CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, MARCH 16, 2023 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) February 16, 2023 Regular Meeting
4. Modification and approval of Agenda
*5. Recommended Expedited Hearing Items (to be recommended one week in advance)
   a) HP2023-0010
   Les Thomas Architect - Applicant
   Ocean Breezes Real Estate, LLC - Owner
   50 Marine Street
   To modify previously approved Certificate of Appropriateness application HP2022-0073 to utilize a stucco finish where wood lap siding was proposed on dormer additions to the main residence and the new detached garage, extend the proposed eight-foot tall masonry wall to part of the north property line, and remove a previously proposed gate on the west property line wall.
6. Certificate of Appropriateness
   a) HP2023-0008
   Southern Construction - Applicant
   J Prabhu II LLC - Owner
   226 Charlotte Street
   To modify previously approved Certificate of Appropriateness HP2022-0092 to replace an existing second story north elevation wood window, previously indicated to remain, with a new, smaller wood window.
   b) HP2023-0011
   Alan J. Frez Construction, Inc. - Applicant
   Maria F. Gandarez - Owner
   317 St. George Street
   To replace all existing wood novelty siding on the main residence and garage apartment with new wood novelty siding.

c) HP2023-0009
Frank Reubel Fine Jewelry Inc - Applicant
TEP, Inc. - Owner
29 King Street (a.k.a. 17 King Street)
To install signage with colors that are not pre-approved.

d) HP2023-0012
Les Thomas Architect - Applicant
Toques Land Trust - Owner
26 Toques Place
To elevate the structure, construct a new covered front porch and pier foundation to replace the existing, and alter the site configuration related to proposed relocation of the building. (See companion applications HP2023-0013 & HP2023-0014).

7. Certificates of Demolition, Partial Demolition, and Relocation

a) HP2023-0014
Les Thomas, Architect - Applicant
Toques Land Trust - Owner
26 Toques Place
To relocate a residential building, constructed c. 1910 that is recorded in the Florida Master Site File and located within the St. Augustine National Register Historic District and the Historic Preservation-Three (HP-3) Zoning District, westward/forward on its current lot. (See companion applications HP2023-0012 and HP2023-0013)

b) HP2023-0013
John Valdes & Associates, Inc. - Applicant
Toques Land Trust - Owner
26 Toques Place
To partially demolish a residential building constructed c. 1910 that is recorded in the Florida Master Site File and located within the St. Augustine National Register Historic District and the Historic Preservation-Three (HP-3) Zoning District to include after-the-fact removal of original wood windows; and, for work related to the elevation, relocation, and rehabilitation of the building, including the front porch, rear exterior stair, and rear outbuilding. (See companion applications HP2023-0012 and HP2023-0014)

c) HP2023-0016
Big Joe Realty, LLC - Applicant and Owner
19-1/2 S Leonardi Street (a.k.a. 17 S Leonardi Street)
To demolish the southernmost residential building on the lot, constructed c. 1924 - 1930; and, for after-the-fact approval of a rear detached garage building over 50 years of age, that are both recorded in the Florida Master Site File, and not located in a district.

8. Continued Items from the previous HARB meetings

a)	Certificate of Appropriateness HP2022-0083 Continued from December 14, 2022 WITHDRAWN BY NEW OWNER	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.
b)	Certificate of Demolition HP2023-0003 Continued from February 16, 2023 REQUESTING CONTINUANCE	Ronin Construction Management, LLC - Applicant Irene L. Lawrie Living Trust - Owner 224 Riberia Street To demolish a residential building constructed ca. 1924-1930 that is recorded in the Florida Master Site File and a contributing building in the Lincolnville National Register Historic District.
c)	Certificate of Demolition HP2023-0004 Continued from February 16, 2023 REQUESTING CONTINUANCE	Ronin Construction Management, LLC - Applicant Irene L. Lawrie Living Trust - Owner 226 Riberia Street To demolish a residential building constructed ca. 1917-1924, including the post-1930 commercial addition extending from the front facade, that is recorded in the Florida Master Site File and is a contributing building in the Lincolnville National Register Historic District.
*d)	Certificate of Appropriateness HP2022-0078 Continued from November 17, 2022 REQUESTING CONTINUANCE	Grace Contracting, LLC - Applicant Zigiz Holdings, LLC - Owner 28 W. Castillo Drive - Lot 14 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.
*e)	Certificate of Appropriateness HP2022-0079 Continued from November 17, 2022 REQUESTING CONTINUANCE	Grace Contracting, LLC - Applicant Zigiz Holdings, LLC - Owner 28 W. Castillo Drive - Lot 15 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.

9. Planning and Building Staff Communications

a) Staff Approved Permits Report

10. Other Business

    a) Information related to City initiatives regarding Resiliency and Sustainability, including the Federal Back Bay Study, updates to the Vulnerability Assessment data, Resilient Shoreline concepts and other projects. (Presentation to follow at a later HARB meeting)

11. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than 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
February 16, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, February 16, 2023, 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
Brad Beach

City Staff:

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

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2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. MacDonald MOVED to APPROVE the January 19, 2023, minutes as presented. The motion was SECONDED by Mr. Benoit.

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

4. Modification and approval of Agenda

Ms. Duncan announced Items HP 2023-0003 and HP 2023-0004 had requested a continuance to the March 7, 2023 HARB meeting.

Ms. Seymour noted one item under 'Other Business' would be added regarding the Back Bay Coastal Storm Risk Management Study. She said the Army Corp of Engineers were doing a study and she wanted to inform the Board.

MOTION

Mr. Benoit MOVED to APPROVE the modifications to the agenda and continue items HP2023-003 and HP2023-0004. The motion was SECONDED by Mr. Beach.

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

5. Public Comments related to Expedited Hearing items:

(None)

6. Certificate of Demolition and Partial Demolition

6. (a) HP2023-0003 REQUESTING CONTINUANCE TO MARCH 16, 2023 MEETING– Ronin Construction Management, LLC– Applicant
Irene L. Lawrie Living Trust – Owner
224 Riberia Street

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To demolish a residential building constructed ca. 1924-1930 that is recorded in the Florida Master Site File and a contributing building in the Lincolnville National Register Historic District.

Applicant requested a continuance to the March 16, 2023 meeting.

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

6. (b) HP2023-0004 REQUESTING CONTINUANCE TO MARCH 16, 2023 MEETING– Ronin Construction Management, LLC – Applicant
Irene L. Lawrie Living Trust– Owner
226 Riberia Street

To demolish a residential building constructed ca. 1917-1924, including the post-1930 commercial addition extending from the front facade, that is recorded in the Florida Master Site File and is a contributing building in the Lincolnville National Register Historic District.

Applicant requested a continuance to the March 16, 2023 meeting.

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

6. (c) HP2023-0007– A.D. Davis Construction Corp– Applicant
Sisters of St. Joseph, Inc. – Owner
234 St. George Street

To partially demolish "Villa Flora," a building constructed ca. 1898, located in the HP-1 Zoning district, recorded on the Florida Master Site File, and a contributing building to the St. Augustine National Register Historic District, limited to removal of the coquina parapet wall, two layers of brick below, and flashing on all but a portion of the east elevation, in conjunction with proposed repairs and reconstruction with the same elements.

Mr. Weaver noted several years ago he worked on a state grant with the Sisters of St. Joseph but no longer had any professional business relations.

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 234 St. George Street with the following findings:

1. the partial demolition will be mitigated by the applicant's plans to restore the coquina parapet wall as existing; and,

2. the flashing related work which necessitates the partial demolition will protect the building from future water intrusion.

And condition:

1. That a mortar mix compatible with the original and with the historic coquina stone be utilized.

Mike Davis reviewed the application.

Ms. Duncan asked when the coquina was removed, how it would be protected.

Mr. Davis replied it would be on the roof and would be spread out to not damage the roof. He said each piece would be numbered in order to reinstall it correctly.

Ex Parte Communication:

(None)

12 certified notices were sent, 3 were returned in favor, 0 were returned opposed and 0 had comments.

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

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The Board discussed:

- Applicant had performed this same work in 2017 and understood the specifications required
- Questioned the kind of flashing on the building
- Asked if this was the same as the work in 2017
- Questioned why it did not work in 2017
- Noted there was a covenant with the state regarding any substance work for the duration of ten years
- Felt the proposed demolition work was removing and being replaced with the same material was appropriate as long as it was reinstalled the same way
- This work would help maintain the building long term
- Asked if mortar testing had been done or if it was done on the previous repair

Applicant response:

- Had lead flashing on the outside that did not all the way through and lead flashing on the inside that did not go all the way through
- Between the bricks was completely deteriorated
- Everything would be sealed and pinned and would repair identically
- Work being done was exactly the same
- Rest of the roof had not been touched; however, it has continued to leak and become worse and had to be fixed
- Would follow up on the covenant
- Testing had been done during the previous repair and the mortar mix had been used on the southside and on the parapet

MOTION

Mr. Benoit MOVED to APPROVE application 2023-0007 finding that the partial demolition was towards repair and replacement in kind and would protect the building for the future with the one condition that the compatible mortar mixture would be used. The motion was SECONDED by Mr. Beach.

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

7. Certificates of Appropriateness

7. (a) HP2023-0005– Les Thomas Architect– Applicant
32084 Properties LLC– Owner
320 St. George Street

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

To construct a new detached garage and driveway south of the existing residence.

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 320 St. George Street with the following findings:

1. There is limited view of the accessory building from the HP-1 zoning district.

2. meets the Secretary of the Interior's Standards for Rehabilitation # 9 as a contemporary design that is both compatible with the existing main residence and reasonably compatible with the adjacent HP-1 zoning district.

and conditions:

1. The proposed driveway paver material is clarified and found by the HARB to be reasonably compatible with the AGHP and the HP-1 zoning district.

[1] Recusal form attached to original minutes

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2. Window sashes on the garage are changed to the more appropriate 1/1 configuration and other ornamentation that the HARB may determine inappropriate, such as the Craftsman brackets, spindle details on the east and south elevations, and glazing on the garage door, be removed from the design or altered per HARB's recommendations to be more compatible with the AGHP.

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi said she was concerned when HP-1 district came up as it was being destroyed. She encouraged the Board to stay within the guidelines of the HP-1 district.

Public hearing was closed.

The Board discussed:

- Felt it was a mistake was calling this a garage and not a carriage house
- Recommended if it were based off the Secretary of the Interiors, the window should be one over one
- Should be more of a simpler utilitarian structure
- Would be new construction and outside the HP district and could have more flexibility with the siding material
- Staff was following guidelines with the brackets as they could be simpler
- Site was pushed back so the scale and portions worked with the main house
- No windows were in garage, paint colors were matching the house, brick driveway were per the requirements
- Hardie siding could be used but should maintain a profile similar to the main house
- Accessory structure should be simpler in nature and agreed a simple one over one window was better
- Wanted to simplify the structure to avoid it competing with the main structure
- Felt it met the overall threshold of reasonable compatibility
- Unsure why the windows in the garage were being removed as other had been approved
- Felt the brackets could be decorative as that was similar to other Victorian style homes
- Felt the design was thoughtful and the proposed details were appropriate
- Had used alternative materials when outside the HP-1 district but still compatible
- Felt the home was a period piece and asked when it was built
- During that time period the home would have had a carriage house
- A garage would have built post World War 1
- Design was nice with the existing house but preferred it without the windows as they did not look historic whereas all wood did
- Felt the building was simple with elimination of the windows and the bracket would tie into the main structure

Applicant response:

- Would submit the type of siding to staff for it to be part of the permit application
- Originally built in 1894
- Questioned which brackets were being referenced

Ms. Seymour noted it was the front bracket supporting the roof over the garage. She said they were currently a more craftsman style and should match the house.

Mr. Thomas said they would have to be a bracket because it held the roof.

Ms. Duncan said the ones on the garage were appropriate.

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Ms. Seymour said the recommendation was for them to be more simplified.

Ms. Courtney said the windows were specified in the craftsman style and used in the addition. She said if they were trying to replicate the Queen Ann architecture the window on the house was different and staff did not recommend repeating that on the garage as it should be kept as simple as possible.

Mr. Thomas said they were willing to do what was needed and those were simple things to change. He said they agreed to the windows, no glass in the garage door, and would use that pattern as indicated.

Ms. Duncan asked if there was a recommendation regarding the pavers.

Ms. Seymour replied the AGHP recommended it should be a natural clay brick.

Mr. Thomas said the pattern would be the same as the existing sidewalk on the property.

Mr. Weaver said he thought there was consensus on some items: brackets were fine, there was no objection to the use of the Hardie board and suggested using the Artisan Hardie.

Ms. Courtney questioned if the Artisan Hardie board was being manufactured because it was not on the recent list.

Mr. Weaver asked if they could approve it and if there were an issue the applicant could report to staff.

Ms. Courtney noted it would not have to be that specific brand but should be that profile.

Mr. Beach noted it should have the same exposure.

Mr. Thomas agreed it would have the same exposure, except the shape maybe slightly different; however, the exposure would be like the existing house.

Mr. Weaver said the condition would be it should resemble the traditional weather board siding found in St. Augustine. He noted the pavers would be the clay brick and should have one over one light windows.

Mr. Thomas agreed.

Ms. Seymour asked about the frieze board over the porch area.

Mr. Thomas said the height was kind of high and he lowered it by adding the frieze board a little more wall. He said it was only four feet wide and six or seven feet long. He said it was to lower the entry and make it feel more like a porch.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness 7(a) HP 2023-0005 320 St. George Street to construct a new detached garage and driveway south of the existing residents with those four conditions. The motion was SECONDED by Mr. Beach.

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

7. (b) HP2023-0006– Les Thomas Architect– Applicant
Mikma Properties, LLC –– Owner
21 Hypolita Street

To make exterior alterations to the existing commercial building, including replacing railings for the existing ADA ramp and stair, installation of a canvas awning on the north elevation, and relocation of the hood vent on the south elevation roof; and, to construct a new pergola in the paver courtyard with associated changes to landscaping and hardscape.

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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 21 Hypolita Street with the following findings:

1. The overall project, as presented or with alterations recommended by the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design; and,

2. The applicant provides evidence and the HARB determines that the proposed wide awning meets the Secretary of the Interior's Standards for Rehabilitation #10 as a reversible new alteration.

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Was not in favor of the awning as it did not fit the architecture of the building
- Looked to be more for a commercial building
- Suggested adding post calling it a side porch which would blend better with the architecture
- Did not associate an awning with a vernacular style building but was more for commercial and Mediterranean style architecture
- Rather than having post it would be more of a shed roof that would have brackets and would match more of the vernacular feel of the building; however, was more intrusive than an awning that could be removed
- Would fit more with the architecture than what was proposed
- Scale of the awning looked little and not deep
- An entry feature should signify the entrance and having an awning over a ramp was not typical as that was more of a transition feature
- Suggested having the canopy be more dedicated to the entry doors and the landing at the top
- With it being slopped, rain will come back on to the ramp
- Using the brackets or awning to cover only the porch area would look better
- Having the long awning did not look right next to the long set of windows

Applicant response:

- Thought the awning would be more of an asset and easier to do
- Problem with the post was that it was not a porch
- Would be a covering for the handicapped ramp
- Would be held up as per the awning company specification but could add brackets to it
- Awning was seven feet wide
- Main goal was to cover the ramp for safety
- Only covering just, the porch was a great idea

Douglas Bow was sworn in and reviewed the application.

Mr. Bow said originally the awning was five feet by twenty-five feet and was supposed to cover the handicap ramp. He said the front porch was not a front porch but more of a walkway from the steps to the front door. He said this covering would allow people to be out of the elements.

Board discussion:

- Instead of the aluminum brackets and canvas awning to match the architecture and could have a wood structure with wooden brackets

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- Could have more of a bracketed covering to cover those waiting in line
- Long awnings were not typically seen along a residential house
- Awning could be placed over the entrance
- If shortened, it could be centered on the door and the window above and would be more appropriate to solve the challenges
- Screened area in the back would be the reference and should be balanced in both directions
- In favor of the pergola as it matched the period
- All the other proposed items were acceptable, wood railing matched the main porch, and the exhaust was on the backside
- Thought the awning should be lowered by six inches
- If handicap ramp were covered, applicant would need to commit to a vernacular style porch
- Felt the color should be darker, not matching the building
- Darker colors would be better for maintenance and weathering
- Could have a darker color that was on the house
- Color of the awning should accent the building and suggested the cranberry

Applicant Response:

- If post were added they would obstruct the handicap ramp
- Asked if the awning could be shortened
- Asked what size needed to be determined
- Doors were six feet and would want to go a foot and half beyond
- Wanted to make sure the doors cleared but it could be dropped some
- Coloring of the awning was almost an exact match to the color of the building
- Agreeable to any color the Board choose as there were many colors available

Ms. Courtney stated the color would have to match the era and the style and the building was built in 1924 which would be post Victorian.

Mr. Weaver suggested working with staff for the awning color and if unable to find a pre-approved color, then the applicant could return to the Board.

Mr. MacDonald said now that the canvas was smaller having it more like a feature was not a bad idea and it could have stripes, as the building was a little flat.

Mr. Bow agreed to obtain samples and provide the colors to staff for a decision.

Ms. Courtney noted historically some awnings had stripes.

Mr. Weaver noted the awning colors were being delegated to staff and asked for clarification for the dimensions of the awning.

Mr. Bow said the new awning was five feet out and eight feet wide and would be under the windows.

Ms. Duncan suggested the awning be dropped about six inches and keeping the end away from the windows to the right of the door and then bring in six inches on each side for it to be centered.

MOTION

Mr. Weaver MOVED to APPROVE 21 Hypolita Street HP2023-0006 to approve all elements with the condition that the awning would be eight feet wide and lowered a little bit. The motion was SECONDED by Mr. Beach.

Ms. Seymour asked if there were any changes being made the landscaping and hardscaping that was existing.

Mr. Thomas said it would be cleaned up and left alone.

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VOTE ON MOTION:
AYES: Weaver, Beach, Benoit, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

8. Continued Certificates of Appropriateness from the previous HARB meetings

8. (a) HP2022-0078 Continued from November 17, 2022 – Grace Contracting, LLC– Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive - Lot 14

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 inground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.

Ms. Seymour read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness applications at 28 W. Castillo Drive – Lot 14 (HP2022-0078) & Lot 15 (HP2022-0079):

1. APPROVE the application if the HARB finds that sufficient information has been provided to determine that the proposed new construction meets the Secretary of the Interior's Standards #9 as compatible contemporary additions to the streetscapes along Grove Avenue and W. Castillo Drive with the following conditions:

a. Color and pattern of clay bricks are clarified and determined to be appropriate by the HARB

b. Window muntins are confirmed to be a raised simulated divided lite design

c. An appropriate form of screening utility equipment is determined

d. Finish material/color for visible foundation piers is clarified and found to be appropriate; OR,

2. CONTINUE to allow for further clarification and/or modifications as recommended by the HARB necessary for the design to be consistent with the AGHP and appropriate for the HP-5 Zoning District.
Josiah Duff and Alan Register reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Yvonne Puckett spoke in opposition to the application and said she had lived in the area for the past sixty-eight years and was active in the community. She said there was no traffic flow to Grove Avenue from this property and it was a narrow street and easily flooded due to the type of City drainage. She said the developer of the property had maximized the buildings, including pools for large group rentals. She said these issues might not be in the Board's purview but hoped they could limit the negative impact to the neighborhood.

Public hearing was closed.

The Board discussed:

- Proposed each property had five bedrooms
- Would need to have one vehicle per bedroom
- Wanted to know how the vehicles would be positioned on the property
- Questioned the maximum lot usage and impervious ratio

[2] Break from 2:16 p.m.- 2:24 p.m.

Mr. Benoit said depending on the site plan the buildings had two numbers: building coverage was 50% and they were at 35% and for impervious was 70% but depending in which site plan, it varied; option one was 54% and option two was over 60%.

Board discussed:

- Building design was better than previous and was moving in the right direction
- Asked if there was a consensus on which site plan was better
- Option two had the vehicles off the street and had a driveway
- Felt option one did not encourage traffic off Grove Avenue and helped with the drainage but could be an issue with the traffic on Castillo Drive
- Suggested for option one could be to deed a connection between the two of the driveways since owned by same owner and it would provide and way in and out from Castillo Drive
- Questioned if all the vehicle would fit on the property in option one
- Did not have a parking plan showing how parking would work on site
- Wanted to see the vehicles layout but wanted the vehicles off the street and on the property
- Could the driveways be eliminated or flipped the houses to have the driveways together to provide more parking for both houses and access
- Felt the Board had a lot of control over the two lots and driveway versus no driveway
- Most buildings predated the automobile and the original look was not to have curb cuts
- Was important to limit the traffic on Grove Avenue
- San Borne maps showed that garages were setback
- By maneuvering the lots would be able to
- lessen the visual impact on Castillo Drive
- Noted aluminum was a suitable material; however, should read as a wood window
- Questioned the fenestration pattern but was more in favor of option one from a traffic and aesthetics point of view
- Preferred option one, but did not think the garages could be turned as there was not enough space
- Edge of driveway was supposed to be three feet from the property line, and this was less than sixteen feet but normally wanted twenty-three feet from edge of structure to property line for side entry garage
- Option one helped mitigate the impact to Grove Avenue
- Felt leaving and entering off Castillo Drive would be very tricky
- Suggested the front setbacks could be moved forward by two feet to be in line with the rest of the properties on Grove Avenue
- Would help gain more space in the motor court for both garages
- Had a crawl space foundation design in terms of flood mitigation this was the more sensitive approach
- If it were a rental; should be clearly noted there would be no parking allowed in front and there would not be a curb cut; all parking would come off Castillo Drive
- Suggested making the garages a few feet smaller each way which would help with parking
- Could slide the second story garage over the steps and help maintain the footprint of the garage apartment
- Concerned there was not a sidewalk and questioned the way people would enter the main house
- Suggested putting the walkway between the two buildings, through the center

Mr. Beach asked if there was Board consensus to use the site plan for option one as long as the vehicles could be off the street and not parking on Grove Avenue.

Ms. Lopez said the parking would have to be provided when applying for a short-term rental. She said parking was supposed to be contained on the property; however, if unable

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to there were other options available per code.

Mr. Weaver asked what the current parking situation was for Grove Avenue.

Ms. Seymour replied closer to US 1 had some street parking; however, the majority of Grove Avenue was yellow curb which did not allow parking.

Mr. Weaver said he did not want to encourage parking on Grove Avenue as it did not sound feasible.

Ms. Duncan said the adjacent properties shown did not have parking and historically, parking was not on Grove Avenue.

There was Board consensus to use site plan option one and noted if there were any changes from the other Boards the applicant would have to return to HARB.

Mr. Weaver asked if the application should be continued until the parking details could be worked out before final approval or should they continue working out the other details since the applicant was present.

The Board decided to work through the architecture details.

Board discussion:

- Asked for clarification regarding the small individual windows on the right elevation as they did not fit the building
- Floor plan should adjust to make the interior and exterior work together and with the historic context of the area
- Historically, windows were larger to open and vent the home for air flow
- Scale of the windows on the left elevation were more appropriate
- Should develop a fenestration pattern that resembled the neighborhood
- Window did not need to be operable as long as it looked like a historic window
- Aluminum was a fine material to use but it needed to resemble wood with the scale and details
- Questioned what type of windows were being used
- Noted it would have a clad exterior aluminum outside but wood on the inside
- Suggested switching the stove with a sink to add a window which would help add balance
- Small windows were related to bathrooms, staircase, and closet but the upper drawing on A6 in the bedroom could add a double hung window
- Front elevation; the pairs of windows should be pinched in to allow for more wall space on the corners
- Asked if the finish floor would be at ten feet and if that was shown in the drawings
- Asked what the existing grade versus the proposed ten foot
- Questioned the difference between the porch on the and the grade
- Felt there was a need for more steps from the porch
- Asked how this would be contained on Grove Avenue and how it could affect the neighbors
- Suggested using a retaining wall on the sides and asked if it was shown on the site plan
- Should understand how these would fit compared to the other buildings
- Suggested providing a contextual drawing with several other buildings or street view
- Friday Review comments noted the applicant would have to provide elevation notes ten feet into adjacent properties
- Had to choose which street to send drainage and there was not a split option and Castillo Drive was the better of the two
- City’s review process was extensive
- Felt the water could be contained and felt there were lots of ways to solve the issue
- Ceiling heights were nine foot and felt the windows could be larger in height

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- Suggested using a 2x4 window and in some spaces a 2x6 window
- Drawings were fine but concerned about the accuracy
- Like the differentiations provided for the two lots on Grove Avenue
- Suggested having the hip roof on lot 14 extend over the porch and covered which would help differentiate even more and the cost to build would not be significantly more
- Felt the vernacular buildings on the street would have the fenestration patterns the Board was looking for
- Proposed soffits were vinyl asked if there was an opportunity to have exposed rafter tail or solid
- More in favor of rafter tail as it could add more character but suggested to look at the neighborhood to see what was there
- Encouraged the materials to be wood and not vinyl
- Suggested having one lot as an exposed rafter tail and the other lot solid
- Felt it was important to tie in both buildings with the hardscape
- Needed to clarify the patten and asked if there was a way to break it up either by creating new pathways between buildings or hardscape or landscape between the buildings
- Felt it should be more inviting with landscape even if not in public view should be screened
- Asked if cocoa color was the paver for the pool
- Felt that color would not be best as it could be difficult to stand on Florida as it would be too hot
- Keeping the trees would help it feel more part of the context
- Asked if there was a copy of the landscape plan provided

Applicant response:

- Wanted to spread windows out but had had to keep in mind the existing floor plan and wanted to minimize the cost
- Most windows were fixed and in places where they should not be as tall as others
- Could make adjustments and operable
- Was a Pella wood window and would provide the information to staff
- Existing grade was at six plus or minus but proposed to raise the grade towards the front of the house to provide positive drainage to Castillo Drive
- Thought the porch on the front was at thirty- two inches
- Would have the raise the proposed grade from five to closer to seven and a half to provide the positive drainage to Castillo Drive
- Provide a street view of how it would look; however, the typography was not shown
- Wanted to have feedback and work towards a more wholesale solution; the proposed drawings were not the final proposal
- Asked if the Board accepted cementitious or solid panels
- Asked what the acceptable materials were
- Cocoa was the color for the paver and clay based

Board discussion:

- Questioned if the existing trees were at the back of the property
- Asked what type of trees they were
- Asked if there was a preferred landscape plan
- Questioned the pattern of the pavers
- Tree in the middle could cause an issue if going with the site plan one
- Asked for the trees to be incorporated when the applicant returned to the Board

Applicant response:

- Lot 14 had a large Oak tree and at the front there were three existing trees
- Trees were Magnolia, Palm and Cedar tree with the Oak tree at the rear
- The proposed driveway plans were rotated to avoid removal of trees

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- Landscape plan was provided on A0.4 and they were trying to meet the new tree requirement
- Color of the pavers would be addressed; however; the pattern would be herringbone

Ms. Seymour noted the front elevations from Grove Avenue and the garages both had an option one and option two. She said if the Board were able to confirm which they preferred it would be beneficial to the applicant in a subsequent application.

Mr. Duff said lot 14 option one was a Dutch hip roof concept covering the porch with the scallop siding and option two was eliminating any kind of skirt and bringing the gable end forward. He said they had different forward massing.

There was Board consensus that Lot 14 would be front elevation option one.

Mr. Duff said for Lot 15 the difference was center door or the right-hand entry.

Mr. Benoit said the elevation drawings were placeholder but asked if they would be different and asked what the intent was for the doors.

Mr. Duff said it was the same on both lots but that was an easy change.

Mr. Benoit said they should be different since they faced the street. He said the magnolia arch was not the most traditional, but it should be included in the drawings.

Ms. Seymour noted lot 14 garage had the plain magnolia without the arch.

There was Board consensus for Lot 15 option one for the garage would be used.

Ms. Duncan asked if the foundation would be brick for the main house.

Mr. Duff replied in the affirmative.

Ms. Duncan asked if the applicant could provide a sample of the brick veneer, or what would be used.

Mr. Duff said he could do two in order to differentiate between the two structures.

Ms. Lopez asked if the applicant was able to have all the materials requested prior to the March deadline if the application was continued.

Mr. Register asked if there were anyway to move forward since there were other items that needed to be addressed before coming back to the Board.

Ms. Duncan said they should address the questions from the Friday Review and working through the drainage would be an important part of moving this to the next step.

Mr. Benoit said the applicant could work with the Public Works Department and once approval from HARB could move forward to the Planning and Building Department.

Mr. Benoit stated the City had options for parking if all the parking could not be contained on site.

MOTION

Mr. Weaver MOVED to CONTINUE HP2022-0078 20 West Castillo Drive Lot 14 to the March 16, 2023 HARB meeting. The motion was SECONDED by Mr. Benoit.

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

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8. (b) HP2022-0079 Continued from November 17, 2022– Grace Contracting, LLC — Applicant
Zigiz Holdings, LLC – Owner
28 W. Castillo Drive - Lot 15

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 inground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.

Discussion was heard simultaneously with item 8(a).

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness applications at 28 W. Castillo Drive – Lot 14 (HP2022-0078) & Lot 15 (HP2022-0079):

1. APPROVE the application if the HARB finds that sufficient information has been provided to determine that the proposed new construction meets the Secretary of the Interior's Standards #9 as compatible contemporary additions to the streetscapes along Grove Avenue and W. Castillo Drive with the following conditions:

a. Color and pattern of clay bricks are clarified and determined to be appropriate by the HARB

b. Window muntins are confirmed to be a raised simulated divided lite design

c. An appropriate form of screening utility equipment is determined

d. Finish material/color for visible foundation piers is clarified and found to be appropriate; OR,

2. CONTINUE to allow for further clarification and/or modifications as recommended by the HARB necessary for the design to be consistent with the AGHP and appropriate for the HP-5 Zoning District.

Ex Parte Communication:

(None)

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

Peter Kline provided an email to the Board and it was provided in their response packets.

There was Board consensus to use option two for the main elevation and option one for the garage.

MOTION

Mr. Weaver MOVED to CONTINUE HP2022-0079 to March 16, 2023 HARB meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:
AYES: Weaver, Benoit, Beach, MacDonald, 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

Ms. Courtney provided information regarding the St. Augustine Back Bay Coastal Storm Risk Management Study. She stated a charrette would take place at the St. Johns County Emergency Operation Center which the Board was invited to attend.

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Ms. Lopez advised the Attorney General's office provided guidance (not a formal opinion) that if the Board were to take official action on this then the Board should not participate in the breakout charrette activity.

Mr. Benoit expressed his displeasure for not being able to attend.

Ms. Lopez said a known violation of Sunshine by a Board member was a crime. She suggested perhaps the best option was to allow the public to attend the charrette and have the consultant provide the information to the Board.

Mr. Weaver asked if they were able to attend the charrette and not participate.

Ms. Lopez advised that reduced the risk but advised not participating in order to not violate the Sunshine Law.

Ms. Courtney advised the Planning and Zoning Board was having a special meeting on February 21,2023 regarding parking and sea level rise. She told the Board if they wanted to attend, they were able to, but it was optional.

Ms. Lopez suggested if not able to attend perhaps Jessica Beach, City Chief Resiliency Officer, could provide an update regarding the sea level rise.

Ms. Courtney noted the St. Augustine History Festival was scheduled May 12-14th and the City would be participating in a window workshop at the Water Works building on May 13, 2023.

Ms. Lopez said the Board could attend as it was an informational session. She said they were able to speak directly to the presenters and participate in public comment.

Ms. Courtney announced there was a media release advising Paul Weaver would be receiving the 'de Aviles Award. She said the award ceremony would start at 4:30 p.m. prior to the City Commission Meeting on February 27, 2023.

Mr. Weaver invited his fellow Board members to attend if able.

11. Next Scheduled Meeting Date

(a) Thursday, March 16, 2023, at 1:00 p.m.

12. Adjournment

There being no further business, the meeting was adjourned at 4:19 P.M.[3]

_____

Catherine Duncan, Chairperson

[3] Transcribed by Elyse Wiemann

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 16, 2023 Meeting

Application HP2023-0010 Address: 50 Marine Street

Applicant: Les Thomas, Architect

Property Owner: Ocean Breezes Real Estate LLC

Project description: To modify previously approved Certificate of Appropriateness application HP2022-0073 to utilize a stucco finish where wood lap siding was proposed on dormer additions to the main residence and the new detached garage, extend the proposed eight-foot tall masonry wall to part of the north property line, and remove a previously proposed gate on the west property line wall.

Architectural Style:	"Spanish Colonial" Interpretation	Florida Master Site File:	N/A
National Register:	St. Augustine NR District: Non-contributing	Construction date:	1975
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1988700000		
Agenda Item:	5(a)	Previous Action(s):	COA HP2022-0044 COA HP2022-0073

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the west side of Marine Street between Bridge and St. Francis Streets. The residence, constructed in 1975 according to the St. Johns County Property Appraiser, does not contribute to the St. Augustine National Register Historic District. Because of its location in the Historic Preservation 1 (HP-1) zoning district, HARB review is required for the proposed alterations to the building and site to ensure compatibility with the AGHP.
2. A Certificate of Appropriateness application for this property was heard and approved by the HARB at the August 17, 2022 HARB meeting and subsequently modified at the November 17, 2022 meeting. The current approved plans are provided for reference. The applicant is requesting alterations to the approval as detailed in the scope of work below.
3. Utilization of stucco on the dormer additions and the detached garage is consistent with the existing architectural style of the building as recommended by the Architectural Guidelines for Historic Preservation (AGHP) and could differentiate the new dormer additions from existing dormers.
4. The gate in the west property line is not visible from the right-of-way and its removal would not impact the overall design of the site.
5. Extension of the proposed masonry wall is consistent with the previously approved wall.
6. This property is in Archaeology Zone IB and must conform to the Archeological Preservation Ordinance. Modifications to the existing plans may require additional archaeological review.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Appropriateness** at **50 Marine Street** for modifications to previously approved COA HP2022-0073 because they meet the Secretary of the Interior's Standards for Rehabilitation # 9 as a compatible contemporary design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Utilize a stucco finish on the dormer additions rather than the previously approved wood lap siding.
2. Utilize a stucco finish on the entirety of the previously approved detached garage which was proposed to also feature wood lap siding.
3. Extend the proposed 8' tall masonry wall approximately 45', turning (16') to meet the house at the rear addition of the building.
4. Remove the previously approved gate in the west property line wall.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 7, and 9 apply.

2. **Retention of Distinguishing Architectural Character**
3. **Recognition of Historic Period**
7. **Cleaning with Gentlest Possible Method**
9. **Compatible Contemporary Design for New Alterations and Additions**

Exterior Finishes

Masonry

Do...

- Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color and texture.
- Retain stucco that is an important decorative or stylistic feature of the building.

Don't...

- Remove sound stucco or repair it with new stucco that is stronger than the original material or that does not convey the same visual finish.
- Remove or improperly treat decorative stucco.

Post-1821

St. Augustine Colonial Revival buildings are finished with stucco, brick, rusticated brick, unfinished poured concrete or coquina concrete, drop siding or weatherboards with corner boards, or wood shingles.

Mediterranean Influence buildings are finished with brick, stucco or unfinished coquina concrete.

Fences, Walls and Gates

Do...

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

Don't...

- Remove historic fences and walls.
- Install cinder block walls; or ornate iron or wood, rough cedar, chain link, wire or post and rail fences.
- Install fences of inappropriate scale that obscure the overall design of the building or its individual features.

Post-1821

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

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

Masonry walls are appropriate for Spanish Renaissance Revival and Moorish Revival buildings.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Previously Approved Plans

STAFF PHOTOGRAPHS
50 Marine Street

Front (east) Elevation Before Construction

Staff Report pg. 5

STAFF PHOTOGRAPHS
50 Marine Street

Detail of front porch roof proposed to become 2nd story covered balcony

Detail of front porch roof proposed becoming 2nd story covered balcony

STAFF PHOTOGRAPHS
50 Marine Street

West Elevation Before and In Progress

STAFF PHOTOGRAPHS
50 Marine Street

North Elevation Before and In Progress

STAFF PHOTOGRAPHS
50 Marine Street

Location of proposed two-story garage, pavers, and masonry walls

STAFF PHOTOGRAPHS
50 Marine Street

Context Photographs

STAFF PHOTOGRAPHS
50 Marine Street

Context Photographs

STAFF PHOTOGRAPHS
50 Marine Street

Context Photographs

Received July 11, 2022
Planning and Building Department

TYPE OF CONSTRUCTION

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

WIND ZONE INFORMATION

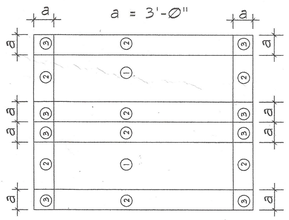
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION

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

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

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

ROOF OVERHANG	10	20	50	100
	-37.3	-36.7	-35.2	-35.1
	-61.5	-48.3	-30.8	-17.6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a = 3'-0"
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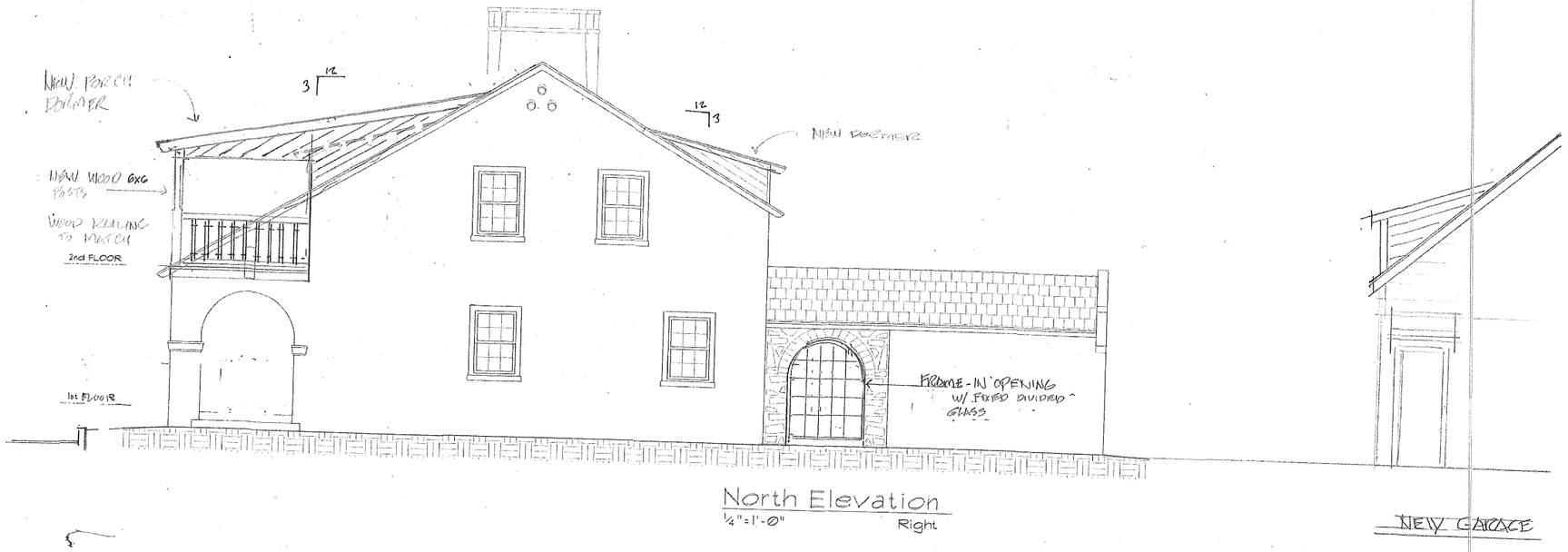
RECEIVED

SEP 21 2022

Planning/Building Dept.

East Elevation

1/4"=1'-0" Front



North Elevation

1/4"=1'-0" Right

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

REVISIONS 9-19-22

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

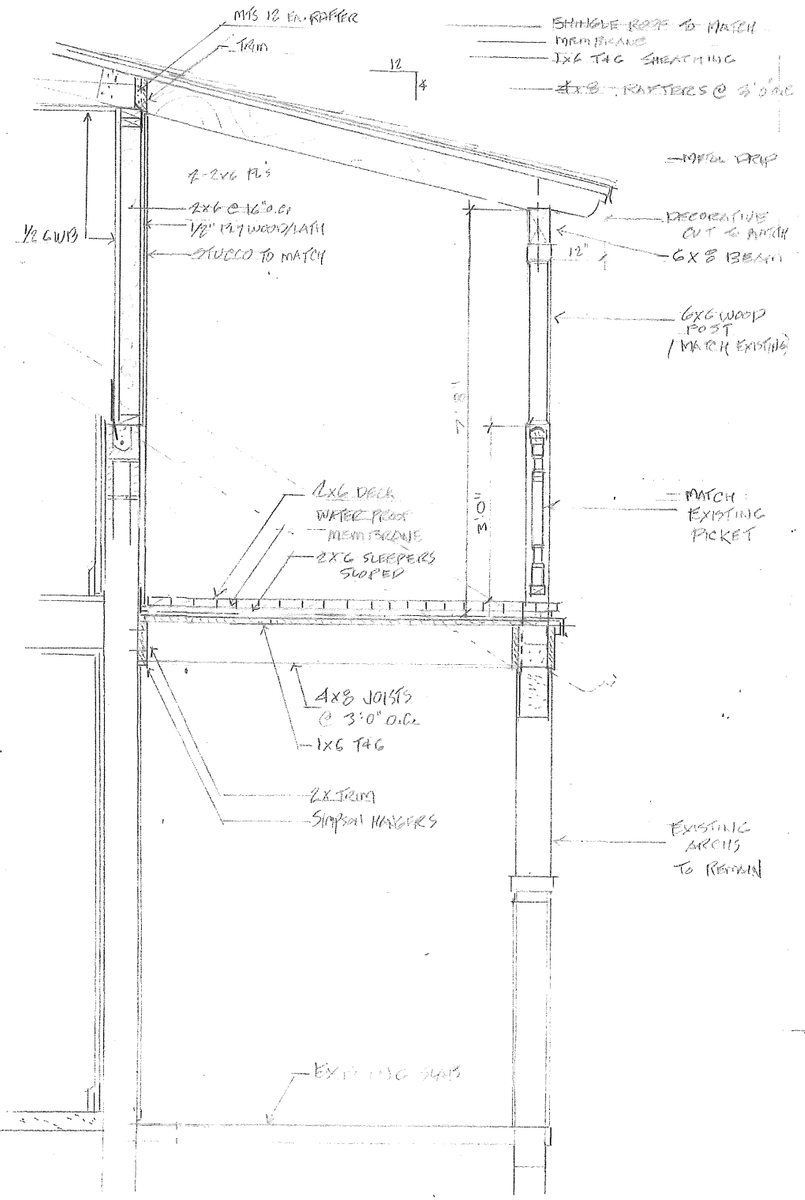
Date: 8-30-22
Scale: AS NOTED
Drawn: MURPHY
File: 50 MARINE

SHEET
A6

RECEIVED

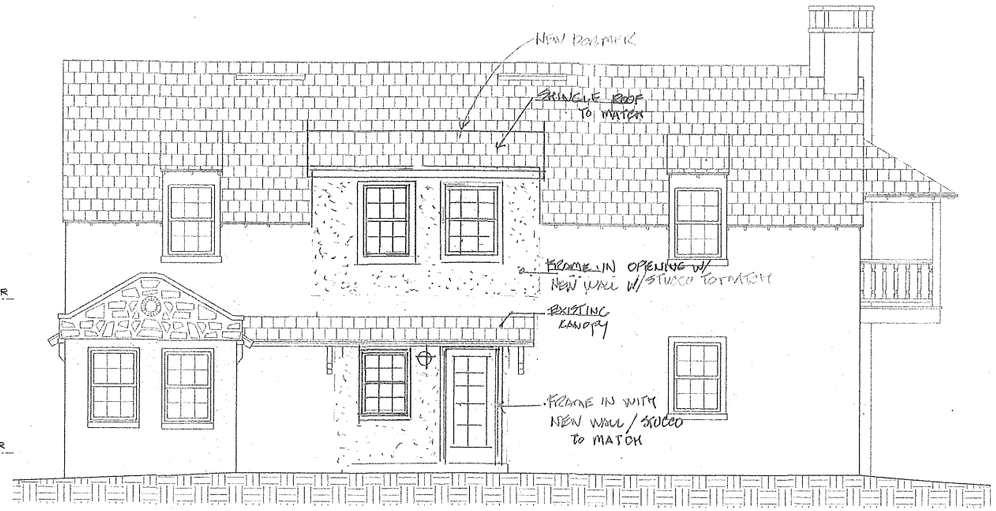
SEP 21 2022

Planning/Building Dept.



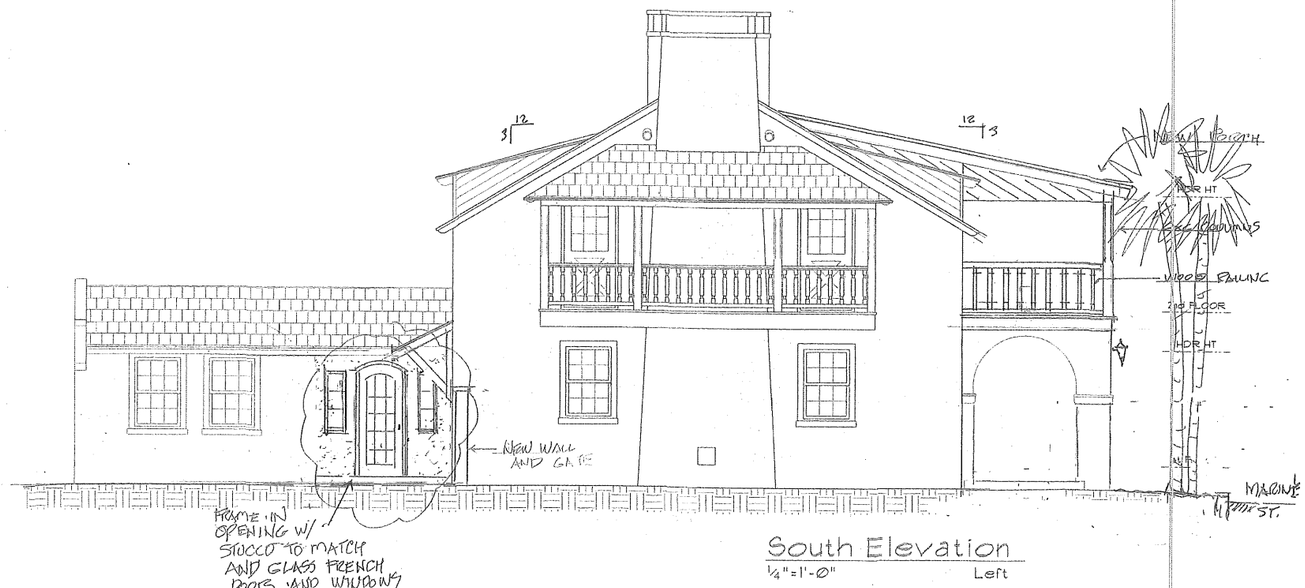
SECTION @ NEW PORCH

3/4"=1'-0"



West Elevation

1/4"=1'-0" Rear



South Elevation

1/4"=1'-0" Left

REVISED 9-19-22

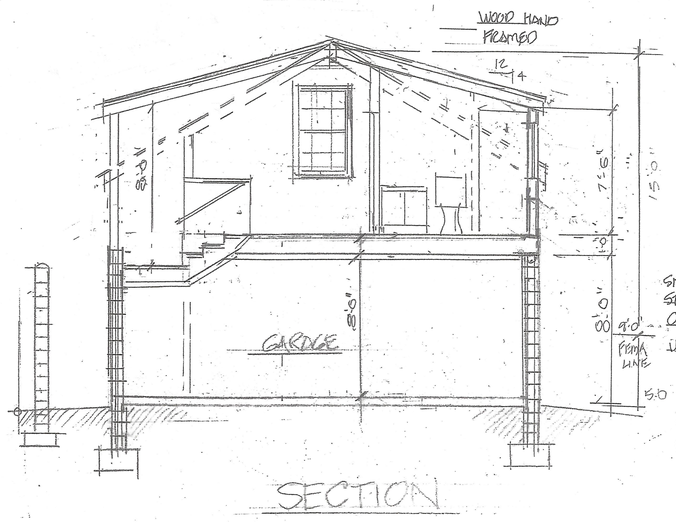
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

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

SHEET
A7

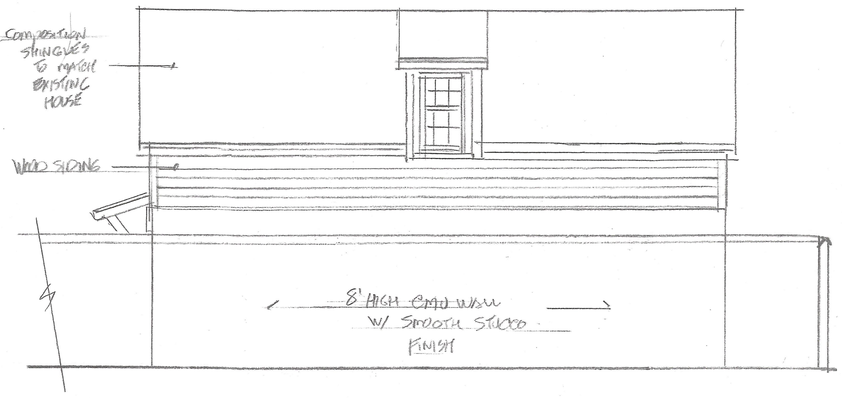
Received July 11, 2022
Planning and Building Department



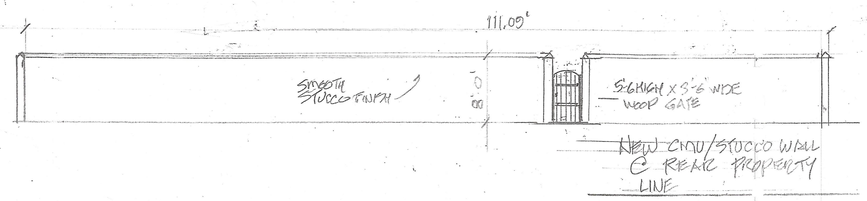
SECTION

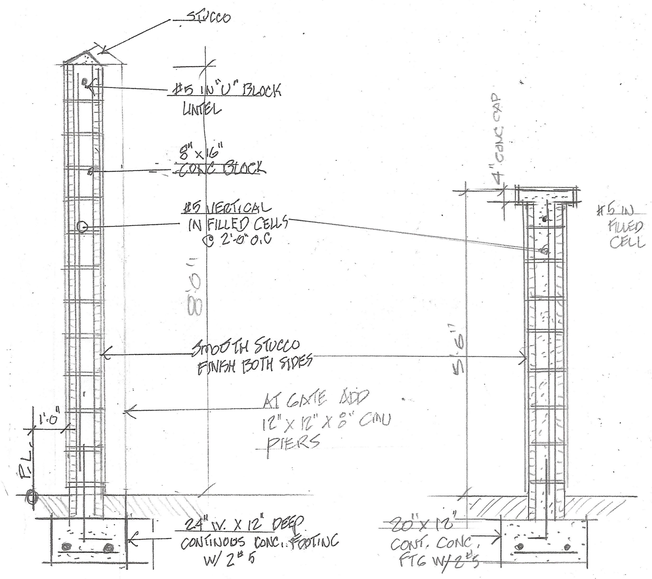
NORTH ELEVATION

EAST ELEVATION



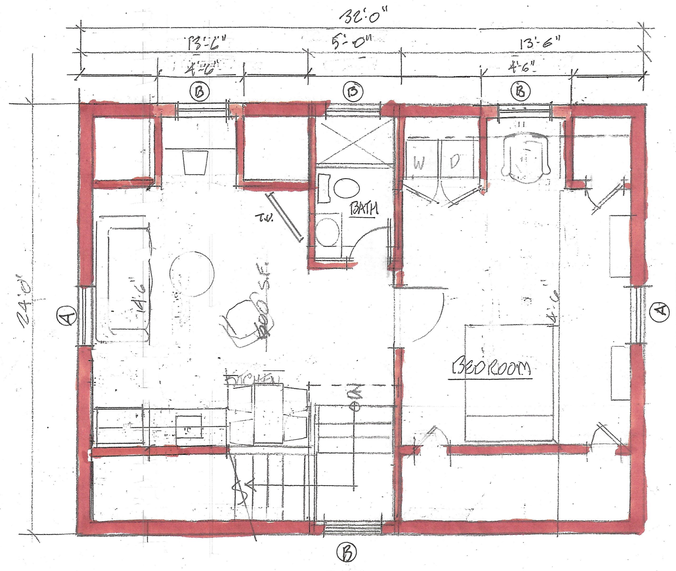
WEST ELEVATION



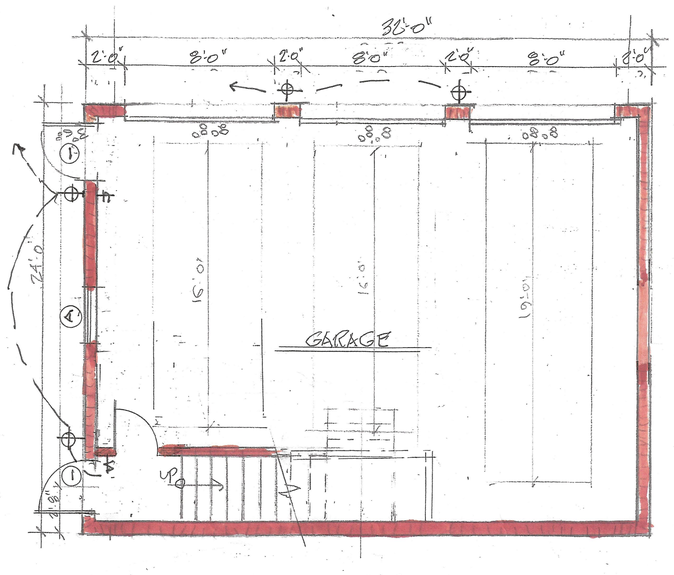


WALL SECTION @ REAR WALL

WALL SECTION @ DRIVEWAY



SECOND FLOOR 1/4"=1'-0"
NEW GARAGE/GUEST HOUSE



FIRST FLOOR 1/4"=1'-0"
NEW GARAGE/GUEST HOUSE

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

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

SHEET
A8

Received 02/14/2023
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0010

Receipt No. 2573337 Meeting Date: March 16, 2023

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

1. NAME OF APPLICANT Les Thomas
   Business (if applicable) Les Thomas Architect
   Address 32 Cordova St.
   City St. Aug. State FL Zip Code 32084
   Daytime telephone 904 824 9508 E-mail Address LesThomasArchitect@Gmail.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Rebecca Smith
   Business (if applicable) —
   Address 54 Marine St.
   City St. Aug State FL Zip Code 32084
   Daytime telephone (required) 352-221-0545 E-mail address Rockrat8xtreme@Gmail.com
3. PROJECT STREET ADDRESS 50 Marine St.
4. LEGAL DESCRIPTION: Lot 25 Block 27 Subdivision City of St Aug Parcel
5. EXISTING USE Residential PROPOSED USE Residential
6. PROPOSED PROJECT WORK

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

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

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

Received 02/14/2023
Planning and Building Department

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☐ New awning/canopy
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☑ New fence/wall/gate Extend Approved 8' WALL
- ☐ 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)

REUSE EXISTING HARB Approval • Remove Wood siding on Pilasters and replace with Stucco • Remove Wood siding from Garage and replace with Stucco, + Add to 8' Garden Wall AND Run down North Property LINE • Remove GATE Completely

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME Les Thomas

SIGNATURE OF APPLICANT _____ DATE 2-14-23

PRINT OWNER'S NAME Rebecca Smith

SIGNATURE OF OWNER _____ DATE 2-14-23

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 02/14/2023
Planning and Building Department

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 Appeal of staff determination	$200.00 + ads
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: 50 MARINE ST

Applicant's Name: Les Thomas Applicant's Signature:

Owner's Name: Rebecca Smith Owner's Signature:

COMPLETENESS REVIEW CHECKLIST

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

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

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	Scaled landscape plan
☐	☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☐	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☐	☐	Wall elevation
☐	☐	☐	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: HP2023-0010 Project Address: 50 Marine Street

Reviewed by: Candice Seymour Date: 02/23/2023

Received 02/14/2023
Planning and Building Department

TYPE OF CONSTRUCTION

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

WIND ZONE INFORMATION

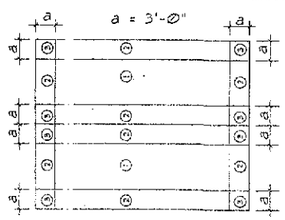
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 7th EDITION

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

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

	EFFECTIVE WIND AREA Ft. Sq.							
	10		20		50		100	
ROOF								
1	10.5	-28.9	10.0	-28.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-29.1
WALL								
4	25.5	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.3
5	25.5	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

ROOF OVERHANG		10	20	50	100
		-37.3	-36.7	-35.2	-35.1
		-61.5	-48.3	-36.8	-17.6



NOTES

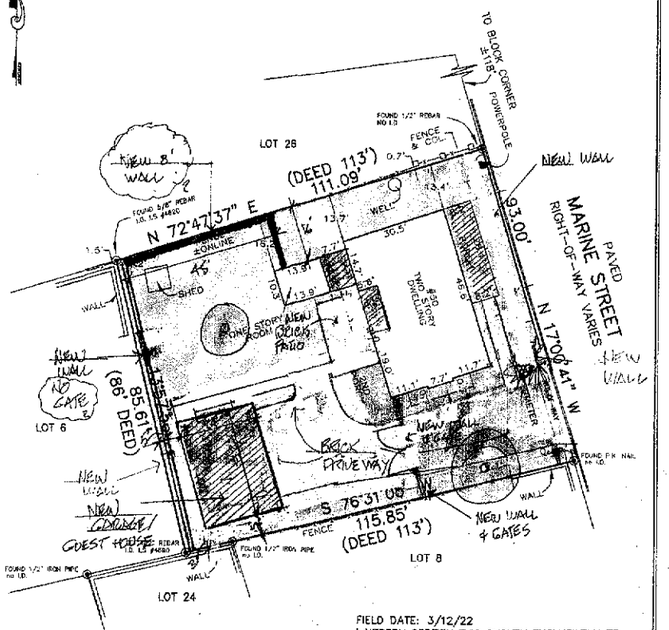
1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA
2. SEE FIGURES FOR LOCATION OF ZONES.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

CODE ANALYSIS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF;
BUILDING - FLORIDA BUILDING CODE, BUILDING 2020 7th EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2020 7th EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 2020 7th EDITION
LIFE SAFETY - NATIONAL FIRE PREVENTION ASSOC. CODE, LATEST EDITION
FIRE CODE - FLORIDA FIRE PREVENTION CODE 7th EDITION
HANDICAP CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 7th EDITION
ACCESSIBILITY CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 7th EDITION
ENERGY CODE - FLORIDA BUILDING CODE, ENERGY CONSERVATION, 2020 7th EDITION
NATIONAL ELECTRIC CODE CURRENT EDITION

MAP SHOWING SURVEY OF

BEING IN THE CITY OF ST. AUGUSTINE, AND BEING THAT LOT OF LAND SITUATED ON THE WEST SIDE OF MARINE STREET AND HAVING A FRONTAGE OF 93' WITH A DEPTH OF 113' AND MEASURING ON THE REAR 86', SAID LOT BEING ALSO KNOWN AS AND DESCRIBE AS: LOT 25, BLOCK 27, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE, FLORIDA.



FIELD DATE: 3/12/22
I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
OCEAN BREEZES REAL ESTATE LLC.

INDICATES NEW ADDITIONS

50 Marine Street

Building Renovation

St. Augustine, Florida 32084

INDEX OF DRAWINGS

A1 CODE INFORMATION AND SHEET INDEX
A2 FIRST AND SECOND FLOOR PLAN
A3 NORTH AND EAST ELEVATIONS
A4 SOUTH AND WEST ELEVATIONS

ZONING ——— HP #1
LOT SIZE ——— 93' x 113' = 10,153 SF
EXIST BUILDING ——— 1874 S.F. (18%)
NEW SURFACE ——— 672 SF
NEW TOTAL LOT COVERAGE 2546 S.F. (25%)
IMPERVIOUS AREA 4346 S.F. (43%)

STRUCTURAL NOTES

1. DESIGN LOADS:
   - A. ROOF LIVE LOADS ---- 16 p.s.f.
   - B. FLOOR LIVE LOADS ---- 40 p.s.f.
   - C. WIND LOADS ---- 130 M.P.H.
   - (FL. BLDG. CODE 2020)
2. MATERIAL
   - A. CONCRETE: DESIGN AND CONSTRUCTED PER A.C.I. 318-83

ITEM	COMPRESSIVE STRENGTH @ 28 DAYS
SLAB	2,500 P.S.I.
CMU FILLED CELLS & BEAMS	2,500 P.S.I.

   - B. REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60
   - C. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
     1. SHAPES AND PLATES CONFORM TO ASTM A-36
     2. WELDING CONFORM TO "AWS D1.1, STRUCTURAL WELDING CODE"
     3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
     4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
   - D. FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A. NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.
     1. SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 @ 19% M.C.
     2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
     3. L.V.L. BEAMS SHALL BE SOUTHERN PINE Fb=2400 P.S.I.
     4. SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 @ 19% M.C.
   - E. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
     1. MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
     2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
     3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
   - F. PLYWOOD ROOF AND WALL SHEATHING:
     CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE APA C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
   - G. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90.
     MORTAR SHALL BE TYPE M OR S.
   - H. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS
     SHALL BE "GO-BOLTS" OR EQUAL.
4. CONCRETE MASONRY UNITS:
   - A. ALL CMU SHALL HAVE #5 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
   - B. ALL CMU SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL. REINFORCING SHALL BE FABRICATED FROM 9 GUAGE GALVANIZED WIRE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
6. SHEATHING NAILING:
   - A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
     8d RING SHANK NAILS
     8d NAILS @ 6" O.C. AT PANEL EDGES.
     8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
     8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
   - B. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
     8d NAILS @ 4" O.C. AT PANEL EDGES.
     8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
   - C. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS.
     PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2 Ø THREADED ROD WITHIN 8" OF SHEAR WALL.
7. CMU WALL OPENING HEADS, JAMBS, AND WINDOW SILLS SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 3 3/4" LONG "TAPCONS" @ 18" O.C.
8. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED, WIND BORNE DEBRIS PROTECTION REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR

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

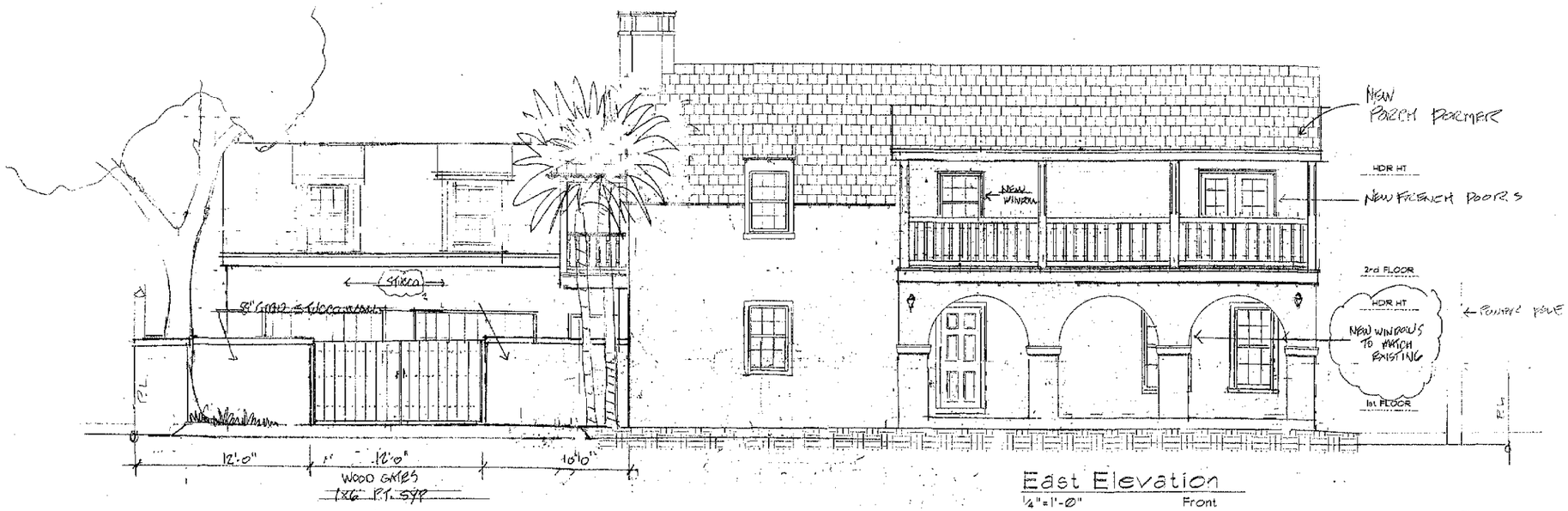
BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

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

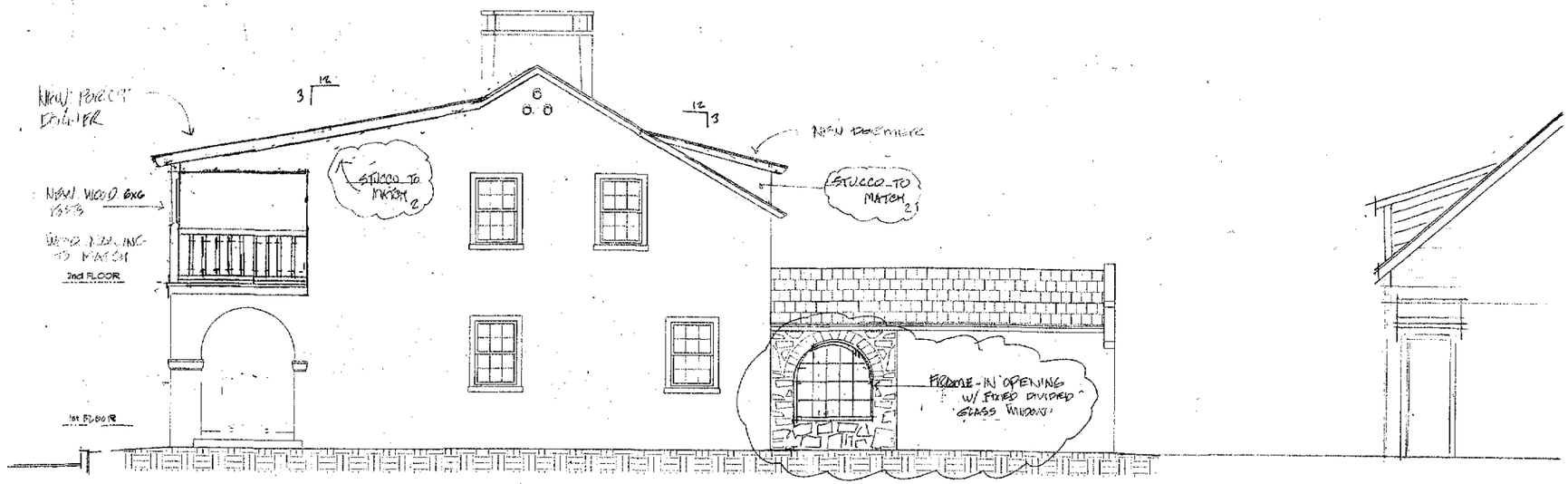
SHEET
A1

Application pg. 5
Page 40 of 587

Received 02/14/2023
Planning and Building Department



East Elevation
¼"=1'-0" Front



North Elevation
¼"=1'-0" Right

NEW GARAGE

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

REVISED 10-25-22 JT
REVISED 11-9-22 JT

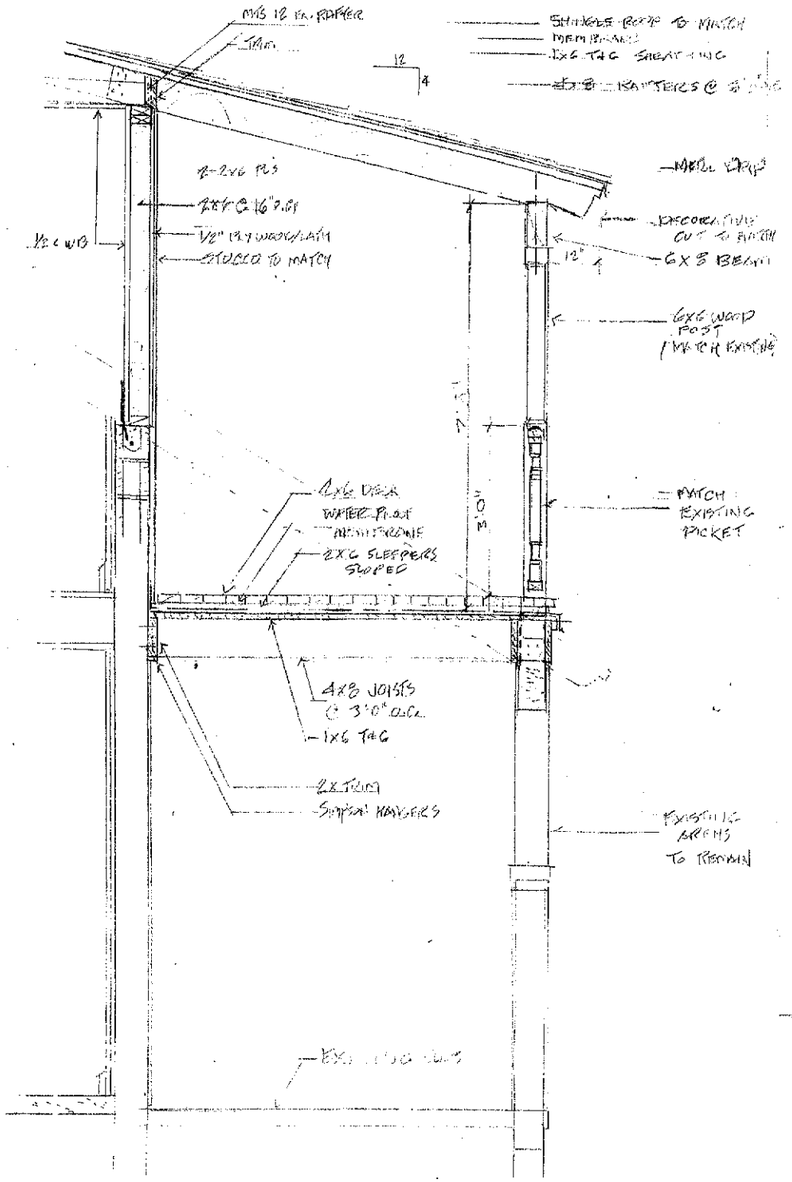
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

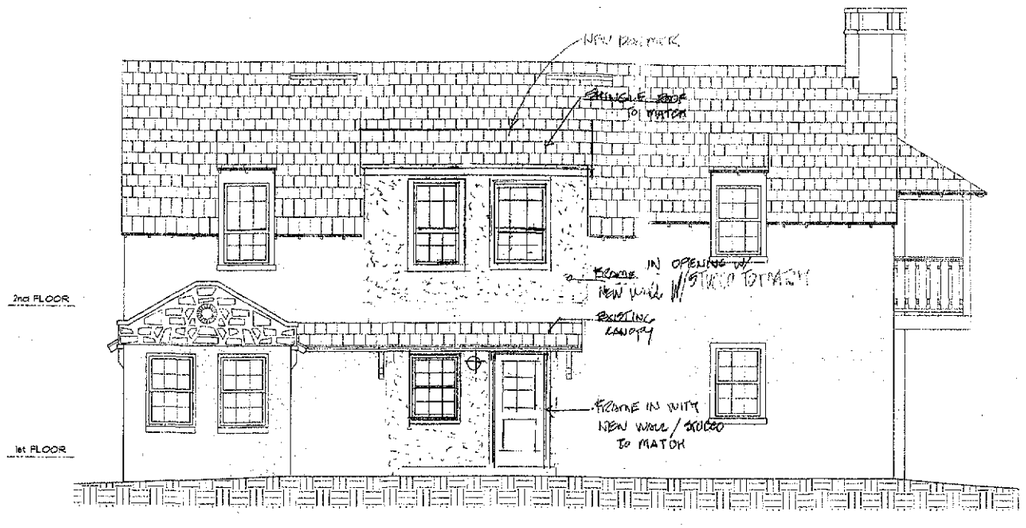
Date: 8-30-22
Scale: AS NOTED
Drawn: MURPHY
File: 50 MARINE

SHEET
A6

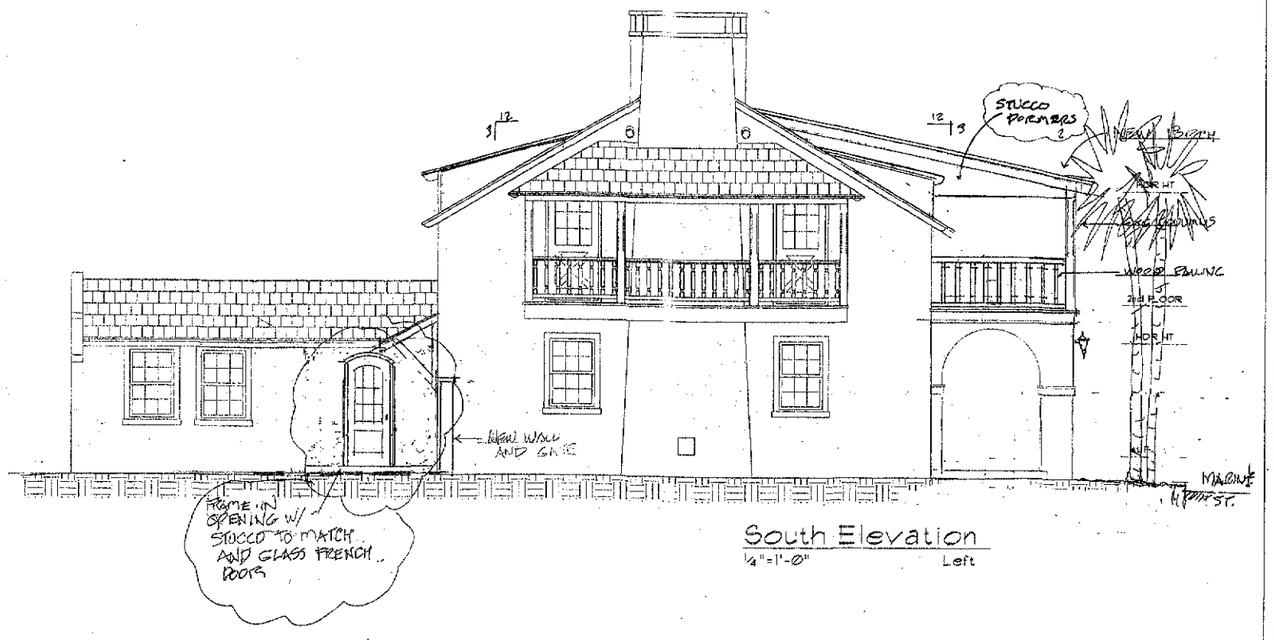
Received 02/14/2023
Planning and Building Department



SECTION @ NEW PORCH
3/4"=1'-0"



West Elevation
1/4"=1'-0" Rear



South Elevation
1/4"=1'-0" Left

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

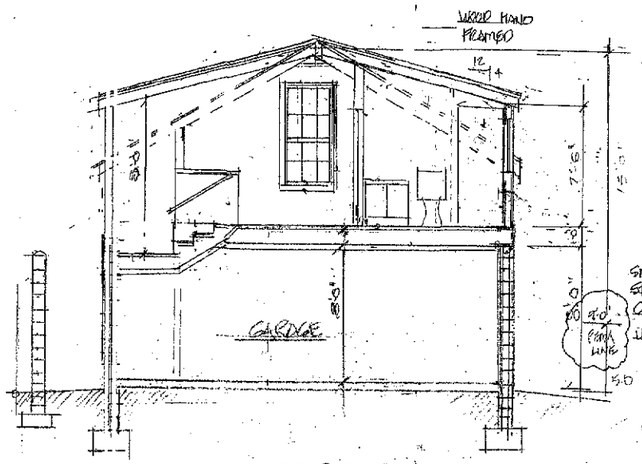
BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

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

SHEET
A7

REVISED 10-25-22
REVISED 9-13-22

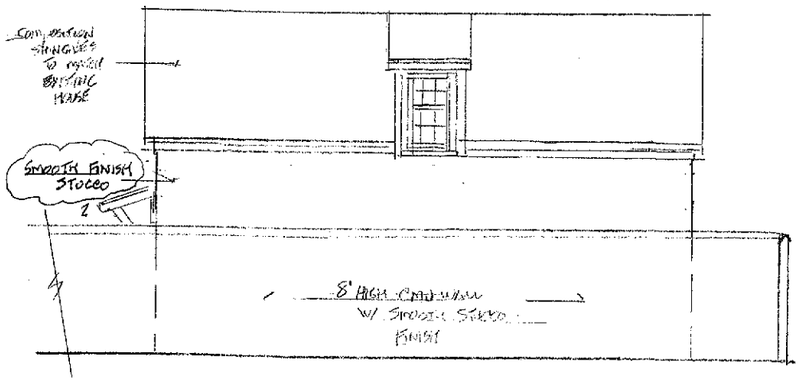
Received 02/14/2023
Planning and Building Department



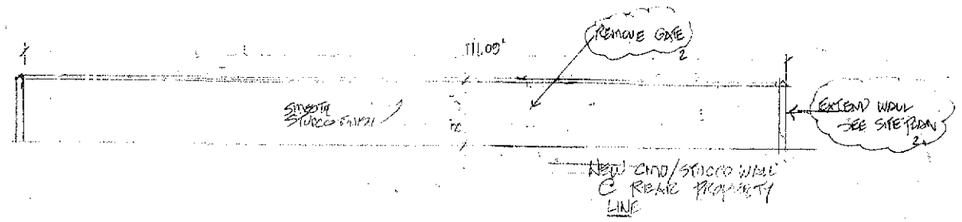
SECTION

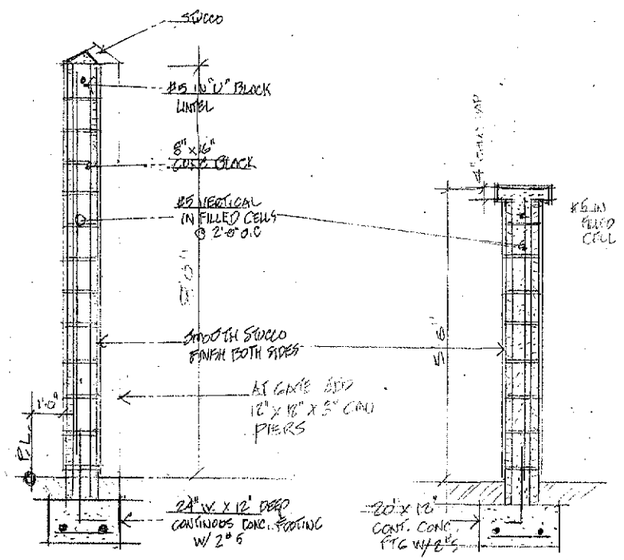
NORTH ELEVATION

EAST ELEVATION



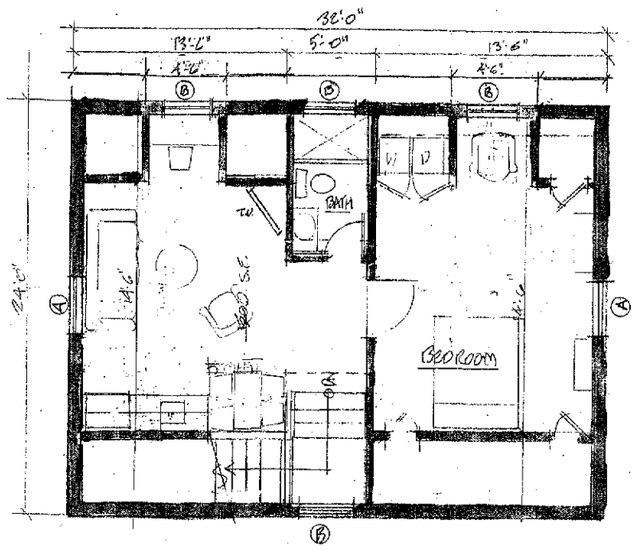
WEST ELEVATION



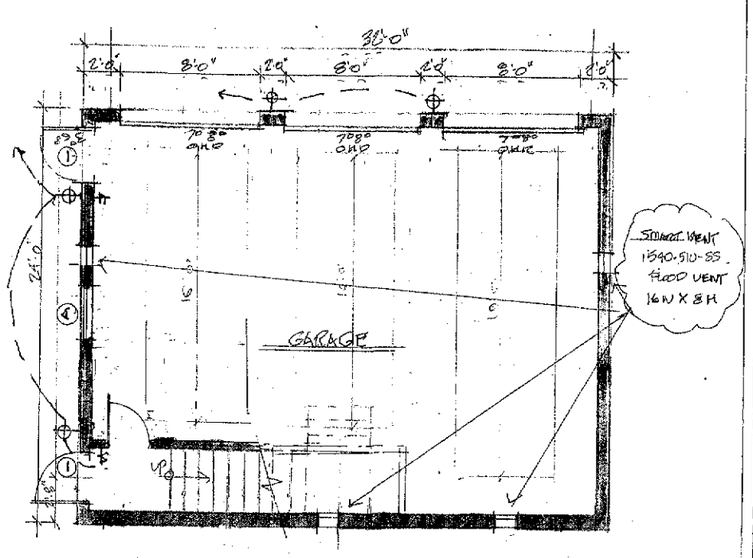


WALL SECTION C
REAR WALL

WALL SECTION C
DRIVEWAY



SECOND FLOOR
NEW GARAGE/GUEST HOUSE



FIRST FLOOR
NEW GARAGE/GUEST

REVISED 10-25-22

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

BUILDING RENOVATION
50 MARINE STREET
ST. AUGUSTINE, FLORIDA 32084

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

SHEET
A8

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

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

Parcel ID: 198870-0000

Warranty Deed

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

COPY

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

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

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

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

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

*Singular and plural are interchangeable, as context requires.

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

Cameron D. Moyer

Cameron D. Moyer

WITNESSES

Witness:

Witness:

COPY

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [ ] online notarization on **August 5, 2021** by **Cameron D. Moyer** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Notary Public:
My commission expires: Jan 22, 2024

KAREN IRENE RICHMOND
Notary Public-State of Florida
Commission # GG 949651
My Commission Expires
January 22, 2024

St. Johns County, FL

Apply for Exemptions

Sales Questionnaire Form

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

2022 TRIM Notice

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1988700000
Location Address	50 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 25 BLK 27 OR5337/985 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.230
Homestead	N

Owner Information

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

Map

Historical Assessment Information

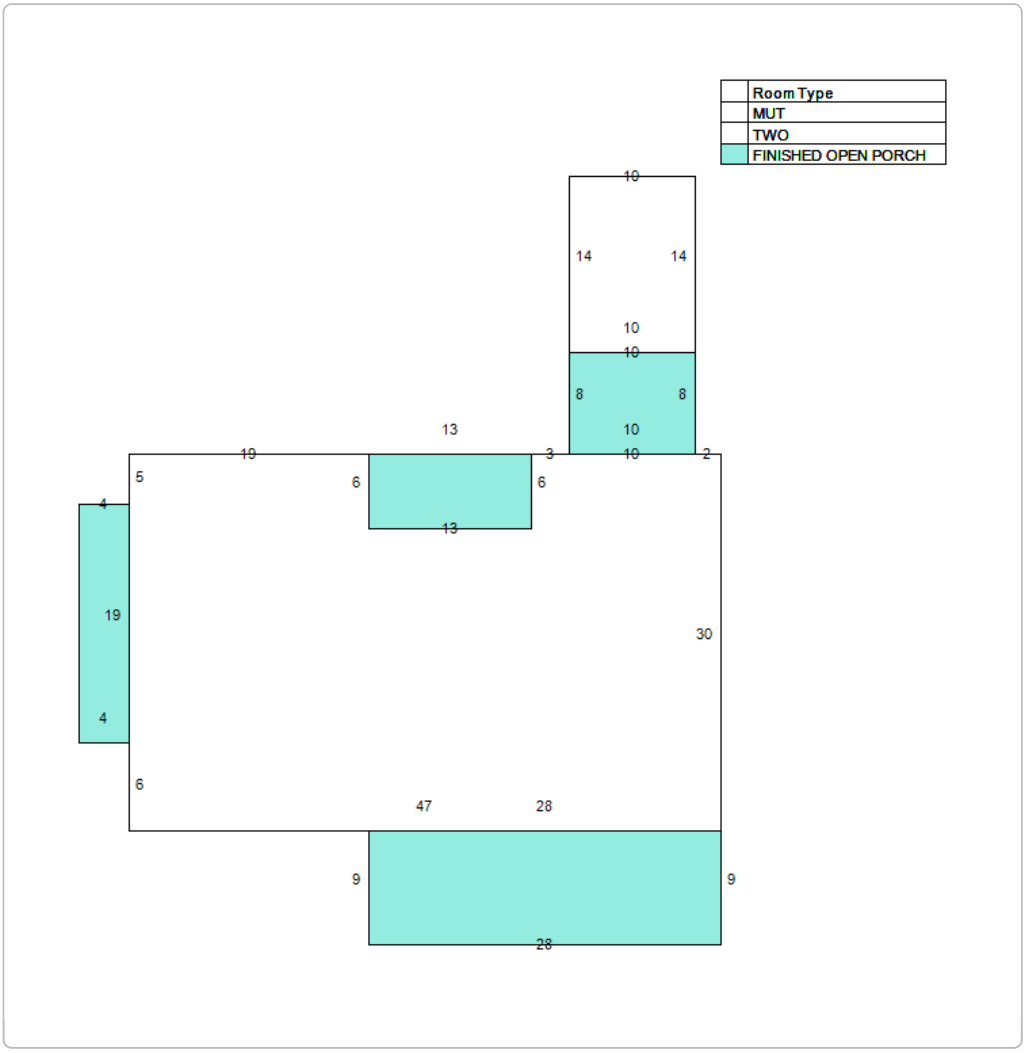
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$223,222	$0	$449,770	$0	$0	$672,992	$672,992	$0	$672,992
2021	$167,084	$0	$401,580	$0	$0	$568,664	$322,742	$295,922	$272,742
2020	$184,984	$0	$336,105	$0	$0	$521,089	$318,286	$252,803	$268,286
2019	$178,029	$0	$336,105	$0	$0	$514,134	$311,130	$253,004	$261,130
2018	$184,503	$0	$336,105	$0	$0	$520,608	$305,329	$265,279	$255,329
2017	$190,976	$0	$336,105	$0	$0	$527,081	$299,049	$278,032	$249,049
2016	$194,213	$0	$305,550	$0	$0	$499,763	$292,898	$256,865	$242,898
2015	$96,138	$0	$235,710	$0	$0	$331,848	$290,862	$90,986	$240,862
2014	$76,415	$0	$212,139	$0	$0	$288,554	$288,554	$50,000	$238,554
2013	$80,782	$0	$212,139	$0	$0	$292,921	$292,921	$50,000	$242,921
2012	$85,149	$0	$212,139	$0	$0	$297,288	$297,288	$50,000	$247,288
2011	$87,332	$0	$235,710	$0	$0	$323,042	$323,042	$50,000	$273,042
2010	$91,698	$0	$261,900	$0	$0	$353,598	$353,598	$50,000	$303,598

Building Information

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

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

Sketch Information



Land Information

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

Sale Information

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

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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 2/23/2023, 1:50:31 AM

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
OCEAN BREEZES REAL ESTATE,LLC

Filing Information

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

Principal Address

56 MARINE STREET
ST AUGUSTINE, FL 32084

Mailing Address

56 MARINE STREET
ST AUGUSTINE, FL 32084

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title AMBR

SMITH, REBECCA
56 MARINE STREET
ST AUGUSTINE, FL 32084

Title AMBR

SMITH, KEVIN
56 MARINE STREET
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	03/10/2022

Document Images

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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 16, 2023 Meeting

Application HP2022-0092 Address: 226 Charlotte Street

Applicant: Southern Construction

Property Owner: J Prabhu II LLC

Project description: To modify previously approved Certificate of Appropriateness HP2022-0092 to replace an existing second story north elevation wood window, previously indicated to remain, with a new, smaller wood window.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8SJ0543
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1865-1885
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1989800000		
Agenda Item:	6(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This property is located on a through lot with access to both Charlotte and Aviles Streets on the block between Cadiz Street and Bravo Lane in the Historic Preservation 2 (HP-2) Zoning District. The two-story frame vernacular structure is contributing to the St. Augustine National Register Historic District.
2. Certificate of Appropriateness HP2022-0092 was heard and approved at the January 19, 2023 HARB meeting which included the swapping of two existing windows and construction of a rear two-story porch with access stair.
3. The applicant is seeking to replace a rectangular window on the second story of the north elevation, which was indicated to remain at the January HARB meeting, with a new, nearly square wood window to match existing smaller windows on the structure.
4. Interior framing reveals the existing small window is a more recent replacement. It is unclear when this replacement was installed; however, the applicant determined that the manufacturer of the existing window is no longer in business.
5. The Architectural Guidelines for Historic Preservation (AGHP) indicates that two-over-two windows, such as those existing, are appropriate in Frame Vernacular structures. The window proposed will match existing smaller windows in material and size. The applicant should confirm the intent to utilize the same 2-over-2 lite pattern with a raised muntin profile since this is not addressed in the window specifications submitted. The proposed change may have only minimal impact to the building because the north elevation is difficult to view due to its close proximity to the adjacent building.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **226 Charlotte Street** because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following finding:

1. The proposed window replacement will not impact the architectural integrity of the contributing building due to the limited visibility of the change on an already altered structure.

And condition:

1. The applicant confirms the use of an unclad wood window with a 2/2 divided lite pattern with raised muntin profile to match existing.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To replace an existing rectangular wood window with a smaller, squared wood window to match the dimensions of an existing small window on the structure.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations and Additions

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.
- 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.
- 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.
- 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.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
226 Charlotte Street

STAFF PHOTOGRAPHS
226 Charlotte Street

Front and North Elevations

STAFF PHOTOGRAPHS
226 Charlotte Street

Interior Photograph of existing square wood window

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ543 1009==

Site Name: 226 Charlotte Street 830== Survey Date: 7808 820==

Address: 226 Charlotte Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 30 (block) 2 (lot) 868==

868==

Owner of Site: Name: Williamson, Nellie Hugas & William;

Address: 226 Charlotte Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 469940 (easting) 3306500 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==
( ) Good 863==
(X) Fair 863==
( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==
( ) Unaltered 858==
(X) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1885 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, drop siding, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: Brick piers 942==

Roof Type: Flat 942==

Secondary Roof Structures: Porch, hip 942==

Porches & Balconies: Two-story open porch on the front. 942==

Chimney Location: Interior 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Built up 882==

Ornament Exterior: Chamfered posts, jigsawn brackets 882==

Quantitative Data: (950-954)

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

Other: 956==

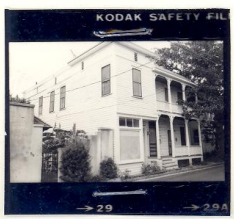
Surroundings: Mixed Residential/Commercial 864==

Relationship to Surroundings: On narrow street in old section of city. Near school grounds. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Literature, Music

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular apartment house at 226 Charlotte Street was constructed between 1865 and 1885. A two-story open porch with chamfered posts and jigsawn brackets extends from the front. Sanborn Fire Insurance Maps show that an enclosed area on the southeast corner served as a store. The building, set on coquina piers, is located on a narrow street in one of the oldest sections of town. A two-story porch in the rear overlooks the grounds of the one hundred year old St. Joseph's Academy.

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

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense

(over)

V. BIBLIOGRAPHY

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

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

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

This house at 226 Charlotte Street was occupied for many years by Robert Mills who operated a bakery in a two-story frame building adjoining the residence. During the 1920's, Mills was also proprietor of a boarding house and apartments. Residents during that time included Beatrice Leonardi, musician at the Orpheum Theater; N. N. Eaton, a bridge builder, and his wife Lilliam; and Goldie Laden, a writer.(4) After 1930 the bakery/apartment house building was razed and this structure renovated to accommodate renters.(5)

ARCHAEOLOGY

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

---

3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. St. Augustine City Directory, 1899 through 1927-28.
5. Sanborn, 1924, 1930, 1956.

RECEIVED

FEB 14 2023

Planning/Building Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0008

Receipt No. 2572531

Meeting Date: March 16, 2023

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

1. NAME OF APPLICANT DAVID GRANDE

   Business (if applicable) _____

   Address 4 REMINGTON RD

   City ORMOND BCH State FL Zip Code 32174

   Daytime telephone 3862996312 E-mail Address DAVIDGRANDE317@GMAIL.com

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

2. NAME OF PROPERTY OWNER MACK PATEL

   Business (if applicable) _____

   Address _____

   City _____ State _____ Zip Code _____

   Daytime telephone (required) 904505-3585 E-mail address 2MACKPATEL@GMAIL.COM

3. PROJECT STREET ADDRESS 226 CHARLOTTE 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 ADD NEW WINDOW NORTH SIDE
☐	☐	Shutters_____
☐	☐	Foundation (including infill)_____
☐	☐	Exterior lighting & other appurtenances_____
☐	☐	Existing fences, walls & gates_____
☐	☐	Existing parking, walkways & other site features_____

RECEIVED
FEB 14 2023
Planning/Building Dept.

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 Appeal of staff determination	$200.00 + ads
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: 226 CHARLOTTE ST.

Applicant's Name: DAVID GRANDE Applicant's Signature: David Grande

Owner's Name: MACK PATEL Owner's Signature:

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

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☐ New awning/canopy
- ☐ New entrances
- ☒ New window opening/sashes MATCH EXISTING
- ☐ 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)

ADD NEW SMALL WINDOW NORTH SIDE
MATCH EXISTING

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME DAVID GRANDE
SIGNATURE OF APPLICANT David Grande DATE 2/14/23
PRINT OWNER'S NAME MACK PATEL
SIGNATURE OF OWNER DATE 2/13/23

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.

CITY OF
ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

David Grande is/are hereby authorized TO ACT ON BEHALF OF Mack Patel, 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:

226 Charlotte Street

BY: _____
Signature of Owner

Mack Patel
Print Name of Owner

904-505-3585
Telephone Number

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State of Florida

County of St Johns

Signed and sworn before me on this 24 day of February, 2023

By Mahendrabhai Patel

Identification verified: FL DL P340555694050

Oath sworn: _____ Yes ✓ No

Notary Signature: _____

My Commission expires: August 25, 2024

CHRISTINA ANN HUTCHINS
Notary Public - State of Florida
Commission # HH 30250
My Comm. Expires Aug 25, 2024
Bonded through National Notary Assn.

Rev:120219 jw

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Planning/Building Dept.

COMPLETENESS REVIEW CHECKLIST

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

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

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

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
		X	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	
		X	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

		X	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)

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

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

		X	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:
Specifications for replacement window, and current condition of existing window are needed.

Project number: HP2023-0008 Project Address: 226 Charlotte Street

Reviewed by: Candice Seymour Date: 02/23/2023

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DIXON
Design Studio LLC
ARCHITECTS
182 BLANCO STREET
ST AUGUSTINE, FL 32084
(904) 829-9277

SEAL

226 Charlotte Street
Interior Renovation
& Stair Addition
226 Charlotte St. • St. Augustine, Fl 32084

DRAWING

REVISION

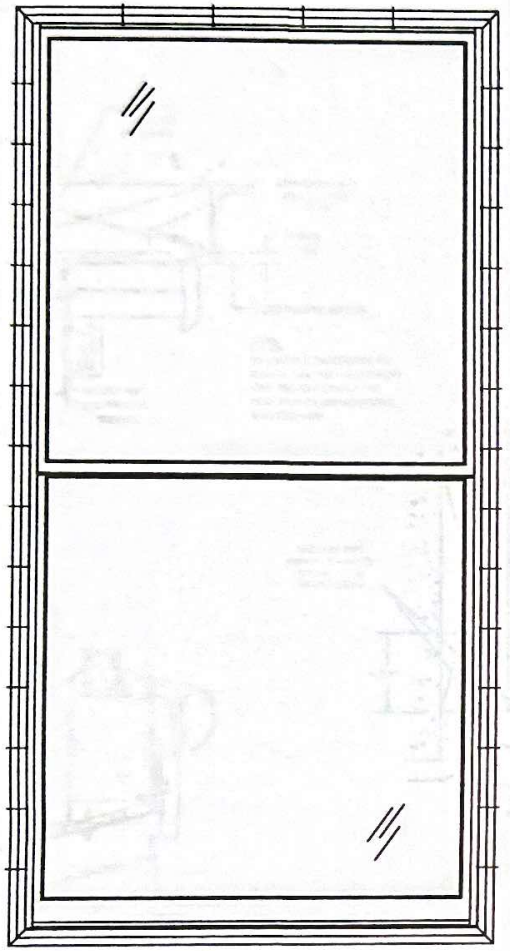
PROJECT: 21-0524
FILE:
DRAWN BY:

A2.1

© COPYRIGHT 2022 DIXON DESIGN STUDIO LLC

FL # 10398

Received 03/02/2023
Planning and Building Department



EXTERIOR ELEVATION

MAX. FRAME SIZE (IN.)	IMPACT
60" X 120"	NO
APPLICABLE FOR SINGLE UNITS ONLY	

FRAME ANCHOR REQUIREMENTS TABLE		
FRAME/CLIP TO OPENING FASTENER TYPE	MINIMUM EMBED	MINIMUM EDGE DIST.
#10 PFH screws into frame and wood substrate	1-1/4"	See pg. 2
#8 PFH Zinc treated screws into clip and wood substrate at an angle	1-1/2"	——
#8 PFH Zinc treated screws into clip and frame	FULL	See pg. 2

Installation Method	
Installation Clips	Screws thru the Frame
Sides = 12" from corners & on center Head = 15" from corners & on center Sill = None	Sides = #10 PFH screws spaced 8" from corners and on center Head = #10 PFH screws spaced 12" from corners and on center Sill = None

GENERAL NOTES

1. These units have been tested, analyzed, Hallmark certified, and FBC approved.
2. Bucking, openings, and bucking fasteners must be properly designed and installed to transfer wind loads to the structure. The unit was tested with 1/2" rough opening gap.
3. These units were tested with ponderosa pine bucks, Florida building code requires preservative treated southern pine bucks.
4. All hardware and fasteners shall be in accordance with these drawings and may not vary unless specifically mentioned on the drawings.
5. These units have been tested in accordance with and meet the requirements of the Florida Building Code.
6. Impact shutters are required only with non-impact units.
7. All anchors shall be installed as specified on these drawings. Specified embedment base material shall be beyond wall finish or stucco.
8. Testing of one wood species covers all other species with an equal or higher modulus of elasticity and modulus of rupture.
9. Testing of primed covers testing of clad as long as cladding is not structural (extruded), or wraps around the gasket.
10. Testing of windows and doors with a given width and thickness of solid stiles and rails, covers products with wider and thicker solid stiles and rails provided that construction details are consistent.
11. Any fixed geometric shape that fits within the tested/approved size for a particular product type is qualified by the rectangular shape provided that the frame, sash, panels, components, and construction remain the same.
12. All fixed shaped units must fit inscribed into the allowable rectangular units and be governed by allowable design pressure or the respective rectangular unit.
13. Shims need to be located a maximum of 4" from each corner and a maximum of 4" from each anchor location.

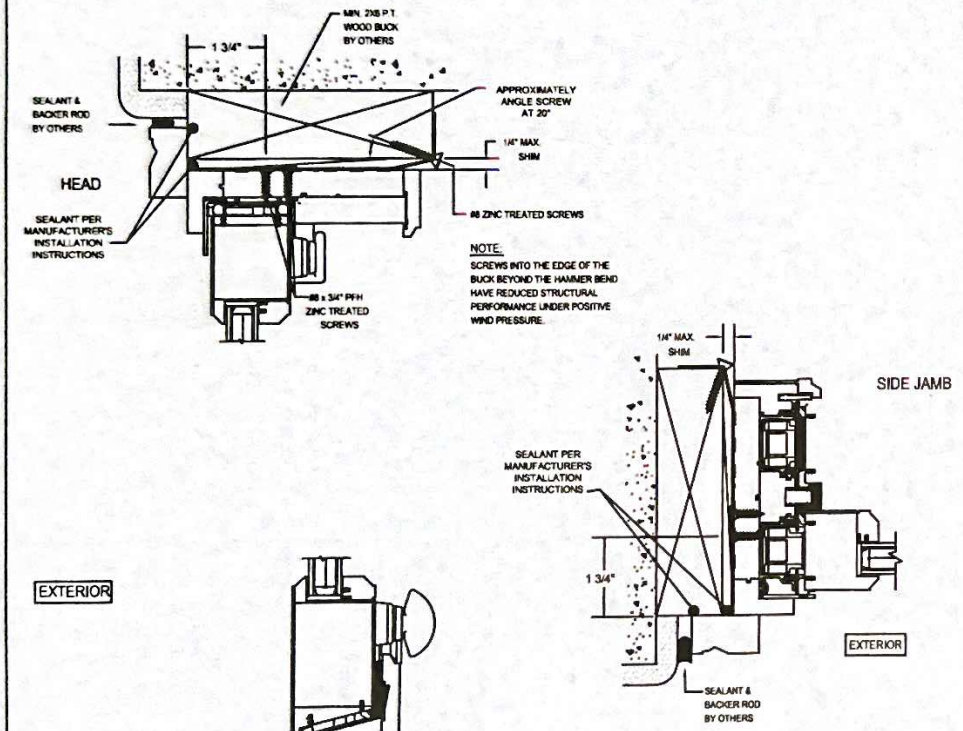
KOLBE WINDOWS & DOORS
1323 South 11th Ave.
Wausau, WI 54401
715-842-5666

Heritage Series
Majesta Double Hung

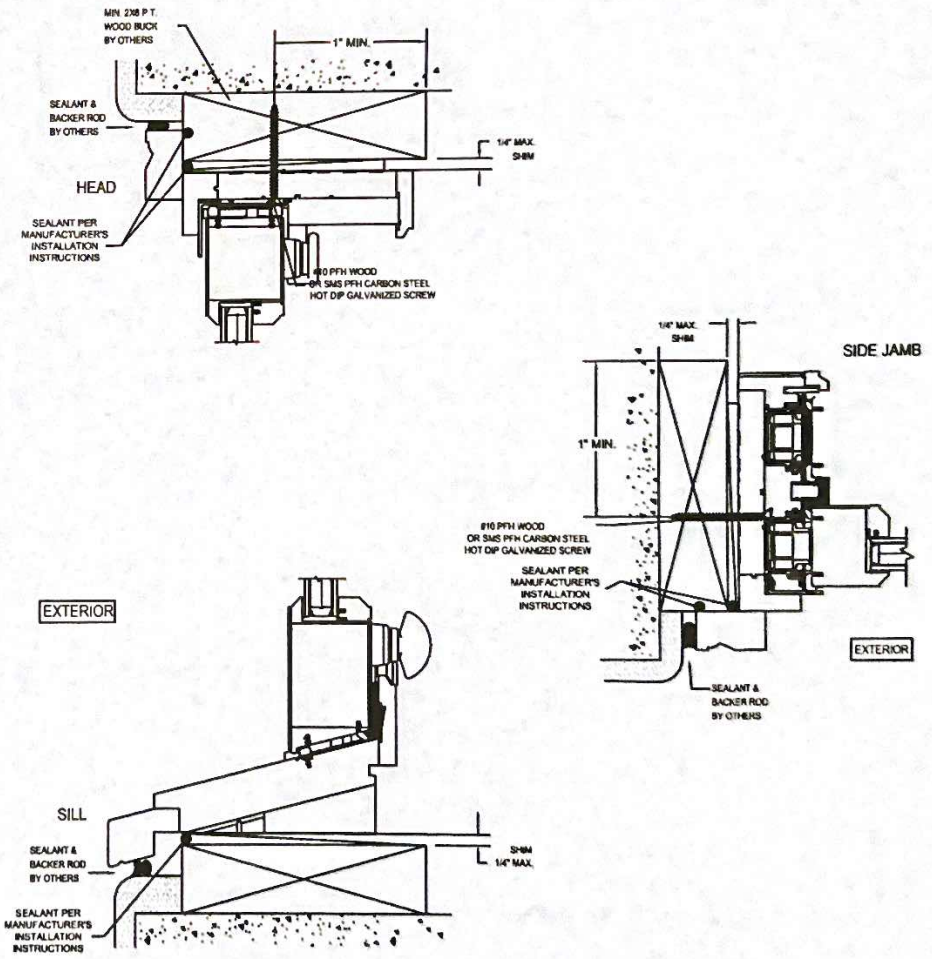
FL# 10398	R&D No. 13168
Revision	Drawn By: JRK
A	Date: 03/21/18
B	Sheet: 1 of 2
C	Drawing No. 13168

Received 03/02/2023
Planning and Building Department

Installation Clip Installation



Screw Installation



GENERAL NOTES

1. These units have been tested, analyzed, Hallmark certified, and FBC approved.
2. Bucking, openings, and bucking fasteners must be properly designed and installed to transfer wind loads to the structure. The unit was tested with 1/2" rough opening gap.
3. These units were tested with ponderosa pine bucks, Florida building code requires preservative treated southern pine bucks.
4. All hardware and fasteners shall be in accordance with these drawings and may not vary unless specifically mentioned on the drawings.
5. These units have been tested in accordance with and meet the requirements of the Florida Building Code.
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KOLBE WINDOWS & DOORS
1323 South 11th Ave.
Wausau, WI 54401
715-842-5666

Heritage Series
Majesta Double Hung

FL# 10398	R&D No. 13168
Revision	Drawn By: JRK
A	Date: 03/21/18
B	Sheet: 2 of 2
C	Drawing No. 13168A

Instr #2021030003 BK: 5210 PG: 1855, Filed & Recorded: 3/18/2021 9:12 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,500.00

This instrument was prepared by:
Craig M. Herzog, CLC
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:20103
Consideration: $500,000.00
Documentary Stamps Paid: $3,500.00

This Warranty Deed

Made this **March 18, 2021 A.D.** By
Eduardo Acebal and Jack Acebal, conveying non-homestead property hereinafter called the grantor, to **J Prabhu II LLC, a Florida limited liability company,** whose post office address is: **120 Avenida Menendez, St. Augustine, Florida 32084**, 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:

COPY

A parcel of land being a part of Lot 2, Block 30, according to Official Map of the City of St. Augustine, Florida on file in the Office of the Clerk of the Circuit Court for St. Johns County, Florida, and being more particularly bounded and described as follows: Commence at the Southeast corner of said Block 30; thence N 13°23'36" W, along the East line of said Block 30 and the West line of Charlotte Street, as it currently exists, a distance of 73.44 feet to the Point of beginning for the herein described parcel of land, said point also being the Northeast corner of those lands described in Official Records Book 5205, Page(s) 732 of the Public Records of said county; thence S 76°01'33" W, along the North line of said lands described in Official Records Book 5025, Page(s) 732, a distance of 15.80 feet; thence S12°41'48" E, along a jog in said North line of those lands described in Official Records Book 5025, Page(s) 732, a distance of 4.20 feet; thence S 76°50'39" W, along the North line of said lands described in Official Records Book 5025, Page(s) 732, a distance of 67.16 feet to the East line of Aviles Street, as it currently exists; thence N 16°55'39" W along said East line of Aviles Street, a distance of 35.81 feet to the Southwest corner of those lands described in Official Records Book 4254, Page(s) 786 of said Public Records; thence N 75°03'45"E, along the South line of said lands described in Official Records Book 4254, Page(s) 786, a distance of 85.25 feet to the West line of said Charlotte Street; thence S13°23'36"E, along said West line of said Charlotte Street, a distance of 33.54 feet to the Point of Beginning. The aforedescribed parcel of land being those same lands described in Official Records Book 2341, Page(s) 996.

Parcel ID Number: 198980-0000

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.

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.**

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.

COPY

Signed, sealed and delivered in our presence:

[1] _____

Witness Printed Name: Craig M. Herzog

Eduardo Acebal _____ (Seal)

Eduardo Acebal
Address: 40 Dolphin Dr
St. Augustine, FL 32080

[2] Joan DeGrande

Witness Printed Name: Joan DeGrande

Jack C. Acebal Jr _____ (Seal)

Jack Acebal
Address: 80 Nicholai Ct
Ormond Beach FL
32176

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this March 16 2021, by Eduardo Acebal and Jack Acebal, conveying non-homestead property. Such person (notary must check applicable box):

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

_____
Notary Public
Print Name:Craig M. Herzog
My Commission Expires: _____

CRAIG M. HERZOG MY COMMISSION EXPIRES JANUARY 27, 2022 #GG 146525 Notary Public Underwriters Bonded thru NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

St. Johns County, FL

Apply for Exemptions

Sales Questionnaire Form

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

2022 TRIM Notice

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1989800000
Location Address	226 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City/Historic (SF) (612.01)
Tax Description*	CITY OF ST AUG N34.9FT OF LOT 2 BLK 30 OR5210/1855 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.070
Homestead	N

Owner Information

Owner Name	J Prabhu II LLC 100%
Mailing Address	120 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map

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	$255,038	$0	$229,950	$0	$0	$484,988	$484,988	$0	$484,988
2021	$204,064	$0	$189,000	$0	$0	$393,064	$230,562	$162,502	$230,562
2020	$79,125	$0	$189,000	$0	$0	$268,125	$209,602	$58,523	$209,602
2019	$64,547	$0	$126,000	$0	$0	$190,547	$190,547	$0	$190,547
2018	$64,632	$0	$126,000	$0	$0	$190,632	$189,498	$1,134	$189,498
2017	$51,712	$0	$126,000	$0	$0	$177,712	$172,271	$5,441	$172,271
2016	$54,235	$0	$102,375	$0	$0	$156,610	$156,610	$0	$156,610
2015	$56,758	$0	$102,375	$0	$0	$159,133	$159,133	$0	$159,133
2014	$54,606	$0	$102,375	$0	$0	$156,981	$156,981	$0	$156,981
2013	$56,980	$0	$102,375	$0	$0	$159,355	$159,355	$0	$159,355
2012	$58,358	$0	$102,375	$0	$0	$160,733	$160,733	$0	$160,733
2011	$60,740	$0	$113,400	$0	$0	$174,140	$174,140	$0	$174,140
2010	$63,122	$0	$126,000	$0	$0	$189,122	$189,122	$0	$189,122

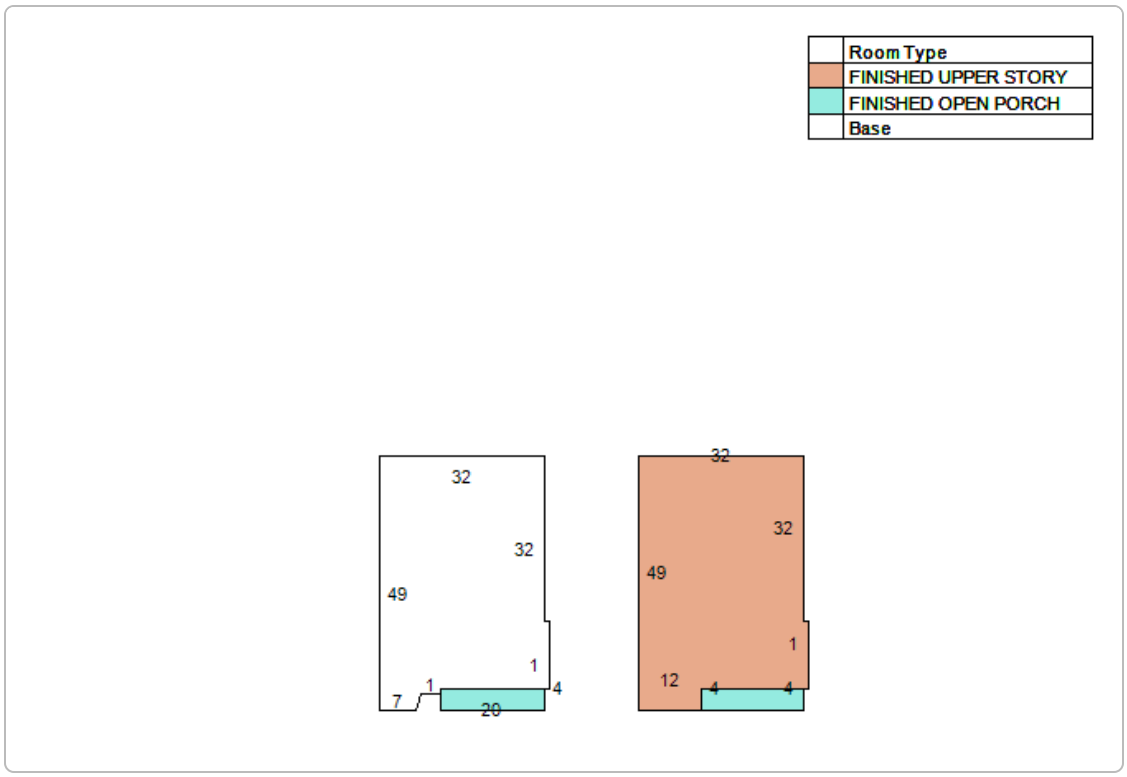
Building Information

Building	1
Year Built	1920
Actual Area	3149
Conditioned Area	2989
Use	Duplex
Style	01
Class	N
Exterior Wall	Wood

Roof Cover	Built Up
Roof Structure	Shed
Interior Flooring	Pine Wood
Interior Wall	Minimum
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	5
Baths	5.5

Description	Square Footage
BASE AREA	1488
FINISHED OPEN PORCH	80
FINISHED UPPER STORY	1501
FINISHED OPEN PORCH	80
Total SqFt	3149

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	35	90	3150	SF	$229,950

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/18/2021	3/18/2021	$500,000.00	WARRANTY DEED	5210	1855	Q	I	ACEBAL EDUARDO & ACEBAL JACK (T/C)	J PRABHU II LLC
	11/30/2004	$100.00	PERSONAL REP	2341	996	U	I	MOORE MARY ACEBAL ESTATE BY PERS REP	ACEBAL EDUARDO & ACEBAL JACK (T/C)
	11/30/2004	$0.00	LETTERS OF ADMN	2335	559	U	I	MOORE MARY ACEBAL ESTATE (DECD 12/7/03)	MOORE MARY ACEBAL ESTATE (LETT OF ADMIN)
	10/7/1997	$100.00	PERSONAL REP	1278	807	U	I	WILLIAMSON NELLIE ESTATE	MOORE MARY ACEBAL

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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 2/22/2023, 2:22:53 AM

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
J PRABHU II LLC

Filing Information

Document Number	L21000103417
FEI/EIN Number	86-2641197
Date Filed	03/03/2021
Effective Date	03/03/2021
State	FL
Status	ACTIVE

Principal Address

120 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Mailing Address

120 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

PATEL, MAHENDRA
120 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

PATEL, MAHENDRA
120 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2022	01/11/2022
2023	01/24/2023

Document Images

01/24/2023 -- ANNUAL REPORT View image in PDF format

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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 16, 2023 Meeting

Application HP2023-0011 Address: 317 St. George Street

Applicant: Alan J. Frez Construction, Inc

Property Owner: Maria F. Gandarez

Project description: To replace all existing wood novelty siding on the main residence and garage apartment with new wood novelty siding.

Architectural Style:	Frame Vernacular/ Garage Apartment	Florida Master Site File:	8S1956 8SJ1957 (1/2)
National Register:	N/A	Construction date:	c. 1904-1910 c. 1917-1924
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2005400000		
Agenda Item:	6(b)	Previous Action(s):	COA 1998-0572 COA F2012-0021 COA 2013-0041

STAFF SUMMARY AND ANALYSIS:

1. This property, located on northwest corner of St. George and San Salvador Streets in the Historic Preservation-One (HP-1) Zoning District, features a Frame Vernacular residence constructed c. 1904-1910 and a garage apartment constructed between 1917 and 1924.
2. Previous HARB applications heard for this property include:
    - The 1998 approval of several alterations including removal and replacement of the rear addition on the main structure, conversion a first story apartment on the detached secondary building into a garage with new garage door, and to remove stucco on the garage apartment and replace with wood lap siding.
    - Approval in 2012 of a shed roof storage unit attached to the garage apartment.
    - A 16' x 3' addition on the San Salvador Street side of the main residence approved in 2013.
3. The applicant is seeking wholesale replacement of the existing wood siding on both the main residence and garage apartment. According to the 1980 Florida Master Site File form, the original wood siding had been retained and likely remains to the present.
4. According to the applicant, due to a variation in size between the existing siding and the novelty wood siding replacement currently available, spot-repair of wood rot is infeasible and could leave gaps between the boards that may cause future issues such as water intrusion. The applicant also expressed a need to install new sheathing beneath the siding on the main residence to be consistent with the later addition and in compliance with current building codes. He noted that previous repairs to the original siding were "failing and unsightly." A different sized novelty siding is also observed on the later additions to the house.
5. The Architectural Guidelines for Historic Preservation (AGHP) encourages retention of existing wood materials, including siding, and limited repair and replacement in-kind, or with a compatible material, and discourages replacement of an entire wood feature, such as siding, where repair of the wood and limited replacement of deteriorated or missing parts are appropriate.
6. While the material and style of the proposed replacement siding is appropriate, wholesale replacement of the existing siding may change the look and feel of the historic building. The applicant expressed a willingness to salvage, if possible, enough existing siding to cover the front elevation of the main structure; however, this may not be desirable if the pattern is not consistent with the rest of the structure.
7. It is recommended that architectural features such as the corner boards and the vertical divider on the north elevation between the original structure and the later addition be retained.
8. If new paint is proposed, the new color(s) should match existing, be chosen from the pre-approved color palette for the appropriate architectural style and time-period or be approved 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 **317 St. George Street** if the HARB finds that wholesale replacement of existing siding will not negatively impact the architectural integrity of the residence and garage apartment because it meets the Secretary of the Interior's Standards for Rehabilitation #9 by utilizing a compatible contemporary siding material and design.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Replace all existing wood novelty siding on both the main residence and garage apartment with new wood novelty siding that is approximately 3/8" less wide.

CITY CODES/DESIGN GUIDELINES

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 7, and 9 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
7. Cleaning with Gentlest Possible Method
9. Compatible Contemporary Design for 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.
- 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.

Garage Apartments are usually finished with drop siding or weatherboards with corner boards, asbestos shingles, composition shingles, wood shingles, concrete block, coquina or stucco. Masonry finish on the first story with wood on the second story is common.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS
317 St. George Street

Front (west) Elevation

STAFF PHOTOGRAPHS
317 St. George Street

Front (west) Elevation Residence

STAFF PHOTOGRAPHS
317 St. George Street

South Elevation Residence

STAFF PHOTOGRAPHS
317 St. George Street

South Elevation Addition on Residence

STAFF PHOTOGRAPHS
317 St. George Street

East Elevation Residence

STAFF PHOTOGRAPHS
317 St. George Street

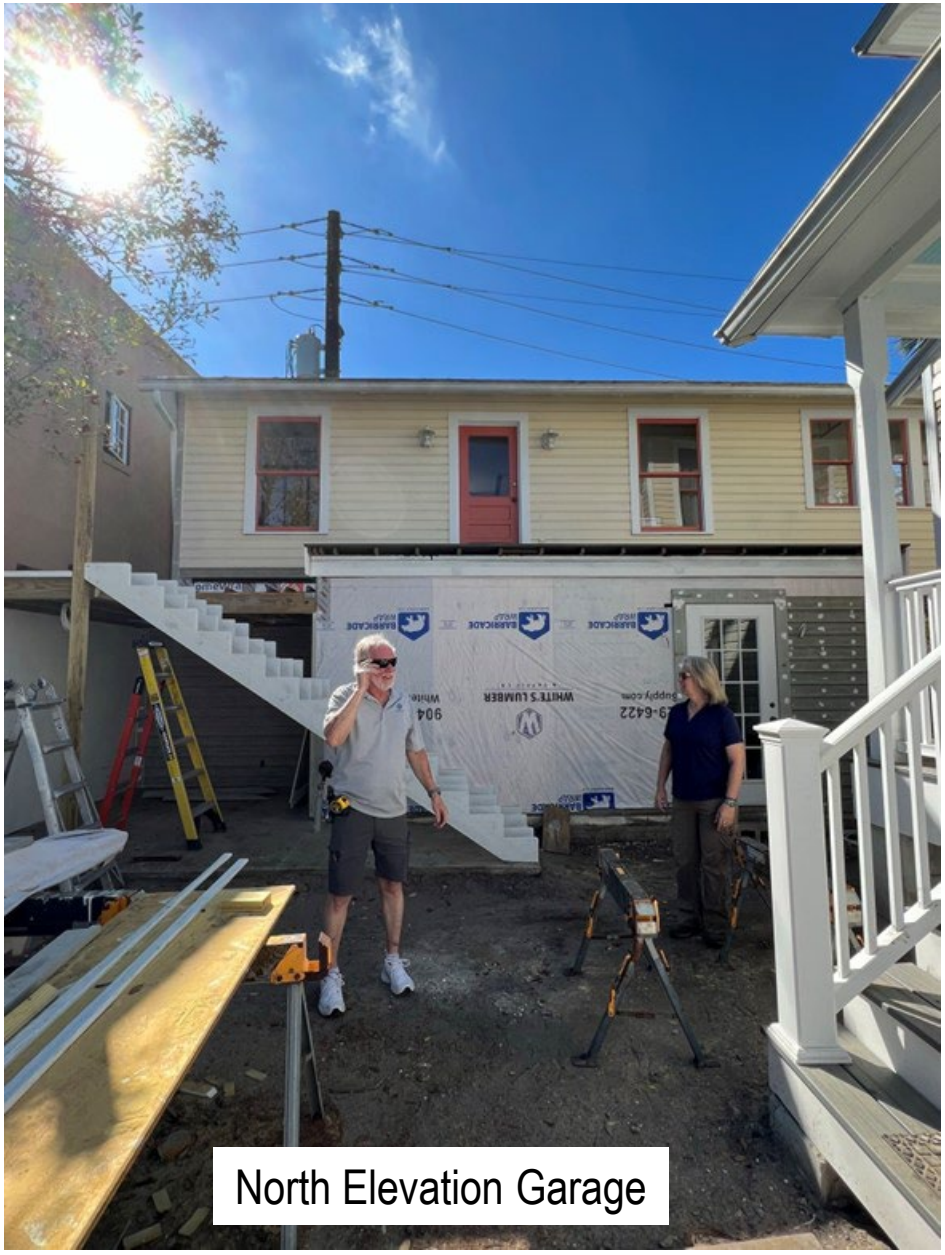
East and North Elevation Residence

STAFF PHOTOGRAPHS
317 St. George Street

West/South Elevation Garage

South/East Elevation Garage

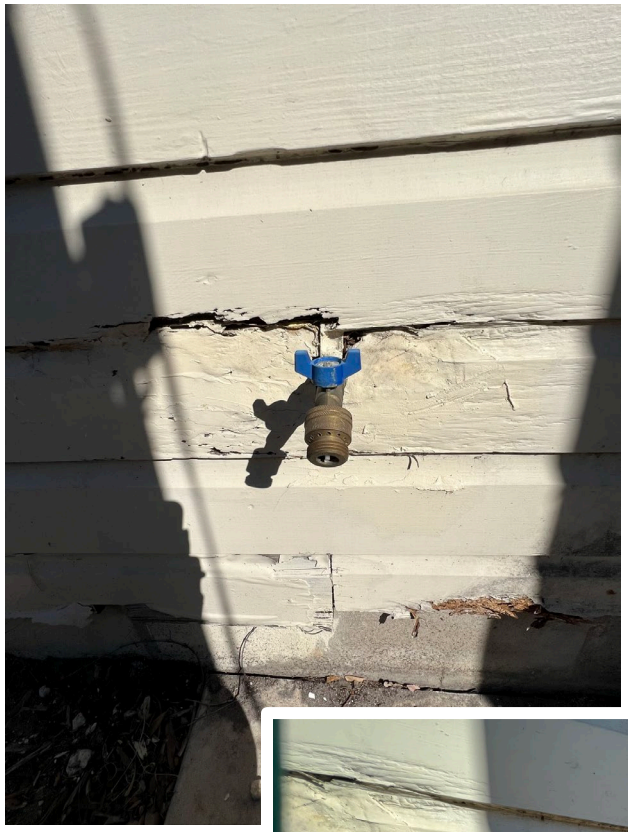
STAFF PHOTOGRAPHS
317 St. George Street

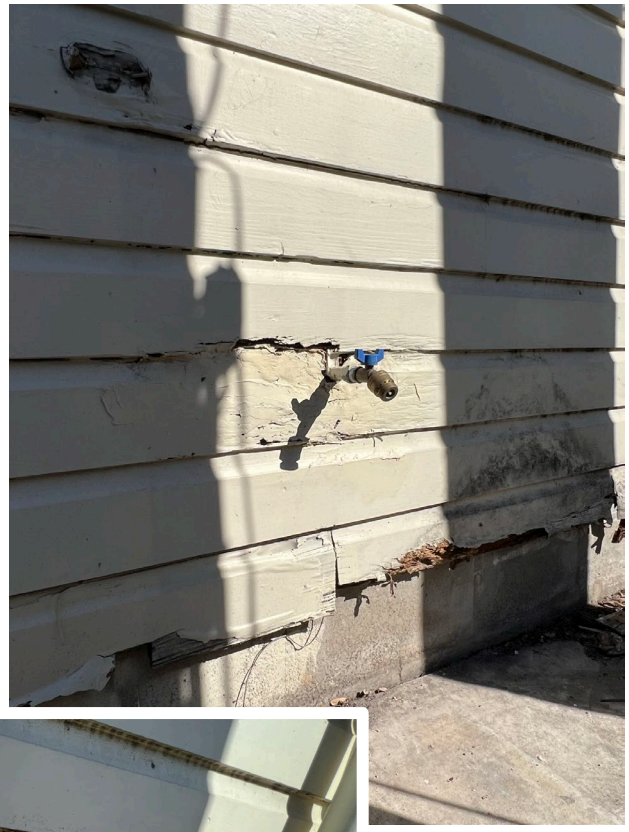


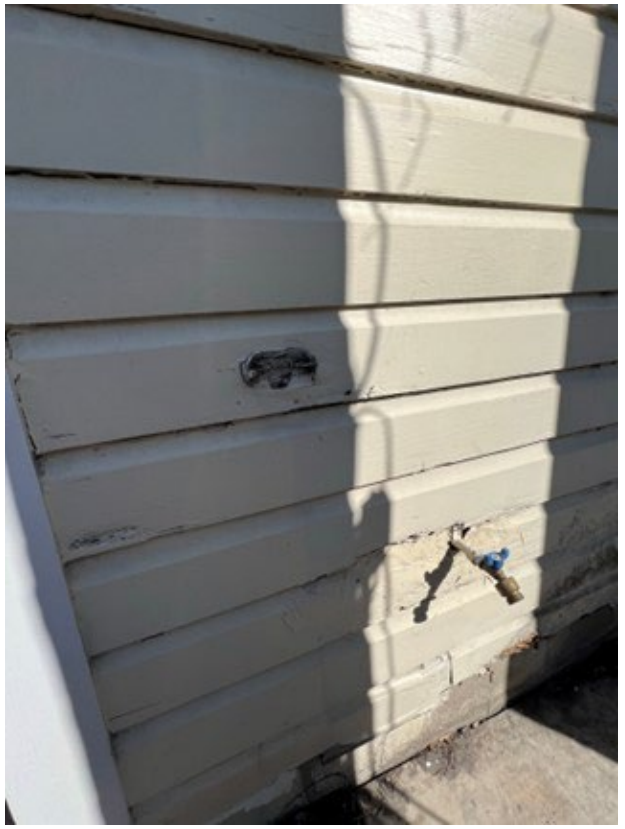
North Elevation Garage

North Elevation Garage

STAFF PHOTOGRAPHS
317 St. George Street

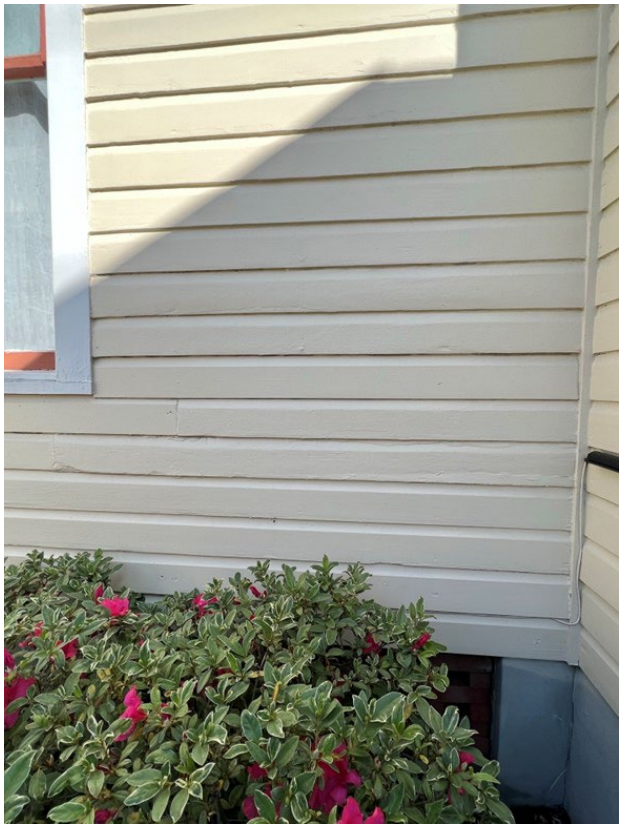






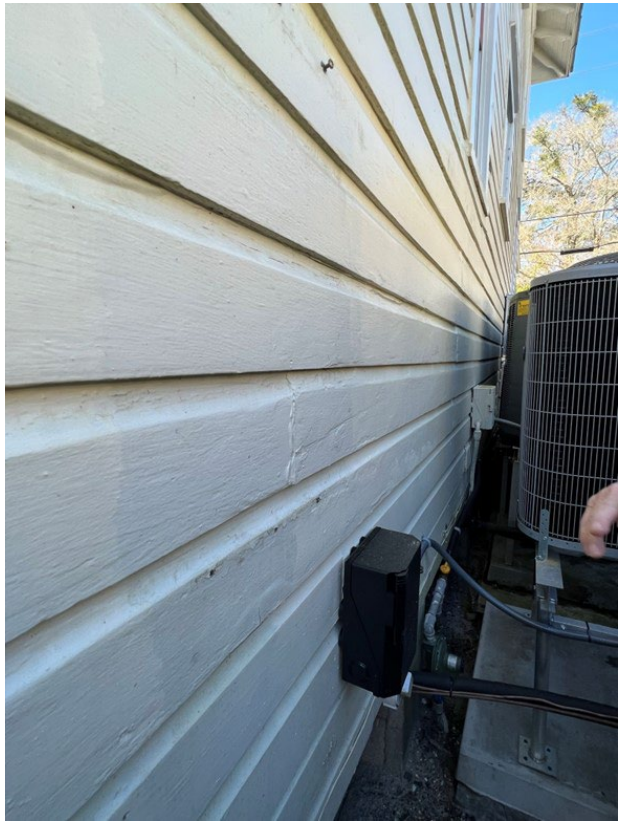
Details of Siding and Damage (House)

STAFF PHOTOGRAPHS
317 St. George Street



Details of Siding and Damage (House)

STAFF PHOTOGRAPHS
317 St. George Street



Details of Siding and Damage (House)

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317 St. George Street

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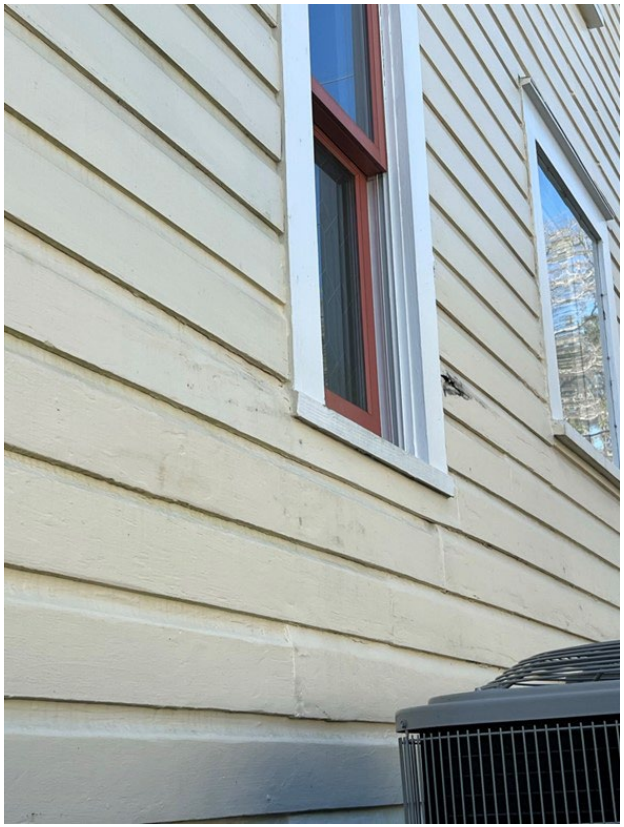
317 St. George Street



Details of Siding and Damage (House)

STAFF PHOTOGRAPHS
317 St. George Street

Details of Siding and Damage (Garage)

STAFF PHOTOGRAPHS
317 St. George Street

Context Photographs (St. George Street)

STAFF PHOTOGRAPHS
317 St. George Street

Context Photographs (San Salvador Street)

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1956 1009==

Site Name: 317 St. George Street 830== Survey Date: 7808 820==

Address: 317 St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39A (block) South 5' of West (lot) 868==

87' of Lot 15, All lot 16 and 87' of Lot 17 lying north of San Salvador St. 868==

Owner of Site: Name: Wynn, Irene P.;

Address: 317 St. George St.

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

UTM: 17 (zone) 470015 (easting) 3305945 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, dropsiding, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1 942==

Foundation: Brick piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: One story L-shaped proch on southwest side with hipped roof 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick Stuccoed 882==

Roof Surfacing: Composition shingles, metal, novelty 882==

Ornament Exterior: Round wood posts 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

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

Statement of Significance: (911==)

ARCHITECTURE

The two-story Frame Vernacular residence at 317 St. George Street was constructed between 1904 and 1910 and is one of the later homes built in this neighborhood. The original wood siding has been retained and there are found wood columns on the one-story L-shaped porch with hipped roof on the front. It is located on a corner lot.

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

HISTORY

The neighborhoods south of San Salvador Street lie immediately outside the colonial Rosario defense line and its easternmost coquina bastion, Fort St. Francis. The early 18th century Indian village of La Punta was scattered throughout this area and by the early 19th century, a cluster of structures were built in the northern end of the tract in the vicinity of present-day Marine Street. This thoroughfare was cut through by the 1780's and led dir-

(over)

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Ciudad de San Agustin de la Florida," May 15, 1737; Pablo Castello, "Plano del Presidio de San Agustin de la Florida," July 21, 1763; Charles Vignoles, "Plan of the Harbour, Town, and Fortifications of Saint Augustine, East Florida," ca. 1821-1822; Benjamin Clements, "Plan of the City of St. Augustine," 1834-1835; St. Johns County Courthouse, Deed Records, Book G, p. 108.

2. Deed Records, Book VV, p. 74; Book 8, pp. 368 and 423; Book 10, p. 51; Tatler, January 27, 1894, p. 2; February 13, 1897, p. 16; Sanborn Fire Insurance Maps, 1893-1930.

ectly to the British-built stone redoubt and hospital and the late 18th century Powder House at the southern end of the peninsula. The tract was divided into eight small land grants in the late 18th century. By 1821 Charlotte Street was cut through the grants west of Marine Street so a "direct line" could be established between the Castillo and the powder magazine.(1) Residential development generally took place between 1890 and 1910 and in the boom era of the 1920's. Two of St. Augustine's most prominent residents promoted development here. Henry Flagler converted a large structure into Alicia (later Flagler) Hospital in the late 1880's, and in the following decade, William Warden's St. Augustine Improvement Company converted Maria Sanchez Creek into a slender lake and used the dredge to build-up its property along both sides of the water. The real estate firm began selling lots in 1905. The federally-owned Powder House lot, south of the hospital, was developed into a baseball park around World War I.(2)

In 1905 the property at 317 St. George Street belonged to Robert Stickney. The Stickney family purchased property in St. Augustine after the Civil War. The most significant member of the family was Judge John B. Stickney, prominent judge here during the Reconstruction years.(3) In the early 1920's this was the residence of Stephen C. Middleton, the State and County Tax Assessor for St. Johns County.(4) In the late 1920's and early 1930's the house was occupied by two families--Dr. Herbert E. White, a physician and surgeon at the City Building on St. George Street and the Edgar J. Manucy Family. For many years Manucy was a barber in St. Augustine.(5) Members of the Manucy family descend from Italian colonists who migrated to St. Augustine from New Smyrna in 1777.

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3. C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1950), p. 32; Historic Properties Inventory Research File.
4. St. Augustine City Directory, 1920-21.
5. Ibid., 1924-25, 1927-28, 1930.

Page 1

☐ Original
☒ Update

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

Site #8 SJ01956
Field Date 5-13-2016
Form Date 5-13-2016
Recorder # _____

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

Site Name(s) (address if none) 317 ST GEORGE STREET Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	317		St George	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE USGS Date 1956 Plat or Other Map _____
City / Town (within 3 miles) St. Augustine In City Limits? ☒yes ☐no ☐unknown County St. Johns
Township 7S Range 30E Section 20 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 2005400000 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature side porch enclosed, roof
Additions: ☐yes ☐no ☐unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____
Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe _____

DESCRIPTION

Style Frame Vernacular Exterior Plan L-shaped Number of Stories 2
Exterior Fabric(s) 1. Weatherboard 2. Wood/Plywood 3. BEC ceiling board
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:5V crimp 2. _____ 3. metal, novelty
Roof secondary strucs. (dormers etc.) 1. _____ 2. Hip porch
Windows (types, materials, etc.) single and paired wood DHS 1/1,paired 8-light casemnt windows in enclosed porch
Distinguishing Architectural Features (exterior or interior ornaments) Round wood posts
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) two story apt. on rear of lot

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01956

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. stuccoed
Structural System(s): 1. Wood frame 2. 3.
Foundation Type(s): 1. Piers 2.
Foundation Material(s): 1. Brick 2.
Main Entrance (stylistic details) single wood door with rectangular etched glass

Porch Descriptions (types, locations, roof types, etc.) enclosed One-story L-shaped porch on southwest side with hipped roof

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource see original form for historical information

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

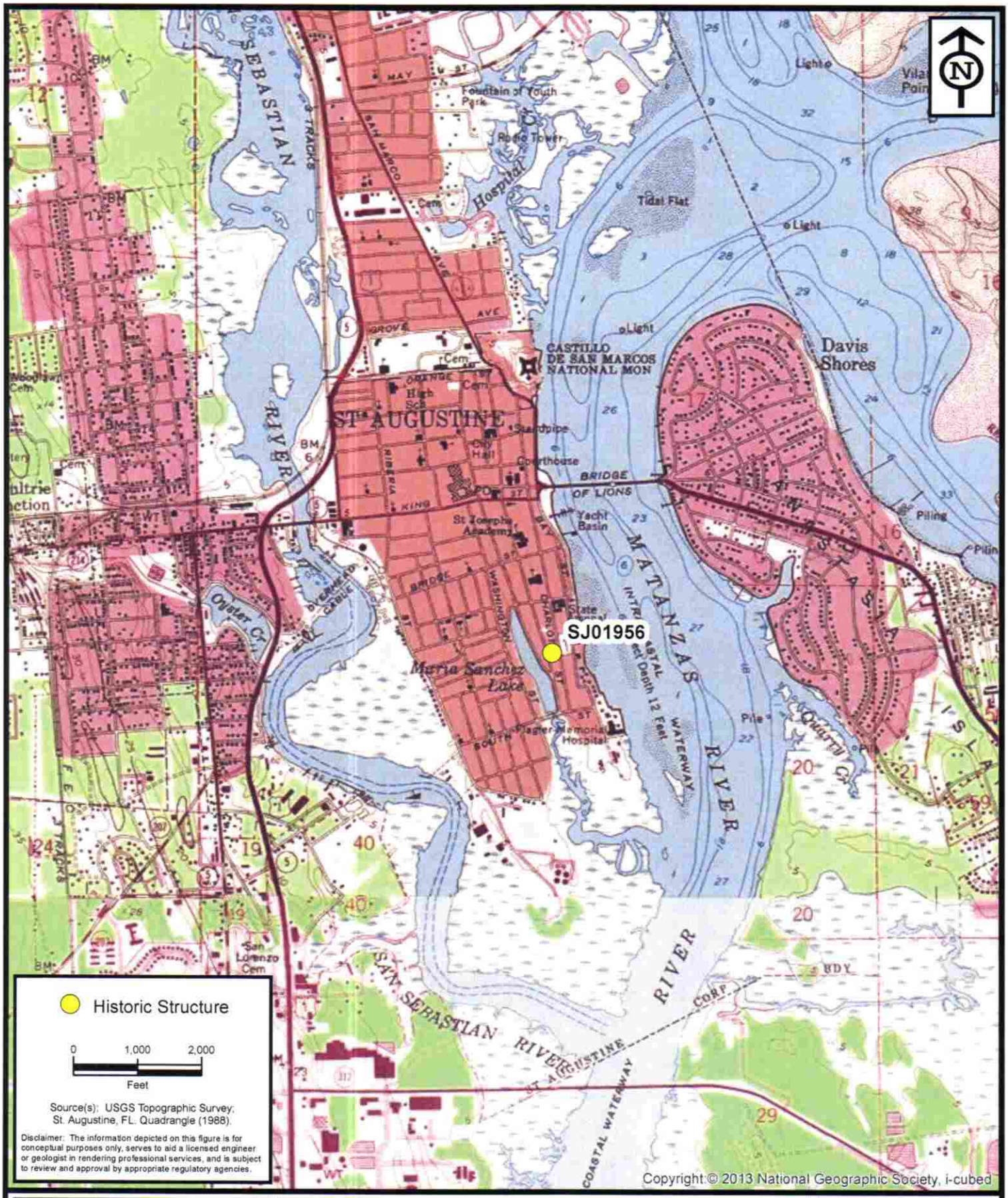
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Maintaining organization
Document description File or accession #'s
2) Document type Maintaining organization
Document description File or accession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

RECORDER INFORMATION

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

Required Attachments

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



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

Project Location - SJ01956

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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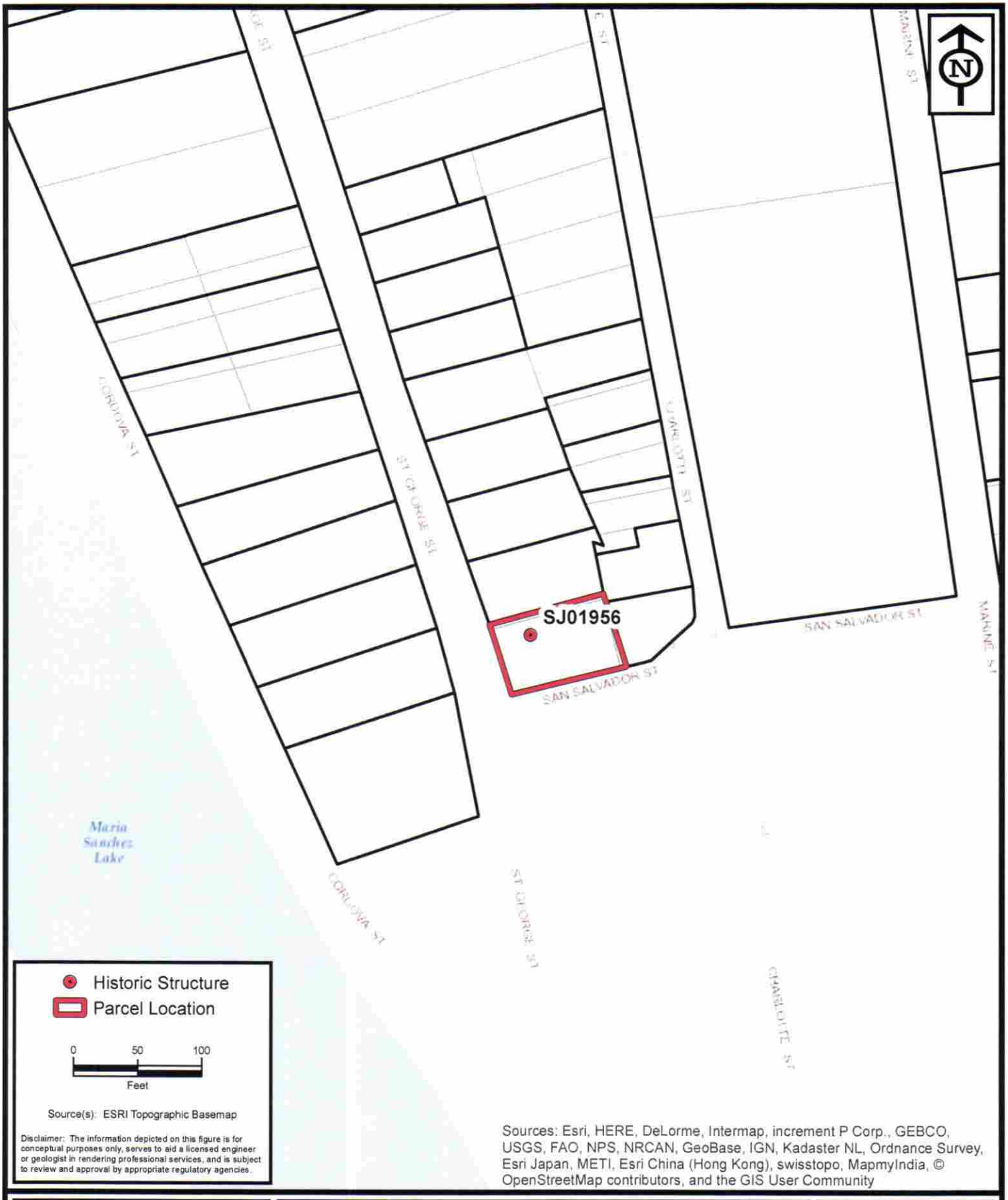
SJ01956



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Parcel Location - SJ01956

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

Project:	AJ15441.00
Date:	May 2016
Drawn By:	AVL
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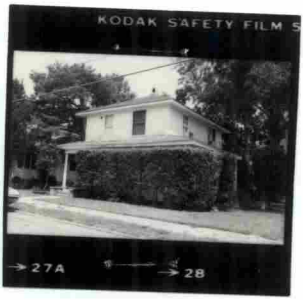
Figure:	2

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01956\Parcel.mxd Date: 2/1/2016 10:55:09 AM

SJ01956


KODAK SAFETY FILM
27A
28

ST GEORGE ST

SAN SALVADO
ST GEORGE ST

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1957 1009==

Site Name: 317½ St. George Street 830== Survey Date: 7808 820==

Address: 317½ St. George Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 39A (block) South 5' of West (lot) 868==

87' of Lot 15, All lot 16 and 87' of Lot 17 lying north of San Salvador St. 868==

Owner of Site: Name: Wynn, Irene P.;

Address: 317 St. George Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: HP1

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

UTM: 17 (zone) 470025 (easting) 3305940 (northing) 890== Location: T07S (T) R30E (R) N20 (S) 812==

Map Reference: USGS ST. Augsutine 7.5 MIN 1956 (PR 1970) 809==

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1924 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Garage apartment 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1, attic louver 942==

Foundation: 942==

Roof Type: Gable 942==

Secondary Roof Structures: 942==

Porches & Balconies: Small 2 story porch on west side 942==

Chimney Location: End, exterior, lateral slope 942==

Materials: (882)

Chimney: Brick, stuccoed 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Lattice work, jigsawn rafters, bargeboards 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential/institutional 864==

Relationship to Surroundings: On corner lot, rear of lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

The two-story Garage Apartment at 317½ St. George Street was constructed between 1917 and 1924 and is one of the later structures in this area. Located on a corner lot, it borders on San Salvador on the south and sets to the rear of 317 St. George Street. There is a one-story open porch with latticework on the first floor and there are jigsawn rafters and bargeboards under the eaves.

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

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702

(over)

V. BIBLIOGRAPHY

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

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

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

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

In 1905 the property at 317½ St. George Street belonged to Robert Stickney. The Stickney family purchased property in St. Augustine after the Civil War. The most significant member of the family was Judge John B. Stickney, prominent judge here during the Reconstruction years.(3) In the late 1920's and early 1930's it was the residence of Edgar E. Manucy, former proprietor of the M & M Tire Company, and later agent for Metropolitan Life Insurance Company.(4) Members of the Manucy family descend from Italian colonists who migrated to St. Augustine from New. Smyrna in 1777.

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3. C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine 1905), p. 32; Historic Properties Inventory Research File.
4. St. Augustine City Directory, 1927-28, 1930, 1934.

Page 1

☐ Original
☒ Update

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

Site #8 SJ01957
Field Date 5-13-2016
Form Date 5-13-2016
Recorder # _____

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

Site Name(s) (address if none) 317 1/2 ST GEORGE STREET Multiple Listing (DHR only) _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	317		St George	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE **USGS Date** 1956 **Plat or Other Map** _____
City / Town (within 3 miles) St. Augustine **In City Limits?** ☒ yes ☐ no ☐ unknown **County** St. Johns
Township 7S **Range** 30E **Section** 20 **¼ section:** ☐ NW ☐ SW ☐ SE ☐ NE **Irregular-name:** _____
Tax Parcel # 2005400000 **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: 1924 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature ext. fabric, 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** Rectangular **Number of Stories** 2
Exterior Fabric(s) 1. Drop siding 2. _____ 3. corner boards
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single and multi-set wood DHS, 1/1, attic louver
Distinguishing Architectural Features (exterior or interior ornaments) jigsawn rafters, tapered chamfered posts, garage door off San Salvador
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01957

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. Brick 2. stuccoed
Structural System(s): 1. Wood frame 2. ____ 3. ____
Foundation Type(s): 1. Continuous 2. slab
Foundation Material(s): 1. Concrete, Generic 2. ____
Main Entrance (stylistic details) garage door and single wood panel pedestrian door under porch

Porch Descriptions (types, locations, roof types, etc.) small 2-story porch on west side; 1st floor open, 2nd floor enclosed

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource see original form for historical information

Archaeological Remains ____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed) would contribute to district as ancillary feature to 317

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 ____
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Document description ____ File or accession #'s ____

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Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.
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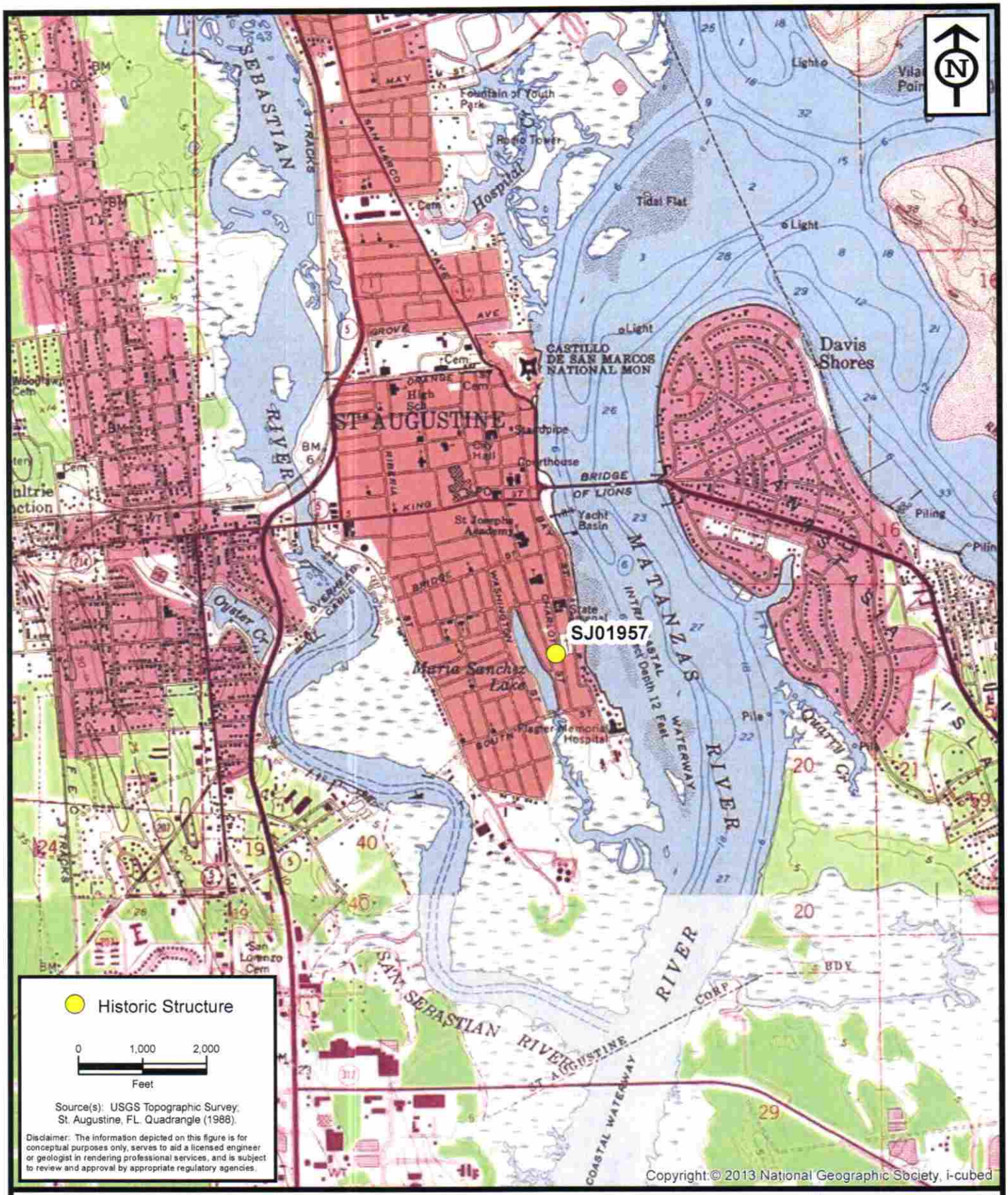

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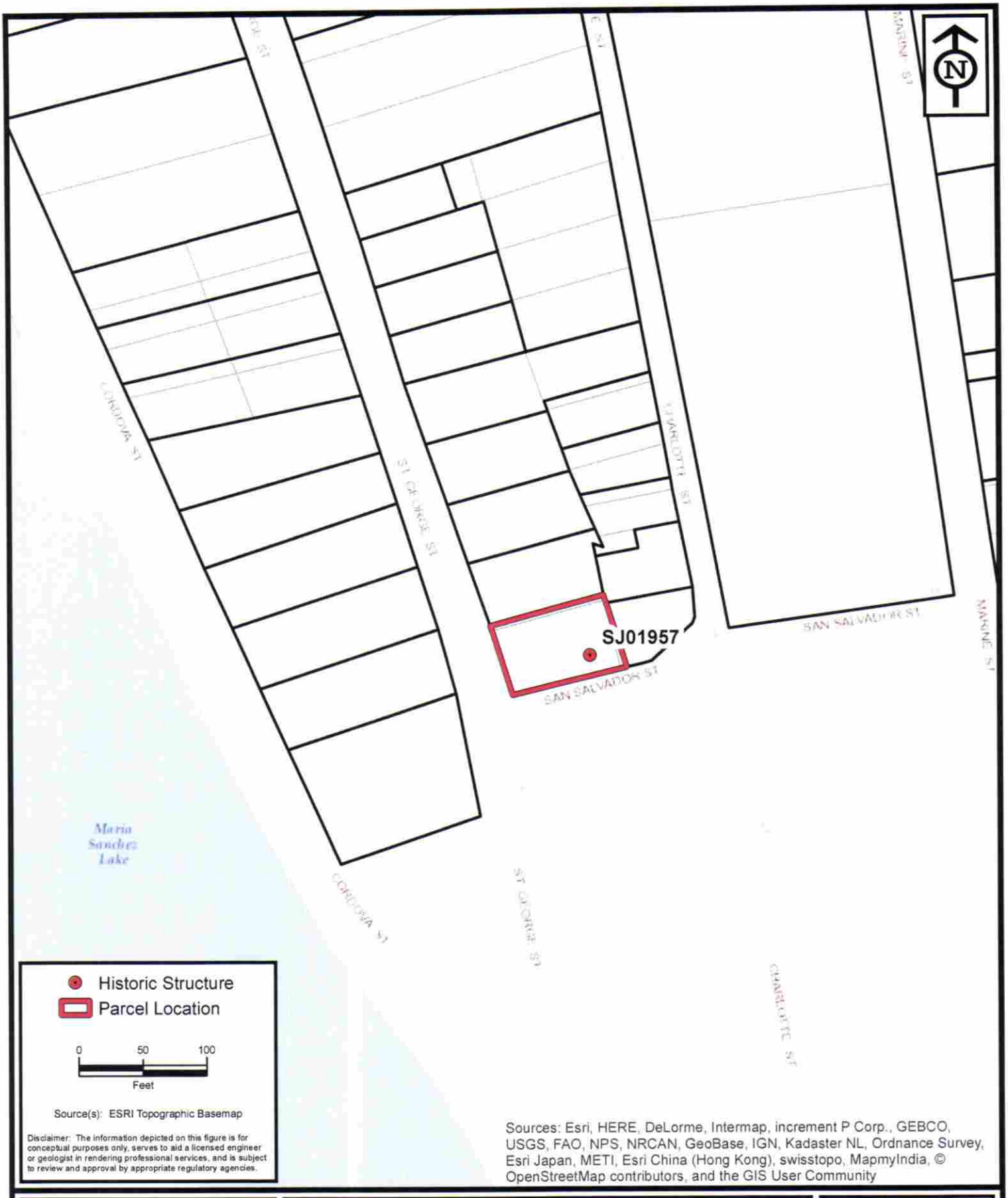
SJ01957



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SJ01957

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317

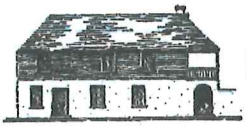
ST GEORGE ST

RECEIVED

FEB 09 2023

Planning/Bu... Dept.

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ■ CERTIFICATE OF APPROPRIATENESS

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

BDAC Project No. HP2023-0011

Receipt No. 2572642

Meeting Date: March 16, 2023

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

1. NAME OF APPLICANT Alan J Frez

   Business (if applicable) Alan J Frez Construction, Inc.

   Address 147 Argonaut Rd

   City St Augustine State Fl Zip Code 32086

   Daytime telephone 904-669-0717 E-mail Address frezconstruction@comcast.net

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

2. NAME OF PROPERTY OWNER Maria F Gandarez

   Business (if applicable) _____

   Address 317 St George St

   City St Augustine State Fl Zip Code 32084

   Daytime telephone (required) 917-685-8081 E-mail address mfg8081@gmail.com

3. PROJECT STREET ADDRESS 317 St George St

4. LEGAL DESCRIPTION: Lot 15-16 Block ____ Subdivision city of St Aug Parcel S5 OF W'LY PT OF LOT 15 + ALL LOT 16 + W 87 FT OF LOT 17 N OF SAN SALVADOR.

5. EXISTING USE residence PROPOSED USE residence

6. PROPOSED PROJECT WORK

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

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

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☒	Exterior finishes (stucco, masonry, siding) NOVELTY 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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FEB 09 202
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)

Replace all novelty siding, due to extensive wood rot, matching new siding is a different size than original.

Addition on residence(in the fifty's ?) different size siding.

Addition has OSB sheathing, under siding, original house is without sheathing(1/2" difference). Sheathing is now required by building code.

Extensive wood putty and fiberglass repairs - failing and very unsightly.

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 Alan J Frez

SIGNATURE OF APPLICANT Alan J Frez DATE 2/3/23

PRINT OWNER'S NAME Maria F Gandarez

SIGNATURE OF OWNER Maria F Gandarez DATE 2/7/2023

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.

HP2023-0011
317 St. George 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.

AP INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

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

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	Scaled landscape plan
☐	☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☐	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☐	☐	Wall 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: HP2023-0011 Project Address: 317 St. George Street

Reviewed by: Candice Seymour Date: 02/23/2023

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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 Appeal of staff determination	$200.00 + ads
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: 317 St George St

Applicant's Name: Alan J Frez Applicant's Signature: Alan J Frez

Owner's Name: Maria F Gandarez Owner's Signature: Maria F Gandarez

Candice Seymour

From: Candice Seymour
Sent: Wednesday, February 1, 2023 4:53 PM
To: Frez Construction
Subject: RE: Siding info for 317 St George St permit application.
Attachments: Re: 317 St George Street Siding Replacement

Hi Mr. Frez,

I received your photos. As I mentioned in the e-mail attached (sent on the 1/26), the complete replacement of all the siding will still require HARB approval. I linked the AGHP and the Certificate of Appropriateness application in the attached e-mail. February 14th is the deadline to get on the March 16th HARB agenda.

I can save these photos to attach to your application.

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: Frez Construction <FrezConstruction@comcast.net>
Sent: Wednesday, February 1, 2023 4:45 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Siding info for 317 St George St permit application.

Alan Frez
Frez Construction Inc.
904-669-0717

Instr #2021045504 BK: 5245 PG: 1631, Filed & Recorded: 4/23/2021 10:28 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $5,880.00

Prepared by and return to:
Andrea N. Wright
Attorney at Law
Andrea N. Wright, LLC d/b/a Wright Firm
323 Anastasia Blvd.
Saint Augustine, FL 32080
904-808-1200
File Number: **21-0308**

Parcel Identification No. **200540-0000**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 21st day of **April, 2021** between **James R. O'Reilly and Martha O'Reilly, husband and wife** whose post office address is **166 Washington Street, Saint Augustine, FL 32084** of the County of **Saint Johns**, State of **Florida**, grantor*, and **Maria F. Gandarez, a single woman** whose post office address is **317 Saint George Street, FL 32084** of the County of **Saint Johns**, State of **Florida**, 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 **Saint Johns County, Florida**, to-wit:

The South 5 feet of the West 87 feet of Lot 15, the West 87 feet of Lot 16 and a portion of the East part of Lot 16 and all of Lot 17 lying Northerly of San Salvadore Street, all lying in Block 39A, City of St. Augustine as per Official Map of City dated January, 1905, and being more particularly described as follows: For a Point of Beginning use the intersection of the Northerly right of way line of San Salvadore Street and the Easterly right of way line of St. George as now established; thence North 16°53' West, 56.3 feet along said Easterly right of way line to an iron pin; thence North 75°26'45" East, 91.26 feet; thence South 15°03' East, 7 feet; thence North 78°14, East 1.18 feet; thence South 16°48'39" East 52.07 feet; thence South 77°13' West along the North right of way line of San Salvadore Street, 91.58 feet to the Point of Beginning.

Parcel Identification Number: 200540-0000

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

COPY

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

Signed, sealed and delivered in our presence:

Witness Name: Christie Richbourg

Witness Name: Andrea Wright

Witness Name: Christie Richbourg

Witness Name: Andrea Wright

James R. O'Reilly (Seal)

Martha O'Reilly (Seal)

COPY

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me by means of [X] physical presence, this 21st day of April, 2021 by James R. O'Reilly and Martha O'Reilly, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

ANDREA N. WRIGHT
MY COMMISSION # GG 290956
EXPIRES: February 5, 2023
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Andrea Wright

My Commission Expires:

Application pg 10 DoubleTime®

St. Johns County, FL

Apply for Exemptions

Sales Questionnaire Form

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

2022 TRIM Notice

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	2005400000
Location Address	317 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUG S5 OF W'LY PT OF LOT 15 & ALL LOT 16 (EX PT OF E PT) & W87FT OF LOT 17 LYING N OF SAN SALVADOR ST BLK 39-A OR5245/1631 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.120
Homestead	N

Owner Information

Owner Name	Gandarez Maria F 100%
Mailing Address	PO BOX 3541 SAINT AUGUSTINE, FL 32085

Map

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	$523,961	$3,500	$320,969	$0	$0	$848,430	$848,430	$0	$848,430
2021	$459,505	$3,500	$286,580	$0	$0	$749,585	$749,585	$0	$749,585
2020	$498,562	$3,500	$239,856	$0	$0	$741,918	$741,918	$0	$741,918
2019	$460,130	$1,001	$239,856	$0	$0	$700,987	$700,987	$0	$700,987
2018	$465,809	$1,334	$239,856	$0	$0	$706,999	$706,999	$0	$706,999
2017	$471,491	$1,724	$239,856	$0	$0	$713,071	$537,301	$225,770	$487,301
2016	$477,171	$2,019	$218,050	$0	$0	$697,240	$515,945	$231,295	$465,945
2015	$434,565	$2,081	$168,210	$0	$0	$604,856	$501,177	$153,679	$451,177
2014	$333,357	$2,408	$151,388	$0	$0	$487,153	$487,153	$50,000	$437,153
2013	$333,835	$2,734	$151,388	$0	$0	$487,957	$487,957	$50,000	$437,957
2012	$333,835	$3,061	$151,388	$0	$0	$488,284	$488,284	$50,000	$438,284
2011	$327,900	$3,388	$168,210	$0	$0	$499,498	$499,498	$50,000	$449,498
2010	$331,585	$3,713	$186,900	$0	$0	$522,198	$510,084	$62,114	$460,084

Building Information

Building 1
Year Built 1910
Actual Area 3044
Conditioned Area 2132
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Hardwood, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 2.5

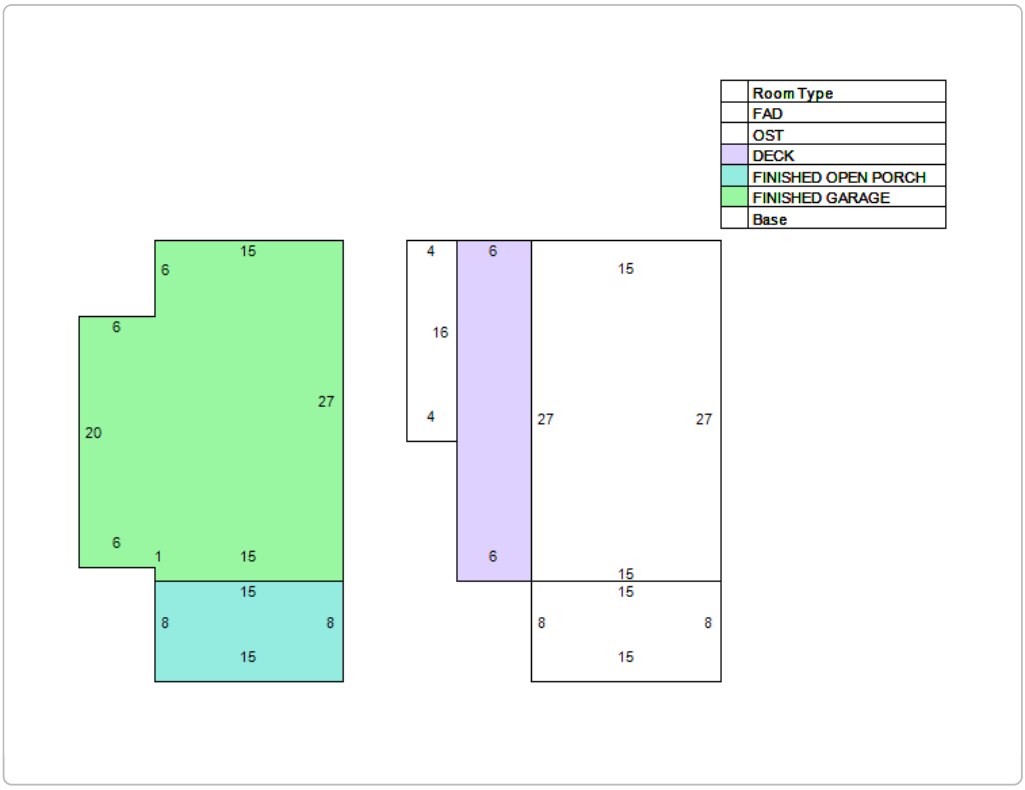
Description	Square Footage
PATIO/SLAB	468
FINISHED OPEN PORCH	90
BASE AREA	1042
FRAME ADDITION	48
FINISHED UPPER STORY	1042
UNFINISHED ENCLOSED PORCH	214
FINISHED OPEN PORCH	140
Total SqFt	3044

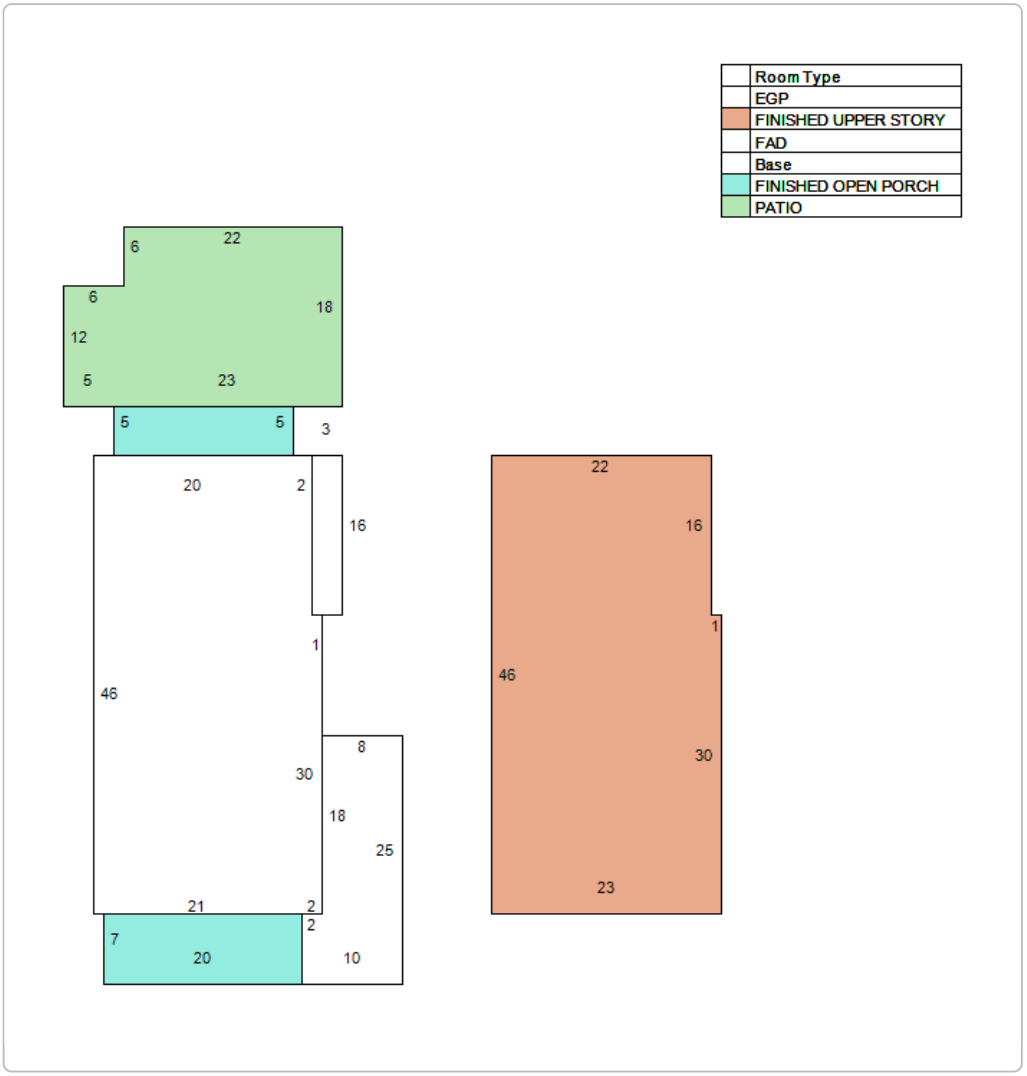
Building 2
Year Built 1910
Actual Area 1396
Conditioned Area 525
Use Duplex
Style 01
Class N
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 1
Baths 1

Description	Square Footage
BASE AREA	405
FINISHED GARAGE	525
FINISHED OPEN PORCH	120
FINISHED DECK	162
OUTSIDE STAIRS	64
FRAME ADDITION	120
Total SqFt	1396

Sketch Information





Extra Feature Information

Code Description	Status	Value
Spa / Hot Tub (Mix)		3300

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	55	91	55	EF	$252,190
Multi-Family (Less than 10 Units)	15	91	15	EF	$68,779

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/23/2021	4/21/2021	$840,000.00	WARRANTY DEED	5245	1631	Q	I	O'REILLY JAMES R,MARTHA	GANDAREZ MARIA F
	5/6/2009	$785,000.00	WARRANTY DEED	3192	788	Q	I	PHILCOX CHRISTOPHER J	O'REILLY JAMES R,MARTHA
	9/2/1994	$165,000.00	WARRANTY DEED	1071	1715	Q	I	ROBERTS VINCENT P,LYNNE S	PHILCOX CHRISTOPHER J
	11/1/1988	$0.00		803	1457	U	I		ROBERTS VINCENT P,LYNNE S
	1/1/1982	$90,000.00		524	251	U	I		
	1/1/1982	$0.00		522	577	U	I		

No data available for the following modules: Exemption Information.

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 2/22/2023, 2:22:53 AM

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
ALAN J. FREZ CONSTRUCTION, INC.

Filing Information

Document Number	P05000114212
FEI/EIN Number	20-3319971
Date Filed	08/16/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/01/2011

Principal Address

147 ARGONAUT RD
ST AUGUSTINE, FL 32086

Mailing Address

147 ARGONAUT RD
ST AUGUSTINE, FL 32086

Registered Agent Name & Address

FREZ, ALAN J
147 ARGONAUT RD
ST AUGUSTINE, FL 32086

Officer/Director Detail

Name & Address

Title DPT

FREZ, ALAN J
147 ARGONAUT RD
ST AUGUSTINE, FL 32086

Title S

FREZ, VICTORIA L
147 ARGONAUT RD
ST AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date
2021	02/04/2021
2022	01/14/2022
2023	01/26/2023

Document Images

01/26/2023 -- ANNUAL REPORT	View image in PDF format
01/14/2022 -- ANNUAL REPORT	View image in PDF format
02/04/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
02/15/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
04/10/2017 -- ANNUAL REPORT	View image in PDF format
01/26/2016 -- ANNUAL REPORT	View image in PDF format
02/16/2015 -- ANNUAL REPORT	View image in PDF format
01/14/2014 -- ANNUAL REPORT	View image in PDF format
03/23/2013 -- ANNUAL REPORT	View image in PDF format
01/23/2012 -- ANNUAL REPORT	View image in PDF format
09/01/2011 -- REINSTATEMENT	View image in PDF format
03/23/2009 -- ANNUAL REPORT	View image in PDF format
07/03/2008 -- ANNUAL REPORT	View image in PDF format
04/29/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
08/16/2005 -- Domestic Profit	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 16, 2023 Meeting

Application: HP2023-0009 Address: 29 King Street (a.k.a. 17 King Street)

Applicant: Frank Reubel Fine Jewelry Inc

Property Owner: TEP, Inc.

Project description: To install signage with colors that are not pre-approved.

Architectural Style:	Commercial Masonry Vernacular	Florida Master Site File:	SJ1026
National Register:	St. Augustine NR District: Non-contributing	Construction date:	1955
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1992100000		
Agenda Item:	6(c)	Previous Action(s):	None Applicable

STAFF SUMMARY AND ANALYSIS:

1. This Masonry Vernacular commercial building is located on the southwest corner of King and Aviles Streets and is a non-contributing structure in the St. Augustine National Register Historic District. Rows of storefronts are situated along both King and Aviles Streets.
2. The applicant is requesting approval of signage that features blue colors that do not match any listed pre-approved colors. The signage, which will be applied on existing sign boards, features white raised wood lettering in font Franklin Gothic and a textured blue background.
3. The Architectural Guidelines for Historic Preservation (AGHP) states that paint colors should reflect the historical era and architectural style of the building and, generally, the sign should have a dark border, a light sign board and dark letters. As an alternative, the sign could have a dark sign board and light letters.
4. City staff's initial review of the sign, attached to this staff report, indicates that the darker blue shade in the textured background resembles Rainstorm in shade, though the pre-approved color has a greener hue. The brighter blue shade has no similar pre-approved colors.
5. Pre-approved blues include:
    - Grey Blue: BM744 (Pre-1821)
    - Shutter Blue: BM748 (Pre-1821)
    - Rookwood Blue Green: SW2811 (Early and Late Victorian Periods, ca. 1840-1900)
    - Dark Blue Green/Raging Sea: SW6474 (Early and Late Victorian Periods, ca. 1840-1900)
    - Powder Blue: SW2863 (Early and Late Victorian Periods, ca. 1840-1900 & Post-War Romanticism ca. 1945-1970)
    - Colonial Revival Blue/Meditative: SW6227 (Colonial and Classical Revival, ca. 1890-1930)
    - Rainstorm: SW6230 (Bungalow, ca. 1890-1940)
    - Stratford Blue: SW2864 (Post-War Romanticism ca. 1945-1970) (Archived color, Closest match is

    Examples of these blues are attached to the staff report for the Board's consideration. The most appropriate color palette for the building based upon time-period is the Post-War Romanticism palette. Mediterranean Influence colors may also be appropriate based upon the architectural style; however no blues are included in that palette.
6. Proposed signage size, location, material, and font all meet the requirements of the AGHP and the Sign Code.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **take the following actions for a Certificate of Appropriateness at 29 King Street**:

1. **CONTINUE** the application to allow the applicant time to consider more appropriate signage colors based upon AGHP recommendations and existing pre-approved colors; OR,
2. **APPROVE** the application if the HARB finds that the sign colors, as presented or modified based upon HARB recommendations, are generally appropriate to the architectural style of the building and the district; and, all other requirements of the Sign Code and AGHP will be met.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Reface existing signboards:
    a. Textured blue background in colors #124080 and #2464ab
    b. White, raised wood lettering (font: Franklin Gothic) and simple diamond graphic

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. Retention of Distinguishing Architectural Character
4. Retention of Significant Later Alterations and Additions
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions.

Signs

The sizes, types, numbers and locations of signs everywhere in the city are regulated by the Sign Code. Permits are required to install, repaint, move or change the copy of any sign. Signs must be on the same property as the business or use they are advertising.

Installing or altering signs without a sign permit, or violating the terms and conditions of a sign permit will result in a Stop Work Order, a citation or an appearance before the Municipal Code Enforcement Board. All of these actions may result in fines.

Specific regulations and restrictions such as sign zones, sign types, dimensions and locations are addressed in Chapter 3 of the City Code.

Additionally, in historic preservation zoning districts, the colors, lettering styles, graphics and materials for signs are also regulated. All signs in historic preservation zoning districts must be approved by the Historic Architectural Review Board (HARB) prior to issuance of a permit or must meet pre-approved guidelines. Signs meeting pre-approved guidelines for colors, lettering style, graphics, materials, and lighting may be approved by the Planning and Building Division.

Pre-approved color charts and examples of pre-approved lettering styles are available in the Planning and Building Division.

All signs must be permanently mounted to the building or anchored in the ground. Surface graphics (signs painted directly on the facade of a building), portable signs, internally illuminated signs, streamers and pennants are specifically prohibited in the Historic Preservation Districts.

Generally

- It is most appropriate to locate new signs on the flat, unadorned parts of a facade, including above doors or windows.
- Use simple design and lettering styles such as block-style and serif style, painted in high contrast to the sign board color.
- Sign panels should be square or rectangular and flush mounted.
- Highly ornate signs are inappropriate.
- Signs that obscure architectural details such as windows, cornice, decorative brickwork and storefronts are inappropriate.
- Signs that interfere with the sight lines of adjoining buildings are inappropriate.

Other Post-1821 Styles

Appropriate materials are wood and metal. Letters and graphics may be painted directly on the sign board; separate carved letters or graphics, or tiles may be fastened to the sign board; or the sign may be routed to result in either raised or recessed letters and graphics. Signs made of polished, anodized or chromed metal are not appropriate.

Appropriate sign types are bracket, pole, post, wall, facia and freestanding.
Brackets or chains which are attached to buildings to support signs may be made of wood, brass, copper, bronze, nickel, tin or iron. Painted, polished, anodized or chromed metals are not appropriate.

Wood posts or metal poles which are anchored in the ground to support signs may be appropriate. Other support structures which are anchored in the ground to support signs must be made of coquina, smooth stucco over block, or brick.

Appropriate sign shapes are square, rectangular, circular, semi-circular, oval, shield, or a combination of these shapes. Edges may be routed.

Victorian or Flagler lettering styles are appropriate. Lettering styles from the 16th, 17th or 18th century are not appropriate. The lettering style should be simple and easily readable.

Paint colors should reflect the historical era and architectural style of the building. Generally, the sign should have a dark border, a light sign board and dark letters. As an alternative, the sign could have a dark sign board and light letters.

Graphics may include appropriate decorative elements, such as flowers, trees, animals, period objects, pointing hands, celestial objects and borders.

SIGN CODE

(1) *Historic Zone 1.*

a. *Permitted signs.* The following signs shall be permitted signs:

1. Bracket.
2. Wall.
3. Facia.
4. Post.
5. Freestanding.
6. Accessory.

b. *Prohibited signs.* The following signs shall be prohibited signs:

1. Animated.
2. Awning.
3. Billboard.
4. Bench.
5. Canopy.
6. Changeable copy, manual and automatic.
7. Surface graphics.
8. Window; provided, however, that one (1) window sign (painted or etched) shall be allowed for each window not to exceed six (6) square feet or two (2) feet by three (3) feet. Such window signs will be counted toward the total maximum number of signs permitted for each business. Additionally, one (1) sign per window may be permitted in addition to all other signs authorized to be placed within three (3) feet of a window on the interior of the building and not to exceed four (4) square feet (two (2) feet by two (2) feet).
9. Off-premises.
10. Roof or above ground floor.

11. Sidewalk/sandwich.
12. Portable.
13. Illuminated/electrical, including interior signs visible from any public right-of-way, notwithstanding any other provision of this Code.
14. Marquee.
15. Disfiguring.
16. Flashing.

c. *Number of signs.* The maximum number of signs per entrance is two (2). The maximum number of signs per business is three (3). No business identification sign shall be permitted along a street or public way not providing direct public access to the principal use or activity.

d. Specific requirements:

	Maximum Width or Length	Total Size (sq. ft.)	Height to Bottom	Miscellaneous
Bracket/projecting	36;inch;/24;inch;	6	8;ft;	36;inch; wide-maximum bracket and sign projection from wall = 44;inch;—24;inch; wide maximum bracket and sign projection from wall = 32;inch;
Freestanding	36;inch;/30;inch;	7.5	N/A	Maximum 4;ft;6;inch; to top of sign structure
Post	36;inch;/30;inch;	7.5	8;ft;	
Accessory		2	N/A	1 per business, wall only
Wall	2;ft;/3;ft;	6	N/A	
Facia	1;ft; wide 6;ft; long	6	N/A	Must be placed above windows and doors

e. Exception. Notwithstanding the above, businesses fronting on Avenida Menendez between Cuna Street and Bridge Street having a one-hundred-fifty-linear-foot street frontage on Avenida Menendez are permitted to have three (3) signs with a total square footage not to exceed eighty (80) square feet, and provided further that businesses, having sixty-linear foot street frontage on Castillo Drive south of Orange Street shall be permitted a total of three (3) signs with a total square footage not to exceed forty (40) square feet, all in accordance with requirements otherwise applicable to Historic Zone 3 pursuant to subsection (3).

f. *Multiple frontage lots.* One (1) additional sign allowed if the structure or use is located on more than two (2) street frontages; provided that the business has an entrance on more than two (2) streets and provided further that a single business located in a single building occupying one hundred (100) lineal feet on one (1) street will be allowed sixty (60) square feet of signs with no single sign to exceed twenty-four (24) square feet.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Initial Staff Review
4. Proposed and Pre-approved Color Comparison

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1026 1009==

Site Name: Woolworth's 830== Survey Date: 7904 820==

Address: 31 King Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 33 (block) All 3 & 4 (lot) 868==

868==

Owner of Site: Name: Green, Herbert J. et al; c/o M.R. Sudakow ;

Address: 2301 Collins Avenue M-113

Miami Beach, FL 33139 902==

Occupant or Manager: Woolworth's 904==

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

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

UTM: 17 (zone) 469800 (easting) 3306650 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1955 844== Period: 20th cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, ceramic tile, stone (coquina), brick 854==

Structural Systems: Masonry, concrete block 856==

Features of Structure: (942)

Window Type: Fixed sheet 942==

Foundation: Concrete slab 942==

Roof Type: Flat parapet 942==

Secondary Roof Structures: Hip tower 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Built-up clay tile 882==

Ornament Exterior: Jigsawn rafters, decorative tile work coquina quoins around rear doors on east side clay tile cornice, square wood posts. 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces Plaza, adjacent to Trinity Episcopal Church. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Blacks Commerce, Families

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Masonry Vernacular commercial complex was constructed in 1955. The building includes Mediterranean Revival elements such as the clay tile cornices, flat parapet roof, stucco exterior, hiptower, decorative tile work, and the mission parapet accented by pseudo-finial ornamentation. Other distinctive features include the jigsawn rafters, coquina quoins around the rear doors and on the east side, and square wood posts. The building faces the Plaza and is adjacent to Trinity Episcopal Church.

The Plaza area--a central green with surrounding buildings on the bayfront--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Government House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and governmental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a

(over)

V. BIBLIOGRAPHY

1. "Real Ordenanzas para nuevas poblaciones," Hispanic American Historical Review, Vol. 4 (November, 1921), pp. 743-53; Anon., "S. Augustini pars et terrae Florida," 1588; Archivo General de Indias 54-5-9/47 and 49 (Stetson Collection).

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; Ramon de la Cruz, "Inventario," June 4, 1821, East Florida Papers, Bundle 260, No. 1.

Staff Report pg. 9

1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, Phe plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes intoduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 18/0's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

F. W. Woolworth's, 31 King Street, is the largest store incorporated within the building complex. The department store was once the site of a famous confrontation between Blacks and Whites during the civil rights movement that brought national and international attention to St. Augustine. The incident helped lead to the passage of the Civil Rights Act of 1964 which outlawed segregated lunch counters such as the one generating protest against Woolworths.(4) A building known as the Sanchez Building occupied this site prior to the erection of the existing structure. William J. Sanchez was a merchant and member of one of the oldest St. Augustine families.(5) The early building was constructed between 1885 and 1888 and contained shops on the first floor and the Plaza Hotel on the second and third. Sanborn Maps from 1888 to 1930 indicate uses such as dry goods store, offices, drugs, barber, bicycle shop, electric theatre, fruit stand, and printing shop.(6) Directly behind the building, facing south, was the Peabody School, the first free school in St. Augustine in operation from

the late 1860's.(7)

ARCHAEOLOGY

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

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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; John S. Horton, "View of St. Augustine, East Florida," 1855; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1958; St. Augustine Record, July 4, 1937 and February 5, 1950.

4. Miami Herald, February 25, 1979; Historian David R. Colburn has extensively researched the civil rights turmoil in St. Augustine. The social science professor at the University of Florida has compiled his material, possibly for a book analyzing the impact of the St. Augustine incidences.

5. St. Augustine City Directory, 1904.

6. Sanborn, 1888 through 1930.

7. Ibid., 1910; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), pp. 144-145.

☐ Original
☒ Update

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

Site #8 SJ01026
Field Date 5-17-2016
Form Date 5-17-2016
Recorder #

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

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

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	17		King	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — **USGS Date** 1956 — **Plat or Other Map**
City / Town (within 3 miles) St. Augustine — **In City Limits?** ☒yes ☐no ☐unknown — **County** St. Johns
Township 7S — **Range** 30E — **Section** 18 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:**
Tax Parcel # 1992100000 — **Landgrant**
Subdivision Name — **Block** — **Lot**
UTM Coordinates: **Zone** ☐16 ☒17 **Easting** ☐☐☐☐☐☐ **Northing** ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — **Coordinate System & Datum**
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1955 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): — To (year):
Current Use Commercial — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — Original address
Alterations: ☒yes ☐no ☐unknown Date: — Nature storefronts and ext. fabric
Additions: ☐yes ☐no ☒unknown Date: — Nature
Architect (last name first): — **Builder** (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Mediterranean Revival — **Exterior Plan** Rectangular — **Number of Stories** 1
Exterior Fabric(s) 1. Stucco 2. Coquina block 3. Brick; Ceramic tile
Roof Type(s) 1. Flat 2. Hip 3. parapet
Roof Material(s) 1. Built-up 2. 3. clay tile
Roof secondary strucs. (dormers etc.) 1. 2. hip tower
Windows (types, materials, etc.) Fixed Sheet; glass storefront windows various framing materials such as wood, metal, masonry
Distinguishing Architectural Features (exterior or interior ornaments) jigsawn rafters, decorative tile work, coquina quoins around rear doors on east side, clay tile cornice, square wood posts; arched detailing, spiral co
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) corner of King St. and Aviles facing plaza

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

HISTORICAL STRUCTURE FORM

Site #8 SJ01026

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. Concrete block 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details) metal and glass paired storefront doors; some storefronts are inset and corner door enty
Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource See original form by David Nolan for additional history; additional history also on file with FMSF manuscript 20061, Flagler student work

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) building retains historical significance with events, however the exterior facade has been compromised, due to significant events and contribution to an intact contiguous district the strucuture appears to be contributing
Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

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

DOCUMENTATION

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

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

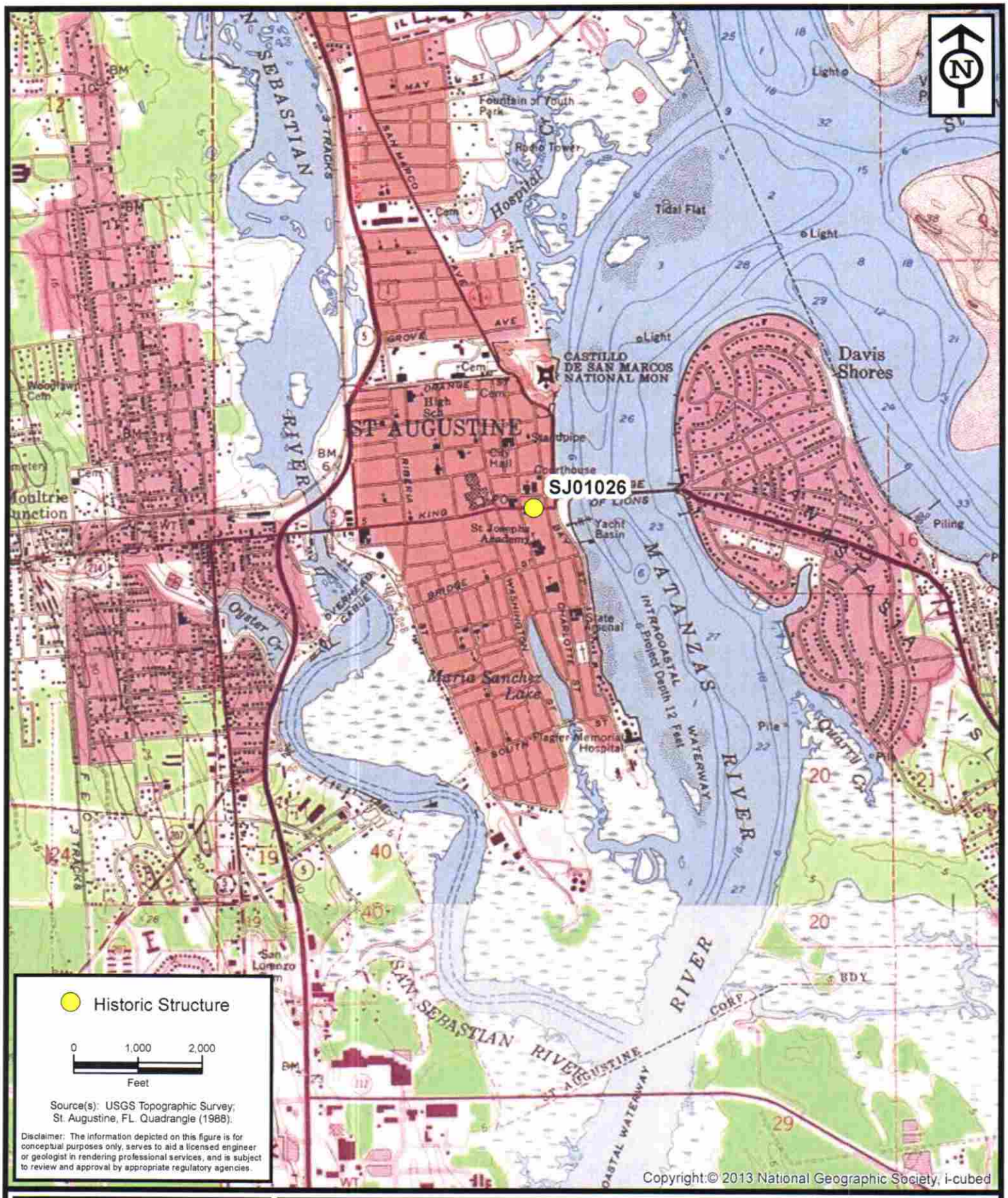
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

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



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

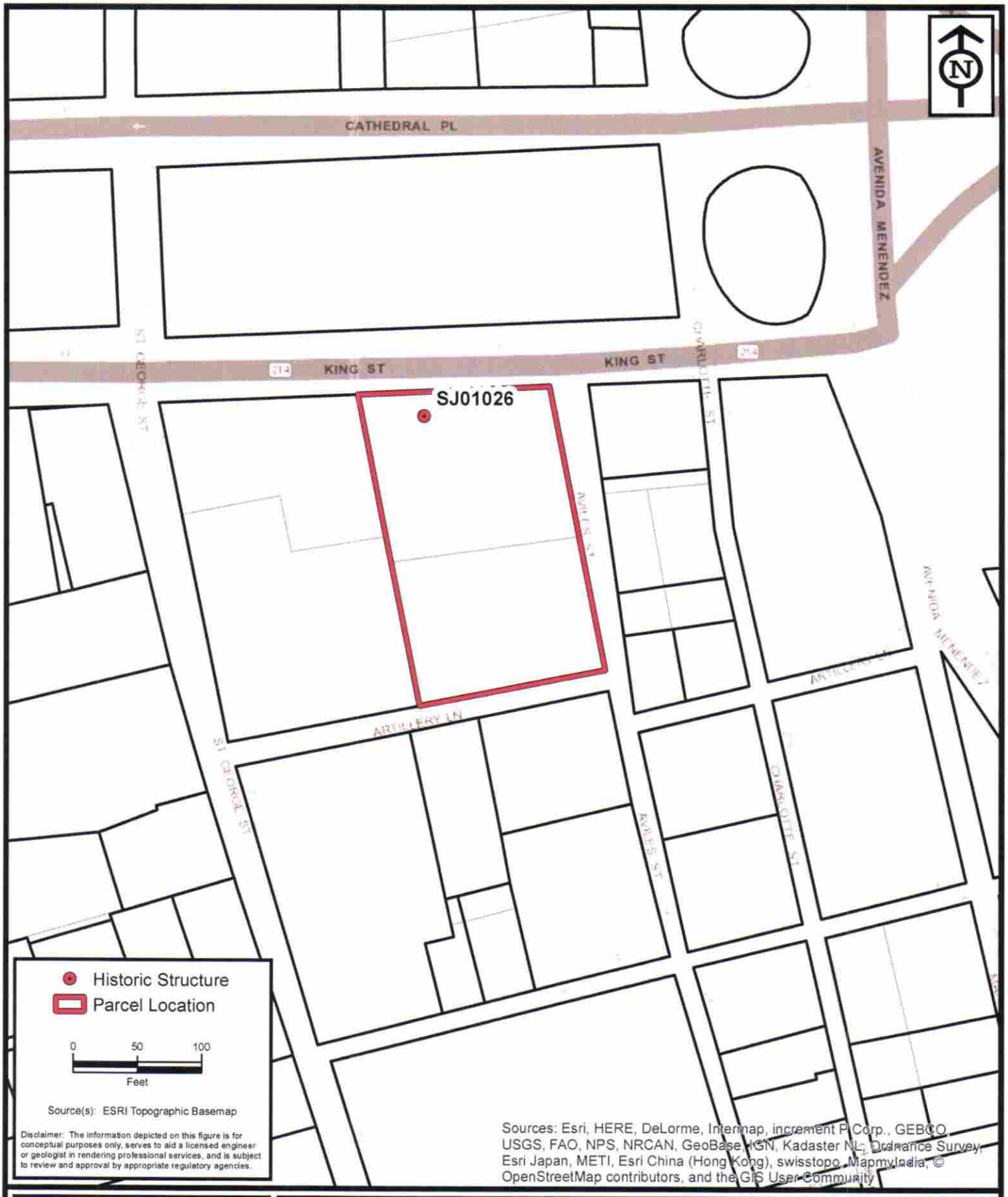
Project Location - SJ01026

City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01026\Location.mxd Date: 1/28/2016 4:30:54 PM



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

Parcel Location - SJ01026

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01026\Parcel.mxd Date: 2/1/2016 1:27:05 PM

SJ 1026

Zach Beals
204 10th Street, St Augustine Beach, Florida
April 18, 2013

Keepers of the Florida Master Site File
Division of Historical Resources
Florida Department of State
R.A Gray Building
500 S Bronough St. Rm 425
Tallahassee, FL 32399

Subject: Important History Omitted from Master Site File

Dear Keeper of the Master Site File,

I am a student at Flagler College in St. Augustine, Florida. One of the most important historic events to take place here was the Civil Rights Movement of 1963-64, which led directly to the passage of the landmark Civil Rights Act of 1964.

Some of the major sites of the civil rights movement have been demolished in the last decade, with the argument being that they were of "no historic significance."

Our class has taken as a project to look at the Florida Master Site Files to make sure that they reflect the important role places played in the movement as shown by Freedom Trail or other civil rights markers.

I took 31 King Street, formerly known as Woolworth's. The Master Site File would be more complete if it included the following information:

The address 31 King Street formerly known as Woolworth's is where the infamous "St. Augustine Four" sit-in of 1963 occurred. This "St. Augustine Four" consists of Audrey Nell Edwards, JoeAnn Anderson Ulmer, Willie Carl Singleton, and Samuel White, whom were all in the early teens at the time. This sit-in might seem like any other civil right action that ordinary to this era, until it got into the hands of the Florida court system. The four were required to sign a contract agreeing to not picket until the age of 21 in order for their release, which they refused to sign. They then spent several weeks in jail, and spent time in jail with people like Martin Luther King Jr., and then almost six months in reform school performing hard labor. This gained national attention and eventually were granted their release by a special action by the Florida governor and cabinet of that time. This address has already been recognized as having historical significance by the Freedom Trial and I feel there should be more information accompanied with the Florida Master File. This address is one of the most historically significant sites of the Civil Rights Movement in not only St. Augustine but all of America.

I am enclosing some documentary materials about Woolworth's/ 31 King Street:

1) Articles
2) Pictures

I hope that you will see this important information is included in the Master Site File. Many thanks.

Sincerely,

Zach Beals
Flagler College Student

cc: Jenny Wolfe, Historic Preservation Planner, City of St. Augustine

Enclosures

FREEDOM TRAIL

Saint Augustine, Florida

April 15, 2013

Presented by Northrop Grumman Corporation

home

about us

freedom trail sites

the movement

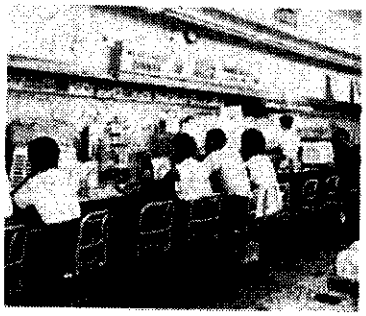
launch celebration

gallery

contact us

useful links

The St. Augustine Four



The civil rights movement brought forth many heroes who set an example for America and the world. Some were old. Some were middleaged. Some were young. Among the youngest of those heroes of the 1960s were "The St. Augustine Four": Audrey Nell Edwards, JoeAnn Anderson Ulmer, Willie Carl Singleton, and Samuel White.

Young people formed the shock troops of the civil rights movement, and many efforts were made to suppress them. One of the most discreditable legal efforts in this regard took place in St. Augustine, Florida in July 1963 when a local judge tried to force young teenagers who had been arrested for trying to order a hamburger at the "whitesonly" lunch counter of the local Woolworth's to promise that they would take part in no more demonstrations. They were also pressured to say that movement organizer **Dr. Robert Hayling** was guilty of contributing to the delinquency of minors. Had they done so, said Dr. Hayling, "my goose would have been cooked". Several others were arrested that day, and some were intimidated by the judge. But the St. Augustine Four, with the support of their families, refused to go along with this injustice. So the judge had them first jailed, then sent to reform schools in Marianna and Lowell. When NAACP lawyer Earl Johnson of Jacksonville attempted to get them released, the judge claimed that they were beyond the jurisdiction of the legal system. National newspapers like the Pittsburgh Courier and The New York Times wrote about the case of the St. Augustine Four. It finally took a special action of the Florida governor and cabinet to get them released in January 1964 after they had missed Thanksgiving and Christmas at home with their families.

Martin Luther King called them "my warriors." Jackie Robinson praised them for their courage — and he was certainly someone who knew about courage! Robinson and his wife took Audrey Nell Edwards and JoeAnn Anderson to their home in Connecticut to recover from their ordeal. The two St. Augustinians can still remember going to the New York World's Fair of 1964 with Jackie Robinson. It took four decades without amends being made, or honor being given where honor was due, but finally in 2004 a proper tribute was paid to the St. Augustine Four, in a ceremony sponsored by ACCORD at the First Baptist Church, a great historic civil rights landmark on St. Francis Street. The three surviving members of the St. Augustine Four (and their families) attended, along with relatives of the fourth, the late Willie Carl Singleton. Gifts were sent to each of them by Mrs. Rachel Robinson, the widow of Jackie Robinson. In 2007 when Samuel White of the St. Augustine Four passed away, his death was front page news in the St. Augustine Record, and his funeral was held in the same historic church building. The St. Augustine Four are heroes of the freedom movement whose sacrifices should never be forgotten.

— Copyright © 2007, David Nolan
Co-Chair & Historian, ACCORD Freedom Trail

THE MOVEMENT PART 1 | THE MOVEMENT PART 2 | DR ROBERT B HAYLING | THE TWINES
KATHRYN FENTRESS | CLYDE JENKINS

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St. Augustine in Saint Johns County, Florida — *The American South (South Atlantic)*

31 King Street

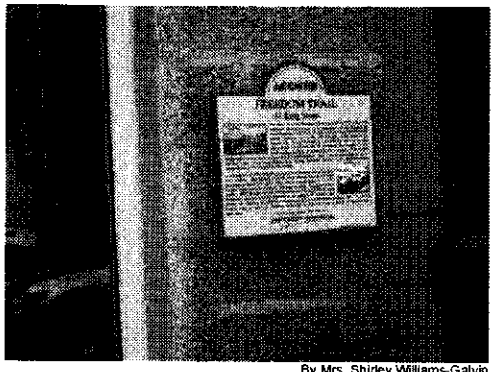
Inscription. The Ponce de Leon Shopping Center opened in 1955 as the first downtown shopping center in St. Augustine. It was designated by Morris Lapidus (1902-2001), Florida's most famous mid-twentieth century architect, and is the only example of his work in the Ancient City. It was anchored by a Woolworth's store on the west side (the door handles still say Woolworth's). On February 1, 1960, black college students in Greensboro, N.C. began a sit-in at their Woolworth's lunch counter to protest racial discrimination. Their example electrified the south, and just a few weeks later, students from Florida Memorial College in St. Augustine began sitting-in at this Woolworth's lunch counter.

By Mrs. Shirley Williams-Galvin

1. Freedom Trail Marker

In the summer of 1963, local black high school students sat-in here and were arrested. They refused when the judge wanted them to end their participation in the civil rights effort, and as a result spent the next six months in jail and reform school. The case of the St. Augustine Four--Audrey Nell Edwards, JoeAnn Anderson, Samuel White and Willie Carl Singleton--received national publicity as an example of injustice, and finally the governor and cabinet of Florida ordered them released in January 1964. Dr. Martin Luther King, Jr. and Jackie Robinson hailed the St. Augustine Four as heroes of the civil rights movement.

This Historical Marker Presented this 2nd Day of July, 2007 by: Northrop Grumman



By Mrs. Shirley Williams-Galvin

2. Woolworth's Department Store marker

Erected 2007 by The 40th Anniversary to Commemorate the Civil Rights Demonstrations, Inc. (ACCORD).

Marker series. This marker is included in the Florida, St. Augustine Freedom Trail marker series.

Location. 29° 53.53' N, 81° 18.721' W. Marker is in St. Augustine, Florida, in Saint Johns County. Marker is on King Street (County Route 214) 0.1 miles west of A1A Scenic and Historic Costal Byway. Click for map. Marker is at or near this postal address: 31 King Street, Saint Augustine FL 32084, United States of America.

Other nearby markers. At least 8 other markers are within walking distance of this marker. Trinity Parish Church (within shouting distance of this marker); Cast Iron Gun (within shouting distance of this marker); St. Augustine Confederate Memorial (within shouting distance of this marker); Public Well (within shouting distance of this marker); Florida (within shouting distance of this marker); Public Market Place (within shouting distance of this marker); Prisoners of War in St. Augustine During the American Revolution (within shouting distance of this marker); Slave Market (within shouting distance of this marker). Click for a list of all markers in St. Augustine.

Also see . . . ACCORD Freedom Trail website. *(Submitted on May 16, 2008, by Christopher Busta-Peck of Shaker Heights, Ohio.)*

Additional keywords. The St. Augustine Freedom Trail

Word or Phrase

Search

More Search Options

Markers Near You

Categories

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Heroes
Hispanic Americans
Horticulture & Forestry
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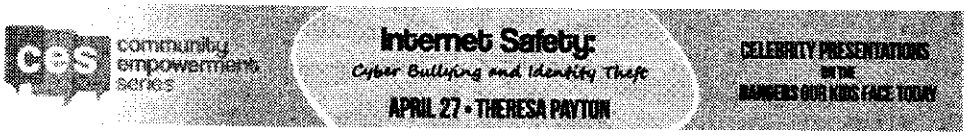


Are you searching for **joeann ulmer**? **Highlight these search terms in the article**

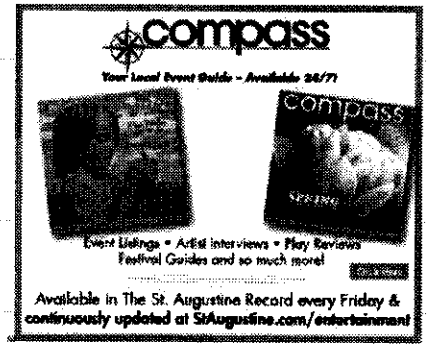
Civil rights-era leaders honored

LORY POUNDER
Staff Writer
Published Monday, May 31, 2004

click photo to enlarge

FROM LEFT: SAMUEL WHITE, JoeAnn Anderson-Ulmer and Audrey Nell Edwards light a candle to remember the late Willie Carl Singleton at a ceremony in the First Baptist Church in St. Augustine in their honor, recognizing their part in the city's civil rights movement.

By PETER WILLOTT, Staff Voices rang in praise Sunday to honor the desire, determination and dreams exhibited by the "St. Augustine Four" during the Civil Rights Movement in 1963.



Audrey Nell Edwards, JoeAnn Anderson-Ulmer, Samuel White and Willie Carl Singleton were dubbed "The St. Augustine Four" for their participation then in the struggle for equality.

They were honored at a recognition and appreciation ceremony at First Baptist Church sponsored by The 40th ACCORD Inc. Committee. The 40th ACCORD (Anniversary to Commemorate Civil Rights Demonstrations) is a local group planning events to commemorate the Civil Rights Movement in St. Augustine in the 1960s.

"They had adolescent bodies and minds, but they had heart and courage well beyond their years," said Earl Johnson Jr., partner at the Johnson, Chauhan Law Group in Jacksonville.

Johnson was the keynote speaker at the ceremony Sunday.

click photo to enlarge

JoeAnn Anderson, Audrey Nell Edwards and Samuel White sit in the front pew of the First Baptist Church in St. Augustine and listen to a ceremony in their honor recognizing their part in the citys civil right movement. Anderson, Edwards, White and the deceased Willie Carl Singleton where jailed as teenagers in the 1963 for taking part in civil rights demonstrations.

By PETER WILLOTT, Staff

Their leadership and courage was the day's theme.

The four were teenagers when they spent more than six months locked in jail after being arrested for a peaceful demonstration at Woolworth's lunch counter downtown on July 23, 1963.

The tribute to Anderson-Ulmer, Edwards, White and Singleton proceeded with warmth and enthusiasm.

Their sacrifice was rewarded 40 years after they stepped into history.

Edwards lives in St. Augustine. Anderson-Ulmer and White live in Jacksonville and Singleton is deceased.

click photo to enlarge

Willie Carl Singleton

Contributed Photo

Johnson encouraged everyone to continue to fight the battle through education, unity, health and family values.

"Now, the battle is in the minds and the hearts of Americans," he said.

It's important to continue what the "Fabulous Four" began, Johnson added.

About 150 members of the community attended the ceremony to demonstrate their gratitude and reward the four freedom fighters. The church was full of awe for those who had inspired and helped change the future of America.

As speakers acknowledged the struggles by "The Four," the congregation responded with "Amen," "Yes" and applause.

St. Augustine City Commissioner Errol Jones was the master of ceremonies for the event at the church, which has ties to the Civil Rights Movement. Historian David Nolan said the church at 81 Francis St. in Lincolnville is a historic landmark. It is a place where rallies were held in the 1960s and where the Rev. Martin Luther King Jr. spoke, he said.

Plaques presented to the four referred to them as "the heroes of St. Augustine."

Mayor George Gardner presented city lapel pins to them. Singleton's sister, Beverly Singleton Wheeler, accepted the pin on her brother's behalf. Candles were lit in Singleton's memory. He died in 1985.

"Their courageous stand helped bring an unjust system to its knees," Gardner said.

Carolyn Fisher, a kindergarten teacher, led the congregation in song. Her powerful, voice engulfed the crowded church. Her smile and enthusiasm encouraged everyone to stand up and get involved in the songs sung during the movement.

Those present responded by standing, singing, clapping their hands and stomping their feet.

Jones also introduced James Jackson, who was recognized for his personal struggle through the time of segregation. Jackson stumbled upon a Ku Klux Klan meeting on State Road 207, Jones said. He was beaten, humiliated and left to die because of the color of his skin, Jones said.

Jackson spoke Sunday to encourage the continuation of the fight for equal rights.

The Four thanked God and their families for their support to help them get through that time, and the community for the recognition Sunday.

White spoke of the present and the future for equality. "This thing is not over with," said White. "We've got to keep it going on."

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BEVERLY SINGLETON WHEELER **LOCAL GROUP** **KEYNOTE SPEAKER** **DAVID NOLAN** **EARL JOHNSON JR.** **AMERICA** **SAMUEL WHITE** **LINCOLNVILLE** **PETER WILLOTT** **COMMISSIONER** **MARTIN LUTHER KING JR.** **AUDREY NELL EDWARDS** **HISTORIAN** **JACKSONVILLE** **AUGUSTINE CITY** **KU KLUX KLAN** **KINDERGARTEN TEACHER** **CAROLYN FISHER** **CARL SINGLETON CONTRIBUTED PHOTO** **BAPTIST CHURCH**

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FASHION IS COMPASSION

Sunday Brunch

Brilliance in Color Gallery

DALI

Staff Report pg. 26

Staff Sign Permit Application Review Form

Permit #:

Location Address: 29 King Street

Zoning District: HP-2 Sign Zone: H1 & AGHP

# of Signs Requested: 2 # of Signs Allowed: 2

Maximum Square Footage of 1 sign: varies

Total Square Footage Allowed: varies

Staff Comments:

Proposed signage for Frank Reubel: Reface of 2 signs - 24"x36" hanging/bracket sign, and 6'x1' facia sign. Using wood material and simple readable font.

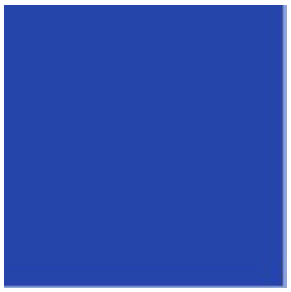
*Fonts: Franklin Gothic
*Colors: #124080 (blue), #2464ab (blue), white
- Dark blue shade close to Rainstorm (SW6230), but the main blue color does not have a match in the preapproved colors

☐ Approved By:
☐ Denied

29 King Street Proposed and Pre-Approved Colors.

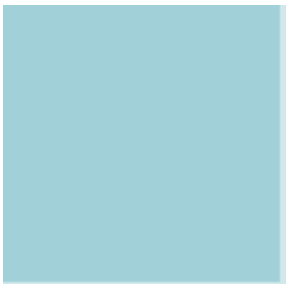
Proposed Colors

#124080



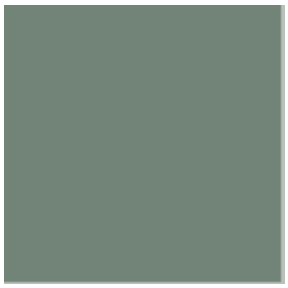
#2464ab

Pre-Approved Blues:

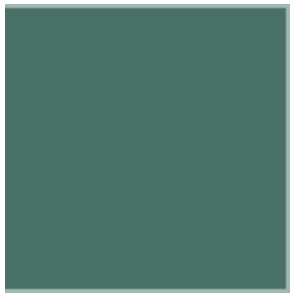


Grey Blue

Shutter Blue

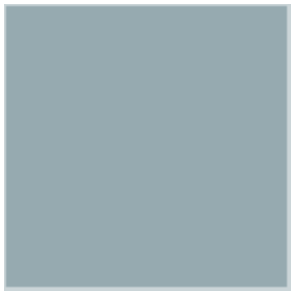


Rookwood Blue Green

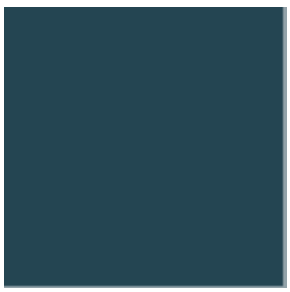


Dark Blue Green (Raging Sea)

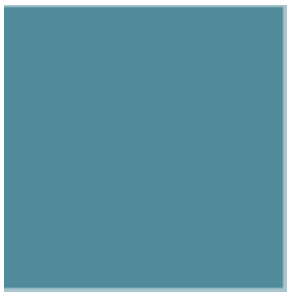
Powder Blue Colonial



Revival Blue (Meditative)



Rainstorm



Stratford Blue

*Note: Color samples obtained using Hex Value for best comparison to proposed colors

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. HP2023-0009

Receipt No. 2576945 Meeting Date: March 16, 2023

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

1. NAME OF APPLICANT Alex Reubel
   Business (if applicable) Frank Reubel Fine Jewelry / Diamonds on the Plaza
   Address 29 King St.
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-342-8848 E-mail Address diamondsontheplaza@gmail.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER _____
   Business (if applicable) _____
   Address _____
   City _____ State _____ Zip Code _____
   Daytime telephone (required) _____ E-mail address _____
3. PROJECT STREET ADDRESS 29 King St Saint Augustine
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 _____

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) SEE ATTACHED

REFACE OF
2 [redacted] SIGNS
1 24 x 36 HANGING SIGN (REFACE EXISTING WOODEN SIGN)
1 6FT x 1FT WALL SIGN (REFACE EXISTING WOODEN SIGN)

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 ALEX REUBEL

X SIGNATURE OF APPLICANT _____ DATE 1/9/23

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____ DATE _____

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

Received 02/27/2023
Planning and Building Department

ber

CITY OF ST AUGUSTINE EST. 1565

er's Authorization For Agent

Katelyn Meiser is/are hereby authorized TO ACT ON BEHALF OF TEP, Inc., the owner(s) of those lands described within ☐ the attached application, or ☑ described within the previously filed Application number: HP2023-0009, 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: 29 King Street St. Augustine, FL 32084

BY: _____
Signature of Owner

Rev. Matt Marino, T&P President
Print Name of Owner

904.466.9361
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 27th day of February, 2023

By Matt Marino

SUSAN E. LIEBERMAN
Notary Public - State of Florida
Commission # HH 293032
My Comm. Expires Jul 26, 2026
Bonded through National Notary Assn.

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: _____

My Commission expires: 7/26/2026

Rev:120219 jw

HP2023-0009
29 King 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 facade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area

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

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

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CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

See E-mail for additional comments. Material - wood

❖ Other details necessary for review:

FONT - ITC Franklin Gothic STD Colors #2464ab
ITC Franklin Gothic STD Demi
ITC Franklin Gothic STD Book 2 deep blues (see photos)

Project number: HP2023-0009 Project Address: 29 King Street

Reviewed by: Candice Seymour Date: 02/23/22

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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 Appeal of staff determination	$200.00 + ads
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: 29 King St. Saint Augustine FL 32084

Applicant's Name: Alex Reubel Applicant's Signature: X

Owner's Name: Alex Reubel Owner's Signature:

HANGING SIGN (WOOD)

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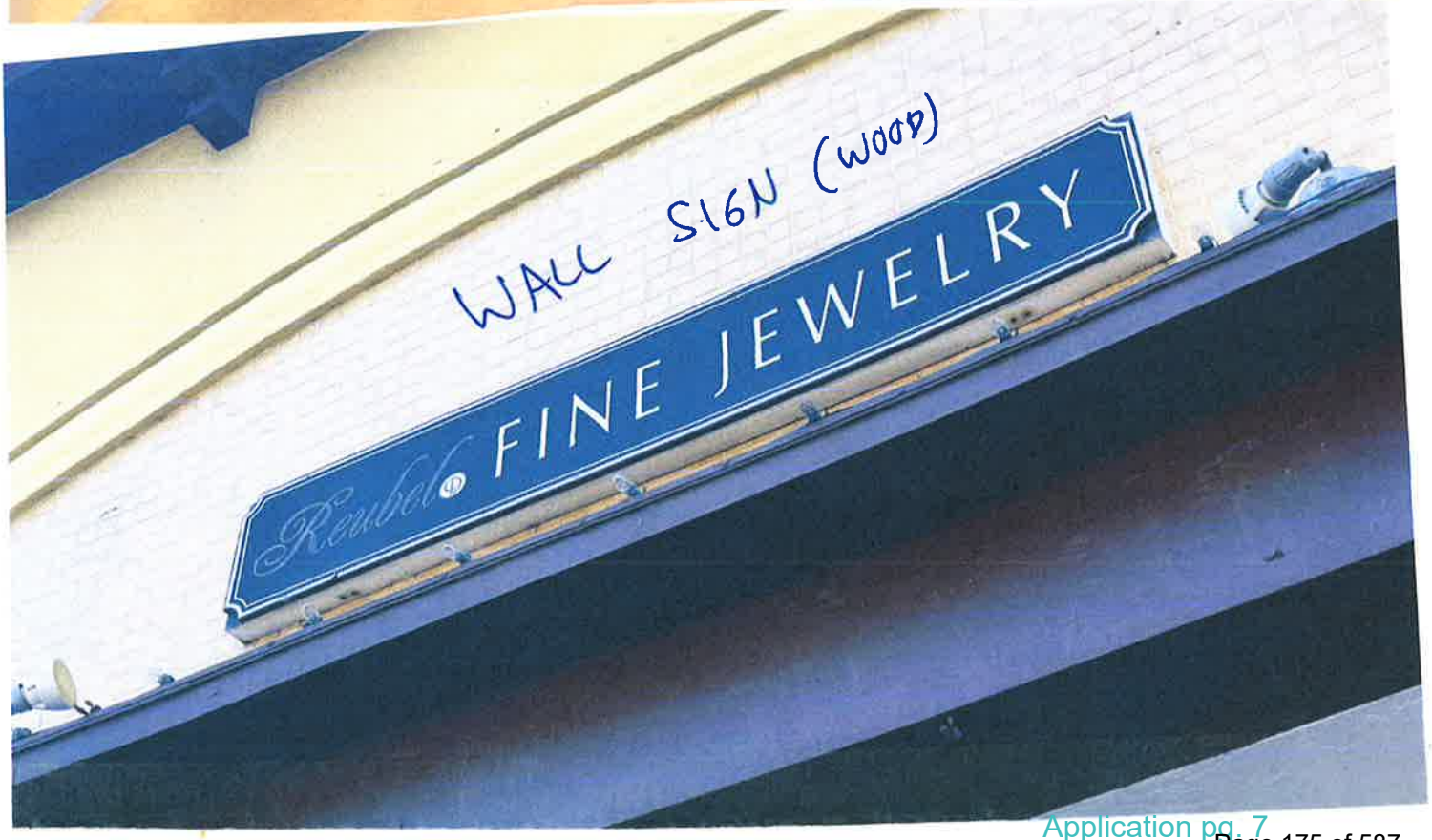
Planning and Building Department



Received 01/24/2023
Planning and Building Department

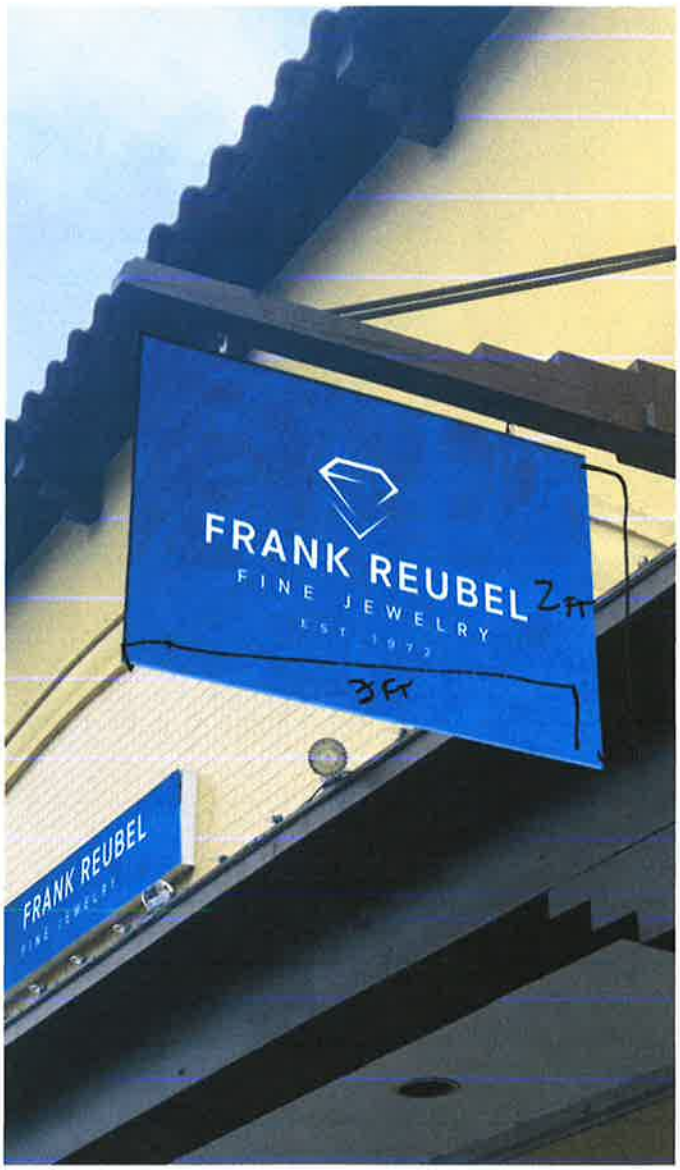
2 colors
#124080
#2464ab

Material - existing sign reface
- WOOD

V5
Blue Textured Base

Received 01/24/2023
Planning and Building Department

V6
Blue Textured Base



AlCannata Consulting // Frank Reubel // 6 x 1 Store Sign // v.6

Received 01/24/2023
Planning and Building Department

ABCDEFGHIJKLM
NOPQRSTUVWXYZ
abcdefghijklm
nopqrstuvwxyz
1234567890

FONTS

ABCDEFGHIJKLM
NOPQRSTUVWXYZ
abcdefghijklm
nopqrstuvwxyz
1234567890

Received 01/24/2023
Planning and Building Department

ABCDEFGHIJKLM
NOPQRSTUVWXYZ
abcdefghijklm
nopqrstuvwxyz
1234567890

Staff Sign Permit Application Review Form

Permit #:

Location Address: 29 King Street

Zoning District: HP-2 Sign Zone: H1 & AGHP

# of Signs Requested: 2 # of Signs Allowed: 2

Maximum Square Footage of 1 sign: varies

Total Square Footage Allowed: varies

Staff Comments:

Proposed signage for Frank Reubel: Reface of 2 signs - 24"x36" hanging/bracket sign, and 6'x1' facia sign. Using wood material and simple readable font.

*Fonts: Franklin Gothic
*Colors: #124080 (blue), #2464ab (blue), white
- Dark blue shade close to Rainstorm (SW6230), but the main blue color does not have a match in the preapproved colors

☐ Approved By:
☐ Denied

9305

1

(1)

(1)

SAR-UBU

Public Records of
St. Johns County, FL
Clerk# 03-031187
O.R. 1948 PG 1162
06:36PM 05/06/2003
REC $5.00 SUR $1.00
Doc Stamps $19,250.00

Prepared by and return to:
Sanford N. Reinhard
Attorney at Law
Sanford N. Reinhard, P.A.
2875 NE 191 Street Suite 404
Aventura, FL 33180

File Number: **2000-1379**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **1st** day of **May, 2003** between **Betmar Investments, Ltd., a Florida limited partnership** whose post office address is **5000 North Bay Road, Miami, FL 33140**, grantor, and **TEP, Inc., a Florida not for profit corporation** whose post office address is **215 St. George Street, Saint Augustine, FL 32084**, grantee:

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

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

That certain piece, parcel or tract of land situate, lying and being in the City of St. Augustine, County of Saint Johns, State of Florida described as: Lots 3 and 4, Block 33, according to the Official Map of the City of St. Augustine, Florida.

Parcel Identification Number: 199210-0000

COPY

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2002**.

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

Signed, sealed and delivered in our presence:

Betmar Investments, Ltd., a Florida limited partnership

By: B&M Management Company, Inc., its Managing General Partner

By: Marvin Cooper
Marvin Cooper, President

(Corporate Seal)

Witness Name: SANFORD N. Reinhard

Witness Name: VINCENZA A Passolano

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 1st day of May, 2003 by Marvin Cooper, President of B&M Management Company, Inc., as Managing General Partner, of Betmar Investments, Ltd., a Florida limited partnership on behalf of the corporation and the partnership. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

OFFICIAL NOTARY SEAL
SANFORD N REINHARD
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC857536
MY COMMISSION EXP. JULY 30,2003

Notary Public

Printed Name: Sanford N. Reinhard

My Commission Expires: July 30, 2003

St. Johns County, FL

Apply for Exemptions

2022 TRIM Notice

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1992100000
Location Address	17 KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 3 & 4 BLK 33 OR1948/1162 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.830
Homestead	N

Owner Information

Owner Name	Tep Inc 100%
Mailing Address	215 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$905,014

Map

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	$1,269,497	$0	$1,812,000	$0	$0	$3,081,497	$2,493,152	$1,411,085	$1,670,412
2021	$959,012	$0	$1,812,000	$0	$0	$2,771,012	$2,266,502	$1,252,456	$1,518,556
2020	$959,012	$0	$1,812,000	$0	$0	$2,771,012	$2,060,456	$1,390,506	$1,380,506
2019	$878,435	$0	$1,812,000	$0	$0	$2,690,435	$1,873,142	$1,435,430	$1,255,005
2018	$878,435	$0	$1,812,000	$0	$0	$2,690,435	$1,702,856	$1,549,521	$1,140,914
2017	$878,435	$0	$1,812,000	$0	$0	$2,690,435	$1,548,051	$1,653,241	$1,037,194
2016	$878,435	$0	$724,800	$0	$0	$1,603,235	$1,407,319	$660,331	$942,904
2015	$878,435	$0	$724,800	$0	$0	$1,603,235	$1,279,381	$746,050	$857,185
2014	$574,174	$0	$588,900	$0	$0	$1,163,074	$1,163,074	$360,553	$802,521
2013	$602,883	$0	$588,900	$0	$0	$1,191,783	$1,191,783	$369,453	$822,330
2012	$645,946	$0	$588,900	$0	$0	$1,234,846	$1,234,846	$382,802	$852,044
2011	$681,832	$0	$652,320	$0	$0	$1,334,152	$1,334,152	$413,587	$920,565
2010	$717,718	$0	$724,800	$0	$0	$1,442,518	$1,442,518	$447,181	$995,337

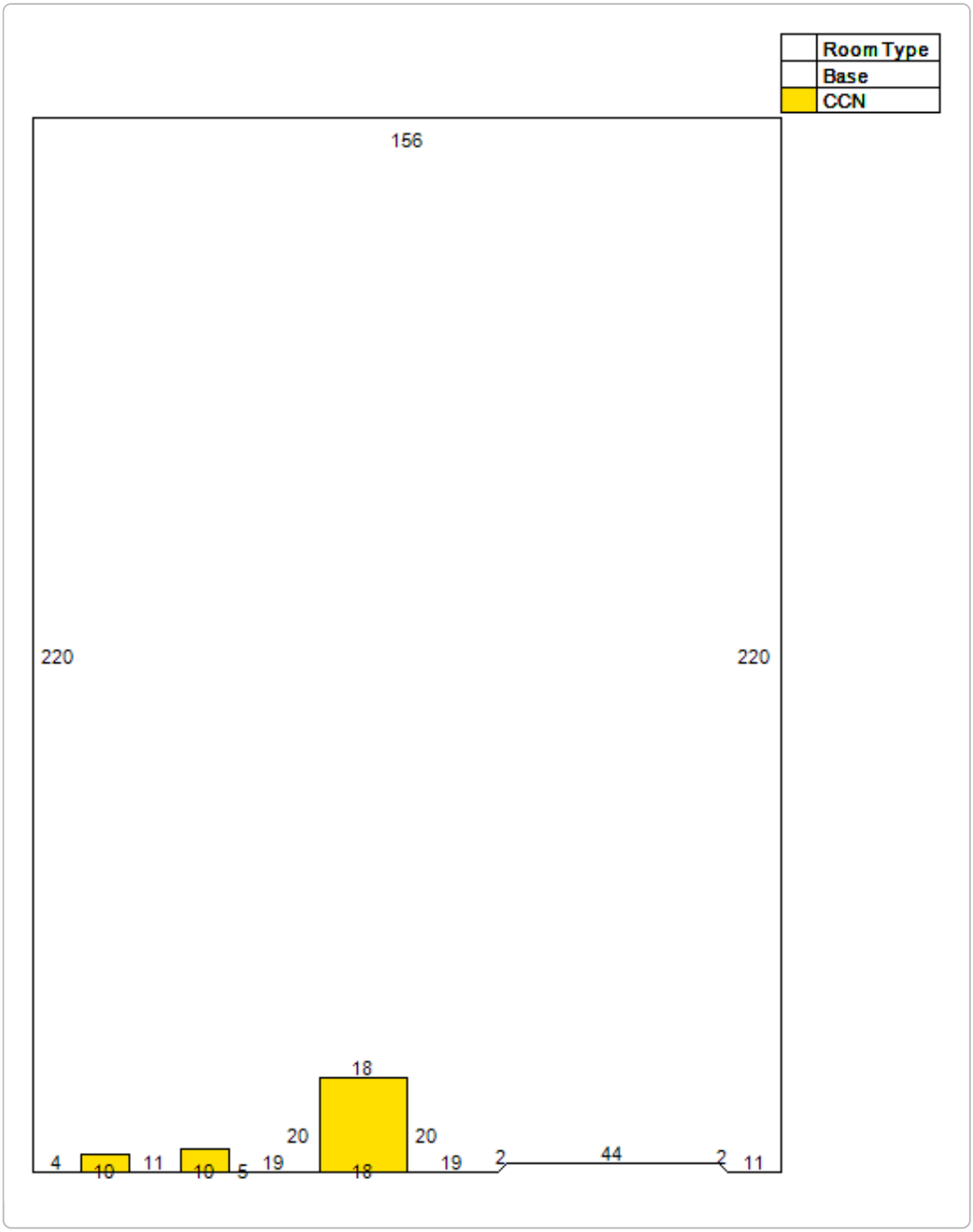
Building Information

Building	1
Year Built	1954
Actual Area	34228
Conditioned Area	33778
Use	Stores (Retail)
Style	04
Class	N
Exterior Wall	Concrete Stucco

Roof Cover	Built Up, Clay Tile
Roof Structure	Rigid Frame
Interior Flooring	Carpet, Asphalt Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	33778
CANOPY (COMMERCIAL)	360
CANOPY (COMMERCIAL)	50
CANOPY (COMMERCIAL)	40
Total SqFt	34228

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	151	240	36240	SF	$1,812,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/1/2003	$2,750,000.00	WARRANTY DEED	1948	1162	Q	I	BETMAR INVESTMENTS LTD	TEP INC
	7/1/1999	$100.00	WARRANTY DEED	1434	430	U	I	COOPER BETTY	BETMAR INVESTMENTS LTD
	12/8/1992	$725,000.00	WARRANTY DEED	971	251	Q	I	ESPRIT/ST AUG LIMITED PTNRSP	COOPER BETTY
	9/1/1978	$0.00		663	134	U	I		ESPRIT/ST AUG LIMITED PTNRSP
	1/1/1978	$600,000.00		365	193	Q	I		

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

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 2/23/2023, 1:50:31 AM

Schneider GEOSPATIAL

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
FRANK REUBEL FINE JEWELRY INC

Filing Information

Document Number	P09000072422
FEI/EIN Number	27-0831515
Date Filed	08/28/2009
Effective Date	08/28/2009
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/16/2012
Event Effective Date	NONE

Principal Address

733 BEVILLE RD
SOUTH DAYTONA, FL 32119

Mailing Address

733 BEVILLE RD
SOUTH DAYTONA, FL 32119

Registered Agent Name & Address

LOGUIDICE, JOSEPH A
1515 RIDGEWOOD AVE
SUITE A
HOLLY HILL, FL 32117

Officer/Director Detail

Name & Address

Title P

REUBEL, ALEX
733 BEVILLE RD
SOUTH DAYTONA, FL 32119

Annual Reports

Report Year	Filed Date
2020	03/26/2020

2021	01/14/2021
2022	02/22/2022

Document Images

02/22/2022 -- ANNUAL REPORT	View image in PDF format
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03/26/2020 -- ANNUAL REPORT	View image in PDF format
09/27/2019 -- ANNUAL REPORT	View image in PDF format
04/17/2018 -- ANNUAL REPORT	View image in PDF format
03/28/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
02/27/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
05/16/2012 -- Amendment	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
02/04/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
11/16/2009 -- Amendment	View image in PDF format
08/28/2009 -- Domestic Profit	View image in PDF format

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Detail by Entity Name

Florida Not For Profit Corporation
TEP, INC.

Filing Information

Document Number	N01000000372
FEI/EIN Number	31-1762698
Date Filed	01/18/2001
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/24/2004
Event Effective Date	NONE

Principal Address

215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Mailing Address

215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

Hicks, Keely Ann
142 King St.
Suite A
Saint Augustine, FL 32084

Name Changed: 03/21/2022

Address Changed: 02/14/2023

Officer/Director Detail

Name & Address

Title President

Marino, Matthew A., President
215 Saint George Street
SAINT AUGUSTINE, FL 32084

Title Manager (Non Voting)

HALE, SAMUEL
44 Avenida Menendez
Saint Augustine, FL 32084

Title VP, Treasurer

WARREN, JON
7801 POINT MEADOWS DRIVE
JACKSONVILLE, FL 32256

Title VP, Secretary

Schwarz, Meredith
215 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084

Title Director

Cormeny, Terry
215 St George Street
St Augustine, FL 32084

Title Manager (non-voting)

Belger, Meredith
705 Guava Drive
Saint Augustine, FL 32095

Title Director

Benoit, Jon
900-D Anastasia Blvd
Saint Augustine, FL 32080

Title Director

Mariner, Marty
215 St. George St.
Saint Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2021	03/18/2021
2022	03/21/2022
2023	02/14/2023

Document Images

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03/21/2022 -- ANNUAL REPORT View image in PDF format

03/18/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
05/09/2011 -- ANNUAL REPORT	View image in PDF format
03/05/2010 -- ANNUAL REPORT	View image in PDF format
05/01/2009 -- ANNUAL REPORT	View image in PDF format
03/18/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
05/30/2006 -- ANNUAL REPORT	View image in PDF format
04/20/2006 -- ANNUAL REPORT	View image in PDF format
02/04/2005 -- ANNUAL REPORT	View image in PDF format
08/24/2004 -- Amendment	View image in PDF format
01/29/2004 -- ANNUAL REPORT	View image in PDF format
02/14/2003 -- ANNUAL REPORT	View image in PDF format
05/21/2002 -- ANNUAL REPORT	View image in PDF format
03/21/2001 -- Amendment	View image in PDF format
01/18/2001 -- Domestic Non-Profit	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 16, 2023 Meeting

Application HP2023-0012 Address: 26 Toques Place

Applicant: Les Thomas Architect

Property Owner: Toques Land Trust

Project description: To elevate the structure, construct a new covered front porch and pier foundation to replace the existing, and alter the site configuration related to proposed relocation of the building.
(See companion applications HP2023-0013 & HP2023-0014)

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:	6(d)	Previous Action(s):	COA HP2022-0083: continued by HARB 12.14.22 and 1.19.23 (withdrawn by new owner)

STAFF SUMMARY AND ANALYSIS:

1. Located east of Toques Place and West of Charlotte Street, between Cuna and Hypolita Streets, this new Certificate of Appropriateness (COA) application was submitted by a different applicant and new building owner, and is not associated with the previously continued application COA2022-0083 that has since been withdrawn by the new building owner.
2. With this COA, the project scope includes elevating the building 4' and setting on new concrete block piers, according to the applicant and contractor overseeing a future rehabilitation. Applications that are also being reviewed for the property at the March meeting include: Certificate of Relocation (COR) HP2023-0014 for the proposed relocation of the building 8' forward and Certificate of Demolition (COD) HP2023-0013 for the elevation-related removal of the existing front porch with side ADA ramp, rear exterior stair, and outbuilding, as well as the after-the-fact removal of windows that occurred under previous ownership. Please refer to the other staff reports with analysis specific to those applications. **The proposed new front porch with side stair, details for the pier foundation to replace the existing, and altered site plan related to the proposed relocation of the building will be reviewed under a future COA application.**
3. Zoning code for Historic Preservation Three (HP-3) states that no portion of peaked roof main buildings shall exceed thirty-five feet, 2-1/2 stories. On the elevations provided, the height of the existing building is about 26.5', so would be approximately 30.5' if elevated the proposed 4', thereby about 4.5' under the 35' maximum height requirement.
4. To comply with building code freeboard requirements, the Building Official informed staff, after confirming with FEMA maps that the structure would have to be brought up to 9', or 1.5' above what it is now, since the property is in two Base Flood Elevations (BFEs), 7 and 8' BFE.
5. Currently, since the City has no design standards related to elevating buildings, the HARB will need to evaluate compatibility on a case-by-case basis. While not officially adopted at this time, the City published a booklet entitled *Flood Mitigation Design Guidance for Historic Residences* (2021). Preservation design related items to consider for building elevations include the following recommendations, comments will follow related to each (please see the other companion staff reports for analysis relating to setbacks/design issues):
   - **A. Limit to a height that provides safety while minimizing the impact on the historic character:** The existing building sits only slightly above grade, so elevating it 4' will change the visual overall appearance from street view. However, it is important to note that elevating the structure is necessary to meet the required finished floor elevation with its proposed substantial improvement, and is also desired for flood mitigation. An appropriate treatment at the new foundation is essential to minimizing the visual impact. The current foundation is not a significant feature.
   - **B. Maintain relative visual setbacks/building heights between adjacent parcels:** Much of Toques Place and this property is uniquely situated in an area surrounded by surface parking lots, walls and fences. Adjacent structures are commercial buildings that back up to Toques Place, with heights ranging from 2-2.5 stories or taller. Somewhat visible from Hypolita Street, the elevated structure may not be incompatibly higher than the surrounding buildings.
   - **C. Align extended piers with vertical elements like porch columns, corners of stair landings, building walls, bays, and chimneys:** Elevation drawings received show piers will align in a compatible rhythm between windows, and in line with the proposed post placement of a future front porch (see G and H).
   - **D. Use architecturally compatible railings for new/extended stairs to entries:** See G and H
   - **E. Cover concrete/block foundation elements with sone, brick or stucco:** 18" piers with brick veneer are shown on the elevation drawings and confirmed verbally to staff by the contractor for the rehabilitation project. The type of brick veneer (or other cladding if recommended by the HARB) will be included with a future COA. (See #6)
   - **F. Minimize destruction of archaeological resources:** An archaeological review will be required for the proposed elevation/relocation of the building as well as for future construction projects. An A14 should be submitted early.

STAFF SUMMARY AND ANALYSIS (Continued):

ITEMS TO BE REVIEWED IN MORE DETAIL WITH A FUTURE COA APPLICATION FOR PROPOSED EXTERIOR ALTERATIONS/BUILDING REHABILITATION (REQUIRING FUTURE HARB APPROVAL):

G. Retain/integrate property's character defining elements, maintain front porches: Removal of the existing porch will be reviewed under COD2023-0013, and is necessary to lift the building, according to the applicant. Elevations submitted show the proposed design for the building after it is lifted, with character defining features to remain including the chimney and a similar but narrower front porch, which is proposed to be constructed after the house is elevated and HARB approval of a future COA. Current visible piers are brick finished with stucco.

H. Extend stairs in manner that maintains historic alignments/relationship with front entrance to extent possible: Currently, there is one front step at the center of the porch and an ADA ramp, located on the north/side elevation, that lead to the front entrance. Elevations submitted show a stair that will extend from the same north end of the front porch. This design will be finalized and require approval with a future COA application.

I. Identify screening elements consistent with historic character to conceal expanded foundation piers, stairs, and mechanical equipment, including landscape screening: Squared lattice is indicated between piers on the submitted elevation drawings, but final design/materials will require a future COA approval.

6. The Architectural Guidelines for Historic Preservation (AGHP) states that a modern material like concrete block is historically inappropriate, and that post-1821 Frame Vernacular foundations are "usually brick, coquina, lime rock or tabby piers." Brick and coquina piers were the most common between 1865 until about 1920 and lattice infill common after 1845. Plans submitted show brick, and staff verbally was told it was to be brick veneer. Since this is still preliminary, the finishing material for the piers is subject to HARB approval of a future COA application.

- This property is within, but does not appear to be listed as contributing to, 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. Because a rehabilitation is planned for the exterior and interior of the building, the building owner is requesting this property be considered by the HARB for local historic landmark designation so that it will be a qualifying property and eligible to apply for an ad valorum tax exemption. **Please see 2023-0014 staff report.**

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE a Certificate of Appropriateness at 26 Toques Place to elevate the building 4' and construct new piers,** if the Board determines the following:

Findings:

1. Based on the required 1.5' minimum height necessary to raise the building out of the current floodplain, elevating the structure 4' is an appropriate flood mitigation strategy to protect the building from future flood related damage that will not negatively impact its architectural integrity.
2. The proposed foundation treatment with new piers extending at a taller height meets the Secretary of the Interior's Standards #9 (Compatible Contemporary Design for New Alterations and Additions)

Conditions:

1. The building permit applicant for the building's elevation and relocation should ensure that the structural stability of the building is maintained during this work.
2. Piers must be clad with an appropriate material as outlined in the AGHP. Final materials selection must be approved by the HARB under this or a future COA (as detailed under condition #2).
3. HARB approval is still required for other elements shown on the elevations including the new front porch, balustrade, and exterior steps (design and orientation), screening between piers, and the specific pier cladding, as well as any alterations to the site.

Julie Courtney

Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Elevate the building 4 feet
2. Construct new concrete block piers for foundation (brick veneer cladding is shown on elevation drawings but applicant indicated that they will be finalizing proposed specifications with a future COA application. HARB approval will be required for the cladding.)

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation

1. **Compatible new use**
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**

Foundations and Infill
Secretary of the Interior's Standard's for Rehabilitation 2, 3, 6, and 9 apply
Foundations and Infill

Do...

- Retain, repair as needed, or replace historic foundations and enclosures with matching or historically appropriate materials.
- Maintain open spaces between piers.
- Enclose foundation spaces with appropriate materials, such as lattice or pierced brick, if foundation enclosures are missing.

Don't...

- Remove historic foundation enclosures unless they are deteriorated and unrepairable.
- Enclose a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.
- Use a replacement infill material which is inappropriate to the style of the building.
- Use historically inappropriate material such as concrete block, stucco or plywood as infill.
- Use modern materials, such as cement block or stone veneer, to repair, reface or replace existing foundations, unless such material can be documented to be part of the original construction.

Post-1821
Frame Vernacular foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common. Beginning in the 1920s brick, coquina and concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920.

ARCHAEOLOGICAL ORDINANCE
Building is located in zone IA. Consult City Archaeologist with detailed scope of work to determine the impact of the project on archaeological materials and associated review requirements, such as an A14 application, prior to commencing any site work.

LIST OF ATTACHMENTS:

1. Staff photographs and Google Street Views
2. Property survey dated January 3, 2023 (submitted by owner after being requested by staff)
3. Elevation certificate (submitted by owner after being requested by staff)
4. Florida Master Site File surveys: (original from 1978 and updated 2016 St. Augustine Inventory survey)
5. 2016 St. Augustine Inventory report excerpts related to elgibility criteria and 26 Toques Place
6. St. Augustine Historic Districts and Landmarks GIS map showing 26 Toques Place is noncontributing
7. Sanborn Maps
8. Polk City Directory Research
9. Death/Funeral Notice for previous long-term residents, Israel and Florence Feiden

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Front Façade / West Elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Context area viewed from front property line

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Context area viewed from Toques Place

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Front Façade / West Elevation and North Elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Front porch on Front Façade / West Elevation

Staff Report pg. 10

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Front porch on Front Façade / West Elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

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

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Rear exterior stair on east elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Rear exterior stair on east elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Rear exterior stair on east elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Rear yard and outbuilding

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Rear yard and outbuilding

STAFF PHOTOGRAPHS
26 Toques Place: Outbuilding
(taken Feb 28, 2023)

Rear yard and outbuilding

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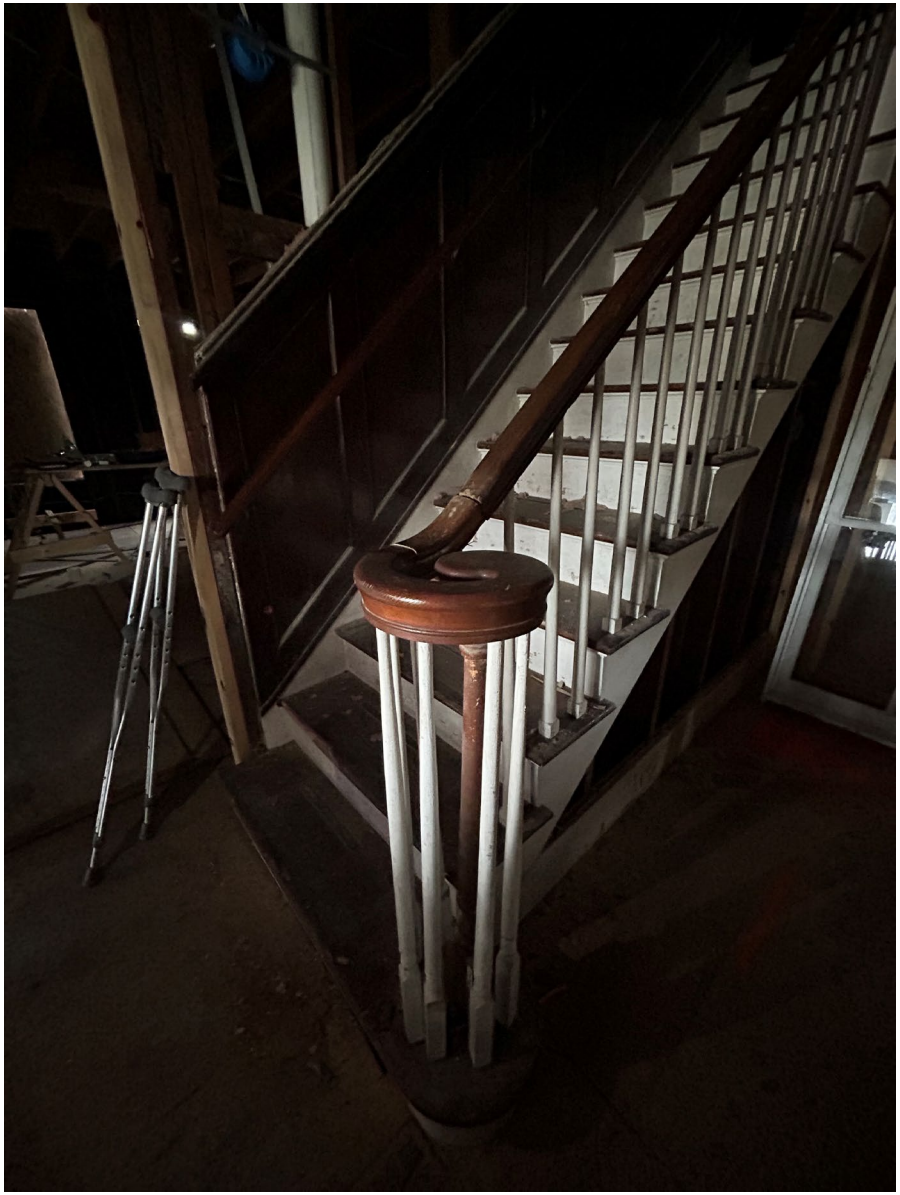
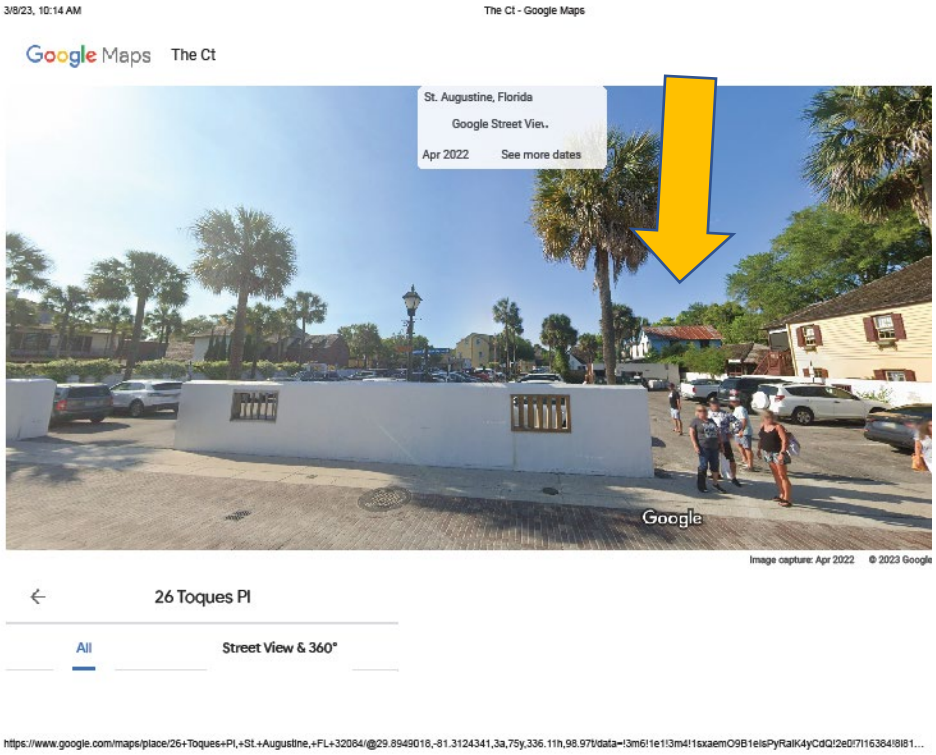
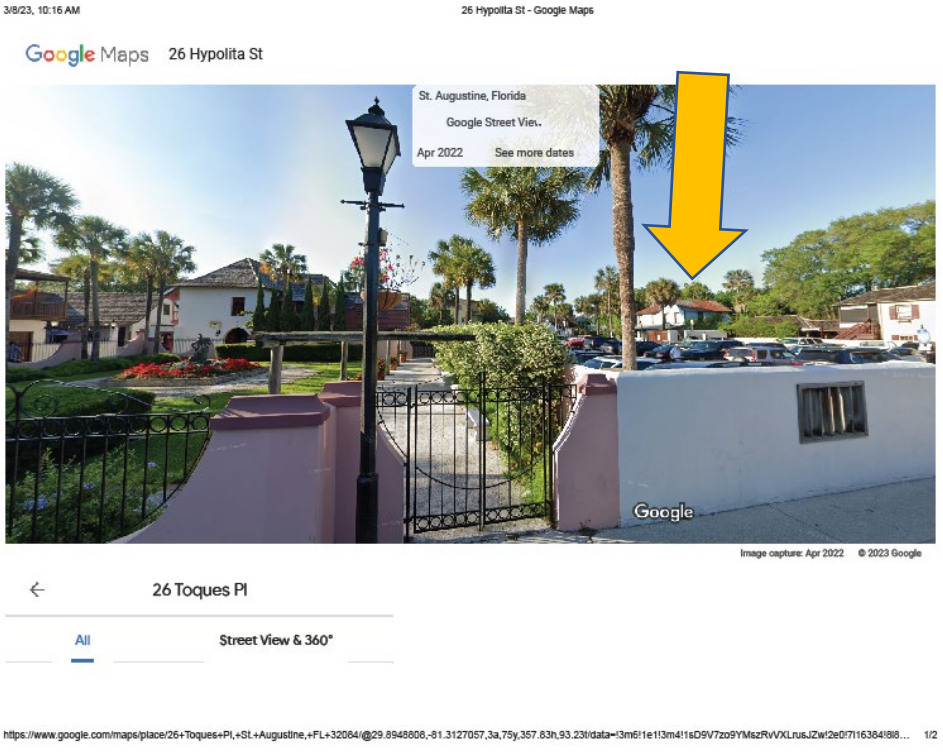
STAFF PHOTOGRAPHS
26 Toques Place: Interior
(taken Feb 28, 2023)



Google Maps Street Views
26 Toques Place





Context area viewed from Hypolita Street

Google Maps Street Views
26 Toques Place

Context area viewed from Toques Place

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STAFF PHOTOGRAPHS
26 Toques Place

Existing front façade/west elevation – December 2022

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STAFF PHOTOGRAPHS
26 Toques Place

Previously existing front façade/west elevation - July 2021

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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

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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

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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

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STAFF PHOTOGRAPHS
26 Toques Place

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

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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

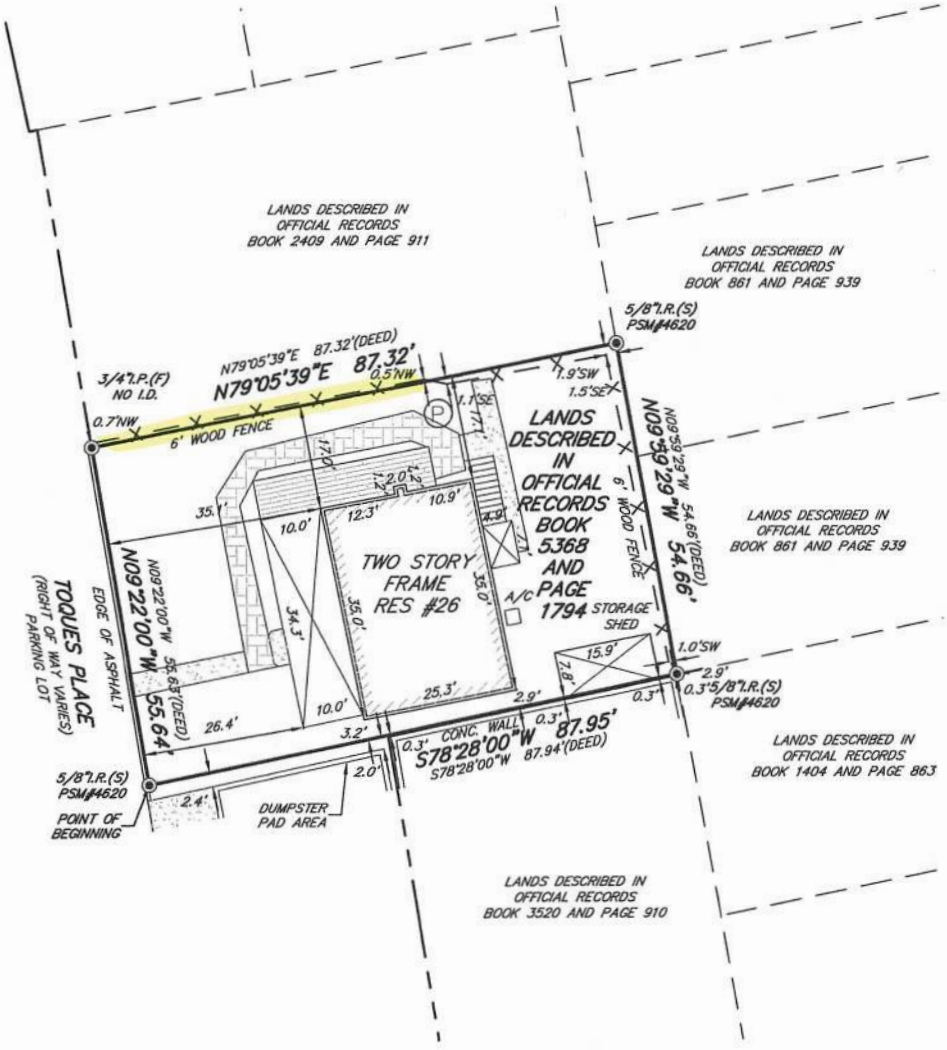
Received March 8, 2023 per staff request
Planning & Building Department

MAP SHOWING SURVEY OF

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.

CERTIFIED TO:
PARTNERS TEAM ONE LLC OF TOQUES LAND TRUST
CHICAGO TITLE INSURANCE COMPANY
PARADISE TITLE OF ST. AUGUSTINE, LLC



LEGEND

A/C	AIR CONDITIONER PAD	RES.	RESIDENCE
ID.	IDENTIFICATION	℄	CENTERLINE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	≠	DENOTES NOT TO SCALE
sq. ft.	SQUARE FEET	W	WATER METER
I.P.(F)	IRON PIPE FOUND		EXPOSED CONCRETE
I.R.(F)	IRON ROD FOUND		COVERED AREA
I.R.(S)	5/8" IRON ROD SET (PSM #4620)	(W)	WELL
	WOOD POWER POLE	TYP.	TYPICAL
-OHE-	OVERHEAD ELECTRIC		BRICK PAVERS
CONC.	CONCRETE		WOOD DECK
		(P)	PROPANE TANK

AREA =0.11 ± ACRES
OR 4,830 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities of foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 12O145-0314/0318J effective date 12/07/2018, the property described hereon appears to lie in Zone AE7,AE8'
- Basis of bearing structure: REFER TO SURVEY
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE	F.B./PAGE	CHK. BY	DWG. BY
22-0001	01/03/2023	1" = 20'	815/21	N.H.F.	R.J.B.

TYPE: BOUNDARY

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NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

Received March 7, 2023 per staff's request
Planning & Building Department

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

	FOR INSURANCE COMPANY USE
A1. Building Owner's Name PARTNERS TEAM ONE LLC OF TOQUES LAND TRUST	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 26 TOQUES PLACE	Company NAIC Number:

City	State	ZIP Code
ST. AUGUSTINE	Florida	32084

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
SOUTH 55 FT LOT 7 BLOCK 8, CITY OF ST. AUGUSTINE

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 29.895370 Long. -81.312370 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

a) Square footage of attached garage 1462.00 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☐ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
ST. JOHNS COUNTY 125147	ST. JOHNS COUNTY	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12109C-0256	J	12-07-2018	12-07-2018	AE	7' & 8'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 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 (subdivision) 8 (block) East 22.95 of North 28.8 ft. (lot) 868==
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 (zone) 469840 (easting) 3307040 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:
( ) Excellent 863==
( ) Good 863==
(X) Fair 863==
( ) Deteriorated 863==

Integrity of Site:
(X) Altered 858==
( ) Unaltered 858==
(X) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:
( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

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 Lorillard 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 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;

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north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destoyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commerical 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	Direction	Street Name	Street Type	Suffix Direction
Address: 26		TOCQUES	Place	

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02274

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

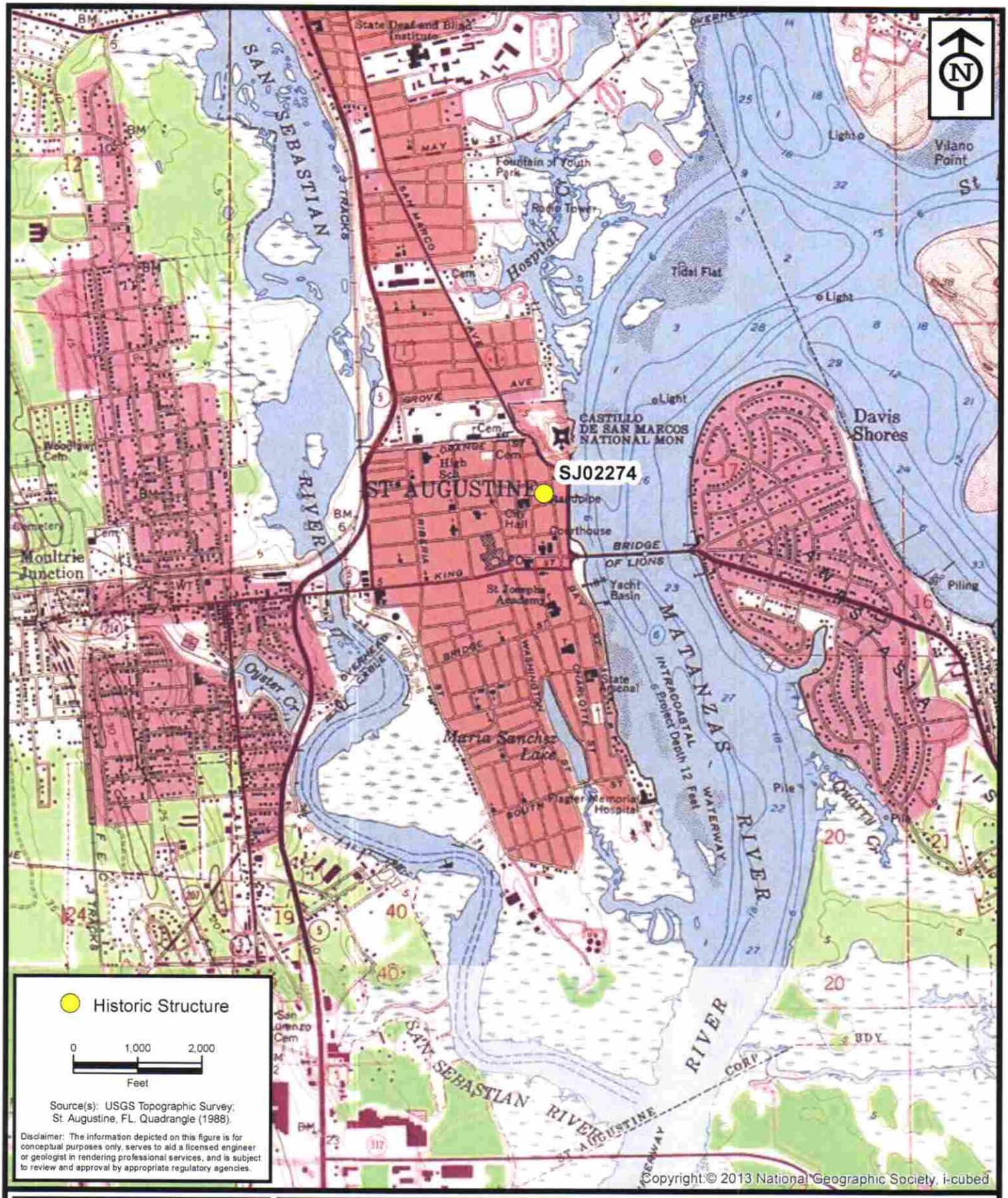
❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).

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



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

Project Location - SJ02274

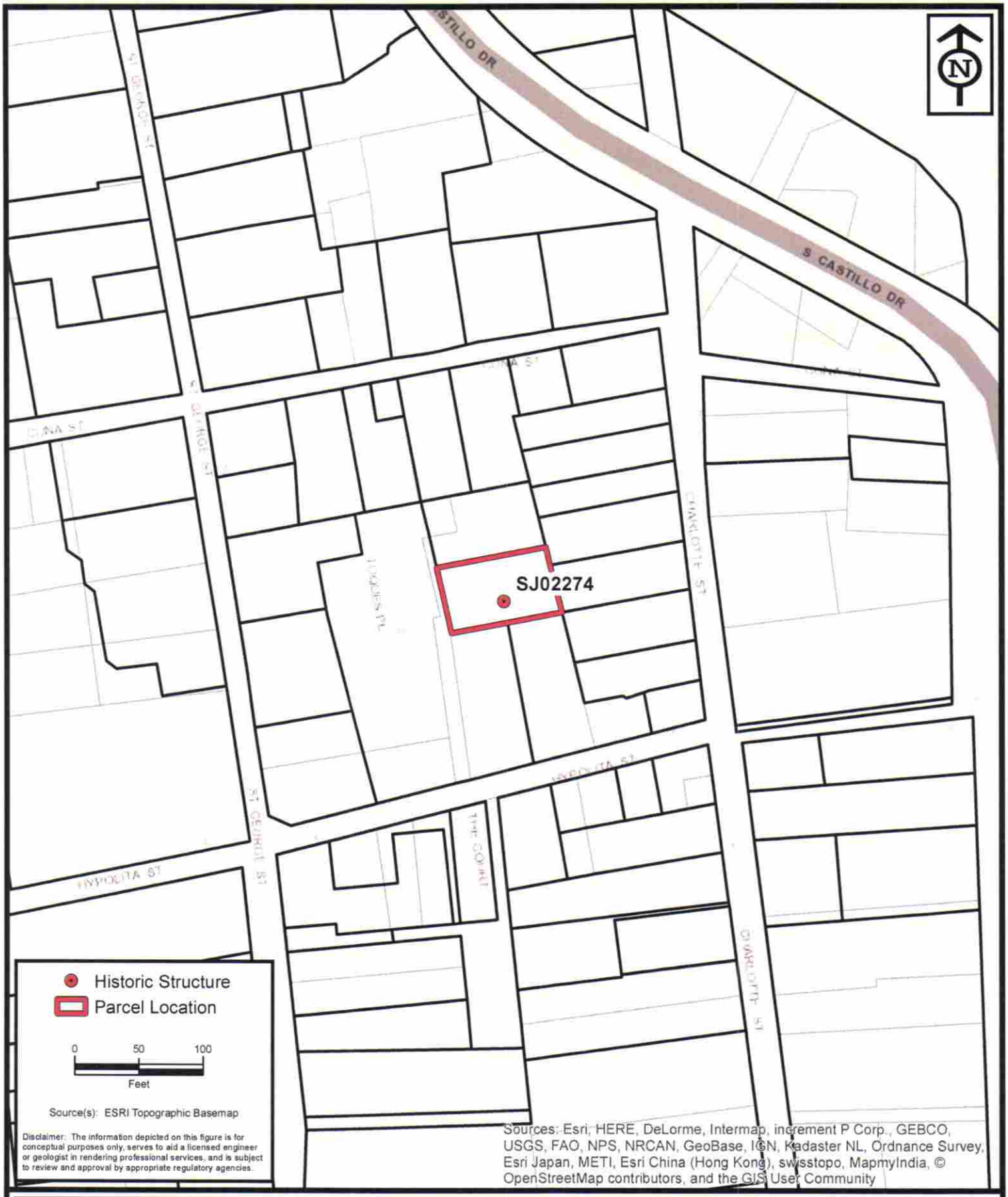
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02274\Location.mxd Date: 1/29/2016 12:02:02 PM

SJ02274



ENVIRONMENTAL SERVICES, INC.
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www.environmentalservicesinc.com

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02274\Parcel.mxd Date: 2/1/2016 10:30:08 AM

SJ02274

BREAKFAST & LUNCH
26
TOW AWAY ZONE
UNAUTHORIZED VEHICLES OR VESSELS WILL BE TOWED AT OWNER'S EXPENSE
24 HRS. A DAY 7 DAYS A WK.
COMPLETE COLLISION
904-824-3200
Jack Wilson
St. Augustine

BREAKFAST & LUNCH
NO TRESPASSING

Staff Report pg. 47

For Sale
Diana Geeb
FOR RENT

ST. AUGUSTINE INVENTORY
ST. JOHNS COUNTY, FLORIDA

Prepared for

The City of St. Augustine
St. Augustine, Florida

and

Florida Department of State
Division of Historical Resources
Tallahassee, Florida

Prepared by

Patricia Davenport, MHP
Environmental Services, Inc.

and

Paul Weaver
Historic Property Associates, Inc.

30 June 2016

Grant No. S1601

ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200

EXECUTIVE SUMMARY

Environmental Services Inc. of Jacksonville, Florida with assistance from Historic Property Associates of St. Augustine, Florida, conducted an inventory of structures within the St. Augustine National Register Historic District, for the City of St. Augustine, St. John's County, Florida from December 2015 through June 2016. The survey was conducted under contract number RFP #PB2016-01 with the City of St. Augustine to fulfill requirements under a Historic Preservation Small-Matching Grant (CSFA 45.031), grant number S1601.

The objectives of the survey was to update the inventory of historic structures within the St. Augustine National Register Historic District, and to record and update Florida Master Site File (FMSF) forms for all structures 45 years old or older, and for any "reconstructions" on original locations utilizing the Historic Structure Form and assess their eligibility for listing in the *National Register of Historic Places* (*NRHP*). All work was intended to comply with Section 106 of the *National Historic preservation Act* (*NHPA*) of 1966 (as amended) as implemented by 36 CFR 800 (Protection of Historic Properties), Chapter 267 F.S. and the minimum field methods, data analysis, and reporting standards embodied in the Florida Division of Historic Resources' (FDHR) *Historic Compliance Review Program* (November 1990, final draft version). All work also conformed to the professional guidelines set forth in the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* (48 FR 4416). Field survey methods complied with Chapter 1A-46 *Florida Administrative Code.*

The architectural survey consisted of pedestrian investigation to field verify all architectural resources within the project area constructed up to 1970. Data from the City of St. Augustine Property Appraiser and the Florida Master Site File (FMSF) was collected and cross referenced to insure the accuracy of information and the correlation with respective buildings. Research conducted at local and state repositories focused on historical context of the project area.

A total of three hundred forty-seven (347) resources were assessed during the field survey. Of those resources three hundred twenty-four (324) had been previously recorded; and twenty-three (23) are newly recorded. Three hundred thirteen (313) of the resources are considered to be contributing to a NRHD; and approximately sixty-two (62) are considered to be potentially eligible as contributing resources to a NHLD. An electronic copy of project GIS data layers showing all surveyed resources at least 50 years of age and a color overlay map depicting the newly surveyed structures and the previously recorded structures are on file with the City of St. Augustine and the Florida Department of State Division of Historic Resources.

An inventory of these resources can be found in Appendix A of this report; and the Survey Log Sheet can be found in Appendix B. A map of the survey area showing all associated data can be found in Appendix C.

II. SURVEY CRITERIA

Surveys conducted in association with the Division of Historical Resources, Florida Department of State, use the criteria for placement of historic properties in the National Register of Historic Places as a basis for site evaluations. In this way, the survey results can be used as a data bank for those agencies required to comply with state and federal preservation regulations. The criteria are worded in a subjective manner in order to provide for the diversity of resources in the United States. The following is taken from criteria published by United States Department of the Interior to evaluate properties for inclusion in the National Register.

Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, and association, and:

A) that are associated with events that have made a significant contribution to broad patterns of our history; or

B) that are associated with the lives of persons significant in the past; or

C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D) that have yielded, or may be likely to yield, information important in pre-history or history.

Certain properties shall not ordinarily be considered for inclusion in the National Register. They include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A) a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

B) a building or structure from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C) a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or

D) a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

E) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G) a property achieving significance within the past fifty years if it is of exceptional importance.

It should be pointed out that the Florida Master Site File is not a state historic register, but an inventory intended for use as a planning tool and as a central repository of archival data on the physical remains of Florida's history.

III. SURVEY METHOD

Cultural resource management, or the preservation of architectural and archaeological sites that have historical value, involves a series of progressive activities. Preservation begins with a survey, which establishes the basis for subsequent work. Survey is a systematic, detailed examination of historic properties within either thematic or geographic limits. It is undertaken to determine the number and character of historic resources. Using the definition of the National Park Service, historic resources consist of buildings, structures, objects, sites, or districts that are significant in national, state, or local history or pre-history (pre-history is generally defined, in Florida, as the time before 1513).

There are several methods for conducting a survey. One approach, the thematic survey, identifies historic properties of a related type within a given area or period. A survey of county courthouses or Spanish mission sites in Florida are examples of thematic types. The second and more common survey is the geographic or area type. The area survey records all historic properties within established geographic boundaries. The geographic boundaries for a survey might be a subdivision, a downtown area, a residential neighborhood, or a political subdivision such as a town, city, or county limit.

The survey of Colonial City is an area survey. The boundaries for this area are well-defined. Colonial City extends from Orange Street on the north to the Colonial City limits of St. Augustine at San Salvador Street on the south. It is bound on the east by the Matanzas River and the historic sea wall and on the west by Cordova Street. This study has resulted in the survey of approximately (number) buildings not previously recorded in the Florida Master Site File.

The purpose of the 2016 Survey is to record additional buildings and sites in Colonial City constructed between 1953 and 1970 and any other resources at least fifty years old not recorded in previous surveys. Every building that appeared on the basis of documentary and visual evidence or testimony to be fifty years of age and included in the street index of the 1970 *St. Augustine City Directory* was recorded. The condition of the buildings surveyed was evaluated by standards established by the National Register and the Florida Master Site File. The year 1970 was chosen as the cut-off date for the survey because it falls close to the fifty year criterion used by the National Register.

The present study, together with previous studies, is intended to provide a basis for updating the St. Augustine National Register District and provide data for other preservation planning matters relating to the Colonial City. The survey will insure that there are data for all buildings that are at least fifty years old, retain integrity under National Register and National Historic Landmark Criteria and may be considered contributing to the districts. As part of the survey report historic contexts for the area have been developed. Particularly important, was the development of a context for the Depression/New Deal/World War II and Post-World War II eras, largely omitted from previous studies.

The survey began with documentary research to establish a chronological history of the area and reveal the major developments and individuals associated with settlement of the Colonial City. The next step consisted of field survey to identify the buildings that met the criteria for survey

and record their architectural characteristics. The 1970 St. Augustine City Directory list of addresses for the streets in the area was employed as the base for determining the buildings the survey team recorded. Building Permit records proved a source for dating buildings constructed from the 1950s to 1970 and for cross-verifying the accuracy of city directories. Additional sources of information included the files of the City of St. Augustine Planning Department, previous studies of the area completed in the course of similar surveys, and, Florida Master Site Files. St. Johns County property records provided the principal source of research material. General historical research was conducted at the St. Augustine Historical Society Library.

Following preliminary historical research, each building was field inspected. Buildings were identified on a Property Appraiser's plat map, providing a legal description for the property. The building was photographed and its architectural characteristics recorded. The standards for recording are those established by the National Register, which is supervised by the U.S. Department of the Interior and the Division of Historical Resources of the Florida Department of State. As part of the field survey, the condition of each building was assessed on the basis of a visual inspection, using the architectural and physical integrity of the building as the criteria.

The architectural and historical information were recorded on Florida Master Site File forms. The consultant employed a data base processing program specifically designed to conform to computerization codes established for the Florida Master Site File by the Bureau of Historic Preservation. The forms were updated as additional information was generated and then were printed in hard copy. Analysis of the data, particularly the results of the field survey, was facilitated by the data base program. Information about historic properties was recorded on a computer disk filing system. The inventory in this report contains a list of buildings judged potentially significant to the city's history.

After recording the architectural and historical information, the consultant evaluated each building for listing in the National Register of Historic Places or as a contributing building to the St. Augustine National Register District. The Conclusions and Recommendations section of this report identifies potential National Register and National Historic Landmark District properties and each potential contributing resource is recorded on the inventory list.

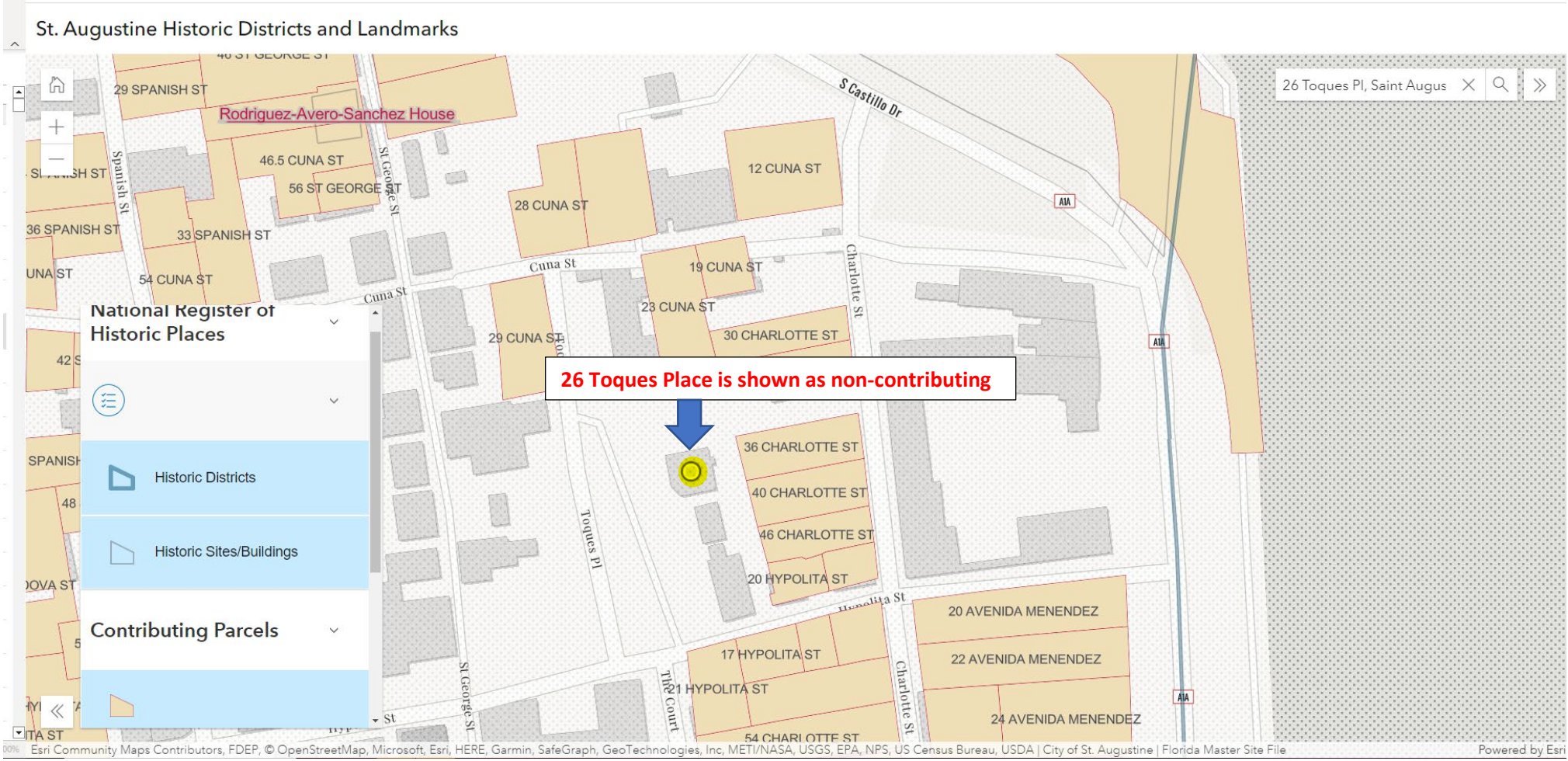
The development of a historical context for evaluating properties relied greatly on the 1980 and 1999 surveys. However, both studies focused on the pre-1930 period of St. Augustine's development. The present survey updates the contexts to include the Depression/New Deal and Post-World War II eras. The latter context is particularly important for understanding and evaluating the properties from the post-1930 period.

Based on the visual reconnaissance, information gleaned from cartographic sources, city directories, and other primary and secondary source materials, discussions with informants, and city records, the survey team established a date of construction for each standing structure. In most cases, it proved impossible to establish a firm date of construction. In those cases, the survey team entered an approximate date with a "c." for circa before it. As a rule, the date of construction for the post 1950 era that the Property Appraiser assigned each property was found to be accurate. The results of the architectural and historical research have been incorporated into this report and on the Florida Master Site File forms.

Previously Recorded Structures

STREET NO.	SITE NAME	SITEID	YEAR BUILT	STYLE	NR	NHL
Anderson Circle						
1	American Legion Club House	SJ00148	c1890	Mediterranean Revival ca. 1880-1940	C	NC
	World War I Memorial	SJ02482	c1921		C	NC
Artillery Lane						
4	Oldest Store Museum	SJ00078	1875	Masonry vernacular	C	NC
Avenida Menendez						
12		SJ05587	c1953	Mediterranean Revival ca. 1880-1940	C	NC
14		SJ00190	c1955	Frame Vernacular	C	NC
16	Building 1 (Motel)	SJ05588	c1954	Mediterranean Revival ca. 1880-1940	NC	NC
16	Building 2 (Restaurant)	SJ05589	c1954	Commercial	NC	NC
20		SJ00191	c1890	Mediterranean Revival ca. 1880-1940	C	NC
22		SJ00192	c1890	Mediterranean Revival ca. 1880-1940	C	NC
24	Matanzas Apartments	SJ00193	c1900	Mediterranean Revival ca. 1880-1940	C	NC
44	Espinosa-Sanchez House	SJ02504	1756	Spanish Colonial	C	C
46	Carr Cottage/Puerto Verde/Drysdale	SJ00194	c1888	Georgian Revival ca. 1880-present	C	NC
118	Worth House	SJ00196	1961	Spanish Colonial 1565-1763, 1783-1820	C	C
142		SJ00198	1893	Frame Vernacular	C	NC
146		SJ00199	1893	Frame Vernacular	C	NC
156		SJ00201	1930	Mediterranean Revival ca. 1880-1940	C	NC
160		SJ00202	1917	Frame Vernacular	C	NC
162		SJ00203	1899	Bungalow ca. 1905-1930	C	NC
164		SJ00204	1885	Frame Vernacular	C	NC
166		SJ00205	1885	Frame Vernacular	C	NC
168		SJ00206	1924	Mediterranean Revival ca. 1880-1940	C	NC
172	Rovira-Hernandez House	SJ02505	1803	Spanish Colonial	C	C
174	Brooks Villa Oriel House	SJ00207	1891	Mediterranean Revival ca. 1880-1940	C	NC
178		SJ00208	1917	Frame Vernacular	C	NC
Aviles Street						
3	Hospital of Our Lady of Guadulpe	SJ00217	1966	Spanish Colonial 1565-1763, 1783-1820	C	C
7		SJ00218	1888	Masonry Vernacular	C	C
9		SJ00219	1911	Mediterranean Revival ca. 1880-1940	C	NC

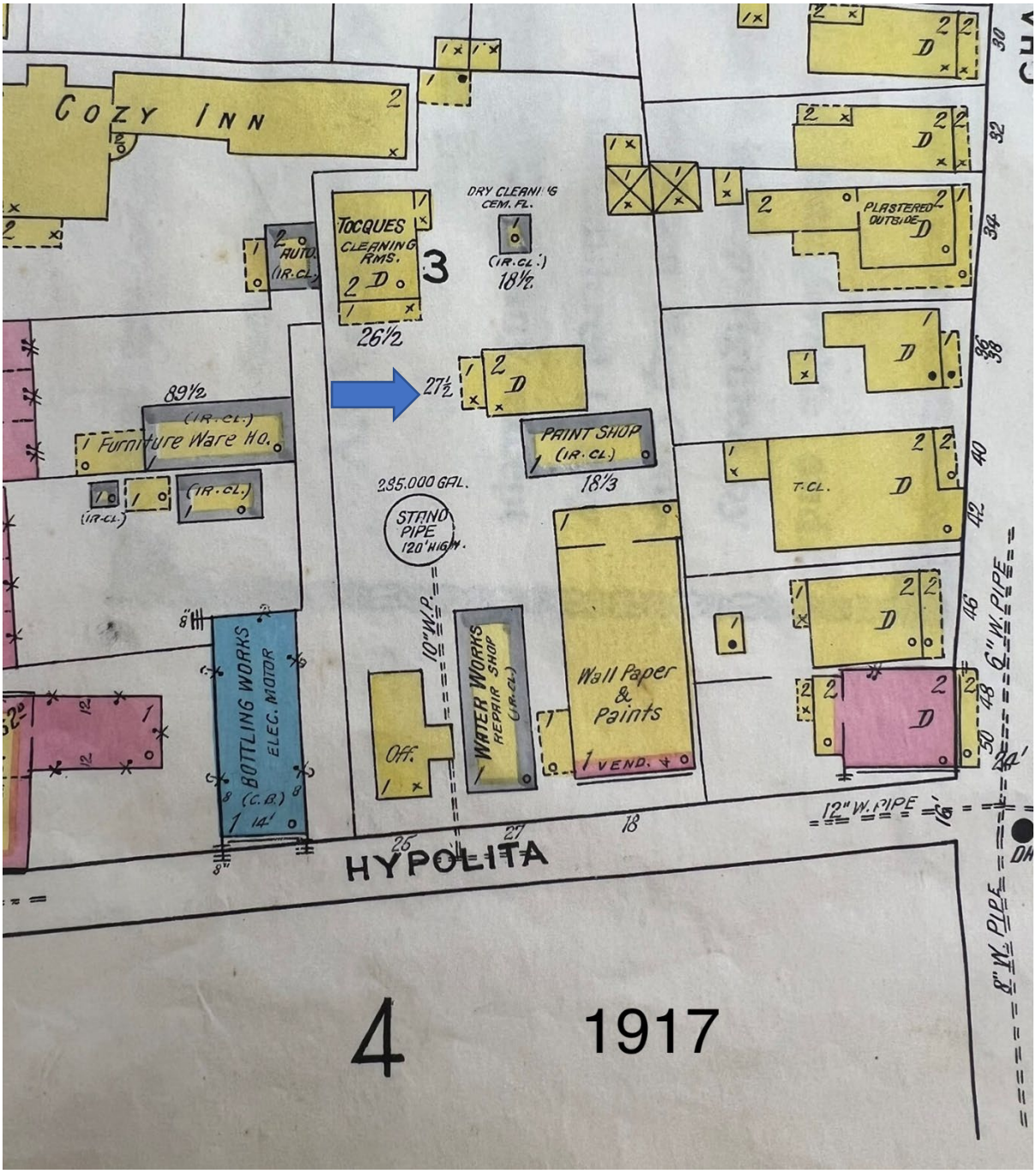
309		SJ01947	1924	Bungalow ca. 1905-1930	C	NC
311		SJ01948	1917	Frame Vernacular	C	NC
312		SJ01949	1917	Frame Vernacular	C	NC
313		SJ01951	1917	Frame Vernacular	C	NC
313 1/2		SJ01950	1930	Masonry vernacular	C	NC
314		SJ01952	1917	Frame Vernacular	C	NC
315		SJ01953	1924	Frame Vernacular	C	NC
315 1/2		SJ01954	1917	Frame Vernacular	C	NC
316		SJ01955	1924	Bungalow ca. 1905-1930	C	NC
317		SJ01956	1910	Frame Vernacular	C	NC
317 1/2		SJ01957	1924	Frame Vernacular	C	NC
318		SJ01958	1910	Frame Vernacular	C	NC
318 1/2		SJ01959	1924	Masonry vernacular	C	NC
Tocques Place						
26		SJ02274	1910	Frame Vernacular	C	NC
Treasury Street						
36		SJ02284	1924	Mediterranean Revival ca. 1880-1940	C	NC
57	Joaneda House	SJ02285	1806	Spanish Colonial	C	C
Newly Recorded Structures						
Avenida Menendez						
120		SJ06465	1959	Mid-Century Modern	C	NC
138		SJ06466	1972	Mediterranean Revival	C	NC
Aviles Street						
34	Sisters of St. Joe (Laundry)/Archives	SJ06467	1948	Spanish Colonial	C	NC
Cathedral Place						
60	Bank of America	SJ06469	1955	Mediterranean Revival	C	NC
Charlotte Street						
228		SJ06472	1964	Mediterranean Revival	C	NC
265		SJ06473	1963	Spanish Colonial	C	NC
Cordova Street						
69	AT & T Building	SJ06468	1954	Commercial	C	NC
171		SJ06471	1950	Other+	C	NC
Cuna Street						
12A	Sims Outbuilding	SJ05580	1964	Frame Vernacular	C	C
17		SJ06474	1968	Frame Vernacula	C	NC
20		SJ06475	1967	Colonial Revival	C	NC
25		SJ06476	1967	Frame Vernacular	C	NC
Marine Street						
123		SJ06484	1957	Ranch	C	NC
St George Street						
32		SJ06477	1963	Spanish Colonial	C	NC
35	Gonzalez House	SJ05576	1966	Spanish Colonial	C	C
42 1/2	Salcedo Kitchen	SJ05579	1965	Spanish Colonial	C	C



https://staug.maps.arcgis.com/

26 Toques Place
SANBORN MAPS

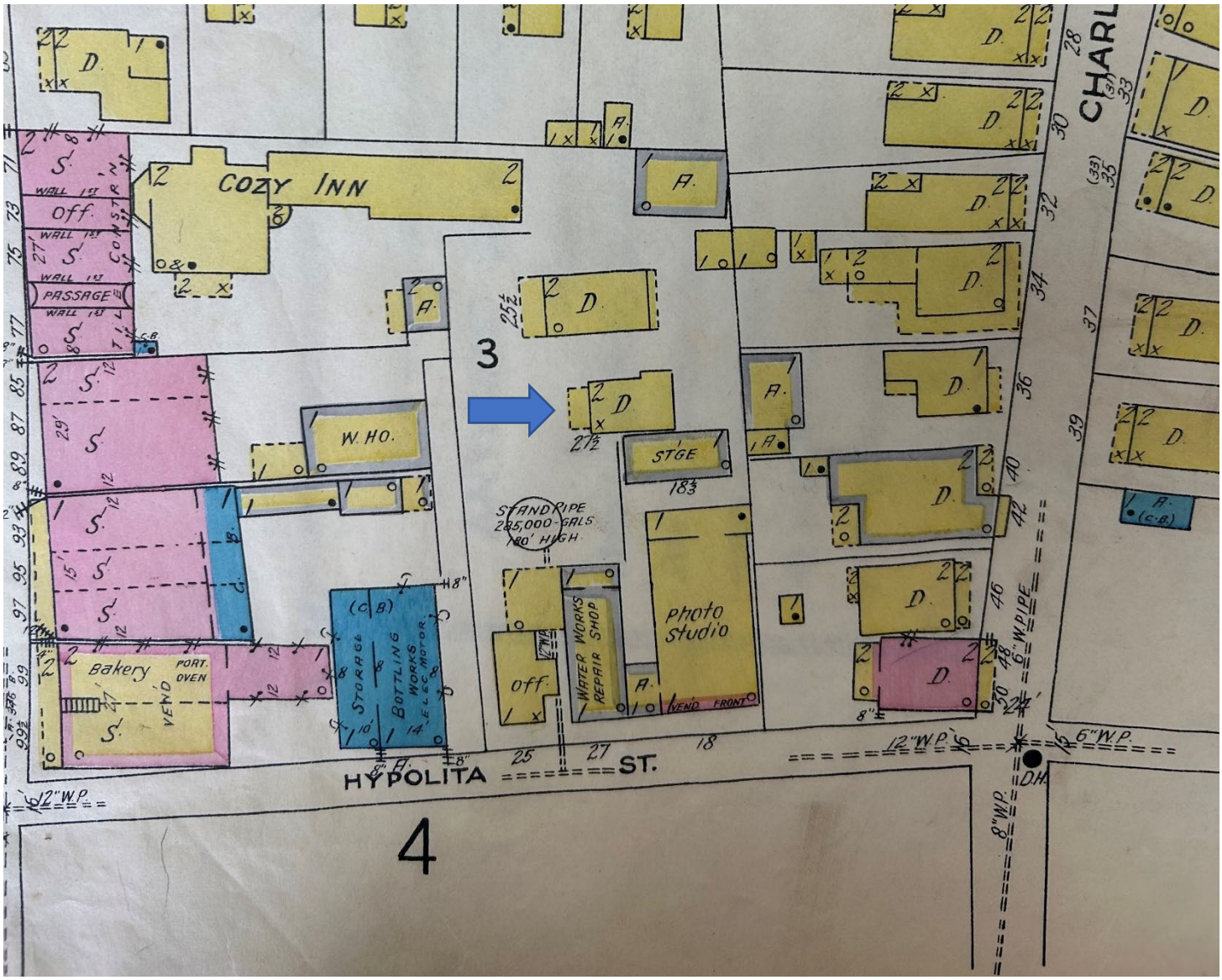
1917



Building as #27-1/2 has different shape footprint and may not be existing building

26 Toques Place
SANBORN MAPS

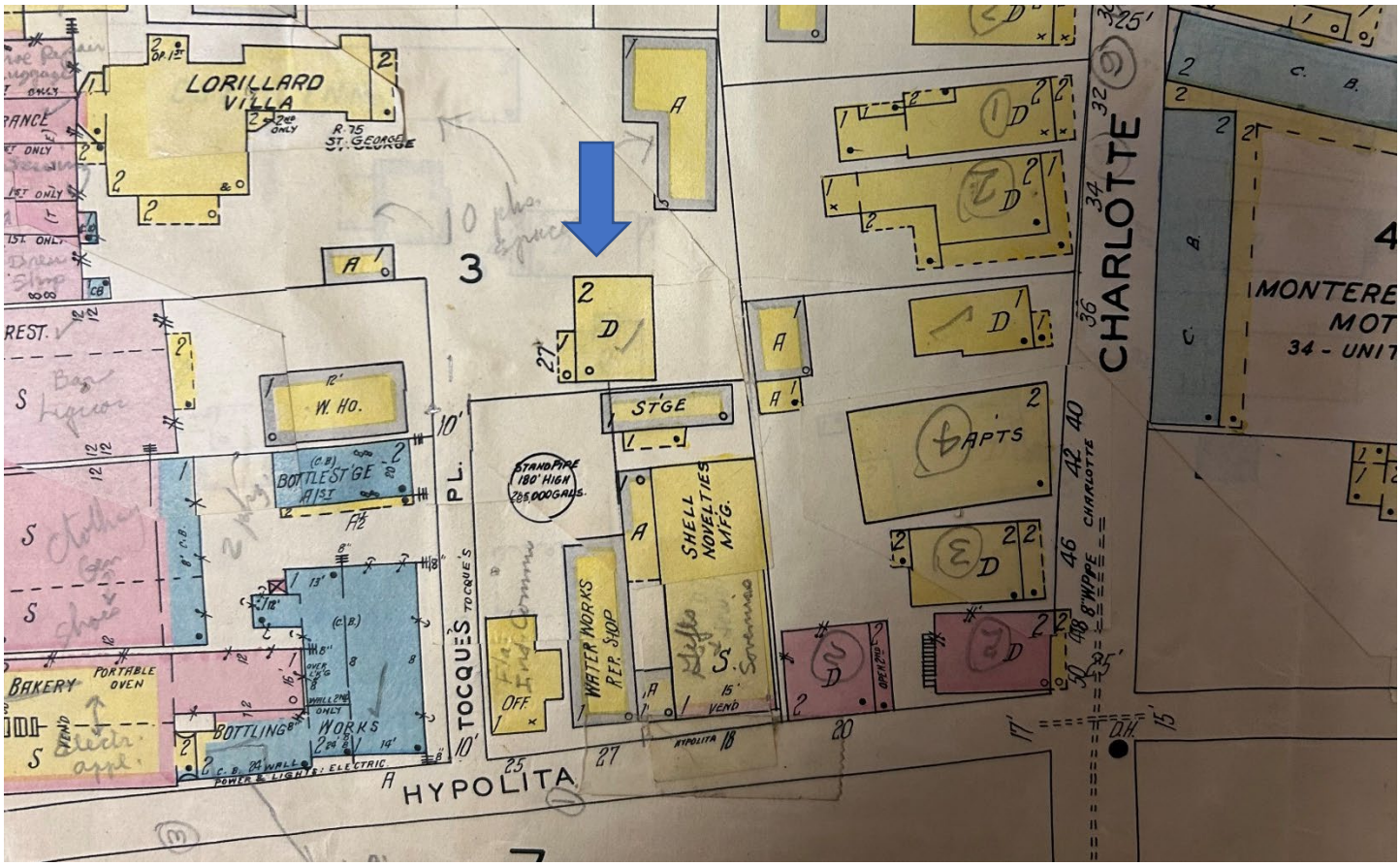
1924



Building as #27-1/2 has different shape footprint and may not be existing building

26 Toques Place
SANBORN MAPS

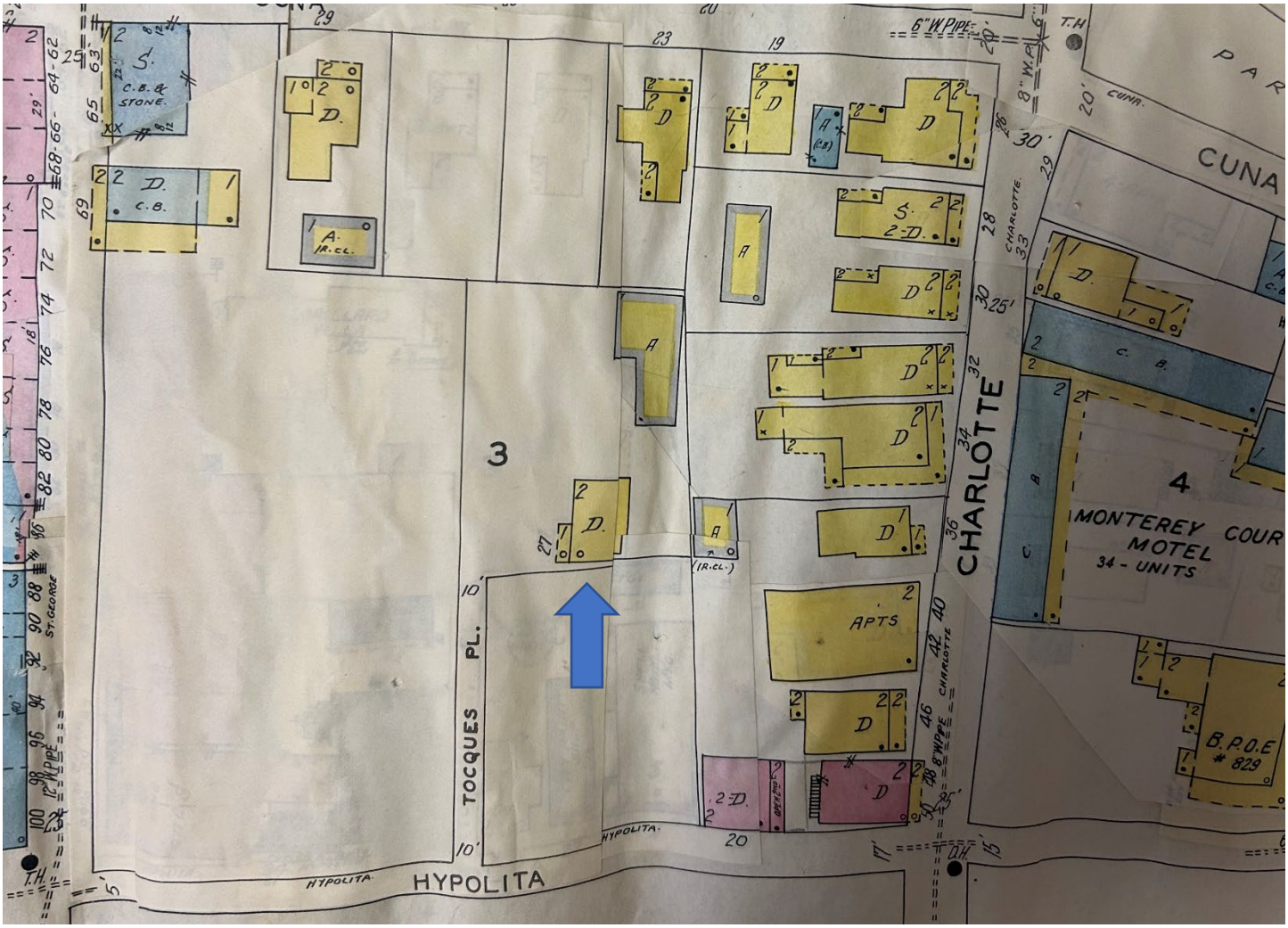
(1930, revised to 1956)



Building may be labeled as #27

26 Toques Place
SANBORN MAPS

(1930, revised to 1965)



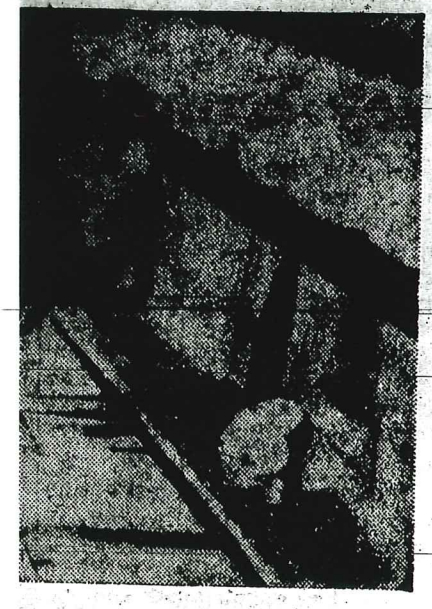
Building may be labeled as #27

26 Toques Place (c. 1904-1910)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION/NOTES
+1911-12	W.H. Mitchell		Not Listed
~1916-17	W.H. Mitchell (Wife: Mimie)		Carpenter h:Spring Avenue
1920-21	Toques Place in Directory, no residents listed		Possibly 25 Hypolita Street Resident: John Bruer
1924-25	1 Toques Place: Thomas B. Edwards (wife: Nora)		Carpenter
	2 Toques Place: J.G. Perry (wife: Mary)		Machinist, Florida East Coast
1930	26-1/2: John Whitlock		Not Listed
	27-1/2: Israel Feiden (wife: Florence)		The Sport Shop
1937	26-1/2: John Whitlock		Not Listed
	27-1/2: Israel Feiden (wife: Florence)		The Sport Shop
1945	26-1/2: Israel Feiden (wife: Florence)		Lucille Shop, Sports Shop
	27-1/2 Vacant		
^1951	Israel Feiden (wife: Florence T)		Lucille Shop
1955	Israel Feiden (wife: Florence T)		Lucille Shop
1960	Israel Feiden (wife: Florence T)		Lucille Shop (26-1/2)
1965	Israel Feiden (wife: Florence T)		Toques Place not in Street Directory, Residents list shows Feidens at Toques
1970	Florence T Feiden (widow)		Lucille Shop; Toques Place not in Street Directory but the Residents list shows Mrs. Feiden at 26 Toques Place
1975	No Listing		
1979-80	No Listing		

Additional Comments: Discussion with Charles Tingley of the St. Augustine Historical Society Research Library indicated that the Feidens had a daughter, Jacqueline Freeman. The 1975 Polk City Directory lists a Jacquelyn Freeman associated with the Lucille Shop at 140 St. George Street. A Warranty Deed from 1982 indicated that Jacqueline S. Freeman Eilen sold the property, noted on the deed as 26-1/2 Toques Place, to Thomas and Bonita Seaver.

\+ First entry found for this address (Listed as ss of 18 Hypolita Street)
~ Listed as 19 Hypolita Street
^ First Listed as 26 Toques Place
(o) Owner



g after they went down to de-
row by one run, two members
stay in the dugout—wondering
s the plate. The two are coach
d sacker Pete Ward.

2nd Bahamas 500

ner Dick Genth of Miami—and stormed away from Nassau with a lead he never surrendered.

Lewis completed the voyage in 11 hours flat for a 45-knot average in blinding rain squalls and sometimes nasty seas.

Mickey Wright Captures LPGA Speedway Open

INDIANAPOLIS, Ind. (AP) — Mickey Wright of Dallas has cut down her tournament play, but she is still the one to beat in women's golf.

The 33-year-old Miss Wright captured the $15,000 Speedway Open Sunday—her 80th tournament triumph and her fourth in just six outings with the Ladies Professional Golf Association tour this season. She shot a four-under-par 68 and finished with a 54-hole total of 212.

She now ranks the favorite in the LPGA Championship opening Thursday at Sutton, Mass.

Carol Mann, the 6-foot-3 New Yorker who also has won four

FUNERAL NOTICES

Israel Feiden

Funeral services for Israel Feiden, 68, 26 Toque Pl., who died Saturday in the Veterans Hospital, Gainesville, were held at 3 p.m. yesterday in the chapel of the Craig Funeral Home with Rabbi P. M. Volpo of Congregation First Sons of Israel Synagogue, officiating. Burial was in Congregation First Sons of Israel Cemetery.

Pallbearers were Dr. Sidney Rabin, Benjemin Lichter, Dr. Milton Segal, Lester Bernstein, Nathan Weinstein, Carl Shawn, Blake Beardon and Martin Broudy.

A native of New York, N.Y., he had resided here for 43 years and was owner of the Lucille Shop. He was a member of the Congregation First Sons of Israel Synagogue, former member of Kiwanis, former member of BPOE 829, member of Ashlar Lodge No. 98 F & AM, member of Lodge of Perfection, veteran of World War I, member of Jewish War Veterans, member of Zionist Organization of America and appointed one of a three-man executive committee to assist the President of Z.O.A.

Survivors include, his widow, Mrs. Florence Feiden, St. Augustine; daughters, Mrs. Sidney C. Rabin, West Chester, Pa., Mrs. Feiden Freeman, St. Augustine; sisters, Mrs. Rose Wolf, Jacksonville, Mrs. Samuel Fox, Lawrence, L.I., N.Y., Mrs. Mac Tucker, Bronxville, N.Y., and a brother, David Feiden, Middletown, Conn.

Craig Funeral Home was in charge of arrangements.

Roy W. Clark

Funeral services for Roy W. Clark, 66, Hastings Road, who died Thursday, were held at 2 p.m. Saturday in the chapel of the Craig Funeral Home with the Rev. W. O. Ethridge, pastor of Bible Baptist Church, officiating. Burial was in Palatka Memorial Gardens, Palatka.

Pallbearers were, Elbert F. Cody Jr., Walter J. Burke, Raymond Burke, James B. Cody,

Monday Afternoon, June 17, 1968

Allison Brothe Win Carolina

ROCKINGHAM, N.C. (AP) — The Allison boys drove side-by-side through North Carolina Motor Speedway's tricky turns with only laps to go Sunday and gave each other the "A-OK" sign.

Donnie Allison went on to win the Carolina 500-mile stock car race in a factory-backed Ford, his first Grand National victor ever. Older brother Bobby Allison, driving an independently financed Chevelle, finished second, although about two miles behind at the finish.

The brothers, who live about a mile apart in Hueytown, Ala., took home $25,325 of the race's $78,230 purse. Donnie won $15,675, which he'll have to split with his car owner and crew; Bobby will bank all of his winnings because he's his own car owner.

"When I run short, I'll know where to go for a loan," Donnie laughed. "Bobby will get rich if his little car holds up like it did today."

Donnie, driving one of only two factory-sponsored cars still running at the finish, had taken the lead for good in the long grind at the 372-mile mark. Bobby took over second place on the 434th lap. From then until the end the brothers swapped signals at high speed to give encouragement, or to exchange information about the relative position of the other cars on the track.

James Hylton finished third in a Dodge, collecting $5,150; rookie Dick Brickhouse was fourth in a Plymouth, for $2,650 and Roy Tyner was fifth in a Ford, for $1,850.

A crowd of 50,000, largest in the track's history, sat in 95-degree weather during the five hours and two minutes it took for Donnie Allison to negotiate the 500 miles. He averaged 99.337 miles per hour for the distance, despite eight caution flags that slowed the race for 74 miles.

Of the 44 cars that started the race, only a dozen were around

There we
among five
lison was in
153 laps. He
and used 30
blistered or
that register
to 141 degre

Other lea
veteran Pa
Dodge. All l
of mechanic

The heat
Richard Pet
never was
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lapsed in hi
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ka Azaleas
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The game
gustine's slo
latka's fast-p
exchange of
urday night

StaffReporter pg 64

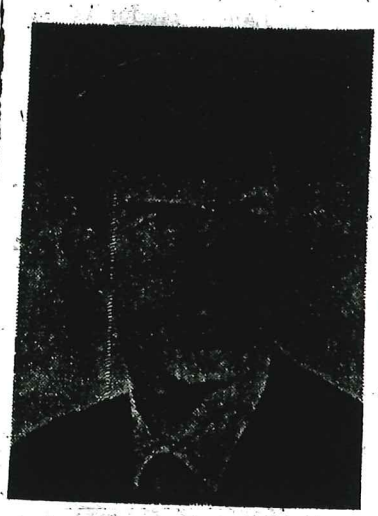
District Governor Of Lions Club Visits Here

Lee E. Holloway, district governor of northeast Florida Lions Clubs visited the St. Augustine unit at its recent meeting at the Monson Motor Lodge. Governor Holloway's district is composed of 16 counties and contains 40 clubs.

This was the first official visit to the local unit by the governor since he assumed his new duties two months ago.

The governor discussed "What Lionism Is" to the individual member, to the local community and to the public nationally and internationally. Lions International was described as the largest organization of its kind designed primarily to serve mankind.

There are over 1,000,000 members in 46 countries involved in 400,000 projects around the world, the governor said. To emphasize the purpose of Lionism the theme of "We Serve" has been adopted for 1970-71, he added.



Lee E. Holloway

Lions Clubs of Florida have, for many years, dedicated their efforts toward assisting the visually handicapped. Securing eye glasses for those needing them has been a major project of the local club. Probably the most helpful project is the raising of funds to support the State Eye Bank in Gainesville. "Every Lion member should visit the eyebank to see a most unusual and beneficial facility in operation," the governor said.

He alos stated, "Each visit would result in a rededication and greater effort on the part of all of us. Nothing can be more rewarding than to observe a person who has been blind and can now see because he has had a successful cornea transplant from the eye-bank."

The primary project in support of the eye-bank by the local club is their light bulb sale which is to be conducted city-wide in the near future.

A delegation of 15 members of the Southside Lions Club of Jacksonville met with the local club to hear Governor Holloway's address.

G. J. Bonfield Dies In Miami; Services Held

Funeral services for George J. Bonfield, 54, Miami, a former St. Augustine resident who died Monday in Miami, were held at 10 a.m., Thursday at the Lithgow-Wilhelm South Miami Chapel.

A native of Fairfield, Iowa, he was president of the J. M. Keely Sales Inc., a marine supply firm in Miami, at the time of his death. His career in shipbuilding had begun with Diesel Engine Sales in St. Augustine. He moved to Miami 14 years ago. Mr. Bonfield was a graduate of the University of Notre Dame.

He resided at 7801 SW 48th Court in Miami.

Survivors include his wife, Mary; five sons, Jimmy, Michael, Tommy, Stephen and Ricky; seven daughters, Mrs. Barbara Bulleit, Karen, Nan, Linda, Kathy, Peggy and Teresa. One grandchild also survives.

Mrs. Feiden Dies In Westchester

Mrs. Florence Feiden, 26½ Toque Place, died this mornning in Chester County Hospital in Westchester, Pa.

She was the widow of the late Israel Feiden of St. Augustine. She was a native of St. Augustine and was a member of the Congregation First Sons of Israel.

Survivors include two daughters, Mrs. Sidney Rabin, Westchester, Pa., and Mrs. Feiden Friedman of St. Augustine; a sister, Mrs. Lena Lichter, St. Augustine, and seven grandchildren.

Funeral arrangements will be announced later by Craig Funeral Home.

Want To Buy?

Real estate, used items, etc. best prices through our classified Page. Read for profit, use for results, you'll find it pays to use the Classified Ads. Cost so little, but acts so fast!

Back to School Skating Party—Friday, Sept. 4, 1970

ROLLER SKATING

EACH

FRIDAY AND SATURDAY NIGHT

7:00 — 9:30 P.M.

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CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

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

Receipt No. 2573922 BDAC Project No. HP2023-0012
Advertising Costs $_____ Postage $_____ Paid on _____ Meeting Date: March 16, 2023
Receipt No. _____

1. NAME OF APPLICANT Les Thomas
   Business (if applicable) Les Thomas Architect, Inc.
   Address 32 Cordova St.
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-824-9508 E-mail Address Lesthomasarchitect@gmail
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Toques Land Trust
   Business (if applicable) (Trustee) Partners Team One, LLC
   Address 1093 A1A Beach Blvd PMB 455
   City St. Augustine State FL Zip Code 32080-6733
   Daytime telephone (required) 407-446-8558 E-mail address nick.amos@pobox.com
3. PROJECT STREET ADDRESS 26 Toques PL, St. Aug. FL, 32084
4. LEGAL DESCRIPTION: Lot 7 Block 8-555 Subdivision City of St. Aug Parcel 1966600070
5. EXISTING USE Vacant OR 5367/1794 PROPOSED USE Residential
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☒ YES ☐ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof
☐	☐	Roof structures (dormers, chimneys, etc.)
☐	☐	Exterior finishes (stucco, masonry, siding)
☐	☐	Porch/Deck/Balcony
☐	☐	Awning/Canopy
☐	☐	Exterior Doors
☐	☐	Windows
☐	☐	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)

- Lift building 48"
- Move building forward approx. 8 ft to allow for 20 ft setback
- Remove existing front porch due to difficulty in lifting because of poor construction

Note: Will be returning to HARB for full exterior restoration approvals before proceeding with them.

8. AGREEMENT

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

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

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

PRINT APPLICANT'S NAME LES THOMAS

SIGNATURE OF APPLICANT _____ DATE 2-14-23

PRINT OWNER'S NAME RICHARD G. AMOS JR

SIGNATURE OF OWNER _____ DATE 2-14-23

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.

* Would like the building to be considered for a local historic landmark

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 Appeal of staff determination	$200.00 + ads
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, St. Aug, FL, 32084

Applicant's Name: Les Thomas Applicant's Signature:

Owner's Name: Rick Amos Owner's Signature:
Trustee

Received 03/01/2023
Planning and Building Department

26 Toques Place
Toques Land Trust

March 1, 2022

To the members of the HARB:

1.) Please withdraw the current application by Duval Construction and Hunter Hayden for a Certificate of Appropriateness. As new owners as of February 6, 2023, we have submitted new documents: a Certificate of Demolition, a Certification of Relocation and a Certificate of Appropriateness.

2.) Please add the east side outbuilding "shed" to the Certificate of Demolition (HP2023-0014) submitted on our behalf by John Valdez. After consultation with Julie Courtney, it seems wise to have permission to demo in case it interferes in any way with the proposed lift.

Thank You,

Rick Amos, Trustee
Toques Land Trust

1903 A1A Beach Blvd PMB 455
St Augustine FL 32080

HP2023-0012
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

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.

Need brochure or sample of proposed roof material for porch.

AWNING/CANOPY

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

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

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

October 2017

CONTINUED

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

WINDOWS (windows, shutters, and other associated features)

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

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

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

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

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

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

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

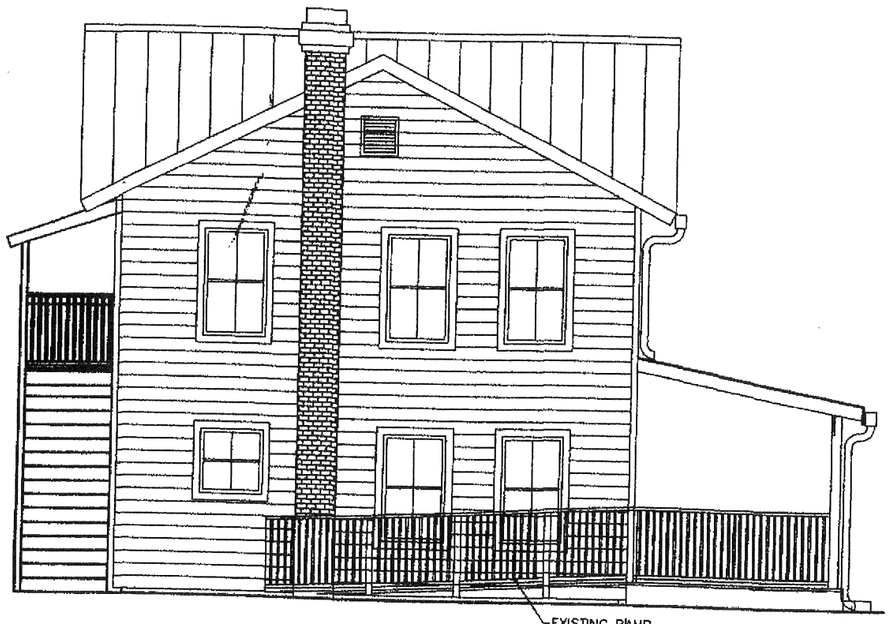
Project number: HP2023-0012 Project Address: 26 Toques Place

Reviewed by: Candice Seymour Date: 02/23/2023

October 2017

RECEIVED
MAR 06 2023
Planning/Building Dept.

EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION

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

TOQUES PLACE
26 TOQUES PLACE, ST. AUG.

Date
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Drawn MURPHY
File MOSER

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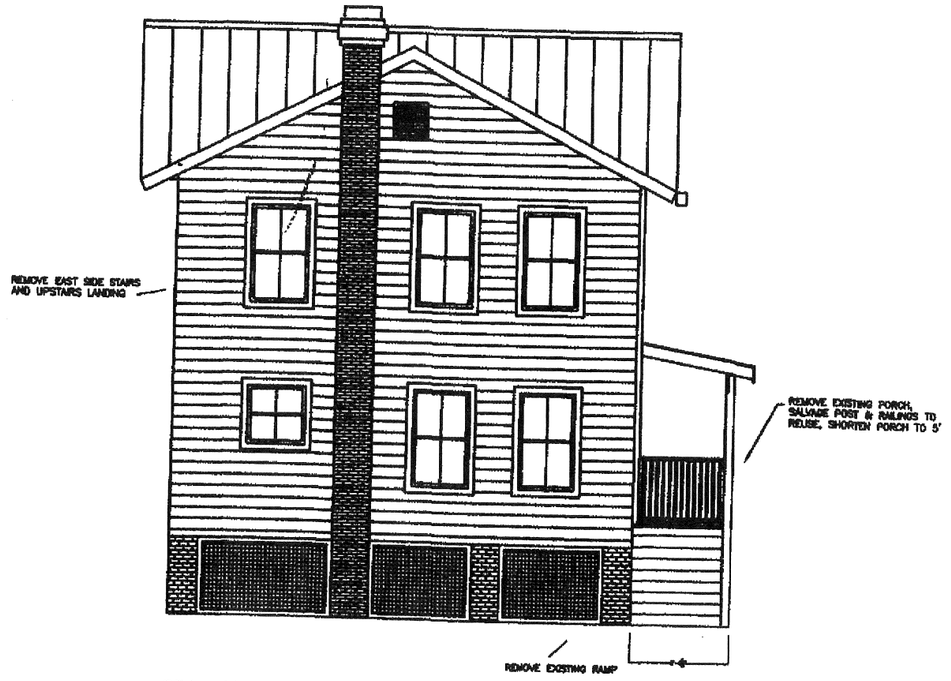
Planning/Building Dept.

PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

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

TOQUES PLACE
26 TOQUES PLACE, ST AUG.

Date
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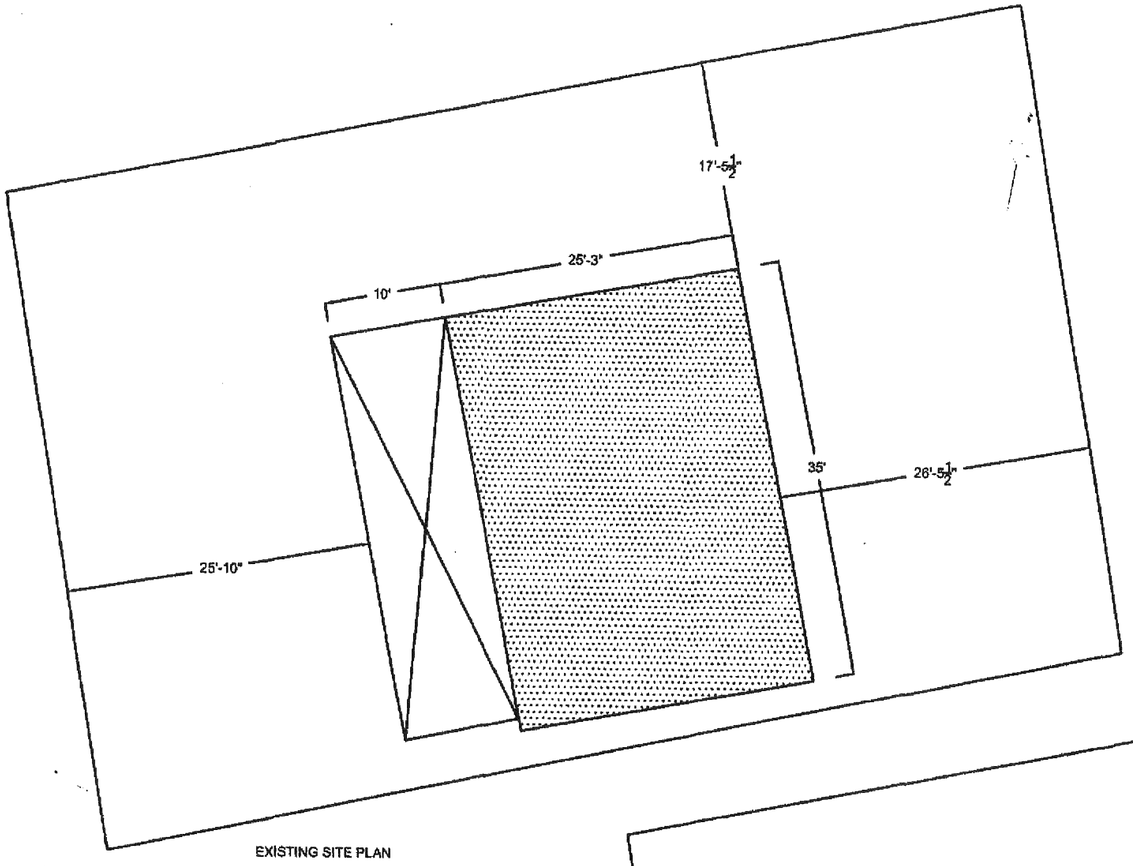
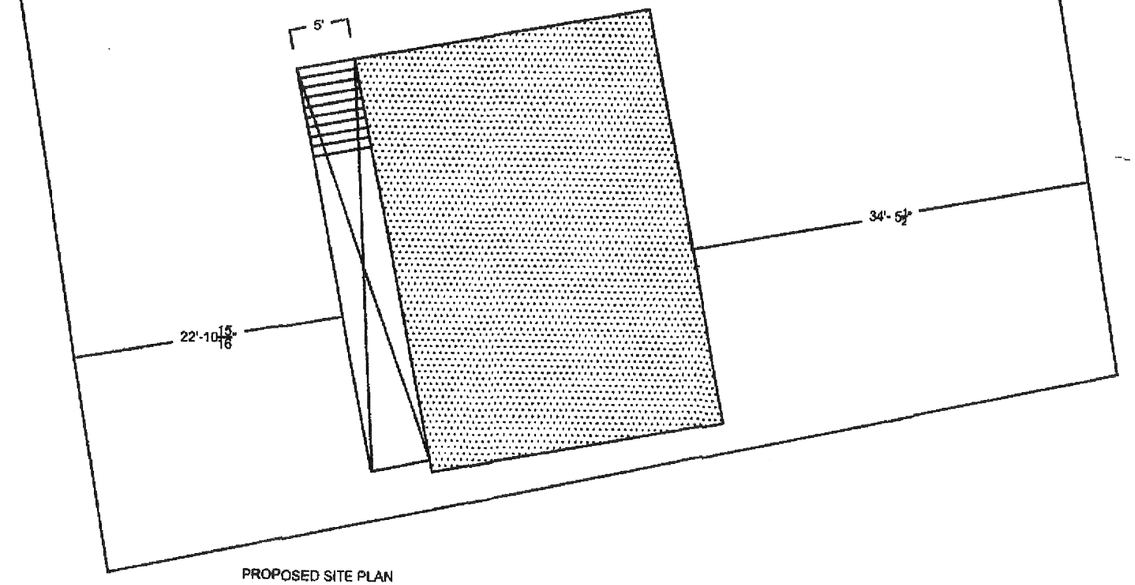
Planning/Building Dept.



EXISTING SITE PLAN



PROPOSED SITE PLAN

LEES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 821-4508

TOQUES PLACE
26 TOQUES PLACE, ST. AUG.

Date
Scale AS NOTED
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SHEET

TOW - AWAY
ZONE
26

Received 02/14/2023
Planning and Building Department

St. Johns County, FL

Apply for Exemptions

Sales Questionnaire Form

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

2022 TRIM Notice

Summary

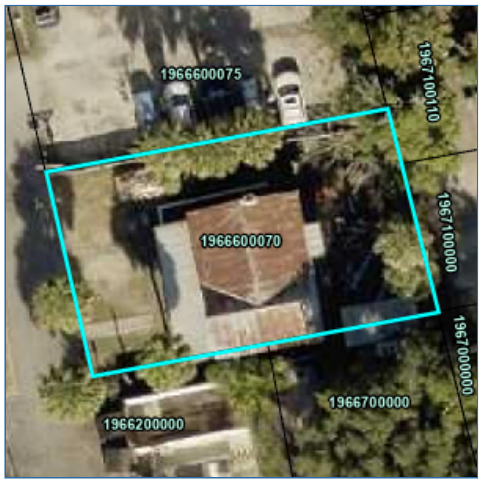
Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1966600070
Location Address	26 TOQUES PL SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUGUSTINE BLK 8 S55 FT OF LOT 7 OR5710/151 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.110
Homestead	N

Owner Information

Owner Name	Toques Land Trust D: 12-29-2022 100% Amos Richard Glenn Jr Trustee 0%
Mailing Address	12472 LAKE UNDERHILL RD #252 ORLANDO, FL 32828-0000

Map



Historical Assessment Information

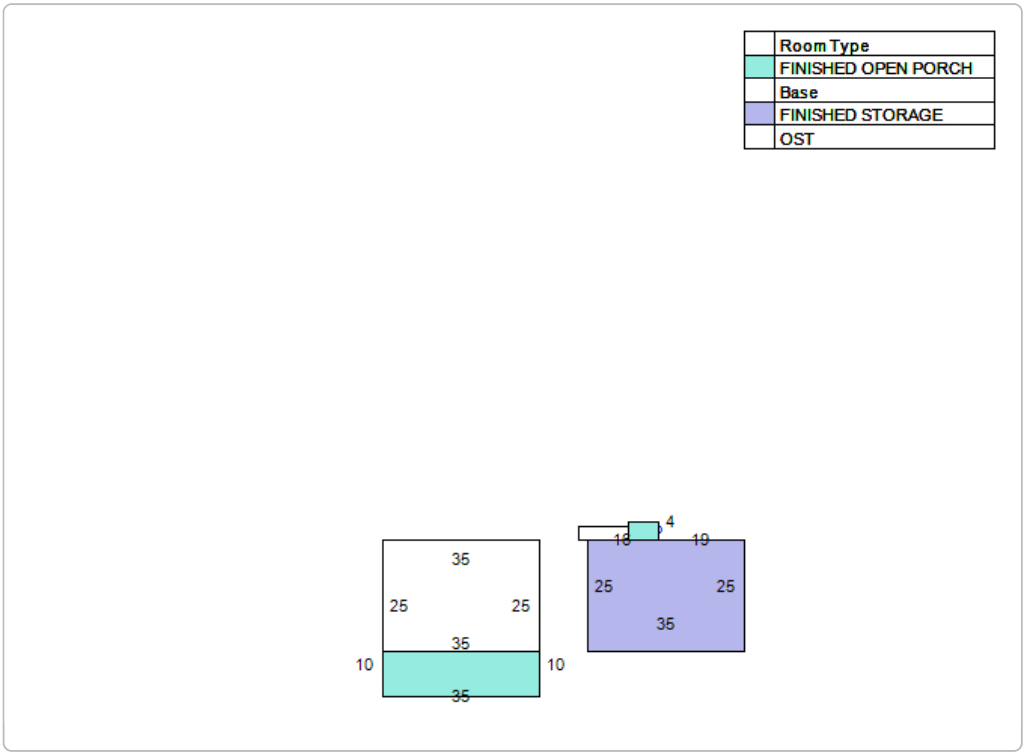
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$75,936	$2,631	$254,650	$0	$0	$333,217	$333,217	$0	$333,217
2021	$104,594	$2,631	$173,880	$0	$0	$281,105	$281,105	$0	$281,105
2020	$107,540	$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**	Hardwood, Carpet
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
2/16/2023	2/6/2023	$895,000.00	WARRANTY DEED	5710	151	Q	I	26 TOQUES PLACE LLC	TOQUES LAND TRUST D: 12-29-2022
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.

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 2/24/2023, 1:56:46 AM

Instr #2023012270 BK: 5710 PG: 151, Filed & Recorded: 2/16/2023 1:44 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $6,265.00

Prepared by:
Pamella Gesell
Paradise Title of St. Augustine, LLC

Record and Return to:
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080

File No.: 2022-7572
Parcel ID: 196660-0070
Property: 26 Toques Place, St. Augustine, FL 32084

WARRANTY DEED – CORPORATE GRANTOR

This Warranty Deed made this **6th day of February, 2023**, by and between **26 Toques Place LLC, Florida Limited Liability Company**, hereinafter called the Grantor; and **Richard Glenn Amos, Jr., Manager of Partners Team One LLC as Trustee of Toques Land Trust dated December 29, 2022**, hereinafter called the Grantee, whose mailing address is **12472 Lake Underhill Road #252, Orlando, FL 32828**.

WITNESSETH, that the Grantor, for and in consideration of the sum of EIGHT HUNDRED NINETY FIVE THOUSAND AND 00/100 (895,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **St. Johns**, State of **Florida**, to wit:

The South one-half of Lot 7, Block 8, City of St. Augustine, Florida, and 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.

TOGETHER with all of 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 the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, **2023**, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

WITNESS
PRINT NAME: Kayla Beaver

WITNESS
PRINT NAME: Kim Collins

26 Toques Place LLC, a Florida Limited Liability Company

By: _____
Hunter Hayden, MGR

[CORPORATE SEAL]

COPY

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 February, 2023, by Hunter Hayden, MGR of 26 Toques Place LLC.

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

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

NOTARY PUBLIC
Expires 7/6/2025
Brittany Hyers
My Commission # HH 149432
STATE OF FLORIDA

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 16, 2022 Meeting

Application HP2023-0014 Address: 26 Toques Place

Applicant: Les Thomas Architect

Property Owner: Toques Land Trust

Project description: To relocate a residential building, constructed c. 1910 that is recorded in the Florida Master Site File and located within the St. Augustine National Register Historic District and the Historic Preservation-Three (HP-3) Zoning District, westward/forward on its current lot.
(See companion applications HP2023-0012 & HP2023-0013).

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(a)	Previous Action(s):	COA HP2022-0083: continued by HARB (withdrawn by new owner)

STAFF SUMMARY AND ANALYSIS:

1. Located east of Toques Place and West of Charlotte Street, between Cuna and Hypolita Streets, this Certificate of Relocation (COR) application is related to Certificate of Appropriateness (COA) HP2023-0012, to elevate the building 4' and construct a new pier foundation, and Certificate of Demolition (COD) HP2023-0013, for the elevation-related removal of the existing front porch with side ADA ramp, rear exterior stair, and outbuilding, as well as the after-the-fact removal of windows that occurred under previous ownership. Please refer to the other staff reports with analysis specific to those applications.
2. The building is proposed to be relocated forward/westward on the existing site approximately 8'. According to a conceptual site plan, the current front setback to the 10' deep front porch of 25'-10" would be modified to around 22'-11" with a new front porch that is only 5' deep (to be reviewed by the HARB with a future COA).
3. According to the Zoning code for all new construction in the Historic Preservation Three (HP-3) Zoning District, the main building must be located on the street frontage. Adding a new front porch will be considered new construction. However, the current non-conforming setback will be decreased by the relocation of the building forward on the lot.
4. A section from the Architectural Guidelines for Historic Preservation (AGHP) related to relocation is on page 3. Recommendations provided include the importance of the placement on the site not being disruptive to the streetscape. As described in the HP2023-0012 report, the existing building is surrounded by parking lots, walls, and fences, and other properties that back up to Toques Place, but is still somewhat visible from Hypolita Street. The new placement should not have a negative visually impact due to the building staying on the same lot and only moving slightly forward.
5. Considerations and criteria for demolitions or relocations that are listed in the AGHP are responded to on page 4 - 5.
6. The building permit applicant for the building's elevation and relocation should ensure that the structural stability of the building is maintained during this work.
7. The proposed project is subject to zoning, setback, and building permit requirements, and will likely meet the ground-disturbance criteria requiring an archaeological review. An A14 application should be submitted as soon as possible.

Local historic landmark designation consideration request:

8. This property is within, but does not appear to be listed as contributing to the original St. Augustine National Register Historic District. According to the 2016 St. Augustine Inventory survey, the building had retained its integrity and appears to meet the criteria to be contributing to the NRHD. This assessment did not include its current state or proposed alterations.
9. Because a rehabilitation is planned for the exterior and interior of the building, the building owner is requesting this property be considered by the HARB for local historic landmark designation so that it will be a qualifying property and eligible for an ad valorum tax exemption application submission.
10. Besides the entries for the address in the Polk City Directories and death/funeral notices for former long-term residents, a cursory check at the St. Augustine Historical Society Research Library revealed no other immediate information on the history of this building. This research, the Florida Master Site File surveys, and Sanborn maps showing that the buildings and parcels around the building are what have largely changed over time, are included in the attachments.
11. The HARB can direct staff to advertise the potential local historic landmark designation consideration for a subsequent HARB meeting and to provide analysis for the board to consider whether the property has the level of integrity and significance to warrant local historical landmark designation, which would make the building eligible for preservation incentives.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **can take the following actions for a Certificate of Relocation at 26 Toques Place:**

1. APPROVE the proposed relocation of the existing house with the following findings:
    a. The proposed plan overall meets the Secretary of the Interior's Standards for Rehabilitation #2 (retention of distinguishing architectural characteristics)
    b. The decreased proposed front setback/new location on the lot is minimal and will not have a negative impact to the historic building, context of the property, or streetscape.
2. The 2016 St. Augustine Inventory identified the property being potentially elgible as contributing to the St. Augustine National Register Historic District. The HARB may direct staff to move forward with requirements for the board to consider at a subsequent meeting whether the building has the integrity and significance to warrant local historical landmark designation, so that building can be eligible for preservation incentives.

With the condition:

1. The building permit applicant for the building's elevation and relocation should ensure that the structural stability of the building is maintained during this work.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Relocate the residential building forward/westward on the property approximately 8'

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Relocation

Secretary of the Interior's Standard 2 applies.
2. Retention of Distinguishing Architectural Characteristics

Relocation refers both to removing all or part of a building or structure from one property and placing it on a different property, and also to shifting the location or orientation of all or part of a building or structure on the same property.

Historic neighborhoods are unique because of the mix of predominant architectural styles of the buildings and structures they contain, and also because of the site development characteristics in vogue at the time they were developed. Therefore, it may not be appropriate to relocate a large structure into neighborhood of small structures (or vice versa), or to move a mid-19th Century building into an area developed during the 20th Century, or to place a building on a site in such a manner that it disrupts the streetscape.

The Historic Architectural Review Board (HARB) reviews all applications to relocate buildings and structures which are:

- individually listed in the National Register of Historic Places;
- located in or immediately facing locally designated historic preservation zoning districts HP-1, HP-2 and HP-3; or
- which are listed on the Florida Master Site File.

Relocation of a Colonial building to a different site additionally requires the approval of the City Commission.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR RELOCATION 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.*

Eligibility for Relocation Review (AGHP)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for relocation permits for structures listed on the Florida Master Site File, located in or immediately facing locally designated historic preservation zoning districts HP-1, HP-2 and HP-3, or individually listed in the National Register of Historic Places.

The building was built between 1904 and 1910, so is more than 50 years old. The building is recorded on the Florida Master Site File, and is within Historic Preservation Zoning District Three (HP-3), the St. Augustine National Register Historic District, and a National Historic Landmark area.

The requirements have been sufficiently met.

RELOCATION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. The building is within Historic Preservation Zoning District Three (HP-3)

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar or smaller mass and scale than many of the commercial buildings that are in the immediate area, many which are two to two-and-a-half story tall.

3. The impact of the relocation of the structure on the streetscape. The building is currently set back with a non-conforming setback of approximately 26' in an area that requires new construction be built to the street. This area of the downtown has been significantly altered over time, as indicated by the Sanborn maps. The proposed relocation by moving the building 8' forward should not negatively impact the intact historic architectural character or negatively impact the streetscape, especially since the total difference may only be 3' if a new 5' deep front porch replaces the existing 10' deep porch as shown .

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The proposed plans show the existing house will be relocated forward on the lot and set on newly constructed piers. Proposed new partial demolition is limited to the existing front porch, rear exterior stair, and outbuilding. Alterations to the site plan and any other elements shown on the plans still need to be reviewed and approved by the HARB under a future COA, including replacement elements like a new front porch with a narrower footprint. Design review is required for all exterior alterations to the building and site.

5. The historical or cultural merit of the structure. No evidence was discovered that the building is the work of a master. This property is within, but not listed as contributing to, the original St. Augustine National Register Historic District. According to the updated Florida Master Site File (FMSF) 2016 survey, the building has retained its integrity and appears to be an eligible contributing structure to the NRHD. However, the architectural integrity may have been impacted by alterations since that time, and may further be impacted by replacement windows, a new porch, and other proposed changes that will be reviewed in a future COA application. The property is first listed on a 1978 FMSF survey, which indicates the building is on its original site, but altered, and is in fair condition. The building appears to have been constructed as a residence, but had multiple commercial uses through the years, including a printing shop at the time of the 1978 FMSF, and later a restaurant. It has been largely gutted on the interior and many of the historic windows were removed during the last ownership. Further, the adjacent sites around this property have seen many changes over time. The loss of a building that may be eligible as a contributing structure to the St. Augustine National Register District, and what is left of its intact architectural character, would negatively impact the streetscape.

6. The impact of the relocation or loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building will be retained, but moved approximately 8' westward on the same lot. Because the building is located in the St. Augustine National Register Historic District and within a National Historic Landmark area, and there have already been many buildings lost over time to demolition in the immediate area in particular, retaining the building with a relocation and rehabilitation is preferred to full demolition and reconstruction of a new building.

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. While the building is not unusual or particularly unique and is a typical building style throughout St. Augustine, it has some remaining authentic historic vernacular character that new construction often does not replicate.

8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. The Frame Vernacular style design is found throughout St. Augustine, but many examples have been likely been replaced since the 1960s with Colonial reconstructions or St. Augustine Colonial Revival style buildings in HP-2 and HP-3.

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.* This application is for a Certificate of Relocation, so is not assessing the impact of the proposed future design elements. The proposed partial demolition is analyzed in HP2023-0013. Although the wood frame building and Frame Vernacular style design is found throughout St. Augustine, and does not have a unique style or characteristics that would be difficult to reproduce, the proposed new construction portions may have a different look and feel than the existing house and other historic buildings.

10. The justification for the proposed relocation and/or demolition. The relocation is desired to occur with the elevation and rehabilitation of the building, including a possible rear addition that will require HARB approval with a future COA application.

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 and Google Street Views
2. Property survey dated January 3, 2023 (submitted by owner after being requested by staff)
3. Elevation certificate (submitted by owner after being requested by staff)
4. Florida Master Site File surveys: (original from 1978 and updated 2016 St. Augustine Inventory survey)
5. 2016 St. Augustine Inventory report excerpts related to elgibility criteria and 26 Toques Place
6. St. Augustine Historic Districts and Landmarks GIS map showing 26 Toques Place is noncontributing
7. Sanborn Maps
8. Polk City Directory Research
9. Death/Funeral Notice for previous long-term residents, Israel and Florence Feiden

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Front Façade / West Elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Context area viewed from front property line

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Context area viewed from Toques Place

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Front Façade / West Elevation and North Elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Front porch on Front Façade / West Elevation

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STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Front porch on Front Façade / West Elevation

Staff Report pg. 13

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

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

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Rear exterior stair on east elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Rear exterior stair on east elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

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Rear exterior stair on east elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Rear yard and outbuilding

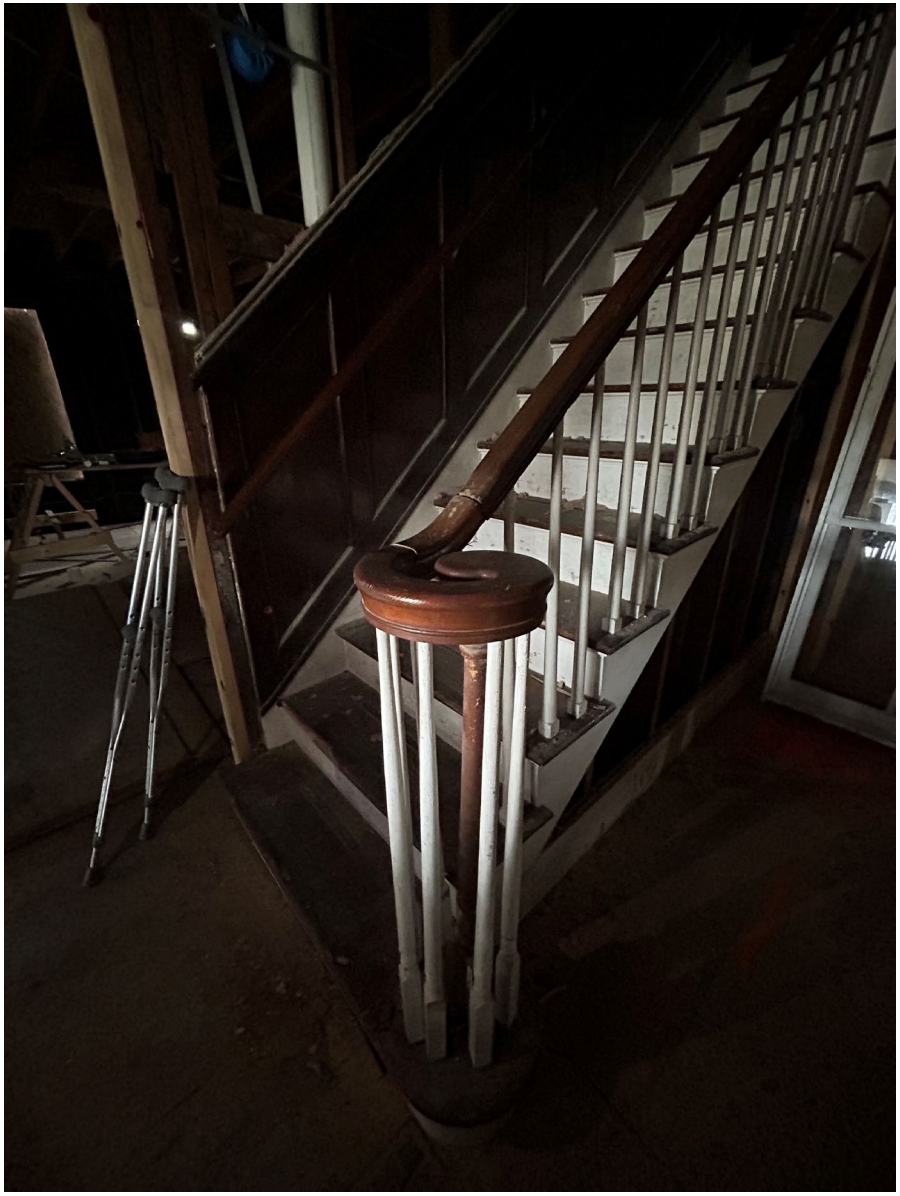
STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Rear yard and outbuilding

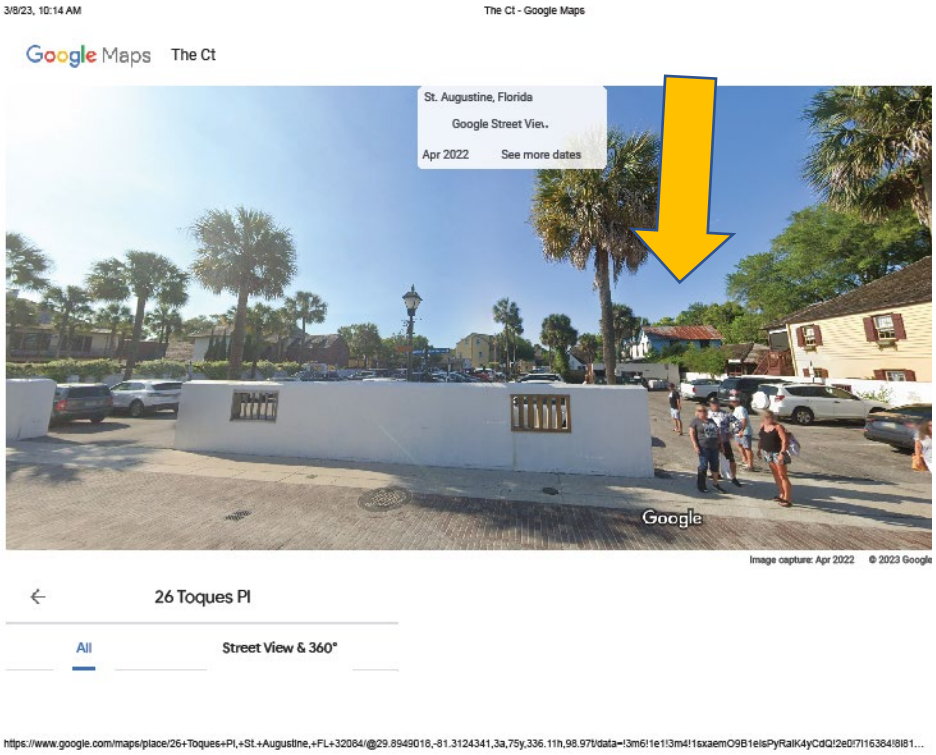
STAFF PHOTOGRAPHS
26 Toques Place: Outbuilding
(taken Feb 28, 2023)

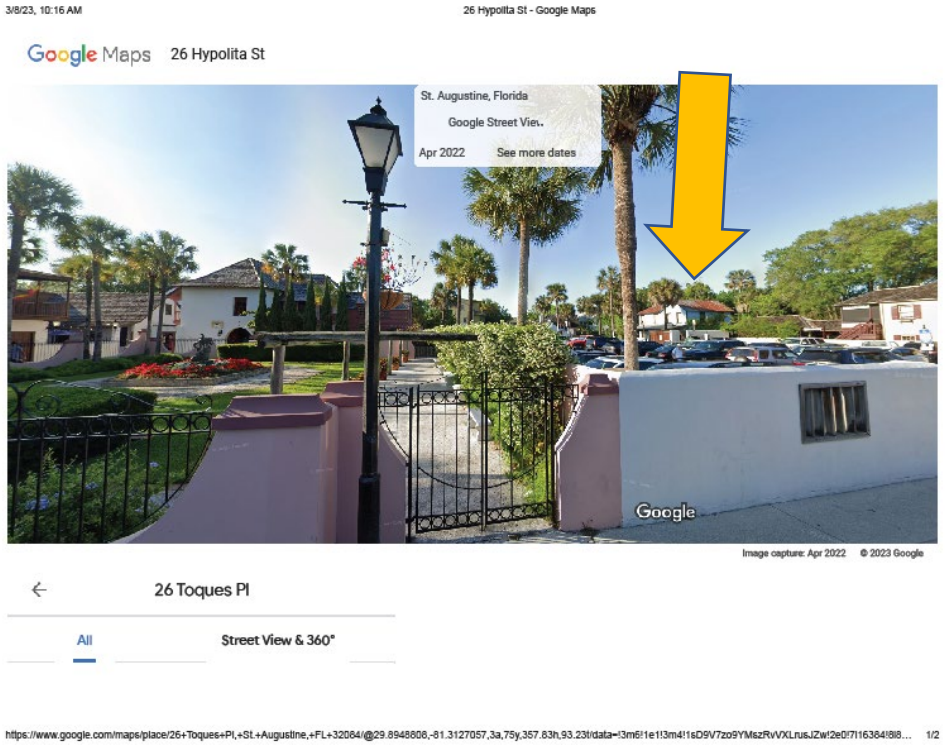
Rear yard and outbuilding

STAFF PHOTOGRAPHS
26 Toques Place: Interior
(taken Feb 28, 2023)



Google Maps Street Views
26 Toques Place





Context area viewed from Hypolita Street

Google Maps Street Views
26 Toques Place

Context area viewed from Toques Place

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STAFF PHOTOGRAPHS
26 Toques Place

Existing front façade/west elevation – December 2022

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STAFF PHOTOGRAPHS
26 Toques Place

Previously existing front façade/west elevation - July 2021

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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

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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

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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

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STAFF PHOTOGRAPHS
26 Toques Place

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

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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

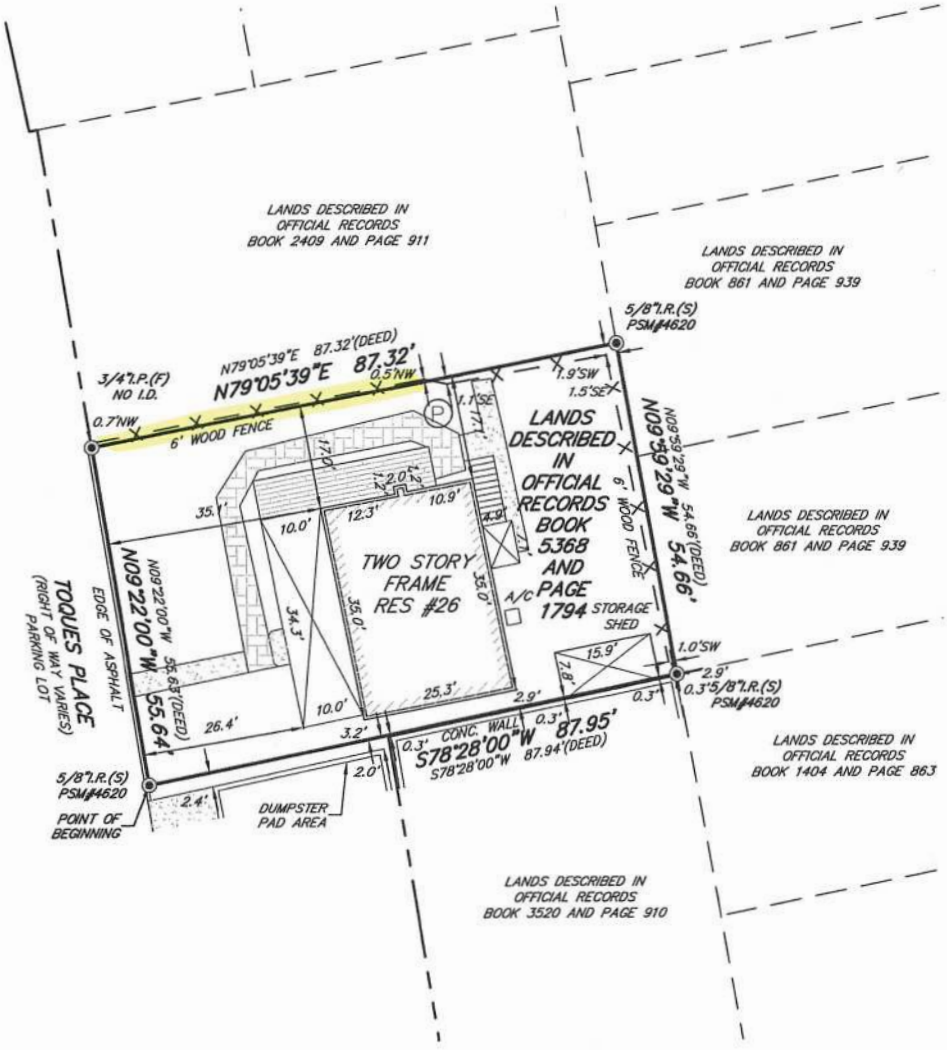
Received March 8, 2023 per staff request
Planning & Building Department

MAP SHOWING SURVEY OF

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.

CERTIFIED TO:
PARTNERS TEAM ONE LLC OF TOQUES LAND TRUST
CHICAGO TITLE INSURANCE COMPANY
PARADISE TITLE OF ST. AUGUSTINE, LLC



LEGEND

A/C	AIR CONDITIONER PAD	RES.	RESIDENCE
ID.	IDENTIFICATION	℄	CENTERLINE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	≠	DENOTES NOT TO SCALE
sq. ft.	SQUARE FEET	W	WATER METER
I.P.(F)	IRON PIPE FOUND		EXPOSED CONCRETE
I.R.(F)	IRON ROD FOUND		COVERED AREA
I.R.(S)	5/8" IRON ROD SET (PSM #4620)	(W)	WELL
	WOOD POWER POLE	TYP.	TYPICAL
-OHE-	OVERHEAD ELECTRIC		BRICK PAVERS
CONC.	CONCRETE		WOOD DECK
		(P)	PROPANE TANK

AREA =0.11 ± ACRES
OR 4,830 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities of foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 12109C-0314/0318J effective date 12/07/2018, the property described hereon appears to lie in Zone AE7,AE8'
- Basis of bearing structure: REFER TO SURVEY
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE	F.B./PAGE	CHK. BY	DWG. BY
22-0001	01/03/2023	1" = 20'	815/21	N.H.F.	R.J.B.

TYPE: BOUNDARY

© COPYRIGHT 2022, ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6879

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

Received March 7, 2023 per staff's request
Planning & Building Department

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

	FOR INSURANCE COMPANY USE
A1. Building Owner's Name PARTNERS TEAM ONE LLC OF TOQUES LAND TRUST	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 26 TOQUES PLACE	Company NAIC Number:

City	State	ZIP Code
ST. AUGUSTINE	Florida	32084

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
SOUTH 55 FT LOT 7 BLOCK 8, CITY OF ST. AUGUSTINE

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 29.895370 Long. -81.312370 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

a) Square footage of attached garage 1462.00 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☐ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
ST. JOHNS COUNTY 125147	ST. JOHNS COUNTY	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12109C-0256	J	12-07-2018	12-07-2018	AE	7' & 8'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 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 (subdivision) 8 (block) East 22.95 of North 28.8 ft. (lot) 868==
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 (zone) 469840 (easting) 3307040 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:
( ) Excellent 863==
( ) Good 863==
(X) Fair 863==
( ) Deteriorated 863==

Integrity of Site:
(X) Altered 858==
( ) Unaltered 858==
(X) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:
( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

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 Lorillard 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 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;

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north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destoyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commerical 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	Direction	Street Name	Street Type	Suffix Direction
Address: 26		TOCQUES	Place	

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02274

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

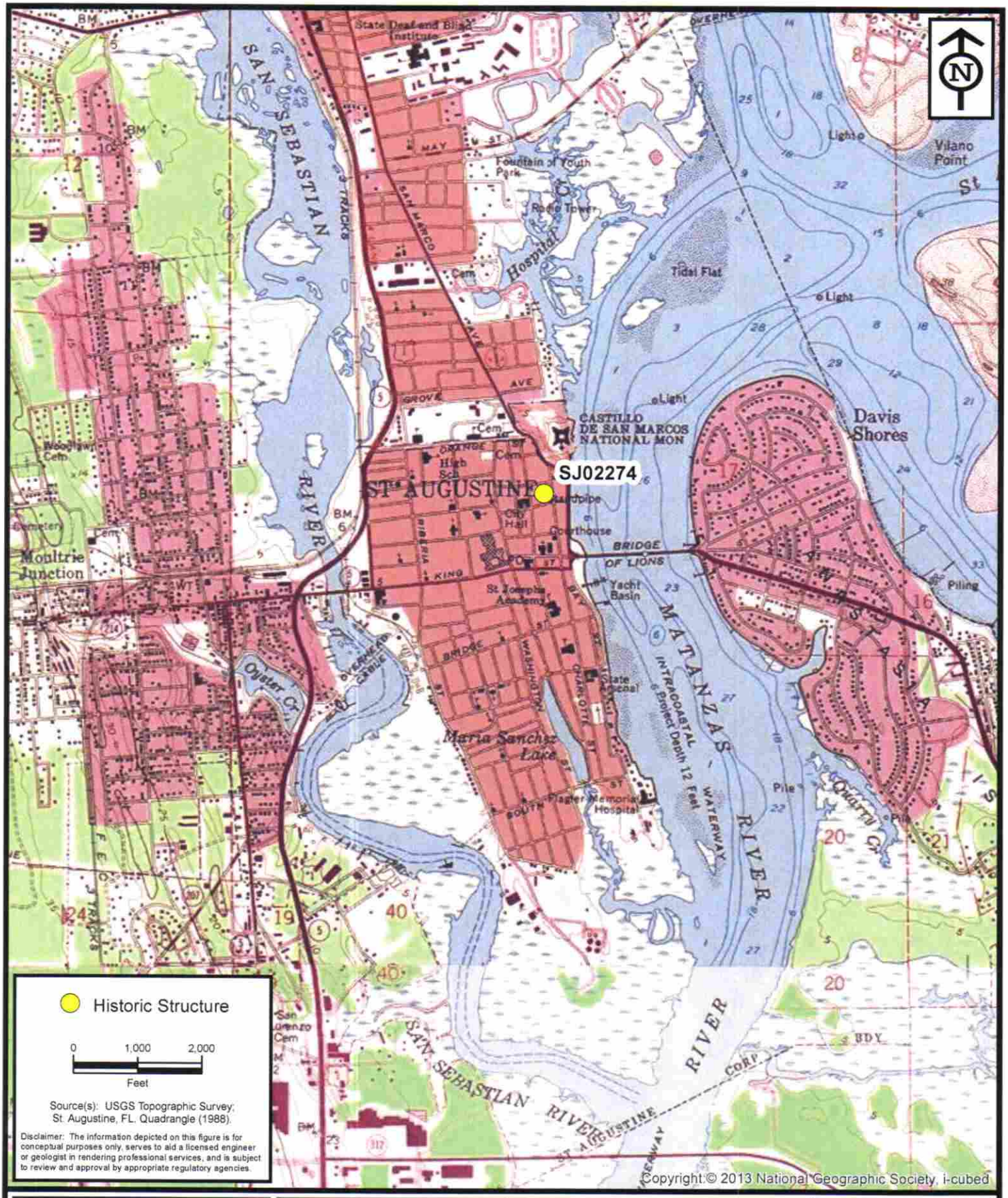
❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).

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



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

Project Location - SJ02274

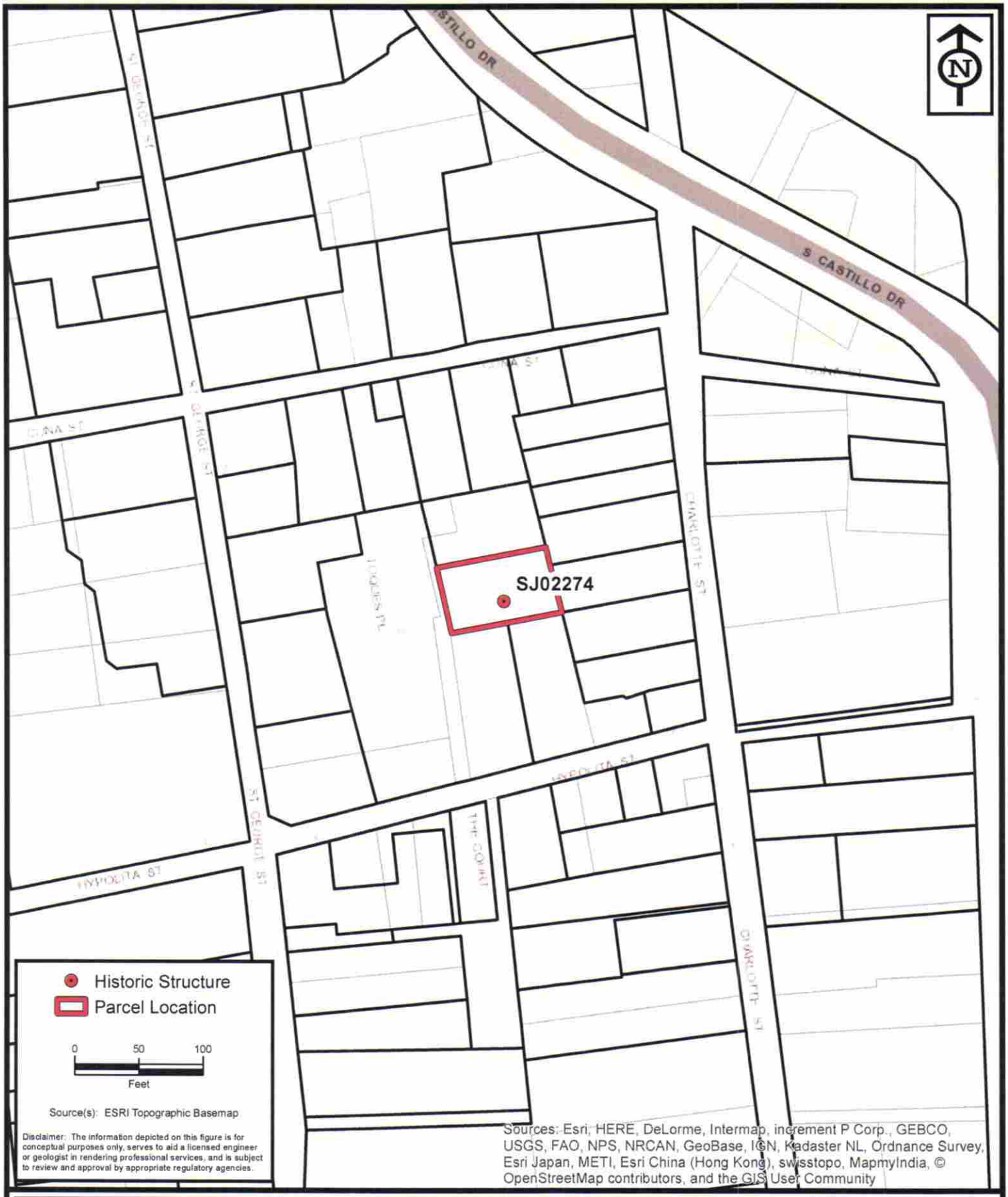
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02274\Location.mxd Date: 1/29/2016 12:02:02 PM

SJ02274



ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
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(904) 470-2200
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www.environmentalservicesinc.com

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02274\Parcel.mxd Date: 2/1/2016 10:30:08 AM

SJ02274

BREAKFAST & LUNCH
26
TOW AWAY ZONE
UNAUTHORIZED VEHICLES OR VESSELS WILL BE TOWED AT OWNER'S EXPENSE
24 HRS. A DAY 7 DAYS A WK.
COMPLETE COLLISION
904-824-3200
Jack Wilson
St. Augustine

BREAKFAST & LUNCH
NO TRESPASSING

Staff Report pg. 49

For Sale
Diana Geeb
FOR RENT

TOYOTA TUNDRA

ST. AUGUSTINE INVENTORY
ST. JOHNS COUNTY, FLORIDA

Prepared for

The City of St. Augustine
St. Augustine, Florida

and

Florida Department of State
Division of Historical Resources
Tallahassee, Florida

Prepared by

Patricia Davenport, MHP
Environmental Services, Inc.

and

Paul Weaver
Historic Property Associates, Inc.

30 June 2016

Grant No. S1601

ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200

EXECUTIVE SUMMARY

Environmental Services Inc. of Jacksonville, Florida with assistance from Historic Property Associates of St. Augustine, Florida, conducted an inventory of structures within the St. Augustine National Register Historic District, for the City of St. Augustine, St. John's County, Florida from December 2015 through June 2016. The survey was conducted under contract number RFP #PB2016-01 with the City of St. Augustine to fulfill requirements under a Historic Preservation Small-Matching Grant (CSFA 45.031), grant number S1601.

The objectives of the survey was to update the inventory of historic structures within the St. Augustine National Register Historic District, and to record and update Florida Master Site File (FMSF) forms for all structures 45 years old or older, and for any "reconstructions" on original locations utilizing the Historic Structure Form and assess their eligibility for listing in the *National Register of Historic Places* (*NRHP*). All work was intended to comply with Section 106 of the *National Historic preservation Act* (*NHPA*) of 1966 (as amended) as implemented by 36 CFR 800 (Protection of Historic Properties), Chapter 267 F.S. and the minimum field methods, data analysis, and reporting standards embodied in the Florida Division of Historic Resources' (FDHR) *Historic Compliance Review Program* (November 1990, final draft version). All work also conformed to the professional guidelines set forth in the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* (48 FR 4416). Field survey methods complied with Chapter 1A-46 *Florida Administrative Code.*

The architectural survey consisted of pedestrian investigation to field verify all architectural resources within the project area constructed up to 1970. Data from the City of St. Augustine Property Appraiser and the Florida Master Site File (FMSF) was collected and cross referenced to insure the accuracy of information and the correlation with respective buildings. Research conducted at local and state repositories focused on historical context of the project area.

A total of three hundred forty-seven (347) resources were assessed during the field survey. Of those resources three hundred twenty-four (324) had been previously recorded; and twenty-three (23) are newly recorded. Three hundred thirteen (313) of the resources are considered to be contributing to a NRHD; and approximately sixty-two (62) are considered to be potentially eligible as contributing resources to a NHLD. An electronic copy of project GIS data layers showing all surveyed resources at least 50 years of age and a color overlay map depicting the newly surveyed structures and the previously recorded structures are on file with the City of St. Augustine and the Florida Department of State Division of Historic Resources.

An inventory of these resources can be found in Appendix A of this report; and the Survey Log Sheet can be found in Appendix B. A map of the survey area showing all associated data can be found in Appendix C.

II. SURVEY CRITERIA

Surveys conducted in association with the Division of Historical Resources, Florida Department of State, use the criteria for placement of historic properties in the National Register of Historic Places as a basis for site evaluations. In this way, the survey results can be used as a data bank for those agencies required to comply with state and federal preservation regulations. The criteria are worded in a subjective manner in order to provide for the diversity of resources in the United States. The following is taken from criteria published by United States Department of the Interior to evaluate properties for inclusion in the National Register.

Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, and association, and:

A) that are associated with events that have made a significant contribution to broad patterns of our history; or

B) that are associated with the lives of persons significant in the past; or

C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D) that have yielded, or may be likely to yield, information important in pre-history or history.

Certain properties shall not ordinarily be considered for inclusion in the National Register. They include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A) a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

B) a building or structure from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C) a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or

D) a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

E) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G) a property achieving significance within the past fifty years if it is of exceptional importance.

It should be pointed out that the Florida Master Site File is not a state historic register, but an inventory intended for use as a planning tool and as a central repository of archival data on the physical remains of Florida's history.

III. SURVEY METHOD

Cultural resource management, or the preservation of architectural and archaeological sites that have historical value, involves a series of progressive activities. Preservation begins with a survey, which establishes the basis for subsequent work. Survey is a systematic, detailed examination of historic properties within either thematic or geographic limits. It is undertaken to determine the number and character of historic resources. Using the definition of the National Park Service, historic resources consist of buildings, structures, objects, sites, or districts that are significant in national, state, or local history or pre-history (pre-history is generally defined, in Florida, as the time before 1513).

There are several methods for conducting a survey. One approach, the thematic survey, identifies historic properties of a related type within a given area or period. A survey of county courthouses or Spanish mission sites in Florida are examples of thematic types. The second and more common survey is the geographic or area type. The area survey records all historic properties within established geographic boundaries. The geographic boundaries for a survey might be a subdivision, a downtown area, a residential neighborhood, or a political subdivision such as a town, city, or county limit.

The survey of Colonial City is an area survey. The boundaries for this area are well-defined. Colonial City extends from Orange Street on the north to the Colonial City limits of St. Augustine at San Salvador Street on the south. It is bound on the east by the Matanzas River and the historic sea wall and on the west by Cordova Street. This study has resulted in the survey of approximately (number) buildings not previously recorded in the Florida Master Site File.

The purpose of the 2016 Survey is to record additional buildings and sites in Colonial City constructed between 1953 and 1970 and any other resources at least fifty years old not recorded in previous surveys. Every building that appeared on the basis of documentary and visual evidence or testimony to be fifty years of age and included in the street index of the 1970 *St. Augustine City Directory* was recorded. The condition of the buildings surveyed was evaluated by standards established by the National Register and the Florida Master Site File. The year 1970 was chosen as the cut-off date for the survey because it falls close to the fifty year criterion used by the National Register.

The present study, together with previous studies, is intended to provide a basis for updating the St. Augustine National Register District and provide data for other preservation planning matters relating to the Colonial City. The survey will insure that there are data for all buildings that are at least fifty years old, retain integrity under National Register and National Historic Landmark Criteria and may be considered contributing to the districts. As part of the survey report historic contexts for the area have been developed. Particularly important, was the development of a context for the Depression/New Deal/World War II and Post-World War II eras, largely omitted from previous studies.

The survey began with documentary research to establish a chronological history of the area and reveal the major developments and individuals associated with settlement of the Colonial City. The next step consisted of field survey to identify the buildings that met the criteria for survey

and record their architectural characteristics. The 1970 St. Augustine City Directory list of addresses for the streets in the area was employed as the base for determining the buildings the survey team recorded. Building Permit records proved a source for dating buildings constructed from the 1950s to 1970 and for cross-verifying the accuracy of city directories. Additional sources of information included the files of the City of St. Augustine Planning Department, previous studies of the area completed in the course of similar surveys, and, Florida Master Site Files. St. Johns County property records provided the principal source of research material. General historical research was conducted at the St. Augustine Historical Society Library.

Following preliminary historical research, each building was field inspected. Buildings were identified on a Property Appraiser's plat map, providing a legal description for the property. The building was photographed and its architectural characteristics recorded. The standards for recording are those established by the National Register, which is supervised by the U.S. Department of the Interior and the Division of Historical Resources of the Florida Department of State. As part of the field survey, the condition of each building was assessed on the basis of a visual inspection, using the architectural and physical integrity of the building as the criteria.

The architectural and historical information were recorded on Florida Master Site File forms. The consultant employed a data base processing program specifically designed to conform to computerization codes established for the Florida Master Site File by the Bureau of Historic Preservation. The forms were updated as additional information was generated and then were printed in hard copy. Analysis of the data, particularly the results of the field survey, was facilitated by the data base program. Information about historic properties was recorded on a computer disk filing system. The inventory in this report contains a list of buildings judged potentially significant to the city's history.

After recording the architectural and historical information, the consultant evaluated each building for listing in the National Register of Historic Places or as a contributing building to the St. Augustine National Register District. The Conclusions and Recommendations section of this report identifies potential National Register and National Historic Landmark District properties and each potential contributing resource is recorded on the inventory list.

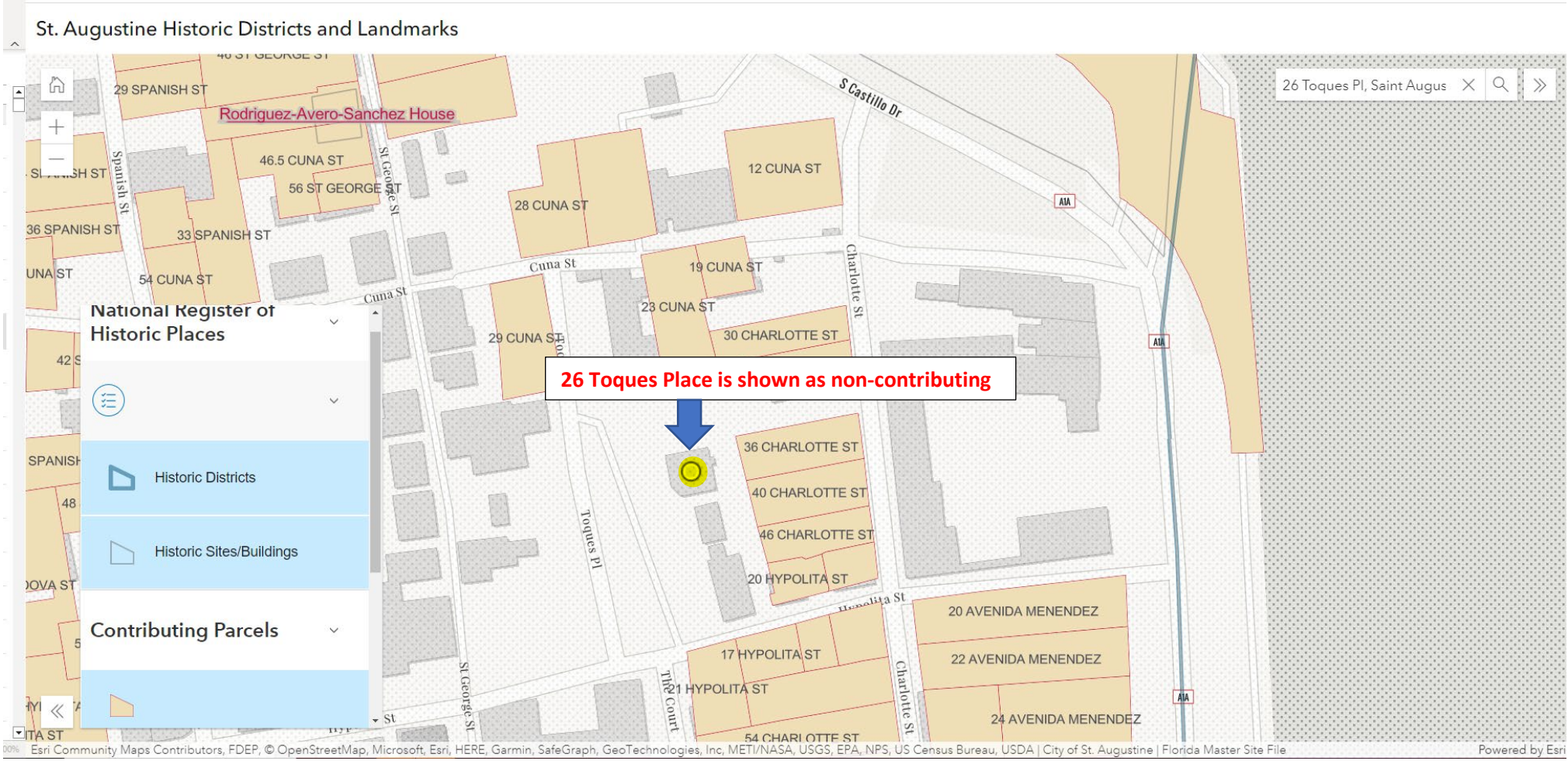
The development of a historical context for evaluating properties relied greatly on the 1980 and 1999 surveys. However, both studies focused on the pre-1930 period of St. Augustine's development. The present survey updates the contexts to include the Depression/New Deal and Post-World War II eras. The latter context is particularly important for understanding and evaluating the properties from the post-1930 period.

Based on the visual reconnaissance, information gleaned from cartographic sources, city directories, and other primary and secondary source materials, discussions with informants, and city records, the survey team established a date of construction for each standing structure. In most cases, it proved impossible to establish a firm date of construction. In those cases, the survey team entered an approximate date with a "c." for circa before it. As a rule, the date of construction for the post 1950 era that the Property Appraiser assigned each property was found to be accurate. The results of the architectural and historical research have been incorporated into this report and on the Florida Master Site File forms.

Previously Recorded Structures

STREET NO.	SITE NAME	SITEID	YEAR BUILT	STYLE	NR	NHL
Anderson Circle						
1	American Legion Club House	SJ00148	c1890	Mediterranean Revival ca. 1880-1940	C	NC
	World War I Memorial	SJ02482	c1921		C	NC
Artillery Lane						
4	Oldest Store Museum	SJ00078	1875	Masonry vernacular	C	NC
Avenida Menendez						
12		SJ05587	c1953	Mediterranean Revival ca. 1880-1940	C	NC
14		SJ00190	c1955	Frame Vernacular	C	NC
16	Building 1 (Motel)	SJ05588	c1954	Mediterranean Revival ca. 1880-1940	NC	NC
16	Building 2 (Restaurant)	SJ05589	c1954	Commercial	NC	NC
20		SJ00191	c1890	Mediterranean Revival ca. 1880-1940	C	NC
22		SJ00192	c1890	Mediterranean Revival ca. 1880-1940	C	NC
24	Matanzas Apartments	SJ00193	c1900	Mediterranean Revival ca. 1880-1940	C	NC
44	Espinosa-Sanchez House	SJ02504	1756	Spanish Colonial	C	C
46	Carr Cottage/Puerto Verde/Drysdale	SJ00194	c1888	Georgian Revival ca. 1880-present	C	NC
118	Worth House	SJ00196	1961	Spanish Colonial 1565-1763, 1783-1820	C	C
142		SJ00198	1893	Frame Vernacular	C	NC
146		SJ00199	1893	Frame Vernacular	C	NC
156		SJ00201	1930	Mediterranean Revival ca. 1880-1940	C	NC
160		SJ00202	1917	Frame Vernacular	C	NC
162		SJ00203	1899	Bungalow ca. 1905-1930	C	NC
164		SJ00204	1885	Frame Vernacular	C	NC
166		SJ00205	1885	Frame Vernacular	C	NC
168		SJ00206	1924	Mediterranean Revival ca. 1880-1940	C	NC
172	Rovira-Hernandez House	SJ02505	1803	Spanish Colonial	C	C
174	Brooks Villa Oriel House	SJ00207	1891	Mediterranean Revival ca. 1880-1940	C	NC
178		SJ00208	1917	Frame Vernacular	C	NC
Aviles Street						
3	Hospital of Our Lady of Guadulpe	SJ00217	1966	Spanish Colonial 1565-1763, 1783-1820	C	C
7		SJ00218	1888	Masonry Vernacular	C	C
9		SJ00219	1911	Mediterranean Revival ca. 1880-1940	C	NC

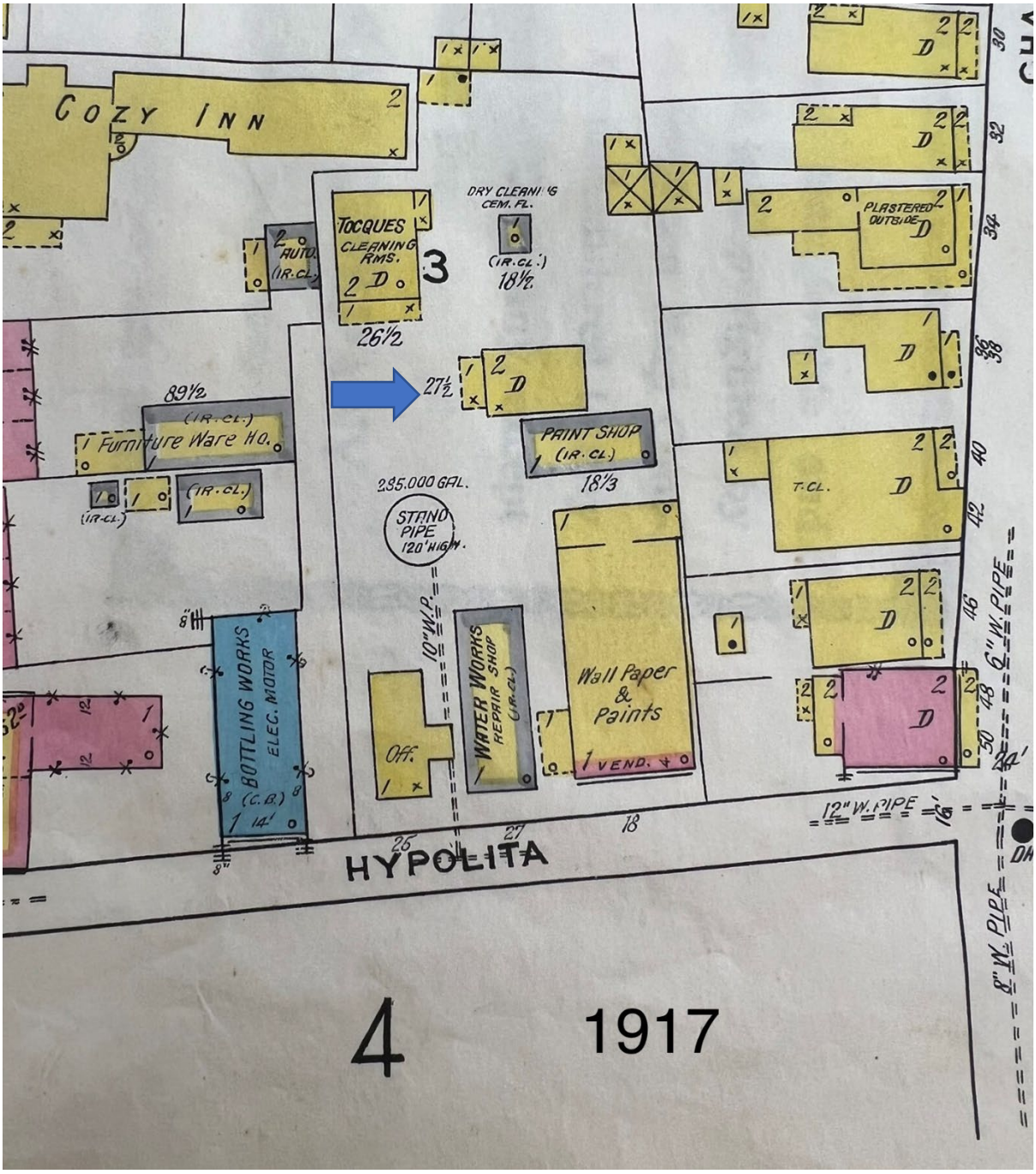
309		SJ01947	1924	Bungalow ca. 1905-1930	C	NC
311		SJ01948	1917	Frame Vernacular	C	NC
312		SJ01949	1917	Frame Vernacular	C	NC
313		SJ01951	1917	Frame Vernacular	C	NC
313 1/2		SJ01950	1930	Masonry vernacular	C	NC
314		SJ01952	1917	Frame Vernacular	C	NC
315		SJ01953	1924	Frame Vernacular	C	NC
315 1/2		SJ01954	1917	Frame Vernacular	C	NC
316		SJ01955	1924	Bungalow ca. 1905-1930	C	NC
317		SJ01956	1910	Frame Vernacular	C	NC
317 1/2		SJ01957	1924	Frame Vernacular	C	NC
318		SJ01958	1910	Frame Vernacular	C	NC
318 1/2		SJ01959	1924	Masonry vernacular	C	NC
Tocques Place						
26		SJ02274	1910	Frame Vernacular	C	NC
Treasury Street						
36		SJ02284	1924	Mediterranean Revival ca. 1880-1940	C	NC
57	Joaneda House	SJ02285	1806	Spanish Colonial	C	C
Newly Recorded Structures						
Avenida Menendez						
120		SJ06465	1959	Mid-Century Modern	C	NC
138		SJ06466	1972	Mediterranean Revival	C	NC
Aviles Street						
34	Sisters of St. Joe (Laundry)/Archives	SJ06467	1948	Spanish Colonial	C	NC
Cathedral Place						
60	Bank of America	SJ06469	1955	Mediterranean Revival	C	NC
Charlotte Street						
228		SJ06472	1964	Mediterranean Revival	C	NC
265		SJ06473	1963	Spanish Colonial	C	NC
Cordova Street						
69	AT & T Building	SJ06468	1954	Commercial	C	NC
171		SJ06471	1950	Other+	C	NC
Cuna Street						
12A	Sims Outbuilding	SJ05580	1964	Frame Vernacular	C	C
17		SJ06474	1968	Frame Vernacula	C	NC
20		SJ06475	1967	Colonial Revival	C	NC
25		SJ06476	1967	Frame Vernacular	C	NC
Marine Street						
123		SJ06484	1957	Ranch	C	NC
St George Street						
32		SJ06477	1963	Spanish Colonial	C	NC
35	Gonzalez House	SJ05576	1966	Spanish Colonial	C	C
42 1/2	Salcedo Kitchen	SJ05579	1965	Spanish Colonial	C	C



https://staug.maps.arcgis.com/

26 Toques Place
SANBORN MAPS

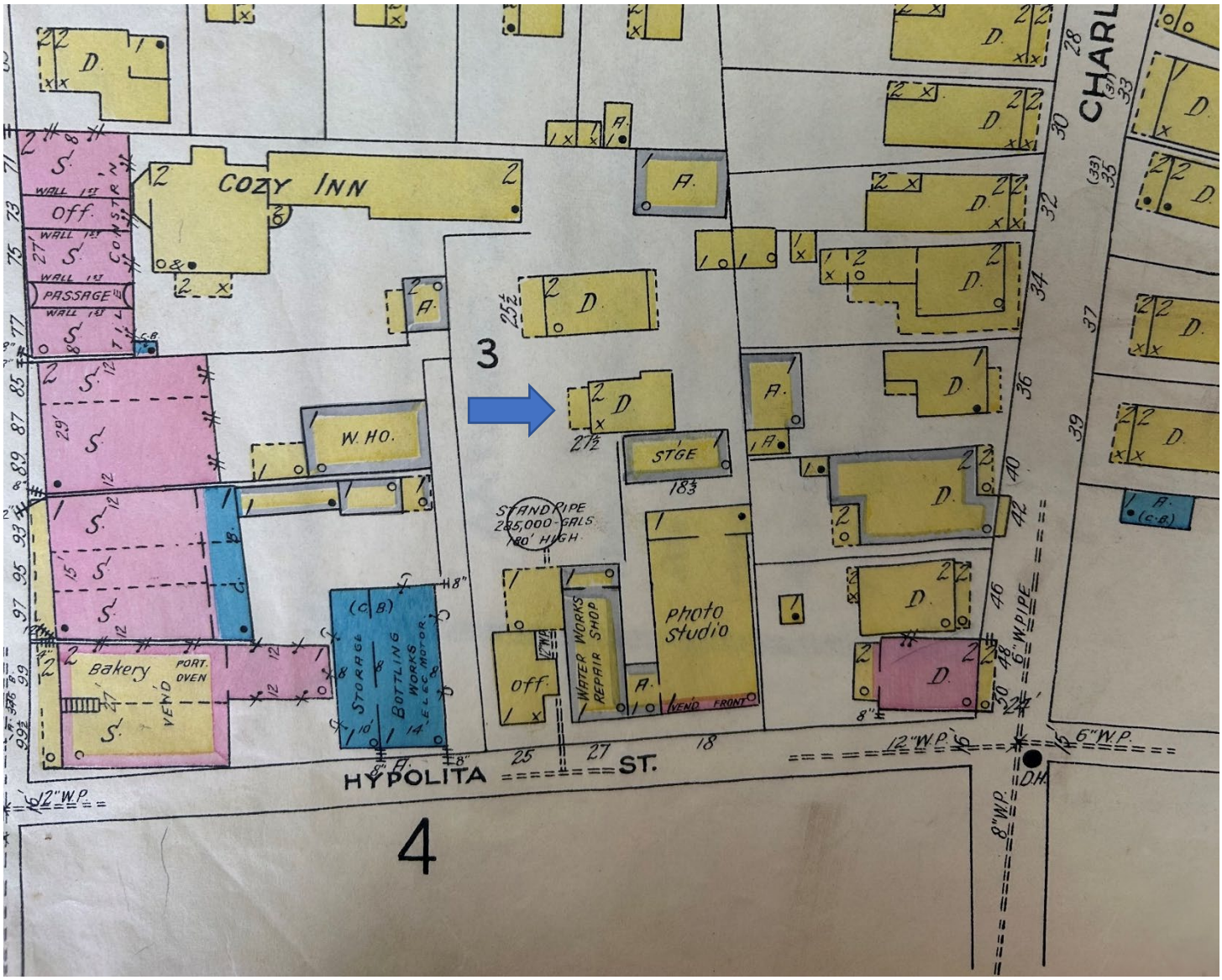
1917



Building as #27-1/2 has different shape footprint and may not be existing building

26 Toques Place
SANBORN MAPS

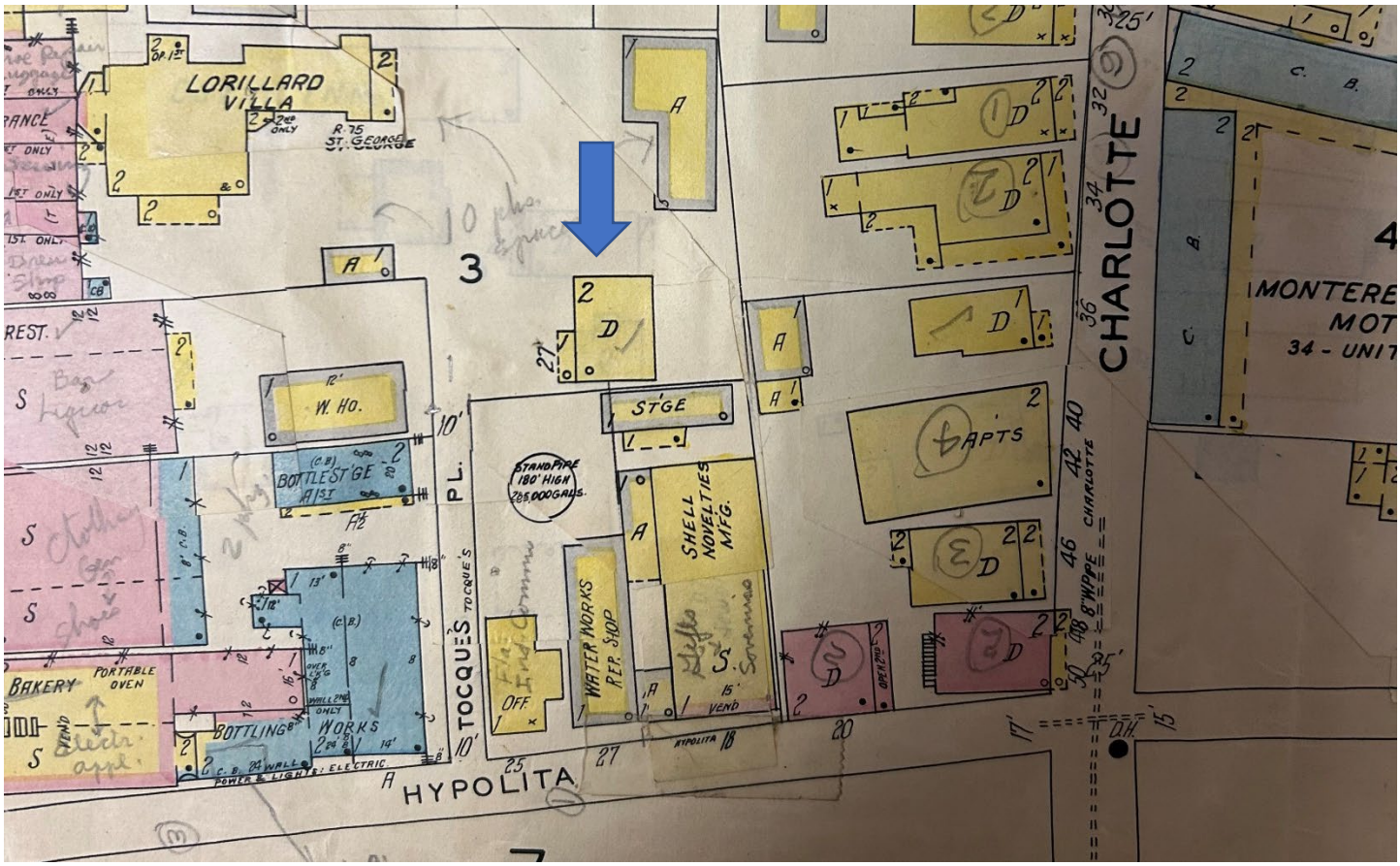
1924



Building as #27-1/2 has different shape footprint and may not be existing building

26 Toques Place
SANBORN MAPS

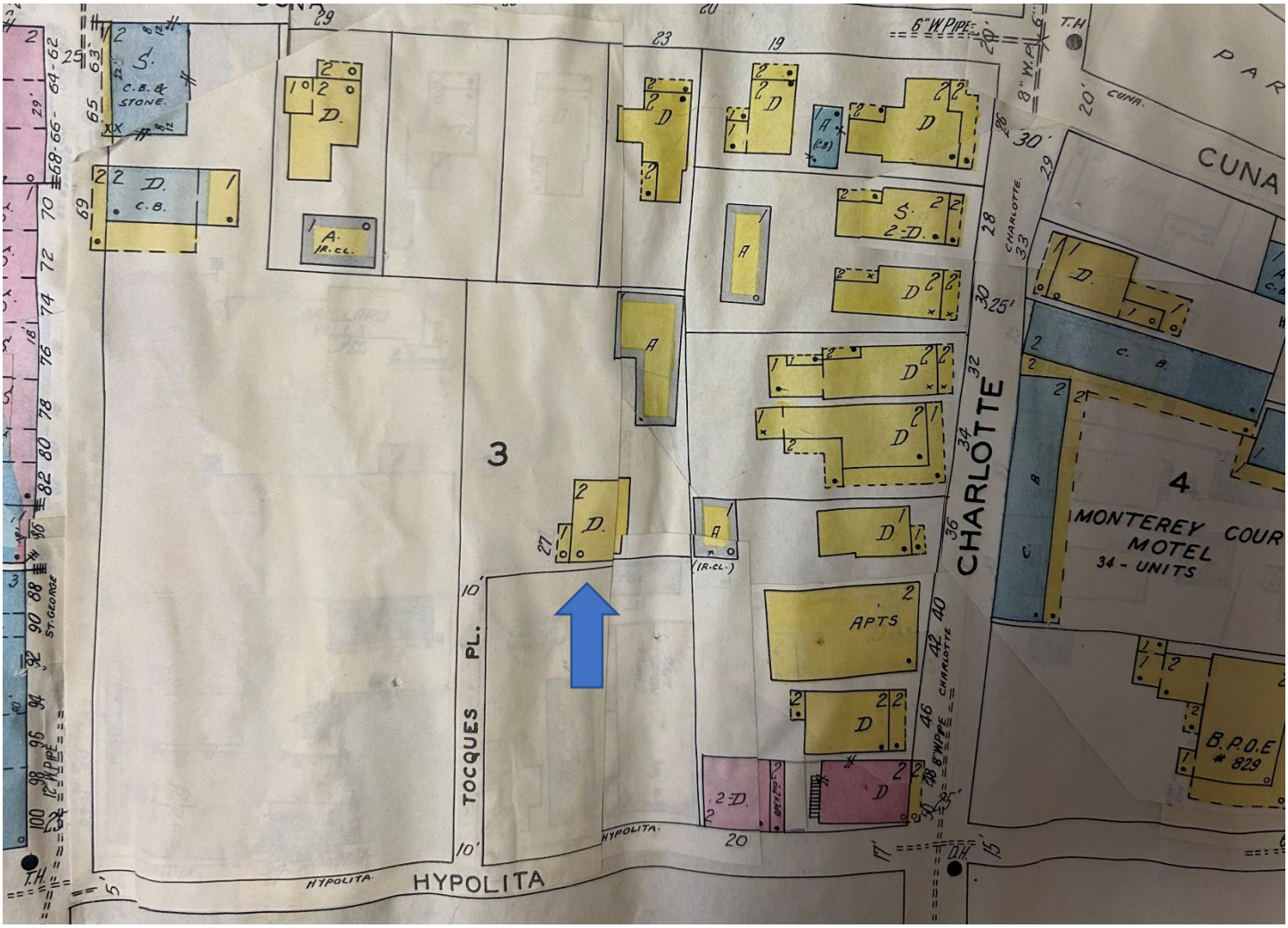
(1930, revised to 1956)



Building may be labeled as #27

26 Toques Place
SANBORN MAPS

(1930, revised to 1965)



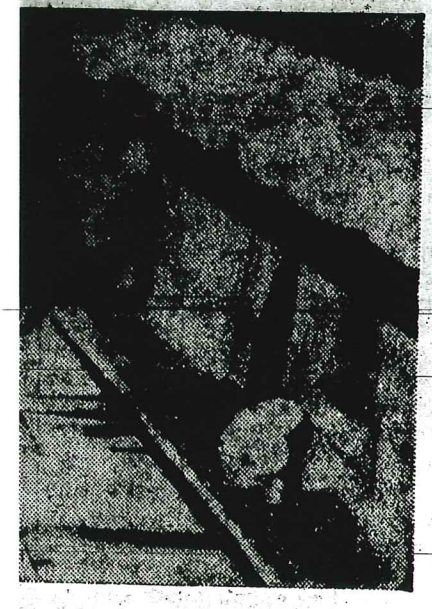
Building may be labeled as #27

26 Toques Place (c. 1904-1910)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION/NOTES
+1911-12	W.H. Mitchell		Not Listed
~1916-17	W.H. Mitchell (Wife: Mimie)		Carpenter h:Spring Avenue
1920-21	Toques Place in Directory, no residents listed		Possibly 25 Hypolita Street Resident: John Bruer
1924-25	1 Toques Place: Thomas B. Edwards (wife: Nora)		Carpenter
	2 Toques Place: J.G. Perry (wife: Mary)		Machinist, Florida East Coast
1930	26-1/2: John Whitlock		Not Listed
	27-1/2: Israel Feiden (wife: Florence)		The Sport Shop
1937	26-1/2: John Whitlock		Not Listed
	27-1/2: Israel Feiden (wife: Florence)		The Sport Shop
1945	26-1/2: Israel Feiden (wife: Florence)		Lucille Shop, Sports Shop
	27-1/2 Vacant		
^1951	Israel Feiden (wife: Florence T)		Lucille Shop
1955	Israel Feiden (wife: Florence T)		Lucille Shop
1960	Israel Feiden (wife: Florence T)		Lucille Shop (26-1/2)
1965	Israel Feiden (wife: Florence T)		Toques Place not in Street Directory, Residents list shows Feidens at Toques
1970	Florence T Feiden (widow)		Lucille Shop; Toques Place not in Street Directory but the Residents list shows Mrs. Feiden at 26 Toques Place
1975	No Listing		
1979-80	No Listing		

Additional Comments: Discussion with Charles Tingley of the St. Augustine Historical Society Research Library indicated that the Feidens had a daughter, Jacqueline Freeman. The 1975 Polk City Directory lists a Jacquelyn Freeman associated with the Lucille Shop at 140 St. George Street. A Warranty Deed from 1982 indicated that Jacqueline S. Freeman Eilen sold the property, noted on the deed as 26-1/2 Toques Place, to Thomas and Bonita Seaver.

\+ First entry found for this address (Listed as ss of 18 Hypolita Street)
~ Listed as 19 Hypolita Street
^ First Listed as 26 Toques Place
(o) Owner



g after they went down to de-
row by one run, two members
stay in the dugout—wondering
s the plate. The two are coach
d sacker Pete Ward.

2nd Bahamas 500

ner Dick Genth of Miami—and stormed away from Nassau with a lead he never surrendered.

Lewis completed the voyage in 11 hours flat for a 45-knot average in blinding rain squalls and sometimes nasty seas.

Mickey Wright Captures LPGA Speedway Open

INDIANAPOLIS, Ind. (AP) — Mickey Wright of Dallas has cut down her tournament play, but she is still the one to beat in women's golf.

The 33-year-old Miss Wright captured the $15,000 Speedway Open Sunday—her 80th tournament triumph and her fourth in just six outings with the Ladies Professional Golf Association tour this season. She shot a four-under-par 68 and finished with a 54-hole total of 212.

She now ranks the favorite in the LPGA Championship opening Thursday at Sutton, Mass.

Carol Mann, the 6-foot-3 New Yorker who also has won four

FUNERAL NOTICES

Israel Feiden

Funeral services for Israel Feiden, 68, 26 Toque Pl., who died Saturday in the Veterans Hospital, Gainesville, were held at 3 p.m. yesterday in the chapel of the Craig Funeral Home with Rabbi P. M. Volpo of Congregation First Sons of Israel Synagogue, officiating. Burial was in Congregation First Sons of Israel Cemetery.

Pallbearers were Dr. Sidney Rabin, Benjemin Lichter, Dr. Milton Segal, Lester Bernstein, Nathan Weinstein, Carl Shawn, Blake Beardon and Martin Broudy.

A native of New York, N.Y., he had resided here for 43 years and was owner of the Lucille Shop. He was a member of the Congregation First Sons of Israel Synagogue, former member of Kiwanis, former member of BPOE 829, member of Ashlar Lodge No. 98 F & AM, member of Lodge of Perfection, veteran of World War I, member of Jewish War Veterans, member of Zionist Organization of America and appointed one of a three-man executive committee to assist the President of Z.O.A.

Survivors include, his widow, Mrs. Florence Feiden, St. Augustine; daughters, Mrs. Sidney C. Rabin, West Chester, Pa., Mrs. Feiden Freeman, St. Augustine; sisters, Mrs. Rose Wolf, Jacksonville, Mrs. Samuel Fox, Lawrence, L.I., N.Y., Mrs. Mac Tucker, Bronxville, N.Y., and a brother, David Feiden, Middletown, Conn.

Craig Funeral Home was in charge of arrangements.

Roy W. Clark

Funeral services for Roy W. Clark, 66, Hastings Road, who died Thursday, were held at 2 p.m. Saturday in the chapel of the Craig Funeral Home with the Rev. W. O. Ethridge, pastor of Bible Baptist Church, officiating. Burial was in Palatka Memorial Gardens, Palatka.

Pallbearers were, Elbert F. Cody Jr., Walter J. Burke, Raymond Burke, James B. Cody,

Monday Afternoon, June 17, 1968

Allison Brothe Win Carolina

ROCKINGHAM, N.C. (AP) — The Allison boys drove side-by-side through North Carolina Motor Speedway's tricky turns with only laps to go Sunday and gave each other the "A-OK" sign.

Donnie Allison went on to win the Carolina 500-mile stock car race in a factory-backed Ford, his first Grand National victor ever. Older brother Bobby Allison, driving an independently financed Chevelle, finished second, although about two miles behind at the finish.

The brothers, who live about a mile apart in Hueytown, Ala., took home $25,325 of the race's $78,230 purse. Donnie won $15,675, which he'll have to split with his car owner and crew; Bobby will bank all of his winnings because he's his own car owner.

"When I run short, I'll know where to go for a loan," Donnie laughed. "Bobby will get rich if his little car holds up like it did today."

Donnie, driving one of only two factory-sponsored cars still running at the finish, had taken the lead for good in the long grind at the 372-mile mark. Bobby took over second place on the 434th lap. From then until the end the brothers swapped signals at high speed to give encouragement, or to exchange information about the relative position of the other cars on the track.

James Hylton finished third in a Dodge, collecting $5,150; rookie Dick Brickhouse was fourth in a Plymouth, for $2,650 and Roy Tyner was fifth in a Ford, for $1,850.

A crowd of 50,000, largest in the track's history, sat in 95-degree weather during the five hours and two minutes it took for Donnie Allison to negotiate the 500 miles. He averaged 99.337 miles per hour for the distance, despite eight caution flags that slowed the race for 74 miles.

Of the 44 cars that started the race, only a dozen were around

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StaffReports.pg.66

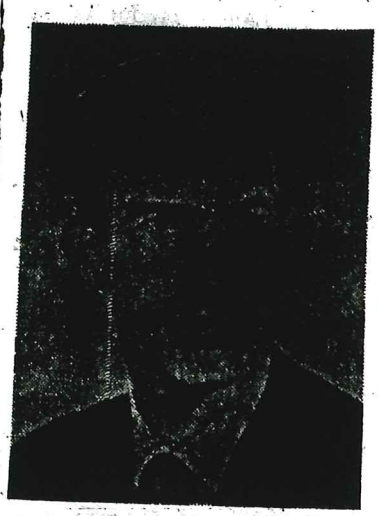
District Governor Of Lions Club Visits Here

Lee E. Holloway, district governor of northeast Florida Lions Clubs visited the St. Augustine unit at its recent meeting at the Monson Motor Lodge. Governor Holloway's district is composed of 16 counties and contains 40 clubs.

This was the first official visit to the local unit by the governor since he assumed his new duties two months ago.

The governor discussed "What Lionism Is" to the individual member, to the local community and to the public nationally and internationally. Lions International was described as the largest organization of its kind designed primarily to serve mankind.

There are over 1,000,000 members in 46 countries involved in 400,000 projects around the world, the governor said. To emphasize the purpose of Lionism the theme of "We Serve" has been adopted for 1970-71, he added.



Lee E. Holloway

Lions Clubs of Florida have, for many years, dedicated their efforts toward assisting the visually handicapped. Securing eye glasses for those needing them has been a major project of the local club. Probably the most helpful project is the raising of funds to support the State Eye Bank in Gainesville. "Every Lion member should visit the eyebank to see a most unusual and beneficial facility in operation," the governor said.

He alos stated, "Each visit would result in a rededication and greater effort on the part of all of us. Nothing can be more rewarding than to observe a person who has been blind and can now see because he has had a successful cornea transplant from the eye-bank."

The primary project in support of the eye-bank by the local club is their light bulb sale which is to be conducted city-wide in the near future.

A delegation of 15 members of the Southside Lions Club of Jacksonville met with the local club to hear Governor Holloway's address.

G. J. Bonfield Dies In Miami; Services Held

Funeral services for George J. Bonfield, 54, Miami, a former St. Augustine resident who died Monday in Miami, were held at 10 a.m., Thursday at the Lithgow-Wilhelm South Miami Chapel.

A native of Fairfield, Iowa, he was president of the J. M. Keely Sales Inc., a marine supply firm in Miami, at the time of his death. His career in shipbuilding had begun with Diesel Engine Sales in St. Augustine. He moved to Miami 14 years ago. Mr. Bonfield was a graduate of the University of Notre Dame.

He resided at 7801 SW 48th Court in Miami.

Survivors include his wife, Mary; five sons, Jimmy, Michael, Tommy, Stephen and Ricky; seven daughters, Mrs. Barbara Bulleit, Karen, Nan, Linda, Kathy, Peggy and Teresa. One grandchild also survives.

Mrs. Feiden Dies In Westchester

Mrs. Florence Feiden, 26½ Toque Place, died this mornning in Chester County Hospital in Westchester, Pa.

She was the widow of the late Israel Feiden of St. Augustine. She was a native of St. Augustine and was a member of the Congregation First Sons of Israel.

Survivors include two daughters, Mrs. Sidney Rabin, Westchester, Pa., and Mrs. Feiden Friedman of St. Augustine; a sister, Mrs. Lena Lichter, St. Augustine, and seven grandchildren.

Funeral arrangements will be announced later by Craig Funeral Home.

Want To Buy?

Real estate, used items, etc. best prices through our classified Page. Read for profit, use for results, you'll find it pays to use the Classified Ads. Cost so little, but acts so fast!

Back to School Skating Party—Friday, Sept. 4, 1970

ROLLER SKATING

EACH

FRIDAY AND SATURDAY NIGHT

7:00 — 9:30 P.M.

CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

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

HP2023-0013

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. _____

Receipt No. 2573922 Meeting Date March 16, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Les Thomas
   Business (if applicable) Les Thomas Architect, Inc
   Address 32 Cordova St
   City St. Augustine State FL Zip 32084
   Daytime telephone 904-824-9508 Other phone/email Lesthomasarchitect@gmail.com

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

2. NAME OF PROPERTY OWNER Toques Land Trust
   Business (if applicable) (Trustee) Partners Team One, LLC
   Address 1903 A1A Beach Blvd PMD 455
   City St. Augustine State FL Zip 32080-6733
   Daytime telephone (required) 407-446-8558 Other phone _____

3. PROJECT STREET ADDRESS 26 Toques PL, St. Aug, FL, 32084

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 7 Block 8-S55 Subdivision City of St. Aug Parcel Number 1966600070
   OR 5348/1794

5. DATE OF CONSTRUCTION 1910 Source: FL. Master Site File
   SJ02274

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: Move forward approx. 8 ft.

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Planning and Building Department

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

Received 02/14/2023
Planning and Building Department

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

Received 2/14/2023
Planning and Building Department

11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved. 8 ft forward, Same property

B. Estimated costs:

- Purchase price $895,000
- Moving fee (prepared by a licensed and insured building mover) 40K Raise, 10K Relocate
- Building rehabilitation $320,000 total

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 LES THOMAS DATE 2/13/23

SIGNATURE OF APPLICANT [signature]

PRINT 1st OWNER'S NAME Trustee – Rick Amos DATE 2/13/23

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 2[illegible] 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.

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 Appeal of staff determination	$200.00 + ads
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, St. Aug, FL, 32084

Applicant's Name: Les Thomas Applicant's Signature:

Owner's Name: Rick Amos Owner's Signature:
Trustee

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Les Thomas is/are hereby authorized TO ACT ON BEHALF OF Toques Land Trust, 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 of Owner (Trustee)

Rick Amos
Print Name of Owner

407-446-8558
Telephone Number

KERI ORNDORFF
Notary Public - State of Florida
Commission # HH 334698
My Comm. Expires Nov 21, 2026
Bonded through National Notary Assn.

State of FL

County of St. Johns

Signed and sworn before me on this 13th day of February, 2023

By Keri Orndorff

Identification verified:

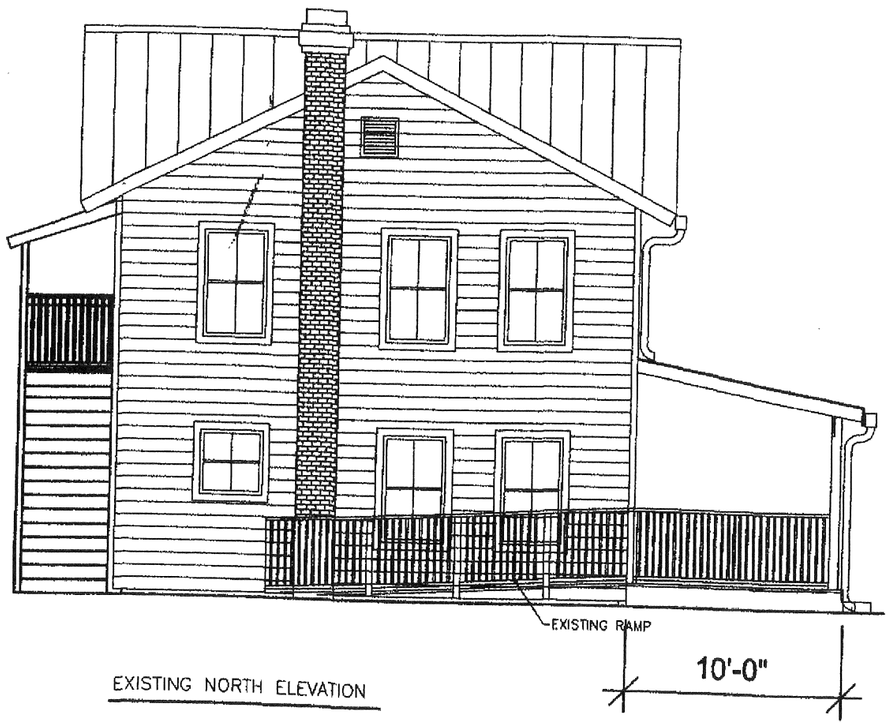
Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: Nov 21, 2026

RECEIVED
MAR 06 2023
Planning/Building Dept.

EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION

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

TOQUES PLACE
26 TOQUES PLACE, ST. AUG.

Date
Scale AS NOTED
Drawn MURPHY
File MOSER

SHEET

RECEIVED

MAR 0 6 2023

Planning/Building Dept.

PROPOSED WEST ELEVATION

PROPOSED NORTH ELEVATION

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

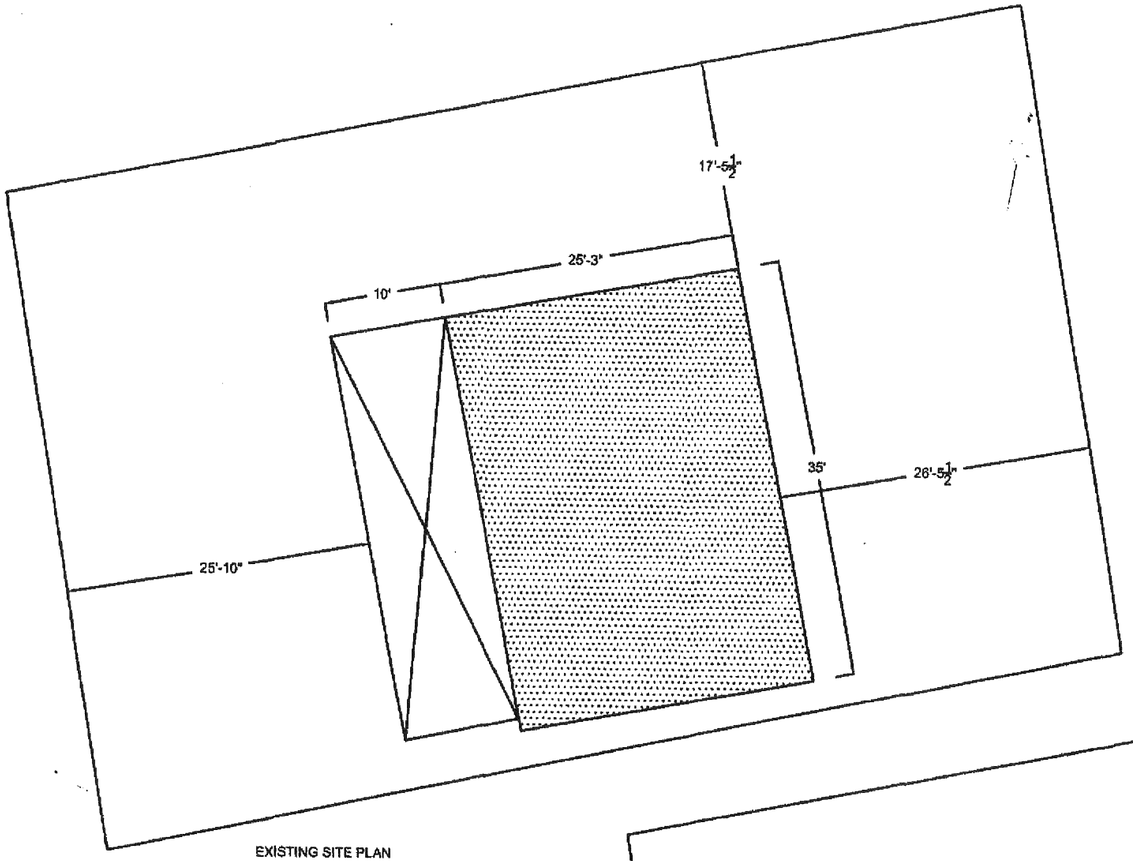
TOQUES PLACE
26 TOQUES PLACE, SL AVG.

Date
Scale AS NOTED
Drawn MCKEE
File MCKEE

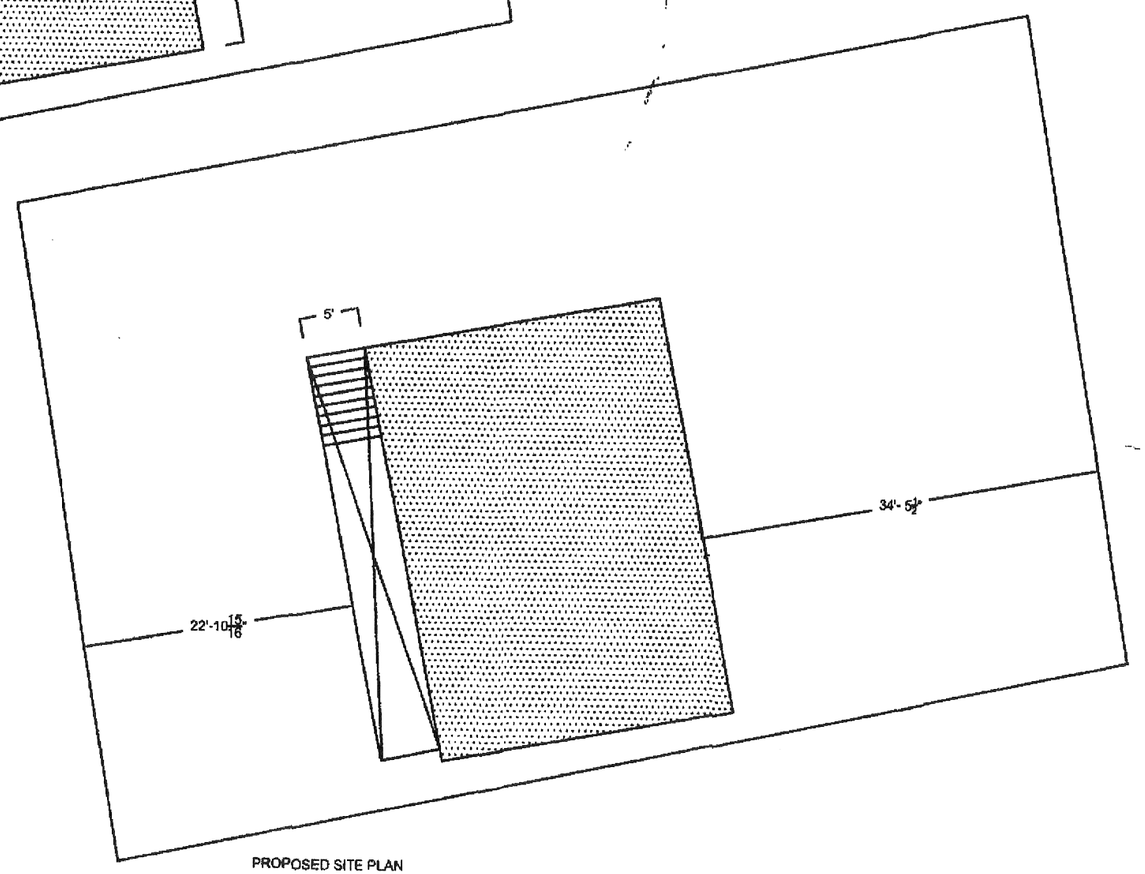
SHEET

2-14-23

RECEIVED
MAR 06 2023
Planning/Building Dept.



EXISTING SITE PLAN



PROPOSED SITE PLAN

LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 821-9508

TOQUES PLACE
26 TOQUES PLACE, ST. AUG.

Date: 2-14-23
Scale: AS NOTED
Drawn: MURPHY
Title: MOSIER

SHEET

TOW - AWAY
26

Received 02/14/2023
Planning and Building Department

Instr #2023012270 BK: 5710 PG: 151, Filed & Recorded: 2/16/2023 1:44 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $6,265.00

Prepared by:
Pamella Gesell
Paradise Title of St. Augustine, LLC

Record and Return to:
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080

File No.: 2022-7572
Parcel ID: 196660-0070
Property: 26 Toques Place, St. Augustine, FL 32084

WARRANTY DEED – CORPORATE GRANTOR

COPY

This Warranty Deed made this **6th day of February, 2023**, by and between **26 Toques Place LLC, Florida Limited Liability Company**, hereinafter called the Grantor; and **Richard Glenn Amos, Jr., Manager of Partners Team One LLC as Trustee of Toques Land Trust dated December 29, 2022**, hereinafter called the Grantee, whose mailing address is **12472 Lake Underhill Road #252, Orlando, FL 32828**.

WITNESSETH, that the Grantor, for and in consideration of the sum of EIGHT HUNDRED NINETY FIVE THOUSAND AND 00/100 (895,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **St. Johns**, State of **Florida**, to wit:

The South one-half of Lot 7, Block 8, City of St. Augustine, Florida, and 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.

TOGETHER with all of 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 the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, **2023**, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

WITNESS
PRINT NAME: Kayla Beaver

WITNESS
PRINT NAME: Kim Collins

26 Toques Place LLC, a Florida Limited Liability Company

By: _____
Hunter Hayden, MGR

[CORPORATE SEAL]

COPY

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 February, 2023, by Hunter Hayden, MGR of 26 Toques Place LLC.

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

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

NOTARY PUBLIC
Expires 7/6/2025
Brittany Hyers
My Commission # HH 149432
STATE OF FLORIDA

St. Johns County, FL

Apply for Exemptions

Sales Questionnaire Form

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

2022 TRIM Notice

Summary

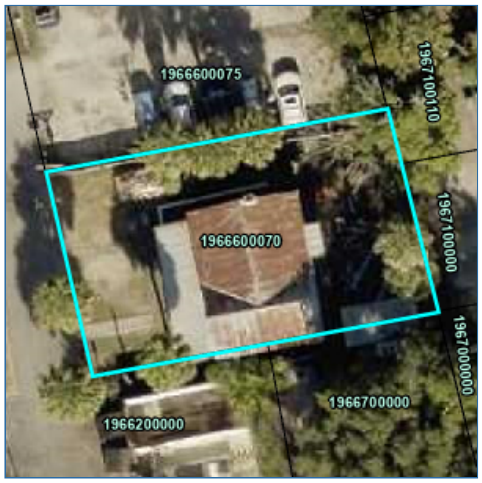
Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1966600070
Location Address	26 TOQUES PL SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUGUSTINE BLK 8 S55 FT OF LOT 7 OR5710/151 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.110
Homestead	N

Owner Information

Owner Name	Toques Land Trust D: 12-29-2022 100% Amos Richard Glenn Jr Trustee 0%
Mailing Address	12472 LAKE UNDERHILL RD #252 ORLANDO, FL 32828-0000

Map



Historical Assessment Information

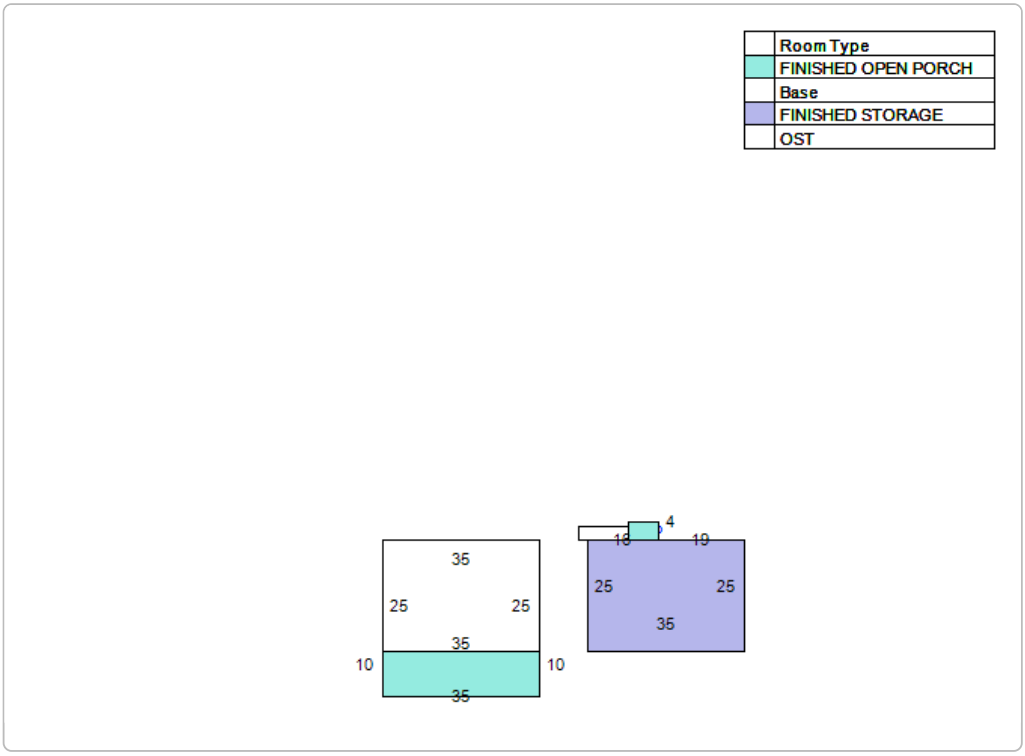
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$75,936	$2,631	$254,650	$0	$0	$333,217	$333,217	$0	$333,217
2021	$104,594	$2,631	$173,880	$0	$0	$281,105	$281,105	$0	$281,105
2020	$107,540	$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**	Hardwood, Carpet
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
2/16/2023	2/6/2023	$895,000.00	WARRANTY DEED	5710	151	Q	I	26 TOQUES PLACE LLC	TOQUES LAND TRUST D: 12-29-2022
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.

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 2/24/2023, 1:56:46 AM

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 16, 2022 Meeting

Application HP2023-0013 Address: 26 Toques Place

Applicant: John Valdes & Associates, Inc.

Property Owner: Toques Land Trust

Project description: To partially demolish a residential building constructed c. 1910 that is recorded in the Florida Master Site File and located within the St. Augustine National Register Historic District and the Historic Preservation-Three (HP-3) Zoning District to include after-the-fact removal of original wood windows; and, for work related to the elevation, relocation, and rehabilitation of the building, including the front porch, rear exterior stair, and rear outbuilding.
(See companion applications HP2023-0012 & HP2023-0014).

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):	COA HP2022-0083: continued by HARB (withdrawn by new owner)

STAFF SUMMARY AND ANALYSIS:

1. Located east of Toques Place and West of Charlotte Street, between Cuna and Hypolita Streets, this Certificate of Demolition (COD) application is related to Certificate of Appropriateness (COA) HP2023-0012 to elevate the building 4' and construct a new pier foundation and Certificate of Relocation (COR) HP2023-0014 for the proposed relocation of the building forward/westward on the existing site approximately 8'. Please refer to the other staff reports with analysis specific to those applications.
2. With this COD application, partial demolition is proposed for the elevation-related removal of the existing front porch with side ADA ramp, rear exterior stair, and outbuilding, as well as the after-the-fact removal of many of the historic windows that occurred under the previous ownership.
3. **Removed Windows:** At the time of an earlier permit application review for the building by staff in July 2021, wood windows with true divided lites in a two-over-two pattern that appeared to be original were observed, as shown in photographs taken at that time. At the January 20, 2023 HARB meeting hearing for COA HP2022-0083, the previous building owner testified and submitted documentation showing that approximately 15 windows out of the 21 window openings were removed permanently. Instead of being restored as indicated at the December 2022 HARB meeting, the windows had been discarded and new were being constructed by the contractor. An April 2022 street view of the building shows the windows already removed. The COA HP2022-0083 application was continued to this March meeting, but the building was meanwhile sold to a new owner, who withdrew the application and submitted the three new applications noted above.
4. Staff informed the former and current building owner that the permanent historic window removal was not approved by the HARB, which is a requirement prior to the work being done, and could not be administratively approved. Furthermore, the windows removed for replacement would require an after-the-fact Certificate of Demolition (partial) and approved before any HARB approved replacement windows can be permitted. HARB approved replacement windows must also comply with building code requirements.
5. Code Enforcement has two case related to the after-the-fact removal of windows that occurred under previous ownership. The Code Enforcement Board should hear the case(s) at the April 11, 2023 meeting.
6. **Front porch and rear exterior stairs:** The 1978 Florida Master Site File survey and photo indicates that the front porch was previously half the length and the roof had a front gable hood over the entrance. Since that time, the porch was altered or reconstructed to extend across the front façade with a simple shed roof, squared posts, and balustrade, an ADA ramp leading to the porch from the north side, and possibly made deeper. The rear exterior stairs appear to be a later addition that is not a significant feature. The need to remove these elements is in order to lift the building.
7. **Outbuilding:** The 1-story outbuilding shed structure with stucco finish located at the southeast corner of the lot, perpendicular to the house, does not appear on the last updated Sanborn map (revised to 1965) nor to be significant.
8. This property is within, but does not appear to be listed as contributing, to the original St. Augustine National Register Historic District. According to the 2016 St. Augustine Inventory Florida Master Site File survey, the building had retained its integrity and appears to meet the criteria to be contributing to the NRHD. This assessment did not include its current state or proposed alterations. Because a rehabilitation is planned for the exterior and interior of the building, the building owner is requesting this property be considered by the HARB for local historic landmark designation so that it will be eligible to submit an ad valorum tax exemption application.
9. The proposed project is subject to zoning, setback, and building permit requirements, and will likely require an Archaeological Review application, which should be submitted as soon as possible before planned activities.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **can take the following actions for a Certificate of (Partial) Demolition at 26 Toques Place:**

1. APPROVE the partial demolition of elements proposed in relation to the relocation and elevation of the building for flood mitigation, including the front porch with ADA ramp, exterior rear stairs, and outbuilding, with the finding that based on evidence, they are not original or historic elements to the house.
2. In regard to the after-the-fact permanent removal of the historic windows which have been discarded, which was an irreversible alteration of the building, the HARB can:
    a. Approve with the condition that a historically compatible window replacement be approved first by the board before a building permit application can be applied for to install the new windows.
    b. Continue to allow the applicant time to submit the proposed window replacement with a new Certificate of Approval application, so the two applications can be heard by the board at the same meeting.
    c. Deny until the Code Enforcement Board hears the case and decides on a mitigation strategy, which may be to go back the HARB for approval of replacement windows.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Partial demolition to include the removal of the existing front porch with side ADA ramp, rear exterior stair, and outbuilding, related to elevating the building.
2. After-the-fact removal of windows that occurred under previous ownership.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR RELOCATION 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.*

Eligibility for Relocation Review (AGHP)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for relocation permits for structures listed on the Florida Master Site File, located in or immediately facing locally designated historic preservation zoning districts HP-1, HP-2 and HP-3, or individually listed in the National Register of Historic Places.

The building was built between 1904 and 1910, so is more than 50 years old. The building is recorded on the Florida Master Site File, and is within Historic Preservation Zoning District Three (HP-3), the St. Augustine National Register Historic District, and a National Historic Landmark area.

The requirements have been sufficiently met.

RELOCATION REVIEW CRITERIA (AGHP):

1. Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district. The building is within Historic Preservation Zoning District Three (HP-3)

2. The contribution of the structure to the mass and scale of the streetscape. The building has a similar or smaller mass and scale than many of the commercial buildings that are in the immediate area, many which are two to two-and-a-half story tall.

3. The impact of the demolition of the structure on the streetscape. This area of the downtown has been significantly altered over time, as indicated by the Sanborn maps. The proposed partial demolition of the ADA ramp, rear exterior stairs, and outbuilding should not negatively impact the intact historic architectural character or negatively impact the streetscape. The removal of the front porch for elevation would be mitigated by the construction of a compatibly designed new front porch. Further, the negative impact made by the after-the-fact permanent removal of many of the previously existing original windows will be lessened by a historically appropriate wood window replacement in the same design.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The proposed plans show the existing house will be relocated forward on the lot and set on newly constructed piers, and partial demolition of the existing front porch, rear exterior stair, and outbuilding. The windows that were removed permanently without approval must be replaced according to HARB approved windows in a future COA. Alterations to the site plan and any other elements shown on the plans still need to be reviewed and approved by the HARB under a future COA, including replacement elements like a new front porch with a narrower footprint. Design review is required for all exterior alterations to the building and site.

5. The historical or cultural merit of the structure. No evidence was discovered that the building is the work of a master. This property is within, but not listed as contributing to, the original St. Augustine National Register Historic District. According to the updated Florida Master Site File (FMSF) 2016 survey, the building has retained its integrity and appears to be an eligible contributing structure to the NRHD. However, the architectural integrity may have been impacted by alterations since that time, and may further be lessened by replacement windows, a new porch, and other proposed changes that will be reviewed in a future COA application. The property is first listed on a 1978 FMSF survey, which indicates the building is on its original site, but altered, and is in fair condition. The building appears to have been constructed as a residence, but had multiple commercial uses through the years, including a printing shop at the time of the 1978 FMSF, and later a restaurant. It has been largely gutted on the interior and many of the historic windows were removed and discarded during the last ownership. Further, the adjacent sites around this property have seen many changes over time. The loss of a building that may be eligible as a contributing structure to the St. Augustine National Register District, and what is left of its intact architectural character, would negatively impact the streetscape.

6. The impact of the relocation or loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building will be retained, but the applicant has stated that the proposed partial demolition is necessary to elevate the structure and move approximately 8' westward on the same lot. Because the building is located in the St. Augustine National Register Historic District, and there have already been many buildings lost over time to demolition in the immediate area in particular, retaining the building with a relocation and rehabilitation is preferred to full demolition and new construction.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the Frame Vernacular style. While the building is not unusual or particularly unique and is a typical building style throughout St. Augustine, it has some remaining authentic historic vernacular character that new construction often does not replicate.

8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. The Frame Vernacular style design is found throughout St. Augustine, but many examples have been likely been replaced since the 1960s with Colonial reconstructions or St. Augustine Colonial Revival style buildings in HP-2 and HP-3.

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.* This application is for work related to proposed elements that were likely not original to the building and after-the-fact partial demolition of what appeared to be original windows. Although the wood frame building and Frame Vernacular style design is found throughout St. Augustine, and does not have a unique style or characteristics that would be difficult to reproduce, replacement windows will likely have a different look and feel than the existing/original.

10. The justification for the proposed relocation and/or demolition. The after-the-fact partial demolition related to the removal of the windows under the previous owner must be reviewed by the HARB before new windows for replacement can be approved. The proposed partial demolition, relocation, and elevation is desired to occur with the rehabilitation of the building, with all other proposed exterior alterations requiring HARB approval with a future COA application.

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 and Google Street Views
2. Property survey dated January 3, 2023 (submitted by owner after being requested by staff)
3. Elevation certificate (submitted by owner after being requested by staff)
4. Florida Master Site File surveys: (original from 1978 and updated 2016 St. Augustine Inventory survey)
5. 2016 St. Augustine Inventory report excerpts related to elgibility criteria and 26 Toques Place
6. St. Augustine Historic Districts and Landmarks GIS map showing 26 Toques Place is noncontributing
7. Sanborn Maps
8. Polk City Directory Research
9. Death/Funeral Notice for previous long-term residents, Israel and Florence Feiden

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Front Façade / West Elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Context area viewed from front property line

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Context area viewed from Toques Place

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Front Façade / West Elevation and North Elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Front porch on Front Façade / West Elevation

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STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Front porch on Front Façade / West Elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

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

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Rear exterior stair on east elevation

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STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Rear exterior stair on east elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Rear exterior stair on east elevation

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STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Rear yard and outbuilding

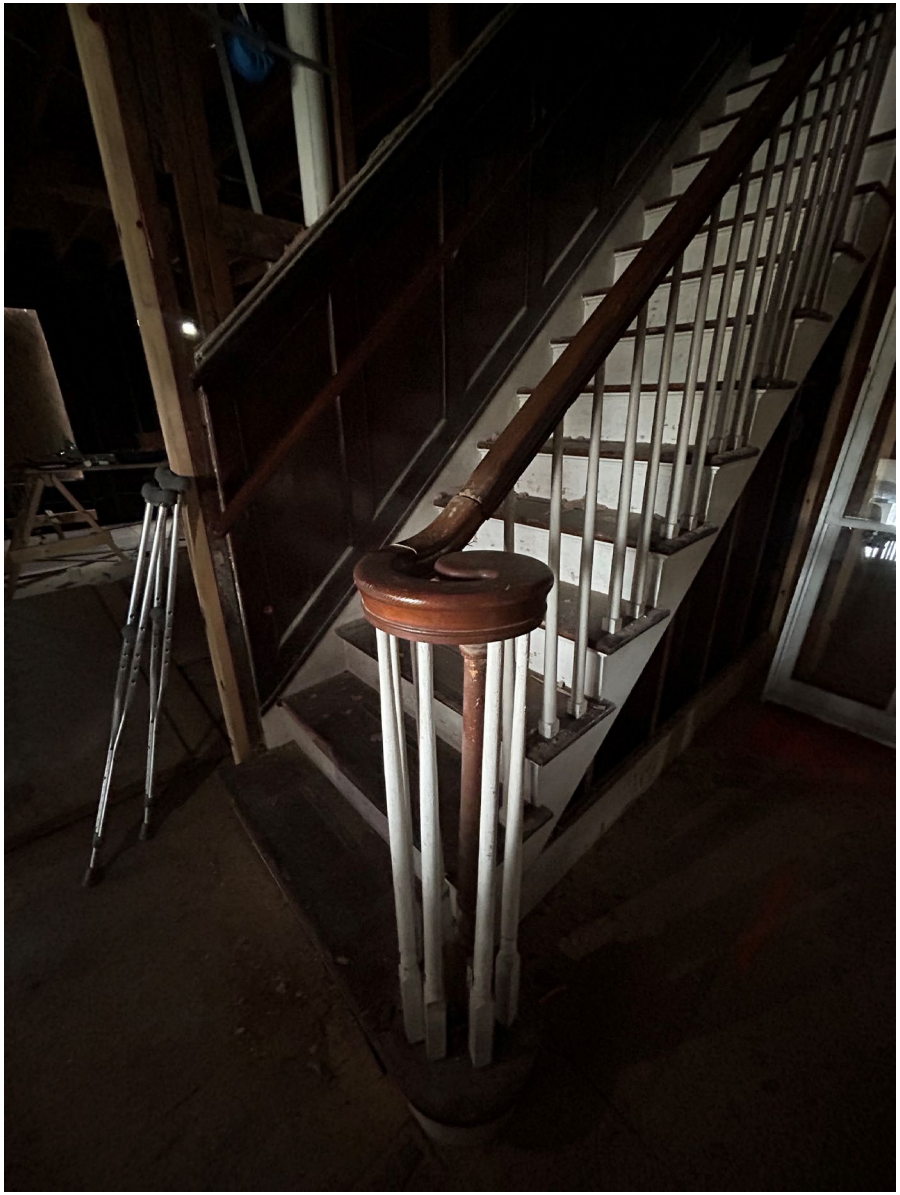
STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)

Rear yard and outbuilding

STAFF PHOTOGRAPHS
26 Toques Place: Outbuilding
(taken Feb 28, 2023)

Rear yard and outbuilding

STAFF PHOTOGRAPHS
26 Toques Place: Interior
(taken Feb 28, 2023)



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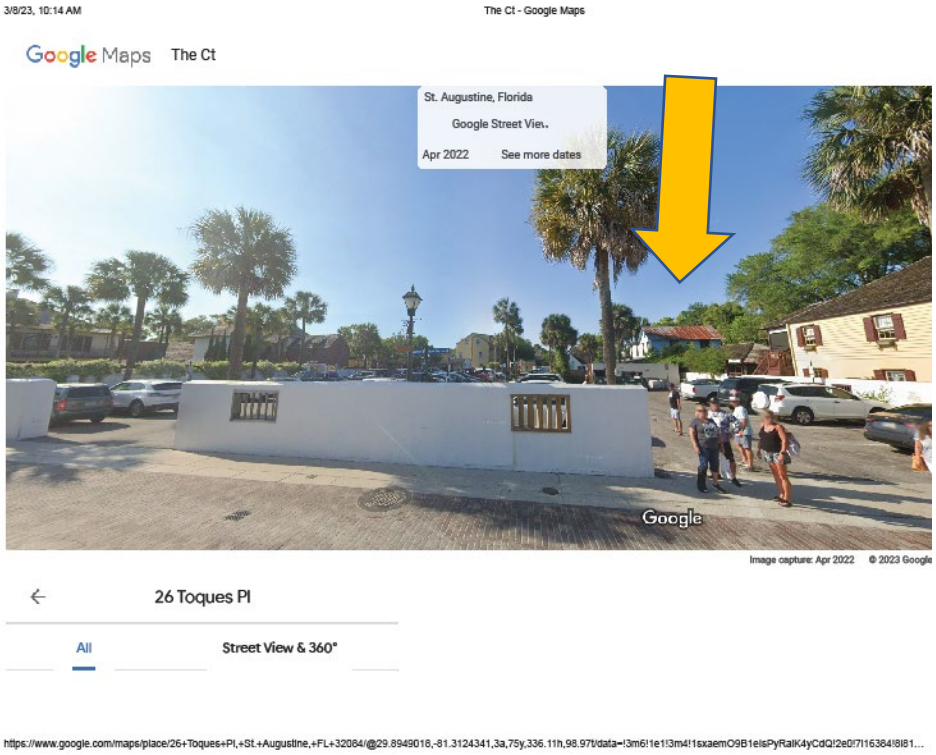
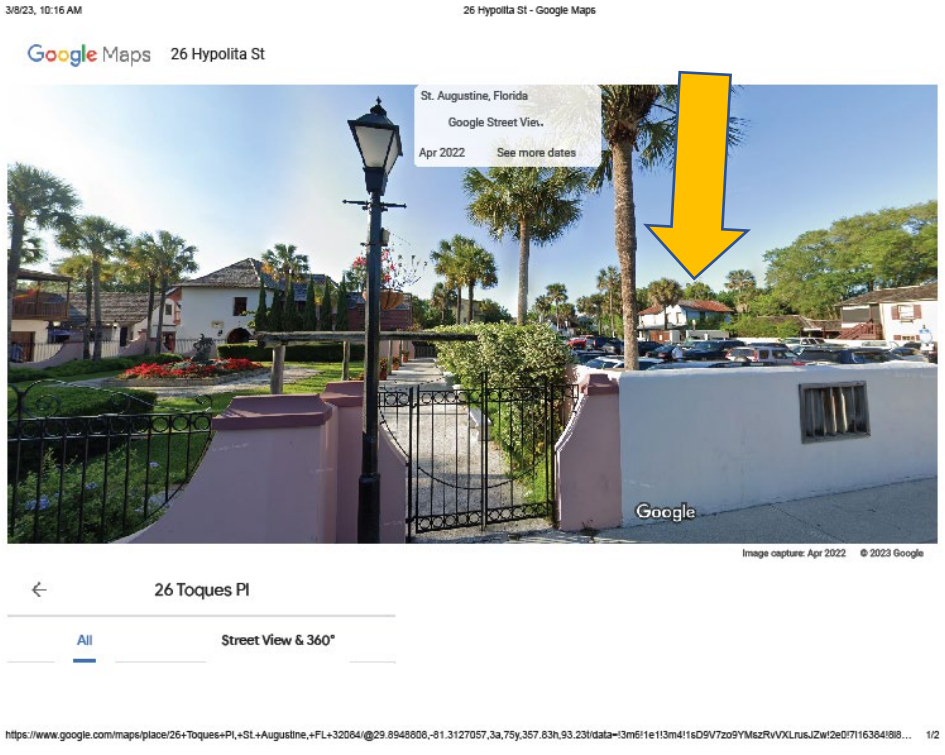
Google Maps Street Views
26 Toques Place





Context area viewed from Hypolita Street

Google Maps Street Views
26 Toques Place

Context area viewed from Toques Place

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STAFF PHOTOGRAPHS
26 Toques Place

Existing front façade/west elevation – December 2022

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STAFF PHOTOGRAPHS
26 Toques Place

Previously existing front façade/west elevation - July 2021

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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

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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

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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

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STAFF PHOTOGRAPHS
26 Toques Place

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

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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

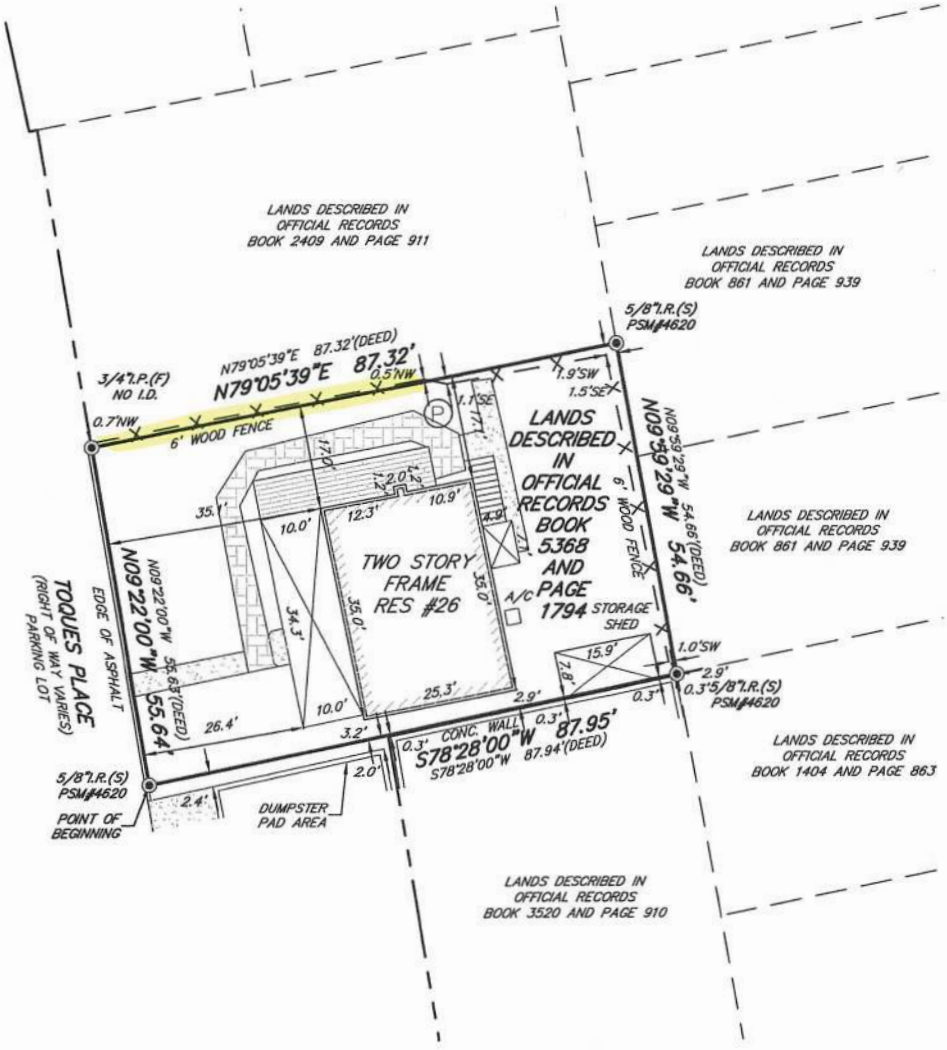
Received March 8, 2023 per staff request
Planning & Building Department

MAP SHOWING SURVEY OF

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.

CERTIFIED TO:
PARTNERS TEAM ONE LLC OF TOQUES LAND TRUST
CHICAGO TITLE INSURANCE COMPANY
PARADISE TITLE OF ST. AUGUSTINE, LLC



LEGEND

A/C	AIR CONDITIONER PAD	RES.	RESIDENCE
ID.	IDENTIFICATION	℄	CENTERLINE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	≠	DENOTES NOT TO SCALE
sq. ft.	SQUARE FEET	W	WATER METER
I.P.(F)	IRON PIPE FOUND		EXPOSED CONCRETE
I.R.(F)	IRON ROD FOUND		COVERED AREA
I.R.(S)	5/8" IRON ROD SET (PSM #4620)	(W)	WELL
	WOOD POWER POLE	TYP.	TYPICAL
-OHE-	OVERHEAD ELECTRIC		BRICK PAVERS
CONC.	CONCRETE		WOOD DECK
		(P)	PROPANE TANK

AREA =0.11 ± ACRES
OR 4,830 ±, sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not beheld liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities of foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 12109C-0314/0318J effective date 12/07/2018, the property described hereon appears to lie in Zone AE7,AE8'
- Basis of bearing structure: REFER TO SURVEY
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE	F.B./PAGE	CHK. BY	DWG. BY
22-0001	01/03/2023	1" = 20'	815/21	N.H.F.	R.J.B.

TYPE: BOUNDARY

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NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

Received March 7, 2023 per staff's request
Planning & Building Department

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

	FOR INSURANCE COMPANY USE
A1. Building Owner's Name PARTNERS TEAM ONE LLC OF TOQUES LAND TRUST	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 26 TOQUES PLACE	Company NAIC Number:

City	State	ZIP Code
ST. AUGUSTINE	Florida	32084

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
SOUTH 55 FT LOT 7 BLOCK 8, CITY OF ST. AUGUSTINE

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 29.895370 Long. -81.312370 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

a) Square footage of attached garage 1462.00 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☐ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
ST. JOHNS COUNTY 125147	ST. JOHNS COUNTY	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12109C-0256	J	12-07-2018	12-07-2018	AE	7' & 8'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

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Page 392 of 587

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 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 (subdivision) 8 (block) East 22.95 of North 28.8 ft. (lot) 868==
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 (zone) 469840 (easting) 3307040 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:
( ) Excellent 863==
( ) Good 863==
(X) Fair 863==
( ) Deteriorated 863==

Integrity of Site:
(X) Altered 858==
( ) Unaltered 858==
(X) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:
( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

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 Lorillard 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 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;

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north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destoyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commerical 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	Direction	Street Name	Street Type	Suffix Direction
Address: 26		TOCQUES	Place	

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

HISTORICAL STRUCTURE FORM

Site #8 SJ02274

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 _____

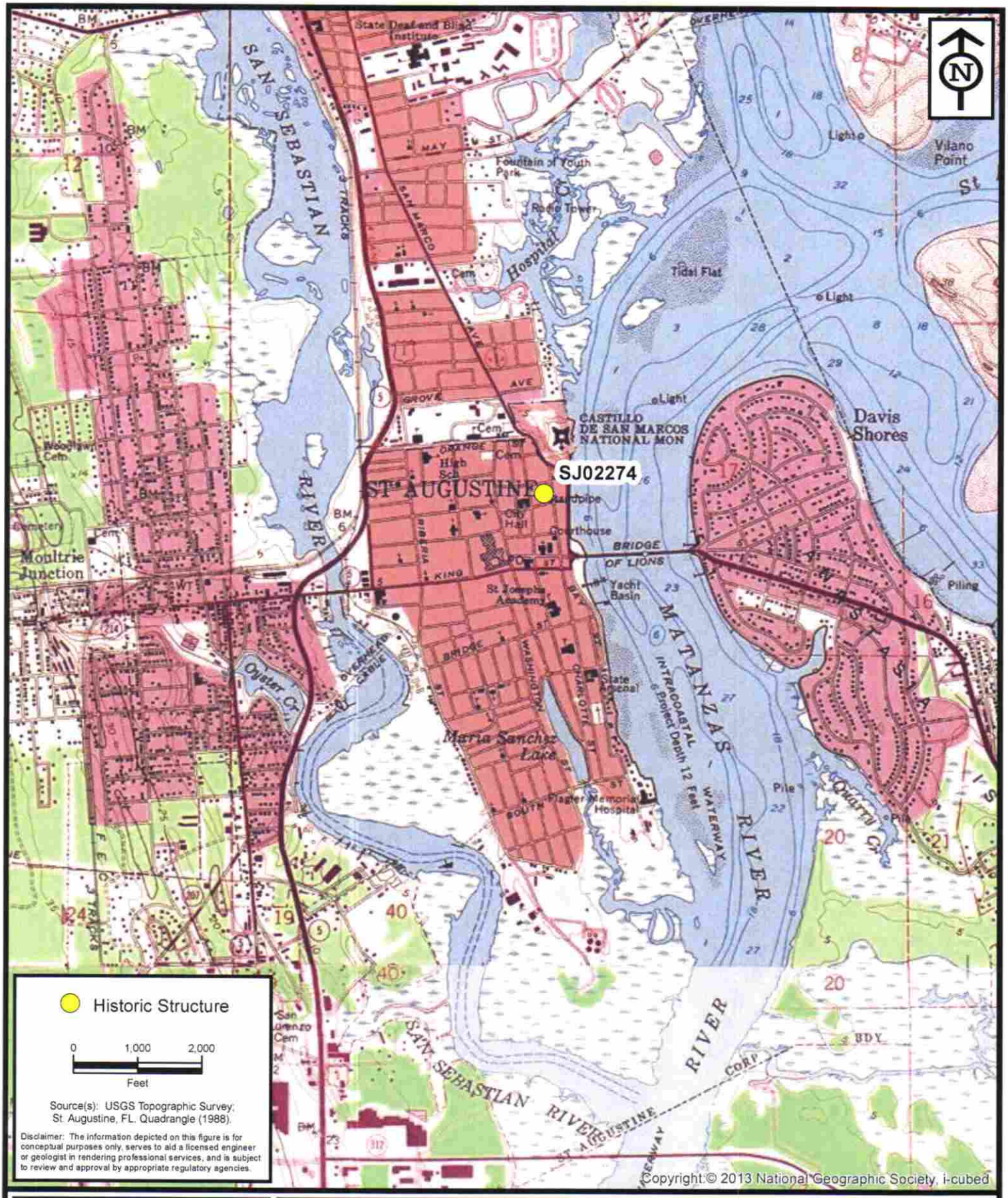
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

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



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

Project Location - SJ02274

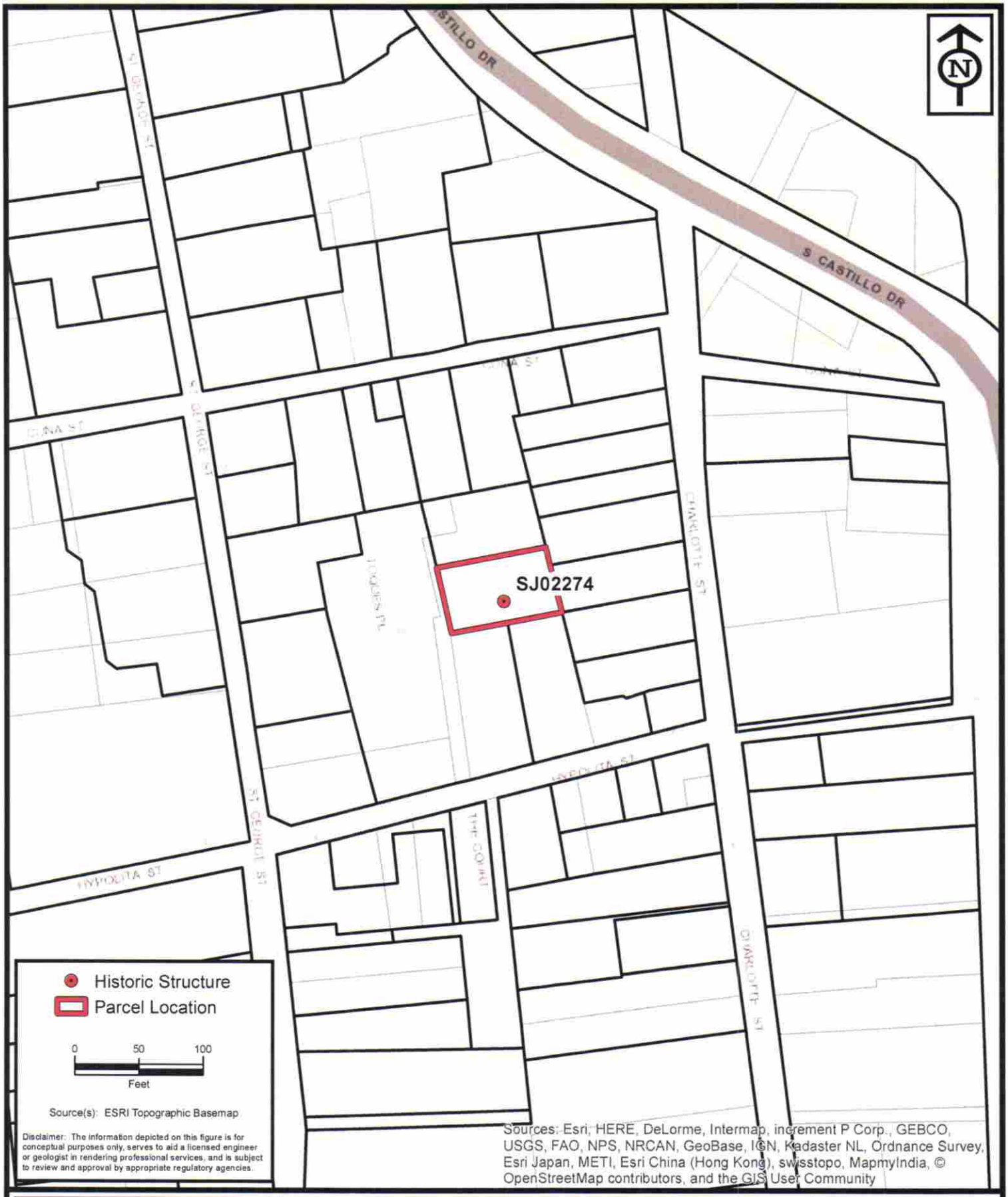
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02274\Location.mxd Date: 1/29/2016 12:02:02 PM

SJ02274



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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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ02274\Parcel.mxd Date: 2/1/2016 10:30:08 AM

SJ02274

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St. Augustine

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TOYOTA TUNDRA

ST. AUGUSTINE INVENTORY
ST. JOHNS COUNTY, FLORIDA

Prepared for

The City of St. Augustine
St. Augustine, Florida

and

Florida Department of State
Division of Historical Resources
Tallahassee, Florida

Prepared by

Patricia Davenport, MHP
Environmental Services, Inc.

and

Paul Weaver
Historic Property Associates, Inc.

30 June 2016

Grant No. S1601

ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200

EXECUTIVE SUMMARY

Environmental Services Inc. of Jacksonville, Florida with assistance from Historic Property Associates of St. Augustine, Florida, conducted an inventory of structures within the St. Augustine National Register Historic District, for the City of St. Augustine, St. John's County, Florida from December 2015 through June 2016. The survey was conducted under contract number RFP #PB2016-01 with the City of St. Augustine to fulfill requirements under a Historic Preservation Small-Matching Grant (CSFA 45.031), grant number S1601.

The objectives of the survey was to update the inventory of historic structures within the St. Augustine National Register Historic District, and to record and update Florida Master Site File (FMSF) forms for all structures 45 years old or older, and for any "reconstructions" on original locations utilizing the Historic Structure Form and assess their eligibility for listing in the *National Register of Historic Places* (*NRHP*). All work was intended to comply with Section 106 of the *National Historic preservation Act* (*NHPA*) of 1966 (as amended) as implemented by 36 CFR 800 (Protection of Historic Properties), Chapter 267 F.S. and the minimum field methods, data analysis, and reporting standards embodied in the Florida Division of Historic Resources' (FDHR) *Historic Compliance Review Program* (November 1990, final draft version). All work also conformed to the professional guidelines set forth in the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* (48 FR 4416). Field survey methods complied with Chapter 1A-46 *Florida Administrative Code.*

The architectural survey consisted of pedestrian investigation to field verify all architectural resources within the project area constructed up to 1970. Data from the City of St. Augustine Property Appraiser and the Florida Master Site File (FMSF) was collected and cross referenced to insure the accuracy of information and the correlation with respective buildings. Research conducted at local and state repositories focused on historical context of the project area.

A total of three hundred forty-seven (347) resources were assessed during the field survey. Of those resources three hundred twenty-four (324) had been previously recorded; and twenty-three (23) are newly recorded. Three hundred thirteen (313) of the resources are considered to be contributing to a NRHD; and approximately sixty-two (62) are considered to be potentially eligible as contributing resources to a NHLD. An electronic copy of project GIS data layers showing all surveyed resources at least 50 years of age and a color overlay map depicting the newly surveyed structures and the previously recorded structures are on file with the City of St. Augustine and the Florida Department of State Division of Historic Resources.

An inventory of these resources can be found in Appendix A of this report; and the Survey Log Sheet can be found in Appendix B. A map of the survey area showing all associated data can be found in Appendix C.

II. SURVEY CRITERIA

Surveys conducted in association with the Division of Historical Resources, Florida Department of State, use the criteria for placement of historic properties in the National Register of Historic Places as a basis for site evaluations. In this way, the survey results can be used as a data bank for those agencies required to comply with state and federal preservation regulations. The criteria are worded in a subjective manner in order to provide for the diversity of resources in the United States. The following is taken from criteria published by United States Department of the Interior to evaluate properties for inclusion in the National Register.

Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, and association, and:

A) that are associated with events that have made a significant contribution to broad patterns of our history; or

B) that are associated with the lives of persons significant in the past; or

C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D) that have yielded, or may be likely to yield, information important in pre-history or history.

Certain properties shall not ordinarily be considered for inclusion in the National Register. They include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A) a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

B) a building or structure from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C) a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or

D) a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

E) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G) a property achieving significance within the past fifty years if it is of exceptional importance.

It should be pointed out that the Florida Master Site File is not a state historic register, but an inventory intended for use as a planning tool and as a central repository of archival data on the physical remains of Florida's history.

III. SURVEY METHOD

Cultural resource management, or the preservation of architectural and archaeological sites that have historical value, involves a series of progressive activities. Preservation begins with a survey, which establishes the basis for subsequent work. Survey is a systematic, detailed examination of historic properties within either thematic or geographic limits. It is undertaken to determine the number and character of historic resources. Using the definition of the National Park Service, historic resources consist of buildings, structures, objects, sites, or districts that are significant in national, state, or local history or pre-history (pre-history is generally defined, in Florida, as the time before 1513).

There are several methods for conducting a survey. One approach, the thematic survey, identifies historic properties of a related type within a given area or period. A survey of county courthouses or Spanish mission sites in Florida are examples of thematic types. The second and more common survey is the geographic or area type. The area survey records all historic properties within established geographic boundaries. The geographic boundaries for a survey might be a subdivision, a downtown area, a residential neighborhood, or a political subdivision such as a town, city, or county limit.

The survey of Colonial City is an area survey. The boundaries for this area are well-defined. Colonial City extends from Orange Street on the north to the Colonial City limits of St. Augustine at San Salvador Street on the south. It is bound on the east by the Matanzas River and the historic sea wall and on the west by Cordova Street. This study has resulted in the survey of approximately (number) buildings not previously recorded in the Florida Master Site File.

The purpose of the 2016 Survey is to record additional buildings and sites in Colonial City constructed between 1953 and 1970 and any other resources at least fifty years old not recorded in previous surveys. Every building that appeared on the basis of documentary and visual evidence or testimony to be fifty years of age and included in the street index of the 1970 *St. Augustine City Directory* was recorded. The condition of the buildings surveyed was evaluated by standards established by the National Register and the Florida Master Site File. The year 1970 was chosen as the cut-off date for the survey because it falls close to the fifty year criterion used by the National Register.

The present study, together with previous studies, is intended to provide a basis for updating the St. Augustine National Register District and provide data for other preservation planning matters relating to the Colonial City. The survey will insure that there are data for all buildings that are at least fifty years old, retain integrity under National Register and National Historic Landmark Criteria and may be considered contributing to the districts. As part of the survey report historic contexts for the area have been developed. Particularly important, was the development of a context for the Depression/New Deal/World War II and Post-World War II eras, largely omitted from previous studies.

The survey began with documentary research to establish a chronological history of the area and reveal the major developments and individuals associated with settlement of the Colonial City. The next step consisted of field survey to identify the buildings that met the criteria for survey

and record their architectural characteristics. The 1970 St. Augustine City Directory list of addresses for the streets in the area was employed as the base for determining the buildings the survey team recorded. Building Permit records proved a source for dating buildings constructed from the 1950s to 1970 and for cross-verifying the accuracy of city directories. Additional sources of information included the files of the City of St. Augustine Planning Department, previous studies of the area completed in the course of similar surveys, and, Florida Master Site Files. St. Johns County property records provided the principal source of research material. General historical research was conducted at the St. Augustine Historical Society Library.

Following preliminary historical research, each building was field inspected. Buildings were identified on a Property Appraiser's plat map, providing a legal description for the property. The building was photographed and its architectural characteristics recorded. The standards for recording are those established by the National Register, which is supervised by the U.S. Department of the Interior and the Division of Historical Resources of the Florida Department of State. As part of the field survey, the condition of each building was assessed on the basis of a visual inspection, using the architectural and physical integrity of the building as the criteria.

The architectural and historical information were recorded on Florida Master Site File forms. The consultant employed a data base processing program specifically designed to conform to computerization codes established for the Florida Master Site File by the Bureau of Historic Preservation. The forms were updated as additional information was generated and then were printed in hard copy. Analysis of the data, particularly the results of the field survey, was facilitated by the data base program. Information about historic properties was recorded on a computer disk filing system. The inventory in this report contains a list of buildings judged potentially significant to the city's history.

After recording the architectural and historical information, the consultant evaluated each building for listing in the National Register of Historic Places or as a contributing building to the St. Augustine National Register District. The Conclusions and Recommendations section of this report identifies potential National Register and National Historic Landmark District properties and each potential contributing resource is recorded on the inventory list.

The development of a historical context for evaluating properties relied greatly on the 1980 and 1999 surveys. However, both studies focused on the pre-1930 period of St. Augustine's development. The present survey updates the contexts to include the Depression/New Deal and Post-World War II eras. The latter context is particularly important for understanding and evaluating the properties from the post-1930 period.

Based on the visual reconnaissance, information gleaned from cartographic sources, city directories, and other primary and secondary source materials, discussions with informants, and city records, the survey team established a date of construction for each standing structure. In most cases, it proved impossible to establish a firm date of construction. In those cases, the survey team entered an approximate date with a "c." for circa before it. As a rule, the date of construction for the post 1950 era that the Property Appraiser assigned each property was found to be accurate. The results of the architectural and historical research have been incorporated into this report and on the Florida Master Site File forms.

Previously Recorded Structures

STREET NO.	SITE NAME	SITEID	YEAR BUILT	STYLE	NR	NHL
Anderson Circle						
1	American Legion Club House	SJ00148	c1890	Mediterranean Revival ca. 1880-1940	C	NC
	World War I Memorial	SJ02482	c1921		C	NC
Artillery Lane						
4	Oldest Store Museum	SJ00078	1875	Masonry vernacular	C	NC
Avenida Menendez						
12		SJ05587	c1953	Mediterranean Revival ca. 1880-1940	C	NC
14		SJ00190	c1955	Frame Vernacular	C	NC
16	Building 1 (Motel)	SJ05588	c1954	Mediterranean Revival ca. 1880-1940	NC	NC
16	Building 2 (Restaurant)	SJ05589	c1954	Commercial	NC	NC
20		SJ00191	c1890	Mediterranean Revival ca. 1880-1940	C	NC
22		SJ00192	c1890	Mediterranean Revival ca. 1880-1940	C	NC
24	Matanzas Apartments	SJ00193	c1900	Mediterranean Revival ca. 1880-1940	C	NC
44	Espinosa-Sanchez House	SJ02504	1756	Spanish Colonial	C	C
46	Carr Cottage/Puerto Verde/Drysdale	SJ00194	c1888	Georgian Revival ca. 1880-present	C	NC
118	Worth House	SJ00196	1961	Spanish Colonial 1565-1763, 1783-1820	C	C
142		SJ00198	1893	Frame Vernacular	C	NC
146		SJ00199	1893	Frame Vernacular	C	NC
156		SJ00201	1930	Mediterranean Revival ca. 1880-1940	C	NC
160		SJ00202	1917	Frame Vernacular	C	NC
162		SJ00203	1899	Bungalow ca. 1905-1930	C	NC
164		SJ00204	1885	Frame Vernacular	C	NC
166		SJ00205	1885	Frame Vernacular	C	NC
168		SJ00206	1924	Mediterranean Revival ca. 1880-1940	C	NC
172	Rovira-Hernandez House	SJ02505	1803	Spanish Colonial	C	C
174	Brooks Villa Oriel House	SJ00207	1891	Mediterranean Revival ca. 1880-1940	C	NC
178		SJ00208	1917	Frame Vernacular	C	NC
Aviles Street						
3	Hospital of Our Lady of Guadulpe	SJ00217	1966	Spanish Colonial 1565-1763, 1783-1820	C	C
7		SJ00218	1888	Masonry Vernacular	C	C
9		SJ00219	1911	Mediterranean Revival ca. 1880-1940	C	NC

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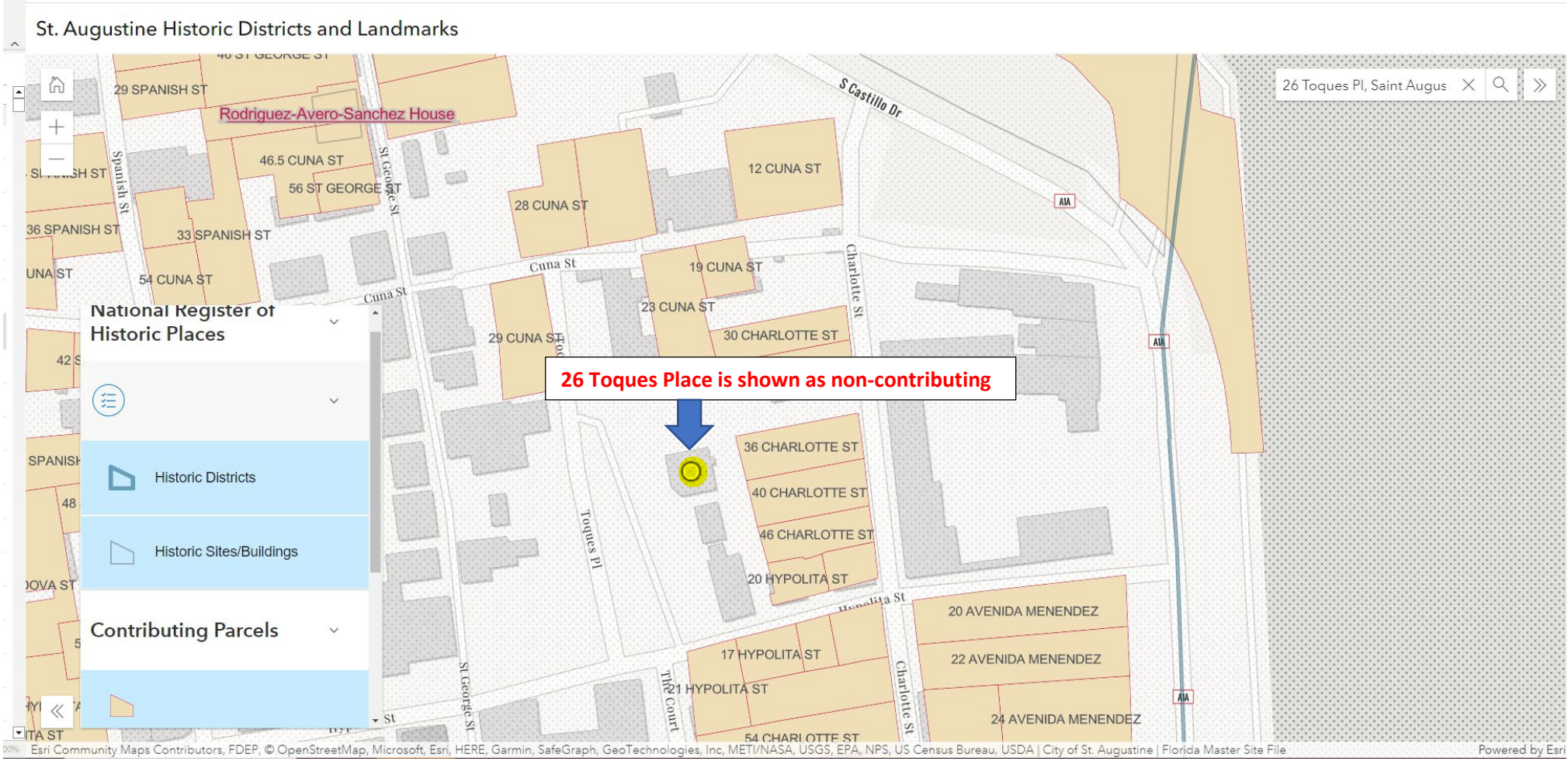
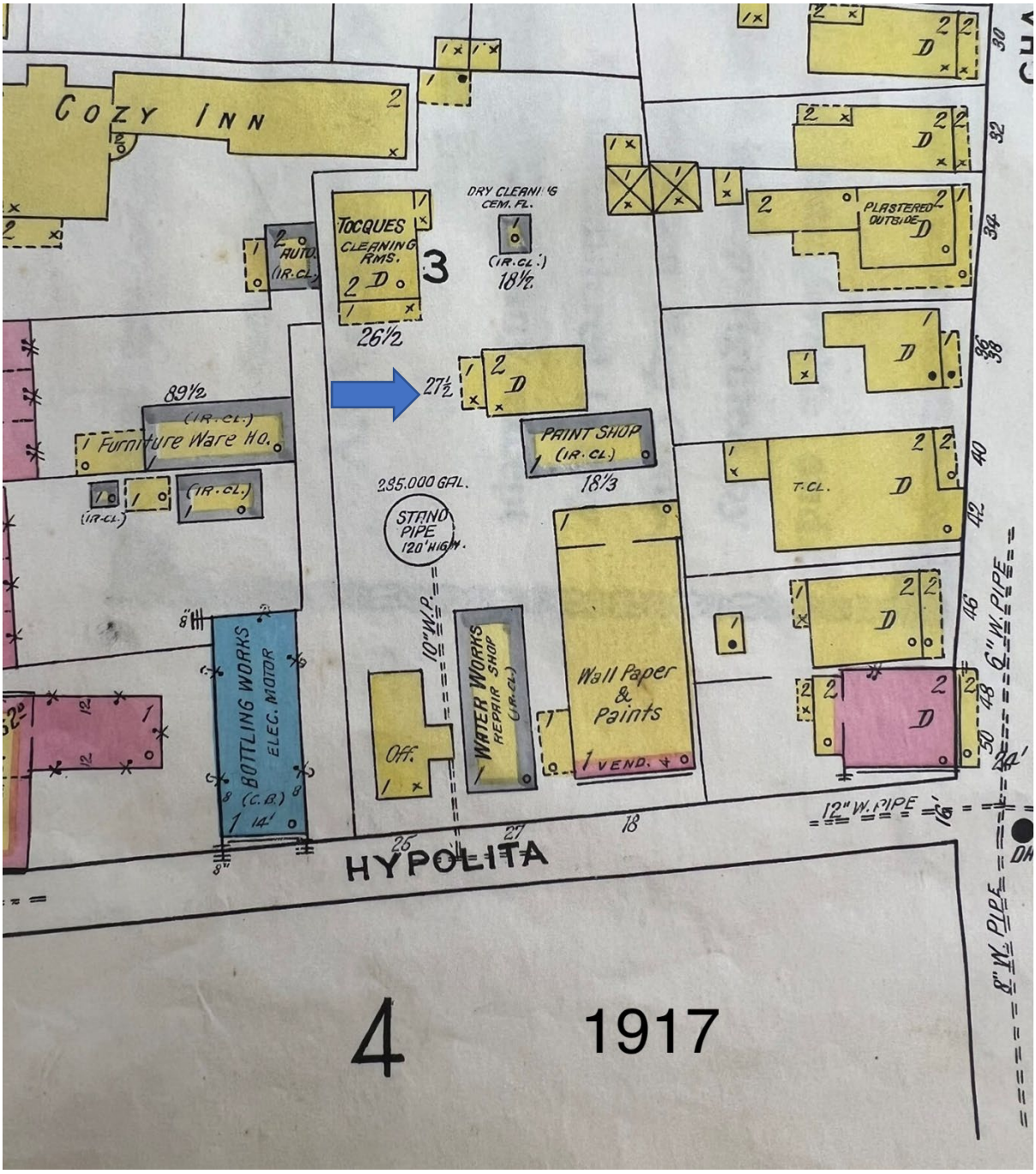
309		SJ01947	1924	Bungalow ca. 1905-1930	C	NC
311		SJ01948	1917	Frame Vernacular	C	NC
312		SJ01949	1917	Frame Vernacular	C	NC
313		SJ01951	1917	Frame Vernacular	C	NC
313 1/2		SJ01950	1930	Masonry vernacular	C	NC
314		SJ01952	1917	Frame Vernacular	C	NC
315		SJ01953	1924	Frame Vernacular	C	NC
315 1/2		SJ01954	1917	Frame Vernacular	C	NC
316		SJ01955	1924	Bungalow ca. 1905-1930	C	NC
317		SJ01956	1910	Frame Vernacular	C	NC
317 1/2		SJ01957	1924	Frame Vernacular	C	NC
318		SJ01958	1910	Frame Vernacular	C	NC
318 1/2		SJ01959	1924	Masonry vernacular	C	NC
Tocques Place						
26		SJ02274	1910	Frame Vernacular	C	NC
Treasury Street						
36		SJ02284	1924	Mediterranean Revival ca. 1880-1940	C	NC
57	Joaneda House	SJ02285	1806	Spanish Colonial	C	C
Newly Recorded Structures						
Avenida Menendez						
120		SJ06465	1959	Mid-Century Modern	C	NC
138		SJ06466	1972	Mediterranean Revival	C	NC
Aviles Street						
34	Sisters of St. Joe (Laundry)/Archives	SJ06467	1948	Spanish Colonial	C	NC
Cathedral Place						
60	Bank of America	SJ06469	1955	Mediterranean Revival	C	NC
Charlotte Street						
228		SJ06472	1964	Mediterranean Revival	C	NC
265		SJ06473	1963	Spanish Colonial	C	NC
Cordova Street						
69	AT & T Building	SJ06468	1954	Commercial	C	NC
171		SJ06471	1950	Other+	C	NC
Cuna Street						
12A	Sims Outbuilding	SJ05580	1964	Frame Vernacular	C	C
17		SJ06474	1968	Frame Vernacula	C	NC
20		SJ06475	1967	Colonial Revival	C	NC
25		SJ06476	1967	Frame Vernacular	C	NC
Marine Street						
123		SJ06484	1957	Ranch	C	NC
St George Street						
32		SJ06477	1963	Spanish Colonial	C	NC
35	Gonzalez House	SJ05576	1966	Spanish Colonial	C	C
42 1/2	Salcedo Kitchen	SJ05579	1965	Spanish Colonial	C	C



https://staug.maps.arcgis.com/

26 Toques Place
SANBORN MAPS

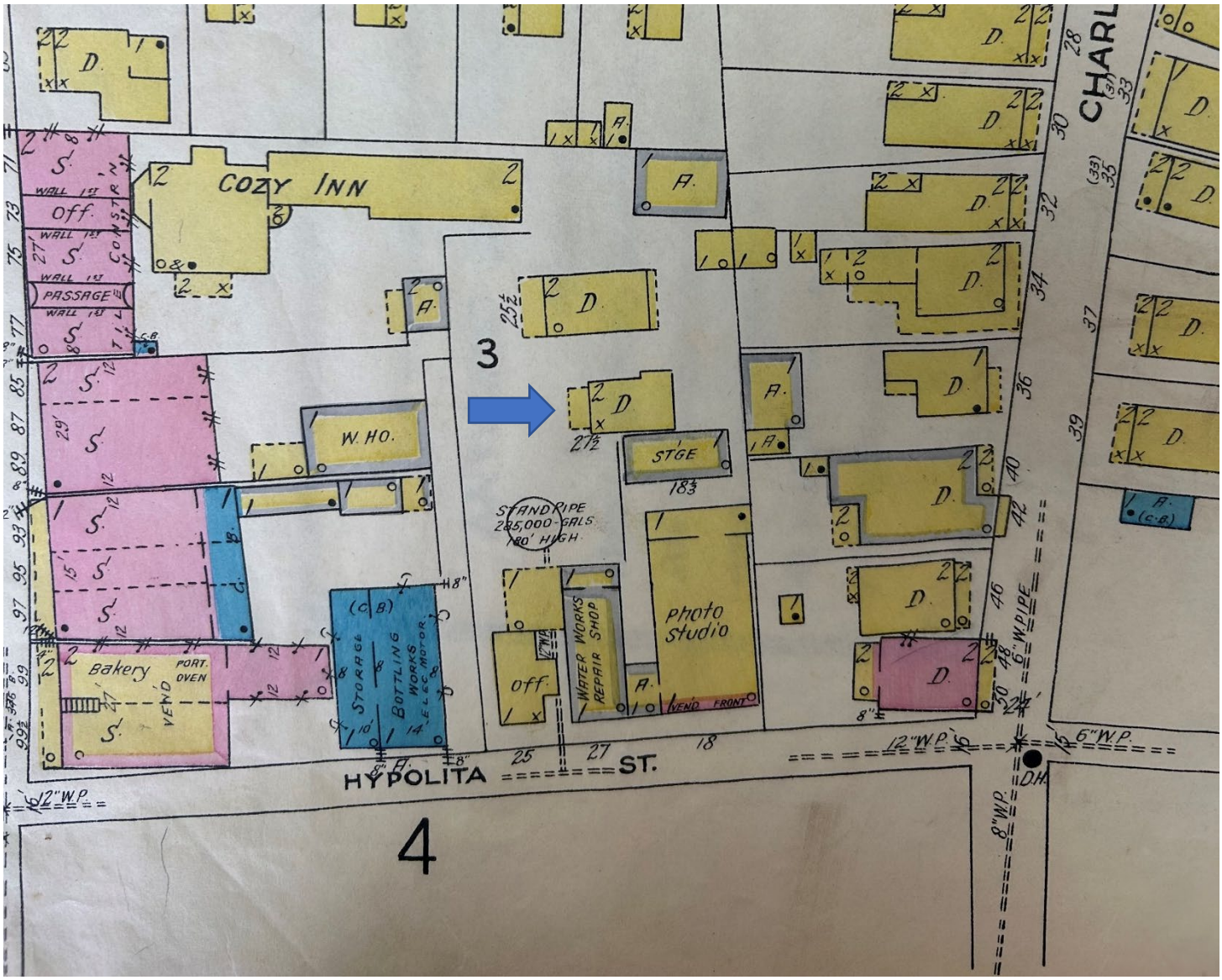
1917



Building as #27-1/2 has different shape footprint and may not be existing building

26 Toques Place
SANBORN MAPS

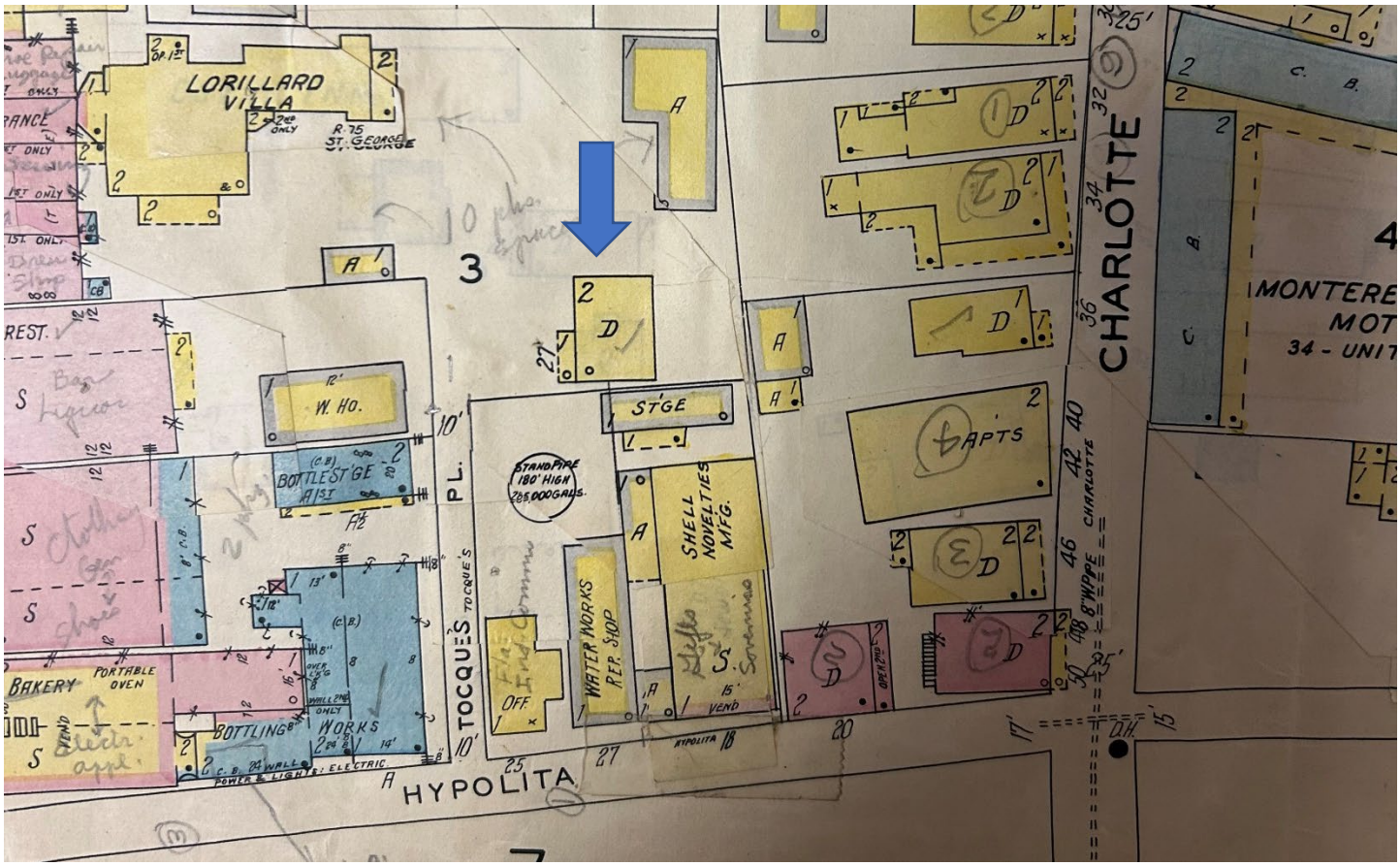
1924



Building as #27-1/2 has different shape footprint and may not be existing building

26 Toques Place
SANBORN MAPS

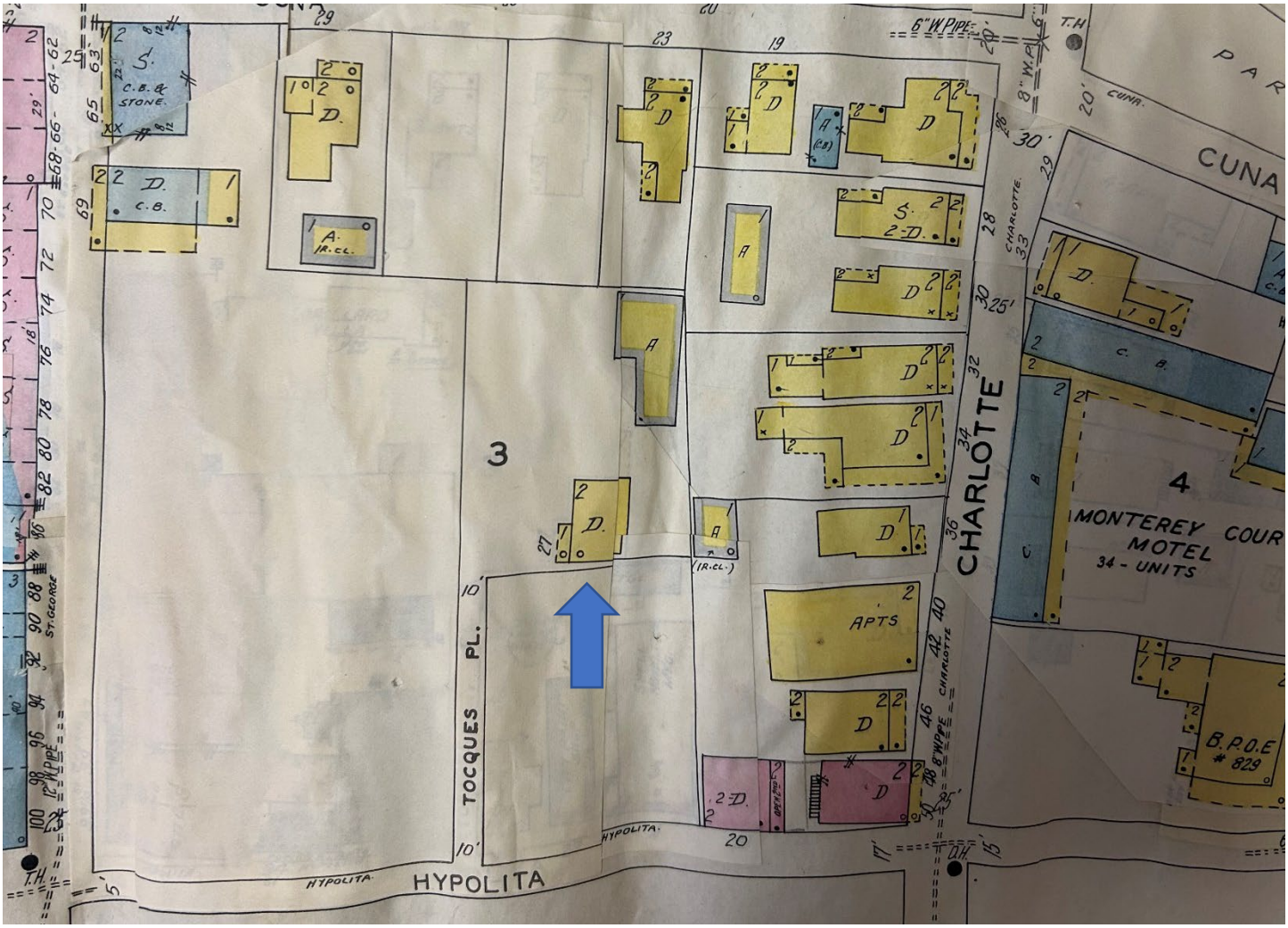
(1930, revised to 1956)



Building may be labeled as #27

26 Toques Place
SANBORN MAPS

(1930, revised to 1965)



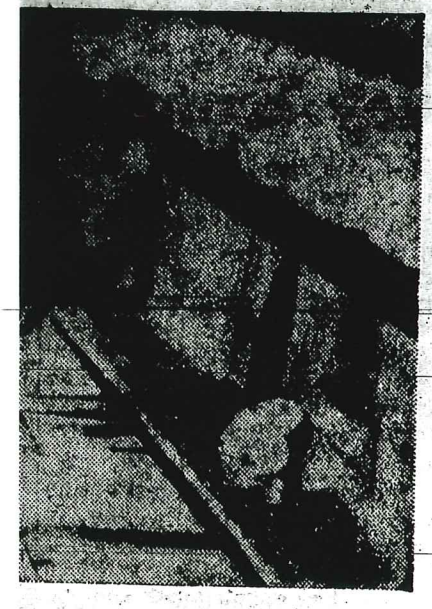
Building may be labeled as #27

26 Toques Place (c. 1904-1910)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION/NOTES
+1911-12	W.H. Mitchell		Not Listed
~1916-17	W.H. Mitchell (Wife: Mimie)		Carpenter h:Spring Avenue
1920-21	Toques Place in Directory, no residents listed		Possibly 25 Hypolita Street Resident: John Bruer
1924-25	1 Toques Place: Thomas B. Edwards (wife: Nora)		Carpenter
	2 Toques Place: J.G. Perry (wife: Mary)		Machinist, Florida East Coast
1930	26-1/2: John Whitlock		Not Listed
	27-1/2: Israel Feiden (wife: Florence)		The Sport Shop
1937	26-1/2: John Whitlock		Not Listed
	27-1/2: Israel Feiden (wife: Florence)		The Sport Shop
1945	26-1/2: Israel Feiden (wife: Florence)		Lucille Shop, Sports Shop
	27-1/2 Vacant		
^1951	Israel Feiden (wife: Florence T)		Lucille Shop
1955	Israel Feiden (wife: Florence T)		Lucille Shop
1960	Israel Feiden (wife: Florence T)		Lucille Shop (26-1/2)
1965	Israel Feiden (wife: Florence T)		Toques Place not in Street Directory, Residents list shows Feidens at Toques
1970	Florence T Feiden (widow)		Lucille Shop; Toques Place not in Street Directory but the Residents list shows Mrs. Feiden at 26 Toques Place
1975	No Listing		
1979-80	No Listing		

Additional Comments: Discussion with Charles Tingley of the St. Augustine Historical Society Research Library indicated that the Feidens had a daughter, Jacqueline Freeman. The 1975 Polk City Directory lists a Jacquelyn Freeman associated with the Lucille Shop at 140 St. George Street. A Warranty Deed from 1982 indicated that Jacqueline S. Freeman Eilen sold the property, noted on the deed as 26-1/2 Toques Place, to Thomas and Bonita Seaver.

\+ First entry found for this address (Listed as ss of 18 Hypolita Street)
~ Listed as 19 Hypolita Street
^ First Listed as 26 Toques Place
(o) Owner



g after they went down to de-
row by one run, two members
stay in the dugout—wondering
s the plate. The two are coach
d sacker Pete Ward.

2nd Bahamas 500

ner Dick Genth of Miami—and stormed away from Nassau with a lead he never surrendered.

Lewis completed the voyage in 11 hours flat for a 45-knot average in blinding rain squalls and sometimes nasty seas.

Mickey Wright Captures LPGA Speedway Open

INDIANAPOLIS, Ind. (AP) — Mickey Wright of Dallas has cut down her tournament play, but she is still the one to beat in women's golf.

The 33-year-old Miss Wright captured the $15,000 Speedway Open Sunday—her 80th tournament triumph and her fourth in just six outings with the Ladies Professional Golf Association tour this season. She shot a four-under-par 68 and finished with a 54-hole total of 212.

She now ranks the favorite in the LPGA Championship opening Thursday at Sutton, Mass.

Carol Mann, the 6-foot-3 New Yorker who also has won four

FUNERAL NOTICES

Israel Feiden

Funeral services for Israel Feiden, 68, 26 Toque Pl., who died Saturday in the Veterans Hospital, Gainesville, were held at 3 p.m. yesterday in the chapel of the Craig Funeral Home with Rabbi P. M. Volpo of Congregation First Sons of Israel Synagogue, officiating. Burial was in Congregation First Sons of Israel Cemetery.

Pallbearers were Dr. Sidney Rabin, Benjemin Lichter, Dr. Milton Segal, Lester Bernstein, Nathan Weinstein, Carl Shawn, Blake Beardon and Martin Broudy.

A native of New York, N.Y., he had resided here for 43 years and was owner of the Lucille Shop. He was a member of the Congregation First Sons of Israel Synagogue, former member of Kiwanis, former member of BPOE 829, member of Ashlar Lodge No. 98 F & AM, member of Lodge of Perfection, veteran of World War I, member of Jewish War Veterans, member of Zionist Organization of America and appointed one of a three-man executive committee to assist the President of Z.O.A.

Survivors include, his widow, Mrs. Florence Feiden, St. Augustine; daughters, Mrs. Sidney C. Rabin, West Chester, Pa., Mrs. Feiden Freeman, St. Augustine; sisters, Mrs. Rose Wolf, Jacksonville, Mrs. Samuel Fox, Lawrence, L.I., N.Y., Mrs. Mac Tucker, Bronxville, N.Y., and a brother, David Feiden, Middletown, Conn.

Craig Funeral Home was in charge of arrangements.

Roy W. Clark

Funeral services for Roy W. Clark, 66, Hastings Road, who died Thursday, were held at 2 p.m. Saturday in the chapel of the Craig Funeral Home with the Rev. W. O. Ethridge, pastor of Bible Baptist Church, officiating. Burial was in Palatka Memorial Gardens, Palatka.

Pallbearers were, Elbert F. Cody Jr., Walter J. Burke, Raymond Burke, James B. Cody,

Monday Afternoon, June 17, 1968

Allison Brothe Win Carolina

ROCKINGHAM, N.C. (AP) — The Allison boys drove side-by-side through North Carolina Motor Speedway's tricky turns with only laps to go Sunday and gave each other the "A-OK" sign.

Donnie Allison went on to win the Carolina 500-mile stock car race in a factory-backed Ford, his first Grand National victor ever. Older brother Bobby Allison, driving an independently financed Chevelle, finished second, although about two miles behind at the finish.

The brothers, who live about a mile apart in Hueytown, Ala., took home $25,325 of the race's $78,230 purse. Donnie won $15,675, which he'll have to split with his car owner and crew; Bobby will bank all of his winnings because he's his own car owner.

"When I run short, I'll know where to go for a loan," Donnie laughed. "Bobby will get rich if his little car holds up like it did today."

Donnie, driving one of only two factory-sponsored cars still running at the finish, had taken the lead for good in the long grind at the 372-mile mark. Bobby took over second place on the 434th lap. From then until the end the brothers swapped signals at high speed to give encouragement, or to exchange information about the relative position of the other cars on the track.

James Hylton finished third in a Dodge, collecting $5,150; rookie Dick Brickhouse was fourth in a Plymouth, for $2,650 and Roy Tyner was fifth in a Ford, for $1,850.

A crowd of 50,000, largest in the track's history, sat in 95-degree weather during the five hours and two minutes it took for Donnie Allison to negotiate the 500 miles. He averaged 99.337 miles per hour for the distance, despite eight caution flags that slowed the race for 74 miles.

Of the 44 cars that started the race, only a dozen were around

There we among five lison was in 153 laps. He and used 30 blistered or that register to 141 degre

Other lea veteran Pa Dodge. All l of mechanic

The heat Richard Pet never was out after 2 lapsed in hi revived with ever, he dr inger, who h his car.

Goldsmith, years in aut steering pr drove relief bach, who al for heat exh

The Alliso the last two a 31-year-ol national sp won the Am tober in a f He gave up days ago t 1966 Chevell

All-Sta Azalea Double

The St. A Star aggreg top softballe local slow-pi first game of doubleheader ka Azaleas tine's lassies the second trounced Pal

The game gustine's slo latka's fast-p exchange of urday night

StaffReporter.pg.66

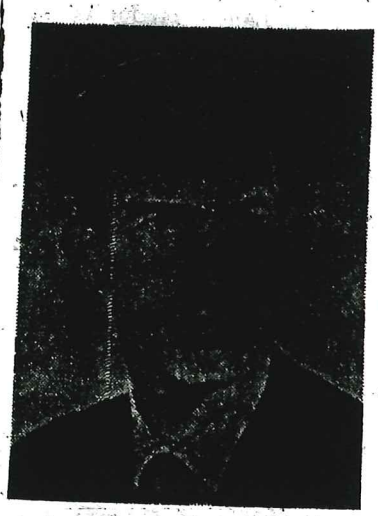
District Governor Of Lions Club Visits Here

Lee E. Holloway, district governor of northeast Florida Lions Clubs visited the St. Augustine unit at its recent meeting at the Monson Motor Lodge. Governor Holloway's district is composed of 16 counties and contains 40 clubs.

This was the first official visit to the local unit by the governor since he assumed his new duties two months ago.

The governor discussed "What Lionism Is" to the individual member, to the local community and to the public nationally and internationally. Lions International was described as the largest organization of its kind designed primarily to serve mankind.

There are over 1,000,000 members in 46 countries involved in 400,000 projects around the world, the governor said. To emphasize the purpose of Lionism the theme of "We Serve" has been adopted for 1970-71, he added.



Lee E. Holloway

Lions Clubs of Florida have, for many years, dedicated their efforts toward assisting the visually handicapped. Securing eye glasses for those needing them has been a major project of the local club. Probably the most helpful project is the raising of funds to support the State Eye Bank in Gainesville. "Every Lion member should visit the eyebank to see a most unusual and beneficial facility in operation," the governor said.

He alos stated, "Each visit would result in a rededication and greater effort on the part of all of us. Nothing can be more rewarding than to observe a person who has been blind and can now see because he has had a successful cornea transplant from the eye-bank."

The primary project in support of the eye-bank by the local club is their light bulb sale which is to be conducted city-wide in the near future.

A delegation of 15 members of the Southside Lions Club of Jacksonville met with the local club to hear Governor Holloway's address.

G. J. Bonfield Dies In Miami; Services Held

Funeral services for George J. Bonfield, 54, Miami, a former St. Augustine resident who died Monday in Miami, were held at 10 a.m., Thursday at the Lithgow-Wilhelm South Miami Chapel.

A native of Fairfield, Iowa, he was president of the J. M. Keely Sales Inc., a marine supply firm in Miami, at the time of his death. His career in shipbuilding had begun with Diesel Engine Sales in St. Augustine. He moved to Miami 14 years ago. Mr. Bonfield was a graduate of the University of Notre Dame.

He resided at 7801 SW 48th Court in Miami.

Survivors include his wife, Mary; five sons, Jimmy, Michael, Tommy, Stephen and Ricky; seven daughters, Mrs. Barbara Bulleit, Karen, Nan, Linda, Kathy, Peggy and Teresa. One grandchild also survives.

Mrs. Feiden Dies In Westchester

Mrs. Florence Feiden, 26½ Toque Place, died this mornning in Chester County Hospital in Westchester, Pa.

She was the widow of the late Israel Feiden of St. Augustine. She was a native of St. Augustine and was a member of the Congregation First Sons of Israel.

Survivors include two daughters, Mrs. Sidney Rabin, Westchester, Pa., and Mrs. Feiden Friedman of St. Augustine; a sister, Mrs. Lena Lichter, St. Augustine, and seven grandchildren.

Funeral arrangements will be announced later by Craig Funeral Home.

Want To Buy?

Real estate, used items, etc. best prices through our classified Page. Read for profit, use for results, you'll find it pays to use the Classified Ads. Cost so little, but acts so fast!

Back to School Skating Party—Friday, Sept. 4, 1970

ROLLER SKATING

EACH

FRIDAY AND SATURDAY NIGHT

7:00 — 9:30 P.M.

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. HP2023-0014

Receipt No. 2573922 Meeting Date March 16, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT John Valdes & Associates Inc
   Business (if applicable) John Valdes & Associates, Inc
   Address 1395 us - 1 S
   City Saint Augustine. State FL Zip 32084
   Daytime telephone 904-824-1597 Other phone/email _____

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

2. NAME OF PROPERTY OWNER Toques Land Trust
   Business (if applicable) (Trustee) Partners Team One, LLC
   Address 1093 A1A Beach Blvd PMB 455
   City Saint Augustine State FL Zip 32080-6733
   Daytime telephone (required) 407-446-8558 Other phone _____

3. PROJECT STREET ADDRESS 26 Toques PL, St. Augustine

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 7 Block 8-S35 Subdivision City of St. Aug Parcel Number 196666 00070
   O & 53 68/1794

5. DATE OF CONSTRUCTION 1910 Source: FL. Master Site File
   SJ02274

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: ① Architecturally compatible window to a historic wood window.
   ② 5 foot (approx) wide porch similar to one seen in 1994 photos

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: Front and back porch. Due to
☐	☐	☐	Exterior walls poor construction and proposed lift
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify: _____
☒	☐	☐	Fenestration (arrangement of windows and doors) removal of windows

B. Required submittals:

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

☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

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

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

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

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

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

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

Received 02/14/2023
Planning and Building Department

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

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

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

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

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

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

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

Certificates of Demolition shall meet the following public notice requirements:

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

BOARD REVIEW

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

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

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

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

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

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

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

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

PRINT APPLICANT'S NAME John Dalkes DATE 2/13/23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Trustee – Rick Amos DATE 2/13/23

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.

ST AUGUSTINE
EST 1565

Owner's Authorization For Agent

John Valdes is/are hereby authorized TO ACT ON BEHALF OF Toques Land Trust, 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 of Owner Trustee

Rick Amos
Print Name of Owner

407-446-8558
Telephone Number

KERI OANDORFF
Notary Public - State of Florida
Commission # HH 334698
My Comm. Expires Nov 21, 2026
Bonded through National Notary Assn.

State of FL

County of St. Johns

Signed and sworn before me on this 13th day of February, 2023

By Keri Oandorff

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Keri Oandorff

My Commission expires: Nov 21, 2026

Received 03/01/2023
Planning and Building Department

26 Toques Place
Toques Land Trust

March 1, 2022

To the members of the HARB:

1.) Please withdraw the current application by Duval Construction and Hunter Hayden for a Certificate of Appropriateness. As new owners as of February 6, 2023, we have submitted new documents: a Certificate of Demolition, a Certification of Relocation and a Certificate of Appropriateness.

2.) Please add the east side outbuilding "shed" to the Certificate of Demolition (HP2023-0014) submitted on our behalf by John Valdez. After consultation with Julie Courtney, it seems wise to have permission to demo in case it interferes in any way with the proposed lift.

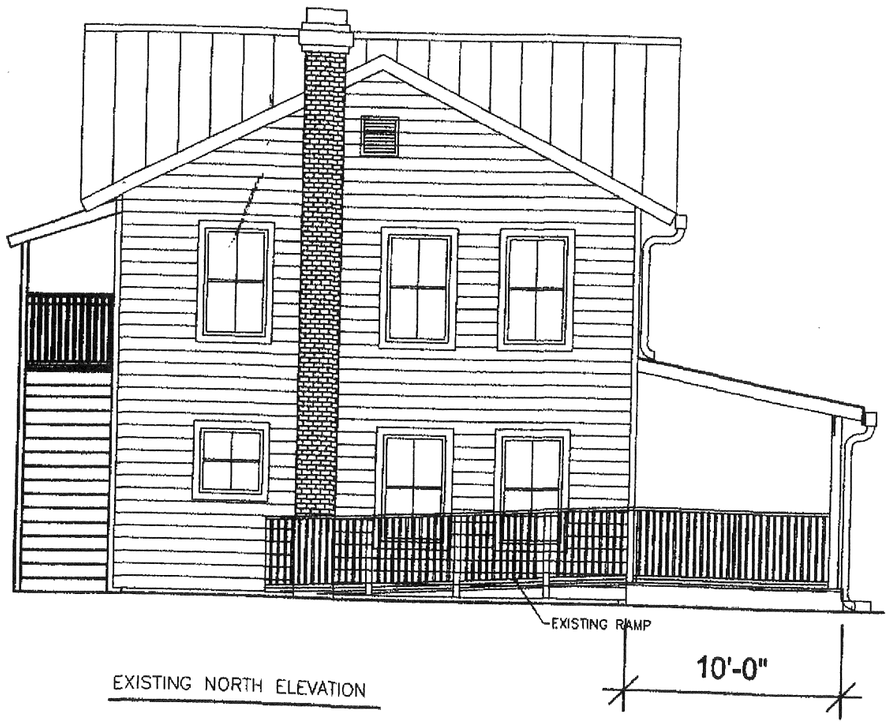
Thank You,

Rick Amos, Trustee
Toques Land Trust

1903 A1A Beach Blvd PMB 455
St Augustine FL 32080

RECEIVED
MAR 06 2023
Planning/Building Dept.

EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION

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

TOQUES PLACE
26 TOQUES PLACE, ST. AUG.

Date
Scale AS NOTED
Drawn MURPHY
File MOSER

SHEET

RECEIVED

MAR 0 6 2023

Planning/Building Dept.

PROPOSED WEST ELEVATION

PROPOSED NORTH ELEVATION

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

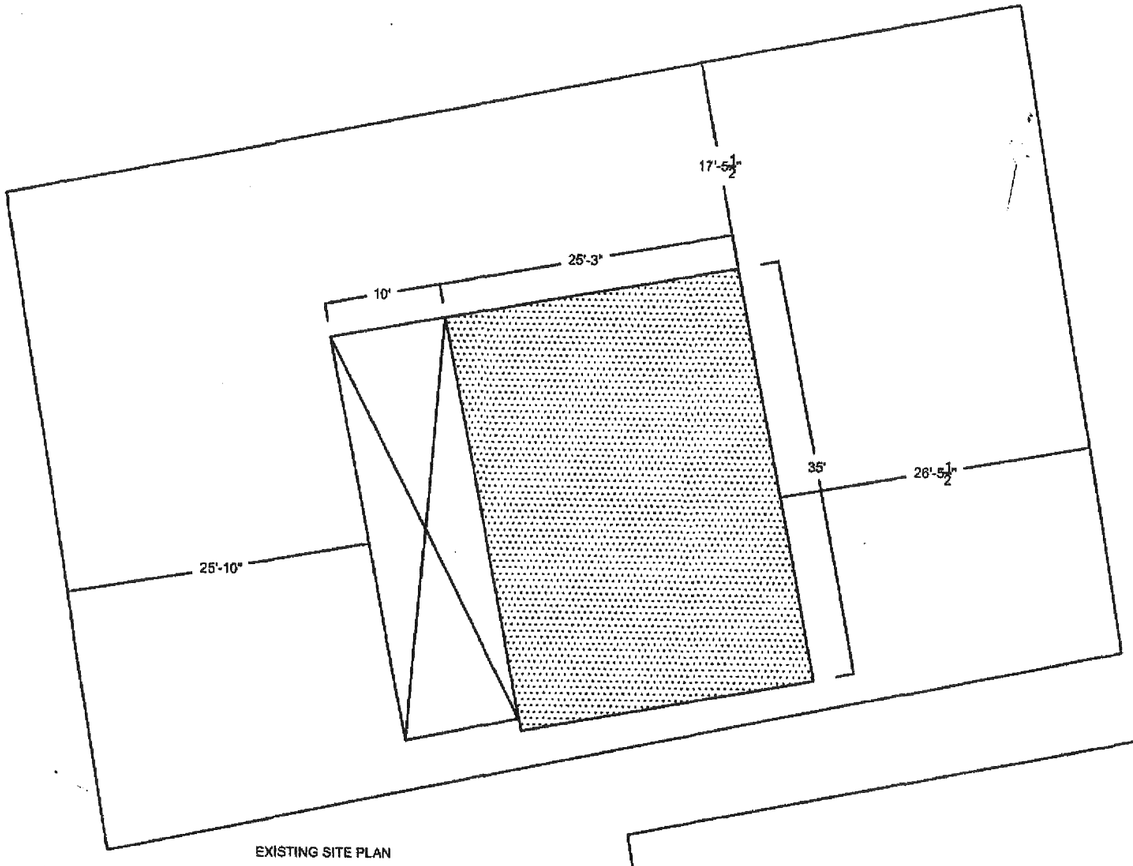
TOQUES PLACE
26 TOQUES PLACE, SL AVG.

Date
Scale AS NOTED
Drawn MCKEE
File MCKEE

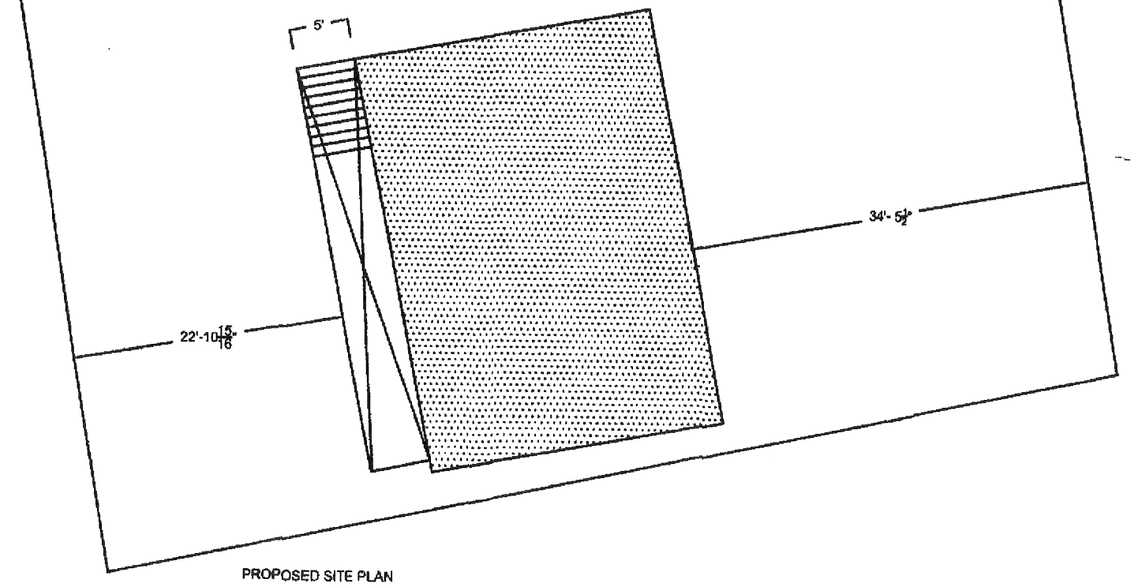
SHEET

2-14-23

RECEIVED
MAR 06 2023
Planning/Building Dept.



EXISTING SITE PLAN



PROPOSED SITE PLAN

LEE S. THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 821-4508

TOQUES PLACE
26 TOQUES PLACE, ST. AUG.

Date
Scale AS NOTED
Drawn MURPHY
Chk MOSHER

SHEET

TOW - AWAY
26

Instr #2023012270 BK: 5710 PG: 151, Filed & Recorded: 2/16/2023 1:44 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $6,265.00

Prepared by:
Pamella Gesell
Paradise Title of St. Augustine, LLC

Record and Return to:
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080

File No.: 2022-7572
Parcel ID: 196660-0070
Property: 26 Toques Place, St. Augustine, FL 32084

WARRANTY DEED – CORPORATE GRANTOR

COPY

This Warranty Deed made this **6th day of February, 2023**, by and between **26 Toques Place LLC, Florida Limited Liability Company**, hereinafter called the Grantor; and **Richard Glenn Amos, Jr., Manager of Partners Team One LLC as Trustee of Toques Land Trust dated December 29, 2022**, hereinafter called the Grantee, whose mailing address is **12472 Lake Underhill Road #252, Orlando, FL 32828**.

WITNESSETH, that the Grantor, for and in consideration of the sum of EIGHT HUNDRED NINETY FIVE THOUSAND AND 00/100 (895,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **St. Johns**, State of **Florida**, to wit:

The South one-half of Lot 7, Block 8, City of St. Augustine, Florida, and 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.

TOGETHER with all of 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 the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, **2023**, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

WITNESS
PRINT NAME: Kayla Beaver

WITNESS
PRINT NAME: Kim Collins

26 Toques Place LLC, a Florida Limited Liability Company

By: _____
Hunter Hayden, MGR

[CORPORATE SEAL]

COPY

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 February, 2023, by Hunter Hayden, MGR of 26 Toques Place LLC.

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

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

NOTARY PUBLIC
Expires 7/6/2025
Brittany Hyers
My Commission # HH 149432
STATE OF FLORIDA

St. Johns County, FL

Apply for Exemptions

Sales Questionnaire Form

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

2022 TRIM Notice

Summary

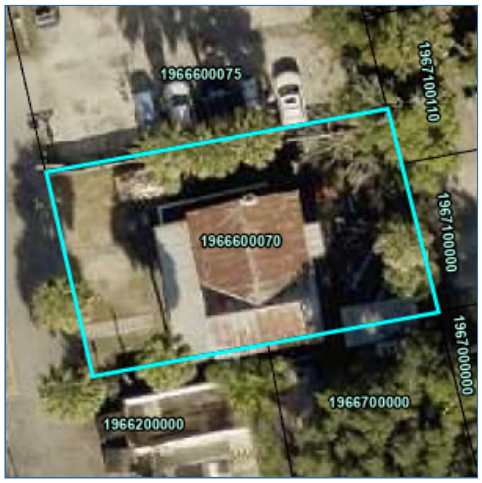
Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1966600070
Location Address	26 TOQUES PL SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUGUSTINE BLK 8 S55 FT OF LOT 7 OR5710/151 *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.110
Homestead	N

Owner Information

Owner Name	Toques Land Trust D: 12-29-2022 100% Amos Richard Glenn Jr Trustee 0%
Mailing Address	12472 LAKE UNDERHILL RD #252 ORLANDO, FL 32828-0000

Map



Historical Assessment Information

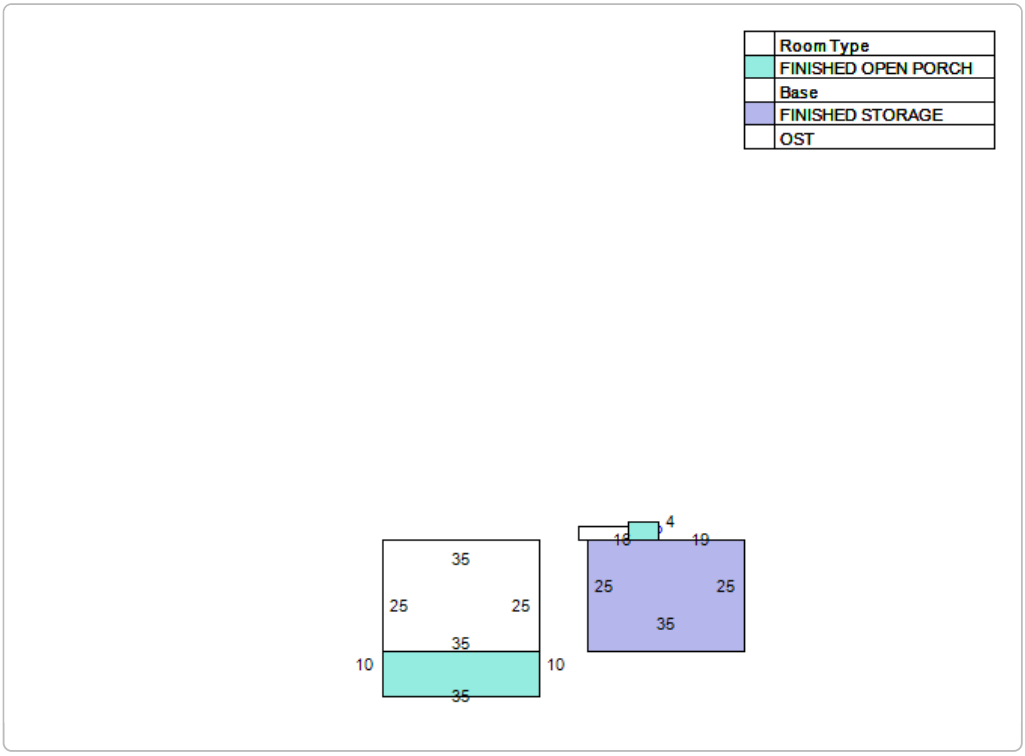
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$75,936	$2,631	$254,650	$0	$0	$333,217	$333,217	$0	$333,217
2021	$104,594	$2,631	$173,880	$0	$0	$281,105	$281,105	$0	$281,105
2020	$107,540	$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**	Hardwood, Carpet
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
2/16/2023	2/6/2023	$895,000.00	WARRANTY DEED	5710	151	Q	I	26 TOQUES PLACE LLC	TOQUES LAND TRUST D: 12-29-2022
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.

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 2/24/2023, 1:56:46 AM

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for March 16, 2023 Meeting

Application HP2023-0016

Address: 19-1/2 S Leonardi Street (a.k.a. 17 S Leonardi Street)

Big Joe Realty, LLC – Applicant and Owner

Project description: To demolish the southernmost residential building on the lot, constructed c. 1924 - 1930; and, for after-the-fact approval of a rear detached garage building over 50 years of age, that are both recorded in the Florida Master Site File, and not located in a district.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01118 SJ01117 (Previously demolished House & garage)
National Register:	N/A	Construction date:	c. 1924-1930
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1201000000		
Agenda Item:	7(c)	Previous Action(s):	COD 2017-0021

STAFF SUMMARY AND ANALYSIS:

Centrally located on the east side of S Leonardi Street, the parcel addressed 17 S. Leonardi Street, formerly Moultrie Road was divided into two lots between 1924 and 1930 and features multiple structures. A two-story Frame Vernacular residence constructed between 1885 and 1894 is on the north side, and a one-story Frame Vernacular residence on the south side, the latter of which is included in this application. The parcel once had an additional one-story residential structure, nearly identical to the southern building, in the center. Addressed 19 Leonardi Street, this previously existing residence was approved for demolition in 2017 due to severe roof damage from Hurricane Matthew. Several outbuildings, which have since been demolished, lined the rear (east) property line including two carport-like structures (administratively approved for after-the-fact demolition) and a long, detached garage building situated on the southeast corner of the lot which is included in this application as an after-the-fact demolition.

The residential building at 19-1/2 S. Leonardi Street has a rectangular plan and features a hipped roof with compositions shingles and exposed rafter tails, a covered entry porch, textured stucco exterior, and 1/1 wood windows. A rear addition to the building includes a metal shed roof, vertical plank exterior, and 1/1 aluminum frame windows. The pier foundation is constructed of concrete block, many of which appear to be of locally produced coquina concrete block.

According to a 2020 Florida Master Site File survey update (SJ01117) for 19 S. Leonardi Street that described only the detached garage set in the rear setback, the recently demolished outbuilding featured a side-facing gable roof of rolled composition material, a plywood and vertical plank exterior, and jalousie windows. The structure was noted to be in "fair" condition on this 2020 Site File form.

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 full demolition of a structure aged 50 years or older, listed on the Florida Master Site File, or designated as a historical landmark (as defined by Sec. 28-87.10) 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** at **19.5 Leonardi Street (a.k.a. 17 Leonardi Street)** for the residential building and an **After-the-Fact Certificate of Demolition** for the rear detached garage because they are not local landmarks or otherwise designated as historic buildings with the following conditions:

1. For any salvagable historic materials, including the window sashes, interior fixtures such as the sink, and coquina concrete block to be salvaged if possible.
2. 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 detached garage structure (already completed).
2. 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. Although the streetscape is comprised of one- and two-story structures with varying heights, setbacks, and forms, the residential building has a similar design, scale, and materials as other buildings built in the same time period on the street. The detached garage structure was visible from the street, but did not directly interact with the streetscape.

3. The impact of the loss of the structure on the streetscape. While the adjacent matching building has already been removed, the loss of the residential structure would impact the streetscape because it contributes to the overall scale and style of buildings that make up the street's character.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. An example elevation photograph and building footprint were submitted by the applicant for an intended replacement structure. It is unclear whether the detached garage is intended for replacement. While there are no design requirements in the area, it is encouraged not to replicate historic styles but to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans need to take the Tree and Landscape Ordinance and meet zoning requirements.

5. The historical or cultural merit of the structure. The buildings are recorded on the Florida Master Site File but are not located in a district. There are no known historic or cultural associations with the buildings individually and they would not contribute to a district due to alterations. Neglect of the structure was evident during a site visit by staff and may also negatively affect the historic integrity of the building.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The buildings are not designated as historic and are not eligible for individual designation or to be considered contributing to a historic district. According to Polk City Directory Research, the residential building sat vacant or occupied by transients from around 1951 through 1970..

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The buildings are an example of the Frame Vernacular style. The building are not unusual or particularly unique. Though elements of its construction such as the locally-produced coquina concrete block foundation piers are unique to the residential building's time period and location.

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 the degree of details applied to the buildings are 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 buildings do not have a unique architectural style or characteristics that would be difficult to reproduce though new construction will be significantly different in appearance.

10. *The justification for the proposed demolition.* The applicant seeks to redevelop this portion of the property with a single-family house as evidenced by the example photograph and building footprint provided.

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 buildings were built by 1930 and is thus more than 50 years old. The buildings are not in a Historic Preservation Zoning District or National Register Historic District, or individually listed on the National Register of Historic Places but are recorded on the Florida Master Site File.

The requirements have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No
Did applicant submit evidence of undue economic hardship? ☑ Yes ☐ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey – 19-1/2 S. Leonardi Street
3. Florida Master Site File survey (2020) – 19 S. Leonardi Street
4. Sanborn Maps
5. Polk City Directory Research

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

West Elevation

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

West/North Elevation

West/South Elevation

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

South Elevation

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

South Elevation

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

South Elevation

North Elevation

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

East Elevation

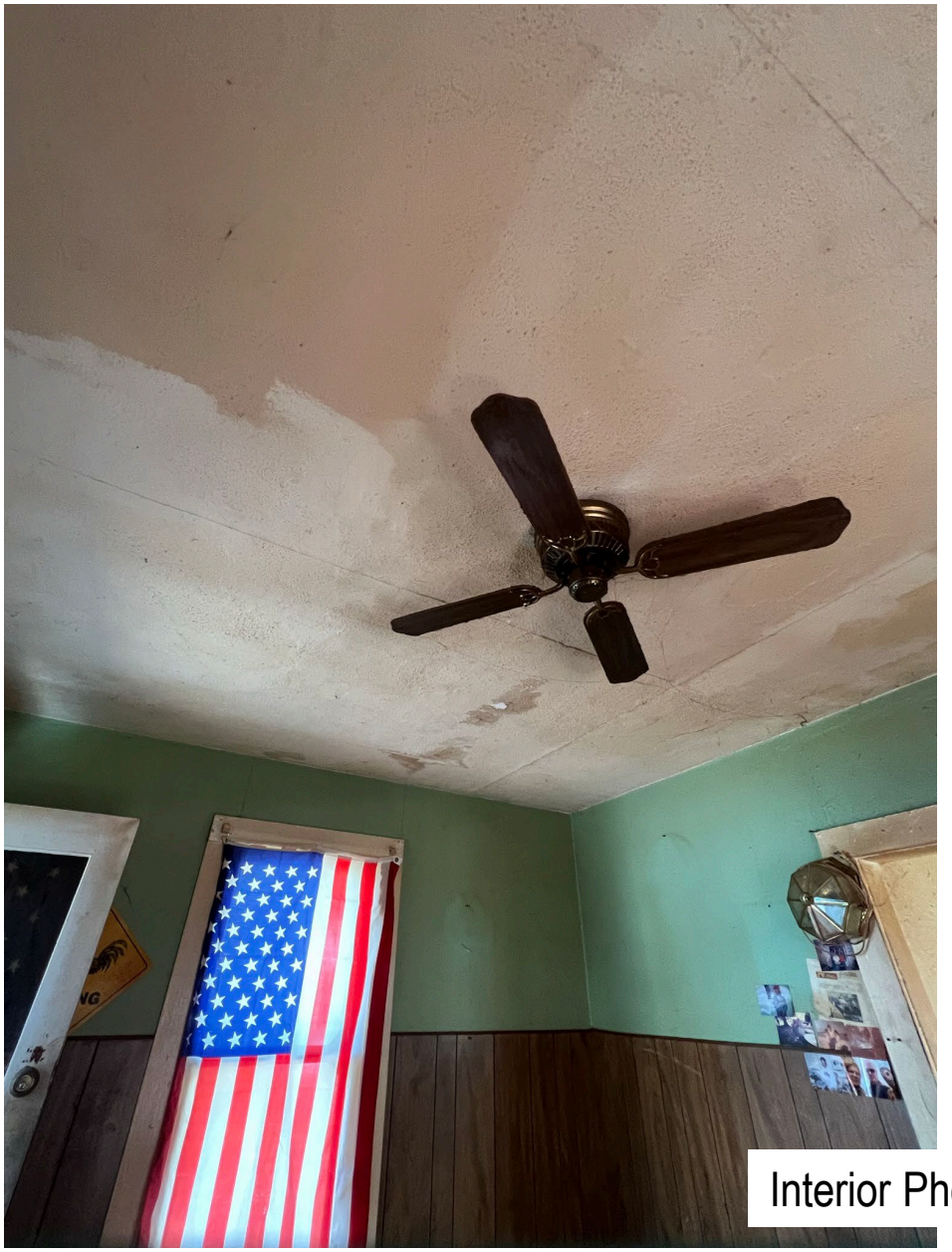
STAFF PHOTOGRAPHS
19.5 S Leonardi Street

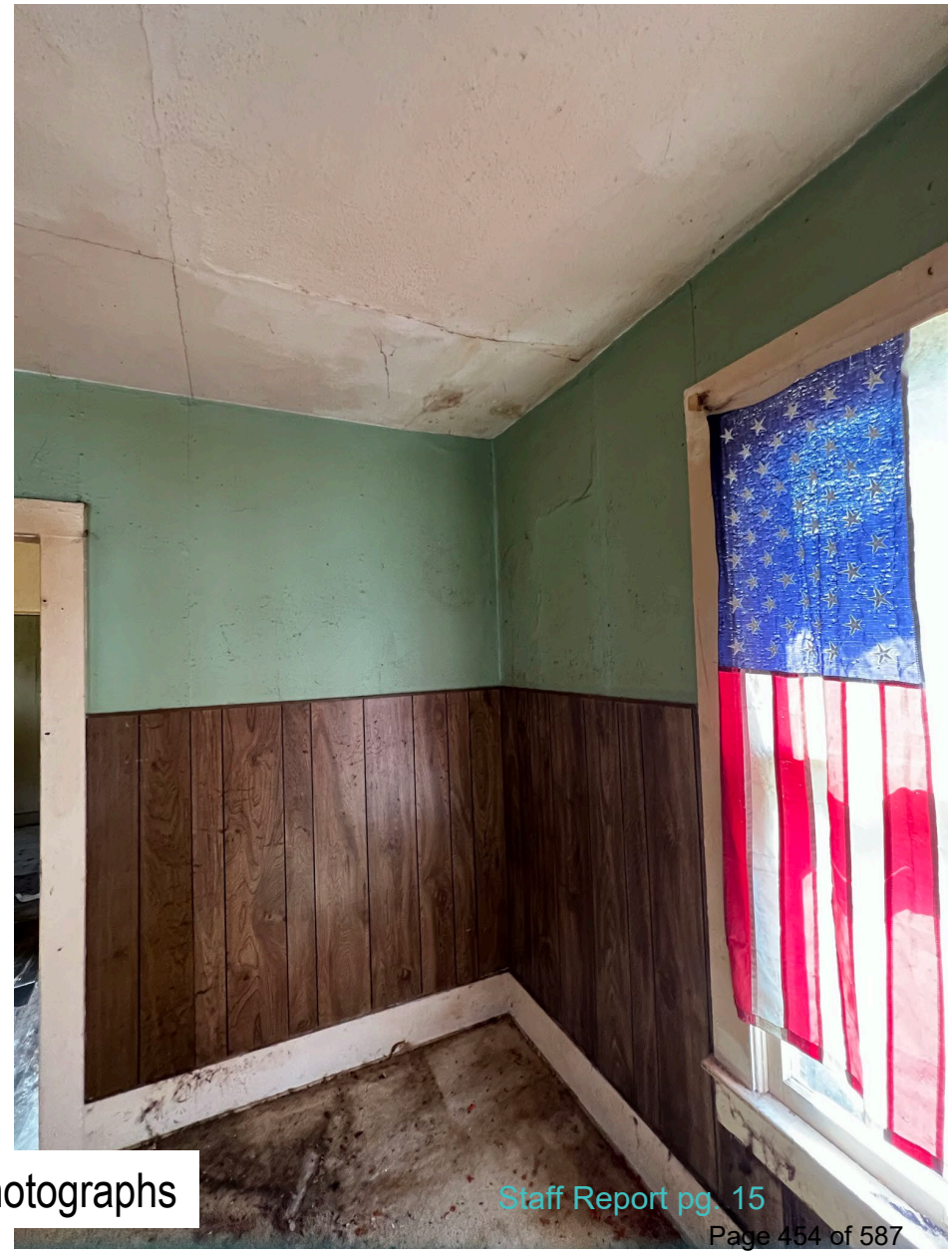
Exterior Details

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

Interior Photographs

STAFF PHOTOGRAPHS
19.5 S Leonardi Street





Interior Photographs

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

Interior Photographs

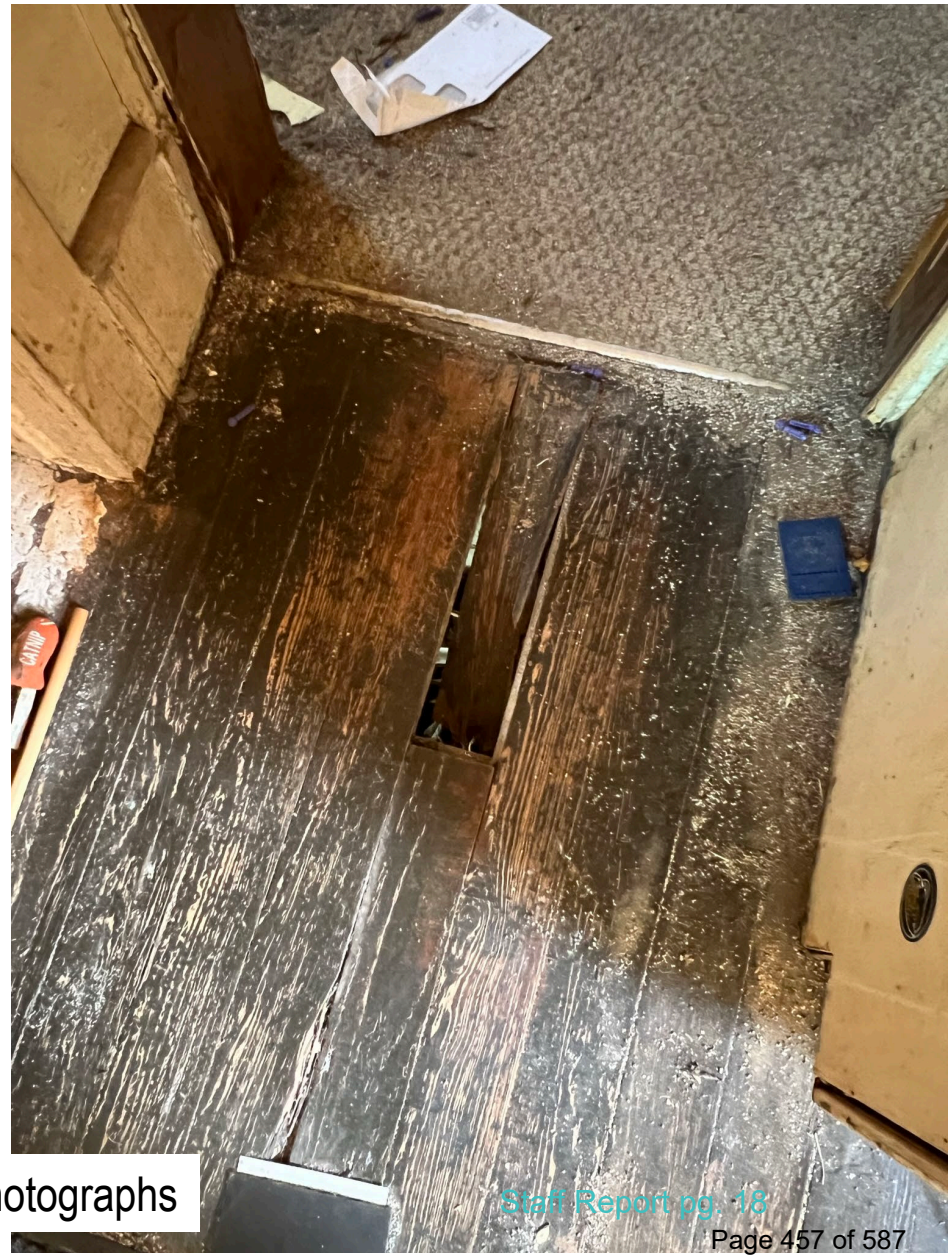
Staff Report pg. 16

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

Interior Photographs

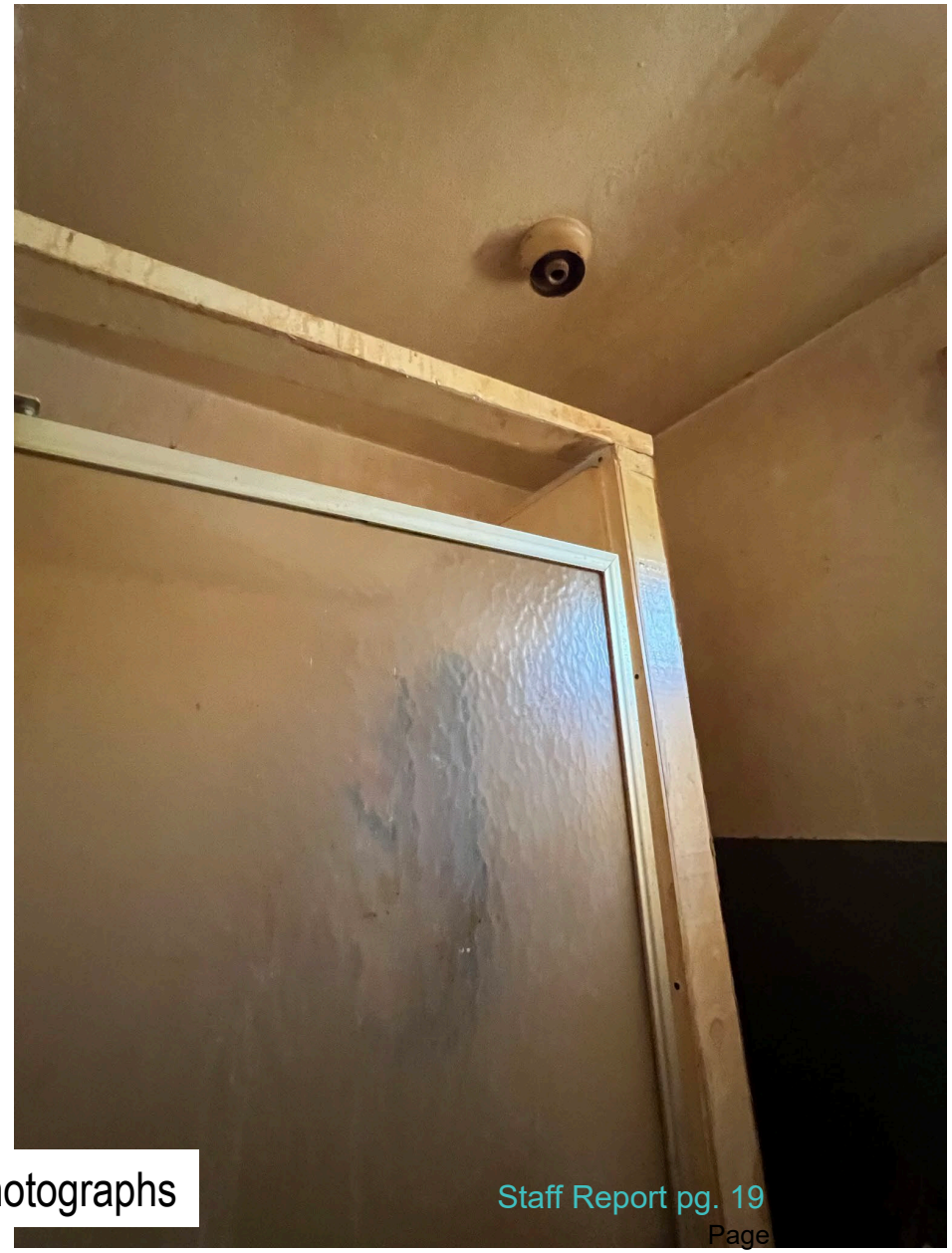
Staff Report pg. 17

STAFF PHOTOGRAPHS
19.5 S Leonardi Street



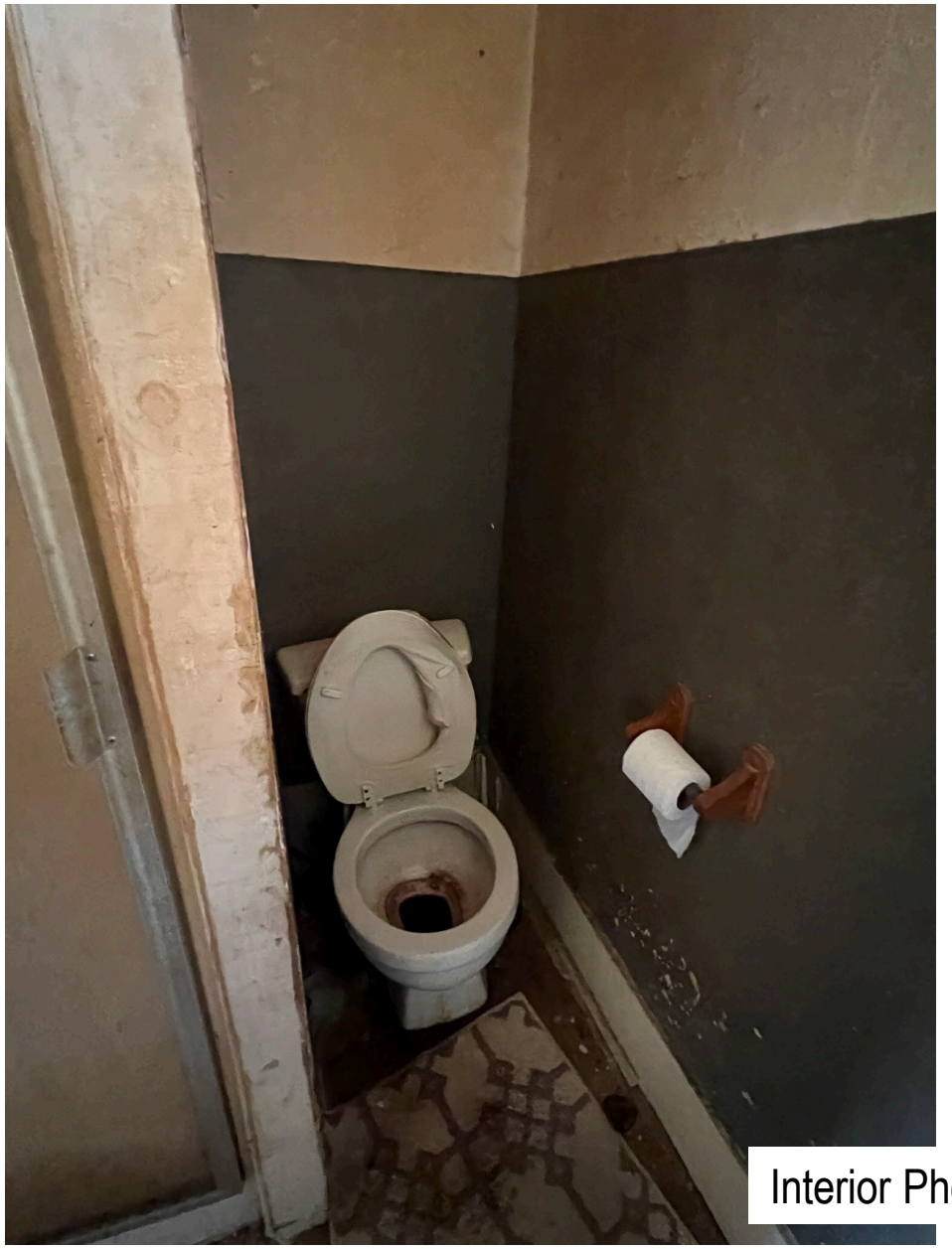
Interior Photographs

STAFF PHOTOGRAPHS
19.5 S Leonardi Street



Interior Photographs

STAFF PHOTOGRAPHS
19.5 S Leonardi Street



Interior Photographs

Staff Report pg. 20

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

Interior Photographs

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

Interior Photographs

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

Interior Photographs

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

Interior Photographs

Staff Report pg. 24

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

Interior Photographs

Staff Report pg. 25

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

Location of Previously Existing Outbuilding

Staff Report pg. 26

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

Locations of Previously Existing Outbuildings

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

Main Residence to Remain

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

Main Residence to Remain

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

Main Residence to Remain

STAFF PHOTOGRAPHS
19.5 S Leonardi Street

Context Photographs

Staff Report pg. 31

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8S51118 1009==

Site Name: 19½ Leonardi Street 830== Survey Date: 7908 820==

Address: 19½ Leonardi Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Leonardy (subdivision) (block) 41½' of 5 and all (lot) 868==

of 6 and 7 868==

Owner of Site: Name: Ziers, Charles F.;

Address: 17 Leonardi Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 468341 (easting) 3306357 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(x) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

(x) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

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

Date: +1930 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, textured 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 1/1 942==

Foundation: Concrete block piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: 942==

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

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Metal capitals 882==

Roof Surfacing: Compsition shingles 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

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

Other: Foundation of locally produced coquina concrete block 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 1924 and 1930. Significant details include a foundation of locally produced coquina concrete block common in the area during the 1920's and 30's.

The area of West Augustine south of King Street is one of the more extensive Victorian residential developments in St. Augustine and includes some of the finest extant examples of various Victorian styles in the city. Along with a substantial number of 19th century buildings, there was a later infill which owed its influence largely to the Bungalow style. Land in this area in the past was used for a silk farm, orange groves, and cattle farms, and some of the large lots in the area still show the influence of this past history. Oyster Creek, one of the main internal waterways of St. Augustine, runs through this area. The area is threatened generally by traffic problems from US 1, West King Street, and South Dixie Highway. There is some deterioration of houses, and the area suffers from the zoning of various 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. Wanton S. Webb, Webb's Historical, Industrial and Biographical Florida [New York, 1885], p. 196; Deed Records, Book 5, p. 160; Book T, p. 521; Book LL, p. 609.
5. Ibid.

property in 1837.[3] Dancy sold this section of his tract in 1869 to Cristobal Bravo, acting mayor of St. Augustine during the Union occupation of the City, and A. D. Rogero, county tax assessor, who partitioned the property in 1872. Bravo cultivated citrus until his death in 1886, and a local physician, Dr. Franklin Marsh, acquired and subdivided the Bravo estate.[4] Rogero sold part of his property to George Leonardy in 1874 and lot sales commenced in 1886. Rogero sold the remainder of his land in 1883, and a later proprietor, William Broadwell, a nursery owner, subdivided the property in 1909.[5]

KODAK SAFETY
1 7 6

☐ Original
☒ Update

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

Site#8 SJ01118
Field Date 1-23-2020
Form Date 2-24-2020
Recorder # MAP

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) 19 1/2 LEONARDI ST — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Survey Part IV — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
17	S	LEONARDI	ST	

Address:
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 30E — Section 37 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1201000000 — 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: 1928 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1928 — To (year): 2020
Current Use Private Residence (House/Cottage/Ca — From (year): 1928 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature: siding
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature: addn to rear
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

ZIERS JANE S

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. Stucco — 2. Wood/Plywood — 3. _____
Roof Type(s) 1. Hip — 2. _____ — 3. _____
Roof Material(s) 1. Composition shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

1/1 and 2/2 wood sash, wood trim

Distinguishing Architectural Features (exterior or interior ornaments)

textured stucco ext walls, hip roof w exposed rafter tails, rear addn w vertical planks under shed extension

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

dirt drive

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

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site #8 SJ01118

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details)

off-center, panel door w single pane light, on open porch

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

open, entry, under main hip roof w exposed rafter tails, stucco knee wall w stucco support columns, accessed via poured concrete steps to front w no handrails

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

This 1928 Frame Vernacular building is in fair condition. It has a Hip roof, Stucco, 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.

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 _____

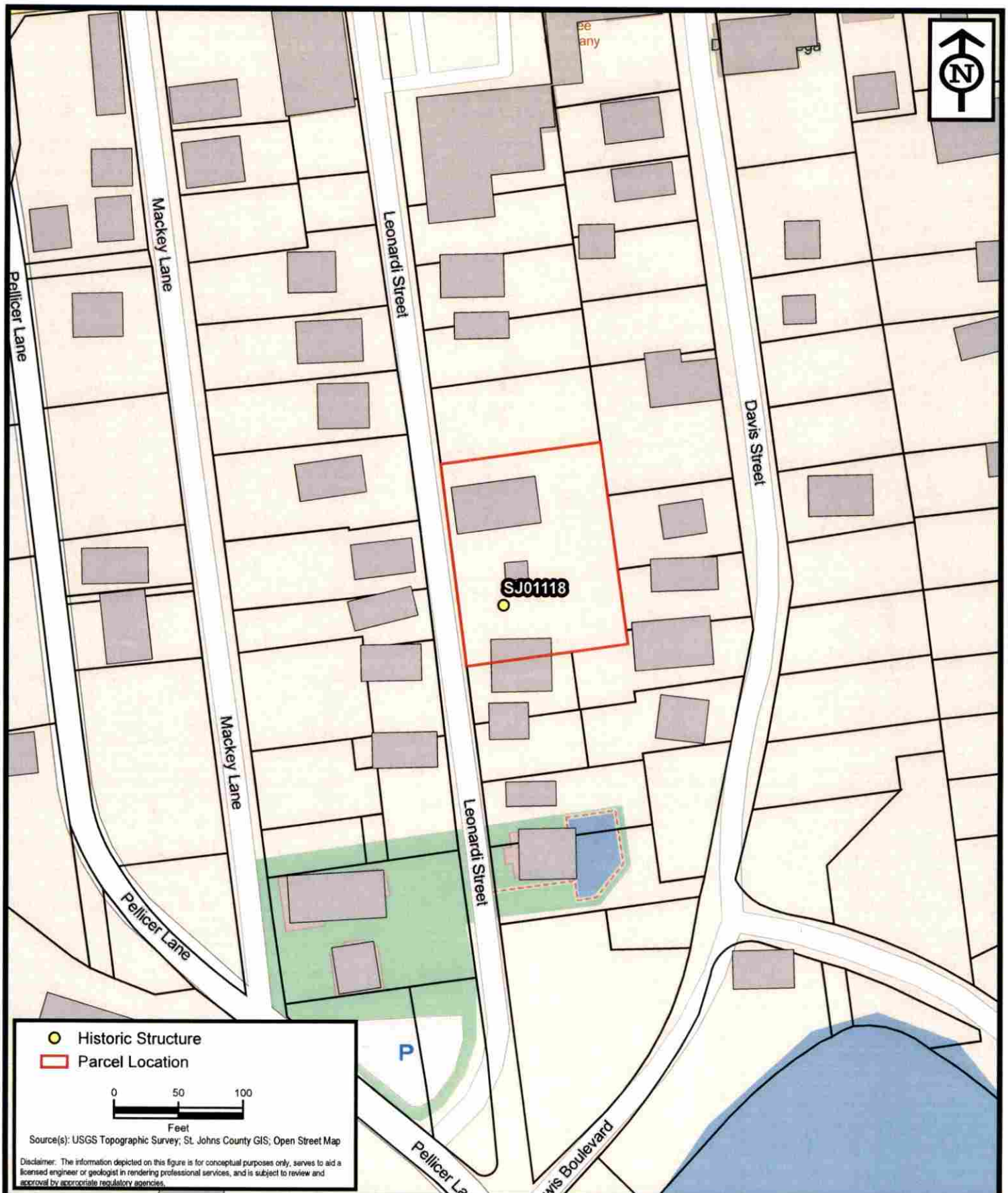
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7220 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
(address / phone / fax / e-mail)

Required Attachments

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



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Parcel Location - SJ01118

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**

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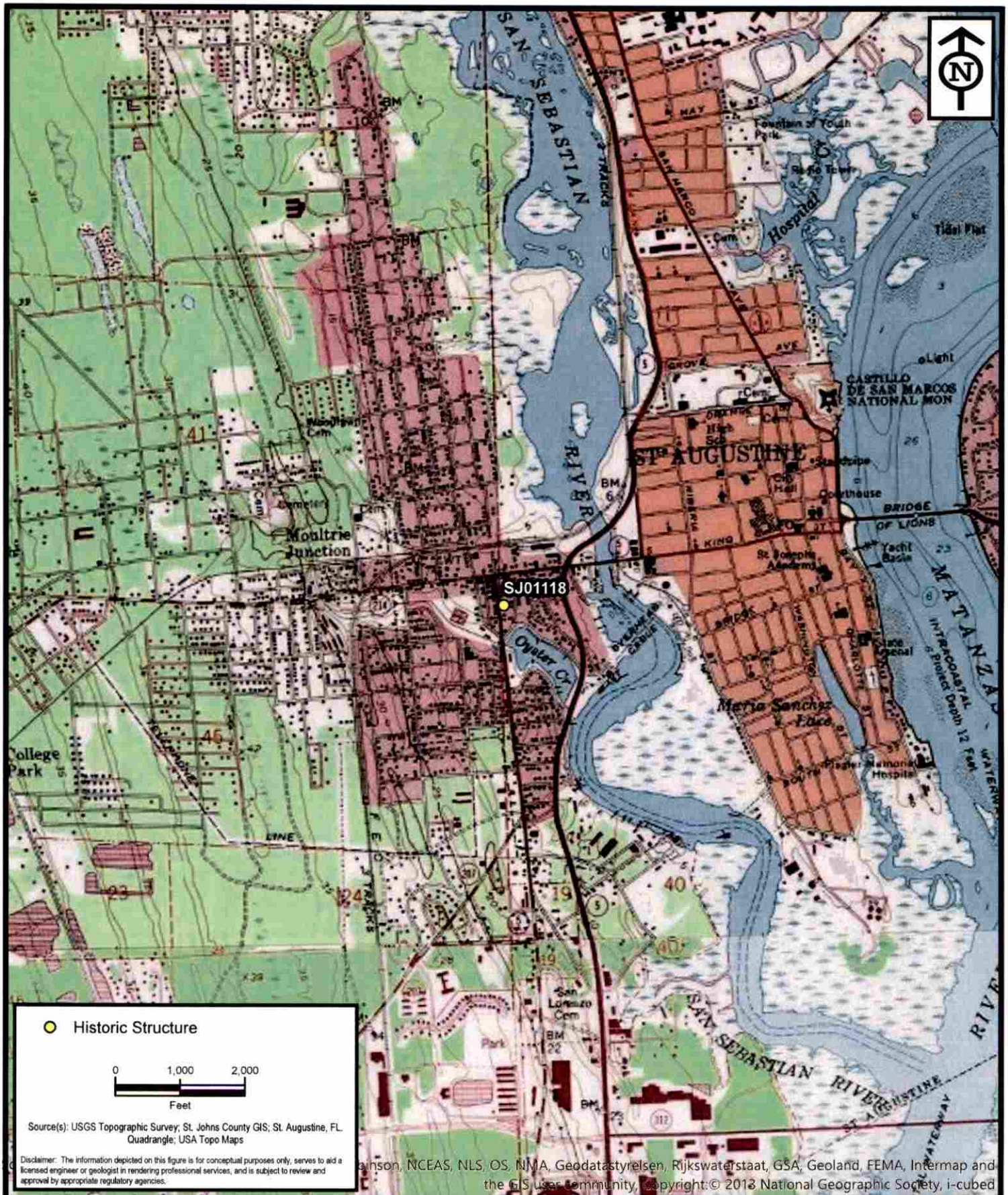

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Project Location - SJ01118

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.	**2**

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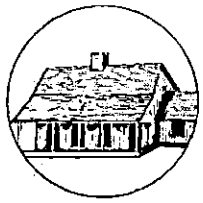
☐ Original
☒ Update



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 SJ01117
Field Date 1-23-2020
Form Date 2-24-2020
Recorder # MAP

Site Name(s) (address if none) 19 LEONARDI ST — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Survey Part IV — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
17	S	LEONARDI	ST	

Address:
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 30E — Section 37 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 1201000000 — 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: 1928 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1928 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1928 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature: siding
Additions: ☐yes ☒no ☐unknown — Date: _____ — Nature: _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

ZIERS JANE S

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. Wood/Plywood — 2. Vertical plank — 3. _____
Roof Type(s): 1. Gable — 2. _____ — 3. _____
Roof Material(s): 1. Composition roll — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

jalousie windows

Distinguishing Architectural Features (exterior or interior ornaments)

plywood and vertical plank exterior, side facing gable roof

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

rear setback

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

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

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HISTORICAL STRUCTURE FORM

Site #8 SJ01117

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Unknown 2. _____
Foundation Material(s): 1. Obscured 2. _____
Main Entrance (stylistic details)

Not visible from ROW

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

no porch

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

This 1928 Frame Vernacular building is in fair condition. It has a Gable roof, Wood/Plywood, 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.

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 _____

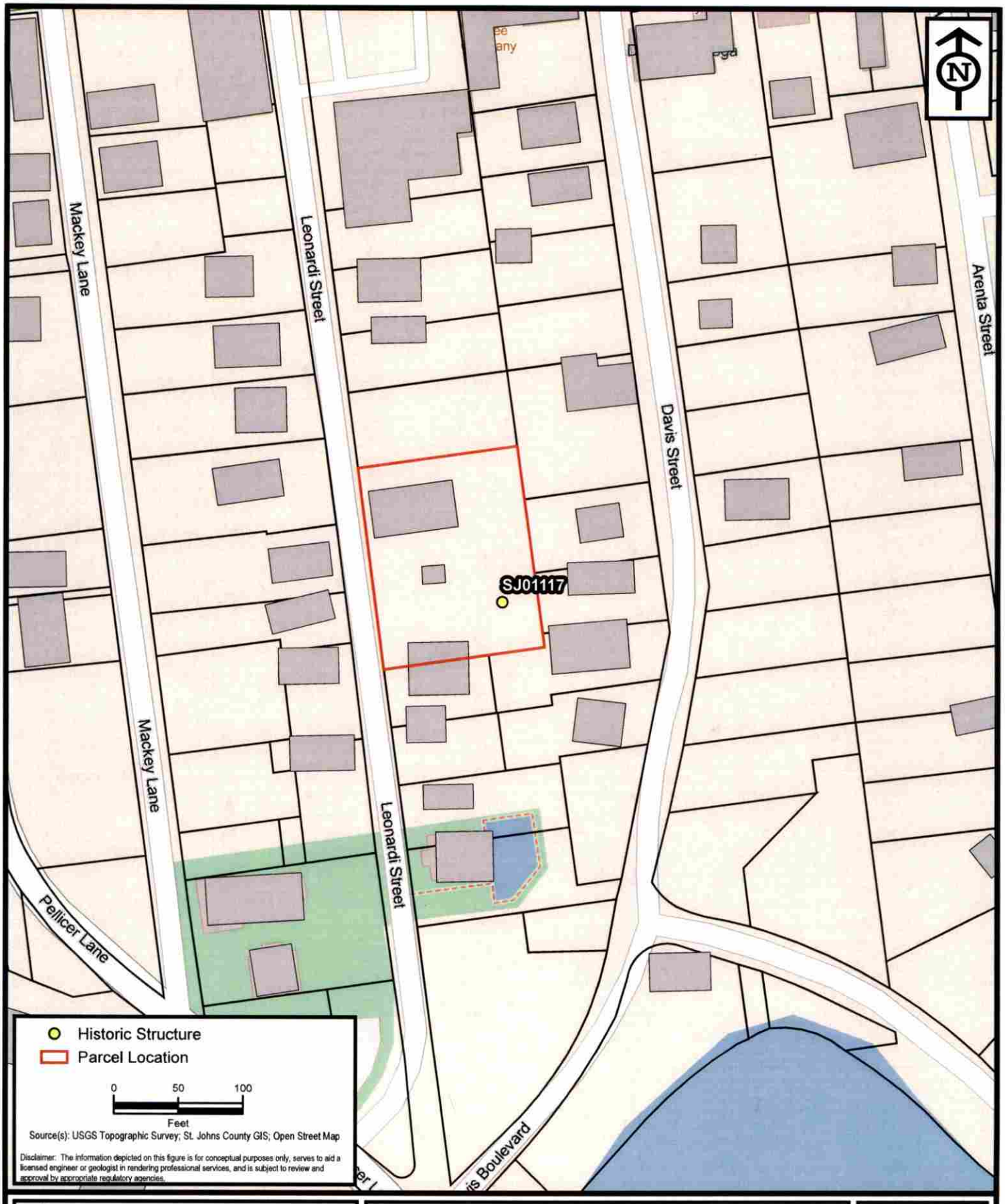
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7220 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
(address / phone / fax / e-mail)

Required Attachments

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



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

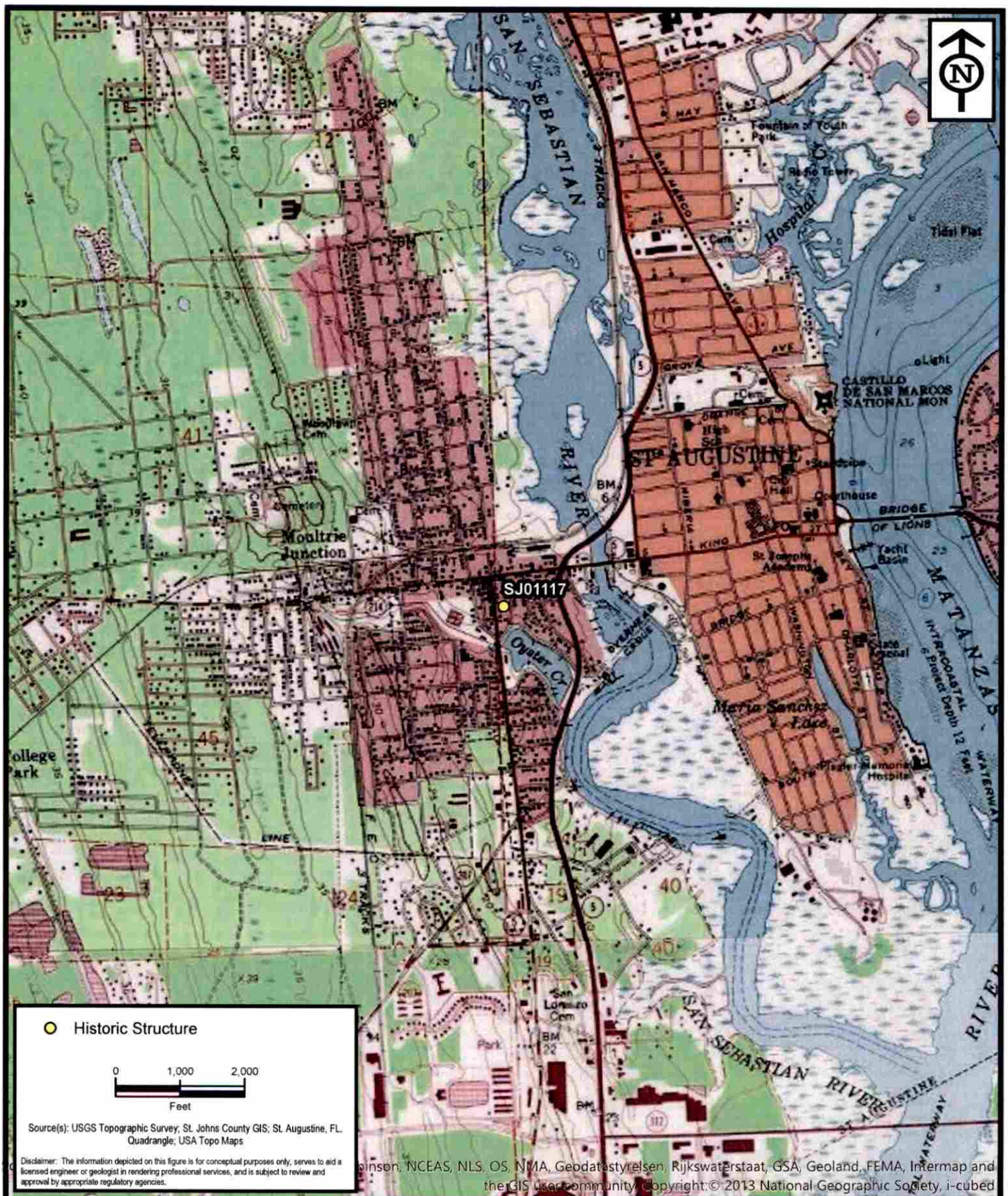
Parcel Location - SJ01117

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

Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 2/21/2020 1:40 PM



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PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ01117

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.	2

Path: N:\Projects\2019\HK197193\Working Files\Graphics\fig\West Augustine\West Augustine.aprx Date: 2/21/2020 1:40 PM

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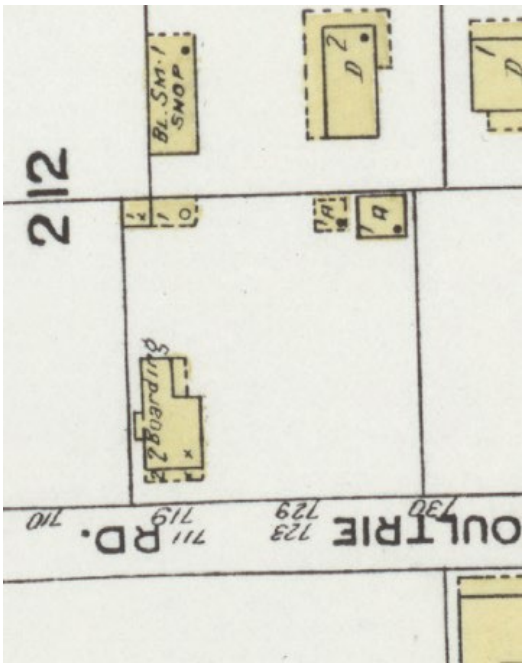
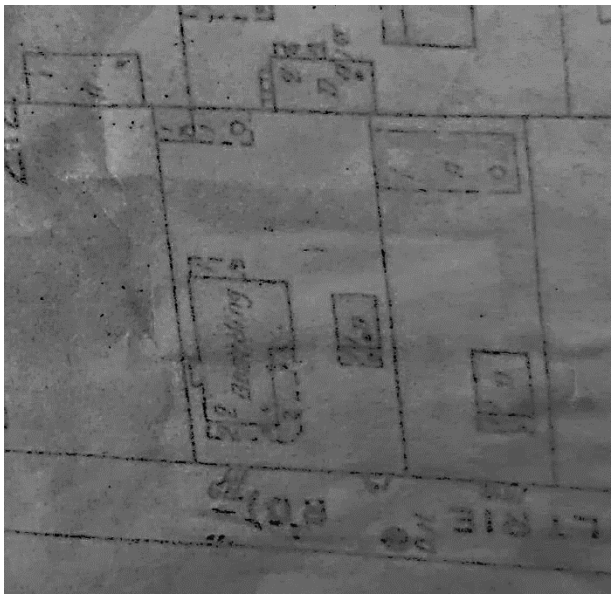
KODAK SAFETY FILM 5062
3A

SANBORN MAPS
19-1/2 S. Leonardi Street (a.k.a. 17 S. Leonardi Street)



1924



*1930

1930 updated to 1965

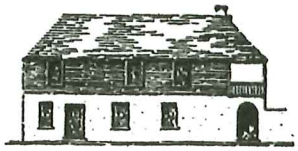
*Scan of back of page then darkened and mirrored.

19.5 Leonardi Street (c. 1924-1930)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1930	Karl Knudsen (wife: Viola)		Fisherman
1937	John Starr (wife: Mary)		Fisherman
1945	George P. Downey (wife: Mary V)		U.S. Navy
1951	Vacant		
1955	Vacant		
1960	Vacant		
1965	Vacant		
1970	Transients		
1975	Jay Hook, Jr. (wife: Pat)	New Resident	Warehouseman, St. Johns School Dept.
1979-80	Mark Doughty	New Resident	Employee, St. Augustine Travelers

\+ First entry found for this address (listed as 19 Leonardi)
(o) Owner

Updated Version



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. HP2023-0016

Receipt No. 2565990 Meeting Date March 16, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT BIG JOE REALTY / Michael Moruzzi
   Business (if applicable) _____
   Address 26 North SAINT AUGUSTINE BLVD
   City Saint Augustine State FL Zip 32086
   Daytime telephone 570-441-1879 E-mail address Mike@Moruzzi Realty.com
   ***Correspondence related to this application will be based on the above information
2. NAME OF PROPERTY OWNER BIG JOE REALTY LLC
   Business (if applicable) _____
   Address 26 North SAINT AUGUSTINE BLVD
   City Saint Augustine State FL Zip 32086
   Daytime telephone (required) 570-441-1879 E-mail address Mike@Moruzzi Realty.com
3. PROJECT STREET ADDRESS 19.5 South Leonard St.
4. LEGAL DESCRIPTION OF PROPERTY
   Lot 1 Block ____ Subdivision LEONA-JY Parcel Number 1201000000
   5 41.5 of Lot 5 All Lot 6-7
5. DATE OF CONSTRUCTION 1924 - 1930 Source: FMSF
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) Demolish House / Garage and outbuildings Already demolished
   - ☐ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   - ☒ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - ☐ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.
8. PROPOSED REPLACEMENT BUILDING/FEATURE:
   SINGLE FAMILY HOME -

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9. FOR PARTIAL DEMOLITION PROJECTS ONLY

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

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

B. Required submittals:

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

10. FOR FULL DEMOLITION PROJECTS ONLY - No precise plans other then single family Home or ~~Homes~~ (2)

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. 5,000 Remove
  - The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal. Current Value Lot Value
  - 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. I have Rehabed over 100 Homes This would not be Feasable
  - 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. None
  - 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. None
  - 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. NA
  - Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years. NA
  - The assessed value of the property according to the two (2) most recent assessments; Tax
  - The real estate taxes for the previous two (2) years. Tax Assessment 413,908 Includes 3 Indv. Lots And Bldgs This specific property Is not isolated
  - The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
  - Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

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11. FOR RELOCATION PROJECTS ONLY

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

B. Estimated costs:

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

C. Required submittals:

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

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

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

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

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

PRINT APPLICANT'S NAME Michael MoRucci DATE 2.10.23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME _____ DATE _____

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.

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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 Appeal of staff determination	$200.00 + ads
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: 19.5 S/Leonard, St

Applicant's Name: Michael Moruck Applicant's Signature: [signature]

Owner's Name: Michael Moruck Owner's Signature: [signature]

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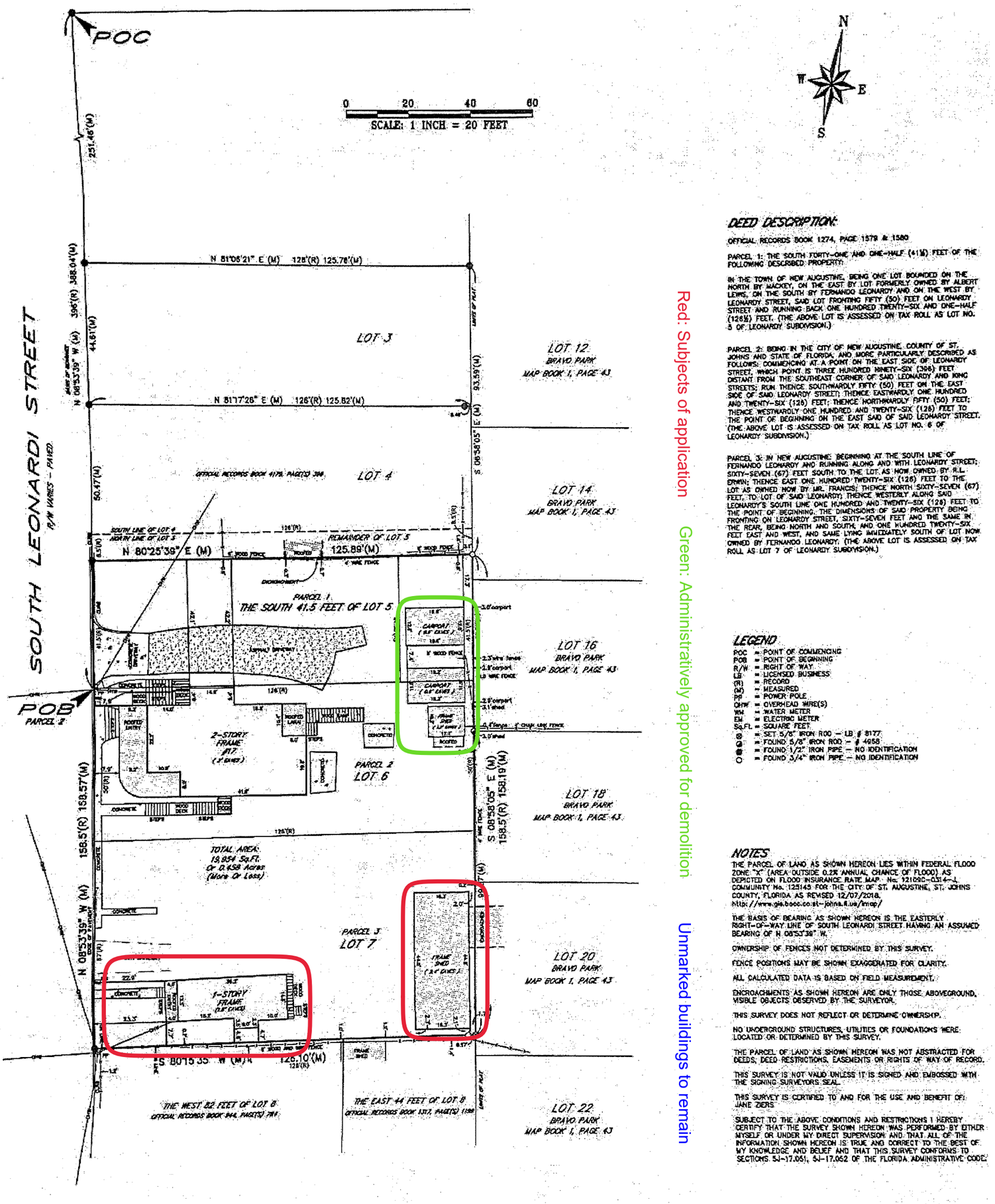
MAP OF SURVEY



Red: Subjects of application Green: Administratively approved for demolition Unmarked buildings to remain

DEED DESCRIPTION:

OFFICIAL RECORDS BOOK 1274, PAGE 1579 & 1580

PARCEL 1: THE SOUTH FORTY-ONE AND ONE-HALF (41½) FEET OF THE FOLLOWING DESCRIBED PROPERTY:

IN THE TOWN OF NEW AUGUSTINE, BEING ONE LOT BOUNDED ON THE NORTH BY MACKEY, ON THE EAST BY LOT FORMERLY OWNED BY ALBERT LEWIS, ON THE SOUTH BY FERNANDO LEONARDY AND ON THE WEST BY LEONARDY STREET, SAID LOT FRONTING FIFTY (50) FEET ON LEONARDY STREET AND RUNNING BACK ONE HUNDRED TWENTY-SIX AND ONE-HALF (126½) FEET. (THE ABOVE LOT IS ASSESSED ON TAX ROLL AS LOT NO. 5 OF LEONARDY SUBDIVISION.)

PARCEL 2: BEING IN THE CITY OF NEW AUGUSTINE, COUNTY OF ST. JOHNS AND STATE OF FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST SIDE OF LEONARDY STREET, WHICH POINT IS THREE HUNDRED NINETY-SIX (396) FEET DISTANT FROM THE SOUTHEAST CORNER OF SAID LEONARDY AND KING STREETS; RUN THENCE SOUTHWARDLY FIFTY (50) FEET ON THE EAST SIDE OF SAID LEONARDY STREET; THENCE EASTWARDLY ONE HUNDRED AND TWENTY-SIX (126) FEET; THENCE NORTHWARDLY FIFTY (50) FEET; THENCE WESTWARDLY ONE HUNDRED AND TWENTY-SIX (126) FEET TO THE POINT OF BEGINNING ON THE EAST SAID OF SAID LEONARDY STREET. (THE ABOVE LOT IS ASSESSED ON TAX ROLL AS LOT NO. 6 OF LEONARDY SUBDIVISION.)

PARCEL 3: IN NEW AUGUSTINE BEGINNING AT THE SOUTH LINE OF FERNANDO LEONARDY AND RUNNING ALONG AND WITH LEONARDY STREET; SIXTY-SEVEN (67) FEET SOUTH TO THE LOT AS NOW OWNED BY R.L. ERWIN; THENCE EAST ONE HUNDRED TWENTY-SIX (126) FEET TO THE LOT AS OWNED NOW BY MR. FRANCIS; THENCE NORTH SIXTY-SEVEN (67) FEET, TO LOT OF SAID LEONARDY; THENCE WESTERLY ALONG SAID LEONARDY'S SOUTH LINE ONE HUNDRED AND TWENTY-SIX (126) FEET TO THE POINT OF BEGINNING. THE DIMENSIONS OF SAID PROPERTY BEING FRONTING ON LEONARDY STREET, SIXTY-SEVEN FEET AND THE SAME IN THE REAR, BEING NORTH AND SOUTH, AND ONE HUNDRED TWENTY-SIX FEET EAST AND WEST, AND SAME LYING IMMEDIATELY SOUTH OF LOT NOW OWNED BY FERNANDO LEONARDY. (THE ABOVE LOT IS ASSESSED ON TAX ROLL AS LOT 7 OF LEONARDY SUBDIVISION.)

LEGEND

POC	= POINT OF COMMENCING
POB	= POINT OF BEGINNING
R/W	= RIGHT OF WAY
LB	= LICENSED BUSINESS
(R)	= RECORD
(M)	= MEASURED
PP	= POWER POLE
OHW	= OVERHEAD WIRE(S)
WM	= WATER METER
EM	= ELECTRIC METER
Sq.Ft.	= SQUARE FEET
⊗	= SET 5/8" IRON ROD — LB # 8177
●	= FOUND 5/8" IRON ROD — # 4958
◉	= FOUND 1/2" IRON PIPE — NO IDENTIFICATION
○	= FOUND 3/4" IRON PIPE — NO IDENTIFICATION

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0314-J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018.
https://www.gis.bocc.co.st-johns.fl.us/fmap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE EASTERLY RIGHT-OF-W-WAY LINE OF SOUTH LEONARDI STREET HAVING AN ASSUMED BEARING OF N 08°53'39" W.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: JANE ZIERS

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERMISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

SEAL
MICHAEL A. PISCO PLS
Professional Land Surveyor
DATE: 7/15/19

ANCIENT CITY SURVEYORS LLC # 8177
ACS
PROFESSIONAL LAND SURVEYORS
4435 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
PHONE: 904-797-6967 FAX: 904-797-8027

BOUNDARY SURVEY

#17 SOUTH LEONARDI STREET
ST. AUGUSTINE, FLORIDA, 32084

TYPE OF SURVEY:	BOUNDARY
DATE OF SURVEY:	07/04/2019
FIELD BOOK/PAGE(S):	A53/27-29
DRAWING SCALE:	1" = 20'
JOB NUMBER:	19-305

REVISIONS

Scanned with CamScanner

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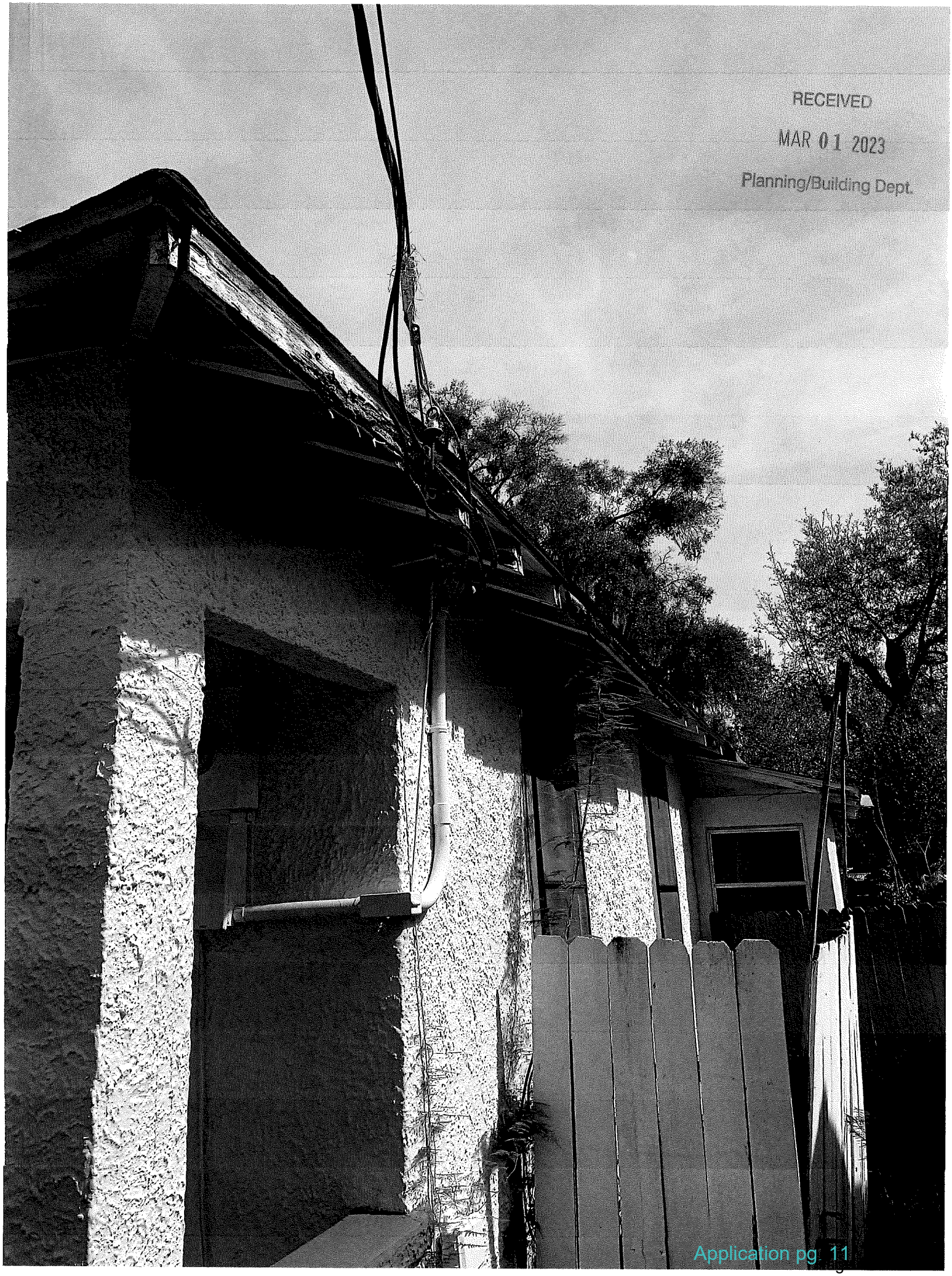

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DETERMINATION OF UNDUE ECONOMIC HARDSHIP WORKSHEET

SUBMITTED FOR CERTIFICATE OF DEMOLITON APPLICATION TO THE CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
PLANNING AND BUILDING DEPARTMENT

Property address:	Board meeting date:
19.5 Leonard, St.	

Undue economic hardship: 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.

The following items are included on the Certificate of Demolition as listed in our City Code Section 28-89(3)b. Note the burden of proof lies with the applicant to provide any or all of information listed below.

Check the following item(s) submitted to claim economic hardship:

- ☐ An estimate of the cost of the proposed construction, alteration, demolition, or removal. - 4,000 To Demolish.
- ☐ The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal. current 10,000 upon complete 325
- ☐ 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. NOT FEASIBLE
- ☐ 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. Not rentable or insurable
- ☐ 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. NONE
- ☐ 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. NONE
- ☐ Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years. NONE AVAILABLE
- ☐ The assessed value of the property according to the two (2) most recent assessments; Lot 5/Lot 6 / Lot 7 / - 413,708 Taxable V. This prop Included
- ☐ 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. LLC All 3 Lots Plus All 3 Lots
- ☐ 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, listed here: _____

APPLICANT/OWNER QUESTIONS *(please use separate sheet if needed)*

1A. What was the owner's intended use of the property at the time of purchase?

The original use was 2 small single family homes + rear shed/storage The one small home was removed prior to my purchase w/ removal shed our proposed use is to remove the remaining single offset to far side

2A. What steps did the owner take in determining that the property in its existing condition was suitable for their intended use?

or lot and built a new cottage style house. My over 40 years in rehabing older homes and renting and selling 100's of my own prop

3A. Did the owner research applicable City regulations prior to purchase of the property? If so, please cite to which sections of the Comprehensive Plan or Municipal Code support the application.

My research included discussions with the zoning/code enforcement office relative to the number of allowable units

4A. If the demolition is approved, what is the owner's intended use of the property? Does this future intended use require other City approvals? If so, please list.

Replace with single family one story home within appropriate setbacks - and positioned on the lot in a much more appealing manner

5A. Describe the economic considerations (e.g., cost for rehabilitation, cost for demolition, cost for new construction)

The cost of rehabilitation would be in excess per square foot than building new. The structure has multiple issues where virtually everything needs to be replaced. The mirror image of the house — see attached make the overall look more symmetrical, but was demolished several years ago. Now the house that remains makes the overall Lot Awkward and would require a complete reconstruction or [illegible] Floor subfloor - walls - Pre-Fab

Application pg. 12

City St St Aug
Permits - Forms
Trees Bldg

Google Maps 22 S Leonardi St

Image capture: Dec 2016 © 2023 Google

← 17 S Leonardi St

All Street View & 360°

This is the Property Prior to the one House / small one on left was razed This photo was take @ the end of 2016

RECEIVED
MAR 06 2023
Planning/Building Dept.

House
Creek
S Whitney St
7 S Le
ugust
St.

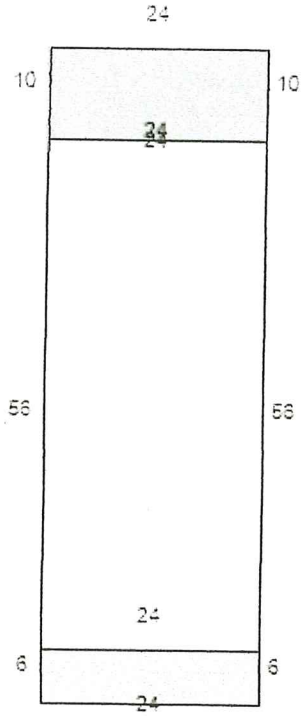
This is a Home I previously owned and Finished Construction - I would propose a Ranch Style Home on Lot 7 once the Remaining House is Removed.

RECEIVED
MAR 0 6 2023
Planning/Building Dept.

Sketch Information

Sketch of proposed building replacement

	Room Type
	FINISHED OPEN PORCH
	Base
	PATIO



RECEIVED
MAR 06 2023
Planning/Building Dept.

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	157	50	EF	$144,155

Instr #2023008691 BK: 5704 PG: 146, Filed & Recorded: 2/3/2023 8:26 AM #Pgs:4
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $35.50 Doc. D $2,730.00

Prepared by:
Wayde Carter Jr.
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 22-2012-WC
Parcel ID: 120100-0000

Warranty Deed

This Indenture made this **30th day of January, 2023** BETWEEN **George A. Jolley, Robert L. Jolley, Susan J. Cousins, and Michael G. Jolley**, GRANTOR*, whose post office address is 1620 NE Jolley Loop, Lake City, FL 32055 and **Big Joe Realty, LLC, a Florida Limited Liability Company**, GRANTEE*, whose post office address is 26 North Saint Augustine Boulevard, St. Augustine, FL 32080.

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

PARCEL 1: The South 41 1/2 feet of the following described property: In the Town of New Augustine, being One Lot bounded on the North by Mackey, on the East by lot formerly owned by Albert Lewis, on the South by Fernando Leonardy and on the West by Leonardy Street, said lot fronting 50 feet on Leonardy Street and running back 126 1/2 feet. (The above lot is assessed on Tax Roll as Lot No. 5 of Leonardy Subdivision.)

PARCEL 2: Being in the City of New Augustine, County of Saint Johns and State of Florida, and more particularly described as follows: Commencing at a point on the East side of Leonardy Street, which point is 396 feet distant from the Southeast corner of said Leonardy and King Streets; run thence Southwardly 50 feet on the East side of said Leonardy Street; thence Eastwardly 126 feet; thence Northwardly 50 feet; thence Westwardly 126 feet to the Point of Beginning on the East said of said Leonardy Street. (The above lot is assessed on Tax Roll as Lot No. 6 of Leonardy Subdivision.)

PARCEL 3: In New Augustine: Beginning at the South line of Fernando Leonardy and running along and with Leonardy Street; 67 feet South to the lot as now owned by R.L. Erwin; thence East 126 feet to the lot as owned now by Mr. Francis; thence North 67 feet, to lot of said Leonardy; thence Westerly along said Leonardy's South line 126 feet to the Point of Beginning. The dimensions of said property being fronting on Leonardy Street, Sixty Seven feet and the same in the rear, being North and South; and One Hundred Twenty Six feet East and West, and same lying immediately South of lot now owned by Fernando Leonardy. (The above lot is assessed on Tax Roll as Lot 7 of Leonardy Subdivision)

All lying and being in Saint Johns County, Florida.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2023 and Subsequent Years.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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

*Singular and plural are interchangeable, as context requires.

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

Robert L. Jolley

WITNESSES

Witness: Shannon M. Gray

Witness: Wayde O. Carter Jr.

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ] physical presence or [ ] online notarization on ~~**January 30, 2023**~~ by **Robert L. Jolley** who is or are personally known to me or has or have produced Driver's License(s) as identification.

COPY

[Seal]

SHANNON GRAY
MY COMMISSION # HH 128032
EXPIRES: May 10, 2025
Bonded Thru Notary Public Underwriters

Notary Public: Shannon M. Gray
My commission expires: ~~May 10, 2023~~

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

Michael G. Jolley

George A. Jolley

WITNESSES

Witness: Shannon M. Gray

Witness: Wayde O. Carter Jr

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [ ] online notarization on **January 30, 2023** by ~~**George A. Jolley and Michael G. Jolley**~~ who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Notary Public: Wayde O. Carter Jr.
My commission expires:

Notary Public State of Florida
Wayde O. Carter Jr.
My Commission HH 021813
Expires 07/21/2024

COPY

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

Susan J. Cousins

WITNESSES

Witness: Shannon M. Gray

Witness: Wayde O. Carter Jr

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [ ] online notarization on **January 30, 2023** by **Susan J. Cousins** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Notary Public: Shannon M. Gray
My commission expires: _____

SHANNON GRAY
MY COMMISSION # HH 128032
EXPIRES: May 10, 2025
Bonded Thru Notary Public Underwriters

COPY

PERSONAL REPRESENTATIVES' DEED

77 2726

THIS INDENTURE, Made this 20th day of December, 1976, between BETTY JO FREEMAN and KENNETH AMOS, as personal representatives of the Estate of John M. Amos, deceased, parties of the first part, and CHARLES F. ZIERS, whose mailing address is:

3325 S. W. 124th Court, Miami, Florida

party of the second part,

WITNESSETH, that the said parties of the first part, by virtue of the power and authority to them given in and by the Last Will and Testament of John M. Amos, deceased, and in consideration of the sum of SEVENTEEN THOUSAND, FIVE HUNDRED DOLLARS ($17,500.00) to them paid by the party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns forever, the following described real property, situate, lying and being in St. Johns County, Florida, to-wit:

COPY

PARCEL 1: The South Forty-one and one-half (41½) feet of the following described property:
In the Town of New Augustine, being one lot bounded on the north by Mackey, on the east by lot formerly owned by Albert Lewis, on the South by Fernando Leonardy and on the West by Leonardy Street, said lot fronting fifty (50) feet on Leonardy Street and running back one hundred twenty-six and one half (126½) feet. (The above lot is assessed on Tax Roll as Lot No. 5 of Leonardy Subdivision.)

STATE OF FLORIDA DOCUMENTARY STAMP TAX 52.50 DEPT. OF REVENUE MAR 17 '77 P.B. 11024 0 1 2 8 9 6 ST. JOHNS COUNTY

PARCEL 2: Being in the City of New Augustine, County of St. Johns and State of Florida, and more particularly described as follows: Commencing at a point on the East side of Leonardy Street, which point is Three hundred and ninety-six (396) feet distant from the Southeast corner of said Leonardy and King Streets; run thence Southwardly fifty (50) feet on the East side of said Leonardy Street; thence Eastwardly one hundred and twenty-six (126) feet; thence Northwardly fifty (50) feet; thence Westwardly one hundred and twenty-six (126) feet to the point of beginning on the East side of said Leonardy Street. (The above lot is assessed on Tax Roll as Lot No. 6 of Leonardy Subdivision.)

SAINT JOHNS COUNTY 0 2 3 9 0 7 FLORIDA DOCUMENTARY SUR TAX 19.25 DEPT. OF REVENUE MAR 17 '77 P.B. 11012

THIS INSTRUMENT WAS PREPARED BY:
CHARLES R. BENNETT
HOWATT AND BENNETT
115 Cordova Street
St. Augustine, Florida

PARCEL 3: In New Augustine: Beginning at the south line of Fernando Leonardy and running along and with Leonardy Street; sixty-seven (67) feet South to the lot as now owned by R. L. Erwin; thence East one hundred twenty-six (126) feet to lot as owned now by Mr. Francis; thence North sixty-seven (67) feet, to lot of said Leonardy; thence Westerly along said Leonardy's south line one hundred and twenty-six (126) feet to the point of beginning. The dimensions of said property being fronting on Leonardy Street, sixty seven feet and the same in the rear, being north and south; and one hundred twenty six feet east and west, and same lying immediately south of lot now owned by Fernando Leonardy. (The above lot is assessed on Tax Roll as Lot 7 of Leonardy Subdivision.)

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, charges and profits thereof; and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, which the said testator had in his lifetime, and at the time of his death, and which the said parties of the first part have by virtue of the said Last Will and Testament or otherwise, in and to the above described real property and every part thereof.

TO HAVE AND TO HOLD all and singular the above granted real property, together with the appurtenances and every part thereof, unto the said party of the second part, his heirs and assigns forever.

COPY

And the said parties of the first part, for themselves and their successors and assigns, do covenant, promise and agree to and with the party of the second part that they are lawfully the personal representatives of the Last Will and Testament of John M. Amos, deceased, and have power to convey as aforesaid, and have in all respects acted in making this conveyance in pursuance of the authority granted in and by the Last Will and Testament of said deceased, and that they have not made, done or suffered any act, matter or thing whatsoever, since they were personal representatives as aforesaid whereby the above granted real property, or any part thereof, now are or at any time hereafter shall or may be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Charlotte B. Cook

John E. Snyder, Jr.

Betty Jo Freeman (SEAL)
Betty Jo Freeman

Kenneth Amos (SEAL)
Kenneth Amos
As Personal Representatives of
the Estate of John M. Amos, Deceased

STATE OF NORTH CAROLINA

COUNTY OF DAVIDSON:

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared BETTY JO FREEMAN and KENNETH AMOS, to me well known and known to me to be the personal representatives of the Estate of John M. Amos, deceased, and they severally acknowledged to and before me that they executed the foregoing conveyance as such personal representatives for the uses and purposes therein expressed, being thereunto duly authorized.

COPY

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 20th day of December, A. D. 1976.

Charlotte B. Cook
Notary Public, Davidson County, North Carolina. My commission expires October 25, 1979

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA
MAR 17 2 41 PM '77
CLERK CIRCUIT COURT

St. Johns County, FL

Apply for Exemptions

Sales Questionnaire Form

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

2022 TRIM Notice

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1201000000
Location Address	17 S LEONARDI ST SAINT AUGUSTINE 32084-0000
Neighborhood	Bravo Park (684)
Tax Description*	LEONARDY SUB S41 1/2FT OF 5 & ALL LOTS 6 & 7 OR329/719 OR5704/146 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Leonardy Subdivision
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.460
Homestead	N

Owner Information

Owner Name	Big Joe Realty LLC 100%
Mailing Address	26 NORTH ST AUGUTINE BLVD SAINT AUGUSTINE, FL 32080-0000

Map

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	$340,527	$3,383	$275,717	$0	$0	$619,627	$168,507	$611,096	$8,531
2021	$232,379	$3,383	$223,097	$0	$0	$458,859	$163,599	$450,737	$8,122
2020	$227,490	$3,383	$169,246	$0	$0	$400,119	$161,340	$392,185	$7,934
2019	$181,613	$1,876	$96,162	$0	$0	$279,651	$157,713	$272,019	$7,632
2018	$185,178	$1,927	$96,162	$0	$0	$283,267	$154,772	$275,880	$7,387
2017	$144,897	$2,589	$73,853	$0	$0	$221,339	$151,589	$214,217	$7,122
2016	$130,409	$2,808	$49,235	$0	$0	$182,452	$148,471	$175,590	$6,862
2015	$106,698	$3,176	$40,773	$0	$0	$150,647	$147,439	$143,871	$6,776
2014	$102,102	$3,394	$40,773	$0	$0	$146,269	$146,269	$139,590	$6,679
2013	$105,465	$3,612	$40,504	$0	$0	$149,581	$149,581	$136,545	$13,036
2012	$107,420	$3,831	$40,504	$0	$0	$151,755	$151,755	$131,585	$20,170
2011	$110,782	$4,050	$45,004	$0	$0	$159,836	$159,836	$138,432	$21,404
2010	$113,792	$3,789	$50,004	$0	$0	$167,585	$167,585	$167,585	$0

Building Information

Building	1
Year Built	1910
Actual Area	4060
Conditioned Area	3130
Use	Duplex
Style	01
Class	N
Exterior Wall	Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	6
Baths	3.5

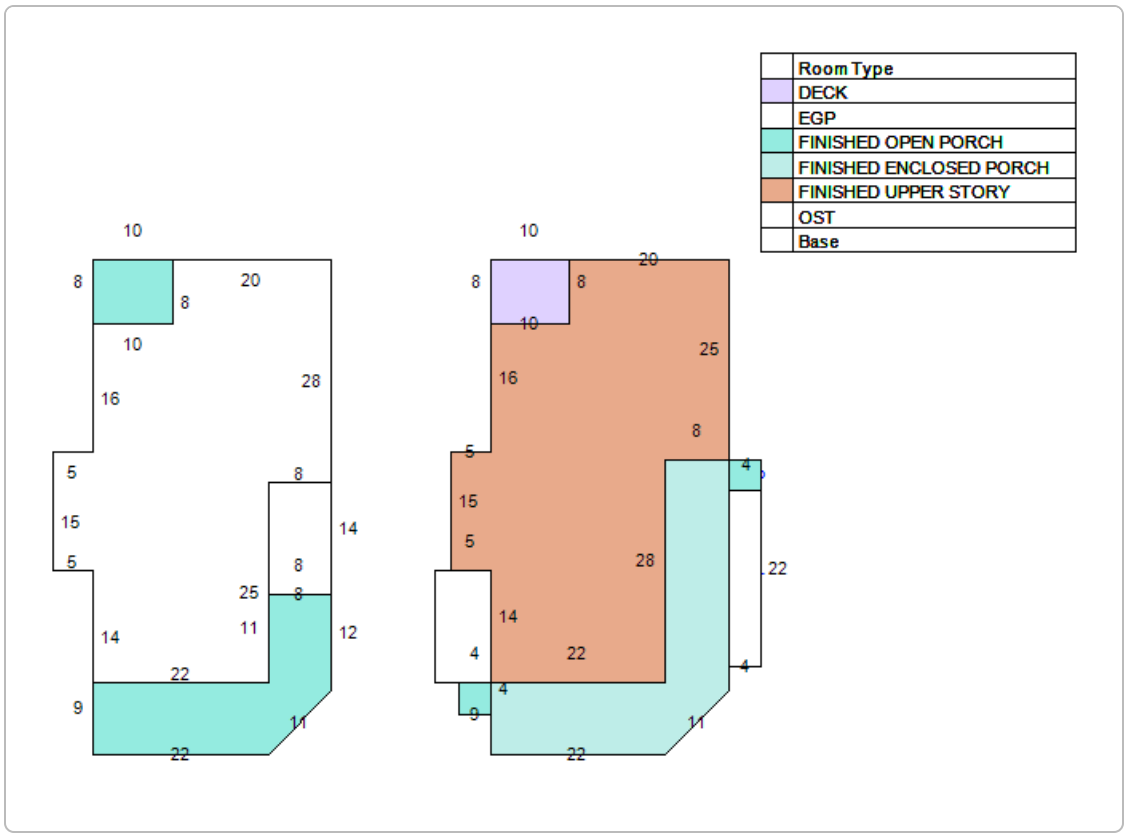
Description	Square Footage
BASE AREA	1385
OUTSIDE STAIRS	98
FINISHED UPPER STORY	1361
FINISHED ENCLOSED PORCH	480
OUTSIDE STAIRS	88
FINISHED OPEN PORCH	344
UNFINISHED ENCLOSED PORCH	112
FINISHED OPEN PORCH	80
FINISHED OPEN PORCH	16
FINISHED DECK	80
FINISHED OPEN PORCH	16
Total SqFt	4060

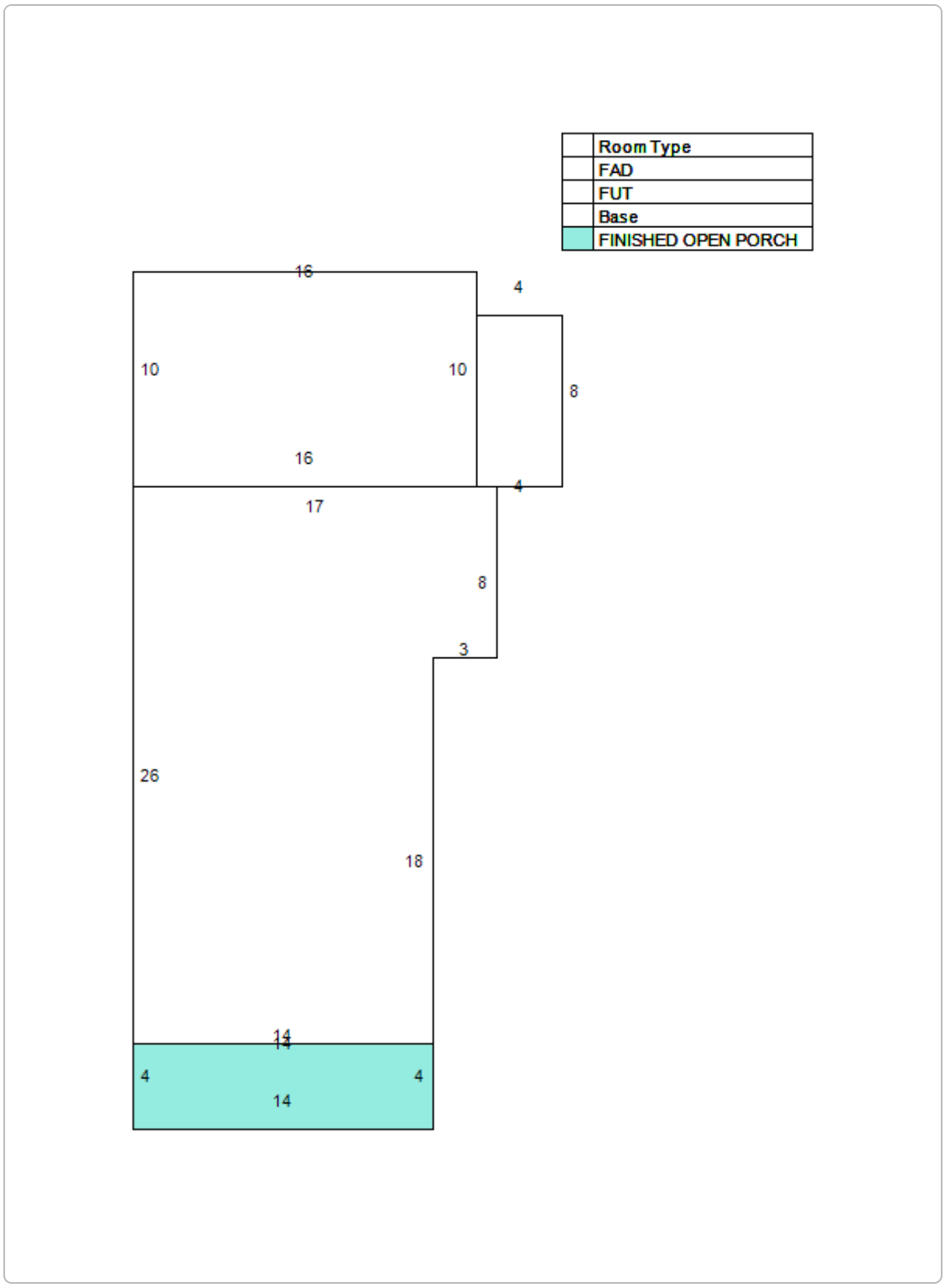
Building	3
Year Built	1928
Actual Area	636
Conditioned Area	548
Use	Single Family Residence
Style	01
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window

Class	N	**Bedrooms**	1
Exterior Wall	Stucco, Wood	**Baths**	1

Description	Square Footage
FINISHED OPEN PORCH	56
BASE AREA	388
POINTER	0
FRAME ADDITION	160
FRAME UTILITY	32
Total SqFt	636

Sketch Information





Extra Feature Information

Code Description	Status	Value
Storage Building (Mix)		2565
Storage Building (Mix)		720
OLD - Lean-To Shelter		139
OLD - Lean-To Shelter		132

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	133	120	133	EF	$233,569
Multi-Family (Less than 10 Units)	24	120	24	EF	$42,148

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/3/2023	1/30/2023	$390,000.00	WARRANTY DEED	5704	146	Q	I	JOLLY GEORGE A ETAL	BIG JOE REALTY LLC
12/20/2022	12/20/2022	$0.00	ORDER DET HX REAL P	5682	1092	U	I	ZIERS JANE S ESTATE	JOLLY GEORGE A ETAL
12/20/2022	12/20/2022	$0.00	SUMMARY ORDER ADMIN	5682	1089	U	I	ZIERS JANE S ESTATE	JOLLY GEORGE A ETAL
2/3/2023	9/28/2022	$0.00	DEATH CERTIFICATE	5704	145	U	I	ZIERS JANE S (DEC'D)	ZIERS JANE S (DEC'D)
2/3/2023	10/1/2010	$0.00	AFFIDAVIT	5704	144	U	I	ZIERS CHARLES F (DEC'D)	ZIERS JANE S
	11/3/1997	$0.00	WARRANTY DEED	1274	1579	U	I	ZIERS CHARLES F JOINED BY JANE S	ZIERS CHARLES F & JANE S (T/E)

No data available for the following modules: Exemption Information.

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 2/23/2023, 1:50:31 AM

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
BIG JOE REALTY, LLC

Filing Information

Document Number	M13000005814
FEI/EIN Number	27-0530217
Date Filed	09/16/2013
State	PA
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/07/2018

Principal Address

26 NORTH SAINT AUGUSTINE BLVD
SAINT AUGUSTINE, FL 32080

Mailing Address

26 NORTH SAINT AUGUSTINE BLVD
SAINT AUGUSTINE, FL 32080

Registered Agent Name & Address

morucci, michael
164 Pinehurst Pointe Drive
St. Augustine, FL 32092

Name Changed: 02/16/2022

Address Changed: 01/22/2020

Authorized Person(s) Detail

Name & Address

Title MGR

MORUCCI, MICHAEL
15 FOREST ROAD
BLOOMSBERG, PA 17815

Annual Reports

Report Year	Filed Date
2021	03/17/2021

2022	02/16/2022
2023	02/01/2023

Document Images

02/01/2023 -- ANNUAL REPORT	View image in PDF format
02/16/2022 -- ANNUAL REPORT	View image in PDF format
03/17/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
02/07/2018 -- REINSTATEMENT	View image in PDF format
08/22/2016 -- REINSTATEMENT	View image in PDF format
09/16/2013 -- Foreign Limited	View image in PDF format

Received 03/01/2023
Planning and Building Department

26 Toques Place
Toques Land Trust

March 1, 2022

To the members of the HARB:

1.) Please withdraw the current application by Duval Construction and Hunter Hayden for a Certificate of Appropriateness. As new owners as of February 6, 2023, we have submitted new documents: a Certificate of Demolition, a Certification of Relocation and a Certificate of Appropriateness.

2.) Please add the east side outbuilding "shed" to the Certificate of Demolition (HP2023-0014) submitted on our behalf by John Valdez. After consultation with Julie Courtney, it seems wise to have permission to demo in case it interferes in any way with the proposed lift.

Thank You,

Rick Amos, Trustee
Toques Land Trust

1903 A1A Beach Blvd PMB 455
St Augustine FL 32080

Candice Seymour

From: smenor ronincontractors.net <smenor@ronincontractors.net>
Sent: Monday, March 6, 2023 11:26 AM
To: Candice Seymour
Subject: Re: 224 & 226 Riberia Street - Certificate of Demolition Application for February 16, 2023 Historic Architectural Review Board Meeting

Hi Candice -
I still don't have everything I need to present this month. Can we get another continuance?

Thank you,

Severina Menor
Ronin Contractors

"The difference between successful people and really successful people is that really successful people say no to almost everything."
- Warren Buffet

On Mar 1, 2023, at 1:20 PM, Candice Seymour <cseymour@citystaug.com> wrote:

Good afternoon!

I called and left you a voicemail as well, but I wanted to touch base with you regarding your two HARB Certificate of Demolition applications.

We still need the items previously discussed (and found listed below) for a complete submittal. The additional submittal deadline is March 6, 2023.

I also need to set up a time to get access to the sites for interior and exterior photographs. If there is a time in the next couple of days that this can happen, please let me know.

Looking forward to hearing from you!

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

<image001.jpg>
<image002.png> <image003.png> <image004.png> Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: smenor
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fronincontractors.net&c=E,1,XddQXc5aa5PRi5XvEndlGMELBuXiKeWWtIvhXcWbEFj0PmdwOCAceK-

fQmu7CnCrZfAKYD2On_RWQWxs4WH7VImz78Fekse8IyPyvL5LU_zjqBUdfCnF5ZI,&typo=1
<smenor@ronincontractors.net>
Sent: Wednesday, February 1, 2023 3:16 PM
To: Candice Seymour <cseymour@citystaug.com>
Cc: Julie Courtney <jcourtney@citystaug.com>; Meredith H. Randolph <mrandolph@citystaug.com>
Subject: RE: 226 Riberia Street - Certificate of Demolition Application for February 16, 2023 Historic Architectural Review Board Meeting

That works. Thanks for your help.

Thanks,

Severina Menor
Ronin Contractors

From: Candice Seymour
Sent: Wednesday, February 1, 2023 1:23 PM
To: smenor
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fronincontractors.net&c=E,1,gAREBUmnSu1GeXqxik4PEnixNZnza8iJO7g0O4UKZPR3wplqXoYHpYwiFqNwsqKY2_GB2u9I7qS6jUztAhTvQ3fJT9ARCyeXH8wcXzOqmMxPWtoOEiA,&typo=1
Cc: Julie Courtney; Meredith H. Randolph
Subject: RE: 226 Riberia Street - Certificate of Demolition Application for February 16, 2023 Historic Architectural Review Board Meeting

Hi Ms. Menor,

I received your e-mails for both this and 224 Riberia Street. Because the agenda had already been published and the legal advertisements sent for these applications, your items will remain on the agenda, but will be continued to the March meeting with your request below provided to the Board.

Meredith will be in touch with you regarding the fee for the legal advertisements once the Record sends the amount to us. It will not need to be readvertised for the March meeting so unless additional hearings are required, this should be the only time you'll need to pay for those.

If you have any question, please don't hesitate to reach out to us at harb@citystaug.com.

Have a great day!

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

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-----Original Message-----

From: smenor https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fronincontractors.net&c=E,1,VF6QnrZ4-NvzBQPyTSWENMFsUVw4qpVo5QVPgegC03u8KNUoSPk_IgVPK5HkvVbqSHMAUZhsHq1Ckkfc5FtGsLhyRGUtzND7M17ctJlyDaXH-Uc-_XtsT75f&typo=1 <smenor@ronincontractors.net>
Sent: Wednesday, February 1, 2023 4:07 AM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Re: 226 Riberia Street - Certificate of Demolition Application for February 16, 2023 Historic Architectural Review Board Meeting

Hi Candice -
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Please let me know if you need anything else from me or if there are any additional fees that need to be paid.

Thank you,

Severina Menor
Ronin Contractors

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Thank you!

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904-209-4326

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From: Candice Seymour
Sent: Wednesday, January 25, 2023 2:06 PM
To: smenor@ronincontractors.net

Subject: 226 Riberia Street - Certificate of Demolition Application for February 16, 2023 Historic Architectural Review Board Meeting

RE: 226 Riberia Street

Greetings!

This email formally acknowledges receipt of your Certificate of Demolition (COD) application to appear before the Historic Architectural Review Board (HARB). The meeting is currently scheduled on February 16, 2023, as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street). Please read this e-mail thoroughly. Below are the next steps for your application:

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Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. Any updates, or additional and supporting materials for this Certificate of Appropriateness application must be emailed to harb@citystaug.com. Additional materials will be accepted in the Planning and Building Department up to 10 days before the meeting and must be received by February 6, 2023, per Ordinance 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete. The HARB may also request additional information during the public hearing.

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<Owner auth 2019.pdf><Condition Assessment Report.pdf><Hardship Claim Worksheet.pdf>

Candice Seymour

From: smenor ronincontractors.net <smenor@ronincontractors.net>
Sent: Monday, March 6, 2023 11:26 AM
To: Candice Seymour
Subject: Re: 224 & 226 Riberia Street - Certificate of Demolition Application for February 16, 2023 Historic Architectural Review Board Meeting

Hi Candice -
I still don't have everything I need to present this month. Can we get another continuance?

Thank you,

Severina Menor
Ronin Contractors

"The difference between successful people and really successful people is that really successful people say no to almost everything."
- Warren Buffet

On Mar 1, 2023, at 1:20 PM, Candice Seymour <cseymour@citystaug.com> wrote:

Good afternoon!

I called and left you a voicemail as well, but I wanted to touch base with you regarding your two HARB Certificate of Demolition applications.

We still need the items previously discussed (and found listed below) for a complete submittal. The additional submittal deadline is March 6, 2023.

I also need to set up a time to get access to the sites for interior and exterior photographs. If there is a time in the next couple of days that this can happen, please let me know.

Looking forward to hearing from you!

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

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https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fronincontractors.net&c=E,1,XddQXc5aa5PRi5XvEndlGMELBuXiKeWWtIvhXcWbEFj0PmdwOCAceK-

fQmu7CnCrZfAKYD2On_RWQWxs4WH7VImz78Fekse8IyPyvL5LU_zjqBUdfCnF5ZI,&typo=1
<smenor@ronincontractors.net>
Sent: Wednesday, February 1, 2023 3:16 PM
To: Candice Seymour <cseymour@citystaug.com>
Cc: Julie Courtney <jcourtney@citystaug.com>; Meredith H. Randolph <mrandolph@citystaug.com>
Subject: RE: 226 Riberia Street - Certificate of Demolition Application for February 16, 2023 Historic Architectural Review Board Meeting

That works. Thanks for your help.

Thanks,

Severina Menor
Ronin Contractors

From: Candice Seymour
Sent: Wednesday, February 1, 2023 1:23 PM
To: smenor
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fronincontractors.net&c=E,1,gAREBUmnSu1GeXqxik4PEnixNZnza8iJO7g0O4UKZPR3wplqXoYHpYwiFqNwsqKY2_GB2u9I7qS6jUztAhTvQ3fJT9ARCyeXH8wcXzOqmMxPWtoOEiA,&typo=1
Cc: Julie Courtney; Meredith H. Randolph
Subject: RE: 226 Riberia Street - Certificate of Demolition Application for February 16, 2023 Historic Architectural Review Board Meeting

Hi Ms. Menor,

I received your e-mails for both this and 224 Riberia Street. Because the agenda had already been published and the legal advertisements sent for these applications, your items will remain on the agenda, but will be continued to the March meeting with your request below provided to the Board.

Meredith will be in touch with you regarding the fee for the legal advertisements once the Record sends the amount to us. It will not need to be readvertised for the March meeting so unless additional hearings are required, this should be the only time you'll need to pay for those.

If you have any question, please don't hesitate to reach out to us at harb@citystaug.com.

Have a great day!

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

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Candice Seymour

From: allen register <allen.gracecontractingllc@gmail.com>
Sent: Tuesday, March 7, 2023 9:40 AM
To: Candice Seymour
Cc: Josiah Duff; John Allmand
Subject: Re: 26 West Castillo

Sorry, I was out of pocket when this came through, can we please extend our application to the next date open on your calendar for April? We are still awaiting the topo survey to give us proper elevations to work with to conform with what we need to be able to present to the board. They have it in their drafting department now, and are also going to include the tree size/location as well on this same survey, which will allow us to properly show drainage, elevations, correct step heights, and if we would need any retaining walls, etc. that can also be in our plans.

Hope all is well, and we will pay the advertising costs as soon as we receive the email from your team.

Please let us know if you have any questions, or concerns, and my apologies for the delay in responding to your email.

Have a great week!

Allen

On Mon, Mar 6, 2023 at 3:38 PM Candice Seymour <cseymour@citystaug.com> wrote:

> Hi Josiah,
>
> Since Allen is the formal applicant, can he please send an e-mail requesting the continuance to April?
>
> Thank you!
>
> **Candice Seymour**
>
> Historic Preservation Planner
>
> City of St. Augustine
>
> cseymour@citystaug.com
>
> 904-209-4326

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From: Josiah Duff <Josiah@jaaarchitecture.com>
Sent: Monday, March 6, 2023 3:30 PM
To: Candice Seymour <cseymour@citystaug.com>; allen register <allen.gracecontractingllc@gmail.com>; John Allmand <john@jaaarchitecture.com>
Subject: Re: 26 West Castillo

Candice,

We're going to need to defer till next month. We want to be extra prepared!

Josiah

Get Outlook for Android

From: Candice Seymour <cseymour@citystaug.com>
Sent: Monday, March 6, 2023 9:02:30 AM
To: Josiah Duff <Josiah@jaaarchitecture.com>; allen register <allen.gracecontractingllc@gmail.com>; John Allmand <john@jaaarchitecture.com>
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If the intent is to continue since the additional information requested is not yet obtained, then ideally we would need to know this by end of day today as well.

Let me know what you intend to do!

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Historic Preservation Planner

City of St. Augustine

cseymour@citystaug.com

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From: Josiah Duff <Josiah@jaaarchitecture.com>
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To: Candice Seymour <cseymour@citystaug.com>; allen register <allen.gracecontractingllc@gmail.com>; John Allmand <john@jaaarchitecture.com>
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Candice,

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--
Allen Register
Grace Contracting, LLC
Sales Consultant
(904) 814-9606

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City of St. Augustine

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Allen Register
Grace Contracting, LLC
Sales Consultant
(904) 814-9606

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: March 16, 2023

Re: Planning and Building Permits – Historic Preservation Districts

During the month of February 2023, 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

174 Avenida Menendez (FL # 11560.4 Reroof color is Silver Galvalume)

10 Aviles Street (Replace Storefront Glass (FL12926))

11 Cadiz Street (206763-R7 roof repair)

32 Charlotte Street (FL17322, FL 16305-R9 Re-roof shingle to shingle, Color - Pewter (Darker Gray) as per HARB order)

50 Charlotte Street (Replace two Load Centers with one. A main will be in new one)

226 Charlotte Street (New Fire Sprinkler System)

3 Cordova Street (Change of Occupancy)

26 Cordova Street (Install grease trap)

70 Cuna Street (Install grease trap)

74 King Street (Full Renovation of East Wing)

75 King Street (Repair/Upgrade Buildings Main Fire Alarm Panel)

46 St Francis Street (37' of 4' tall wood picket fence with scallop top and 17' wide roll gate and hardware to be painted black)

4 St George Street (Installing grease trap to triple compartment sink in kitchen for bed and breakfast)

98 St George Street (Change out HVAC - Replace HVAC system)

35 Treasury Street (20663-R7 tile roof repair)

DEMOLITION

44 Avenida Menendez (Demo Existing Bank Drive Thru)

37 Florida Avenue (Demolition of Single-Family Residence)

29 Masters Drive (Demolition as per HARB)

SIGNS

86 Charlotte Street (Sprout Kitchen: 1 new replacement hanging sign 36"x24" 6sf, using pre-approved fonts and colors and a wood material. Must have 8 foot clearance below sign)

62 Cuna Street (Yoga Bohemia: 1 new wall sign 2' x 3' - 6sf, using preapproved fonts and colors, wood material sign with lettering laser cut out of metal)

14 St Francis Street (Replacement of existing damaged bracket sign "Oldest House" 2'x3' 6sf, using pre-approved colors and fonts and wood material, must have 8' clearance)

Meredith Randolph

Meredith Randolph, Planning and Building Clerk

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

DATE: March 16, 2023

RE: **Information Related to City Initiatives Regarding Resiliency and Sustainability including the Federal Back Bay Study, updates to the Vulnerability Assessment data, Resilient Shoreline concepts and other projects.**

The attached information provides an opportunity for HARB to review various projects and initiatives that the city is currently working on related to resiliency and sustainability. This information is provided in an effort to keep the HARB informed regarding the status and work descriptions of these projects.

Please find attached summary descriptive sheets regarding these special projects, and a presentation prepared by the city's Chief Resilience Officer.

Thank you for your attention to this matter. If you have any questions, please call me at (904) 209-4320 or email at askinner@citystaug.com, Julie Courtney at (904) 209-4283 or email at jcourtney@citystaug.com, or Jessica Beach, P.E., Chief Resilience Officer at (904) 209-4227 or email at jbeach@citystaug.com.

Amy McClure Skinner, AICP
Director
Planning and Building Department

CITY OF ST. AUGUSTINE

Resilience Initiatives

Planning and Zoning Board
February 21, 2023

Jessica Beach
Chief Resilience Officer
Public Works Department

APPENDIX

Resilience Initiatives Overview 3

Resilience Initiatives Timeline 4

Lake Maria Sanchez Flood Mitigation and Drainage Project 5

South Whitney/West King Street Drainage Project 7

Inlet Drive Shorline Stabilization Project 9

South Davis Shores Drainage Project 11

Court Theophelia Neighborhood Drainage Project 13

Avenida Menendez Seawall Project 15

Tidal Backflow Prevention Program 17

Groundwater Monitoring Network 19

Vulnerability Assessment Update (State) 21

Back Bay Feasibility Study with the Army Corps of Engineers (Federal) 22

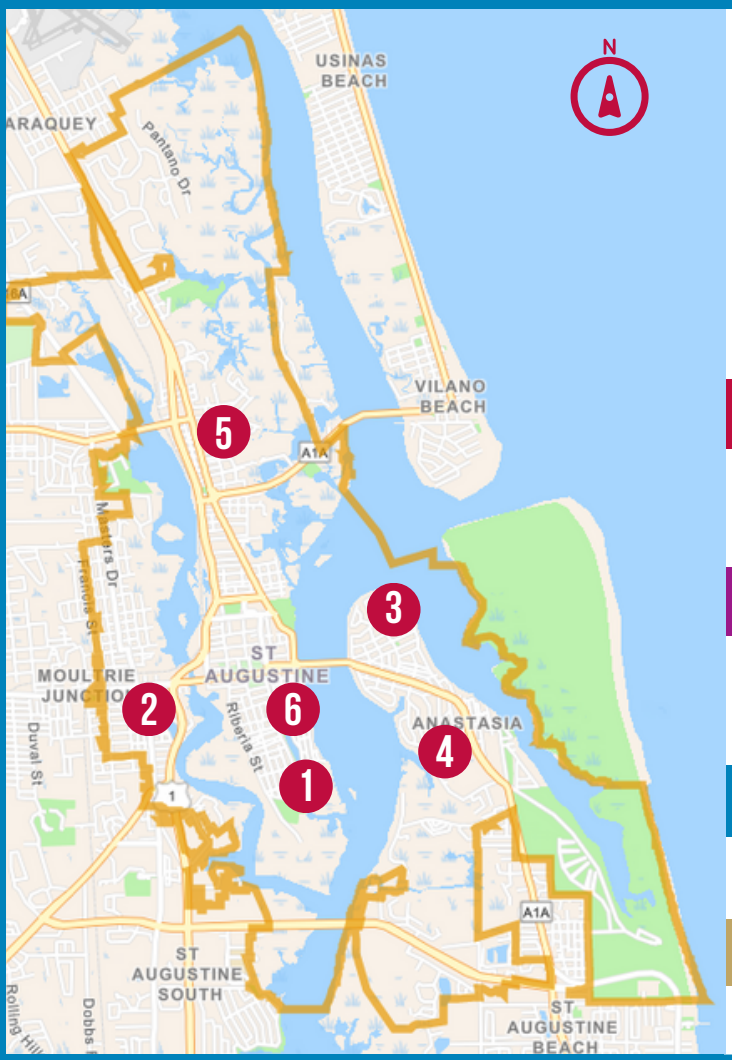
Coastal Storm Surge Risk Assessment Official Poster 24

City Planning Studies Breakdown 25

Proposed Resilient Shorelines Ordinance 26

FEMA's Flood Mitigation Assistance (FMA) Program 27

CITY OF ST. AUGUSTINE



Project Map Key

1. Lake Maria Sanchez Flood Mitigation
2. South Whitney/West King Street Drainage
3. Inlet Drive Shoreline Stabilization
4. South Davis Shores Drainage
5. Court Theophelia Neighborhood Drainage
6. Avenida Menendez Seawall

City Wide Projects

- Tidal Backflow Prevention Program
- Groundwater Monitoring Network

City Planning Studies

- Back Bay Feasibility Study (Federal)
- Vulnerability Assessment Update (State)

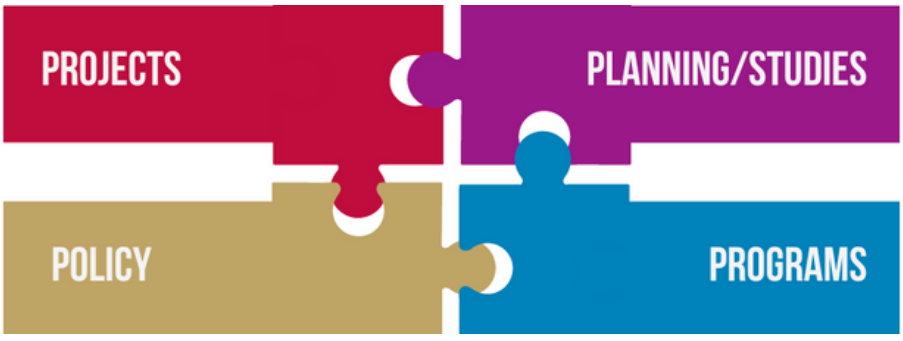
City Programs

- Flood Mitigation Assistance (FMA) Program

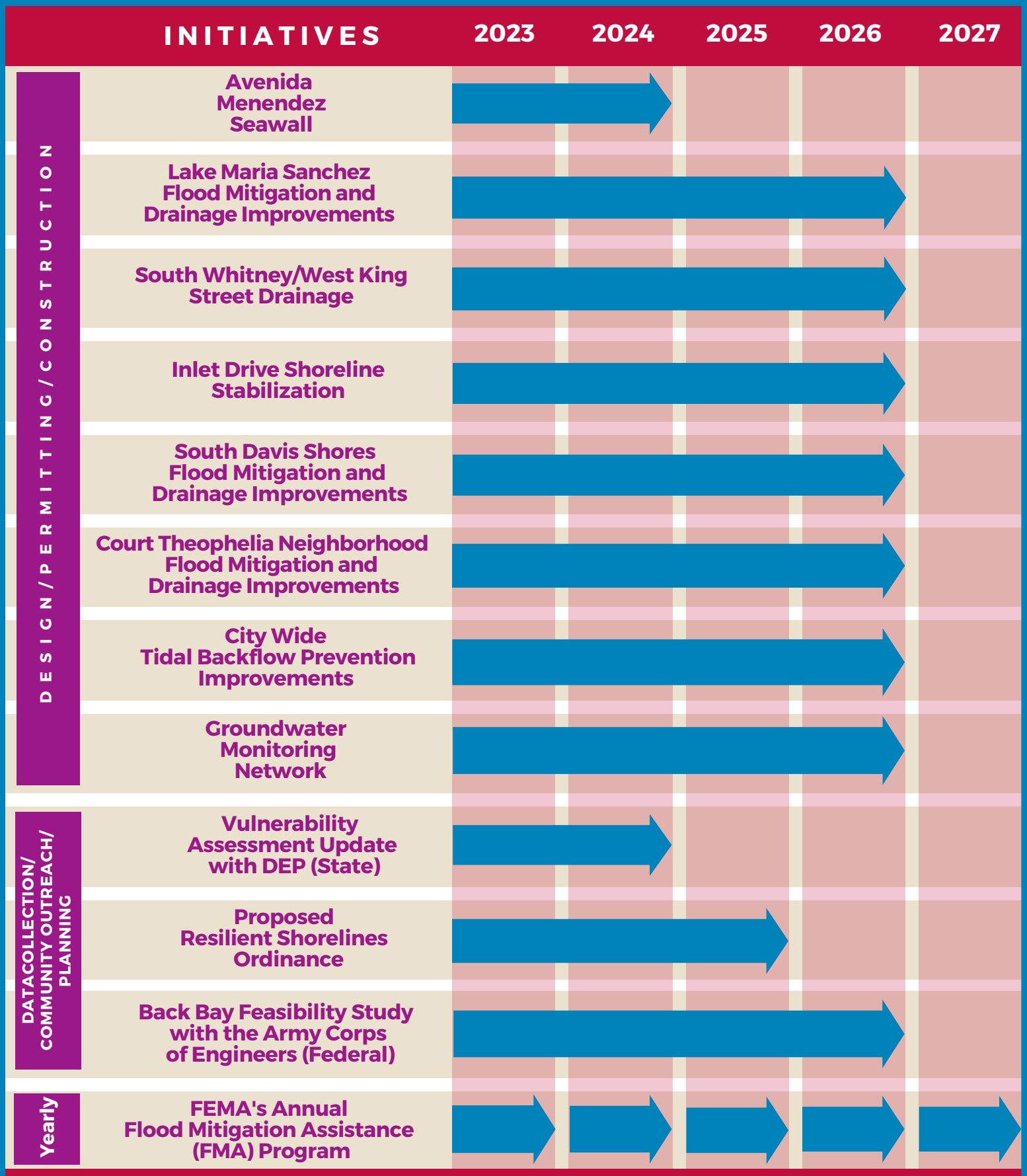
City Ordinances

- Proposed Resilient Shorelines Ordinance

RESILIENCE STRATEGIES



RESILIENCE EFFORTS TIMELINE



www.CityStAug.com/Resiliency | 904-825-1040 | Stormwater@CityStAug.com

LAKE MARIA SANCHEZ

Flood Mitigation & Drainage Improvements

What is this project?

The project will implement a number of resilience strategies to address both rainfall and coastal surge flooding. Strategies include: upgrades to the existing stormwater infrastructure, installation of a stormwater pump station, construction of a flood wall, and installation of tide check valves.

Why is this project needed?

The City has had a long history of enduring flooding, storms, and related events that have adversely impacted its critical infrastructure. Most recently, hurricanes (Matthew, Irma, Hermine, Dorian, Ian and Nicole), other unnamed storms, flash flood events, and nuisance flooding have exacerbated the infrastructure issues specifically related to roadways and drainage. The project will provide an increased level of flood protection from increasing high tide events, storm surge and future sea level rise by incorporating a combination of resilience strategies.

How is this project being funded?

The City of St. Augustine (COSA) has received a grant from the Department of Environmental Protection's (DEP) Resilient Florida Grant Program. The project will be cost-shared between the Resilient Florida Grant and COSA.

How will this project benefit the community?

The project will benefit approximately 200 acres of the historic district in the Nation's Oldest City. The project area includes a number of historic buildings and structures listed on the National Register of Historical Places. By maintaining the integrity of the Nation's Oldest City through the implementation of this project, it will help protect our regionally significant historical and cultural assets benefiting the County and arguably the Northeast Florida region.

Current Flooding without Project

Projected Flood Protection with Project

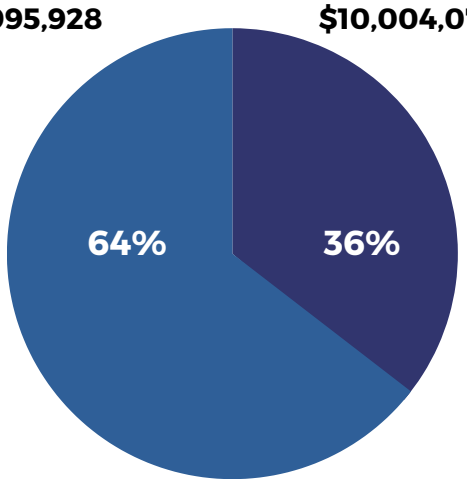
LAKE MARIA SANCHEZ

Flood Mitigation & Drainage Improvements

Estimated Construction Cost: $30,000,000

Resilient Florida Grant
$19,995,928

✳City of St. Augustine/ Other Funding Source
$10,004,071



✳ Budget subject to change as other funding sources are explored

Proposed Lake Maria Sanchez Pump Station

PROJECT SCHEDULE 2023-2026

PROJECT PHASE	PROJECT STATUS
PHASE 1	COMPLETE PERMITTING, SECURE EASEMENTS, FINALIZE DESIGN, PREPARE BID DOCUMENTS
PHASE 2	BID PROJECT, SECURE CONSTRUCTION CONTRACT
PHASE 3	CONSTRUCTION

Lake Maria Sanchez on South Street

www.CityStAug.com/LakeMariaSanchez | 904-825-1040 | Stormwater@CityStAug.com

SOUTH WHITNEY ST. & WEST KING ST.

Roadway & Drainage Improvements

What is this project?

The proposed improvements consist of raising South Whitney Street and West King Street above the FEMA flood elevation of 7.0' NAVD88, replacing the existing box culvert (40-inch by 56 inch) at South Whitney with a single box culvert (48-inch by 96-inch) that doubles the hydraulic capacity. The project also includes reconstruction of the existing storm sewer system and its outfall at the box culvert on South Whitney Street.

Why is this project needed?

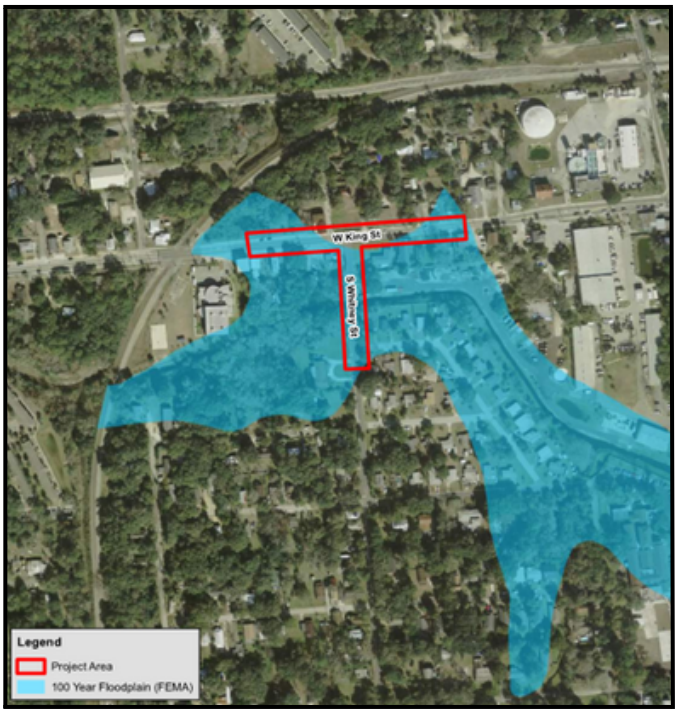
The project goal to eliminate flooding during the 100-year FEMA flood event for West King Street and South Whitney Street by raising both roads at, or above, the 100-year floodplain elevation. In addition to the surge-driven FEMA 100-year flood event, during significant rainfall occurs on South Whitney Street and a portion of West King Street where these streets intersect making these streets impassable.

How is this project being funded?

The City of St. Augustine (COSA) has received a grant from the Federal Emergency Management Agency (FEMA) under the Hazard Mitigation Grant Program (HMGP) in the amount of $463,198. COSA will cost share the estimated total project amount of $1,822,600.

How will this project benefit the community?

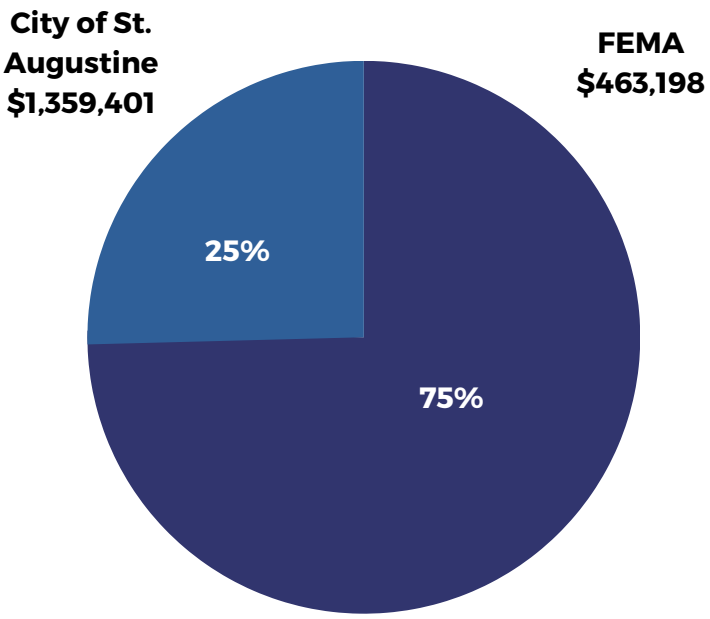
This is a high traffic area that is used heavily on a daily basis. By completing the drainage improvement project, residents of both the City. of St. Augustine and St. Johns County will benefit from the ability to drive through the street during a FEMA 100- Year Floodplain.



SOUTH WHITNEY ST. & WEST KING ST.

Roadway & Drainage Improvements

Estimated Total Construction Cost: $1,822,600



*The city will be asking for a budget increase from FEMA, as well as seeking other grant funding to supplement the 75% cost share

PROJECT SCHEDULE 2023-2026

PHASE	PROJECT STATUS
PHASE 1	INTERLOCAL COORDINATION WITH ST. JOHNS COUNTY / FINALIZE PERMITTING
PHASE 2	CONSTRUCTION

INLET DRIVE

Shoreline Stabilization

What is this project?

This project would look to include a combination of structural and non-structural based solutions (living shoreline enhancement, thin layer placement of dredged material, etc.) to elevate and protect a section of shoreline that is subject to coastal erosion that would provide a higher level of flood protection for a critical residential road in the North Davis Shores neighborhood. This would also include upgrading the existing storm infrastructure and installation of a tide check valve.

Why is this project needed?

The existing shoreline has eroded over time, with acceleration of that erosion during Hurricane's Matthew and Irma. It's existing elevation is around 5.0 feet NAVD88, which during the previous hurricanes, the top of bank of the shoreline overtopped, causing flooding throughout this segment of roadway. There are two existing storm inlets and pipe that are in need of replacement and proper sizing to also better collect any rainfall driven flooding. The existing storm outfall pipe is also tidally influenced and can allow for tidal water to back up through the storm pipe, causing road flooding. This project would address the erosion, undersized drainage and tidal flooding issues, taking into account sea level rise with the elevation of the shoreline revetment.

How is this project being funded?

The City of St. Augustine (COSA) has received a grant from the Federal Florida Department of Environmental Protection (DEP) under the Resilient Florida Grant Program for the estimated full project cost of $711,090

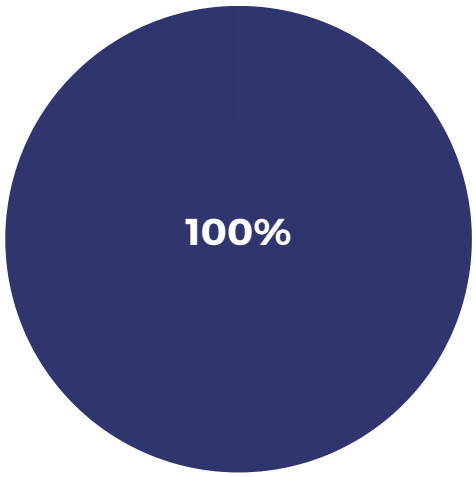
How will this project benefit the community?

The proposed improvements will help to protect the critical infrastructure for the neighborhood. A vegetated component would be added to the design to enhance the current living shoreline features, this would include supplemental planting of black mangroves and spartina grass. By enhancing the natural features, more critical habitat will be created. Given its existing elevation already being below the current base flood elevation, the vulnerability of this area will continue to increase with sea level rise if no action is taken. The City had an opportunity to evaluate the shoreline for flood mitigation options as a result of the hurricane impacts and also address vulnerable infrastructure that was identified in the Coastal Vulnerability Assessment.

INLET DRIVE

Shoreline Stabilization

ESTIMATED CONSTRUCTION COST: $711,090



Resilient Florida Grant

PROJECT SCHEDULE 2023-2026

PROJECT PHASE	PROJECT STATUS
PHASE 1	DESIGN AND PERMITTING OF PROJECT
PHASE 2	BIDDING/LOCAL PROCUREMENT
PHASE 3	CONSTRUCTION OF PROJECT

SOUTH DAVIS SHORES

Flood Mitigation & Drainage Improvements

What is this project?

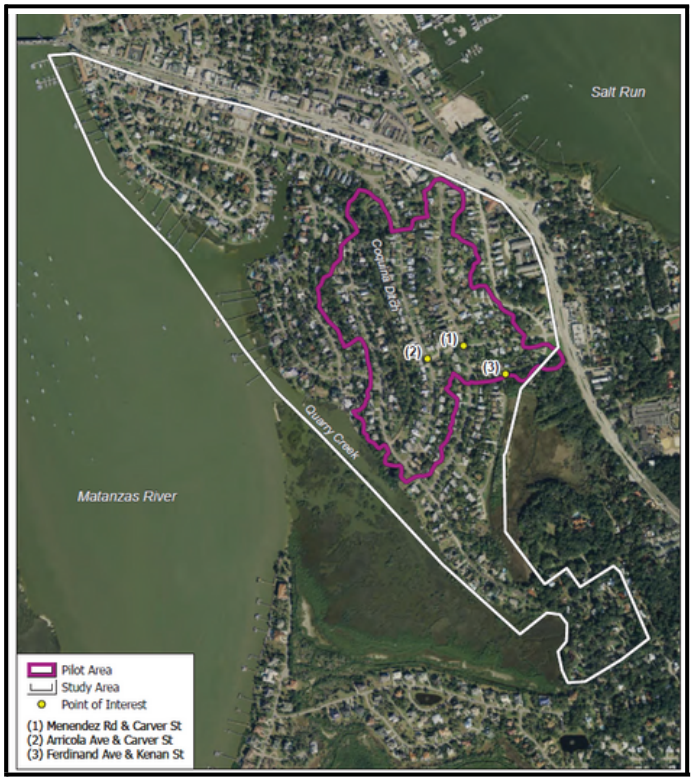
This project will be broken into two phases to include the design, permitting and construction to address the rainfall driven flooding events, with some consideration for tidal surge. This will primarily include major upgrades to the existing undersized and aged drainage infrastructure, reconfiguring a drainage ditch and upsizing an existing culvert. This project would seek to address the rainfall driven flooding through upgrades to existing stormwater infrastructure and installation of smart tide check valves. For the tidal surge, in lieu of the one-way in line tide check valves, a "smart" tide check valve system will be installed into three culverts that are tidally influenced. The smart valves will stay in the open configuration to maintain wetland hydrology of upstream wetland systems, but close temporarily in advance of flooding conditions.

Why is this project needed?

This neighborhood has suffered from repetitive flood impacts and damages from nuisance flooding, rainfall driven flooding and hurricanes. With the implementation of this project, it will help reduce the damages to upland properties and associated costs which primarily includes residential properties. The reconfiguration of the Coquina Ditch, which is tidally influenced, can be better enhanced and restored to provide additional flooding capacity/volume, while better protecting the residential structures that are adjacent to it.

How is this project being funded?

The City of St. Augustine (COSA) has received a grant from the Federal Florida Department of Environmental Protection (DEP) under the Resilient Florida Grant Program for the estimated full project cost of $2,797,000.



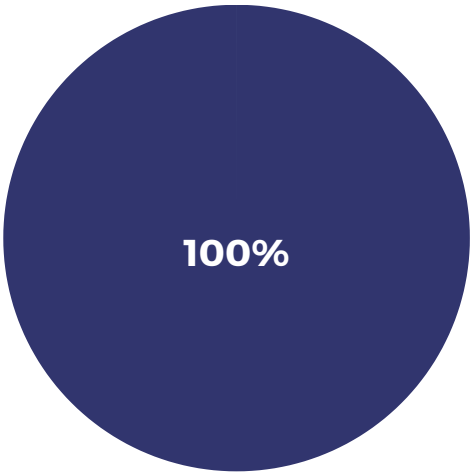
How will this project benefit the community?

Originally built in the early 1900s by Mr. Davis, South Davis Shores was identified in the 2016 Coastal Vulnerability Assessment as one of the major flood pathways for nuisance flooding and future sea level rise conditions. Over the last five years this neighborhood has suffered from repetitive flood impacts and damages from nuisance flooding, rainfall driven flooding and hurricanes, as it is one of the more lower lying areas within the City. This project would seek to address the rainfall driven flooding through upgrades to existing stormwater infrastructure and installation of smart tide check valves.

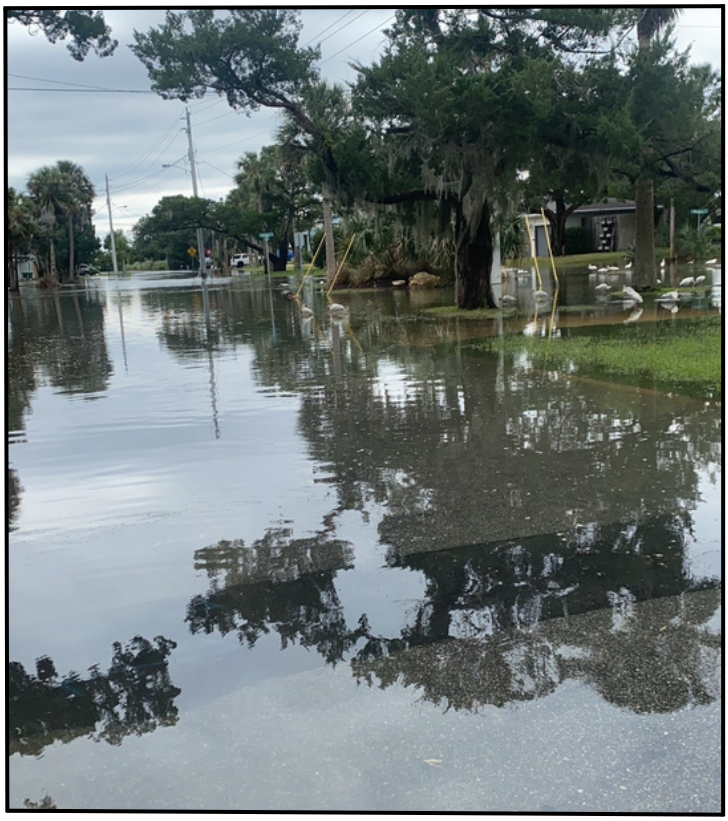
SOUTH DAVIS SHORES

Flood Mitigation & Drainage Improvements

ESTIMATED CONSTRUCTION COST: $2,797,000



Resilient Florida Grant
$2,797,000



PROJECT SCHEDULE 2023-2026

PROJECT PHASE	PROJECT STATUS
PHASE 1	DESIGN AND PERMITTING OF PROJECT
PHASE 2	BIDDING/LOCAL PROCUREMENT
PHASE 3	CONSTRUCTION OF PROJECT

COURT THEOPHELIA

Neighborhood Flood Mitigation & Drainage Improvements

What is this project?

The project would include design, permitting and construction to replace aged utilities, upgrade existing stormwater infrastructure and evaluate structural and non-structural based resiliency options for the neighborhood. This would also incorporate a mobility component into the project for multiple benefits. The expected project outcomes include reconstruction of flood prone and damaged roads due to high tide flooding, improved drainage to provide a higher level of service during rainfall events, replacement of aged utilities, implementation of green infrastructure and/or low impact development to provide water quality benefit with stormwater management, potential incorporation of greenspace for multi-project benefits to serve as recreational, stormwater, mobility and resiliency uses.

Why is this project needed?

This neighborhood is subject to rainfall driven and coastal surge flooding. The streets are in poor condition due to the inundation of salt water on the roads that has accelerated the deterioration. The utilities are also aged and in need of replacement (water and sewer). This project would include the replacement of aged utilities while the stormwater improvements are conducted. The improvements to the neighborhood will provide a higher level of flood protection for critical infrastructure (City Roads).

How is this project being funded?

The City of St. Augustine (COSA) has received a grant from the Federal Florida Department of Environmental Protection (DEP) under the Resilient Florida Grant Program for the estimated full project cost of $2,581,600.

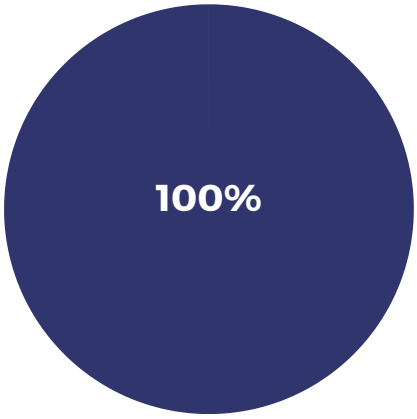
How will this project benefit the community?

This is a low-lying neighborhood that is subject to both tidal and rainfall driven flooding. The 2016 Coastal Vulnerability Assessment identified major flood pathways and increased risks for future nuisance flooding and 1% annual chance flooding with sea level rise. By providing a higher level of service for rainfall and coastal surge events, this will protect a large area that has vulnerable critical assets. This project would provide needed stormwater improvements to address both rainfall driven and coastal surge flooding and look to incorporate multiple project benefits that could include mobility components with green infrastructure and/or low impact development into the project design.

COURT THEOPHELIA

Neighborhood Flood Mitigation & Drainage Improvements

ESTIMATED CONSTRUCTION COST: $2,581,600

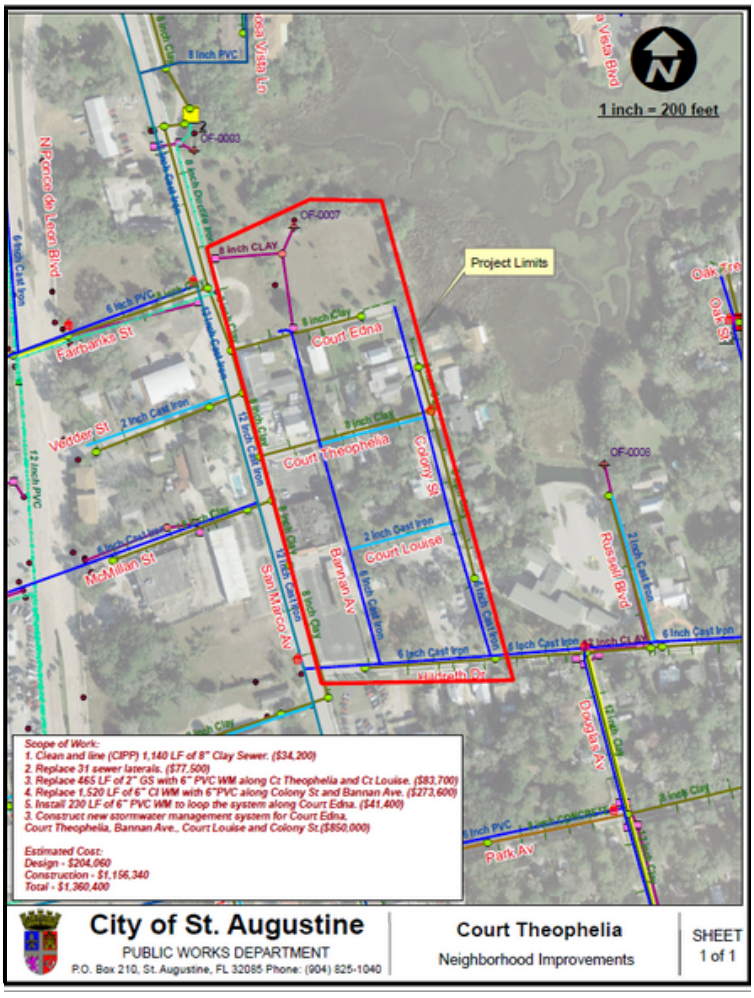


Resilient Florida Grant
$2,581,600

PROJECT SCHEDULE 2023-2026

PROJECT PHASE	PROJECT STATUS
PHASE 1	DESIGN AND PERMITTING OF PROJECT
PHASE 2	BIDDING/LOCAL PROCUREMENT
PHASE 3	CONSTRUCTION OF PROJECT

PROPOSED PROJECT AREA AND SCOPE OF WORK



AVENIDA MENENDEZ SEAWALL

What is this project?

The project will involve repairs of the face and cap of a section of the seawall located along the bayfront in downtown St. Augustine, coupled with design and construction of a two foot wall behind the current seawall. The latter will resemble the parapet wall built adjacent to the promenade constructed in the early 2000's, South of the project area. Specifically, the project area extends from the north end of the "new" seawall on the south end to the Bridge of Lions apron on the north. The project length is approximately 570 feet. The Marina Building is on the western edge of the project area.

Why is this project needed?

The City completed the Avenida Menendez seawall replacement and the current Bayfront Park improvements which have both raised the level of flood in 2013. The area between the City Marina south access pier and the Whites Warf (formerly Santa Maria) restaurant provides a gap in the otherwise elevated flood protection along the Bayfront. This project will "fill the gap" and provide continuity of the City's target flood protection elevation of +7.1' NAVD extending along approximately 1,700 LF of the Bayfront. Failure to repair the existing marina seawall and replace the approx. 85 LF of failing seawall will put critical infrastructure and historic properties at risk.

How is this project being funded?

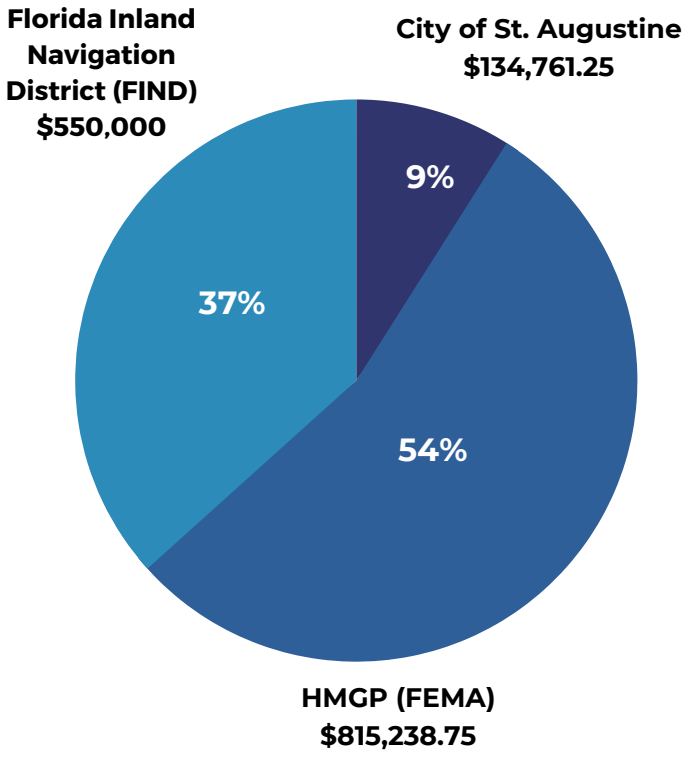
The City of St. Augustine (COSA) has received a grant from FEMA's HMGP grant program for Hurricane Irma disaster relief, along with funding from the Florida Inland Navigation District (FIND), and will cost-share the remainder of funds needed to complete the project.

How will this project benefit the community?

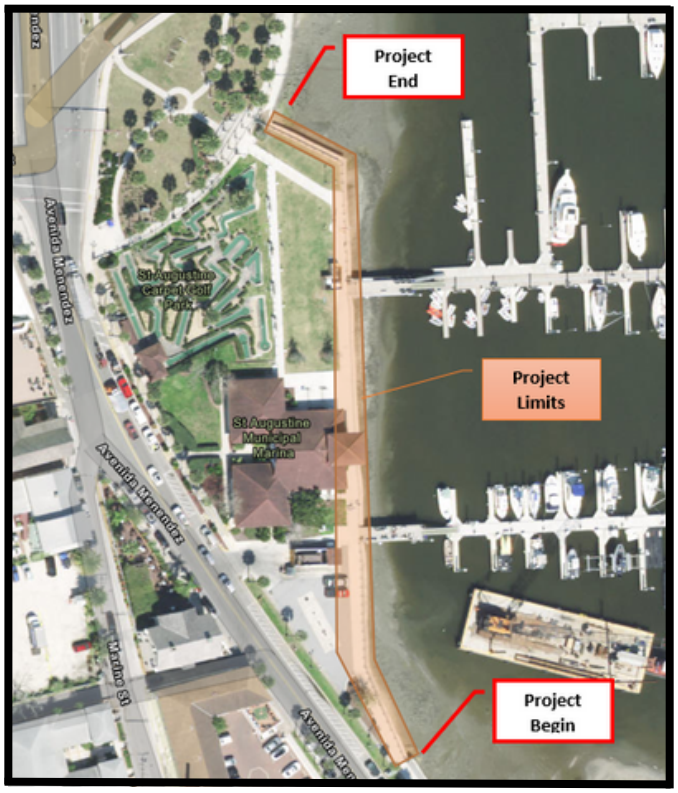
The primary community need addressed by this project is the enhanced protection from flooding associated with extreme weather events by providing a continuous seawall of equal height. By doing this project, it will provide the protection of the existing pedestrian/recreational path which provides access to the Municipal Marina facilities. Currently, the elevation gap between the two previous projects provides a vulnerable entry point that allows for flooding that can impeded and compromise the existing public access. Completion of the continuous seawall along the City's Southern Bayfront will increase flood protection and minimize the potential property and environmental damage resulting from extreme weather events.

AVENIDA MENENDEZ SEAWALL

ESTIMATED PROJECT COST: $1,500,000



PROJECT LIMITS MAP



SEAWALL EXAMPLE

PROJECT SCHEDULE 2023-2026

PROJECT PHASE	PROJECT STATUS
PHASE 1	DESIGN AND PERMITTING OF PROJECT
PHASE 2	BIDDING/LOCAL PROCUREMENT
PHASE 3	CONSTRUCTION OF PROJECT

TIDAL BACKFLOW PREVENTION IMPROVEMENTS

City Wide Tide Check Valve Installations

What is this project?

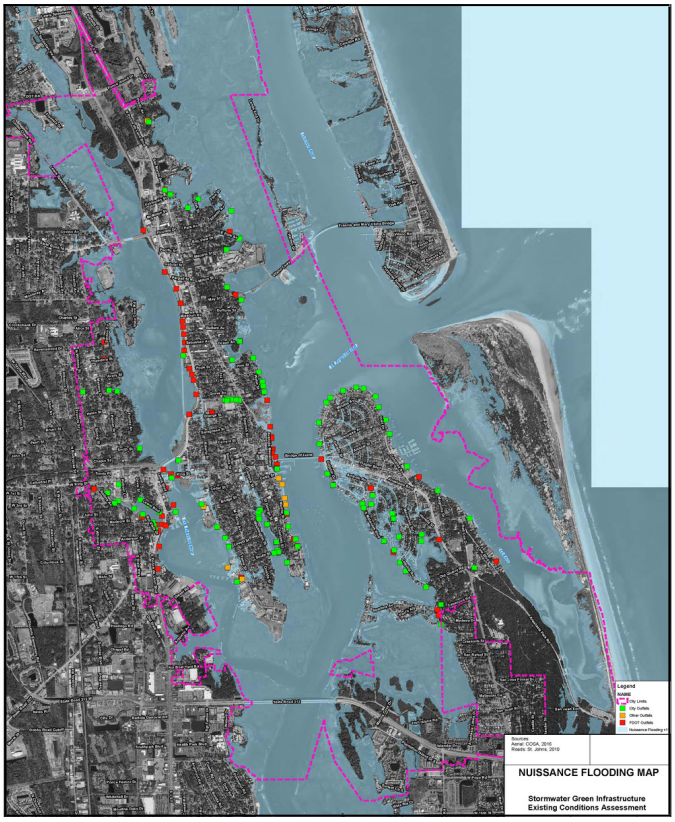
The City has approximately 103 stormwater outfalls that are tidally influenced, resulting in nuisance flooding of the road infrastructure. To date, the City has retrofitted 43 outfalls with tide check valves to eliminate nuisance tidal flooding. The City proposes to retrofit an additional 20 outfalls. Once the locations are identified, the City will contract out for the evaluation of each storm outfall that includes cleaning and closed-circuit television (CCTV). The City will review that evaluation data and determine if any storm pipe repairs or lining needs to occur in preparation for the tide check valve installation.

Why is this project needed?

The City of St. Augustine experiences nuisance tidal flooding between 12-16 times per year during lunar or king tides, with additional flooding during Nor'easter conditions. This frequently inundates the road infrastructure and provides a major flood pathway that can allow for additional flooding of structures. The road conditions have deteriorated due to standing salt water and inundation, reducing the lifespan of the road infrastructure. This project will continue those previous efforts to work towards completion of the outfalls with retrofitting and provide a higher level of flood protection and extend the life of the road infrastructure.

How is this project being funded?

The City of St. Augustine has received a grant from the Federal Florida Department of Environmental Protection (DEP) under the Resilient Florida Grant Program in the amount of $230,641.00. The City will match that $230,641.00 using the stormwater operational budget for a total project cost of $461,282.00.



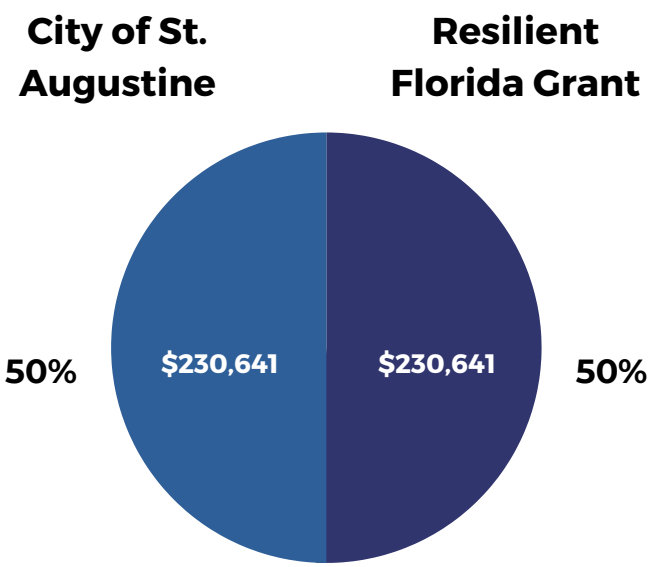
How will this project benefit the community?

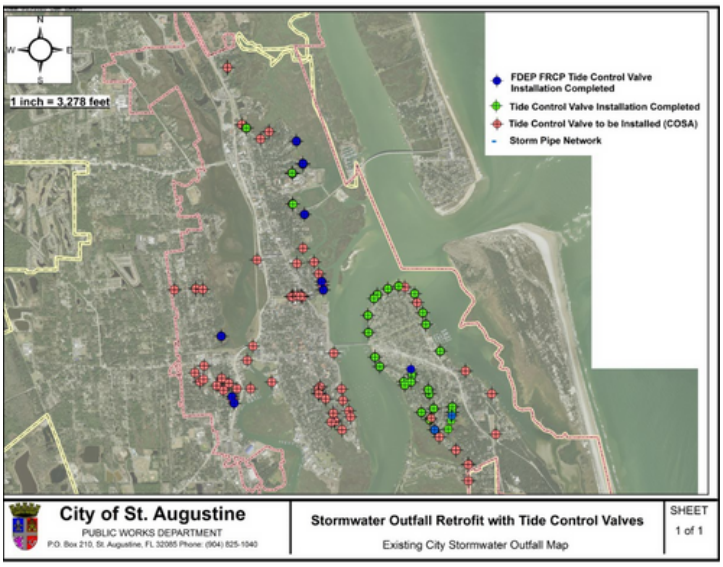
The stormwater outfalls are a major flood pathway that can allow for surge and high tide flooding to inundate the streets and potentially impact structures (residential and commercial). There are many historically significant buildings, structures and other cultural resources that can be impacted from the flooding that are considered regionally significant. Additionally, there are State Highways that are throughout the City. These stormwater outfalls can also have an impact on local and state roads, also considered regionally significant. By implementing this project, we can eliminate that risk that threatens a much larger area that has an overall higher percentage of vulnerable critical assets.

TIDAL BACKFLOW PREVENTION IMPROVEMENTS

City Wide Tide Check Valve Installations

Estimated Construction Cost: $461,282





PROJECT SCHEDULE 2023-2026

PROJECT PHASE	PROJECT STATUS
PHASE 1	PLANNING AND EVALUATION
PHASE 2	REHABILITATION AND PREPARATION
PHASE 3	CONSTRUCTION / INSTALLATION

GROUNDWATER MONITORING NETWORK

For Sea Level Rise Impacts

What is this project?

In conjunction with the Vulnerability Assessment, this effort will focus on predicting impacts, specifically to critical infrastructure, of sea level rise by installing a monitoring network to accurately measure rates of change in current shallow groundwater elevation and water quality. The monitoring network proposed will contain up to 60 monitoring points. A professional licensed surveyor will survey each point. Monitoring will be scheduled/sequenced to represent the same atmospheric / geologic conditions each monitoring period to attempt to replicate these variables. All data (sea level, groundwater, water quality & creek level) will be compiled and summarized quarterly, building the data set. Daily rainfall along with any severe storm activity will also be summarized.

Why is this project needed?

As sea level rises, so does shallow groundwater. As groundwater approaches closer to land surface, water quality and critical infrastructure may become adversely impacted, such as the stability of foundations, water quality used for irrigation, function of buried utilities (communications, electric transmission, natural gas distribution), storm/water/sanitary sewer functions, and historic structures can become more at risk. Therefore, better prediction of these impacts by monitoring is needed to mitigate for these risks.

How is this project being funded?

The City of St. Augustine (COSA) has received a grant from the Florida Department of Environmental Protection (DEP) under the Resilient Florida Grant Program in the amount of $201,903.00. The City will contribute $15,197 for a total project cost of $217,100

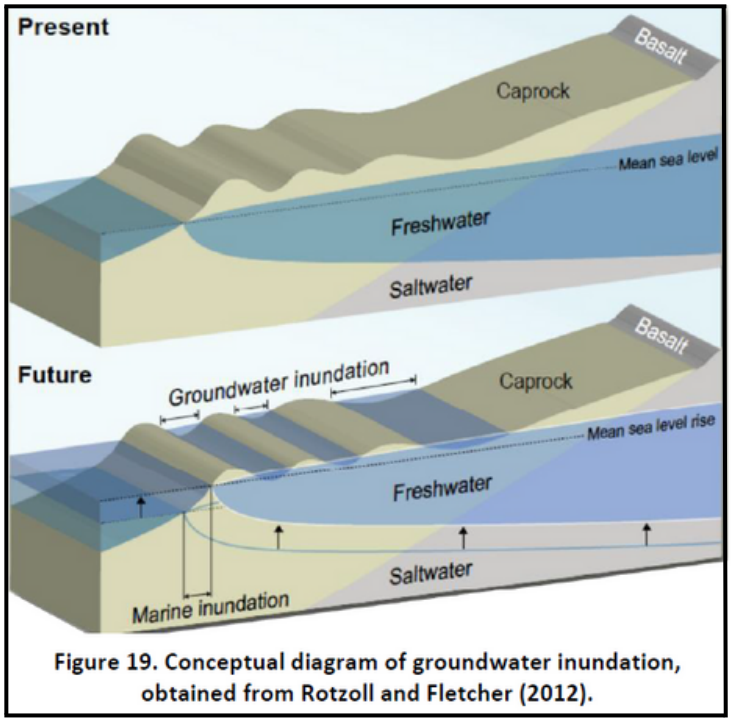


Figure 19. Conceptual diagram of groundwater inundation, obtained from Rotzoll and Fletcher (2012).

How will this project benefit the community?

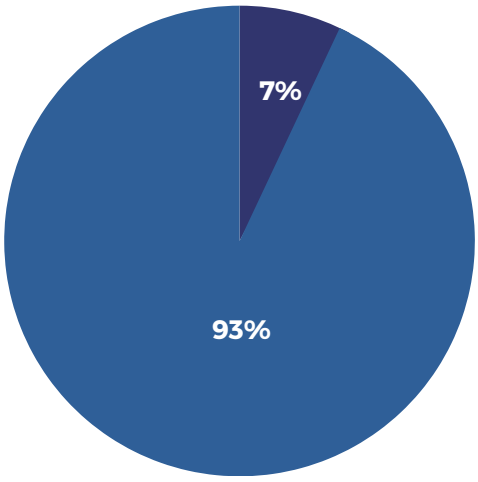
The data collected from this project will be able to better predict and model groundwater impacts which has a significant impact on critical infrastructure. This includes the threat to the city's existing archaeological and historic buildings which are considered regionally significant assets. Having a better mechanism for predicting those impacts and risks will enable the City to identify mitigation strategies to address those risks. The groundwater monitoring network can be installed and monitoring to begin within the first year of the project. The data collected from that network would occur over the next 15-18 months and then the results from that effort will be summarized into a final report by the end of year three.

GROUNDWATER MONITORING NETWORK

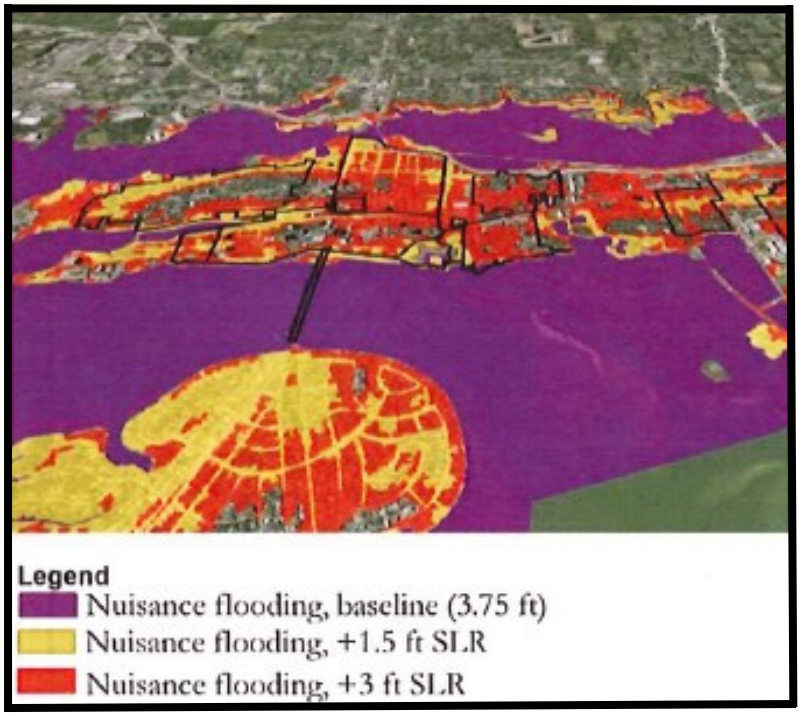
For Sea Level Rise Impacts

ESTIMATED CONSTRUCTION COST: $217,100

City of St. Augustine
$15,197



Resilient Florida Grant
$201,903



PROJECT SCHEDULE 2023-2026

PROJECT PHASE	PROJECT STATUS
PHASE 1	MONITORING NETWORK INSTALLATION
PHASE 2	MONITORING
PHASE 3	MONITORING AND FINAL REPORTING

VULNERABILITY ASSESMENT UPDATE

With The Florida Department of Environmental Protection

What is this study?

Vulnerability Assessments (VA) identify or address risks of flooding and sea level rise and help development of adaptation/resilience plans, projects, and policies that allow for preparation for threats from flooding and sea level rise. The final report does include an adaptation plan with recommendations for identified projects to be implemented.

Why is this study needed?

Previous studies, including a coastal vulnerability assessment, were completed in 2016, which identified major flood pathways in the city. However that previous VA does not meet the current criteria outlined in section 380.093 of Florida statutes. By completing the FDEP VA it qualifies the city for the 50% cost-share for implementation projects and the city is eligible for future funding.

How will this study benefit the community?

A Vulnerability Assessment helps a community determine which structural and social assets are likely to be impacted by future coastal flooding and sea level rise and help create an adaptation plan for future mitigation projects. By integrating scientific methods and developing awareness of different structural and social assets that may be vulnerable to future coastal flooding, the community may ensure that the most useful basis for planning is established.

How is this study being funded?

The City of St. Augustine has been awarded funding from the Resilient Florida Grant Program in the estimated total assessment cost of $500,000.

ESTIMATED ASSESMENT COST: $500,000

Resilient Florida Grant 100%

STUDY SCHEDULE 2023-2024

PHASE	STATUS
PHASE 1	DATA COLLECTION & ANALYSIS
PHASE 2	COMMUNITY OUTREACH
PHASE 3	REPORTING

BACK BAY COASTAL STORM RISK MANAGEMENT

A City Wide Feasibility Study With The U.S. Army Corps of Engineers

What is this study?

The City of St. Augustine Coastal Storm Risk Management Study is a three-year federal feasibility study that investigates coastal storm impacts on the City of St. Augustine. In partnership with the Army Corps of Engineers, City of St. Augustine and its stakeholders, the study will also explore economically-viable and environmentally-sound solutions to mitigate coastal storm risks.

Why is this study needed?

The reduction of flood-related damages to residential, commercial and historic/culturally significant resources, and critical infrastructure is vital. The study will identify comprehensive Coastal Storm Risk Management strategies to increase resilience and to reduce risk from future storms and compounding impacts of sea level change.

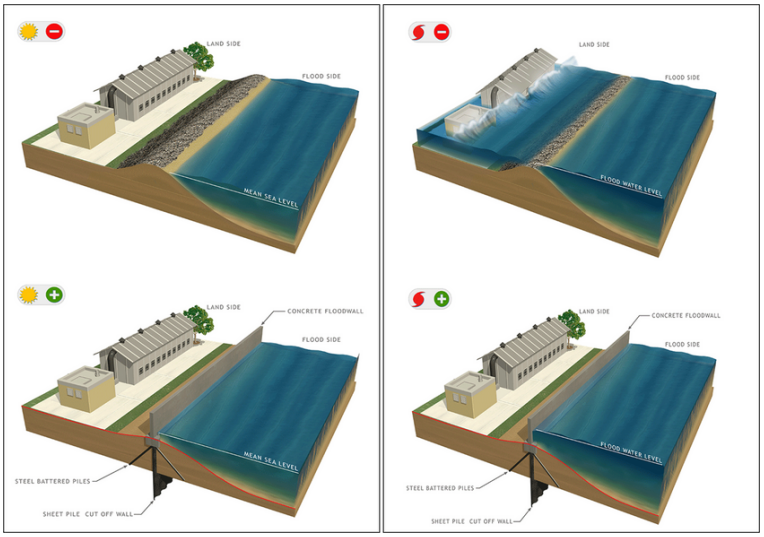
How will this study benefit the community?

The objective of the study is to investigate Coastal Storm Risk Management problems and identify solutions to reduce damages from coastal flooding that affects population, critical infrastructure, historic and culturally significant resources, and ecosystems, which will benefit the community as future projects are designed to mitigate flooding.

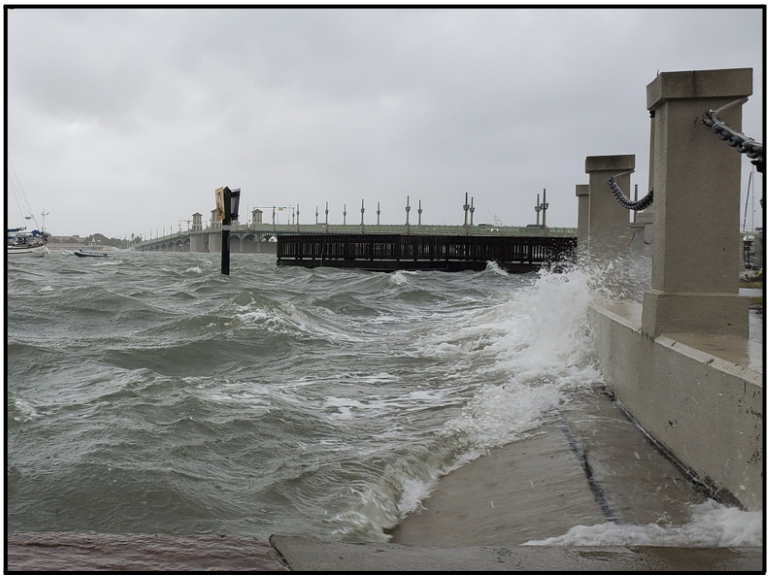
How is this study being funded?

The City of St. Augustine will be utilizing $1,500,000 in American Rescue Plan Act (ARPA) funds, while the Army Corps of Engineers will fund $1,500,000 for a total cost of $3,00,000.

Flood Wall Example



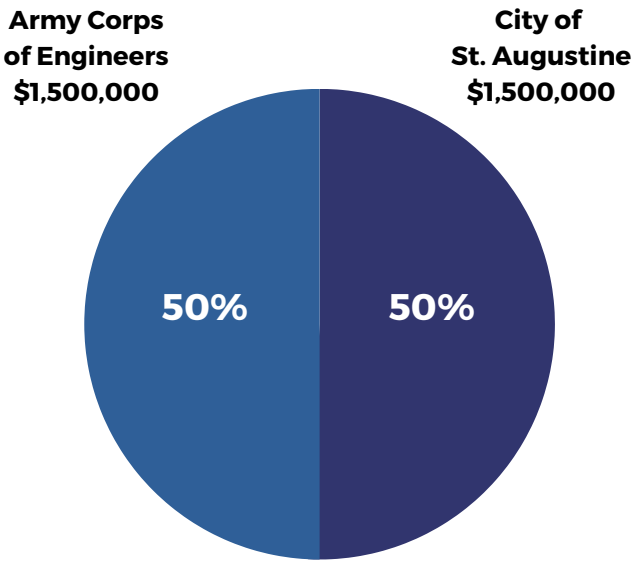
St. Augustine Bay Front During a Storm



BACK BAY COASTAL STORM RISK MANAGEMENT

A City Wide Feasibility Study With The U.S. Army Corps of Engineers

Total Estimated Study Cost: $3,000,000



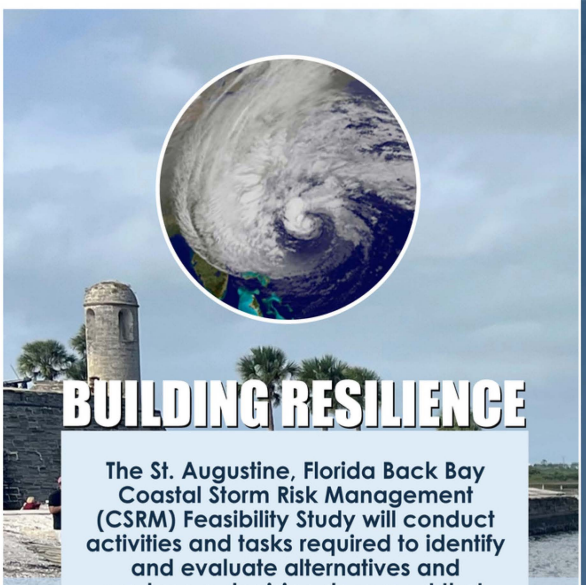
St. Augustine Bay Front During a Storm

Taken on Nov. 13, 2019 of water crashing over the sea wall and flooding the park lawn.

Photo Credit:
https://www.nps.gov/casa/learn/historyculture/climatechange.htm

STUDY SCHEDULE 2023-2026

PHASE	STATUS
PHASE 1	DATA COLLECTION, ANALYSIS AND MODELING / COMMUNITY OUTREACH
PHASE 2	DATA COLLECTION, ANALYSIS AND MODELING / COMMUNITY OUTREACH
PHASE 3	DEVELOPMENT / ADOPTION, FINAL STUDY



BUILDING RESILIENCE

The St. Augustine, Florida Back Bay Coastal Storm Risk Management (CSRM) Feasibility Study will conduct activities and tasks required to identify and evaluate alternatives and produce a decision document that, as appropriate, recommends a coordinated and implementable solution for hurricane protection, storm damage reduction, beach erosion control, and other related purposes at St. Augustine, Florida.

In partnership with the City of St. Augustine and its stakeholders, the study will explore effective, economically-viable and environmentally-sound solutions to mitigate risks and build enduring coastal resiliency - and amidst the potential impacts of sea level rise on the city's character and livability.

A feasibility study is the first step toward a potential federally-cost shared water resources project that could be one piece of the City of St. Augustine's overall, long-range flood resiliency strategy.

* The typical cost of a CSRM study is $3 million. The cost will be split 50/50 percent between the U.S. Army Corps of Engineers (USACE) and the City of St. Augustine, Florida.

US Army Corps of Engineers ®

CITY OF STAUGUSTINE EST. 1565

STUDY AREA

Through the planning process, the study will assess the multi-faceted landscape within the city limits of St. Augustine. Maintaining St. Augustine's unique and rich multi-layered sense of place will be a priority of the team as they develop and evaluate alternatives to reduce coastal storm risk.

PHOTO CREDITS (LEFT TO RIGHT): CITY OF ST. AUGUSTINE; CITY OF ST. AUGUSTINE; VISITSTAUGUSTINE.COM; CRAIG SWAIN; T.TAUGHER

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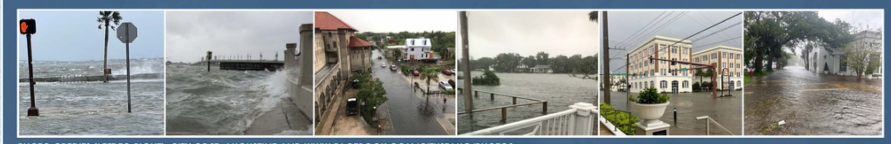
1	2	3	4	5	6
IDENTIFY PROBLEMS AND OPPORTUNITIES	INVENTORY AND FORECAST CONDITIONS	FORMULATE ALTERNATIVE PLANS	EVALUATE ALTERNATIVE PLANS	COMPARE ALTERNATIVE PLANS	SELECT RECOMMENDED PLAN

MULTI-DISCIPLINARY PROJECT DELIVERY TEAM

The project delivery team (PDT) is the workgroup tasked with conducting the study and consists of varied experts including planners, engineers, biologists, geologists, hydrologists, surveyors, archaeologists, economists, real estate specialists, and more to address problems and opportunities. Each team member is responsible for identifying water resources problems and assisting in formulating solutions to those problems within their area of expertise. This interdisciplinary approach to problem solving is key to a successful feasibility study.



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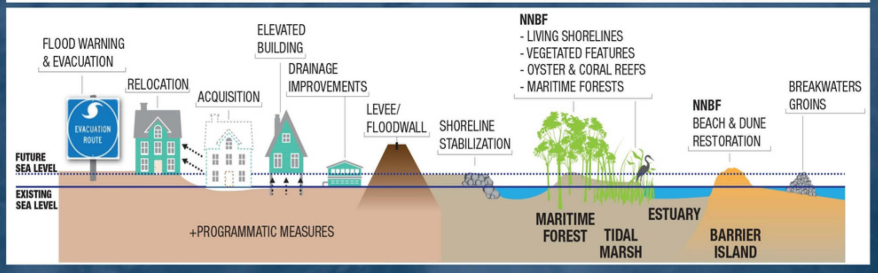
AESTHETICS | CULTURAL RESOURCES | RECREATION | SOCIOECONOMICS | THREATENED AND ENDANGERED SPECIES | WILDLIFE RESOURCES

PHOTO CREDITS (LEFT TO RIGHT): T.TAUGHER (FIRST THREE); WWW.FACEBOOK.COM/CITYSTAUG/PHOTOS; U.S. FISH AND WILDLIFE SERVICES.

FULL ARRAY OF MEASURES INCLUDING NATURAL AND NATURE-BASED FEATURES (NNBF) CONSIDERED



TYPICAL SCHEDULE | PLANNING MILESTONES FOR A 3-YEAR STUDY *

STUDY INITIATION AND SCOPING	PLAN FORMULATION	TENTATIVELY SELECTED PLAN (TSP) MILESTONE	DRAFT REPORT AND NEPA	AGENCY DECISION MILESTONE	FINAL REPORT	CHIEF OF ENGINEERS REPORT	PROJECT ENGINEERING AND DESIGN **
ALTERNATIVES MILESTONE	ENGINEERING AND ECONOMIC MODELING		PUBLIC, TECHNICAL, AND POLICY REVIEW		WASHINGTON-LEVEL REVIEW		CONSTRUCTION **
Jan 2023 to May 2023	May 2023 to May 2024	May 2024	Jul 2024 to Sep 2024	Nov 2024	Jul 2025	Jan 2026	

3 YEARS

** Contingent Upon Congressional Authorization and Appropriations

* The study schedule, scope, and budget can vary depending upon the complexity of the study area and corresponding problems identified throughout the study process; changes to the 3-year, $3 million parameters require documentation and approval of division and Headquarters USACE and concurrence of the local sponsor. A specific schedule and budget for this study will be developed after the Feasibility Cost Sharing Agreement (FCSA) is signed.

ST. AUGUSTINE, FLORIDA BACK BAY CSRM FEASIBILITY STUDY

U.S. ARMY CORPS OF ENGINEERS | JACKSONVILLE DISTRICT | FOR ADDITIONAL INFORMATION: WWW.SAJ.USACE.ARMY.MIL

CITY OF ST. AUGUSTINE STUDIES BREAKDOWN

GOAL

THE CITY WILL QUALIFY FOR FUNDING FUTURE PROJECTS

STATE

Florida Department of Environmental Protection (FDEP) Vulnerability Assessment Update

- Funded by the FDEP Resilient Florida Grant Program
- State Statute Requirement
- Focuses on Critical Assets & Infrastructure
- Looks at Rainfall Driven and Compound Flooding

FEDERAL

Coastal Storm Risk Management Back Bay Feasibility Study with the Army Corps of Engineers (USACE)

- Cost-shared between the USACE and COSA (utilizing ARPA Funds)
- Requires Congressional Approval
- Focuses on Coastal Threats
- Includes Residential Areas in the City Wide Assessment

STUDIES TIMELINE

2023	2024	2025	2026
USACE Feasibility Study	USACE Feasibility Study	USACE Feasibility Study	USACE Feasibility Study
FDEP Vulnerability Assessment Update	FDEP Vulnerability Assessment Update		

PROPOSED RESILIENT SHORELINES ORDINANCE

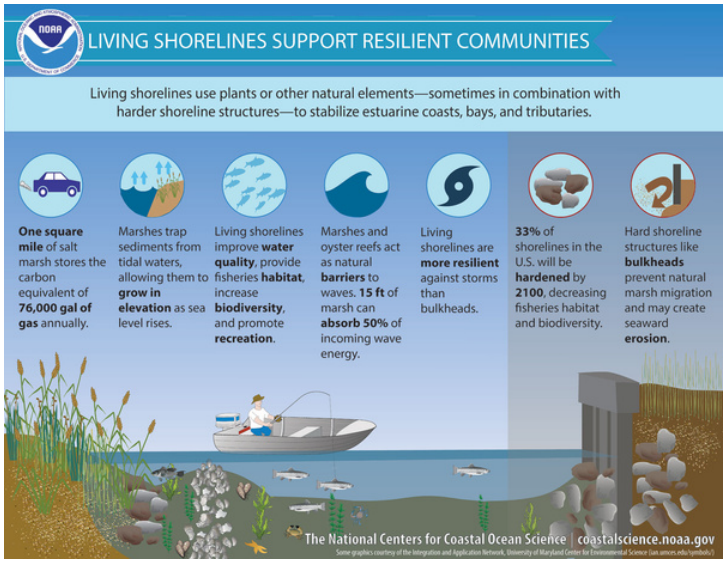
What is this proposed ordinance?

The City of St. Augustine is working on implementing a Resilient Shorelines Ordinance to help combat sea level rise and coastal storm surge threats to the city. A Resilient Shoreline Ordinance will help promote nature-based designs that create/protect habitat & improve water quality.

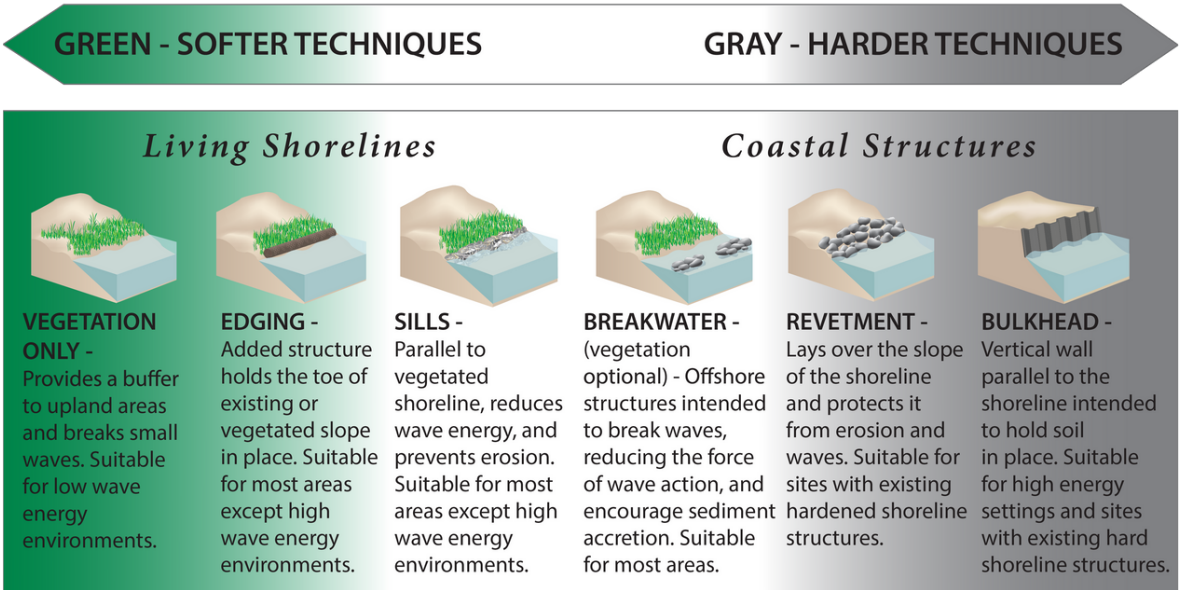
Why is this proposed ordinance needed?

Sea level rise increasingly threatens both public and private infrastructure. The development of a resilient shoreline ordinance will provide the city and its residents guidance and opportunities for protective infrastructure such as seawalls, living shorelines, and hybrid approaches. The proposed ordinance will allow for a consistent approach to inform both public and private stakeholders on appropriate shoreline policy, infrastructure construction, maintenance and repair, and methodology and account for future flood risk.

SCHEDULE 2023-2025



PHASE	STATUS
PHASE 1	DATA COLLECTION
PHASE 2	DRAFT RESILIENT SHORELINE ORDINANCE
PHASE 3	COMMUNITY OUTREACH & ENGAGEMENT SUPPORT



FLOOD MITIGATION ASSISTANCE (FMA) PROGRAM

What is the FMA Program?

FEMA's Flood Mitigation Assistance (FMA) grant program is a resource provided to the City meant to reduce or eliminate the risk of repetitive flood damage to buildings and structures insured under the National Flood Insurance Program (NFIP).

The FMA Program is a nationally competitive annual FEMA grant program. Prioritization is given to those structures listed as Severe Repetitive Loss and Repetitive Loss.

Cost shares for the homeowner will vary depending on the validation of the structure and are pre-determined by FEMA in most cases.

Who can apply for the FMA program?

Those who currently participate in the National Flood Insurance Program:

- Must be insured with the NFIP at the time of the Cycle 2 application opening period of 9/30/23
- Policy must be effective as of 9/30/23
- Must maintain flood insurance to the structure in perpetuity

More FMA Info: www.citystaug.com/FMA

What is the FMA Program timeline?

The FMA Program is a yearly resource available to residents of the City of St. Augustine. The application is due annually in late September to the City. However, residents can be working to actively building an application all year and turn in paperwork at any time. Once the application has been turned into the state, the awards will not be announced until late summer the following year. If funding is awarded, the grant must be completed within three years of contract execution.

Documents Needed for Participation Elevation and Reconstruction

- Signed FMA Forms
- NFIP Insurance Declaration Page
- Current Elevation Certificate - contact a local surveyor or check to see if the City has one on file: **904.209.4327 / fma@citystaug.com**
- 3 Elevation Quotes from qualified elevation firms (Quote should indicate who is performing the lift)
  - A sketch of the structure submitted
  - Copy of Contractor License
- Copy of Riggers Insurance (if lift contractor)
- Color photos of all 4 sides of structure

Planning & Building Dept- 904.825.1065
Public Works Dept- 904.825.1040

Before Elevation

After Elevation

City of St. Augustine | FMA@CityStAug.com | www.CityStAug.com/FMA

City of St. Augustine –

Resiliency and Stormwater Program

Planning and Zoning Board – Special Meeting
February 21, 2023

Jessica L. Beach, P.E.
Chief Resilience Officer
Public Works Department

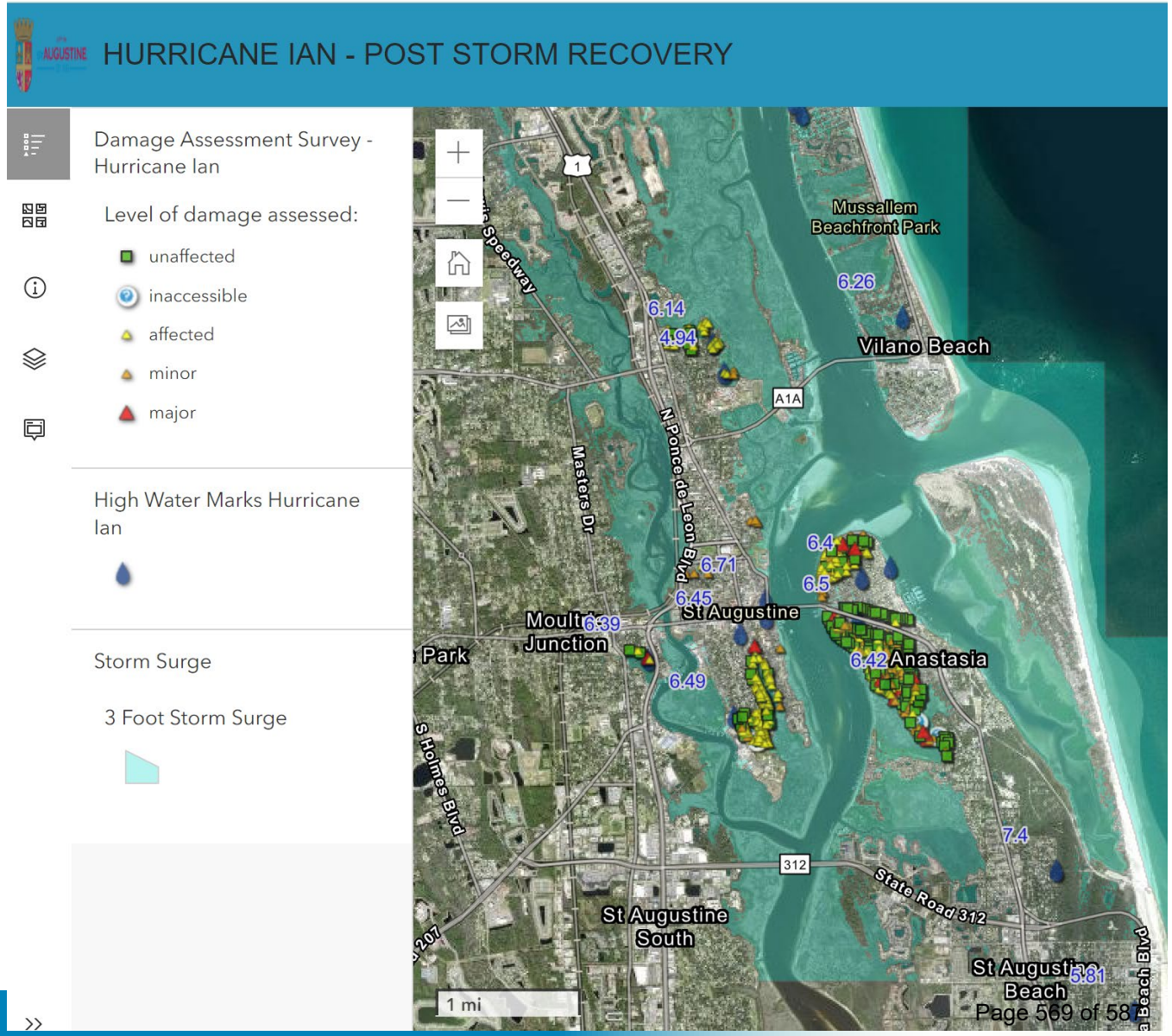
CITY OF ST AUGUSTINE EST. 1565

Presentation Outline

- Recap of the Hurricane Season
- Why do we flood? A look at our challenges…
- Overview of the Resilience Program and Strategy

A Recap of Hurricane Season

- City wide flooding from Hurricane's Ian and Nicole
- Map shows high water marks (HWM) – ranged from 4.94 – 7.4
- Preliminary assessment of impacted homes



A Recap of Hurricane Season

High Water Marks (HWM) at O'Steens Restaurant – Anastasia Blvd (Island)

Matthew (7.07 NAVD88)

Ian (6.5 NAVD88)

Nicole (6.53 NAVD88)

Irma (4.9 NAVD88)

A Recap of Hurricane Season

- Affected = water under the house/garage, not in living space
- Minor = less than 18" in living space
- Major = more than 18" in living space

Properties Impacted by Hurricane Ian			
Affected	**Minor**	**Major**	**Subtotal**
330	157	19	506
65	31	4	%
Neighborhood			
Fullerwood			10%
Abbott Tract			1%
Flagler Model Land			2%
Lake Maria Sanchez			13%
Lincolnville			12%
Oyster Creek			1%
North Davis Shores			13%
South Davis Shores			48%

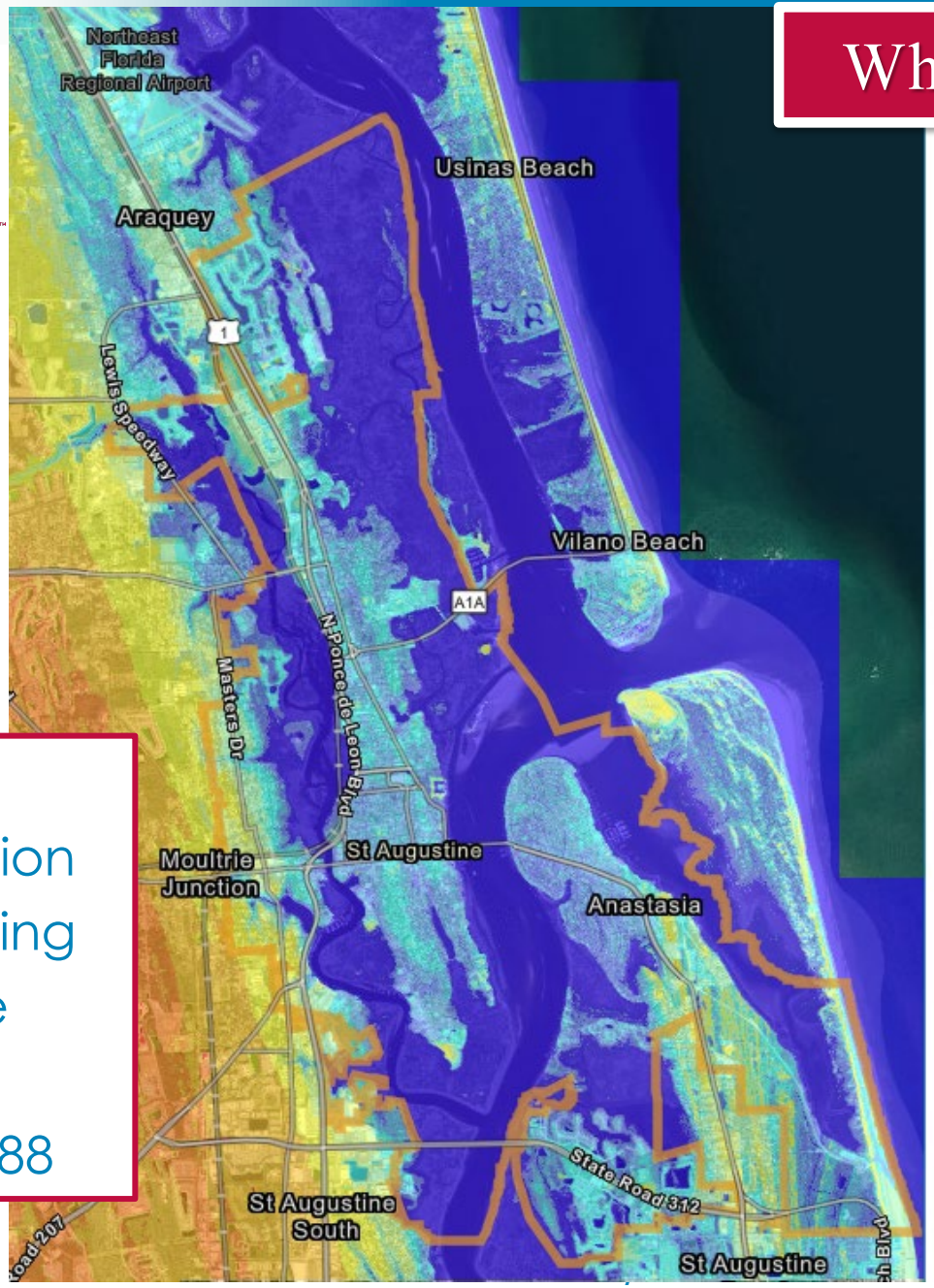
CITY OF ST AUGUSTINE EST. 1565

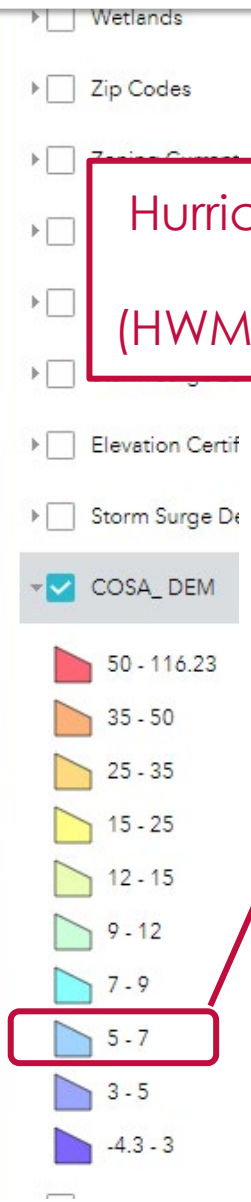
Why Do We Flood ?

Flooding is not new to the City

However, the frequency of "sunny day" flooding is on the rise

Why Do We Flood ?





Hurricane's Ian and Nicole (HWM ≈ 6.5 NAVD88)

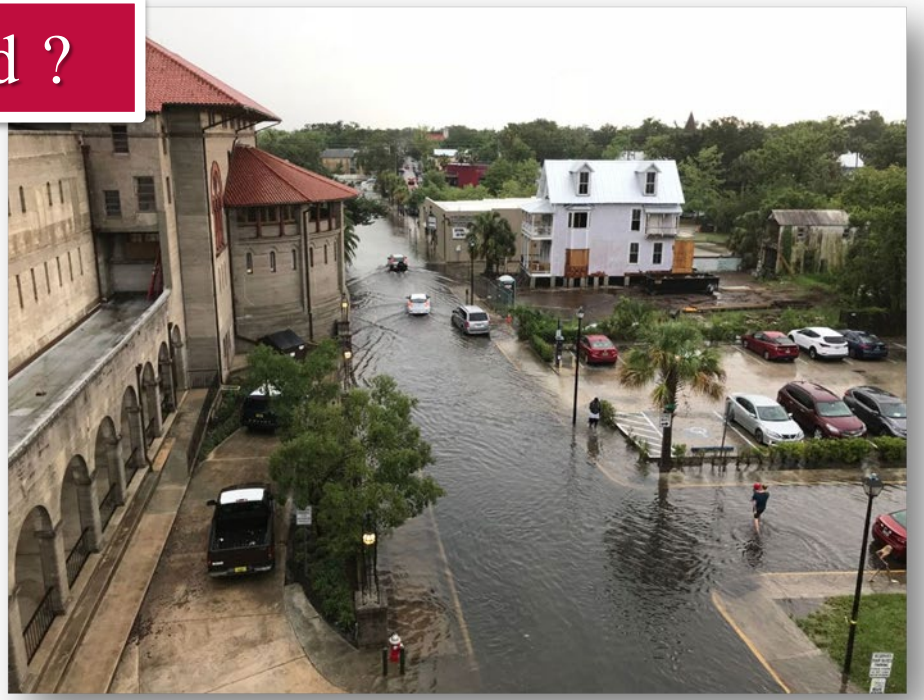
- Digital Elevation Mapping for the City in NAVD88

CITY OF ST AUGUSTINE EST. 1565

Why Do We Flood ?

Current City Challenges (stormwater):

- Aging infrastructure
- Undersized collection system
- Low-lying and coastal location
  (90% of the City is within a flood zone)
- Highly developed (high impervious area)
- **Subject to flooding – both from rainfall and tidal/coastal influence (compound flooding)**

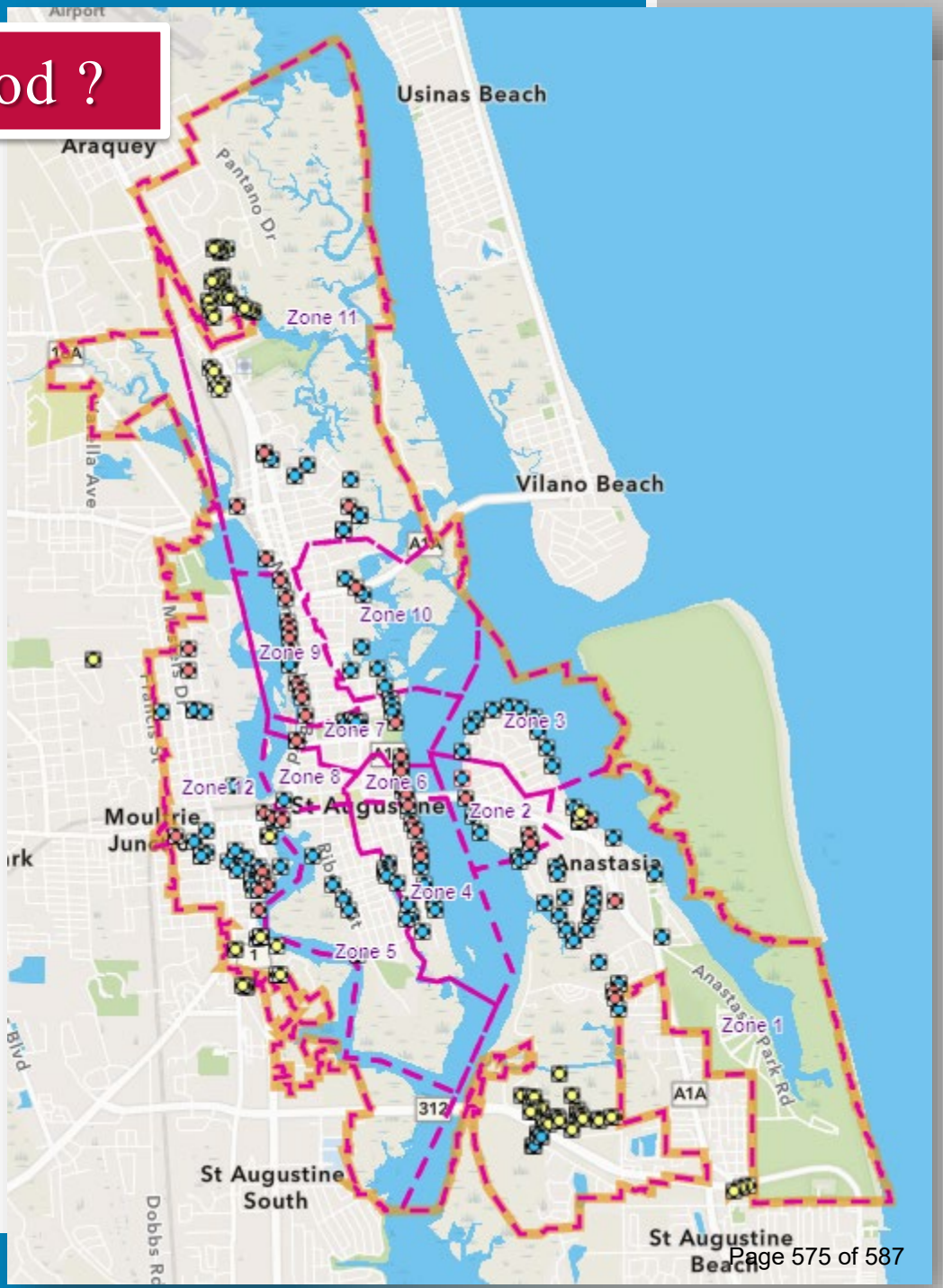


Why Do We Flood ?

CITY OF ST AUGUSTINE EST. 1565

Stormwater Infrastructure:

- 103 Outfalls Tidally Influenced (not including FDOT)
- 949 Storm Inlets
- 20 miles of pipe
- Twelve (12) maintenance zones



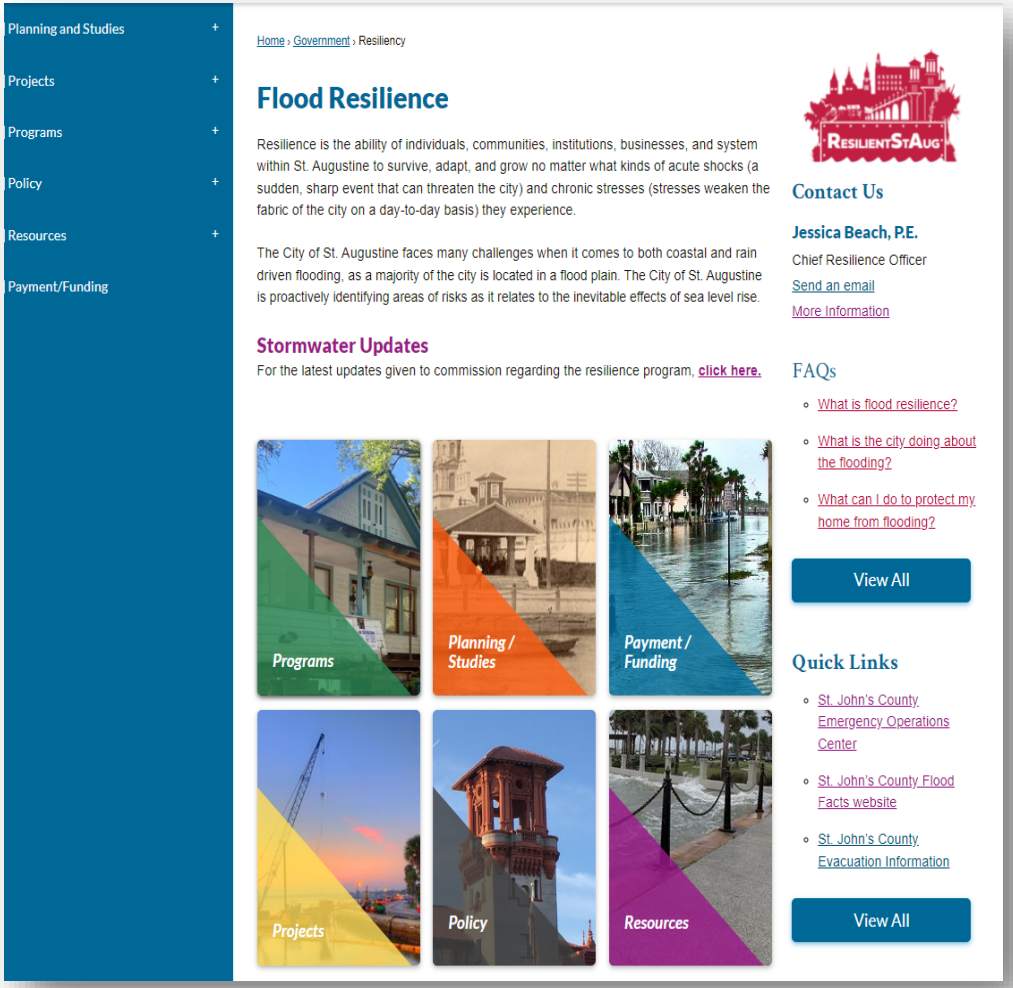
Overview of the Resilience Program and Strategy

www.citystaug.com/resiliency

Overview of the Resilience Program and Strategy

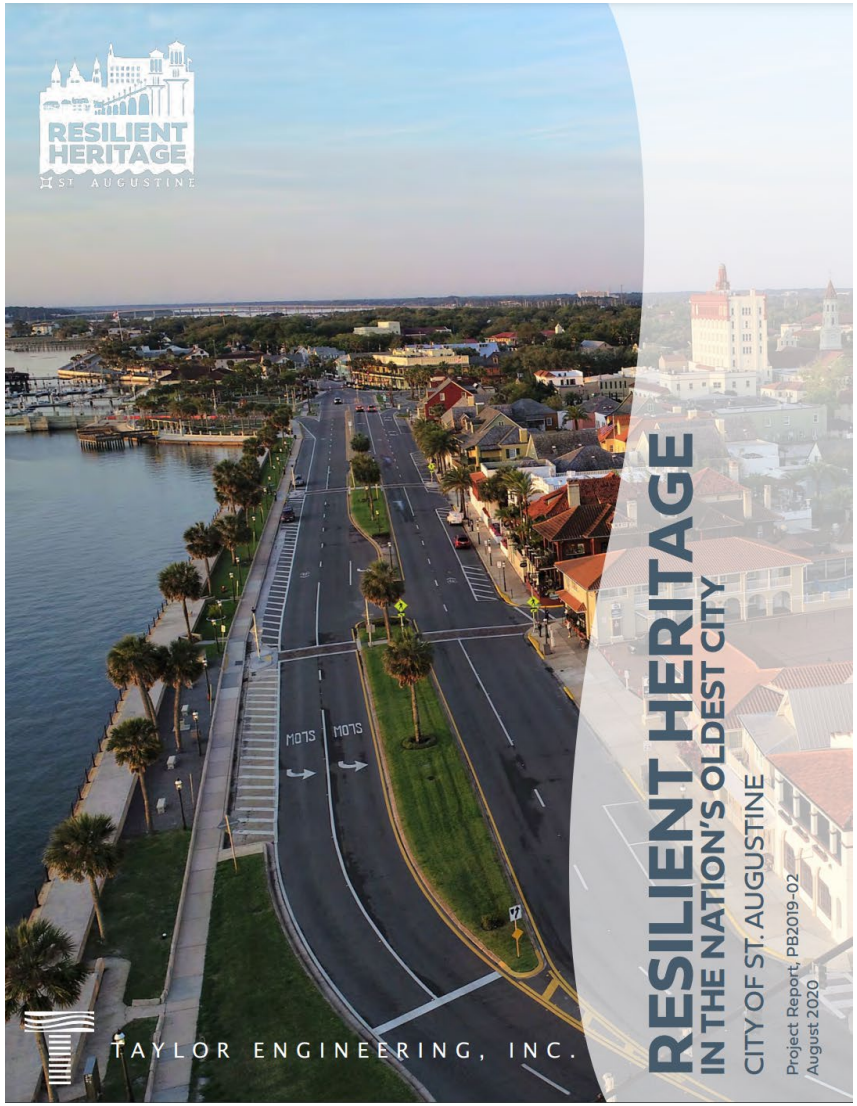
- **Outreach and Education**
- **"One Stop Shop":**
  - ✓ Programs
  - ✓ Projects
  - ✓ Planning / Studies
  - ✓ Payment / Funding
  - ✓ Policy
  - ✓ Resources for Residents

www.CityStAug.com/Resiliency



Overview of the Resilience Program and Strategy

- Resources Available for Historic Properties
- Flood Mitigation Guidance for Historic Properties
- Resilient Heritage in the Nation's Oldest City



https://www.citystaug.com/905/Flooding-and-Historic-Properties

CITY OF ST AUGUSTINE EST. 1565

ResilientStAug

www.citystaug.com/FMA
for more info

Flood Mitigation Assistance (FMA) Program

- ✓ Cost share program with FEMA to elevate and/or reconstruct flood prone, at-risk structures
- ✓ FY21 – Application Cycle Completed (25 applications), but not selected
- ✓ FY 22 – Application Cycle:
  - Over 80 properties interested in the program, 62 properties had complete applications that met the program requirements
  - City submitted its applications to the State November 14th and is currently under State review, eligible applications will then be submitted to FEMA
  - Total funding request of $12,353,474 submitted that would be cost shared with FEMA if selected
  - Late August – estimated timeframe to know if selected

CITY OF ST. AUGUSTINE

Project Map Key

1. Lake Maria Sanchez Flood Mitigation
2. South Whitney/West King Street Drainage
3. Inlet Drive Shoreline Stabilization
4. South Davis Shores Drainage
5. Court Theophelia Neighborhood Drainage
6. Avenida Menendez Seawall

City Wide Projects

- Tidal Backflow Prevention Program
- Groundwater Monitoring Network

City Planning Studies

- Back Bay Feasibility Study (Federal)
- Vulnerability Assessment Update (State)

City Programs

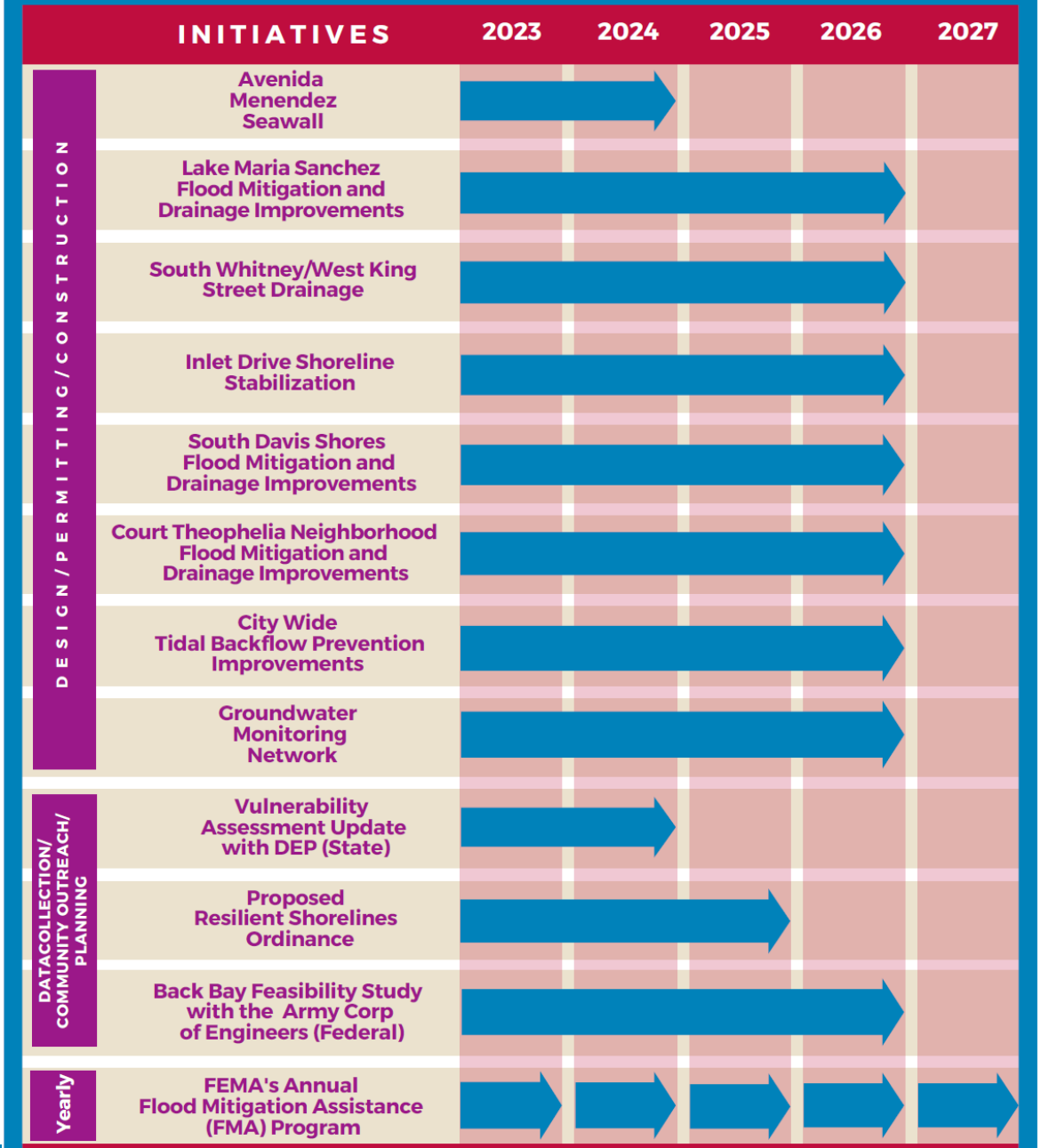
- Flood Mitigation Assistance (FMA) Program

City Ordinances

- Proposed Resilient Shorelines Ordinance

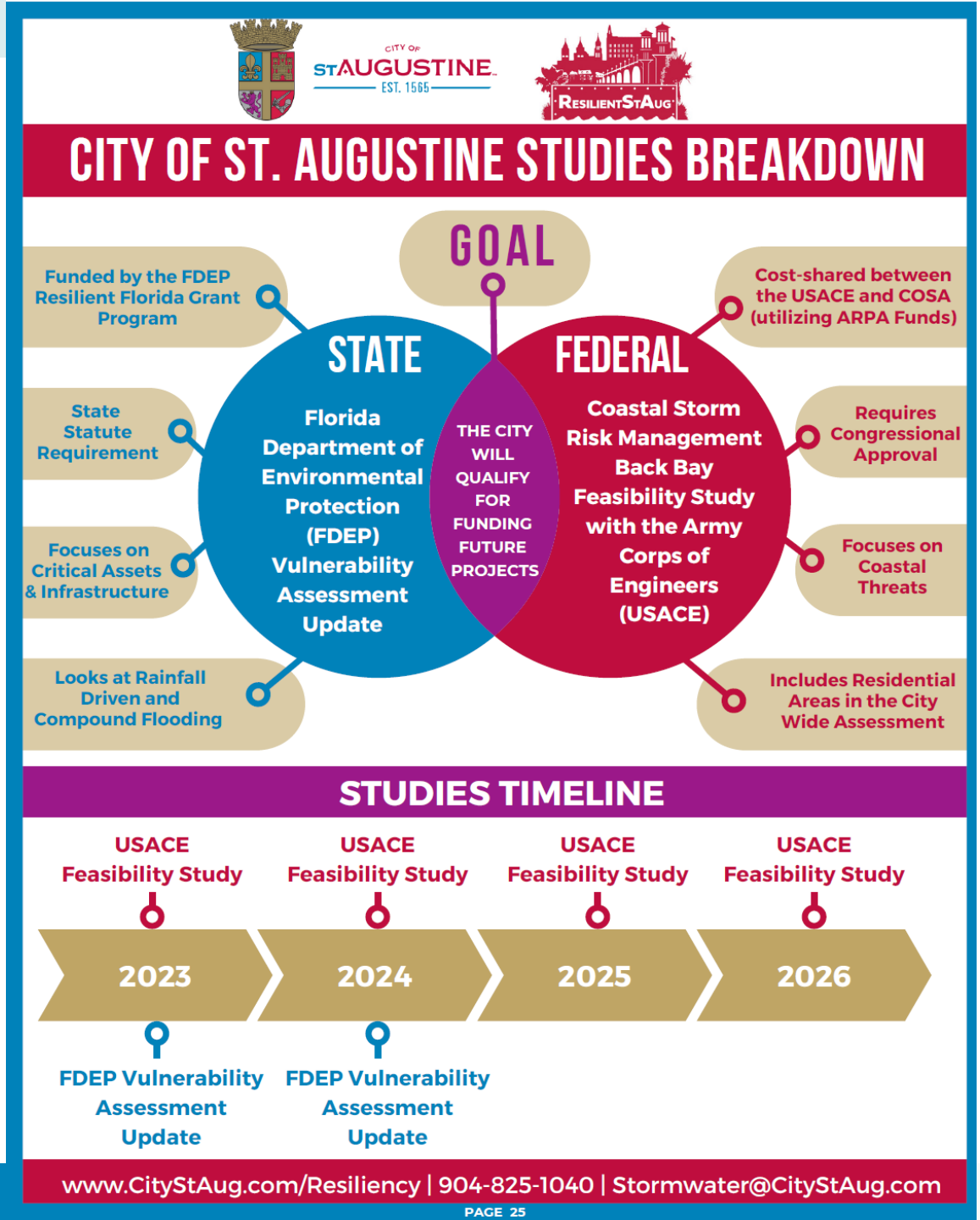
RESILIENCE STRATEGIES

RESILIENCE EFFORTS TIMELINE



www.CityStAug.com/Resiliency | 904-825-1040 | Stormwater@CityStAug.com

PAGE 4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FDEP Vulnerability Assessment Update
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2026
USACE Feasibility Study
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PAGE 25

VULNERABILITY ASSESMENT UPDATE

With The Florida Department of Environmental Protection

What is this study?

Vulnerability Assessments (VA) identify or address risks of flooding and sea level rise and help development of adaptation/resilience plans, projects, and policies that allow for preparation for threats from flooding and sea level rise. The final report does include an adaptation plan with recommendations for identified projects to be implemented.

Why is this study needed?

Previous studies, including a coastal vulnerability assessment, were completed in 2016, which identified major flood pathways in the city. However that previous VA does not meet the current criteria outlined in section 380.093 of Florida statutes. By completing the FDEP VA it qualifies the city for the 50% cost-share for implementation projects and the city is eligible for future funding.

How will this study benefit the community?

A Vulnerability Assessment helps a community determine which structural and social assets are likely to be impacted by future coastal flooding and sea level rise and help create an adaptation plan for future mitigation projects. By integrating scientific methods and developing awareness of different structural and social assets that may be vulnerable to future coastal flooding, the community may ensure that the most useful basis for planning is established.

How is this study being funded?

The City of St. Augustine has been awarded funding from the Resilient Florida Grant Program in the estimated total assessment cost of $500,000.

ESTIMATED ASSESMENT COST: $500,000

Resilient Florida Grant 100%

STUDY SCHEDULE 2023-2024

PHASE	STATUS
PHASE 1	DATA COLLECTION & ANALYSIS
PHASE 2	COMMUNITY OUTREACH
PHASE 3	REPORTING

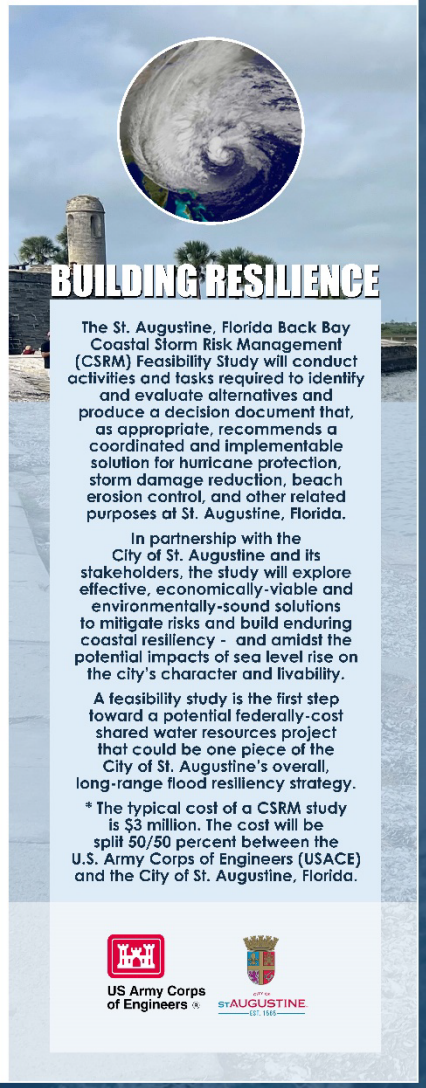
City of St. Augustine | Public Works Department | 904.825.1040 | Stormwater@CityStAug.com

CITY OF ST AUGUSTINE EST. 1565

RESILIENT ST AUG

- Public input is important !
- 1st Public Meeting **Wed. Feb. 22nd @ 6-8 PM,** Alcazar Room
  - Poster sessions
  - Presentation
  - Public Comment
  - Live streamed and recorded

www.citystaug.com/BackBay



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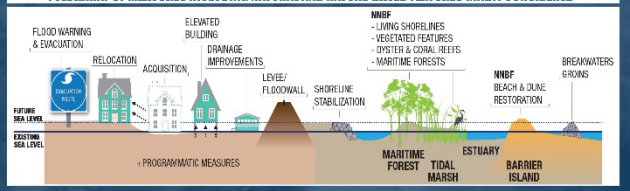


TYPICAL SCHEDULE | PLANNING MILESTONES FOR A 3-YEAR STUDY *

STUDY INITIATION AND SCOPING	PLAN FORMULATION	TENTATIVELY SELECTED PLAN (TSP) MILESTONE	DRAFT REPORT AND NEPA	AGENCY DECISION MILESTONE	FINAL REPORT	CHIEF OF ENGINEERS REPORT	PROJECT ENGINEERING AND DESIGN **
ALTERNATIVES MILESTONE	ENGINEERING AND ECONOMIC MODELING		PUBLIC, TECHNICAL, AND POLICY REVIEW		WASHINGTON-LEVEL REVIEW		CONSTRUCTION **
Jan 2023 to May 2023	May 2023 to May 2024	May 2024	Jul 2024 to Sep 2024	Nov 2024	Jul 2025	Jan 2026	

3 YEARS

** Contingent upon Congressional Authorization and Appropriations

* The study schedule, scope, and budget can vary depending upon the complexity of the study area and corresponding problems identified throughout the study process; changes to the 3-year, $3 million parameters require documentation and approval of division and Headquarters USACE and concurrence of the local sponsor. A specific schedule and budget for this study will be developed after the Feasibility Cost Sharing Agreement (FCSA) is signed.

ST. AUGUSTINE, FLORIDA BACK BAY CSRM FEASIBILITY STUDY

U.S. ARMY CORPS OF ENGINEERS | JACKSONVILLE DISTRICT | FOR ADDITIONAL INFORMATION: WWW.SAJ.USACE.ARMY.MIL

CITY OF ST AUGUSTINE EST. 1565

PROPOSED RESILIENT SHORELINES ORDINANCE

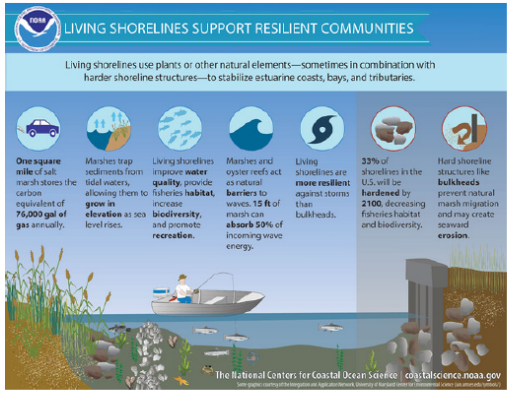
What is this proposed ordinance?

The City of St. Augustine is working on implementing a Resilient Shorelines Ordinance to help combat sea level rise and coastal storm surge threats to the city. A Resilient Shoreline Ordinance will help promote nature-based designs that create/protect habitat & improve water quality.

Why is this proposed ordinance needed?

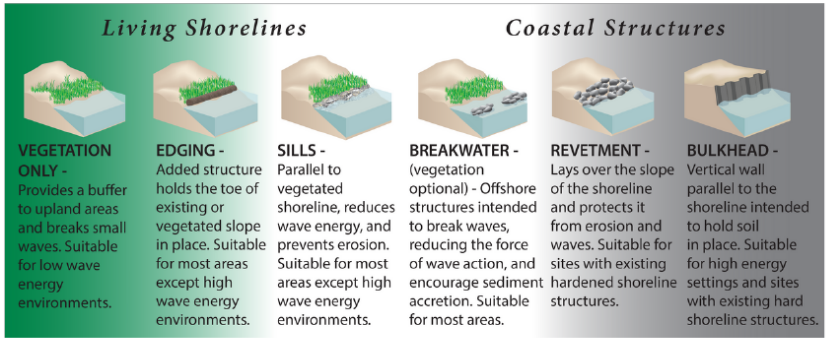
Sea level rise increasingly threatens both public and private infrastructure. The development of a resilient shoreline ordinance will provide the city and its residents guidance and opportunities for protective infrastructure such as seawalls, living shorelines, and hybrid approaches. The proposed ordinance will allow for a consistent approach to inform both public and private stakeholders on appropriate shoreline policy, infrastructure construction, maintenance and repair, and methodology and account for future flood risk.

SCHEDULE 2023-2025



PHASE	STATUS
PHASE 1	DATA COLLECTION
PHASE 2	DRAFT RESILIENT SHORELINE ORDINANCE
PHASE 3	COMMUNITY OUTREACH & ENGAGEMENT SUPPORT

GREEN - SOFTER TECHNIQUES — GRAY - HARDER TECHNIQUES



City of St. Augustine | Public Works Department | 904.825.1040 | Stormwater@CityStAug.com

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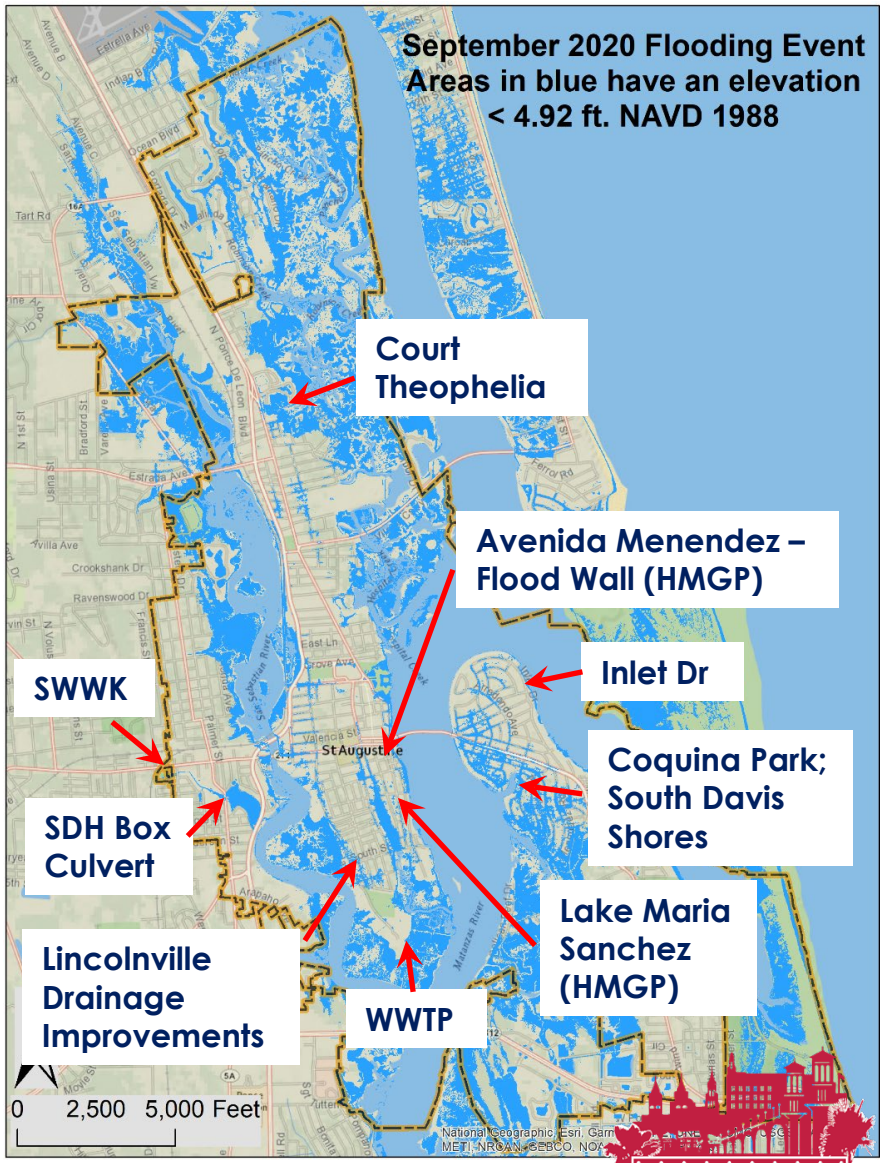
In Summary

*Denotes Federally Funded Project (FEMA –PA, HMGP; HUD/DEO-CDBG-NR)

Denotes State Funded Project (SJRWMD, **FDEP)

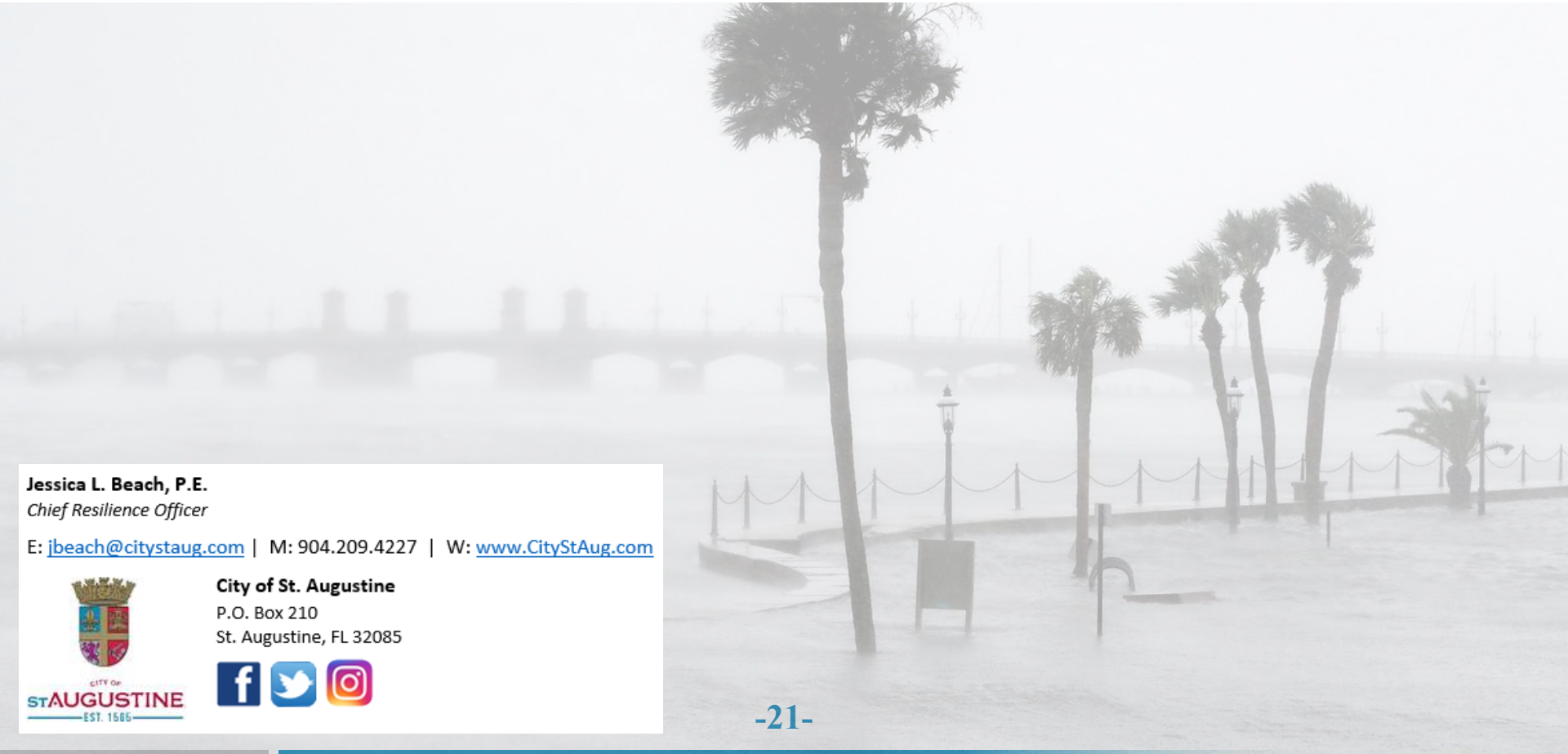
Current Flood Mitigation Investments ≈ $69,741,833 ($58,218,292, grant funded, 83%):

- **Lake Maria Sanchez*, ****
- FEMA 13 Lift Station Hardening and Flood Proofing*
- Wastewater Treatment Plant (WWTP) Flood Proofing
- **South Whitney/West King (SWWK) Flood Mitigation*, ****
- **Avenida Menendez Flood Wall***
- **City-wide tide check valves (43 installed, 20 future)****
- Coquina Park
- South Dixie Highway Culvert Replacement**
- Lincolnville Utility and Drainage Improvements*, **
- **South Davis Shores Flood Mitigation and Drainage Improvements *, ****
- **Inlet Drive Shoreline Resiliency Improvements *, ****
- **Flood Mitigation and Drainage Improvements for the Court Theophelia Neighborhood *, ****
- **Updated Vulnerability Assessment (State)****
- **USACE Back Bay Feasibility Study (Federal)****



Thank you for your time!

www.CityStAug.com/Resiliency



Jessica L. Beach, P.E.
Chief Resilience Officer

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