + ads
Appeal of staff determination	
Certificate of Demolition: Partial	\$150 + ads & notices
Certificate of Demolition: Full	\$300 + ads & notices

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 18 St. George St. (11 Spanish St.)

Applicant's Name: Donald Crichton Applicant's Signature: Donald A. Crichton

Owner's Name: 18 ST. GEORGE ST LLC Owner's Signature: [Signature]

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NOV 17 2022

Planning/Building Dept.

Don Crichlow & Associates

St. Augustine, Florida

Attachment 1

Partial Demolition and Re-construction

18 St. George St. (11 Spanish St.)

This project, 18 St. George St. (11 Spanish St.), was approved by HARB in 2019 and a building permit was issued in 2021. As part of this approval, the existing structure, located at the western end of the property (11 Spanish St.), consisting of a 415 s.f., late 19th century structure and a 328 s.f., 1960's addition, was to be retained and restored. Construction began in the summer of 2022. During construction, the contractor determined that the 328 s.f. addition was structurally compromised and unsafe for habitation. Unaware that prior approval was needed, he proceeded to demolish the addition and re-construct it in the exact same footprint, configuration and materials as previously existed (see photographs and drawings provided). The existing pier footings were retained and new masonry piers, floor and roof framing and 2x4 stud walls were constructed. At the time of the stop work order, this was and is the current status of the re-construction. The only changes to the approved drawings are: 1) three original windows on the south elevation of the addition, that were approved to be removed, have been re-installed in their original locations; 2) because of the proximity of the project to the adjacent property, the north sloping roof and wall of the new retail building had to be fire rated. The re-construction of the demolished addition will afford the opportunity to fire rate the north side thereby increasing the fire protection.

All materials, siding, roofing, paint colors are unchanged from the HARB approved drawings. We apologize for this error and respectfully request "after the fact" approval for the partial demolition and re-construction.

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NOV 17 2022

Planning/Building Dept.



EXISTING STRUCTURE TO REMAIN



ORIGINAL WINDOW LOCATIONS



ROTTEN SILL BEAM

RECEIVED

NOV 17 2022

Planning/Building Dept.

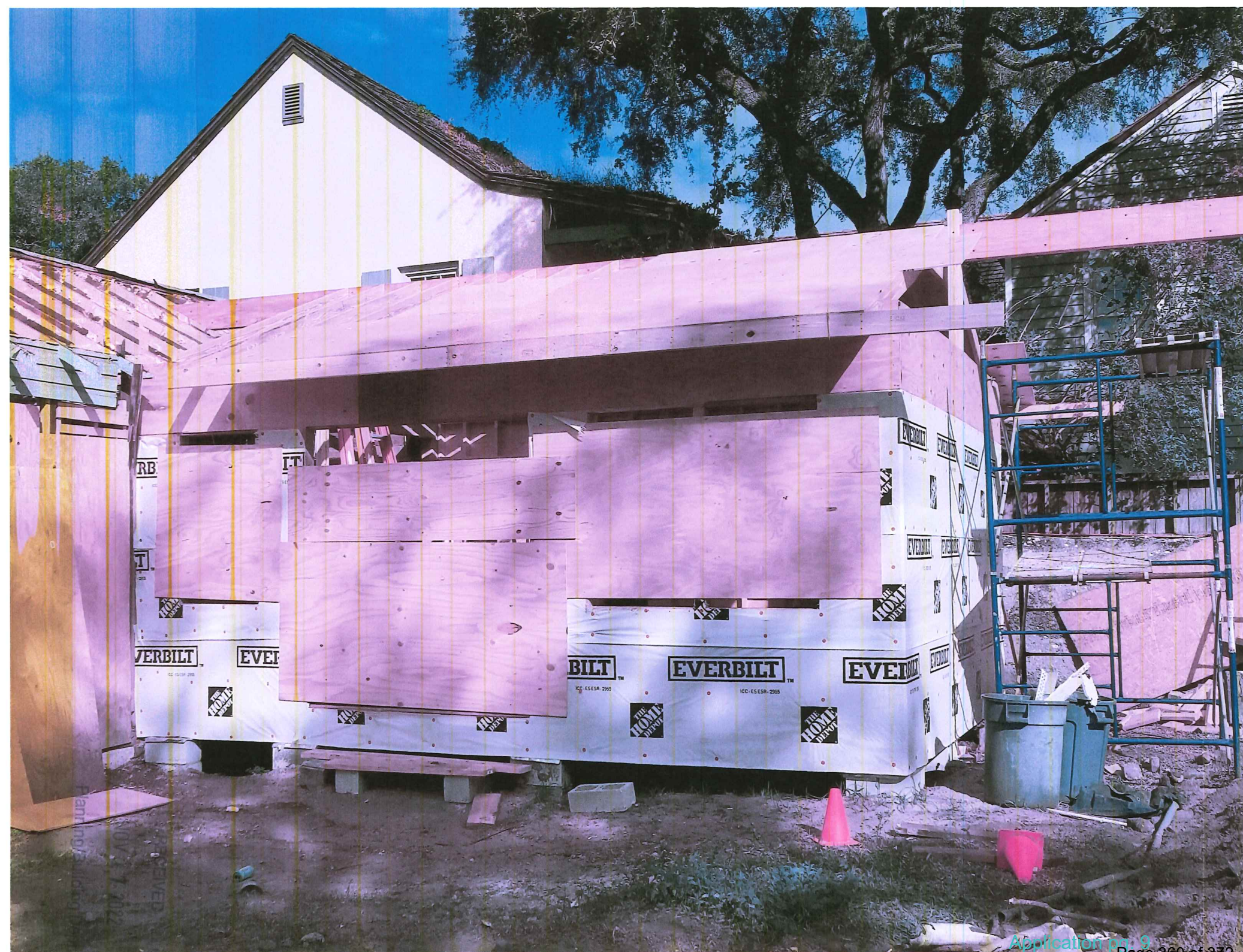


ROTTEN
SILL BEAM

RECEIVED

NOV 17 2022

PHOTOGRAPHED BY [illegible]

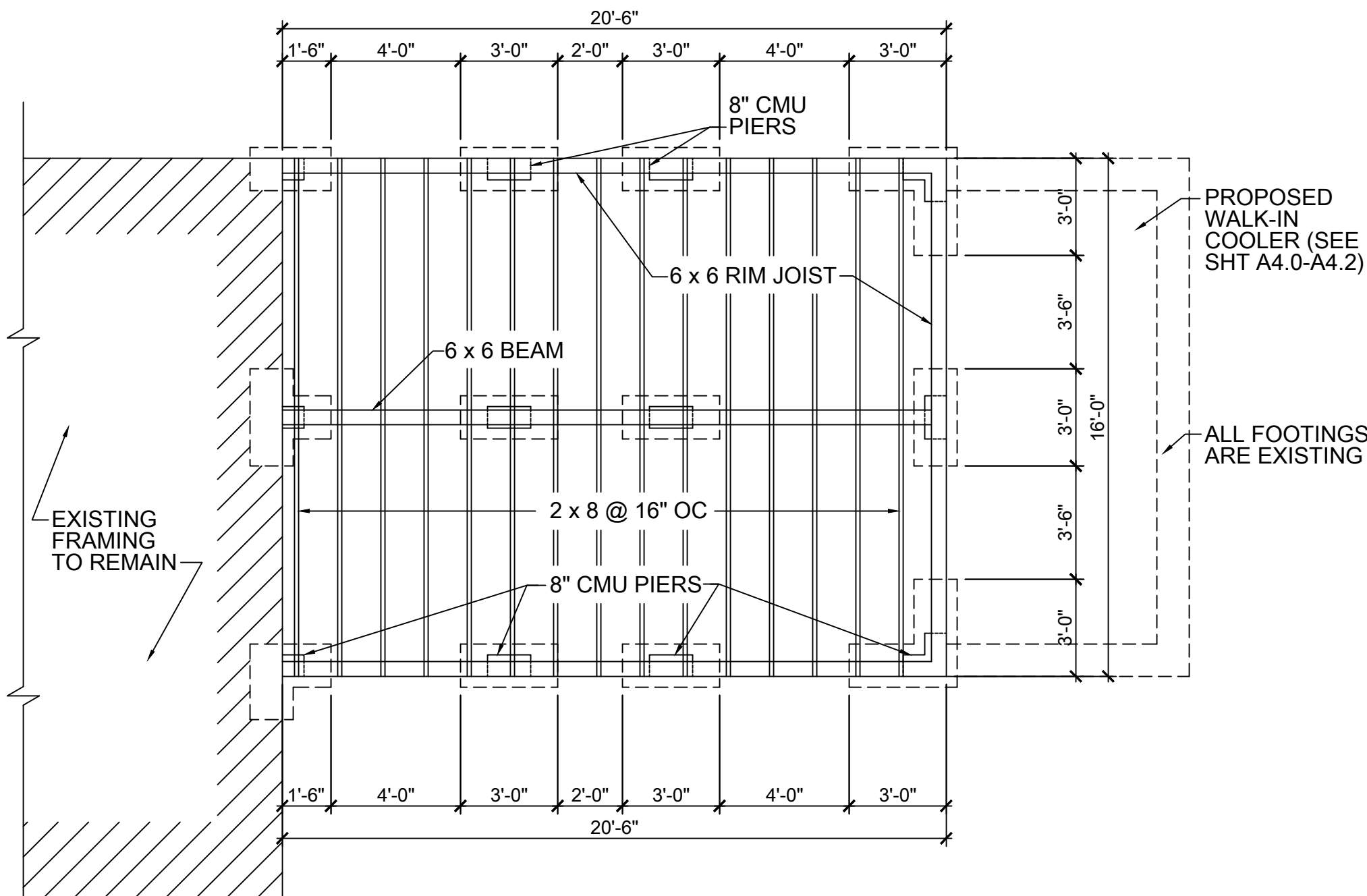


CURRENT STATUS OF ADDITION



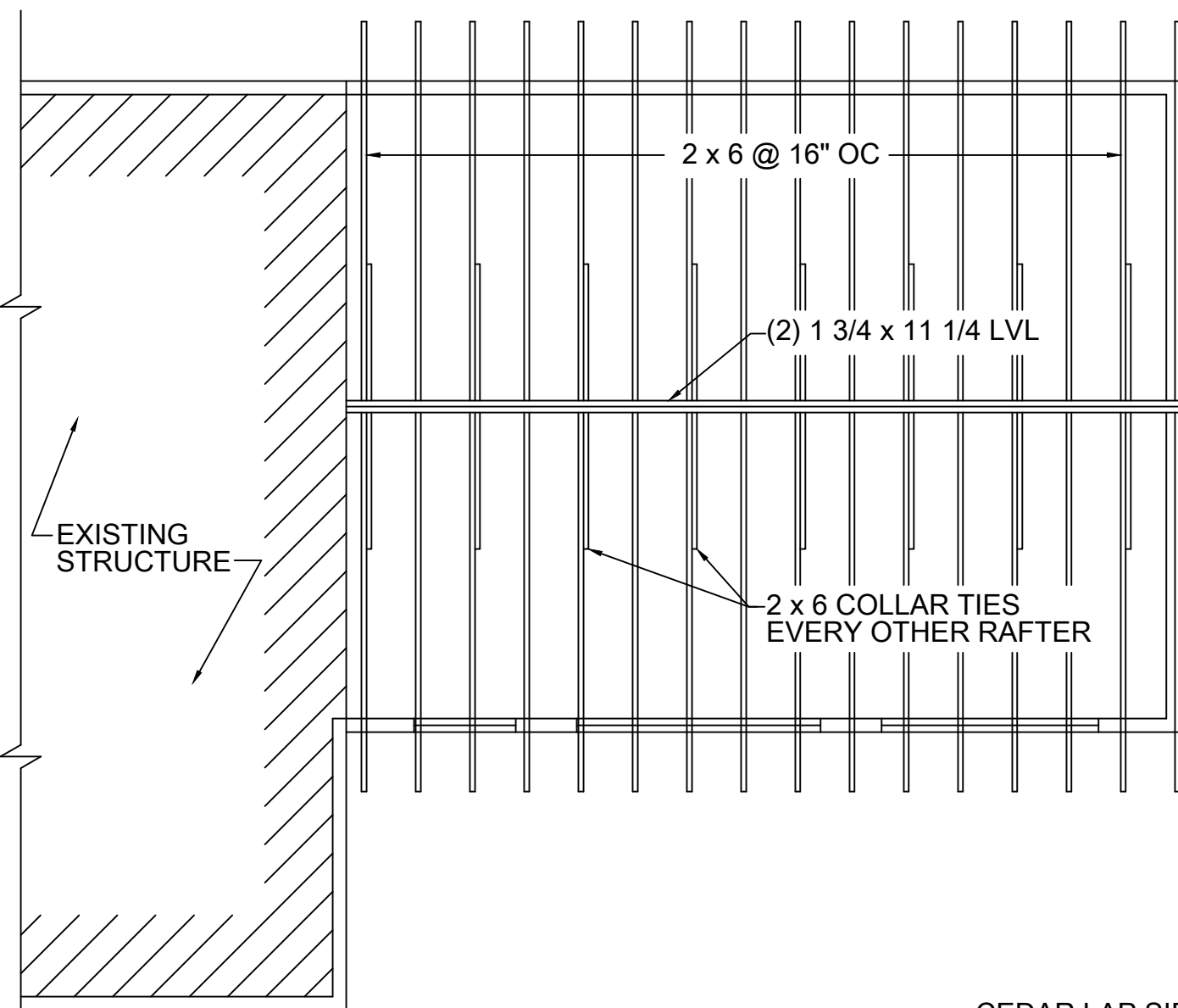
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NOV 17 2022

Planning and Building Dept.



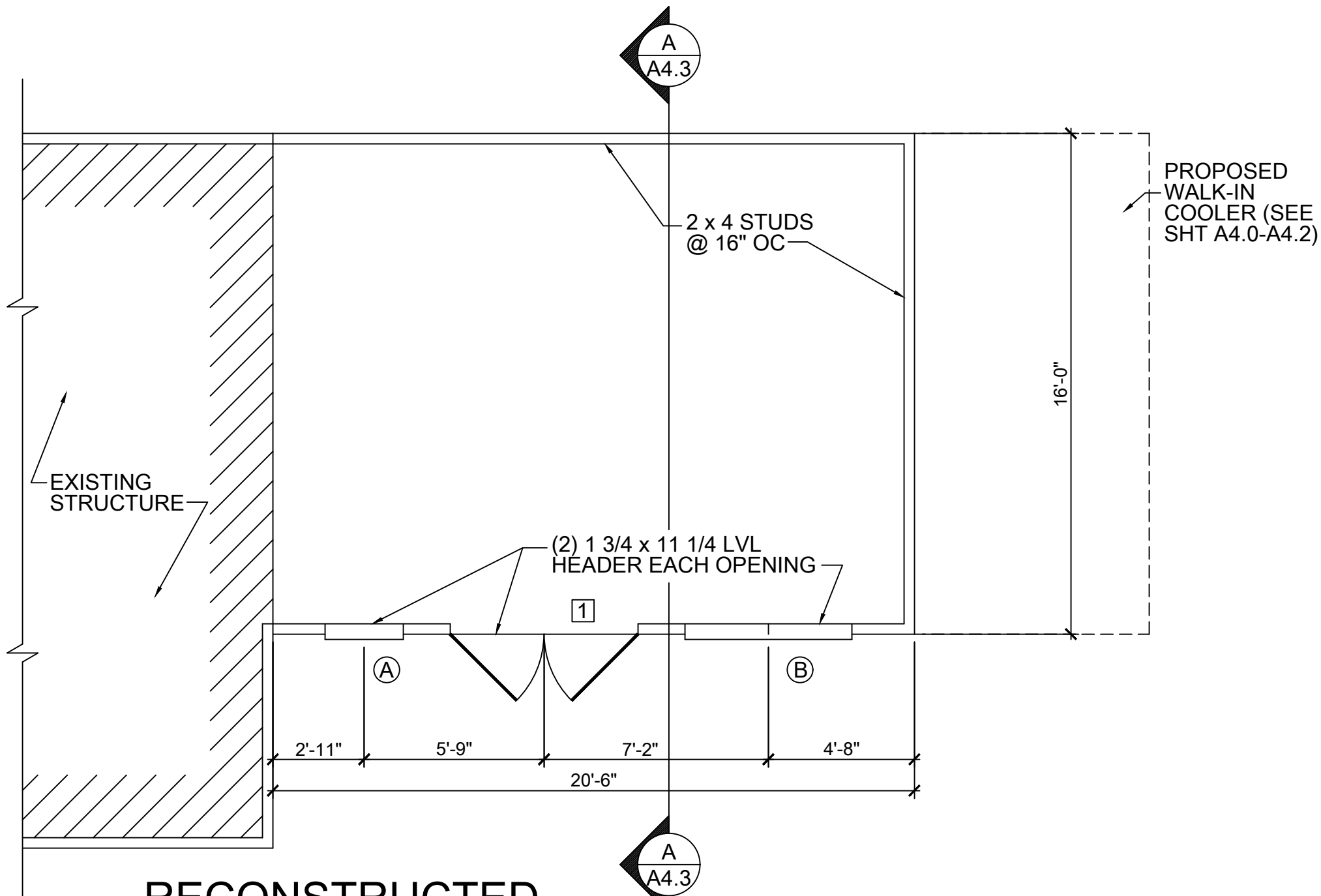
**RECONSTRUCTED
FOUNDATION / FLOOR FRAMING PLAN**

SCALE: 1/4" = 1'-0



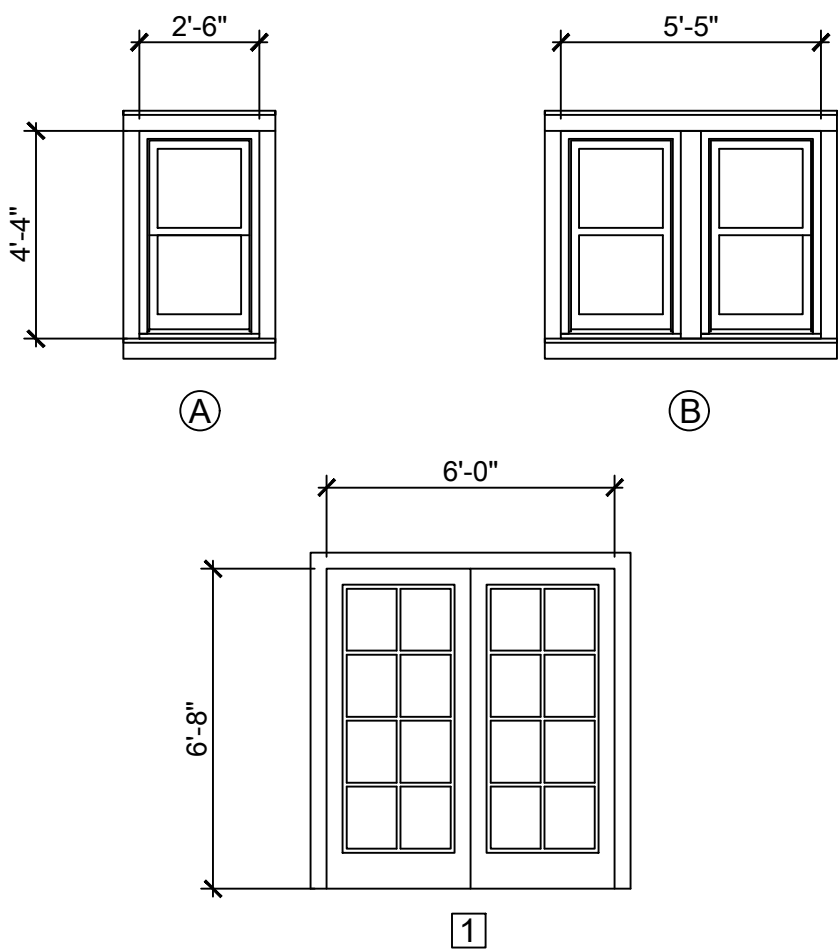
**RECONSTRUCTED
ROOF FRAMING PLAN**

SCALE: 1/4" = 1'-0



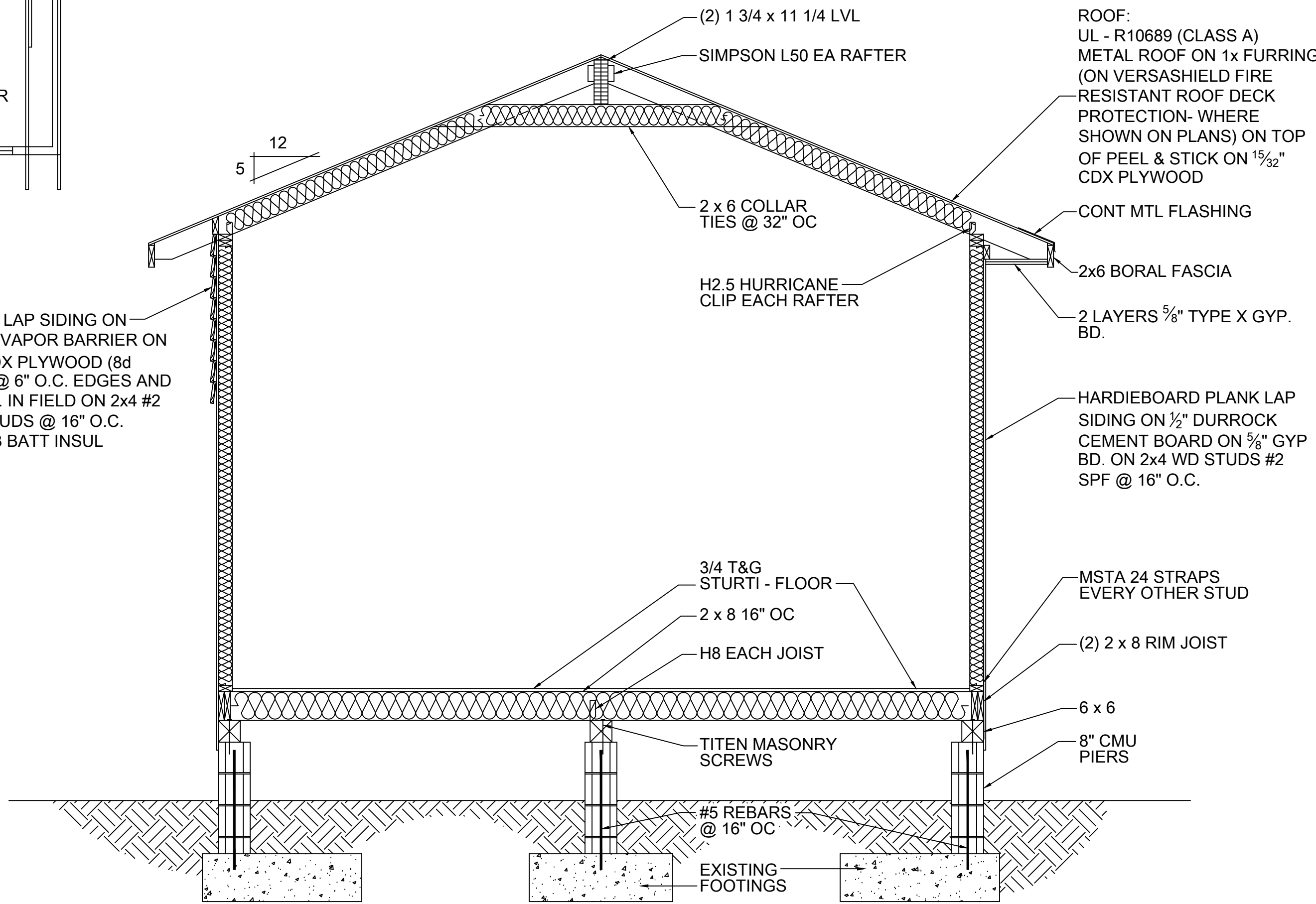
**RECONSTRUCTED
FLOOR PLAN**

SCALE: 1/4" = 1'-0



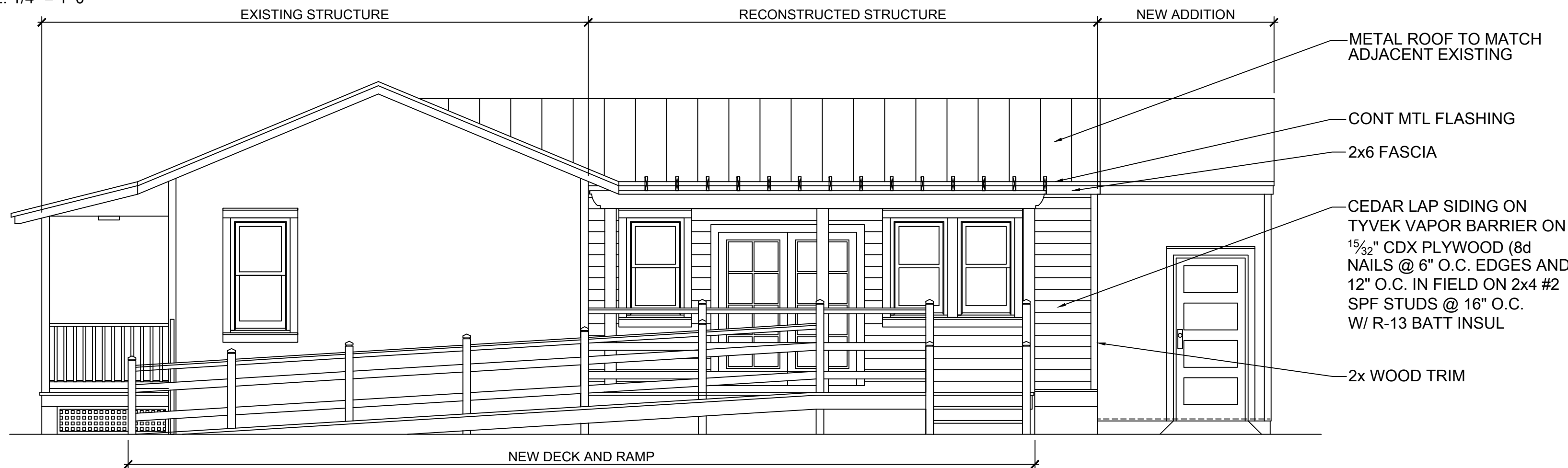
DOOR AND WINDOW ELEVATIONS

SCALE: 1/4" = 1'-0



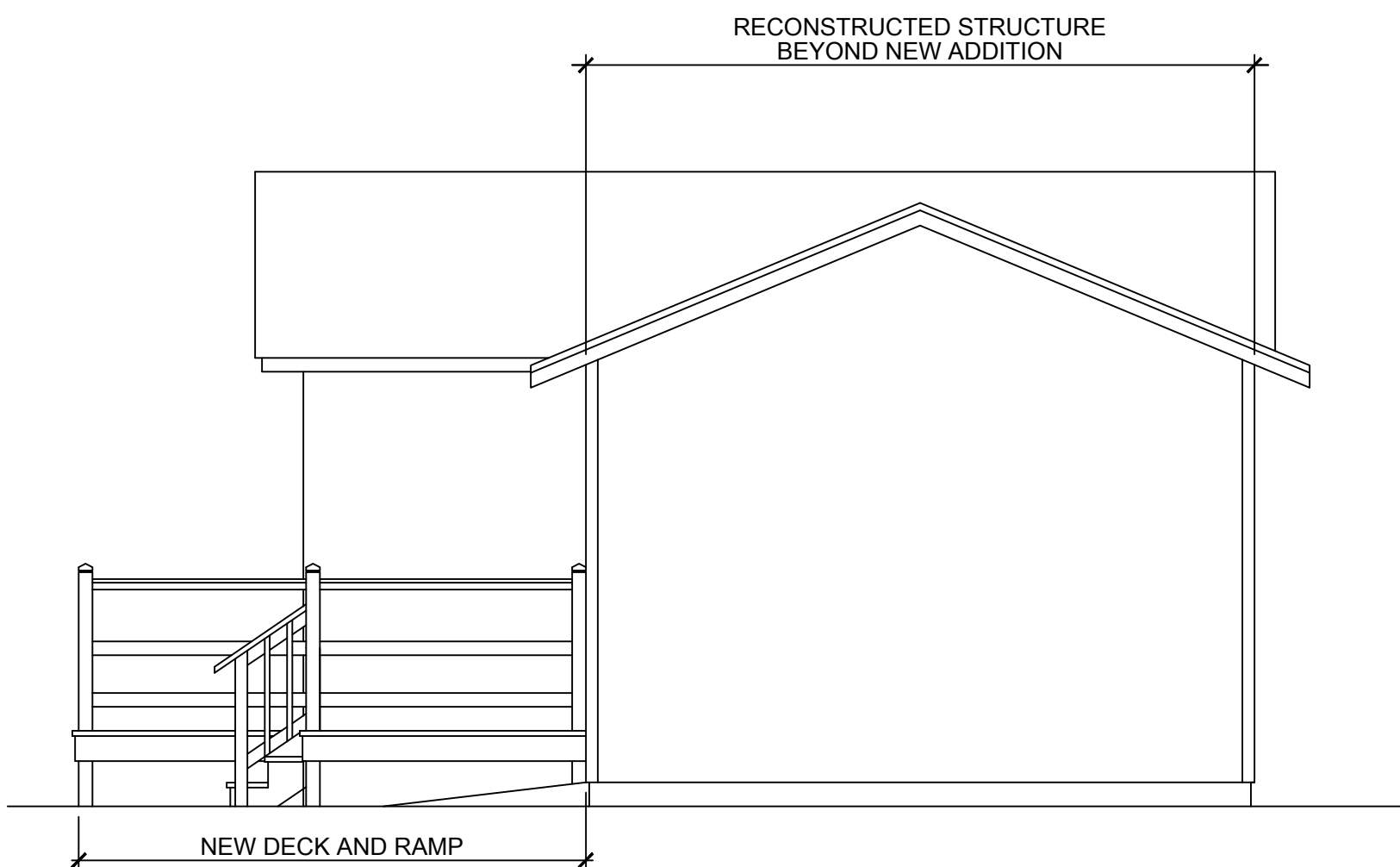
**RECONSTRUCTED
CROSS SECTION 'A'**

SCALE: 1/2" = 1'-0



**RECONSTRUCTED
SOUTH ELEVATION**

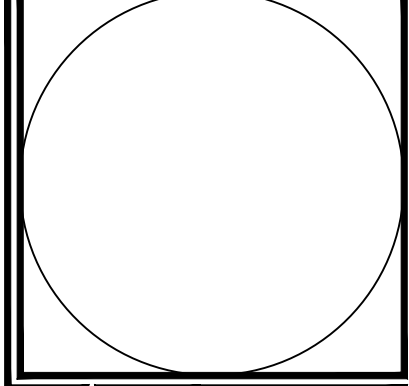
SCALE: 1/4" = 1'-0



**RECONSTRUCTED
EAST ELEVATION**

SCALE: 1/4" = 1'-0

REGISTRATION SEAL



DRAWN BY:
R.L. RANGE
SCALE: AS NOTED
DATE: 2 NOV 2022

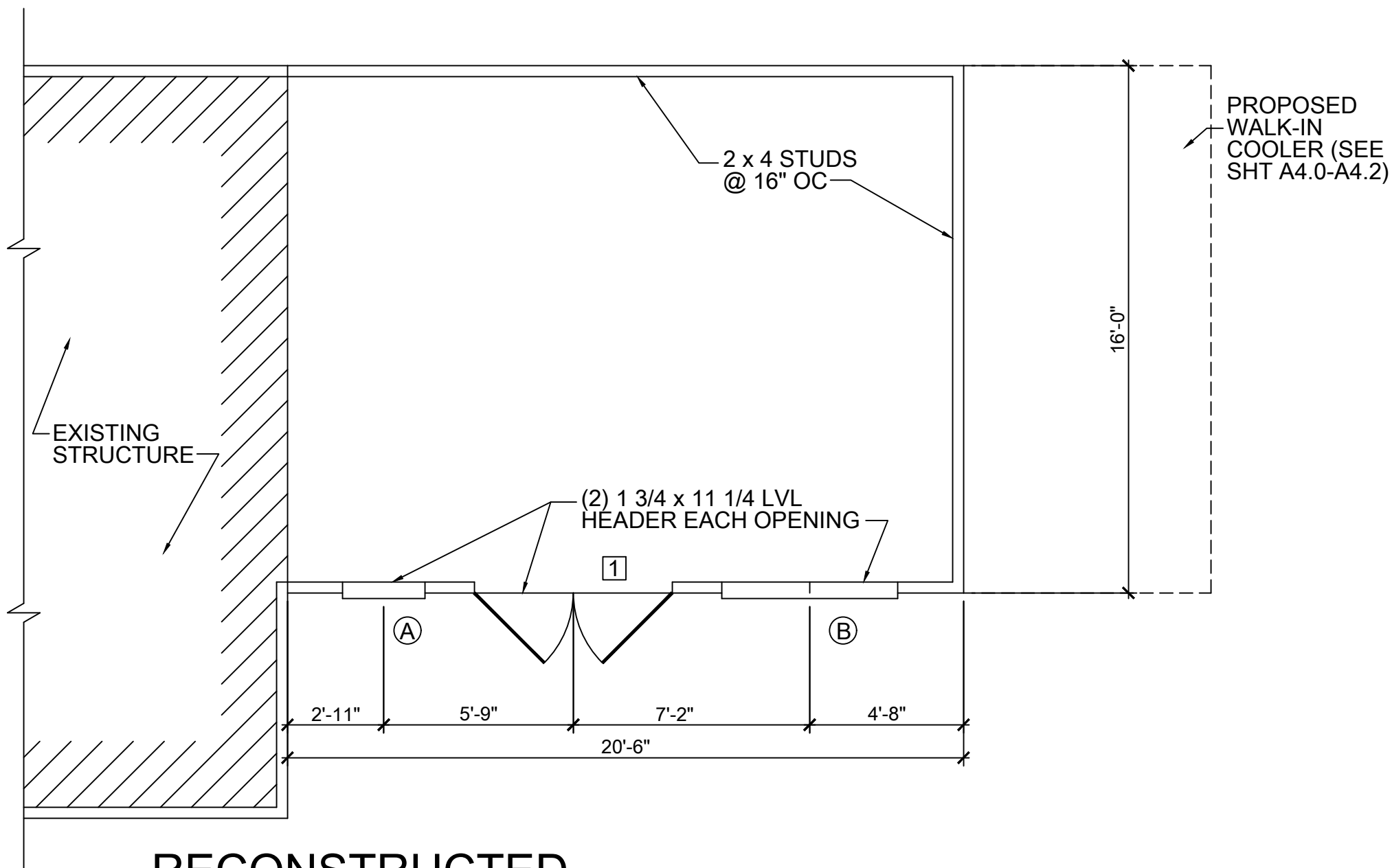
FOUNDATION / FLOOR
FRAMING PLAN, ROOF
FRAMING PLAN,
FLOOR PLAN, SECTION &
ELEVATIONS

PARTIAL RECONSTRUCTION
OF RETAIL SHOPS
11 SPANISH STREET
ST. AUGUSTINE, FL 32084

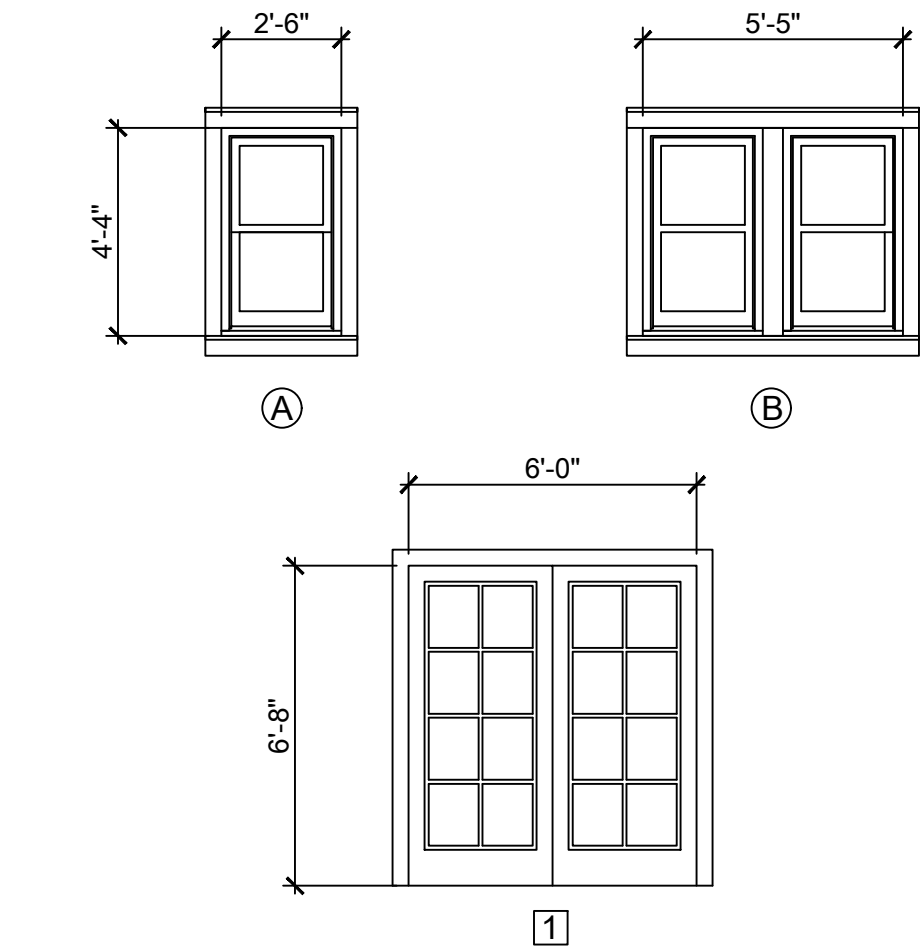
DON CRICLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5765

ARCHITECT

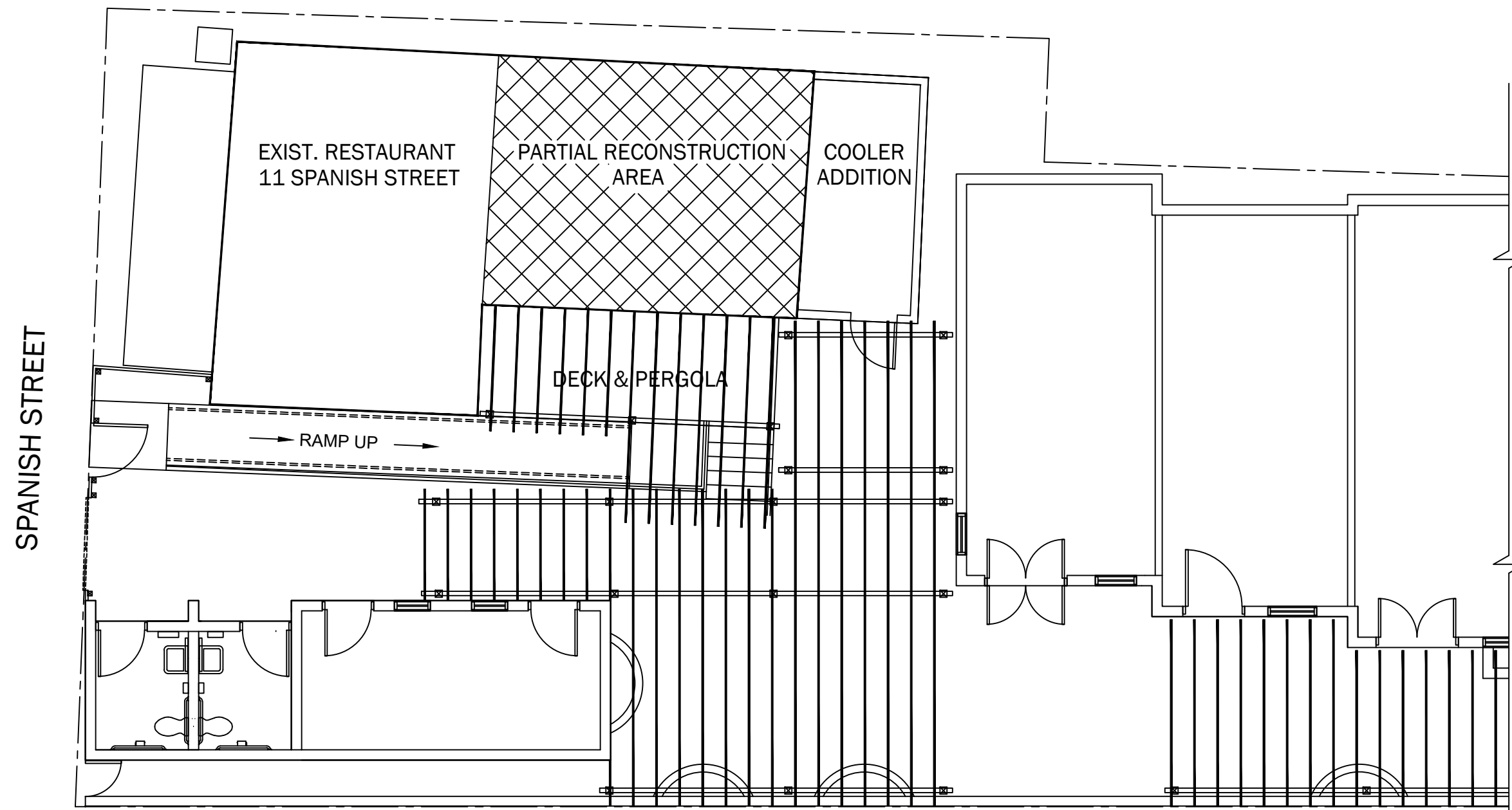
SHEET
A4.3



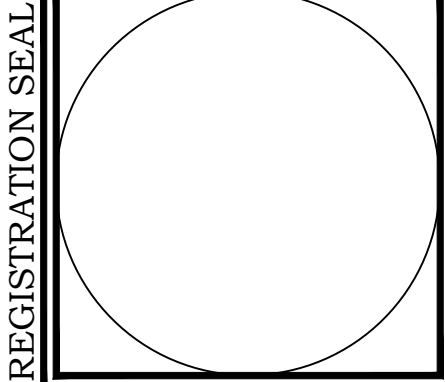
RECONSTRUCTED FLOOR PLAN
SCALE: 1/4" = 1'-0



DOOR AND WINDOW ELEVATIONS
SCALE: 1/4" = 1'-0



PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0



DRAWN BY:
R.L. RANGEO
SCALE: AS NOTED
DATE: 14 NOV 2022

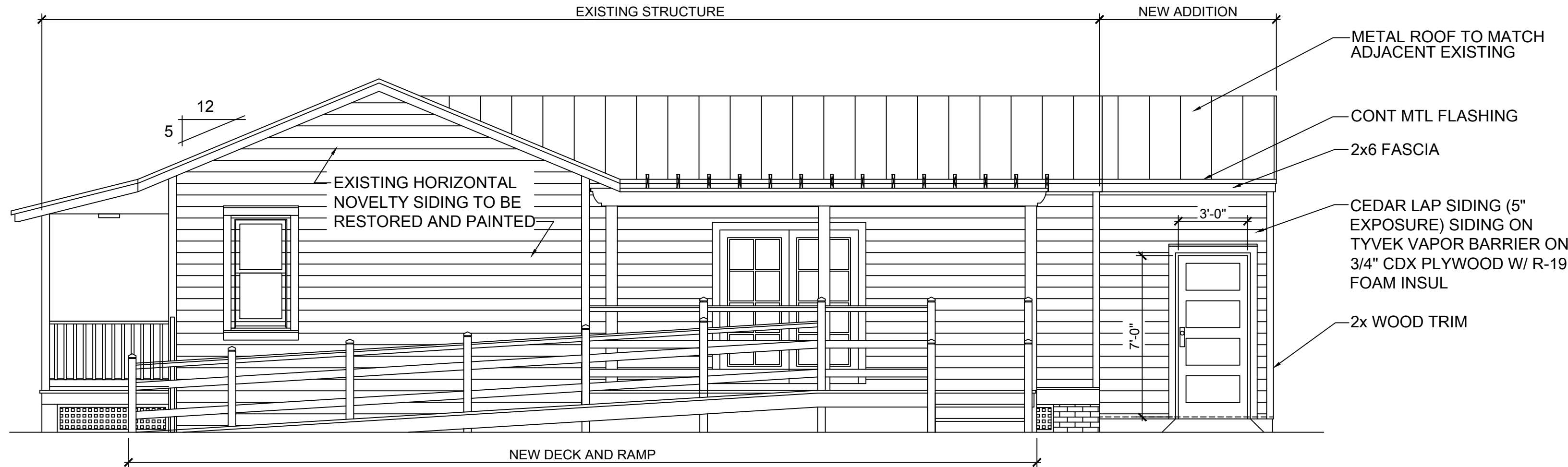
PARTIAL SITE PLAN,
RECONSTRUCTED FLOOR
PLAN, APPROVED &
RECONSTRUCTED
ELEVATIONS

PARTIAL RECONSTRUCTION
11 SPANISH STREET
ST. AUGUSTINE, FL 32084

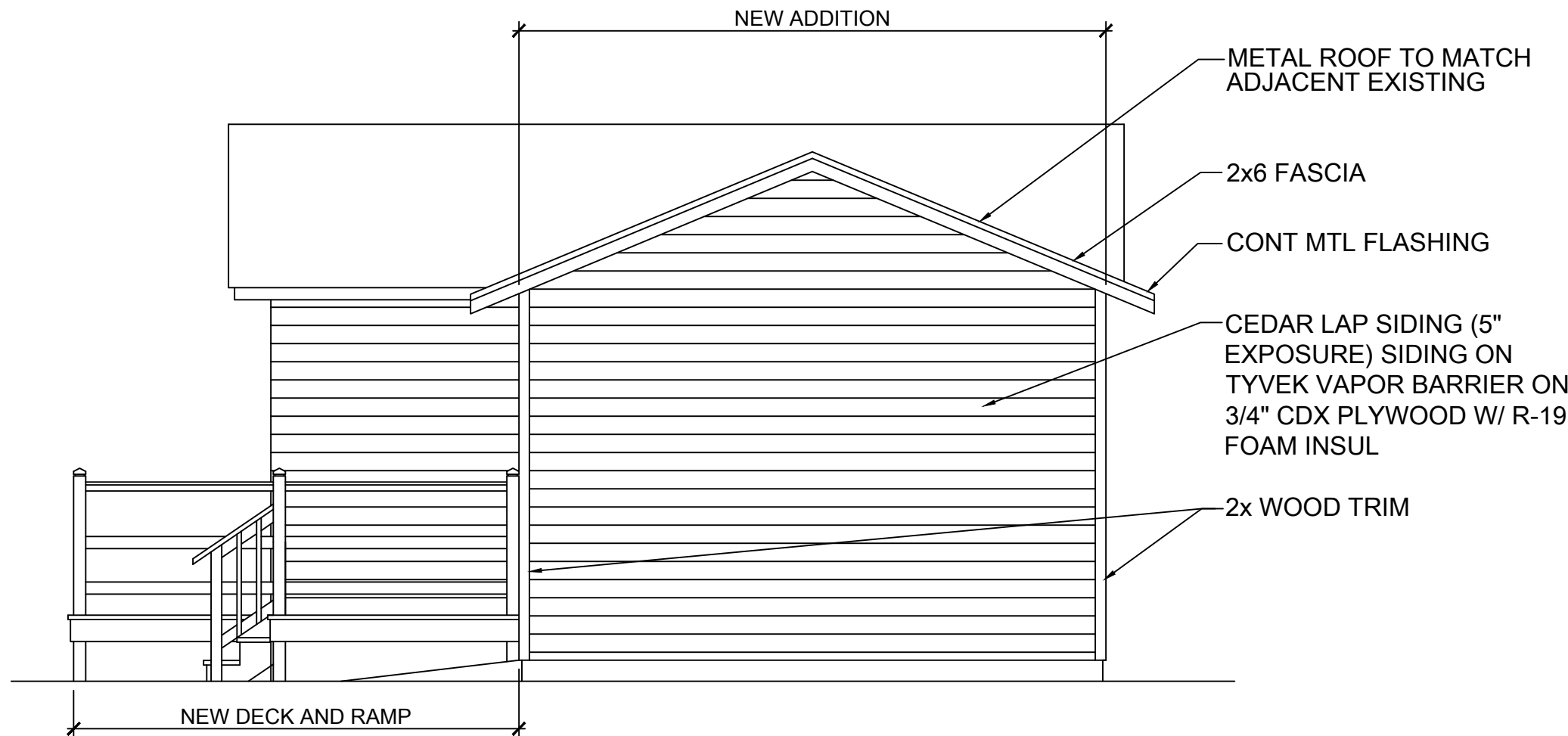
DON CRICLOW & ASSOCIATES
302 1/2 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
PH. (904) 824-5765

ARCHITECT

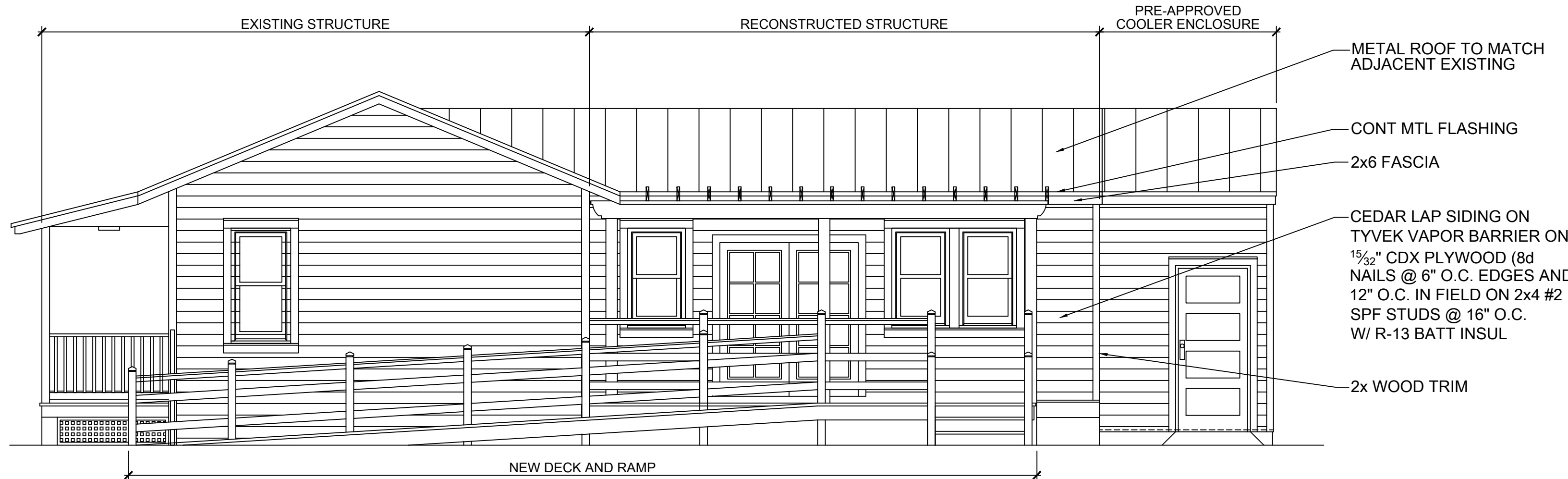
SHEET



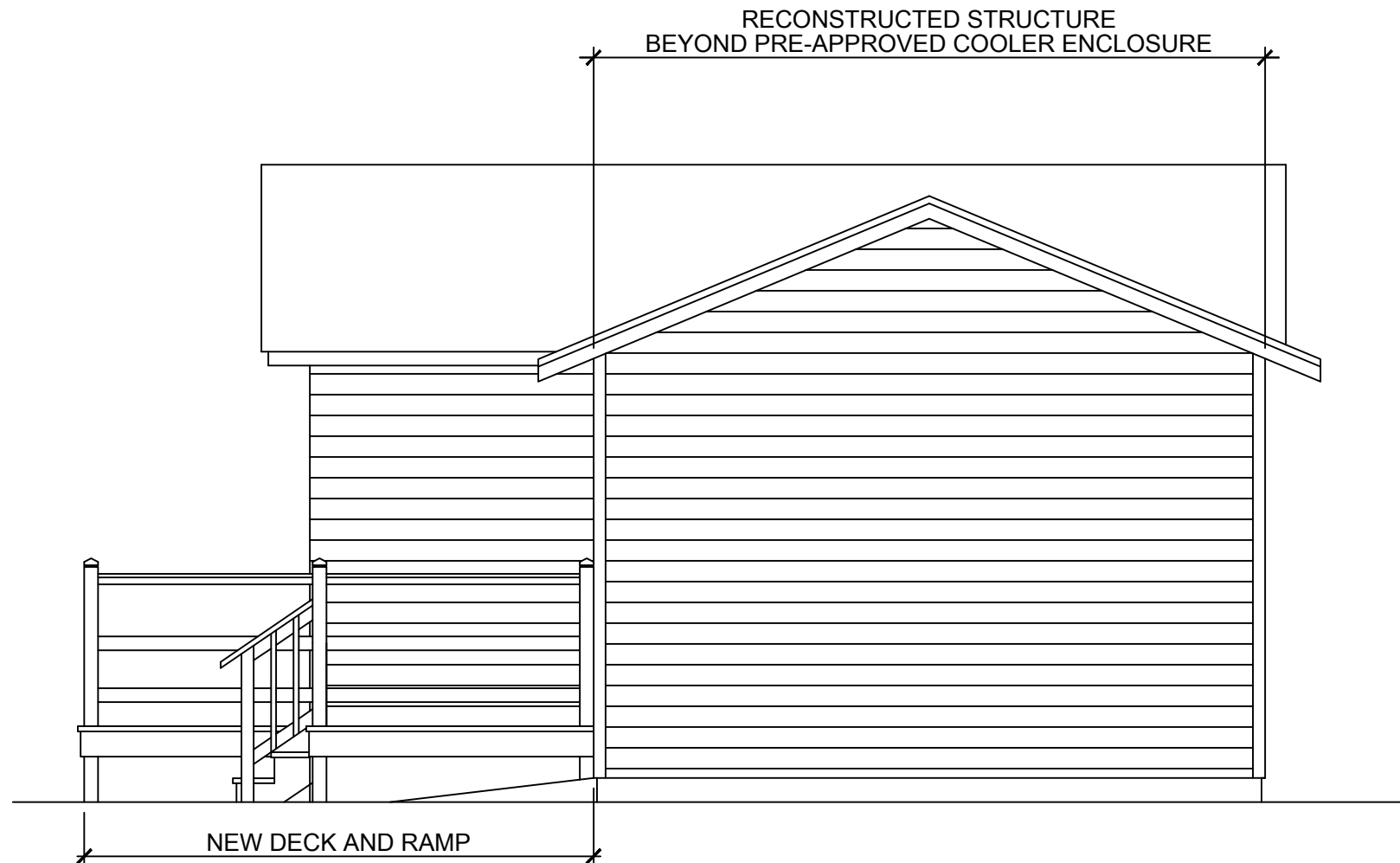
APPROVED SOUTH ELEVATION
SCALE: 1/4" = 1'-0



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



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



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

Prepared by:
Pam Gesell
Paradise Title of St. Augustine, LLC
2225 A1A SOUTH, SUITE C-8
Saint Augustine, Florida 32080
File Number: P16-2896
Documentary Stamps:\$17,479.00

General Warranty Deed

Made this August 12, 2016 A.D. By **John Howland Wing, as personal representative of the Estate of Donna Lee Parks and Sandra Parks, f/k/a Sandra Parks Black, conveying separate non homestead property**, hereinafter called the grantor, to **18 Saint George St., LLC, a Connecticut limited liability company** whose post office address is: 10 S LaSalle Street, Suite 3100, Chicago, IL 60603 , hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Two Million Four Hundred Ninety Seven Thousand dollars & no cents Dollars, (\$2,497,000.00) 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:

PROPERTY DESCRIBED ON ATTACHED EXHIBIT "A" BY REFERENCE HERETO MADE A PART HEREOF:

Parcel ID Number: 197480-0000

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RESERVATIONS of record, if any; However, this reference does not operate to reimpose same; **Subject to zoning Ordinances** that may affect subject property.

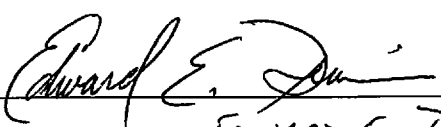
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

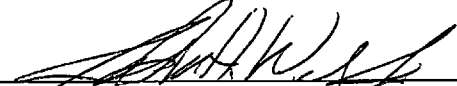
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

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 Printed Name EDWARD E. DENNIS

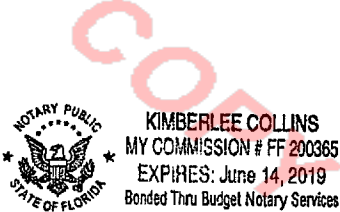

Witness Printed Name Kim Collins


John Howland Wing, Personal Representative


Sandra Parks, f/k/a Sandra Parks Black

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 12th day of August, 2016, by John Howland Wing, as personal representative of the Estate of Donna Lee Parks and Sandra Parks, f/k/a Sandra Parks Black, conveying separate non homestead property, who is/are personally known to me or who has produced valid driver licenses as identification.



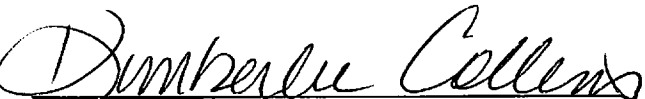

Notary Public
Print Name: _____
My Commission Expires: _____

Exhibit "A"

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF ST. JOHNS AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

Lot Twenty-eight (28) of Block Twelve (12), City, being also described according to deed from Gasper Masters and Angelina Masters to Evalina Manucy, recorded in Deed Book V, page 249, public records of St. Johns County, Florida, on August 7, 1875, as follows: "Situated in said City of St. Augustine, and upon the westerly side, and adjoining St. George Street, and measuring thereon thirty one feet; bounded on the north by land of Frank Greator, measuring one hundred and thirteen feet thereon, on the west by land of Plummer and Pomar, thirty one feet, and on the South by land of Dora Floyd, measuring thereon, one hundred and thirteen feet."

PARCEL TWO:

Bounded on the North by lot formerly of S. Capella, East by lot formerly of Mary L. Manucy, South by lot formerly of Julia Salas, part of a certain lot formerly sold by Paul Sabate, Sheriff of the said County of St. Johns for taxes due the State of Florida, and the County of St. Johns to Francis P. Ferreira, on the sixth day of April eighteen hundred and fifty-seven the said lot conveyed, measuring from North to South forty-five feet, and from East to West, sixty-one feet, and on the West by Spanish Street, all measurements being more or less, being Lot Three (3), Block Twelve (12), according to the official map of the City of St. Augustine, dated January 1st, 1905, filed in the office of the Clerk of the Circuit Court, St. Johns County, Florida, and is the same land described in the Deed recorded in Official Records Book 66, page 412, public records of St. Johns County, Florida).

PARCEL ONE AND PARCEL TWO DESCRIBED ABOVE ARE THE SAME LANDS AND IMPROVEMENTS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 17, PAGE 297, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL THREE:

A strip of land lying in Lots Four (4) and Twenty-seven (27), of Block Twelve (12), according to the official map of the City of St. Augustine, Florida, dated June, 1923, EXCEPTING THEREFROM the land and improvements described in the Warranty deed recorded in Official Records Book 51, page 50, of the public records of St. Johns County, Florida. The strip of land described above fronts on St. George Street to a width of 7.2 feet± and a width on Spanish Street of 6.8 feet with a depth from St. George Street to Spanish Street of 177 feet±.

File Number: P16-2896

Legal Description with Non Homestead
Closer's Choice



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1974800000
Location Address	11 SPANISH ST 18 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG ALL LOTS 3 & 28 & STRIP OF LAND BEING PART OF LOTS 4 & 27 BLK 12 (EX PT IN OR51/50) OR4239/1281 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.170
Homestead	N

Owner Information

Owner Name	18 Saint George St LLC 100%
Mailing Address	121 BARBELLA CIR SAINT AUGUSTINE, FL 32095-4854

Map



Valuation Information

	2023
Building Value	\$29,057
Extra Features Value	\$1,658
Total Land Value	\$753,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$783,715
Total Deferred	\$0
Assessed Value	\$783,715
Total Exemptions	\$0
Taxable Value	\$783,715

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
2022	\$25,998	\$4,974	\$753,000	\$0	\$0	\$783,972	\$783,972	\$0	\$783,972
2021	\$39,900	\$4,974	\$753,000	\$0	\$0	\$797,874	\$797,874	\$0	\$797,874
2020	\$311,734	\$17,328	\$722,800	\$0	\$0	\$1,051,862	\$985,074	\$66,788	\$985,074
2019	\$232,176	\$15,504	\$650,520	\$0	\$0	\$898,200	\$895,522	\$2,678	\$895,522
2018	\$220,502	\$15,369	\$578,240	\$0	\$0	\$814,111	\$814,111	\$0	\$814,111
2017	\$230,674	\$15,414	\$578,240	\$0	\$0	\$824,328	\$824,328	\$0	\$824,328
2016	\$174,906	\$10,485	\$248,288	\$0	\$0	\$433,679	\$405,215	\$78,464	\$355,215
2015	\$173,129	\$10,530	\$240,350	\$0	\$0	\$424,009	\$390,216	\$83,793	\$340,216
2014	\$125,249	\$10,575	\$240,350	\$0	\$0	\$376,174	\$376,174	\$50,000	\$326,174
2013	\$93,869	\$2,799	\$240,350	\$0	\$0	\$337,018	\$337,018	\$50,000	\$287,018
2012	\$152,068	\$3,130	\$240,350	\$0	\$0	\$395,548	\$357,319	\$88,229	\$307,319
2011	\$155,822	\$3,459	\$265,888	\$0	\$0	\$425,169	\$358,237	\$116,932	\$308,237
2010	\$157,699	\$2,664	\$294,320	\$0	\$0	\$454,683	\$362,894	\$141,789	\$312,894

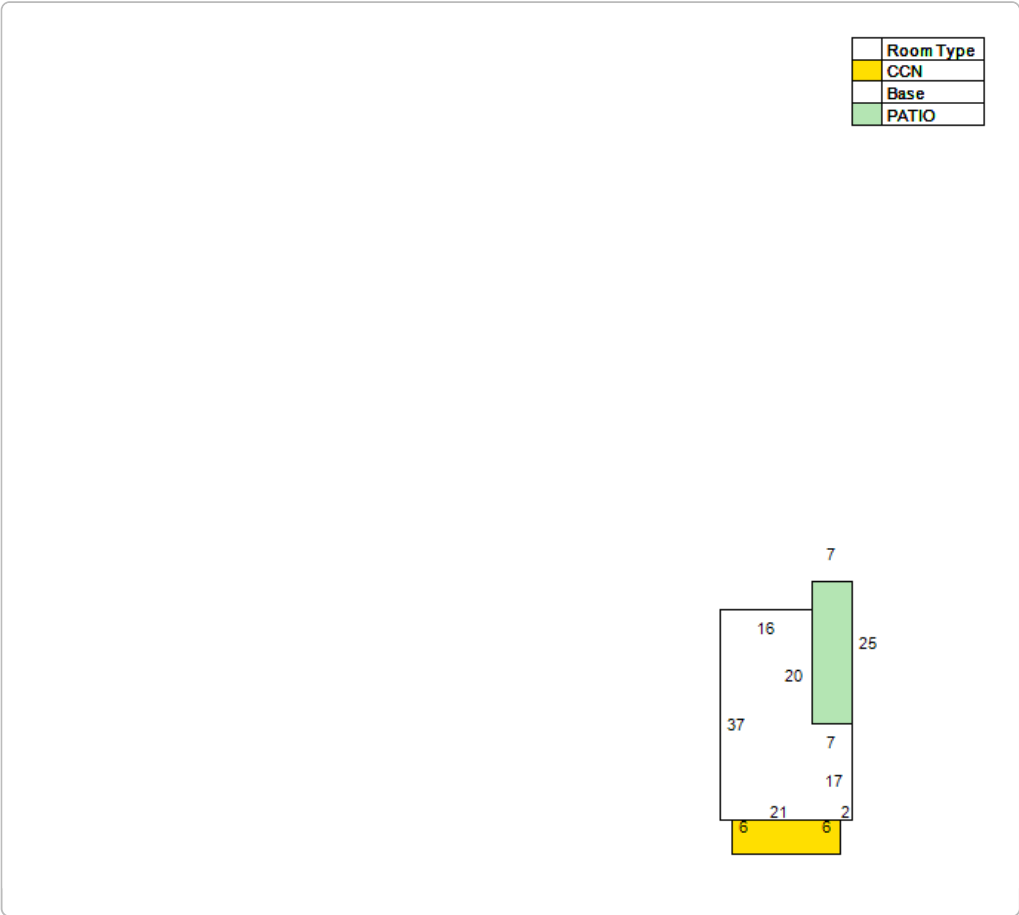
Building Information

Building	2
Year Built	1940
Actual Area	1000
Conditioned Area	711
Use	Restaurants & Cafeterias
Style	04
Class	N
Exterior Wall	Wood

Roof Cover	Modular Metal
Roof Structure	Wood Truss
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
PATIO	175
BASE AREA	711
CANOPY (COMMERCIAL)	114
Total SqFt	1000

Sketch Information



Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		1658

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	32	110	7530	SF	\$753,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/15/2016	8/12/2016	\$2,497,000.00	WARRANTY DEED	4239	1281	U	I	PARKS DONNA LEE ESTATE	18 ST GEORGE ST LLC
2/17/2016	2/17/2016	\$0.00	LETTERS OF ADMN	4150	929	U	I	PARKS DONNA LEE	PARKS DONNA LEE ESTATE
	3/10/1995	\$0.00	DEATH CERTIFICATE	1455	1069	U	I	PARKS MARY BELL *** (DECD 3/10/95)	PARKS DONNA LEE
	9/1/1989	\$0.00		829	161	U	I		PARKS MARY BELL ***

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

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Last Data Upload: 11/22/2022, 1:31:39 AM

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Schneider
GEOSPATIAL

Version 2.3.232



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
18 SAINT GEORGE ST, LLC

Filing Information

Document Number M17000003176
FEI/EIN Number 81-3396798
Date Filed 04/03/2017
State CT
Status ACTIVE

Principal Address

121 Barbella Circle
St. Augustine, FL 32095

Changed: 03/10/2022

Mailing Address

121 Barbella Circle
St. Augustine, FL 32095

Changed: 03/10/2022

Registered Agent Name & Address

SMITH, WILLIAM
121 Barbella Circle
St. Augustine, FL 32095

Address Changed: 03/10/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

NAVARRO, BRIAN
70 ESSEX STREET 2ND FLOOR
MYSTIC, CT 06355

Annual Reports

Report Year	Filed Date
2020	01/25/2020

2021	02/04/2021
2022	03/10/2022

Document Images

03/10/2022 -- ANNUAL REPORT	View image in PDF format
02/04/2021 -- ANNUAL REPORT	View image in PDF format
01/25/2020 -- ANNUAL REPORT	View image in PDF format
02/10/2019 -- ANNUAL REPORT	View image in PDF format
02/20/2018 -- ANNUAL REPORT	View image in PDF format
04/03/2017 -- Foreign Limited	View image in PDF format

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: December 14, 2022

Re: Planning and Building Permits – Historic Preservation Districts

During the month of November 2022, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

REPAIR, MAINTENANCE AND NEW CONSTRUCTION

40 Charlotte Street (Piping to 2 grease traps)

35 Hypolita Street (Installing grease trap under 3 compartment sink (750 gal.) hooking to floor drain under 3 comp. sink)

50 Marine Street (Phase (1): Remodel House)

64 Marine Street (Remove split system w/ ductwork and install ductless system. New unit must not be visible from the street)

65 St George Street (Repair panel)

98 St George Street (17-1211.09 New Shake wood roof)

DEMOLITION

515 Arricola Avenue (Demolish entire structure and driveway. Haul debris away. Approved with condition for a good-faith effort to salvage materials per the HARB order.)

110 Carver Street E (Demolish building and dispose of material)

63 Hypolita Street (Emergency demolition)

SIGNS

62 Cuna Street (Cutie Pies Bake Shop: 1 new hanging sign on bracket 24"x36" 6sf and 1 new wall mounted sign 24"x36" 6sf. Total 12sf. Using pre-approved colors, fonts and material. Bracket sign must provide 8 foot clearance)

123 St George Street (Directory 24"x36" 6sf Bracket Sign for 123 St George St, must provide 8 foot clearance. Using wood material, pre-approved colors and fonts)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk